



City Council Agenda

Monday, October 13, 2025

6:00 PM

City Council Chambers

(Any times listed are approximate – please note that items may be earlier or later than listed on the agenda)

- 6:00 p.m. **1. Roll Call**
Voting and Seating Order: Strahan, Schroeder, Groff, Bauer, and Roe
- 6:01 p.m. **2. Pledge of Allegiance**
- 6:02 p.m. **3. Approve Agenda**
- 6:03 p.m. **4. Public Comment**
- 6:08 p.m. **5. Recognitions and Donations**
a. Receive Presentation on the Roseville School District Technology Referendum
- 6:23 p.m. **6. Items Removed from Consent Agenda**
- 7. Business Items**
- 6:25 p.m. a. Consider a request to perform an abatement for unresolved violations of City Code at 949 Brooks Avenue West
- 6:35 p.m. b. Consider Closure of Roseville Leaf Recycling Center
- 7:05 p.m. c. Consider Approving Streetlight Policy Update
- 7:20 p.m. d. Select Construction Manager at Risk for Civic Campus Project
- 7:35 p.m. e. Approve Architect Agreement for Civic Campus Project
- 7:40 p.m. f. Fire Department FEMA SAFER Grant Acceptance
- 8. Council Direction on Councilmember Initiated Agenda Items**
- 8:10 p.m. **9. Approval of City Council Minutes**
a. Approve Minutes from September 15, 2025 City Council Meeting
b. Approve Minutes from September 15, 2025 EDA Meeting
c. Approve Minutes from September 22, 2025 EDA Meeting
d. Approve Minutes from September 22, 2025 City Council Meeting
- 8:15 p.m. **10. Approve Consent Agenda**
a. Approval of Payments
b. Approve 1 Gasoline Station License and 1 Cigarette/Tobacco Products License
c. Consider Not Waiving Statutory Liability Limits for 2026
d. Approve 1705 Roselawn Avenue Drainage and Utility Easement Agreements
e. Approve Final Payment for Dale/Owasso Sanitary Sewer Lift Station Project 23-02
f. Resolution Requesting SCORE Funding From Ramsey County
g. Authorize Mayor and City Manager to execute Metropolitan Livable Communities Act Agreement Permitting Redeployment of Repayment Proceeds for Grant Funds as Loan Proceeds
- 8:20 p.m. **11. Future Agenda Review, Communications, Reports, and Announcements - Council and City Manager**

a. Future Agenda

8:30 p.m.

12. Adjourn

REQUEST FOR COUNCIL ACTION

Date: 10/13/2025

Item No.: 5.a.

Department Approval

City Manager Approval

[AGENDA_ITEM_CUSTOM_TEXT_7 [AGENDA_ITEM_CUSTOM_TEXT_8
]

Item Description: Receive Presentation on the Roseville School District Technology
Referendum

Background

[AGENDA_ITEM_CUSTOM_TEXT_1]

Policy Objectives

[AGENDA_ITEM_CUSTOM_TEXT_2]

Equity Impact Summary

[AGENDA_ITEM_CUSTOM_TEXT_3]

Budget Implications

[AGENDA_ITEM_CUSTOM_TEXT_4]

Staff Recommendations

[AGENDA_ITEM_CUSTOM_TEXT_5]

Requested Council Action

[AGENDA_ITEM_CUSTOM_TEXT_6]

Prepared by: [ALTERNATIVE_ACTIONS]

Attachments: None

REQUEST FOR COUNCIL ACTION

Date: 10/13/2025

Item No.: 7.a.

Department Approval

Janice Gundlach

City Manager Approval

Sam J. Trueman

Item Description: Consider a request to perform an abatement for unresolved violations of City Code at 949 Brooks Avenue West

Background

The subject property is an occupied, single-family home. Current violations related to the abatement request include:

- Outside storage of inoperable vehicles, Junk (407.02.G, 407.03.I 407.04.A,D)

Staff received a complaint regarding vehicles, household and other items stored outside this residence on August 20, 2025. Staff visited the property and confirmed the violation. A door hanger was left on site detailing the violations and a timeline for correction. Staff conducted an additional inspection on September 2. Staff found no corrections or progress. A letter was drafted and sent to the property on September 10. A subsequent inspection was performed on September 19, 2025, staff was able to make contact and speak with the resident. He stated that he would register the vehicles and remove the items stored outside before the council hearing. Staff hand delivered a notification of the Council hearing date. On October 3, staff conducted an additional inspection to verify if the resident was able to make any progress or corrections, but none were observed. Staff posted an additional notification of the Council hearing on the property, as well as the inoperable vehicles. Staff learned on October 7 that the property had changed ownership. Staff contacted the new owner to ensure that he was aware of the upcoming Council hearing. He stated he was not aware and would make sure the vehicles were properly registered or removed from the property and that the junk/debris would also be removed prior to the Council hearing. He stated that he was appreciative of being contacted regarding these concerns. A timeline of staff's actions is included with this report in Attachment 2, cited City Code sections are provided as Attachment 3, and staff correspondence and photos are included in Attachment 4.

As of the writing of this Request for Council Action, no progress related to any noted violation or code compliance has been observed on this property. A status update will be provided during the hearing.

Policy Objectives

The abatement of public nuisances is necessary to protect the public's comfort, repose, health and safety.

Equity Impact Summary

Equity impacts related to this request have not been evaluated.

Budget Implications

The estimated costs of the proposed abatement include the following:

Removal and disposal of items stored outside: \$500.00

37 Council approved abatement fee per fee schedule: \$350.00
38 Total: \$850.00
39
40

41 **Staff Recommendations**

42 Staff recommends the Council direct Community Development staff to abate the above-referenced
43 public nuisance violations at 949 Brooks Avenue W.
44

45 **Requested Council Action**

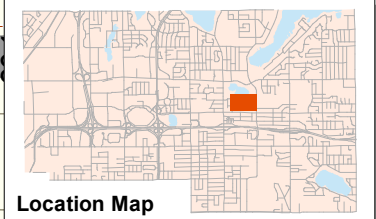
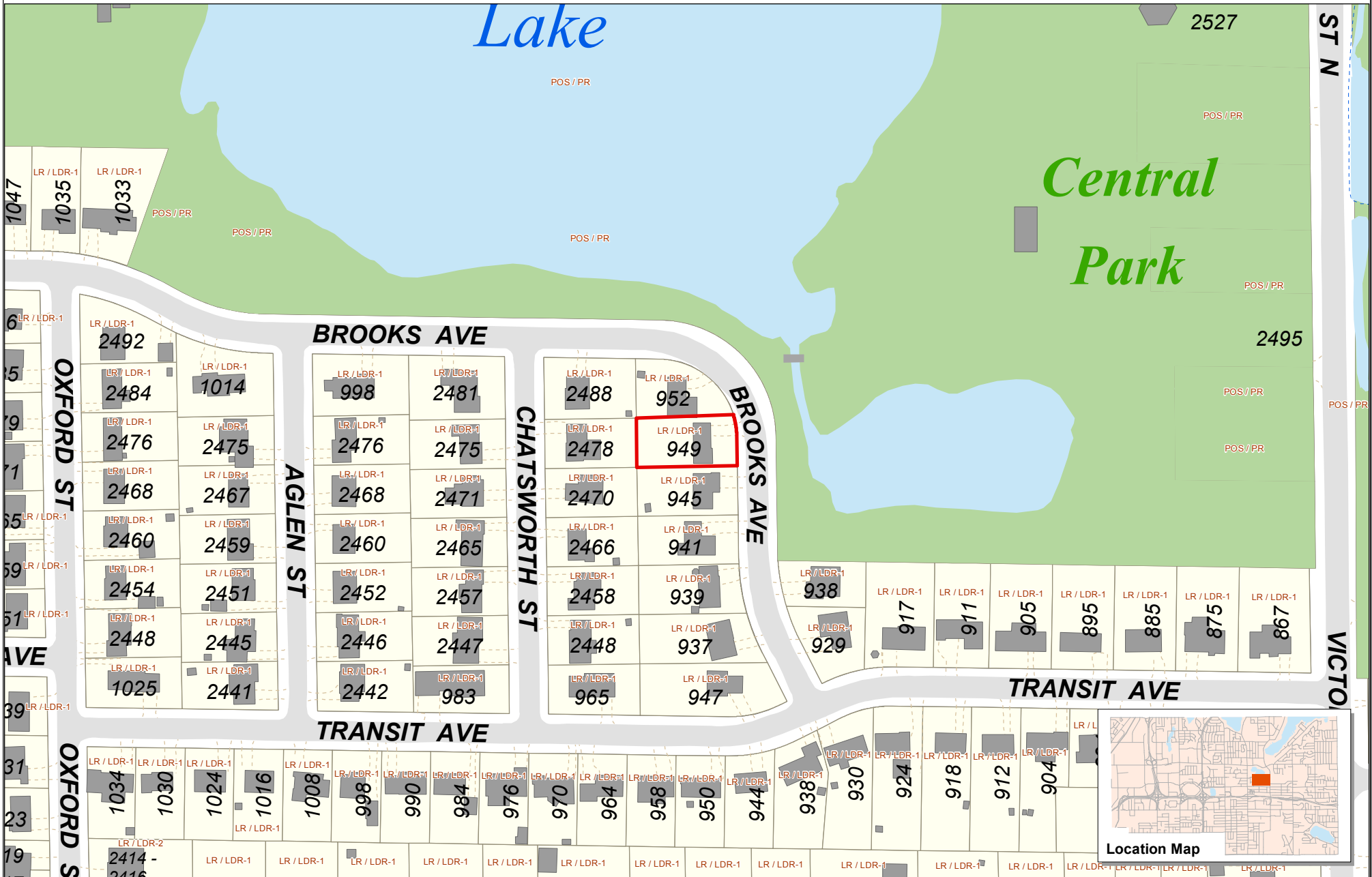
46 By motion, direct Community Development staff to abate the public nuisance violations at 949 Brooks
47 Avenue W, by notifying a towing company to remove the unlicensed and/or inoperable vehicles from the
48 property and by notifying a separate contractor to remove the referenced junk/ debris from the property.
49

50 If so ordered, the property owner will be billed for actual and administrative costs. If charges are not
51 paid, staff will recover costs as specified in Section 407.08.B.
52
53

Prepared by: Dave Englund, Building Official

Attachments: 1. Map
2. Timeline
3. Cited City Code Sections
4. Correspondence and Photos

54



ROSEVILLE
Prepared by:
Community Development Department

Site Location
Comp Plan / Zoning
Designations

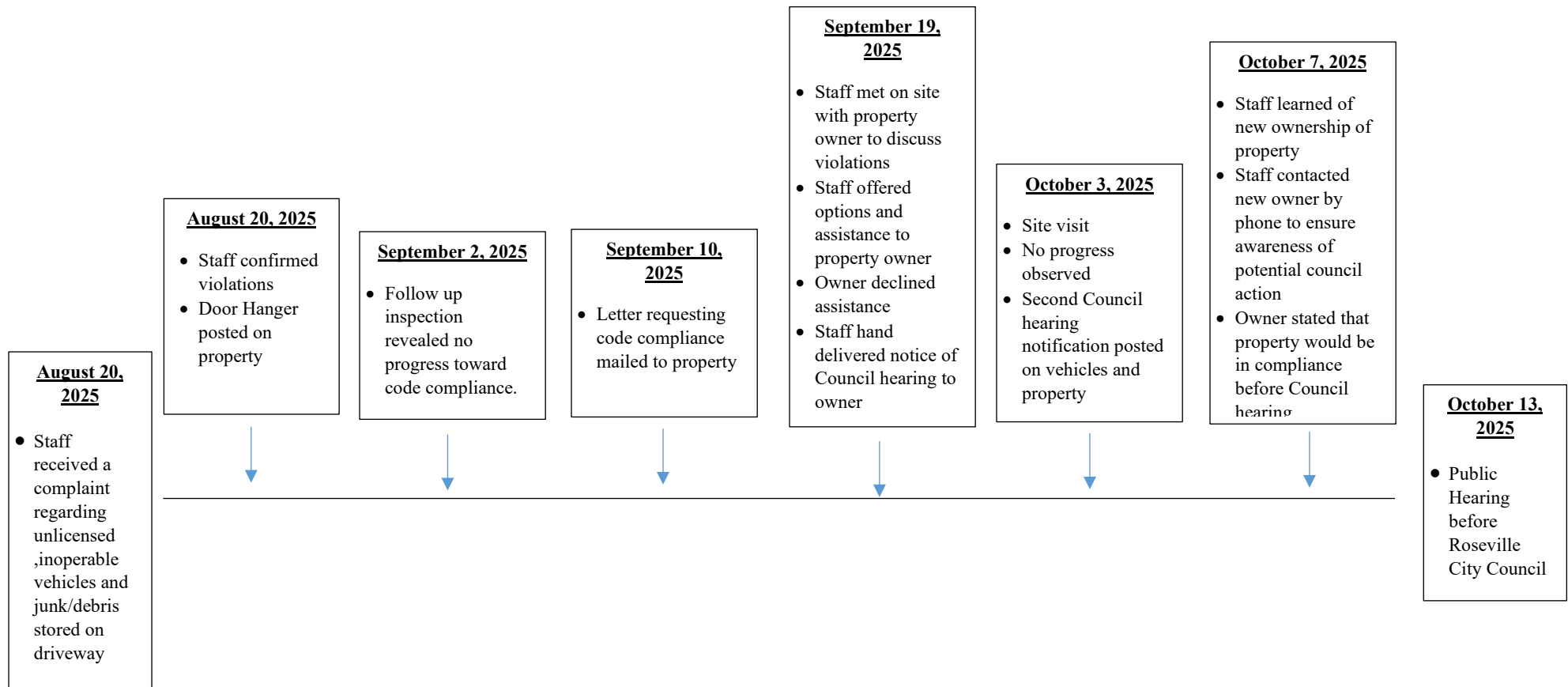
Data Sources
* Ramsey County GIS Base Map (4/2/2013)
For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

Disclaimer
This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-792-7085. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.

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mapdoc: planning_commission_location.mxd

949 Brooks Ave W

ATTACHMENT 2



CITED CITY CODE SECTIONS

407.02: NUISANCES AFFECTING HEALTH, SAFETY, COMFORT OR REPOSE:

C. Debris: An accumulation of tin cans, bottles, trash, uprooted tree stumps, logs, limbs, brush, cut vegetative debris, or other debris of any nature or description and the throwing, dumping or depositing of any dead animals, manure, garbage, waste, decaying matter, ground, sand, stones, ashes, rubbish, tin cans or other material of any kind onto public or private property.

G. Parking and Storage: The outside parking or storage on residentially-zoned property of vehicles, materials, supplies or equipment in violation of the provisions set forth below:

2. Storage on Property: No person may place, store or allow the placement or storage of the following, in the front yard or unscreened street facing side yard of a corner lot of any residential zoned area:

c. Vehicles of any type in inoperable condition

407.03: NUISANCES AFFECTING PEACE AND SAFETY:

I. Junk: The outside piling, storing or keeping of old machinery, furniture, household furnishings or appliances or component parts thereof, rusting metal inoperable/unusable equipment, or other debris visible on private or public property

407.04: VEHICLES CONSTITUTING A PUBLIC NUISANCE:

A. Abandoned, Junk, Unauthorized and Inoperable Vehicles Create Hazard: Abandoned, junk, unauthorized and inoperable vehicles are declared to be a public nuisance creating hazard to the health and safety of the public because they invite plundering, create fire hazards, attract vermin, and present physical dangers to the safety and well-being of children and other citizens. The accumulation and outside storage of such vehicles is in the nature of rubbish, litter and unsightly debris and is a blight on the landscape and a detriment to the environment. It shall be unlawful for a person to pile, store or keep wrecked, junked, inoperable, unauthorized or abandoned vehicles on private or public property.

D. Vehicles Without Current Registration: Except where expressly permitted by state law, any vehicle or other equipment, which requires registration for operation in the State of Minnesota, shall be deemed to be junked, inoperable, unauthorized or abandoned if said vehicle does not have attached thereto a valid registration issued by the proper State agency.

constitute a nuisance. Please refer to checked items below for identified violations:

- ☒ Outside Storage *Mattresses, boxes, & misc. junk & debris*
- ☒ Vehicle *Unlicensed Vehicles Stored outside.*

☐ Property Maintenance

☐ Other

Re-inspection will be conducted in: 10 days ☒
30 days ☐

If you believe your property is not in violation of City Code, you may appeal this determination by contacting the City, using the listed contact number/email below within 7 days from the notice date.





September 10, 2025

Case #ENF25-499

Dale K Loth
949 Brooks Ave W
Roseville MN 55113-3312

Dear Property Owner,

The City previously notified you via door hanger that your property at 949 Brooks (Roseville) was in violation of Roseville's City Code. A re-inspection of the property revealed that the initial request has not been fully complied with. The following violations were observed at the follow up inspection:

- Unlicensed and inoperable vehicles stored outside on property.
- Outside storage of misc. materials and debris in front of garage

These are violations of Roseville's City Code, specifically:

- **407.02 G(2)**, Parking and Storage: : The outside parking or storage on residentially-zoned property of vehicles, materials, supplies or equipment in violation of the provisions set forth below:
 - c. Vehicles of any type in inoperable condition
- **407.02 G(4)**, Vehicle Parking, General: No person shall cause, undertake, permit or allow the outside parking and storage of vehicles in residentially-zoned property unless it complies with the following requirements: (Ord. 1288, 8-4-2003) (Ord. 1577, 9-9-2019)
 - a. Vehicles shall be on an improved surface as defined in this Code.
 - b. Vehicles, must be owned by a person who is a legal resident of that property and continuously maintain current registration and licensure. (Ord. 1466, 04-21-2014)
- **407.03 I**, Junk: The outside piling, storing or keeping of old machinery, furniture, household furnishings or appliances or component parts thereof, rusting metal inoperable/unusable equipment, or other debris visible on private or public property.
- **407.02 C**, Debris: An accumulation of tin cans, bottles, trash, uprooted tree stumps, logs, limbs, brush, cut vegetative debris, or other debris of any nature or description and the throwing, dumping or depositing of any dead animals, manure, garbage, waste, decaying matter, ground, sand, stones, ashes, rubbish, tin cans or other material of any kind onto public or private property.

Corrective Measures:

Please make the following corrections by within **5 days** from the date of this notice and keep continuously maintained in compliance thereafter:

- Ensure all vehicles stored outside are operable and display current licensure, move unlicensed and / or inoperable vehicles to storage inside of a structure, or remove inoperable and/or unlicensed vehicles from property.
- Move misc. material and equipment to storage inside of a structure or remove materials from property.

If the violations listed are not corrected within **5 days** and continuously maintained in compliance thereafter, the City will move forward with further action and this matter will be discussed at a public hearing before Roseville's City Council. At this public hearing, the Community Development Department will request authority from the City Council to issue an Administrative Citation and / or perform a City abatement and contract with private companies to have all violations corrected. **This would entail the expenditure of funds for which you, as the property owner, would be responsible to repay.** If the violations are corrected, by you, prior to the public hearing date, the public hearing may be cancelled and the case file closed.

Sincerely,
Chris Bolstad
Code Compliance Coordinator
Chris.bolstad@cityofroseville.com 651-792-7083



Community Development Department
2660 Civic Center Drive ❖ Roseville, Minnesota 55113
651-792-7014 ❖ fax 651-792-7070 ❖ www.cityofroseville.com

September 19, 2025

Case #ENF25-499

Dale K Loth
949 Brooks Ave W
Roseville MN 55113-3312

RE: 949 Brooks Ave, Roseville MN 55113

Dear Property Owner:

The City of Roseville is committed to protecting and enhancing the character, stability, and appearance of the City's residential neighborhoods and commercial areas by maintaining the standards and enforcing the regulations established in Roseville City Code. The City received a complaint and verified code violations at your property. The City of Roseville intends to hold a public hearing before City Council to discuss possible administrative citation or abatement for the violations identified below:

- Unlicensed vehicles stored outside on property.
- Vehicles stored on unimproved surface.
- Junk and debris piled up in driveway in front of the garage.

This is a violation of Roseville's City Code, specifically:

- **407.04. Vehicle Parking, General:** No person shall cause, undertake, permit or allow the outside parking and storage of vehicles in residentially-zoned property unless it complies with the following requirements:
 - a. Vehicles shall be on an improved surface as defined in this Code.
 - b. Vehicles, must be owned by a person who is a legal resident of that property and continuously maintain current registration and licensure.
- **407.03 I, Junk:** The outside piling, storing or keeping of old machinery, furniture, household furnishings or appliances or component parts thereof, rusting metal inoperable/unusable equipment, or other debris visible on private or public property.

Corrective Measures:

- Remove the following from property or move to storage inside of a structure: old machinery, furniture, household furnishings or appliances or component parts thereof, rusting metal inoperable/unusable equipment, or other debris visible of public or private property.
- Move unlicensed vehicles to storage inside of a structure, ensure all vehicles display current registration and are parked fully on improved surface, or remove unlicensed vehicles from property from property.

This matter will be discussed at a public hearing before Roseville's City Council. At this public hearing, the Community Development Department will request authority from the City Council to perform a City abatement and contract with private companies to have all violations corrected and/or issue an administrative citation. This would entail the expenditure of funds for which you, as the property owner, would be responsible to repay. If the violations are corrected prior to the public hearing date, the public hearing will be cancelled and the case file closed.

This public hearing will be scheduled for an upcoming City Council meeting on **October 13, 2025**. City Council meetings are held in the City Council Chambers located at 2660 Civic Center Drive and begin at 6:00 p.m. I encourage you to attend the meeting. You will be given the opportunity to speak. If you have any questions regarding this matter, please contact me at 651-792-7087.

Sincerely,

Dave Englund, Codes Coordinator

651-792-7087

david.englund@cityofroseville.com









Scot from my iPhone





ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 10/13/2025

Item No.: 7.b.

Department Approval



City Manager Approval



Item Description: Consider Closure of Roseville Leaf Recycling Center

Background

Public Works staff is recommending the Leaf Recycling Center (Leaf Site) be closed as a City service. The proposed closure is recommended for multiple reasons, including the duplicative service offered by Ramsey County, issues with the current site, budget impacts, City staff time and overall service issues at the site that have changed over the years.

The Leaf Site has been in operation since around 1971. The site is approximately 2.5 acres located at 2580 Dale Street, just south of County Road C. Originally, the site was just for maintenance use and the gate was not open to the public. When the leaf pickup program began in the 1980s, the site's gate was opened to the public, but it was staffed regularly to check identification for Roseville residents only. Historically, this was done by police reserves and then by a retired maintenance staff member. It has been over 10 years since IDs have been regularly checked at the site.

At the September 8, 2025 City Council meeting, council reviewed the staff recommendation to close the Leaf Site. No action was taken at that meeting. At the September 30, 2025 Public Works Environment and Transportation Commission (PWETC) meeting, the commission reviewed and discussed this topic. The commission also received public comment on this topic at the meeting. The excerpt of the draft meeting minutes are included as Attachment 9. The commission had a detailed discussion and asked numerous questions to explore different options. Ultimately, the commission made a motion that was unanimously approved as follows:

Chair Ficek moved, Member Mueller seconded, to keep the site open, gather more data, and explore options for leaf management, with plans to revisit the decision in 2026 after collecting additional information and exploring further options.

The commission also made a unanimous motion about the organic collection at the site as follows:

Member Fergus moved, Member Hodder seconded, to keep the organic collection where it is currently located and explore moving it to the City Hall Campus in the future.

Current Operation:

The Leaf Site is open to Roseville residents only to drop off leaves only. No other material is accepted. The site is open for walk up service year-round by going through a walk-in gate. For approximately one month each spring and fall, the vehicle gates are open to enable residents to drive in to unload leaves within the site.

The leaves are distributed into 17 rows to break down into compost. The rows are typically 17 feet wide by 8 feet tall. The City turns the piles over approximately every 21 days to facilitate the leaves turning into compost. Leaves are added to the rows continuously as the rows breakdown from the static pile of excess leaves. Each fall, the compost piles are moved on the site to make room for new leaves. Each year 4,000-5,000 CY of compost is made.

Compost bins are located just outside of the gate for residents to get free compost. On Fridays during the spring/summer, residents can request compost be delivered to their property for a fee of \$50.00 per load. The City also delivers compost to the community garden sites. Compost is also used for some City projects. Residents typically use most of the compost, but approximately 1,000 CY remains at the end of the summer and is sold to vendors to free room up on the site.

The average cost to operate the site is currently \$126,000, which includes equipment time, equipment maintenance costs, staff time and fuel. Direct out-of-pocket costs are, on average, \$10,000 per year.

Reasons to Close:

1. Duplicate Service

The main reason staff is proposing the closure of the Leaf Site is that this is a duplicate service that Ramsey County also provides. Ramsey County provides this service to all Ramsey County Residents. Roseville is the only city in Ramsey County that provides a city site for leaves. Roseville residents are helping fund duplicate programs.

The Ramsey County yard waste sites collect leaf material as well as grass clippings, tree vegetation, garden waste and pumpkins. They also have compost available for residents to pick up. A full list of materials collected are listed on the website below:

<https://www.ramseycounty.us/residents/recycling-waste/collection-sites/yard-waste>

If the Roseville site is closed, Roseville residents still have access to the county sites for leaves and compost and the additional services the county sites offer.

2. Budget Savings

Reduced cost in CIP – The current compost turner is an attachment to a front loader. It is unit #168, a 1997 Wild Cat LS177A Compost Turner. It was purchased as a used piece of equipment by the City in 2006. It has been scheduled for replacement since 2016 but has been delayed continuously due to the cost of replacement and because similarly-sized compost turners are no longer available. Most new units are pull behind units which would not work well on small sites like Roseville's due to the higher turning

radius. The existing compost turner needs significant maintenance, including the replacement of the entire sheet metal skin. The 2028 Capital Improvement Plan (CIP) includes \$375,000 for a full replacement which would come out of the storm sewer fund. If the site was closed, this item would be removed from the CIP.

The number of leaves that need to be managed would impact the type of equipment that is needed and impact the budget. Pull behind compost turners are a cheaper option and would not have the capability to manage the current volume of leaves collected. Likely, the number of leaves would need to be reduced in half. The cost for a new pull behind and a tractor that can pull this equipment is approximately \$350,000-\$400,000. The cost for new equipment that could manage the current volume is approximately \$800,000.

Equipment & fuel cost – On average, 720 hours of equipment usage (\$58,000) is needed annually to operate the site. The main equipment used is a front-end loader and the compost turner. On average, \$8,700 of fuel is used annually to maintain the compost site. This cost would be saved if the Leaf Site was closed.

Staff time – On average, staff spends around 720 hours (\$59,000) at the site, equal to 18-weeks of a full-time staff person. Most of the work is spent on pushing up the piles in the spring and fall and doing compost turning every month. If the Leaf Site was closed, staff would use the freed-up time to perform additional storm sewer maintenance such as inlet/outlet maintenance and repairs, and potentially reduce costs related to maintenance performed by contractors. Approximately 30 hours of overtime would be saved as there would no longer be a need for staff to come in on the weekends during the spring and fall when the vehicle gates are open.

Future savings on tree disposal cost – Beginning in 2024, Ramsey County no longer allow cities to dispose of wood debris at their yard waste sites. The main reason for this is that the cost for disposing the debris has gone up. City Public Works staff and Parks staff now only have two options to dispose of the debris: chip on-site or haul to a commercial site and pay a tipping fee. Chipping works for some small projects but it takes more time. For larger projects or for debris that is too large to be chipped, it must be disposed of at a commercial site for a fee. Preliminary talks with the City's tree vendor indicate we could see a saving of 20% by having our own site to store material. If the Leaf Site was closed, one of the proposed uses for the property would be for City wood debris storage/management. It could then be chipped when time was available, or the City could rent a larger tub grinder every few years for the larger debris. This would result in significant time savings long term due to less tipping fees and costs related to hauling debris to facilities outside of Roseville.

Reduction in costs from elimination of CIP items and out-of-pocket costs related to the Leaf Site should provide overall cost savings to the storm water budget which may lead to a reduction of storm water rates or at least lessen future rate increases.

3. Issues with the Current Site

The existing site and operation of the site has many issues:

Site location - The site is undersized for the number of leaves currently collected. The site is approximately 110,000 SF or 2.5 acres. It is mainly constructed on fill without an

adequate base or drainage, so vehicles using the site in the fall or spring can have issues getting stuck when the site is wet.

Access – The site is not properly designed for public vehicle queueing, access, nor circulation. This creates many dangerous vehicle maneuvers on or next to Dale Street, which is a county road. For example, when the site is busy, vehicles must queue on the shoulder of Dale Street. Additionally, when residents are loading wood chips or compost when the gates are closed, many residents back in from Dale Street.

Illegal dumping – Since the site is not staffed and there are no cameras installed, a lot of illegal dumping occurs. This includes large items like couches and televisions as well as garbage bags. Although the site is clearly signed as a Leaf Site, many residents treat this like a county facility and drop off grass clippings and wood debris.

Illegal dumping could be addressed with additional security cameras and/or by providing on-site staff, similar to Ramsey County, but this would increase the cost of maintenance at the site.

Non-Roseville residents – The site is only supposed to be for Roseville residents but, since it is not staffed, we know many users are not Roseville residents. Staff receive numerous calls and inquiries from non-Roseville residents about the use of the site. This particularly happens on Tuesdays and Thursdays when the Ramsey County sites are closed.

This could be addressed by providing on-site staff, similar to Ramsey County, but this would increase the cost of maintenance at the site and reduce the amount of hours available to residents to use.

Contractor use and large mechanical dumping trailers – Ramsey County yard waste sites prohibit commercial dumping. Additionally, since 2023, they have prohibited mechanical or hydraulic dumping trailers. Since the Roseville site is un-staffed, commercial users and large dump trailers use the Roseville site causing it to fill up faster and creating additional problems related to queueing and access to the site.

This could be addressed by providing on-site staff, similar to Ramsey County, but this would increase the cost of maintenance at the site and reduce hours at the site.

Complaints of odor and noise – Although the site has been at the same location for over 40 years, complaints of odor and noise has increased yearly as new residents have moved in, particularly the senior facility at the corner of Dale Street and County Road C. City staff typically only performs operations during business hours from 7:00 a.m. – 3:30 p.m. on weekdays. There is a fair amount of noise generated from equipment during compost turning or stacking, especially with back up alarms. When the gates are open in the spring and fall, City staff do perform work on the weekends to push up the piles to make additional room.

If the site is closed, odor would be greatly reduced due to the elimination of compost. Overall noise at the site will be less as there will be less operations happening at the site daily. There will likely still be some noise created if the site is used for tree debris, but it would be for shorter time periods.

Reasons to Keep Open:

For 76% of Roseville residential properties, the Roseville site is closer than the Ramsey County sites, 13% are closer to Ramsey County's Arden Hills site, and the remaining 11% are closer to Ramsey County's Midway site (Attachment 2). On average, residential properties in Roseville are now 1.33 miles from their nearest site, county or City-owned. If the Roseville site was closed, the closest Ramsey County site would, on average, be 2.79 miles away (Arden Hills, Midway, and Frank & Sims sites).

SUMMARY WITH ROSEVILLE SITE:		
Closest Site	SFR Parcel Count	Average Distance (Miles)
Roseville	6604	1.16
Arden Hills	1091	1.55
Midway	905	2.30
Overall		1.33

SUMMARY WITHOUT ROSEVILLE:		
Closest Site	SFR Parcel Count	Average Distance (Miles)
Arden Hills	4969	2.71
Midway	3154	2.77
Frank & Sims	477	3.79
Overall		2.79

Roseville residents can get compost delivered by the City for a fee. If the Leaf Site is closed, the City will no longer offer this service. On average, the City makes 65 deliveries per year to residents and the community gardens (revenue averaging \$3,250/year). The cost to provide this service averages \$5,000/year, which includes staff time, equipment costs and software for scheduling. Ramsey County does not provide this delivery service, but compost is available to pick up at their sites for free for Ramsey County Residents.

Future Use of the Site:

If the site is closed, City staff propose to keep the site for Public Works and Parks maintenance activities. City staff would keep the Ramsey County Organics recycling at the site but would move the containers outside of the gate to where the compost is currently stored. Due to chipping use at the site, wood chips would also still be available to residents at the site. These would be the only public uses at the site, but all would occur outside of the gate. Since there is significantly less wood chips available than compost, overall site traffic would be greatly reduced.

City Wood Debris Management – As discussed previously, Ramsey County no longer allows cities to dispose of wood debris at their yard waste sites. If the Leaf Site was closed, a portion of the site would be used to store wood debris generated for City-use only. It

would not be open to the public. Wood debris is generated by the City from park cleanups, natural resource events such as buckthorn removal, right-of-way or pathway trimming, right-of-way tree clearing and storm cleanups. It could then be chipped when time is available, or the City could rent a larger tub grinder every few years for the larger debris. This would result in significant time and cost savings due to less tipping fees and cost related to hauling debris to facilities outside of Roseville.

Space for Emergency and Temporary Uses – Although the City will likely get some additional yard space with the proposed Maintenance Operation Center, this site could provide valuable space for other temporary or emergency uses. Emergency uses would include temporary storage of water break material, or wood debris from storm damage. Additionally, it could be a site for City contractors to use for staging or material storage which would help save money on projects. Historically, Ramsey County has allowed the City to use the Kent Street facility for these uses. With the construction of the Environmental Center in 2024, the Kent Street site is significantly smaller. The County does still allow the City to use the site on an interim basis for water breaks, but we are now limited to a 200-foot by 200-foot area. If Ramsey County has a need for the site, we lose access to it.

Proposed Phase Out Plan – If the Council chooses to close the Leaf Site, staff recommends this fall be the last year of leaf collection at the site. Staff would use the fall collection season, October 13 - November 26, to message that the site would be permanently closed to leaf collection after November 26, 2025. Staff would emphasize the alternative Ramsey County sites where residents could take leaves. There is already signage at the site which shows the alternative sites. Compost made from the fall collection would be available for residents to pick up in the bins outside the gate the following year or until it is gone.

Organics Recycling at the Site – Staff would work with Ramsey County to move the Organic Recycling Containers outside of the gate to where the compost bins are currently located so the site could be secured and prevent public dumping/access. This would make access to organics easier for residents to drop off and easier for the vendor to empty the dumpster. Staff would recommend this location remain or a new location be found in Roseville due to the direct impact to residents who use this service weekly. Attachment 5 shows the impacts of the closure of this site and not replacing it with a nearby location.

Changes needed if site remains open:

If the site remains open, City staff would propose changes to the site that need to be made. These would include capital investments to make the site more secure as well as increased cost of operations, particularly staffing.

From a security perspective, staff would recommend the walk-in gate be closed. This would reduce the hours available to the site. In conjunction with closing the walk-in gate, staff would recommend the site be staffed when the gates are open. This would reduce hours available to residents significantly. The suggestion from staff would be to mimic Ramsey County hours. For the 10-week peak season between the spring and fall, staff would provide 54 hours of open gates a week. For the off-peak season May- October, we would limit the hours to 8 per week. This would be a total of 700 additional hours of staffing with an estimated increased cost of \$14,000.

221 Additionally, staff would recommend security cameras at the site to help reduce illegal
222 dumping.

223 If the site is to remain open, the compost-turning equipment needs to be updated. The
224 number of leaves that need to be managed would impact the type of equipment that is
225 needed. Pull behind compost turners are a cheaper option and would not have the
226 capability to manage the current volume of leaves collected. Likely, the number of leaves
227 would need to be reduced in half. The cost for a new pull behind and a tractor that can pull
228 this equipment is approximately \$350,000-\$400,000. The cost for new equipment that could
229 manage the current volume is approximately \$800,000.

230 Options to lease equipment or hire a vendor could be investigated. Leasing this type of
231 equipment may not be practical since there is a limited market for small sites like Roseville.
232 Additionally, hiring a vendor to turn leaves may have similar issues. Hiring a vendor may
233 not save significant costs as there is high mobilization cost due to the size of the
234 equipment, and it would need to be mobilized 9 times a year or every three weeks.

235 236 237 **Policy Objectives**

238 One of the City's strategic directions is Reliable and Sustainable Infrastructure - Roseville's
239 assets and infrastructure are effectively, efficiently and sustainably planned, managed and
240 funded.

241 The closure of the Leaf Site will eliminate duplicative public service with Ramsey County,
242 resulting in cost savings to the storm water budget and provide the City with an alternative
243 site for other operations.

244 245 246 **Equity Impact Summary**

247 Since this is a duplicative service to Ramsey County, the overall impact on all residents is
248 minimal. On average, Ramsey County has yard waste sites only 1.5 miles further for
249 residents from the current city site. Since users of the site travel to the location by car, we
250 do not anticipate the additional 1.5-mile drive to be a burden or make this service
251 inaccessible to Roseville residents. By transitioning residents to use county sites, City staff
252 time can be used to focus on other infrastructure maintenance. We also anticipate the
253 overall cost savings to the storm water budget which may lead to a reduction of storm water
254 rates or at least lessen future rate increases. By reducing costs, this decision aligns with
255 our strategic plan goal of ensuring resource allocation meets operational needs. By
256 focusing more City staff time on infrastructure maintenance, we are also supporting our
257 strategic priority to develop our multi-modal transportation system for Roseville
258 stakeholders. See attached Equity & Inclusion Toolkit (Attachment 5) for more information.

259 260 261 **Budget Implications**

262 The biggest direct cost savings by closure of the Leaf Site would be elimination of the need
263 to replace the compost turner. The estimated cost of replacement is \$375,000 which would

264 come out of the 2028 storm sewer CIP. There are additional cost savings in using less
265 equipment. Currently, the front-end loader is used over 720 hours to push up leaves as well
266 as run the compost turner attachment. Less wear and tear on the loader will save repair
267 costs and extend the life of this equipment. Additionally, on average \$8,700 of fuel is used
268 annually to maintain the compost site. Direct out-of-pocket costs averages \$10,000 per
269 year.

270 Some additional savings would be staff time that could be used elsewhere which could
271 eliminate contract maintenance. There are about 720 staff hours annually (18 weeks) used
272 to maintain the site. These hours could be used elsewhere to do additional deferred
273 maintenance such as maintaining storm sewers or pavements which would also lessen the
274 need to contract some of these items out.

275 As indicated before, some future additional savings could be made with tree management if
276 the site could be used to manage tree debris.

277

278

279 **Staff Recommendations**

280 Staff recommends the City Council approve the closure of the Leaf Site for public use at the
281 end of 2025 leaf season.

282

283

284 **Requested Council Action**

285 Consider approval to close the Roseville Leaf Site at the end of 2025 leaf season.

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287

288

Prepared by: Jesse Freihammer, Public Works Director

Attachments:

1. Council Presentation
2. Location Map
3. Equity & Inclusion Toolkit
4. Yard Waste Sites
5. Organic Waste Sites
6. Leaf Site Information
7. Leaf Site Issues
8. PWET Presentation
9. PWET Excerpt of Minutes
10. Public Comments Received

289

Consider Closure of Roseville Leaf Recycling Center

Public Works Department

City Council Meeting

October 13, 2025



Leaf Site Closure

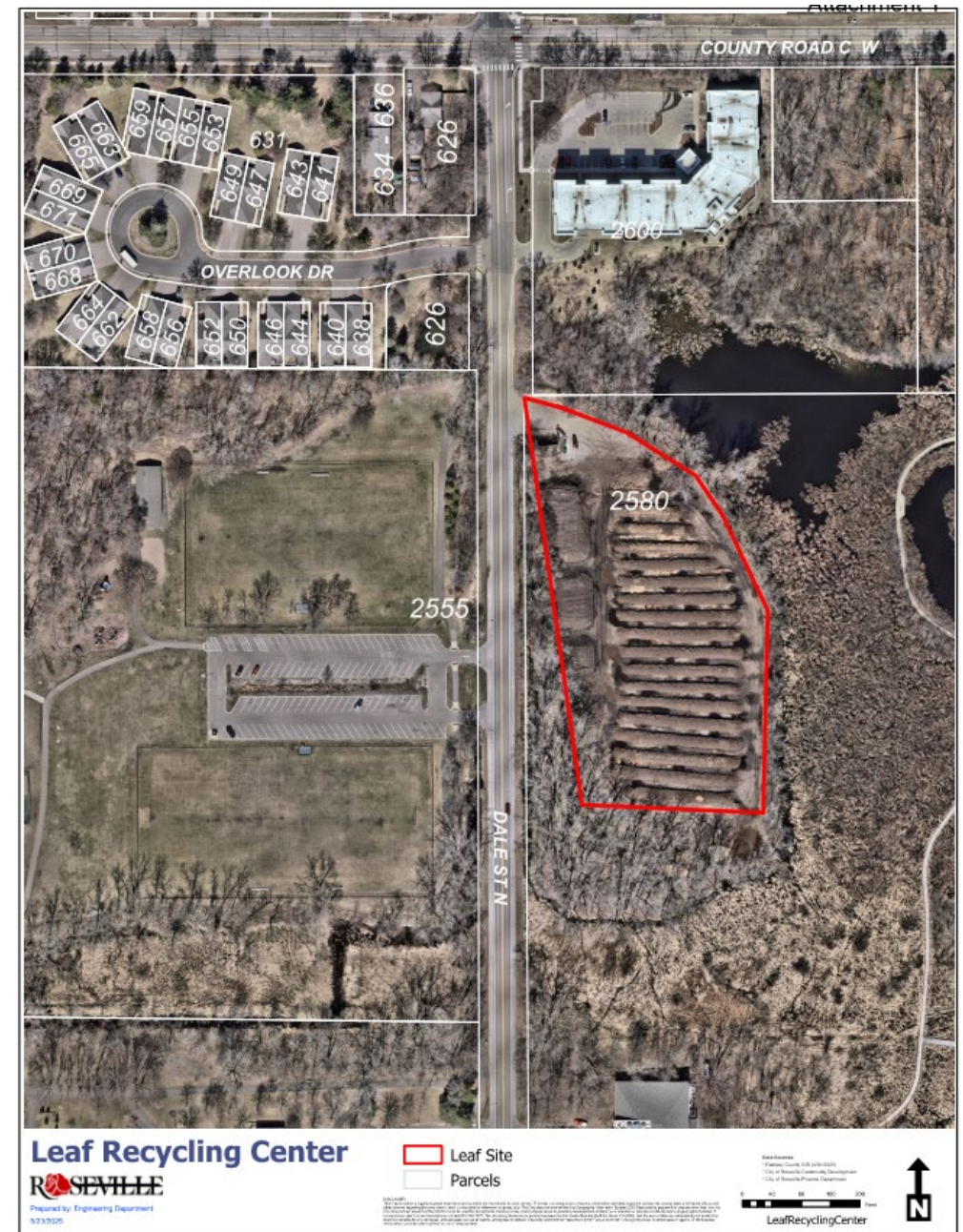
Background

- Staff presented closure proposal to City Council on September 9, 2025, Council meeting
 - Proposal from staff came from reviewing options to save costs in the city budget
 - Major reasons to close the site include
 - Cost savings
 - Duplicative service to Ramsey County
 - Existing site issues
- Referred to the PWET for feedback and recommendations
 - September 30th meeting
 - Received public comment
 - Recommended to keep open one more year to collect data and explore options and to revisit in 2026.
 - Recommended to keep organic collection where it is and explore moving it to the city campus in the future
- October 13, 2025, City Council for consideration

Leaf Site Closure

Background

- Site has been around since around 1971
- 2.5 acres located at 2580 Dale Street
- Originally was used for maintenance use only
- In 1980 when the leaf pickup program began the gate was open seasonally
- Residents Only
 - Staffed by police reserves and retired maintenance staff. It has been over 10 years since the site has been staffed.



Leaf Site Closure

Current Operation

- Collects Leaves Only
 - No brush or grass clippings allowed (yard waste)
- Walk-In gate open year round
- Vehicle gate opened seasonally
 - 4 weeks in the spring
 - 6 weeks in the fall or until snow
- Leaves are turned by the city into compost
 - Turned approximately 9x per year
- Compost is available free for pickup in bins outside the gate
- Can pay \$50 for deliveries in the summer



Leaf Site Closure

Current Operation

- Site operation
 - Collect 30,000-35,000 CY of leaves annually
 - 30,000 CY is capacity of the site
 - 17 East-West rows of compost
 - 17 ft wide x 8 ft tall
 - Turned every 21 days
 - Takes 4 days to turn entire site
 - Leaves continually added from static pile to compost rows
 - Makes 4,000-5,000 CY of compost
 - Resident use most of the composts
 - ~1,000 CY of compost are left over annually which is sold to make room

Leaf Site Closure

Reasons to Close Site

Budget Savings

- Reduced CIP Cost
 - Compost Turner – 1997 Wild Cat
 - Purchased used in 2006
 - At the end of the life
 - Parts hard to find, sheet metal replacement needed
 - 2028 CIP - \$375,000
 - May not be able to find similar attachment.
 - May require larger loader
- Equipment and Fuel Costs
 - 720 hours (\$58,000)
 - \$8,700 in fuel annually (out of pocket costs)
- Staff (\$59,000)
 - 720 hours (18-weeks)
 - Would be able to reallocate staff to other deferred work such as storm sewer repairs to lessen need for contract work



Leaf Site Closure

Reasons to Close Site

Budget Savings

- Potential Future Savings on Tree Disposal Cost
 - Since 2024 cities cannot use Ramsey County Yard Waste Sites
 - Need to chip (takes additional time)
 - Haul to private site and pay tipping fee
 - Costs more time and money
 - Preliminary talks with our tree vendor indicates we could save 20% in our cost if they had a site to store materials
 - Chip at a later date or in bulk



Leaf Site Closure

Reasons to Close Site

Duplicative Service

- Ramsey County offers the same service as their yard waste sites
 - They provide additional services such as wood debris and grass clippings
 - Residents can also get mulch
 - Only service not available is compost delivery
 - Site is open year-round
 - April – November
 - Closed on Holidays and every Tuesday and Thursday
 - December – March
 - Closed on Holidays, open weekends only



Leaf Site Closure

Reasons to Close Site

Issues with the Site

- Site Location
 - Undersized for the volume of leaves
 - Poor soils and drainage
 - Vehicle Tracking onto Dale St
- Access
 - Vehicle stacking on Dale St
- Illegal Dumping
 - Dirt, grass, garbage
- Non- Resident Dumping/Contractors
 - Ramsey County sites are closed Tuesday and Thursday so Roseville site gets used since it is not staffed
- Odor and Noise Complaints



Leaf Site Closure

Reasons to Close Site



Leaf Site Closure

Reasons to Keep Open

Proximity

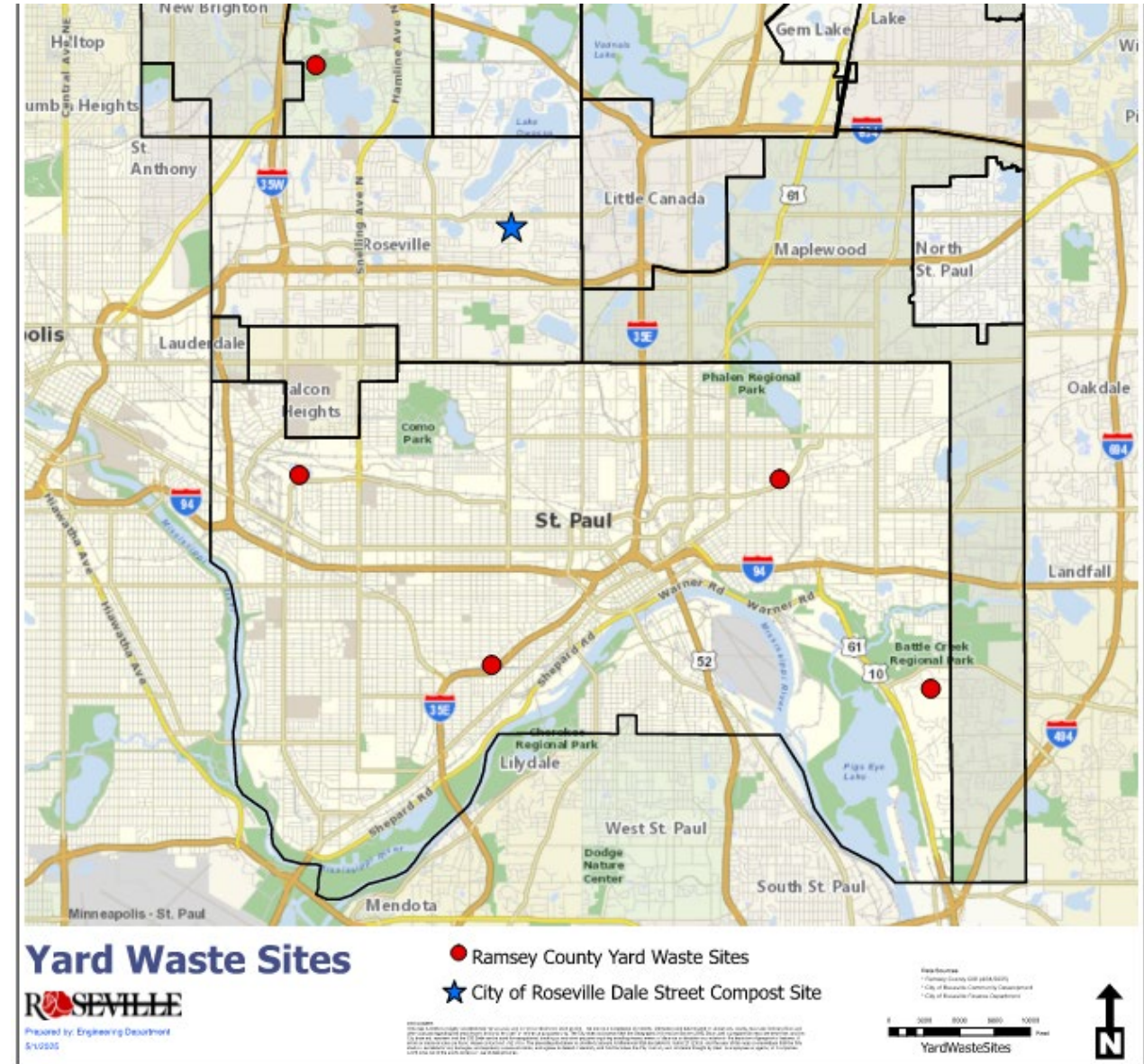
- 76% of residents this is the closest site
- Current distance for the average resident to a leaf site is 1.33 miles
- If closed, the average distance would be 2.79 miles (+1.46 miles)

SUMMARY WITH ROSEVILLE SITE:

Closest Site	SFR Parcel Count	Average Distance (Miles)
Roseville	6604	1.16
Arden Hills	1091	1.55
Midway	905	2.30
Overall		1.33

SUMMARY WITHOUT ROSEVILLE:

Closest Site	SFR Parcel Count	Average Distance (Miles)
Arden Hills	4969	2.71
Midway	3154	2.77
Frank & Sims	477	3.79
Overall		2.79



Leaf Site Closure

Future Use if Closed

Wood Debris Management

- Would use for Public Works and Parks staff-generated wood debris management
 - Storm Damage
 - Boulevard Vegetation Maintenance
 - Pathway Vegetation Maintenance
 - Natural Resource Management

Emergency Operations & Temporary Uses

- Water breaks
- Temporary contractor storage (City construction project)

Organic Drop Off Dumpsters (Ramsey County)

- Would move the dumpsters outside of the gate into the bins
 - Easier for residents to access
 - Easier for vendor to maintain



Leaf Site Closure

Proposed Phase Out Plan

- Fall 2025 would be last year to collect leaves
 - No leaf collection in 2026
- Use this fall as education at the leaf site about Ramsey County sites that are free and provide the same service
 - Future newsletter articles
 - Additional signage at the site
- Compost would be available for pickup for 2026
 - City would make compost in 2026 but would work to sell the 2026 batch in the fall of 2026 or early 2027 to vendors



Leaf Site Closure

Equity Toolkit

- Equity & Inclusion Toolkit was completed to change in service
- Toolkit examines the benefit/burdens of the change in service, unintended consequences, strategies to mitigate negative consequences and engagement
- Toolkit reveals the following issues worth noting:
 - Slight increased burden to users since they need to travel further to a Ramsey County Site
 - Cost savings may lead to a reduction or at least lessen future rate increases to storm water rates
 - Reducing this cost aligns with the strategic plan goal of ensuring resource allocation meets operation needs



Leaf Site Closure

Investments/Changes need to keep site open

- Security
 - Needed to lessen illegal dumping
 - Closure of walk-in gate
 - Add cameras
- Add staffing
 - Needed to eliminate non-resident use and commercial vehicle use
 - Needed to eliminate illegal dumping
 - Brush, grass
 - Would need to reduce hours site is open
 - Would likely mimic Ramsey County hours during peak season
 - Reduce off peak season drop offs to one day a week
- Replacement of compost equipment needed

Example Staff Cost Monitoring Plan

Peak Season

4 Weeks Spring

6 Weeks Fall

10 Weeks Total

Assume Open 7 days a week

Assume same hours as Ramsey County

11 AM - 7 PM M-F 40 Hours/week

9 AM - 5 PM Saturday 8 Hours/week

11 AM - 5 PM Sunday 6 Hours/week

Total 54 Hours/week

10 Weeks

540 Hours

\$ 20.00 \$20/hour

\$ 10,800.00

Off Peak

Mid-May through mid-October

Assume 20 weeks

Assume Open 8 hours per week

20 Weeks

8 Hours/week

160 Hours

\$ 20.00 \$20/hour

\$ 3,200.00

Total Staffing Cost

700 Annual Hours

\$ 14,000.00

Leaf Site Closure

Investments/Changes need to keep site open

- Current Equipment
 - Compost Turner – 1997 Wild Cat (last model year of this style)
 - Purchased used in 2006
 - At the end of the life
 - Parts hard to find, sheet metal replacement needed
- New Equipment
 - 2028 CIP - \$375,000
 - Pull behind options would require larger tractor
 - Likely would reduce leaf/compost capacity allowed due to smaller rows sizes and larger turning radius
 - Cab over options would work but are much more expensive



Leaf Site Closure

Investments/Changes need to keep site open

			
Brand	Vermeer	Vermeer	Vermeer
Name	Vermeer CT718 Compost Turner	CT616 Compost Turner	CT612 Compost Turner
Price	\$839,511.02	DISCONTINUED	\$83,306.57
Windrow Height	7 ft	6 ft	6 ft
Windrow Width	18 ft	16 ft	12 ft
Make and Model	CAT C15 TIER 4 Final	John Deere RG6060HF Power Tech Tier 4F (Stage IV)	
Max Fuel Consumption	29 gph	13.9 gph	
Clutch Type	PT Tech HPT014FX, microprocessor controlled, wet hydraulic clutch	PT Tech Hydraulic	
Maximum Width (Transport)	11.2 ft		

NOTE: Self contained, no additional equipment needed for operations.

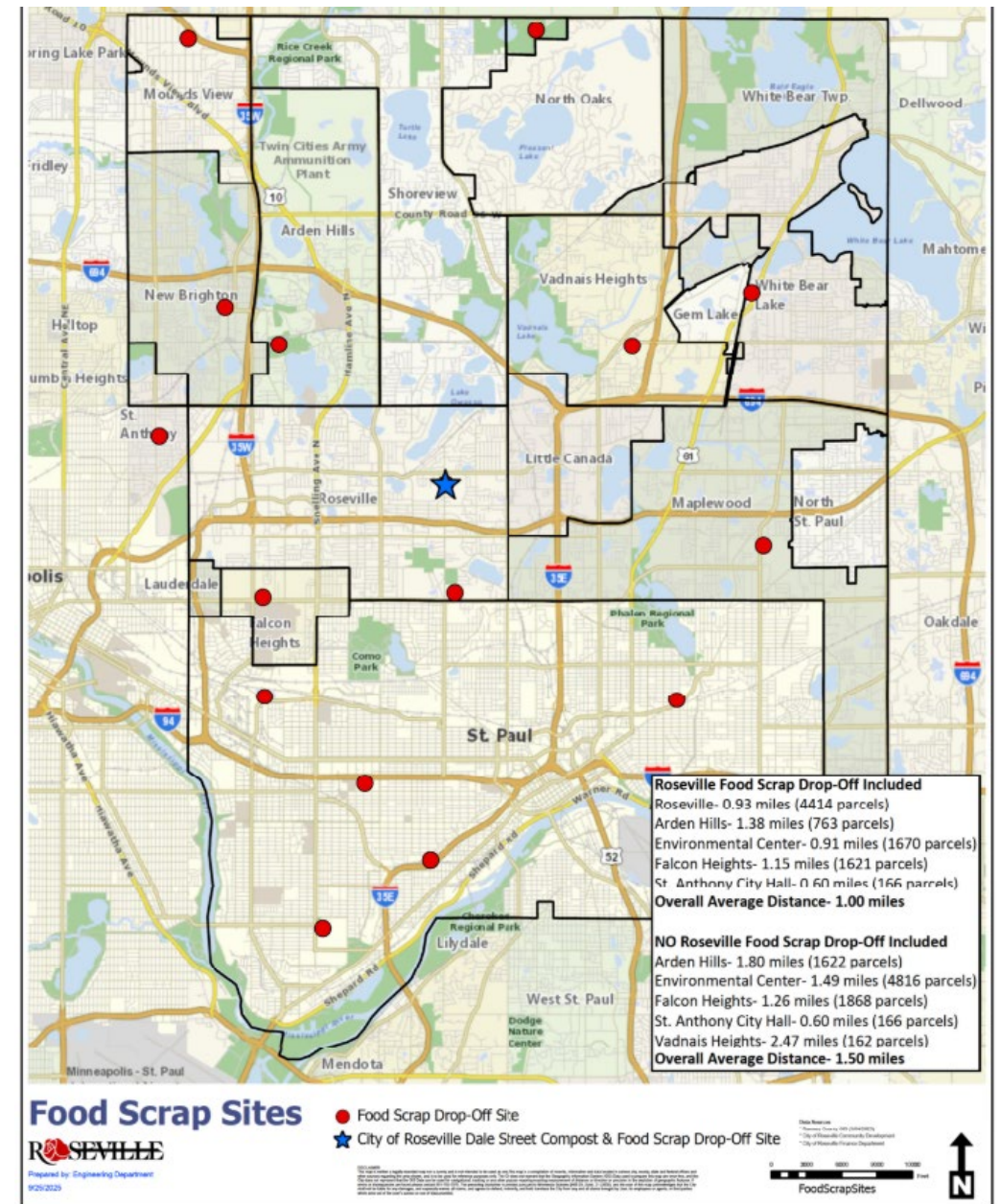
NOTE: Demo this model in 2019, no longer distributing.

NOTE: Unable to pull with front end loader, requires mid size ag tractor to run the turner off of the tractor PTO. (Would need to purchase a tractor)

Leaf Site Closure

Organics Site

- Staff proposal if the site was closed is to move the organic dumpsters into the bins outside of the gate
 - This would allow the gates to be closed
 - Easier access for residents
 - Easier maintenance of the dumpsters
- Council, during discussion, had suggested possibly removing the organics dumpsters if the leaf site was closed
 - If the organics was removed from the site, average distance for residents would go from 1.0 miles to 1.5 miles
 - Residents who use this service typically go to these sites 1-2 times per week
- Unknown start date yet for the Ramsey County food scraps pickup program. Testing in Maplewood and North St Paul.



Leaf Site Closure

Requested Council Action

Consider approval to close the Roseville leaf site at the end of 2025 leaf season.

QUESTIONS



Leaf Recycling Center



Prepared by: Engineering Department
5/23/2025

Leaf Site
 Parcels

DISCLAIMER:
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Data Sources
* Ramsey County GIS (4/01/2025)
* City of Roseville Community Development
* City of Roseville Finance Department



LeafRecyclingCenter



EQUITY & INCLUSION TOOLKIT



To Guide Decision Making on Policies, Programs, Initiatives, and Budget Proposals to Help Build an Equitable and Inclusive Community

Things to know about the toolkit

1. The Equity & Inclusion Toolkit (EIT) is a reflective tool to assist decision makers in evaluating ideas and proposed solutions with a perspective inclusive of equity.
2. The EIT is NOT a test of competence in equity and inclusion, but a tool to help make decisions that are advancing our community aspirations in an equitable and inclusive way.
3. This is a public document. The public should know city leaders are diligent in considering community voices and potential adverse outcomes of decisions.
4. Please seek diverse perspectives on the completion of this document, including your colleagues. The Equity and Inclusion Manager and your Department Head are additional resources that should review this document upon completion.
5. As lessons are learned and/or outcomes are achieved, the EIT is a working document that should be updated.

Equity & Inclusion Toolkit Instructions

This toolkit serves as a guide to developing an equity impact analysis. Through the process of answering questions focused on community and stakeholder impact. Through the process of understanding the outcomes of decisions on the community, you will end with an Equity Impact Analysis or summary of your findings to be included on the Request for Council Action (RCA). The completed toolkit should be attached as supporting documentation for council RCA's. Please forward a copy of the completed toolkit to the city's Equity and Inclusion Manager for review and storing.

Agenda Item Title:

Consider Closure of Roseville Leaf Site

Brief Description:

Public Works staff is recommending the leaf recycling center, or leaf site, be closed as a City service. The proposed closure is recommended for multiple reasons including the duplicative service offered by Ramsey County, issues with the current site, budget impacts, City staff time and overall service issues at the site that have changed over the years.

Meeting Date(s):

9/8/2025

Prepared by:

Jesse
Freihammer

Reviewed by:

Which of the community aspirations does this request for council action most align with?

- ☐ Foster a strong sense of community through effective and inclusive communication, effective engagement, and collaborative decision-making.
- ☐ A community that is welcoming and inclusive of all people regardless of country of origin, race, ethnicity, gender, sexual preferences, age, physical ability, or socioeconomic standing.
- ☐ A city where all people feel safe and secure and where mutual trust and respect are fostered between the community and their police, fire, and all emergency responders.
- ☐ A community of thriving and diverse neighborhoods with quality housing and businesses that meet the needs of, and provide opportunities for, all people.
- ☐ A community that embraces diversity through multicultural public programming, public gathering spaces, and parks in ways that are suitable for all people regardless of age, ability, or access to information.
- ☒ A community that treasures and preserves natural areas and open space and prioritizes environmental conservation and sustainability.
- ☐ A community that is economically prosperous with a stable and broad tax base, vibrant small businesses, high quality employment opportunities, and a range of retail and entertainment options.
- ☒ A community with a safe, inclusive, and well-connected transportation and infrastructure system that supports the health and well-being of residents, visitors, customers, businesses, and employees regardless of ability, access, cultural background, or socioeconomic standing.

What are the desired outcomes and impacts in the community?

Staff proposes to close the leaf site since it is a duplicate service to Ramsey County. Closure of the site will save staff time and City costs. Staff time can be used to focus on other infrastructure maintenance. City costs saved with the closure of the leaf site can offset future stormwater utility fee increases which benefits all rate payers.

Who will benefit from or be burdened by this decision?

City utility rate payers will benefit by reducing City costs and saving future stormwater utility fee increases.

Roseville residents who use the leaf site will be burdened slightly as they will have to drive further to drop off leaves or to pick up compost. The average resident's drive will increase from 1.33 miles to 2.79 miles. Staff has no data on if residents bike or walk material to/from the leaf site but, from staff observations, the vast majority of users come in vehicles due to the nature of hauling materials.

The city site is open to foot traffic all year with a walk-in gate. Vehicle access is only allowed for typically four weeks in the spring and six weeks in the fall. Ramsey County sites are open to vehicle traffic all year round, but are closed completely every Tuesday and Thursday for maintenance. Residents would need to plan in advance.

Non-county residents and commercial businesses that are illegally using the Roseville leaf site would not be able to use county sites as Ramsey County monitors the sites.

What are potential unintended consequences and are there strategies to mitigate any negative consequences?

Residents could choose to not take leaves to proper sites and dispose of them illegally. Staff would work to educate residents and the general public of alternative sites that Ramsey County has. Most of the Ramsey County sites provide additional services to residents above what is offered at the city site. Staff would utilize signage at the site and work with communications staff to annually include information on the City website and in the City newsletter of appropriate locations to dispose of leaves.

Costs for commercial businesses, serving Roseville residents and illegally using the leaf site today, may increase and those costs could be passed on to consumers.

How have we incorporated and/or engaged community perspective into this recommendation?

No community engagement has taken place to date.

Equity Impact Analysis (Summary)

In 1-3 paragraphs, how would you summarize the consideration of equity on this recommendation? How does this help us achieve our Community Aspirations? This summary should be included under the Equity Impact Summary of the RCA.

Since this is a duplicative service to Ramsey County, the overall impact on all residents is minimal. On average, Ramsey County has yard waste sites only 1.5 miles further for residents from the current city site. Since users of the site travel to the location by car, we do not anticipate the additional 1.5 mile drive to be a burden or make this service inaccessible to Roseville residents. By transitioning residents to use county sites, City staff time can be used to focus on other infrastructure maintenance. We also anticipate the overall cost savings to the storm water budget which may lead to a reduction of storm water rates or at least lessen future rate increases. By reducing cost, this decision aligns with our strategic plan goal of ensuring resource allocations meets operational needs. By focusing more City staff time on infrastructure maintenance, we are also supporting our strategic priority to develop our multi-modal transportation system for Roseville stakeholders.

Resources

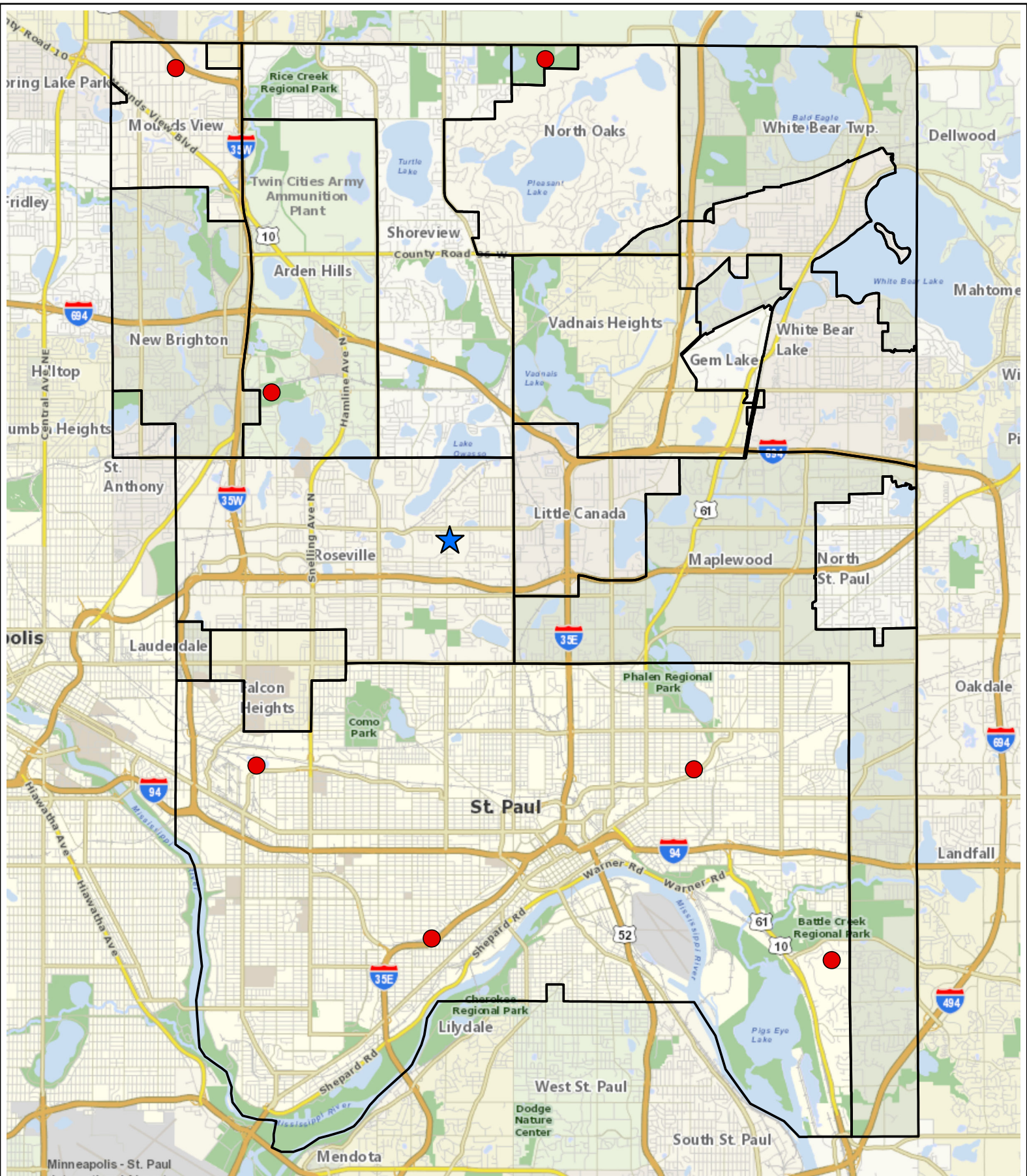
[Census 2020](#) – Publicly available data gathered every 10 years intended to be the leading source of quality data on people and economy.

[American Community Survey](#) – A survey by the U.S. Census Bureau updated annually.

[Google Scholar](#) – Publicly available scholarly literature which may contain relevant data.

Community Feedback – All ways in which the community provides feedback to the city can be used to aide in decision making.

Previous Completed Equity & Inclusion Toolkits



Yard Waste Sites

ROSEVILLE

Prepared by: Engineering Department
5/1/2025

● Ramsey County Yard Waste Sites

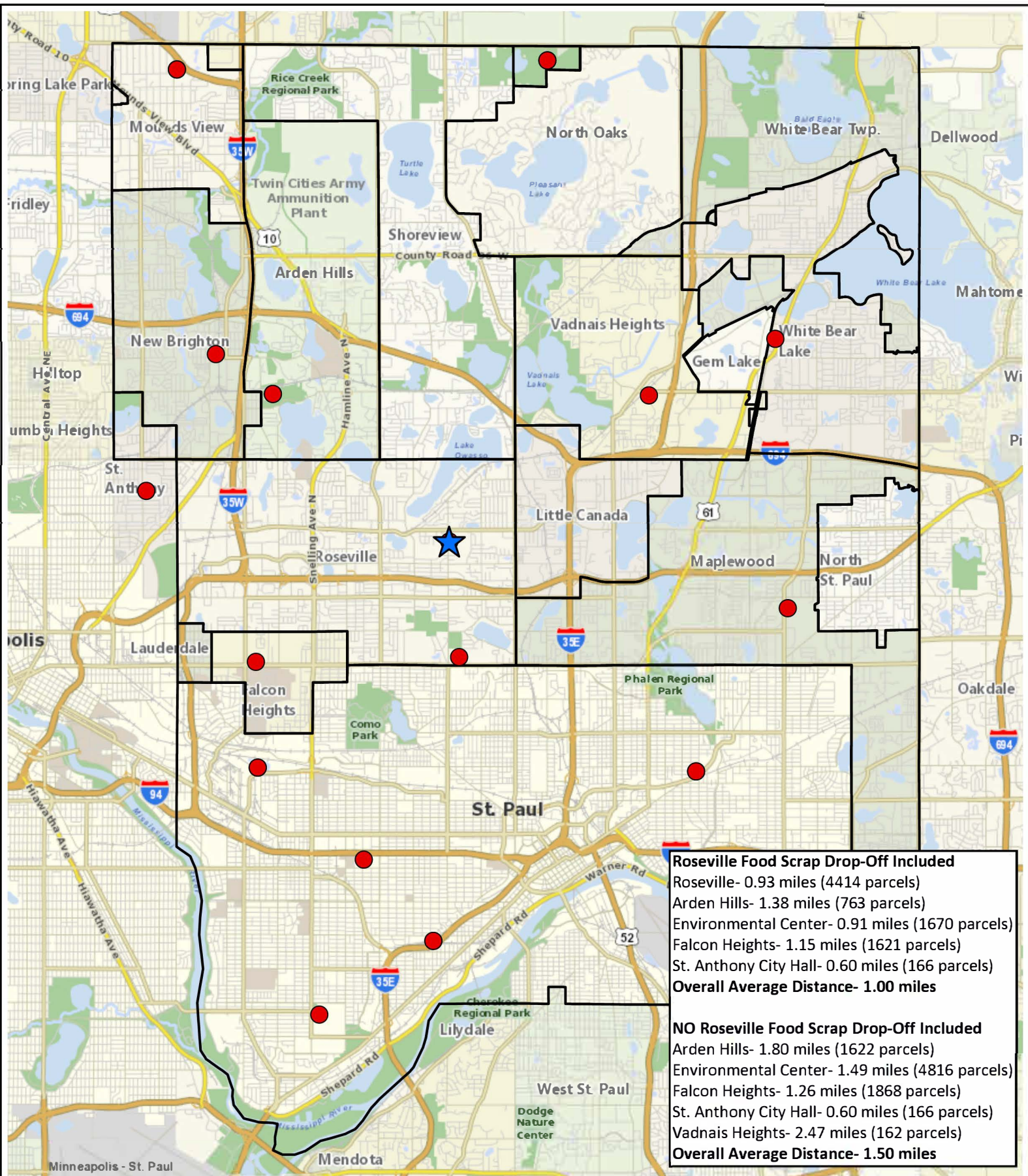
★ City of Roseville Dale Street Compost Site

DISCLAIMER: This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not warrant that the GIS Data can be used for navigation, building or any other purpose requiring exacting measurement of distance or position or protection in the depiction of geographic features. If errors or discrepancies are found please contact 651-762-7075. The preceding disclaimer is provided pursuant to Minnesota Statutes §465.03, Subd. 21 (2005), and the user of this map acknowledges that the City shall not be liable for any damages, and especially losses of claims, damages or liabilities, including those between the City and any and all claims brought to date, its employees or agents, or third parties which arise out of the user's access or use of data provided.

Data Sources

* Ramsey County GIS (4/01/2025)
* City of Roseville Community Development
* City of Roseville Finance Department





Food Scrap Sites

ROSEVILLE

Prepared by: Engineering Department
9/25/2025

● Food Scrap Drop-Off Site

★ City of Roseville Dale Street Compost & Food Scrap Drop-Off Site

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Data Sources:

* Ramsey County GIS (9/6/2025)
* City of Roseville Community Development
* City of Roseville Finance Department

0 3000 6000 9000 12000 Feet
FoodScrapSites



Leaf Site FAQ's

- How many leaves are collected at the site each year?

30,000-35,000 cubic yards

Additionally, 500-1000 cubic yards of brush are illegally dumped.

- How many leaves are generated from city crews during fall sweep?

Approximately 3,000 cubic yards (weather dependent) are from city maintenance operations. This is less than 10% of the overall leaves collected at the site.

- How much compost is generated from turning each year?

4,000 - 5,000 cubic yards

- How much compost is left over after distributing to residents each year?

About 1,000 yards (changes each year). This is available to sell but is not lucrative. Compost is sold at the end of the year to free up more space at the limited site.

- What is the capacity of leaves we can currently handle?

30,000 cubic yards is the maximum we can take in and manage to turn into compost.

- What are the sizes of the compost rows?

When the rows are east to west, we have 17 rows. The compost rows are approximately 17 feet wide by 8 feet tall. Leaves are continually added to the compost rows throughout the year as the compost breaks down to manage the overage static pile. When turning is complete, 10 rows are roughly 200-250 yards of finished compost per and 7 rows progressively get smaller due to the layout of the site and maneuverability with the equipment.

- What challenges are we seeing with replacing the existing compost turner?

The front loader mounted turners, that is currently used as the site, are no longer available.

Tow-behind models are PTO driven and require a larger size tractor. Tow-behind models require larger turning radiuses. Less leaves would need to be collected and compost could be made if we go with a tow-behind model.

The price point of an over center self-contained unit is over \$800,000

- Where will city maintenance staff bring fall sweeping leaves?

Currently exploring options with vendors to static pile the sweepings and haul out during the winter months.

			
Brand	Vermeer	Vermeer	Vermeer
Name	Vermeer CT718 Compost Turner	<u>CT616 Compost Turner</u>	<u>CT612 Compost Turner</u>
Price	\$839,511.02	DISCONTINUED	\$83,306.57
Windrow Height	7 ft	6 ft	6 ft
Windrow Width	18 ft	16 ft	12 ft
Make and Model	CAT C15 TIER 4 Final	John Deere RG6060HF Power Tech Tier 4F (Stage IV)	
Max Fuel Consumption	29 gph	13.9 gph	
Clutch Type	PT Tech HPT014FX, microprocessor controlled, wet hydraulic clutch	PT Tech Hydraulic	
Maximum Width (Transport)	11,2 ft		

NOTE: Self contained, no additional equipment needed for operations.

NOTE: Demo this model in 2019, no longer distributing.

NOTE: Unable to pull with front end loader, requires mid size ag tractor to run the turner off of the tractor PTO. (Would need to purchase a tractor)

Mainframe	Four cross frames constructed of 4 " x 3 " x 3/16 " (10.2 cm x 7.6 cm x 0.5 cm) tubing	
Hitch Frame	6 " x 3 " x 0.25 " (15.2 cm x 7.6 cm x 0.6 cm) tube	
Sheet Metal	7 gauge	
GROUND DRIVE ▲		
Maximum Speed	20 mph	
PROCESSING TUNNEL ▲		
Windrow Height	6 ft	2 ft shorter than current rows (200 cubic yards less per row)
Windrow Width	12 ft	5 ft narrower than current rows (296 cubic yards less per row)
DRUM ▲		
Drum Diameter (including flails)	35 in	
Length of Drum	142.8 in	
Number of Flails	68	
Flail Dimensions	0.5 " x 4 " x 12 " (1.3 cm x 10.2 cm x 30.5 cm)	
DRIVE LINE ▲		
PTO Shaft	Weasler-rated 217 hp (157.3 kW) at 1000 RPM	
Tractor/power unit	Can't exceed 150 hp (111.9 kW)	
Right Angle Gearbox	1000 RPM [175 hp (130.5 kW) maximum]	
Shaft Coupler	80 - 2 roller chain coupler	



Vermeer CT612 Compost Turner - 1



DISCONTINUED: Roseville did a demo with this machine in 2019. Current replacement numbers were based on this model as it was the closest application to work with our existing equipment (front end loader)



Vermeer CT718 Compost Turner - 3







Huge log on leaf pile - Leaf Center

Work Management

ID: Huge log on leaf pile - Leaf Center

Date: 11/5/2021

Status: Complete

Assigned To: Darrin Wood

Note: Event # 28615

Huge log sitting precariously on top of the wood chip pile. People have been digging under it. Ready to fall.

Comments (none)

Time Tracking (none)

Materials

Component	Part Mfr	Part	Cost	Qty	Total	Notes
-----------	----------	------	------	-----	-------	-------

Event Details

Identification

Created By Beth Kolodjski

Work Type Other

Sub Type Other

Attributes

Source Resident

Caller Name

Caller Phone

Caller Address

Caller Email

Location Address 2555 DALE ST N



ID: Compost

Date: 4/5/2018

Status: Complete

Assigned To: Josh Dix

Note: NOISE COMPLAINT--[REDACTED] is a new resident on Overlook and is concerned about the noise from turning compost at the leaf site. [REDACTED] // 2018/04/05 Request Closed: I called and explained when we turn and what the noise is from.

Comments (none)

Time Tracking (none)

Materials

Component	Part Mfr	Part	Cost	Qty	Total	Notes
-----------	----------	------	------	-----	-------	-------

Event Details

Identification

Created By Beehive

Work Type Other

Sub Type Other

Attributes

Source

Caller Name Resident

Caller Phone

Caller Address

Caller Email

Location Address Leaf Recycling Center



Turning Compost noise

Work Management

ID: Turning Compost noise

Date: 11/3/2020

Status: Complete

Assigned To: Jesse Freihammer

Note: Preferred way to contact: Phone

Email from resident: I would like to speak to whoever could possibly change how and when the leaves at the compost site are shuffled. Mayor council person county commissioner. He starts at 7:00 am with the loud beep beep beep. We have maybe 500 or so residents living within 500 yards of that dumpsite mostly seniors. With the new senior care 50 yards away. I have worked in construction most of my life 40 years retired and I know how fast a D10 Cat can work it does not take 6 hours 3 times a week to shuffle a few leaves. I would be happy to suggest a more efficient system. The other thing I thought is that possibly you could secure the site making the backup signal unnecessary. That may take an act of congress or at least OSHA to sign off on silencing that thing. We can never have our windows open it is a horrible thing to live with. Just try and imagine if I were to come over to your house and tap my horn 500000 or so times every morning. Sincerely your frustrated neighbor [REDACTED]

Staff responded to resident.

Comments (none)

Time Tracking (none)

Materials

Component	Part Mfr	Part	Cost	Qty	Total	Notes
-----------	----------	------	------	-----	-------	-------

Event Details

Identification

Created By Beth Kolodjski

Work Type Other

Sub Type Other

Attributes

Source Resident

Caller Name [REDACTED]

Caller Phone [REDACTED]

Caller Address [REDACTED]

Caller Email [REDACTED]

Location Address 2555 DALE ST N



Leaf site brush

Work Management

ID: Leaf site brush

Date: 5/21/2024

Status: Complete

Assigned To: Steve Zweber

Note: UHL pickup truck dumping brush at leaf site. Dave England said he would call company.

Comments (none)

Time Tracking (none)

Materials

Component	Part Mfr	Part	Cost	Qty	Total	Notes
-----------	----------	------	------	-----	-------	-------

Event Details

Identification

Created By Steve Zweber

Work Type Street

Sub Type Street - Trash/Debris

Attributes

Source

Caller Name

Caller Phone

Caller Address

Caller Email

Location Address 2500 Dale St



Jumping worm concern

Work Management

ID: Jumping worm concern

Date: 5/2/2023

Status: Complete

Assigned To: Steve Zweber

Note: [REDACTED] called about our practices on jumping worms.
Told him we follow DNR and Ramsey County Guidelines.
We do not allow dirt or sod at site although some might get in there.
We have minimal wood chips on site if any up front by bins..
We turn leaves about every 3 weeks and maintain temperatures above 100 degrees so if any eggs are present they will be killed. We do reach that goal but for several months we exceed 100. early season 120-160 degrees.
He asked what we would do if they are found at our site. Told him we would shut down site contact DNR and Ramsey County for guidance.

Comments (none)

Time Tracking (none)

Materials

Component	Part Mfr	Part	Cost	Qty	Total	Notes
-----------	----------	------	------	-----	-------	-------

Event Details

Identification

Created By	Steve Zweber
Work Type	Other
Sub Type	Other

Attributes

Source	
Caller Name	[REDACTED]
Caller Phone	[REDACTED]
Caller Address	
Caller Email	
Location Address	



Leaf Site - Complaint

Work Management

ID: Leaf Site - Complaint

Date: 11/21/2024

Status: Complete

Assigned To: Darrin Wood

Note: 11/21/24 - Another resident [REDACTED], also contacted us. Photos attached.

Resident called with a complaint that several commercial lawn care trucks were dumping leaves in the site, and she thought that the site was for residents only. She noted the one truck name that she saw leave was Steingraf and Sons in South St Paul.

Request closed with no action.

Comments

!		Date	Name	Comment
No	Yes	11/25/2024	Beth Kolodjski	Leaf site.jpg
No	Yes	11/25/2024	Beth Kolodjski	Leaf site2.jpg
No	Yes	11/25/2024	Beth Kolodjski	Leaf site3.jpg

Time Tracking (none)

Materials

Component	Part Mfr	Part	Cost	Qty	Total	Notes
-----------	----------	------	------	-----	-------	-------

Event Details

Identification	
Created By	Ryan Johnson
Work Type	Other
Sub Type	Other
Attributes	
Source	Resident
Caller Name	[REDACTED]
Caller Phone	[REDACTED]
Caller Address	
Caller Email	
Location Address	2580 DALE ST



Piano in organics bin

Work Management

ID: Piano in organics bin

Date: 2/14/2024

Status: Complete

Assigned To: Ryan Johnson

Note: Ryan will notify Ramsey County

Someone disassembled a piano and and disposed of it in the organics dumpster.

Comments (none)

Time Tracking (none)

Materials

Component	Part Mfr	Part	Cost	Qty	Total	Notes
-----------	----------	------	------	-----	-------	-------

Event Details

Identification

Created By Beth Kolodjski
Work Type Street
Sub Type Street - Trash/Debris

Attributes

Source Resident
Caller Name
Caller Phone
Caller Address
Caller Email
Location Address 626 OVERLOOK DR W



Consider Closure of Roseville Leaf Recycling Center

Public Works Department

Public Works Environment & Transportation
Commission Meeting

September 30, 2025



Leaf Site Closure

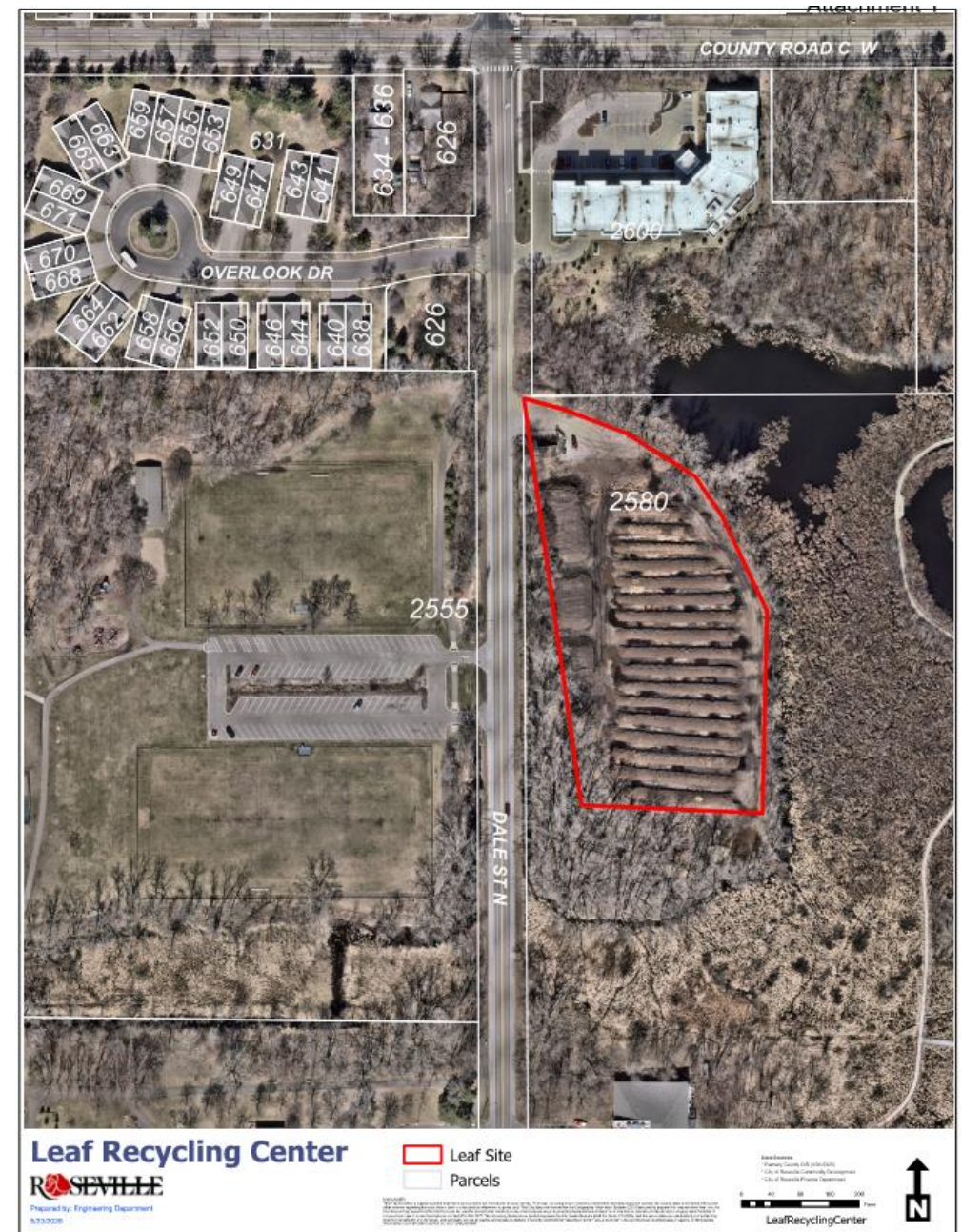
Background

- Staff presented closure proposal to City Council at September 9, 2025, Council meeting
- Proposal from staff came from reviewing options to save costs in the city budget
- Major reasons to close the site include
 - Cost savings
 - Duplicative service to Ramsey County
 - Existing site issues
- Referred to the PWET for feedback and recommendations
- Will likely put on the October 13, 2025, City Council agenda

Leaf Site Closure

Background

- Site has been around since around 1971
- 2.5 acres located at 2580 Dale Street
- Originally was used for maintenance use only
- In 1980 when the leaf pickup program began the gate was open seasonally.
- Residents Only
 - Staff by police reserves and retired maintenance staff. It has been over 10 years since the site has been staff



Leaf Site Closure

Current Operation

- Collects Leaves Only
 - No brush or grass clippings allowed (yard waste)
- Walk-In gate open year round
- Vehicle gate opened seasonally
 - 4 weeks in the spring
 - 6 weeks in the fall or until snow
- Leaves are turned by the city into compost
 - Turned approximately 9x per year
- Compost is available free for pick in bins outside the gate
- Can pay \$50 for deliveries in the summer



Leaf Site Closure

Current Operation

- Site operation
 - Collect 30,000-35,000 CY of leaves annually
 - 30,000 CY is capacity of the site
 - 17 East-West rows of compost
 - 17 ft wide x 8 ft tall
 - Turned every 21 days
 - Takes 4 days to turn entire site
 - Leaves continually added from static pile to compost rows
 - Makes 4,000-5,000 CY of compost
 - Resident use most of the composts
 - ~1,000 CY of compost are left over annually which is sold to make room.

Leaf Site Closure

Reasons to Close Site

Budget Savings

- Reduced CIP Cost
 - Compost Turner – 1997 Wild Cat
 - Purchased used in 2006
 - At the end of the life
 - Parts hard to find, sheet metal replacement needed
 - 2028 CIP - \$375,000
 - May not be able to find similar attachment.
 - May require larger loader
- Equipment and Fuel Costs
 - 720 hours (\$58,000)
 - \$8,700 in fuel annually (out of pocket costs)
- Staff (\$59,000)
 - 720 hours (18-weeks)
 - Would be able to reallocate staff to other deferred work such as storm sewer repairs to lessen need for contract work



Leaf Site Closure

Reasons to Close Site

Budget Savings

- Potential Future Savings on Tree Disposal Cost
 - Since 2024 cities can not use Ramsey County Yard Waste Sites
 - Need to chip (takes additional time)
 - Haul to private site and pay tipping fee
 - Costs more time and money
 - Preliminary talks with our tree vendor indicates we could save 20% in our cost if they had a site to store materials
 - Chip at a later date or in bulk



Leaf Site Closure

Reasons to Close Site

Duplicative Service

- Ramsey County offers the same service as their yard waste sites
 - They provide additional services such as wood debris and grass clippings
 - Residents can also get mulch
 - Only service not available is compost delivery
 - Site is open year round
 - April – November
 - Closed on Holidays and every Tuesday and Thursday.
 - December – March
 - Closed on Holiday, open weekends only.



Leaf Site Closure

Reasons to Close Site

Issues with the Site

- Site Location
 - Undersized for the volume of leaves
 - Poor soils and drainage
 - Vehicle Tracking onto Dale St
- Access
 - Vehicle stacking on Dale St
- Illegal Dumping
 - Dirt, grass, garbage
- Non- Resident Dumping/Contractors
 - Ramsey County sites are closed Tuesday and Thursday so Roseville site gets used since it is not staffed
- Odor and Noise Complaints



Leaf Site Closure

Reasons to Close Site



Leaf Site Closure

Reasons to Keep Open

Proximity

- 76% of residents this is the closest site
- Current distance for the average resident to a leaf site is 1.33 miles
- If closed, the average distance would be 2.79 miles (+1.46 miles)

SUMMARY WITH ROSEVILLE SITE:

Closest Site	SFR Parcel Count	Average Distance (Miles)
Roseville	6604	1.16
Arden Hills	1091	1.55
Midway	905	2.30
Overall		1.33

SUMMARY WITHOUT ROSEVILLE:

Closest Site	SFR Parcel Count	Average Distance (Miles)
Arden Hills	4969	2.71
Midway	3154	2.77
Frank & Sims	477	3.79
Overall		2.79



Leaf Site Closure

Future Use if Closed

Wood Debris Management

- Would use for Public Works and Parks staff generated wood debris management
 - Storm Damage
 - Boulevard Vegetation Maintenance
 - Pathway Vegetation Maintenance
 - Natural Resource Management

Emergency Operations & Temporary Uses

- Water breaks
- Temporary contractor storage (city construction project)

Organic Drop Off Bins (Ramsey County)

- Would move the bins outside of the gate into the bins
 - Easier for residents to access
 - Easier for vendor to maintain



Leaf Site Closure

Proposed Phase Out Plan

- Fall 2025 would be last year to collect leaves
 - No leaf collection in 2026
- Use this fall as education at the leaf site about Ramsey County sites that are free and provide the same service
 - Future newsletter articles
 - Additional signage at the site
- Compost would be available for pickup for 2026
 - City would make compost in 2026 but would work to sell the 2026 batch in the fall of 2026 or early 2027 to vendors



Leaf Site Closure

Equity Toolkit

- Equity & Inclusion Toolkit was completed to change in service
- Toolkit examines the benefit/burdens of the change in service, unintended consequences, strategies to mitigate negative consequences and engagement.
- Toolkit reveals the following issues worth noting;
 - Slight increased burden to users since they need to travel further to a Ramsey County Site
 - Cost savings may lead to a reduction or at least lessen future rate increases to storm water rates
 - Reducing this cost aligns with the strategic plan goal of ensuring resource allocation meets operation needs.



Leaf Site Closure

Investments/Changes need to keep site open

- Security
 - Needed to lessen illegal dumping
 - Closure of walk-in gate
 - Add cameras
- Add staffing
 - Needed to eliminate non-resident use and commercial vehicle use
 - Needed to eliminate illegal dumping
 - Brush, grass
 - Would need to reduce hours site is open
 - Would likely mimic Ramsey County hours during peak season
 - Reduce off peak season drop offs to 1-day a week
- Replacement of compost equipment needed

Example Staff Cost Monitoring Plan

Peak Season

4 Weeks Spring

6 Weeks Fall

10 Weeks Total

Assume Open 7 days a week

Assume same hours as Ramsey County

11 AM - 7 PM M-F 40 Hours/week

9 AM - 5 PM Saturday 8 Hours/week

11 AM - 5 PM Sunday 6 Hours/week

Total 54 Hours/week

10 Weeks

540 Hours

\$ 20.00 \$20/hour

\$ 10,800.00

Off Peak

Mid-May through mid-October

Assume 20 weeks

Assume Open 8 hours per week

20 Weeks

8 Hours/week

160 Hours

\$ 20.00 \$20/hour

\$ 3,200.00

Total Staffing Cost

700 Annual Hours

\$ 14,000.00

Leaf Site Closure

Investments/Changes need to keep site open

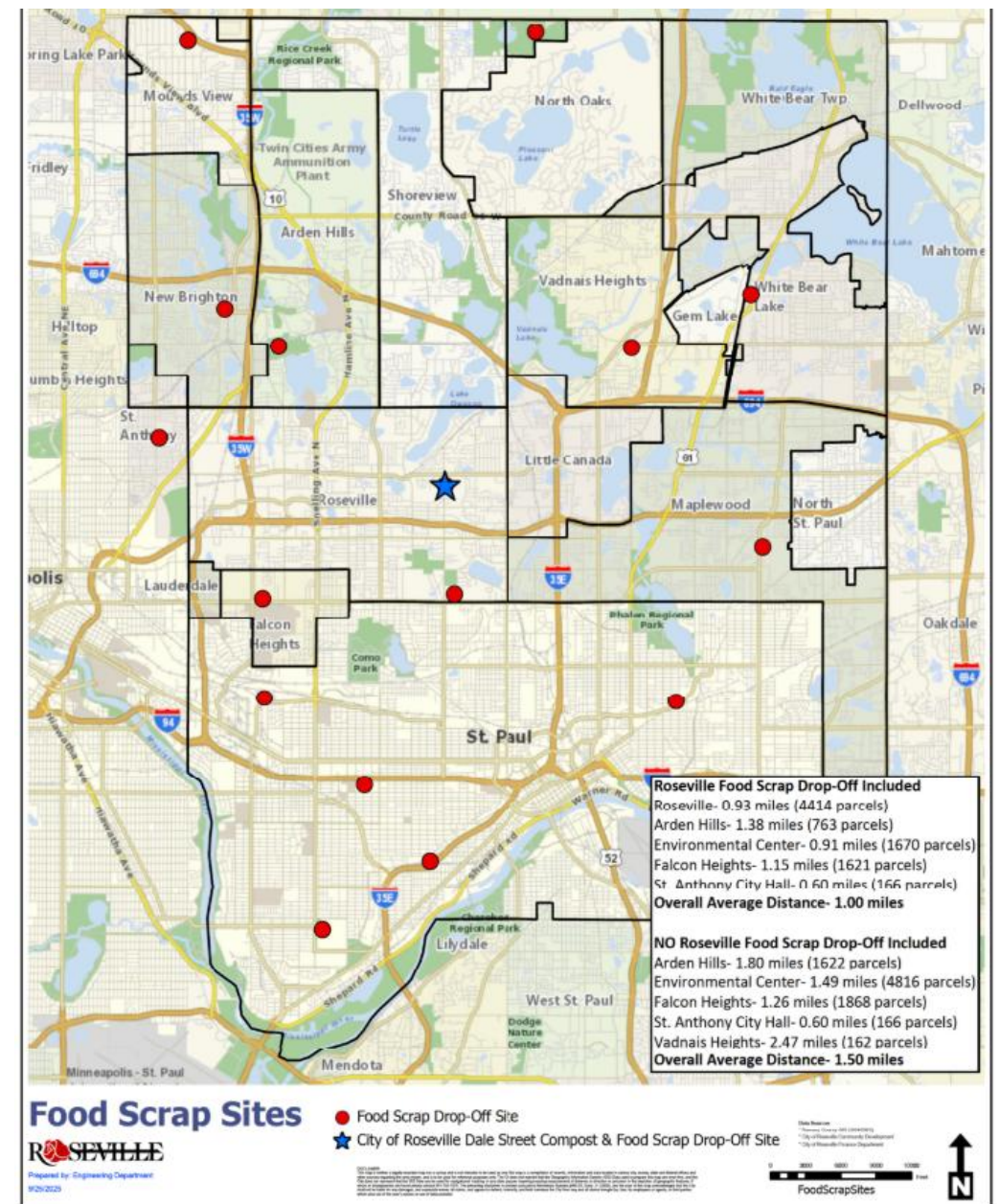
- Current Equipment
 - Compost Turner – 1997 Wild Cat (last model year of this style)
 - Purchased used in 2006
 - At the end of the life
 - Parts hard to find, sheet metal replacement needed
- New Equipment
 - 2028 CIP - \$375,000
 - Pull behind options would require larger tractor
 - Likely would reduce leaf/compost capacity allowed due to smaller rows sizes and larger turning radius
 - Cab over options would work but are much more expensive



Leaf Site Closure

Organics Site

- Staff proposal if the site was closed is to move the organic bins into the bins outside of the gate.
 - This would allow the gates to be closed
 - Easier access for residents
 - Easier maintenance of the bins
- Council during discussion had suggested possibly to remove the organics bins if the leaf site was closed
 - If the organics was removed from the site average distance for residents would go from 1.0 miles to 1.5 miles
 - Residents who use this service typically go to these sites 1-2 times per week
- Unknown start date yet for the Ramsey County food scraps pickup program. Testing in Maplewood and North St Paul.



Leaf Site Closure

Requested PWET Action

1. Provide recommendation to the City Council on if the Roseville Leaf Recycling Center should remain open or closed.
2. Provide recommendation on organics collection at the site if the site is closed.

QUESTIONS

Excerpt from
**Roseville Public Works, Environment
and Transportation Commission
Meeting Minutes**

Tuesday, September 30, 2025, at 6:30 p.m.
City Council Chambers, 2660 Civic Center Drive
Roseville, Minnesota 55113

1. Swearing in of New Commission Member

Chair Ficek administered the Oath of Office to new Commissioner Katie Brokaw Palalay.

2. Introduction / Roll Call

Chair Ficek called the meeting to order at approximately 6:30 p.m., and at his request, Public Works Director Jesse Freihammer called the roll.

Present: Chair Bryant Ficek, Vice Chair Edwin Hodder, Members Jarrod Cicha, Daniel Fergus, Allison Luongo, Des Mueller, and Katie Brokaw Palalay; and Youth Commissioners Carsten Bauer and Alexis Jendro

Staff Present: Public Works Director Jesse Freihammer; and Assistant Public Works Director/City Engineer Jennifer Lowry

5. Business Items

b. Consider Closure of Roseville Leaf Recycling Center

Public Works Director Jesse Freihammer gave a brief review of the potential closure of the Roseville Leaf Recycling Center.

Mr. Freihammer provided detailed information about the site's history, current operations, and the reasons for its closure. The discussion included the potential impact on residents, such as increased travel distances and cost savings.

Chair Ficek opened the floor to hear from residents on this item.

Mr. Nathan Wass believed the city should consider how to lessen the impact of closing the center, especially for senior residents. He suggested that Roseville might revert to vacuum shredding with a truck to haul it away, or perhaps residents could place leaf bags on the curb as they had done in the past.

33 Mr. Gordie Dahlen explained he has mainly used the leaf disposal site for
34 compost. He was aware of various issues with the site. He wondered if there
35 had been consideration of turning it into a Ramsey County site so the County
36 could help cover some of the operational costs, since, besides Roseville
37 residents, other residents also use this site.
38

39 Mr. John Hughes and his wife, Valerie, explained that this has always been
40 convenient, and they use it regularly, especially in the fall. The leaf dump is a
41 basic need for the residents.
42

43 Ms. Amy Schroeder emphasized that the site is more than just a convenience;
44 it is a highly valued service and a vital part of Roseville's environmental and
45 public works infrastructure. She believes that if this site closes, there will be an
46 increase in illegal dumping. This would pose a significant burden for the City
47 and its staff to manage.
48

49 Several residents expressed concerns about the closure, emphasizing the site's
50 convenience and accessibility. They suggested alternatives, such as a vacuum
51 shredding program and contractor vacuuming. The importance of the site for
52 seniors and the potential rise in illegal dumping were also highlighted.
53 Residents were urged to keep the site open and explore a volunteer-based
54 solution.
55

56 Commission members inquired about the vacuum program, expenses for new
57 equipment, and the option of leasing. They also discussed relocating the
58 organics collection site to a more convenient location. The potential impact of
59 the closure on the City's sustainability goals and the community's
60 environmental practices was considered. The idea of exploring a cost-sharing
61 agreement with Ramsey County was raised.
62

63 Commission members discussed the feasibility of volunteer-based solutions
64 and the challenges of managing the site. The potential for a county-managed
65 site and its impact on the City's budget were considered. The importance of
66 maintaining the site's current services and the potential for increased costs at
67 other locations was highlighted.
68

69 The commission members expressed their support for explaining alternative
70 solutions and ensuring the site's continued accessibility.
71

72 Member Brokaw Palalay expressed shock at having to figure out yard waste
73 removal in Roseville, contrasting it with Minneapolis, where it was centralized.
74 She mentioned the need to bag yard waste and the inconvenience of not having
75 a centralized system. She shared her personal experience of taking yard waste
76 to Arden Hills to dispose of everything at once. She highlighted her preference
77 for a clean yard and her reluctance to compost, despite others finding it
78 appealing.

79
80 Member Mueller proposed considering used equipment as a cost-saving option.
81

82 Mr. Freihammer explained the challenges of acquiring used equipment,
83 including the need for inspections and transportation. He stated that the cost of
84 a new machine is high compared to its usage, and noted leasing could be a more
85 cost-effective option. He also discussed the logistics of moving equipment and
86 the limitations of their current setup.
87

88 Member Mueller proposed exploring a partnership with Ramsey County to
89 manage the leaf site, allowing residents to bring leaves for hauling. She
90 suggested that this could be a more convenient option for residents and better
91 meet their needs.
92

93 Member Brokaw Palalay supported the idea and suggested exploring other
94 options for leaf removal, including curbside collection, as seen in Minneapolis.
95

96 Mr. Freihammer confirmed that vendors are required to provide leaf waste
97 services, but mentioned the high costs and limited capacity.
98

99 Chair Ficek inquired about the possible use of the leaf site for other City needs,
100 such as a maintenance center space.
101

102 Mr. Freihammer explained the changes in tree management and the challenges
103 of hauling wood debris to other locations. He discussed the potential for using
104 the site for large storm debris, but noted the limitations associated with different
105 operations. He emphasized the lack of options in Roseville due to the city's
106 built-out status and the advantages of the Kent Site and Environmental Center.
107

108 Chair Ficek suggested using the fall season to gather more data on site usage
109 and explore options for leaf management.
110

111 Mr. Freihammer mentioned it could be an option to have a pilot project to gather
112 more data on site usage and contractor compliance.
113

114 Member Mueller highlighted the importance of gathering more data before
115 deciding to close the site.
116

117 Resident Gordie Dahlen inquired about the cost of repairing the current
118 equipment.
119

120 Mr. Freihammer estimated the cost to be approximately \$10,000 for sheet metal
121 repairs.
122

123 Member Mueller questioned the City's approach to providing equipment
124 through ownership rather than leasing or outsourcing services.

Chair Ficek highlighted the importance of sustainability and the advantages of keeping the site open.

Mr. Freihammer mentioned the possibility of leasing equipment or hiring a private company for compost turning. He noted staff looked into this in the past but not recently. There would still be a cost and it could be high due to numerous mobilizations since there is a limited market to lease or rent for smaller sites.

Motion

Chair Ficek moved, Member Mueller seconded, to keep the site open, gather more data, and explore options for leaf management, with plans to revisit the decision in 2026 after collecting additional information and exploring further options.

Ayes: 7

Nays: 0

Motion carried.

The commission supported keeping the organic collection where it was for now, regardless of what happened to the leaf recycling, and then exploring the possibility of moving the organics to the City Campus, which would keep it reasonably close for residents and provide visibility and accessibility as well.

Member Fergus moved, Member Hodder seconded, to keep the organic collection where it is currently located and explore moving it to the City Hall Campus in the future.

Ayes: 7

Nays: 0

Motion carried.

From: [Pat Trudgeon](#)
To: [Jesse Freihammer](#); [Ryan Johnson](#)
Subject: Fw: Online Form Submittal: Contact City Council
Date: Thursday, September 11, 2025 10:49:11 AM
Attachments: [Outlook-Roseville](#)

FYI sent to the Council about the leaf recycling center.

Patrick Trudgeon | City Manager

O: 651.792-7021 | | F: 651.792.7020

pat.trudgeon@cityofroseville.com



2660 Civic Center Drive | Roseville, MN 55113

[Facebook](#) | [Twitter](#) | [YouTube](#)

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, September 11, 2025 10:43 AM
To: *RVCouncil <city.council@cityofroseville.com>; Rebecca Olson <rebecca.olson@cityofroseville.com>; Pat Trudgeon <pat.trudgeon@cityofroseville.com>
Subject: Online Form Submittal: Contact City Council

Caution: This email originated outside our organization; please use caution.

Contact City Council

Please complete this online form and submit.

Subject	Closure of Roseville Leaf Recycling Center
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Contact Information

Name:	Cheryl Hernandez
-------	------------------

Address:	2360 Cohansey
----------	---------------

City:	Roseville
State:	MN
Zip:	55113

This form goes to the Mayor, all Councilmembers and certain City Staff. Due to the volume of emails submitted, a personal reply is not always possible.

How would you prefer to be contacted?
Remember to fill in the corresponding contact information.

Email

Email Address:

[REDACTED]

Phone Number:

[REDACTED]

Please Share Your Comment, Question or Concern

Good Morning

My husband and I are long-term Roseville residents. 35+ years. We were watching the council meeting on the proposed closure of the Roseville leaf recycling center and we have a few comments and suggestions.

First, we want to say we agree with the recommended proposal to close the site for the reasons stated in the documentation. We have seen firsthand the abuse of the site including illegal dumping, non-residents using the site, and concerns with traffic flow and access. Operational costs and duplicate services are valid.

With that said, we do have concerns about using the existing Ramsey County sites. We do use them for non-leaf recycling, both Arden Hills and Midway. First, their hours are limited and they are closed two days of the week. They do not open until 11 AM. In the fall, the lines are extremely long to drop off yard waste especially leaves. As you know, many Roseville properties have very large mature trees and have a lot of leaf debris. You can only mulch so many leaves. We have been lucky to live a short distance from the current Roseville site and have appreciated the ability to use it. On a typical leaf pick up in our yard, which occurs weekly during the fall, we will make a minimum of two trips to the leaf dump. If we need to use the Ramsey County sites, this adds significant mileage, time and waits in line. In addition, we help our neighbors with their leaf pick up. We would no longer do this if we were driving further to the other sites.

Our Ask: We would like the City of Roseville to engage with Ramsey County to explore options to extend their hours (opening much earlier) during the fall to accommodate the increased traffic of Roseville residents using the site. This will not only impact us, but also the other existing users of those sites. Anyone who uses them on a regular basis, knows how busy they are.

Organics: We also appreciate the organics dumpsters at this site. However we could easily use the ones on Kent Street.

Compost: We want to note that the compost at our site is highly superior to the compost at the Ramsey County sites. Compost at the Ramsey County sites are filled with more debris and they run out often. Hence, this is why non-Roseville residents are coming to our site often. As you stated, there are days it's nearly impossible to get to the pile because of the back up on Dale Street. Other sites have compost, however it is not the same quality or quantity and ours is available 24 hours outside the gates. A big thank you to those providing that service.

Additionally, it would be great if Ramsey County could open another site that would service the areas of Roseville, Little Canada and Vadnais Heights areas. If you are willing and could facilitate those discussions, Roseville residence would be grateful.

We're lucky to have these resources in our community and we appreciate all the efforts to maintain these programs. They are very valuable.

Thank you,
George and Cheryl Hernandez

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Email not displaying correctly? [View it in your browser.](#)

From: [Pat Trudgeon](#)
To: [Jesse Freihammer](#)
Subject: Fw: Online Form Submittal: Contact City Council
Date: Friday, September 12, 2025 11:12:49 AM
Attachments: [Outlook-Roseville](#)

Patrick Trudgeon | City Manager

O: 651.792-7021 | | F: 651.792.7020

pat.trudgeon@cityofroseville.com



2660 Civic Center Drive | Roseville, MN 55113

[Facebook](#) | [Twitter](#) | [YouTube](#)

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, September 12, 2025 11:11 AM
To: *RVCouncil <city.council@cityofroseville.com>; Rebecca Olson <rebecca.olson@cityofroseville.com>; Pat Trudgeon <pat.trudgeon@cityofroseville.com>
Subject: Online Form Submittal: Contact City Council

Caution: This email originated outside our organization; please use caution.

Contact City Council

Please complete this online form and submit.

Subject	Leaf recycling site on Dale
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Contact Information

Name:	Shevon Olson
-------	--------------

Address:	346 County Rd B2 W
----------	--------------------

City:	Roseville
State:	MN
Zip:	55113

This form goes to the Mayor, all Councilmembers and certain City Staff. Due to the volume of emails submitted, a personal reply is not always possible.

How would you prefer to be contacted?
Remember to fill in the corresponding contact information.

Email

Email Address:

[REDACTED]

Phone Number:

[REDACTED]

Please Share Your Comment, Question or Concern

I have just heard that the leaf recycling/compost facility on Dale Street will be closing due to complaints from the nearby senior facility. I think that this decision is absolutely unfair to the residence of Roseville that utilize this facility. I have always felt proud that Roseville has opportunities for taking better care of our environment. It saddens me that city leadership is choosing to close this facility because of complaints from a profit hungry business that knew it was building their facility right next to a compost site. They made that decision, why do we have to suffer because of it?!

My fiancé built me a beautiful 10' x 30' raised garden bed this spring that he filled using the compost site upper Dale Street. My garden has absolutely flourished. I know that there is a nearby site in Saint Paul. However, I also know that Saint Paul residence do not take as much care attention to what they are dropping off at their site. Saint Paul is not as clean as Roseville. Saint Paul is not as forward thinking in caring for their environment as Roseville is or rather has been.

Please help me learn what I can do, if anything, to make sure that the compost/leaf recycling site off of County Road D does not close.

Thank you for serving the people of Roseville,

Shevon Olson

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Email not displaying correctly? [View it in your browser.](#)

From: [Allison Luongo](#)
To: [Jesse Freihammer](#)
Subject: Re: Proposed Leaf Site Closure
Date: Friday, September 12, 2025 8:38:08 AM

Caution: This email originated outside our organization; please use caution.

Hi Jesse,

Thanks for the update! I saw this in the council packet and saw the article. Based on the info staff provided, I think it makes sense to close it. I do use the site myself as it is much closer to my house than any of the county drop off sites, but I have witnessed illegal dumping and cars nearly getting stuck in the ruts. It doesn't seem to make financial sense given the anticipated significant costs coming up and isn't 100% necessary since we also have county sites.

I know people don't like change and the county sites may be slightly less convenient, but it is a better experience. They have knowledgeable staff, traffic control, and you can dump other yard waste besides just leaves. I hope other residents that maybe haven't been to the county sites before will check them out.

Thank you,
Allison Luongo

On Fri, Sep 12, 2025, 8:04 AM Jesse Freihammer <Jesse.Freihammer@cityofroseville.com> wrote:

All,

See attached packet information we presented to Council on Monday night about staff proposing to close the city leaf site. Additional info can be found in this news article.

<https://www.rosevillereader.com/city-considers-closing-roseville-leaf-recycling-center/?ref=the-roseville-reader-newsletter>

<https://youtu.be/IyNTPtENwTw?t=5786>

We started with Council on this one since it started as a budget discussion. It's tough on some issues to start with PWET if council does not have knowledge of a proposal before PWET give feedback. This felt like a topic we needed council feedback first if they thought this was a good idea and then bring to PWET if they wanted further discussion.

Council did not take action but overall supported the closure. We will likely bring this back to council on September 22 for action.

Any questions or feedback let me know. Please make sure to only respond back to me. Thanks.

Jesse Freihammer, P.E.

Public Works Director

Office 651.792.7041 | Cell 651.444.9810



[2660 Civic Center Drive | Roseville, MN 55113](#)

[Facebook](#) | [Twitter](#) | [YouTube](#)

From: [Pat Trudgeon](#)
To: [Jesse Freihammer](#)
Subject: Fw: Online Form Submittal: Contact City Council
Date: Friday, September 12, 2025 10:40:18 AM
Attachments: [Outlook-Roseville](#)

Was this discussed at PWET?

Patrick Trudgeon | City Manager

O: 651.792-7021 | | F: 651.792.7020

pat.trudgeon@cityofroseville.com



2660 Civic Center Drive | Roseville, MN 55113

[Facebook](#) | [Twitter](#) | [YouTube](#)

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, September 12, 2025 10:30 AM
To: *RVCouncil <city.council@cityofroseville.com>; Rebecca Olson <rebecca.olson@cityofroseville.com>; Pat Trudgeon <pat.trudgeon@cityofroseville.com>
Subject: Online Form Submittal: Contact City Council

Caution: This email originated outside our organization; please use caution.

Contact City Council

Please complete this online form and submit.

Subject Leaf Recycling Center

Contact Information

Name: Des Mueller

Address: 2169 Bossard Drive

City:	Roseville
State:	MN
Zip:	55113
This form goes to the Mayor, all Councilmembers and certain City Staff. Due to the volume of emails submitted, a personal reply is not always possible.	
How would you prefer to be contacted? Remember to fill in the corresponding contact information.	Email
Email Address:	
Phone Number:	<i>Field not completed.</i>
Please Share Your Comment, Question or Concern	Dear Elected City Representatives, I serve on the Public Works, Environment & Transportation Commission and was shocked to see The Roseville Reader article about the proposal to close the leaf recycling center. This was NEVER brought to our Commission which leaves me wondering WHY we have these Commissions in the first place. It appears that if Staff is concerned they won't receive favorable feedback from the Commissions, they bring topics straight to the Council for a quick vote. Additionally, it's my understanding that Council never questioned if the PWET Commission had any engagement on this topic, which I find disheartening. I don't disagree that some of Staff's reasoning has merit, but it should be open to discussion and community input FIRST. I do appreciate that Council tabled it for a couple weeks to allow for comment, but the respectable thing to do would have been to bring it the Commission first. This closure would impact a TON of residents who value this offering. Illegal dumping, people outside of Roseville using it, and contractors using it are all legitimate concerns. I recognize that staffing the site would be costly; however, could we consider using technology to assist here?? As far as complaints from the nearby senior housing complex, what did this developer think building near a swamp and next to a compost site would be like?? Did none of these residents look at their surroundings before they decided to move in?? This site has been in operation for decades, and it's silly to weigh these complaints over the value it provides for many, many residents. I

would love to cite statistics here, but I don't have usage data.
*Additionally, since noise was cited as a concern, I find it interesting that Staff's suggestion of continuing to use the site for wood chipping wouldn't somehow be the SAME thing.

As tax payers, we've heard all about how Public Works needs more space, and they will be receiving a larger maintenance yard as part of the local sales tax effort and new facility build. Using more space needs in relation to the leaf site feels like double dipping to get more of what they want - at a cost to Roseville citizens.

Regarding costs to operate, it is important to look at this. That said, I strongly object to scrapping this offering due to costs (for a service that is rightly used by thousands of people) when the City is literally trying to strap tax payers with half of the proposed \$14 million investment (not to mention all the unforeseen costs) for a new DMV and dance studio! City of Roseville wants to talk about cutting costs and redirecting staff when you want to burden our community with \$7 million plus to fund a dance studio to cater to approximately TWO HUNDRED people a year, of which nearly half aren't even Roseville residents! Double speak: we don't want to offer leaf recycling because people outside of Roseville MIGHT be using it (when there are no checks and balances in place), but we are going to increase people's taxes 2-3% (I realize half of this is for the DMV) for a dance studio that was never included on last year's ballot. This is lunacy.

Regarding staff time, I can appreciate the labor needed for storm sewer maintenance projects, but I also question how all of that is currently funded considering Met Council requirements and local watershed district funding. Lastly, I'll add that if storm water management is a concern here, the City needs to take a closer look at their mowing practices (by city staff or city hired contractors) as we continually see debris mowed onto city streets which then ends up getting washed into our waterways. This may seem a bit off topic, but I mention it because it feels very convenient to speak of all the benefits to closing this site, when many of the "reasons" are things the City could manage differently if they were truly concerned.

I appreciate your time and consideration in reviewing my concerns. It feels shady to have this topic brought straight to the Council for quick review and closure after this season. I'm all for cutting costs, but for the investment in comparison to the service it provides citizens, I think there are PLENTY of other areas where Roseville could make much needed cuts. I strongly believe the leaf center is a valuable offering to our community and should remain in operation.

I welcome your emails and am happy to have a conversation with any of you.

Thanks in advance,
Des Mueller

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Email not displaying correctly? [View it in your browser.](#)

From: [Pat Trudgeon](#)
To: [Jesse Freihammer](#)
Subject: Fw: Online Form Submittal: Contact City Council
Date: Friday, September 12, 2025 1:23:08 PM
Attachments: [Outlook-Roseville](#)

FYI

Patrick Trudgeon | City Manager

O: 651.792-7021 | | F: 651.792.7020

pat.trudgeon@cityofroseville.com



2660 Civic Center Drive | Roseville, MN 55113

[Facebook](#) | [Twitter](#) | [YouTube](#)

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, September 12, 2025 1:12 PM
To: *RVCouncil <city.council@cityofroseville.com>; Rebecca Olson <rebecca.olson@cityofroseville.com>; Pat Trudgeon <pat.trudgeon@cityofroseville.com>
Subject: Online Form Submittal: Contact City Council

Caution: This email originated outside our organization; please use caution.

Contact City Council

Please complete this online form and submit.

Subject Mulch and Composting Site Possible Closure

Contact Information

Name: Mr. Don Blake

Address: 966 County Road D W

City:	Roseville
-------	-----------

State:	MN
--------	----

Zip:	55113
------	-------

This form goes to the Mayor, all Councilmembers and certain City Staff. Due to the volume of emails submitted, a personal reply is not always possible.

How would you prefer to be contacted? Remember to fill in the corresponding contact information.	No Reply Necessary
---	--------------------

Email Address:	
----------------	-------------

Phone Number:	
---------------	-------------

Please Share Your Comment, Question or Concern	I have heard the composting lot at Dale and C is being considered for closure. When I first moved to Roseville in 1990, leaves were picked up from the boulevard by Roseville for free. Later, a fee was charged. Then this service was ended, but the compost site was available. Extra work to bring the leaves to the site, but it was better than paying a huge price to have leaves picked up by a private firm. Taxes have gone up big time since 1990. I'd like to think this can continue to be a service to Roseville residents. Please give consideration to continuing to offer this option to Roseville residents. Don Blake
--	--

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From: [Pat Trudgeon](#)
To: [Jesse Freihammer](#)
Subject: Fw: Online Form Submittal: Contact City Council
Date: Friday, September 12, 2025 4:26:08 PM
Attachments: [Outlook-Roseville](#)

Patrick Trudgeon | City Manager

O: 651.792-7021 | | F: 651.792.7020

pat.trudgeon@cityofroseville.com



2660 Civic Center Drive | Roseville, MN 55113

[Facebook](#) | [Twitter](#) | [YouTube](#)

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, September 12, 2025 4:23 PM
To: *RVCouncil <city.council@cityofroseville.com>; Rebecca Olson <rebecca.olson@cityofroseville.com>; Pat Trudgeon <pat.trudgeon@cityofroseville.com>
Subject: Online Form Submittal: Contact City Council

Caution: This email originated outside our organization; please use caution.

Contact City Council

Please complete this online form and submit.

Subject	Roseville Leaf Recycling Center
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Contact Information

Name:	Austin Holik
-------	--------------

Address:	1065 Lovell Ln S
----------	------------------

City:	Roseville
State:	MN
Zip:	55113

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How would you prefer to be contacted?
Remember to fill in the corresponding contact information.

No Reply Necessary

Email Address: 

Phone Number: 

Please Share Your Comment, Question or Concern

Regarding the closure of the leaf recycling center - I think Roseville needs to preserve access to the organics composting bins at this location. While the Ramsey County Environmental Center is only two miles away, that is a significant distance to some residents. An ultimately, Roseville should be expanding access to organics composting, not reducing access. I realize there are issues with dumping at the current location. I see it myself. But my hope is that The Council can reach a solution without eliminating the site altogether. Thank you for your consideration and all that you do for our city.

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Email not displaying correctly? [View it in your browser.](#)

From: [Pat Trudgeon](#)
To: [Jesse Freihammer](#)
Subject: Fw: Online Form Submittal: Contact City Council
Date: Friday, September 12, 2025 1:23:08 PM
Attachments: [Outlook-Roseville](#)

FYI

Patrick Trudgeon | City Manager

O: 651.792-7021 | | F: 651.792.7020

pat.trudgeon@cityofroseville.com



2660 Civic Center Drive | Roseville, MN 55113

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From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, September 12, 2025 1:12 PM
To: *RVCouncil <city.council@cityofroseville.com>; Rebecca Olson <rebecca.olson@cityofroseville.com>; Pat Trudgeon <pat.trudgeon@cityofroseville.com>
Subject: Online Form Submittal: Contact City Council

Caution: This email originated outside our organization; please use caution.

Contact City Council

Please complete this online form and submit.

Subject Mulch and Composting Site Possible Closure

Contact Information

Name: Mr. Don Blake

Address: 966 County Road D W

City:	Roseville
-------	-----------

State:	MN
--------	----

Zip:	55113
------	-------

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How would you prefer to be contacted? Remember to fill in the corresponding contact information.	No Reply Necessary
---	--------------------

Email Address:	
----------------	-------------

Phone Number:	
---------------	-------------

Please Share Your
Comment, Question or
Concern

I have heard the composting lot at Dale and C is being considered for closure. When I first moved to Roseville in 1990, leaves were picked up from the boulevard by Roseville for free. Later, a fee was charged. Then this service was ended, but the compost site was available. Extra work to bring the leaves to the site, but it was better than paying a huge price to have leaves picked up by a private firm.

Taxes have gone up big time since 1990. I'd like to think this can continue to be a service to Roseville residents.

Please give consideration to continuing to offer this option to Roseville residents.

Don Blake

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Email not displaying correctly? [View it in your browser.](#)

From: [Gary Gustafson](#)
To: [RV Engineering](#); [Jesse Freihammer](#)
Cc: [Gary Gustafson](#)
Subject: Compost Site
Date: Friday, September 12, 2025 2:42:23 PM

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Caution: This email originated outside our organization; please use caution.

Attention Jesse.

I have lived in Roseville over 30 years.

When they put up signs to build the Senior building on C and Dale, I predicted that within 10 years they would be pressuring the City to remove the compost site.

I said then that I would vigorously resist their efforts.

They knew going in that the site was there and smelled of compost.

The Compost site is a place where residents gather as they recycle kitchen waste, leaves, and other yard waste.

We greet each other and encourage each other as we go about our chores and efforts to beautify and maintain our properties.

Roseville is better for its citizens having this site in every way!

As far as criminal dumping is concerned, the gate is already there and locked.

Place people, whether paid staff or utilizing volunteers to track site use.

Citizens already must show ID at other sites around, so it does not add onerous burden to those who live here.

Cameras, which have become quite inexpensive, can be placed to track illegal dumping during locked hours.

There is no reason to eliminate such a city treasure as this (regardless of odor).

Blessings,

Gary Gustafson
1134 Rose Place
Roseville, Mn. 55113

[REDACTED]
Pres. CPTA

From: [Pat Trudgeon](#)
To: [Jesse Freihammer](#)
Subject: Fw: Online Form Submittal: Contact City Council
Date: Friday, September 12, 2025 2:40:39 PM
Attachments: [Outlook-Roseville](#)

Patrick Trudgeon | City Manager

O: 651.792-7021 | | F: 651.792.7020

pat.trudgeon@cityofroseville.com



2660 Civic Center Drive | Roseville, MN 55113

[Facebook](#) | [Twitter](#) | [YouTube](#)

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, September 12, 2025 2:17 PM
To: *RVCouncil <city.council@cityofroseville.com>; Rebecca Olson <rebecca.olson@cityofroseville.com>; Pat Trudgeon <pat.trudgeon@cityofroseville.com>
Subject: Online Form Submittal: Contact City Council

Caution: This email originated outside our organization; please use caution.

Contact City Council

Please complete this online form and submit.

Subject	Composting must stay
---------	----------------------

Contact Information

Name:	Tonia Bevers
-------	--------------

Address:	2367 McMenemy Street
----------	----------------------

City:	Roseville
State:	MN
Zip:	55117

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How would you prefer to be contacted?
Remember to fill in the corresponding contact information.

Email

Email Address:

Phone Number:

Please Share Your Comment, Question or Concern

Please do not take away the composting location on Dale street!
It is a small way that individuals can make a difference in reducing waste.
The benefits to the community far outweigh any discomforts that anyone might complain about.
This site has been a valuable part of our community for over 50 years.

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Email not displaying correctly? [View it in your browser.](#)

From: [Pat Trudgeon](#)
To: [Jesse Freihammer](#)
Subject: Fwd: Online Form Submittal: Contact City Council
Date: Saturday, September 13, 2025 10:12:14 AM

Sent from my iPhone

Begin forwarded message:

From: noreply@civicplus.com
Date: September 13, 2025 at 8:56:11 AM CDT
To: *RVCouncil <city.council@cityofroseville.com>, Rebecca Olson
<Rebecca.Olson@cityofroseville.com>, Pat Trudgeon
<Pat.Trudgeon@cityofroseville.com>
Subject: Online Form Submittal: Contact City Council

Caution: This email originated outside our organization; please use caution.

Contact City Council

Please complete this online form and submit.

Subject	Leaf Recycling Center
---------	-----------------------

Contact Information

Name:	Michael Reber
-------	---------------

Address:	2200 Irene St
----------	---------------

City:	Roseville
-------	-----------

State:	MN
--------	----

Zip:	55113
------	-------

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How would you prefer to be contacted?	Email
---------------------------------------	-------

Remember to fill in the corresponding contact information.

Email Address:

[REDACTED]

Phone Number:

Field not completed.

Please Share Your
Comment, Question or
Concern

I read the article about the possible closing of the leaf recycling center and have some concerns.

The illegal dumping, non Roseville residents using the leaf center and contractors using it as it originally was for Roseville residents only.

As for the noise complaint from the senior living facility, they knew about the smell and noise before building as the leaf site was there many years before they built. If Roseville closes the site but turns it into a wood chipping location the noise will continue and the senior housing neighbor will still be complaining.

As for the cost to run the site, if the city is planning to build a new dance studio along with the DMV building which is more than likely being used by non-residents, finding funds to keep the leaf center should not be hard to find.

As for the site, why not have limited hours, have an employee on site during open hours (like Ramsey County does) and use the gate, close during off hours and open during open hours just like Ramsey County does.

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Email not displaying correctly? [View it in your browser.](#)

From: [Pat Trudgeon](#)
To: [Jesse Freihammer](#)
Subject: Fw: Online Form Submittal: Contact City Council
Date: Monday, September 15, 2025 11:08:21 AM
Attachments: [Outlook-Roseville](#)

Patrick Trudgeon | City Manager

O: 651.792-7021 | | F: 651.792.7020

pat.trudgeon@cityofroseville.com



2660 Civic Center Drive | Roseville, MN 55113

[Facebook](#) | [Twitter](#) | [YouTube](#)

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Saturday, September 13, 2025 2:52 PM
To: *RVCouncil <city.council@cityofroseville.com>; Rebecca Olson <rebecca.olson@cityofroseville.com>; Pat Trudgeon <pat.trudgeon@cityofroseville.com>
Subject: Online Form Submittal: Contact City Council

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Contact City Council

Please complete this online form and submit.

Subject Compost site at Dale & C

Contact Information

Name: Craig Christenson

Address: 2585 Wheeler St N

City:	Roseville
State:	MN
Zip:	55113

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How would you prefer to be contacted?
Remember to fill in the corresponding contact information.

No Reply Necessary

Email Address: 

Phone Number: 

Please Share Your Comment, Question or Concern

I regularly use this site for leaves, compost and garbage drop-off and see a lot of other residents there using it. It is a valuable benefit that I believe should be kept.
The senior housing next door was built afterwards and any odors are their problem to deal with not the city.

It is unfortunately normal to have a few scofflaws abuse city benefits.
I hope you will post a written notice that their abuse is costing city residents higher taxes; and that you will prosecute those that do not follow the rules.
This will require video monitoring followed by prosecution/penalty. Vehicle license ID is the only proof that should be required.
Once a few have been punished 'and' outed to the public the abuses would be expected to substantially decrease.

Thanks, Craig Christenson

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From: [Pat Trudgeon](#)
To: [Jesse Freihammer](#)
Subject: Fw: Online Form Submittal: Contact City Council
Date: Monday, September 15, 2025 7:54:52 AM
Attachments: [Outlook-Roseville](#)

Patrick Trudgeon | City Manager

O: 651.792-7021 | | F: 651.792.7020

pat.trudgeon@cityofroseville.com



2660 Civic Center Drive | Roseville, MN 55113

[Facebook](#) | [Twitter](#) | [YouTube](#)

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Saturday, September 13, 2025 1:18 PM
To: *RVCouncil <city.council@cityofroseville.com>; Rebecca Olson <rebecca.olson@cityofroseville.com>; Pat Trudgeon <pat.trudgeon@cityofroseville.com>
Subject: Online Form Submittal: Contact City Council

Caution: This email originated outside our organization; please use caution.

Contact City Council

Please complete this online form and submit.

Subject	Dale Compost center
---------	---------------------

Contact Information

Name:	Liz Wendland
-------	--------------

Address:	1791 Dale St N
----------	----------------

City:	Roseville
State:	MN
Zip:	55113

This form goes to the Mayor, all Councilmembers and certain City Staff. Due to the volume of emails submitted, a personal reply is not always possible.

How would you prefer to be contacted?
Remember to fill in the corresponding contact information.

Email

Email Address:

[REDACTED]

Phone Number:

Field not completed.

Please Share Your Comment, Question or Concern

Please don't close the compost center. It sends the message that Roseville doesn't care about the environment. People are not going to drive 8 miles to wait in line to compost. Not to mention the waste of gas. And saying that people in the building next to it have complained about the smell is hilarious. We all knew it would smell when they built that place! I agree the dumping is a problem. How much is occurring and what else can be done?
Thank you for your time

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Email not displaying correctly? [View it in your browser.](#)

From: [Pat Trudgeon](#)
To: [Jesse Freihammer](#)
Subject: Fw: Online Form Submittal: Contact City Council
Date: Monday, September 15, 2025 11:04:02 AM
Attachments: [Outlook-Roseville](#)

Patrick Trudgeon | City Manager

O: 651.792-7021 | | F: 651.792.7020

pat.trudgeon@cityofroseville.com



2660 Civic Center Drive | Roseville, MN 55113

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From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, September 15, 2025 9:40 AM
To: *RVCouncil <city.council@cityofroseville.com>; Rebecca Olson <rebecca.olson@cityofroseville.com>; Pat Trudgeon <pat.trudgeon@cityofroseville.com>
Subject: Online Form Submittal: Contact City Council

Caution: This email originated outside our organization; please use caution.

Contact City Council

Please complete this online form and submit.

Subject Vote on closing leaf recycling center on Dale Street

Contact Information

Name: Mary and Mike Gaida

Address: 676 Heinel Drive

City:	Roseville
State:	MN
Zip:	55113

This form goes to the Mayor, all Councilmembers and certain City Staff. Due to the volume of emails submitted, a personal reply is not always possible.

How would you prefer to be contacted?
Remember to fill in the corresponding contact information.

No Reply Necessary

Email Address: 

Phone Number: 

Please Share Your Comment, Question or Concern

We've heard that you will soon be voting on whether to close the leaf recycling center on Dale Street. We hope you will keep it open. We drop our leaves off bag by bag as we do not have a trailer, etc. to carry it a long way. It is very convenient. We are in our 80's and want to stay in our home and this is a convenient way to get rid of our leaves (we have quite a few trees in our backyard). Please keep this center there. We pay a lot of taxes, which are increasing every year, and this is something we find very necessary.

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Email not displaying correctly? [View it in your browser.](#)

From: [Pat Trudgeon](#)
To: [Jesse Freihammer](#)
Subject: Fw: Roseville Leaf and Organics Compositing Sight 9.8.25 Agenda Item 7c
Date: Monday, September 15, 2025 1:45:12 PM
Attachments: [Outlook-Roseville](#)

Patrick Trudgeon | City Manager

O: 651.792-7021 | | F: 651.792.7020

pat.trudgeon@cityofroseville.com



2660 Civic Center Drive | Roseville, MN 55113

[Facebook](#) | [Twitter](#) | [YouTube](#)

From: Dan Roe <Dan.Roe@cityofroseville.com>
Sent: Monday, September 15, 2025 1:03 PM
To: Pat Trudgeon <Pat.Trudgeon@cityofroseville.com>
Subject: Fw: Roseville Leaf and Organics Compositing Sight 9.8.25 Agenda Item 7c

Pat,

This did not go to the general council email so you probably did not see it...

Dan Roe | Roseville Mayor

M: 651.487.9654

E: dan.roe@cityofroseville.com

www.cityofroseville.com

City of Roseville: [Facebook](#) | [Twitter](#) | [YouTube](#)

Mayor Dan Roe: [Facebook](#) | [Twitter](#)

From: Michele Brusegard [REDACTED]
Sent: Monday, September 15, 2025 10:24 AM
To: Dan Roe <dan.roe@cityofroseville.com>; Wayne Groff <wayne.groff@cityofroseville.com>;

Robin Schroeder <robin.schroeder@cityofroseville.com>; Julie Strahan
<julie.strahan@cityofroseville.com>

Subject: Roseville Leaf and Organics Compositing Sight 9.8.25 Agenda Item 7c

You don't often get email from [REDACTED] [Learn why this is important](#)

Caution: This email originated outside our organization; please use caution.

Hello Mayor Roe and Council Members Bauer, Groff, Schroeder and Strahan,

I am writing in regards to the City Council Meeting held on September 8, 2025 Agenda item 7c: the closure of the City's leaf and organics composting site. I understand there are financial constraints regarding the purchase of equipment, specifically a leaf mulcher, that is needed in order to maintain the site, but the needs of the intangible good the community receives should also be considered. The city made no clear arguments as to what other solutions and ideas they had in order to keep this facility open, causing one to wonder if the cost is an excuse versus the city planning to sell the land to the highest bidder. For example, when the City used to vacuum the leaves and the cost became too high, those who wanted to continue the service were charged for it. Similarly, the City could charge a seasonal fee to residential users to help offset the costs and to deter commercial lawn services from dumping at the site and charge a higher rate per load.

Mayor Roe suggests residents to use the Arden Hills and Kent sites; these both have drawbacks. The Arden Hills site often is overcrowded, especially during peak raking season, the hours are limited for organics disposal and quite frankly, the Arden Hills site does not have the capacity to handle the additional materials or vehicles. The Kent Street location also lacks hours that are convenient for organics disposal with many residents dropping their organics off on their way to work. What this means is fewer people will be willing to continue their composting initiatives especially with the city lacking any curbside composting pick ups such as what some surrounding cities have.

While issues around illegal dumping is a problem, I suspect Roseville currently has a service maintaining security cameras; which while not eliminating the problem would offer a deterrent to this practice of unscrupulous actors. Unfortunately, the people willing to do this will continue to do it anywhere.

Recently the decisions the City of Roseville are making are regressive instead of progressive and advancing the City to a more sustainable future. This can be seen in many different areas such as road plans that are not cyclists friendly, to closing of facilities that are for the betterment of the environment, to allowing more and more green spaces to be destroyed in order for homes and businesses to be built, or allowing people to cut down nearly all the trees on their lot and not requiring replacements or fining them. The City may look at this "it's just a leaf composting facility" but it speaks to the greater issues at hand that a narrow focus on finance is being looked at versus a wholistic analysis of both the fiduciary aspects against the betterment of the community that is attractive to current and future residents.

Thank you for your time on this matter.

Cordially,

Michele Brusegard

SEP 15 2025

Sharon Lewandowski

1235 Eldridge Av W

Roseville, MN 55113

City clerk, Council members,

I am disturbed to read about the possible changes to the food waste, compost site on Dale near Co. Rd C. This site is greatly used by tax paying Roseville residents. I am 75 years old. I am grateful to be able to deposit my food wastes and take buckets of compost back to my yard for my vegetable gardens and flowers. Every visit to this site I encounter other residents using this site respectfully and in order with the intended use.

I am sorry there are a very few that are misusing this site. Please, do not discontinue the site due to the misuse of a few, when hundreds of others use this privilege responsibly. This compost site is good for the community, good for the environment, and good for the many young people who travel past this site to see how natural composition and environment protection (and the City of Roseville) can work for our good and the good of the earth.

Instead of closing, consider other options, perhaps a free will "pay as you are able" or cameras to catch the perpetrators.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Sharon Lewandowski". The signature is written in a cursive, flowing style.

From: [Amy Schultz](#)
To: [Jesse Freihammer](#)
Subject: Leaf recycling site - keep it open
Date: Wednesday, September 17, 2025 6:59:31 AM

You don't often get email from [REDACTED] [Learn why this is important](#)

Caution: This email originated outside our organization; please use caution.

Hi Jesse,
I do not support closing the leaf recycling site.

I live northwest of Dale Street and our family and neighbors frequently use the leaf recycling site to both drop off leaves and to use the resulting compost. I drive past it every day and people are there using the site. Closing it would be a huge loss to our community. The cost to keep open is good use of tax payers money, including mine.

As for the people in the building next it who have complained, it was built and people moved into it knowing it was there already.

About the dumping, that happens on other parts of the city too. This isn't the only public location it happens.

Thank you for the opportunity to provide feedback.

Amy Schultz
743 Heinel Dr.
Roseville, MN 55113

From: [Gordon Dahlen](#)
To: [Jesse Freihammer](#)
Subject: possible closing of leaf disposal site
Date: Thursday, September 18, 2025 9:11:08 AM

You don't often get email from [REDACTED] [Learn why this is important](#)

Caution: This email originated outside our organization; please use caution.

I heard that the city of Roseville is considering closing the dale street leaf disposal/compost site due to cost considerations. I wish to express my strong opposition to this plan. I use the site each year both for leaf disposal and for obtaining compost for my garden. I believe it is an asset to the residents of Roseville. I understand that one consideration is the fact that Ramsey County has other sites available. Since anyone (not just Roseville residents) can use the site, would/should Ramsey County pay part/all of the costs to operate it?

Thank You

Gordon Dahlen

9-20-25

City of Roseville

I am concerned over the talk
of closing the compost site on
Duke + Co Rd C.

So many good people use this
site and our community is
beautified both by the composted
soil used to grow flowers + vegetables
as well as the leaves that are cleared
from yards to be composted at this site.

Please do not close this site.

I'm sure creative minds can figure
out a solution to the problems
set out that makes some folks anxious
to close this very well used popular
and beneficial site.

Thank you for your service
to our community -

Sincerely
Sharon Linborn

From: [Pat Trudgeon](#)
To: [*RVCouncil](#)
Cc: [Jesse Freihammer](#)
Subject: Fw: Organics recycling at C & Dale
Date: Monday, September 22, 2025 7:45:49 AM
Attachments: [Outlook-Roseville](#)

Mayor and City Council, passing this email that was only sent to me regarding the organics drop off site at Dale.

Patrick Trudgeon | City Manager

O: 651.792-7021 | | F: 651.792.7020

pat.trudgeon@cityofroseville.com



2660 Civic Center Drive | Roseville, MN 55113

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From: Laura Carroll [REDACTED]
Sent: Sunday, September 21, 2025 2:33 PM
To: Pat Trudgeon <pat.trudgeon@cityofroseville.com>
Subject: Organics recycling at C & Dale

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Caution: This email originated outside our organization; please use caution.

Hi Pat,

I wanted to reach out after recently hearing about the possible changes with the compost site at C & Dale. My biggest concern is regarding the organics composting dumpsters. We live about a mile northeast from this site and pass it frequently. It's super convenient to swing by and drop our organics - on our way to work or to pick up our daughter from RAHS or Parkview. We also walk there sometimes in nice weather and see others do the same. It's so convenient and we easily drop at least 1-2 compost bags there every week. And it's popular! I almost always see someone there when I pass it or stop there. At the very least, I see lots of other dropped compost bags when I'm there.

A collection site at Kent and Larpenteur is not the answer for my family and probably not for our neighbors either. It's out of our way and feels unrealistic for it to be our closest option. We moved to Roseville in 2018 and were thrilled with the organics collection site opened shortly after we settled in here. As an enthusiastic composter, it was such a bonus. We now depend on it and would be a significant loss for us to see this removed.

I'm not sure if you're the right person to contact about this, and my apologies if this is outside your scope. Please feel free to forward it as appropriate.

Thanks very much for your time and consideration,
Laura Carroll

From: Comcast
To: RV Engineering
Subject: Attn: Jesse
Date: Tuesday, September 23, 2025 5:22:57 PM

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Caution: This email originated outside our organization; please use caution.

I am emailing you to express my concern regarding the possible closing of Roseville's Leaf Compost sight. I am retired and a widow, so it's only me to take care of everything. It would be a definite hardship for me to have to travel longer distances to utilize a compost site. Please don't close it.

Annette Malark

Please respond to me.

Sent from my iPhone

From: [Michele Edwardson](#)
To: [RV Public Works](#)
Subject: Roseville compost site proposal
Date: Sunday, September 28, 2025 9:52:59 PM

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Please keep the compost site and organic recycling option Amon Dale Street open!!
We use it regularly.
Dan and Michele Edwardson
985 Lydia Drive
Roseville

Sent from my iPhone

From: [Norma Jorgensen](#)
To: [Jesse Freihammer](#)
Subject: Dale St Leaf and Organics Collection Site
Date: Sunday, September 28, 2025 8:04:27 PM

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hello Mr. Freihammer,

I know that the City Council is looking into closing the Dale St Leaf and Organics Collection Site. Besides being a cost saving move, closing the site would also solve the problem of people dumping unwanted items there. However, the benefits of the site are very significant, in my humble opinion.

The Dale Street site is incredibly convenient! It's centrally located. It's not too large. It's quick and easy to drop off leaves. The black soil that is produced from the decayed leaves is probably the BEST free dirt in town. Every time I go to drop off my organics, there are many, many, many people shoveling the soil into buckets and bins. They use the soil in their gardens and in their potted plants. I often end up chatting with my neighbors while there. Seriously, there's a great community spirit at the Dale St site.

The suggestion was offered that people could simply drive to another Ramsey County yard waste site to drop off their leaves. Where is the next closest site? Frank & Sims? Pierce Butler? Arden Hills? We're not talking a few miles away. We're talking at least five or six miles. In our 21st century society, convenience is important. If people are inconvenienced, well, they'll take the easy route: they'll simply fill their trash bins with leaves. Not very earth friendly, is it?

Regarding people dumping unwanted items at the site, I'm sure there are ways to solve this problem. 1.) Lock the fence when the site is not open. That means NO ACCESS at all. Not even the 'footpath' to the food scrap bins. 2.) Move the food scrap bins outside the fenced in area, so they're available 24/7. 3.) Staff the site when it is open; either with paid staff or community volunteers. I'm certain volunteers will step forward if the thought of permanently closing the site looms on the horizon. Check with Do Good Roseville for ideas on this. 4.) Is there video monitoring of the site? Is there adequate lighting at night to deter undesirable activity?

Thanks for taking the time to read my email. And thanks for being open to hearing from Roseville residents about this issue.

Respectfully,
Norma Jorgensen
642 Lovell Ave West
Roseville, MN

From: [Bruce Ervin](#)
To: [RV Public Works](#)
Subject: Roseville compost site.
Date: Monday, September 29, 2025 12:14:26 PM

You don't often get email from [REDACTED] [Learn why this is important](#)

I've lived in Roseville for 4 years and have used the site regularly since then. It would be disappointing to see it closed. I understand the cost issues and concerns about the smells but I hope it can stay open and those issues can be addressed. Composting I feel is another way to reduce/reuse our waste today. Thank you.

Bruce Ervin

From: [Pat Trudgeon](#)
To: [*RVCouncil](#)
Cc: [Jesse Freihammer](#)
Subject: Fw: Leaf dump
Date: Monday, September 29, 2025 7:48:00 AM
Attachments: [Outlook-Roseville](#)

Mayor and City Council, see email below sent to me directly about the Leaf Recycling Center.

Pat

Patrick Trudgeon | City Manager

O: 651.792-7021 | F: 651.792.7020

pat.trudgeon@cityofroseville.com



2660 Civic Center Drive | Roseville, MN 55113

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From: John&Valerie [REDACTED]
Sent: Sunday, September 28, 2025 7:19 PM
To: Pat Trudgeon <pat.trudgeon@cityofroseville.com>
Subject: Leaf dump

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello pat I live on Heinel drive. High taxes. Many trees. It used to be called oak point for all the oaks we have. The dump is a basis need here and used only 6 weeks out of the year. Also people need dirt for beautiful gardens and growing food. It serves many purposes. We have lived here for 33 years payed high taxes. No children and the leaf dump is our only perk. Please help us out here. Val y john Hughes. I put up a sign on our lawn about the leaf dump going away from us.
Sent from my iPhone

From: [Pat Trudgeon](#)
To: [Jesse Freihammer](#)
Subject: Fw: Online Form Submittal: Contact City Council
Date: Monday, September 29, 2025 7:51:19 AM
Attachments: [Outlook-Roseville](#)

Patrick Trudgeon | City Manager

O: 651.792-7021 | | F: 651.792.7020

pat.trudgeon@cityofroseville.com



2660 Civic Center Drive | Roseville, MN 55113

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From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Sunday, September 28, 2025 5:36 PM
To: *RVCouncil <city.council@cityofroseville.com>; Rebecca Olson <rebecca.olson@cityofroseville.com>; Pat Trudgeon <pat.trudgeon@cityofroseville.com>
Subject: Online Form Submittal: Contact City Council

Contact City Council

Please complete this online form and submit.

Subject	Closing a villiage service
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Contact Information

Name:	Joseph Olson
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Address:	2247 Roselwn Ave W
----------	--------------------

City:	Roseville
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State: MN

Zip: 55113

This form goes to the Mayor, all Councilmembers and certain City Staff. Due to the volume of emails submitted, a personal reply is not always possible.

How would you prefer to be contacted?
Remember to fill in the corresponding contact information.

Email

Email Address:

[REDACTED]

Phone Number:

Field not completed.

Please Share Your Comment, Question or Concern

Please do not close the leaf recycling center.

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Email not displaying correctly? [View it in your browser.](#)

From: [Pat Trudgeon](#)
To: [Jesse Freihammer](#)
Subject: Fw: Online Form Submittal: Contact City Council
Date: Monday, September 29, 2025 4:30:08 PM
Attachments: [Outlook-Roseville](#)

Patrick Trudgeon | City Manager

O: 651.792-7021 | | F: 651.792.7020

pat.trudgeon@cityofroseville.com



2660 Civic Center Drive | Roseville, MN 55113

[Facebook](#) | [Twitter](#) | [YouTube](#)

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, September 29, 2025 2:36 PM
To: *RVCouncil <city.council@cityofroseville.com>; Rebecca Olson <rebecca.olson@cityofroseville.com>; Pat Trudgeon <pat.trudgeon@cityofroseville.com>
Subject: Online Form Submittal: Contact City Council

Contact City Council

Please complete this online form and submit.

Subject	Leaf site
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Contact Information

Name:	Megan Harstad
-------	---------------

Address:	2858 Griggs St N
----------	------------------

City:	Roseville
-------	-----------

State: MN

Zip: 55113

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How would you prefer to be contacted? No Reply Necessary
Remember to fill in the corresponding contact information.

Email Address:

[REDACTED]

Phone Number: *Field not completed.*

Please Share Your Comment, Question or Concern

The leaf deposit site off Dale needs to stay - it is a place many residents have and will continue to rely on when it comes to fall and spring cleanups. It is crucial for Roseville residents, like myself, who cannot afford leaf pickup/ paid lawn care or afford to add a compost bin to my already expensive trash bill. I also add that it needs to stay for the environment in Roseville.
Please keep it as is. Thank you for your time and consideration.

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From: [Pat Trudgeon](#)
To: [Jesse Freihammer](#)
Subject: Fw: Online Form Submittal: Contact City Council
Date: Monday, September 29, 2025 7:43:51 AM
Attachments: [Outlook-Roseville](#)

Patrick Trudgeon | City Manager

O: 651.792-7021 | | F: 651.792.7020

pat.trudgeon@cityofroseville.com



2660 Civic Center Drive | Roseville, MN 55113

[Facebook](#) | [Twitter](#) | [YouTube](#)

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Sunday, September 28, 2025 7:30 PM
To: *RVCouncil <city.council@cityofroseville.com>; Rebecca Olson <rebecca.olson@cityofroseville.com>; Pat Trudgeon <pat.trudgeon@cityofroseville.com>
Subject: Online Form Submittal: Contact City Council

Contact City Council

Please complete this online form and submit.

Subject	Dale St Leaf and Organics Collection Site
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Contact Information

Name:	Norma Jean Jorgensen
-------	----------------------

Address:	642 Lovell Avenue West
----------	------------------------

City:	Roseville
-------	-----------

State: MN

Zip: 55113

This form goes to the Mayor, all Councilmembers and certain City Staff. Due to the volume of emails submitted, a personal reply is not always possible.

How would you prefer to be contacted?
Remember to fill in the corresponding contact information.

No Reply Necessary

Email Address:

Phone Number:

Please Share Your Comment, Question or Concern

I understand that the City Council is considering closing the Dale Street Leaf and Organics Collection Site. It sounds like the main issue is the unfortunate fact that people are dumping other things (i.e. brush, branches, furniture) there because the site is unsupervised. Perhaps this could be handled by a team of volunteers who could keep a watchful eye while the site is open. I certainly would be willing to do this. I'm sure others could be recruited too. During the hours the site is closed, then it'd be imperative to lock the fence, ensuring there is no other way to gain access to the site.

The two organic bins would need to be located closer to Dale St, not behind the fencing, so people could use it 24/7.

Every time I use this site, other residents are there too. It's a very popular, well used, convenient service. The black soil that is produced from all the decomposing leaves is the BEST ever. Many, many, many people use the soil for their gardens and potted plants. It's wonderful that it's free for everyone!

If you decide to close the site permanently, I suspect that people will resort to tossing their leaves and food scraps in their trash bins. You're hoping that people will use another yard waste site but driving to another site isn't always the best option for people. Think about the add'l miles to the Frank / Sims site or the Pierce Butler site or the Arden Hills site. We're not talking a mile or two away. We're talking more than 5 miles away. That's a big deal. I know you're wrestling with the 2026 budget. And I'm sure this seems like a budget saving move. But please reconsider closing the Dale Street site! It's an earth friendly, neighborhood convenience which needs to be saved.

Thank you!

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and/or may be disclosed to third parties. Due to Minnesota Open Meetings Law, Councilmembers are not allowed to use the "reply-all" function if it includes other Councilmembers for their response back to the emailer. Any response back to the sender will be just to that individual and will not include other Councilmembers.

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From: [Barbara Grundman](#)
To: [Jesse Freihammer](#)
Subject: Compost and leaf drop-off
Date: Tuesday, September 30, 2025 10:04:21 AM

You don't often get email from [REDACTED]. [Learn why this is important](#)

Good morning, Jesse,

Thought I'd weigh in and give my thoughts on the possibility of closing the leaf and compost site on Dale and Cty Rd C.

My family is using that service weekly, dropping off our compost and picking up dirt when needed. We compost today almost 1/3 of our garage. If that were no longer an option, I'm not sure we'd be able to do that.

I would not support a decision to close the site.

Regards,
Barbara Grundman
Hilltop Ave, Roseville, MN

"It is a *poverty* to decide that **a child must die** so that you may live as you wish" *Saint Teresa of Calcutta*



You can make a difference... [Pro Life-Corner](#)

From: [Brenda Wells](#)
To: [RV Public Works](#)
Subject: Leaf compost center closing
Date: Tuesday, September 30, 2025 12:47:15 PM

You don't often get email from [REDACTED] [Learn why this is important](#)

I have been a resident of Roseville for 40 years. I can remember when the city offered leaf pickup from our curb. Now, not only is that not offered, but the ability to easily dispose of my leaves is also going to be discontinued. The erosion of city services over time is truly a shame.

As a master gardener, I have many deciduous trees in my yard, thus many leaves. I also make use of the Ramsey County compost sites. The closest one is in Arden Hills; there simply is not a convenient site on this side of Roseville. The Arden Hills site is often backed up during the falls and spring seasons, with users from all over Ramsey County. Safety at the site also is questionable during these heavy traffic times, with many vehicles and trailers backing up, coming and going.

If we truly want folks to compost, we need to make it as convenient as possible, not a time consuming, tedious chore. Do not close the Roseville leaf site.

Brenda Wells

Get [Outlook for iOS](#)

From: [Pat Trudgeon](#)
To: [Jesse Freihammer](#)
Subject: Fw: Online Form Submittal: Contact City Council
Date: Tuesday, September 30, 2025 8:23:43 AM
Attachments: [Outlook-Roseville](#)

Patrick Trudgeon | City Manager

O: 651.792-7021 | | F: 651.792.7020

pat.trudgeon@cityofroseville.com



2660 Civic Center Drive | Roseville, MN 55113

[Facebook](#) | [Twitter](#) | [YouTube](#)

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, September 29, 2025 5:24 PM
To: *RVCouncil <city.council@cityofroseville.com>; Rebecca Olson <rebecca.olson@cityofroseville.com>; Pat Trudgeon <pat.trudgeon@cityofroseville.com>
Subject: Online Form Submittal: Contact City Council

Contact City Council

Please complete this online form and submit.

Subject	Leaf Recycling/Composting
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Contact Information

Name:	Erika Wold
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Address:	200 Burke Ave W
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City:	Roseville
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State: MN

Zip: 55113

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How would you prefer to be contacted?
Remember to fill in the corresponding contact information.

Email

Email Address:

Phone Number:

Please Share Your Comment, Question or Concern

Mayor and members of the Roseville City Council:

It has come to my attention that the future of the leaf recycling center and its operation are under review. Please know that this site is an invaluable resource to our community. Our family personally uses the site to dispose of leaves beyond what our yard waste hauler is able to take and this is the site where we gather compost to grow our gardens each year. We also assist elderly Neighbors with their yard clean up and leaf disposal. Driving to Arden Hills or other locations is not only time consuming but also not environmentally friendly (we typically use the site when driving by while out running other errands in town)

It is my understanding there have been complaints about the smell and about unauthorized use. In my opinion, the senior living complex complaints about smell holds little weight. The complex was built next-door decades into the recycling centers operation.

As far as unauthorized dumping goes, tightening up hours and regulations around commercial dumping could solve a lot of those issues. Maybe cameras or volunteers/staff to occasionally monitor dumping and to check ID like other county sites may help alleviate the problems.

Please consider alternative solutions before closing the facility. It would be a shame to lose this resource.

Thank you
Erika Wold

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as this one, may be public data subject to the Minnesota Data Practices Act and/or may be disclosed to third parties. Due to Minnesota Open Meetings Law, Councilmembers are not allowed to use the "reply-all" function if it includes other Councilmembers for their response back to the emailer. Any response back to the sender will be just to that individual and will not include other Councilmembers.

Email not displaying correctly? [View it in your browser.](#)

From: [Pat Trudgeon](#)
To: [Jesse Freihammer](#)
Subject: Fw: Opposition to Proposed Closure of Roseville Leaf Recycling Center
Date: Tuesday, September 30, 2025 11:53:02 AM
Attachments: [Outlook-Roseville](#)

Patrick Trudgeon | City Manager

O: 651.792-7021 || F: 651.792.7020

pat.trudgeon@cityofroseville.com



2660 Civic Center Drive | Roseville, MN 55113

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From: Heidi Walz [REDACTED]
Sent: Tuesday, September 30, 2025 11:08 AM
To: *RVCouncil <city.council@cityofroseville.com>
Subject: Opposition to Proposed Closure of Roseville Leaf Recycling Center

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

Roseville City Council & Public Works,

I am writing to express my strong opposition to the proposed closure of the Roseville Leaf Recycling Center.

Closing this site would be a direct contraindication to the environmental and sustainability initiatives that the city touts. It provides a convenient and responsible outlet for residents to dispose of seasonal yard waste, helping to reduce landfill use, prevent stormwater pollution, and support broader city sustainability goals.

The Arden Hills site is nestled in a residential area so soon enough that community is going to oppose the extra traffic. Additionally, the loss of a local, accessible drop-off point could result in a rise in illegal dumping throughout Roseville. You provided data on the locations of other Ramsey

County sites and proximity to Roseville residents but no data on the volume and frequency of use. Before deciding on closure, consider gathering data this fall on just how much it gets used. Set up a camera to easily track usage. Yes, illegal dumping occurs, but show us what percentage of people are tax-paying Roseville residents.

I urge the city to reconsider this decision and explore alternative solutions that preserve the Leaf Recycling Center's essential role in our community.

Thank you for your attention to this matter and for your continued commitment to serving the needs of Roseville residents.

Sincerely,
Heidi and Andy Walz
3097 Sandy Hook Dr
Roseville, MN

From: [Pat Trudgeon](#)
To: [Jesse Freihammer](#)
Subject: Fw: Online Form Submittal: Contact City Council
Date: Tuesday, September 30, 2025 8:23:29 AM
Attachments: [Outlook-Roseville](#)

Patrick Trudgeon | City Manager

O: 651.792-7021 | | F: 651.792.7020

pat.trudgeon@cityofroseville.com



2660 Civic Center Drive | Roseville, MN 55113

[Facebook](#) | [Twitter](#) | [YouTube](#)

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, September 29, 2025 10:20 PM
To: *RVCouncil <city.council@cityofroseville.com>; Rebecca Olson <rebecca.olson@cityofroseville.com>; Pat Trudgeon <pat.trudgeon@cityofroseville.com>
Subject: Online Form Submittal: Contact City Council

Contact City Council

Please complete this online form and submit.

Subject	Don't close the leaf site
---------	---------------------------

Contact Information

Name:	Leslie Diaz
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Address:	600 iona lane, , roseville
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City:	Roseville
-------	-----------

State: MN

Zip: 55113

This form goes to the Mayor, all Councilmembers and certain City Staff. Due to the volume of emails submitted, a personal reply is not always possible.

How would you prefer to be contacted?
Remember to fill in the corresponding contact information.

Email

Email Address:

[REDACTED]

Phone Number:

[REDACTED]

Please Share Your Comment, Question or Concern

Please do not close the leaf site and compost. All the gardening citizens of Roseville use this site frequently throughout the season. Removing this site will have a negative effect on the emotional and mental wellbeing of us gardeners and future possible gardeners that move to this area.
Let's make our people healthier by keeping this site open for our community!

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From: [Pat Trudgeon](#)
To: [Jesse Freihammer](#)
Subject: Fw: Roseville Leaf Recycling Site
Date: Tuesday, September 30, 2025 8:23:15 AM
Attachments: [Outlook-Roseville](#)

Patrick Trudgeon | City Manager

O: 651.792-7021 | | F: 651.792.7020

pat.trudgeon@cityofroseville.com



2660 Civic Center Drive | Roseville, MN 55113

[Facebook](#) | [Twitter](#) | [YouTube](#)

From: sam pederson [REDACTED]
Sent: Monday, September 29, 2025 11:39 PM
To: *RVCouncil <city.council@cityofroseville.com>
Subject: Roseville Leaf Recycling Site

[Some people who received this message don't often get email from [REDACTED]
Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Roseville City Council, Roseville Mayor and Roseville Public Works,

Please do not close the Roseville leaf recycling site. The site is used by many Roseville residents. It is a good place for Roseville residents to get rid of their leaves and have it turned into compost that they can pick up in the spring or summer.

If there is a problem with non-Roseville residents or commercial companies dumping leaves at the site, you could set up cameras and post signs for Roseville residence to get license plate numbers and times that supposed problem dumpers are dumping and contact the city anonymously. The city could view the video and deal with the problem leaf dumpers.

The Roseville leaf dumping site was in place before they built The Preserve of Roseville and any resident that moved into The Preserve of Roseville should haveve figured it out or been told by the developer that there would be a smell and noise at certain times. If the City of Roseville intends to

use a wood chipper at the site that is probably not going to make it any quieter.

Every neighbor I have talked with would like the leaf dumping site to remain open.

Sincerely,

Sam

Sent from my iPhone

From: [Kelly Klecker](#)
To: [Jesse Freihammer](#)
Subject: Roseville leaf compost site
Date: Tuesday, September 30, 2025 8:33:13 PM

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hello Jesse,

I'm writing to ask that Roseville Public Works and/or City Council please do not close the Roseville leaf compost site. This site is a great part of our neighborhood and community. We walk our food waste down, bring our leaves in, pick up compost dirt, etc. It is in use all the time. We get to know people along the way and while we're there. People greatly value this site. Please do not close it.

Thank you

Kelly Skare-Klecker

Roseville resident and frequent user of this site

From: [Margaret Grafenstein](#)
To: [Jesse Freihammer](#)
Subject: Please don't close the Dale street compost
Date: Tuesday, September 30, 2025 8:45:06 PM

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hello Jesse,

I'm writing to ask that Roseville Public Works and/or City Council please do not close the Roseville leaf compost site. This site is a great part of our neighborhood and community. We bring our leaves in every year, have ordered compost to be delivered and also drive to pick up compost dirt, etc. It is in use all the time. We get to know people along the way and while we're there. People greatly value this site. Please do not close it.

Thank you

Margaret Grafenstein

Roseville resident and frequent user of this site

From: [Richard Karlen](#)
To: [Jesse Freihammer](#)
Subject: Do not close dale leaf site!
Date: Tuesday, September 30, 2025 8:58:15 PM

You don't often get email from [REDACTED]. [Learn why this is important](#)

Jesse Freihammer,

We would like you to consider NOT closing the yard waste site located on Cty Rd C & Dale. We and all our neighbors use the site daily in the fall to transport all our leaves and keep them from going into Lake Owasso & the sewer system. It's imperative to have a site so close that is open daily. I cannot think of a better use of our tax dollars. The weekly yard waste collection container of 50 gallons, does not put a dent into the amount of leaves that come down from our large oak trees.

The complaint of the noise from the machine that turns the leaves over, seems to be over emphasized by the residents of the assisted living facility. That noise is a rare event and less than the daily noise from the traffic on Dale street and County road C. Furthermore using the argument that a change in use is indicated because of the noise caused by the current use is completely nullified by the fact that any current noise produced by the leaf compost facility is minimal compared to the daily noise that the proposed use of a wood waste/tree grinding facility would produce. If you are really taking action here to address the noise situation the proposed new use is inconsistent with the neighbors sounds complaints.

Please do not recommend closing this facility to the city council.

Thank you,

Sally & Richard Karlen
693 Heinel Circle
Roseville, MN 55113
Sent from my iPhone

From: [Pat Trudgeon](#)
To: [Jesse Freihammer](#)
Subject: Fw: Online Form Submittal: Contact City Council
Date: Thursday, October 2, 2025 9:22:36 AM
Attachments: [Outlook-Roseville](#)

Patrick Trudgeon | City Manager

O: 651.792-7021 | | F: 651.792.7020

pat.trudgeon@cityofroseville.com



2660 Civic Center Drive | Roseville, MN 55113

[Facebook](#) | [Twitter](#) | [YouTube](#)

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, October 2, 2025 9:15 AM
To: *RVCouncil <city.council@cityofroseville.com>; Rebecca Olson <rebecca.olson@cityofroseville.com>; Pat Trudgeon <pat.trudgeon@cityofroseville.com>
Subject: Online Form Submittal: Contact City Council

Contact City Council

Please complete this online form and submit.

Subject	Compost Site
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Contact Information

Name:	Roxanne Lien
-------	--------------

Address:	739 Heinel Drive
----------	------------------

City:	Roseville
-------	-----------

State: MN

Zip: 55113

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How would you prefer to be contacted?
Remember to fill in the corresponding contact information.

Email

Email Address:

Phone Number:

Please Share Your Comment, Question or Concern

City of Roseville
Mr. Mayor
Jesse Freihammer, Public Works Director
City Council members

Dear Madams and Sirs, 1 October 2025

Having been a resident of Roseville since 1960, I recall the days of burning leaf piles in our backyards, followed by the large vacuum that picked up leaves curbside. I understand the need for change and have always tried to remain flexible during my seven decades. I also understand that when a company or government agency removes a service, it should be responsible enough to offer a replacement service.

I have not only used the site for leaves, but throughout the years, I have had truckloads of the compost delivered for my gardens and flower beds. I call our compost "Roseville's black gold."

I would hate to think that in the near future I will need to open a package of marshmallows and fake making S'mores over an open fire to get rid of my leaves. As I have 11 oak trees in my yard, that would be a 24/7 endeavor.

I can appreciate the problems the site presents, so why not bring back the large vacuum to eliminate some of the traffic? And as with our watering restrictions, make delivery days odd and even according to addresses.

I am sensitive that at certain times of the year, the smell can be distressing for those living in the immediate area. However, I believe that with better management of the amount composted at a given time, the smell could be reduced or eliminated.

Having lived here since 1960, I've seen the City of Roseville condemn property in the past and remove it from citizens at a price below its market value, only to sell it later for commercial use.

I must admit the cynic in me says all our protests and concerns over the compost site are in vain, as I believe plans to sell and develop the property are already underway.

Sincerely,

An old lady with 11 Oak trees

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Email not displaying correctly? [View it in your browser.](#)

From: [Pat Trudgeon](#)
To: [Jesse Freihammer](#)
Subject: Fw: Online Form Submittal: Contact City Council
Date: Thursday, October 2, 2025 9:23:20 AM
Attachments: [Outlook-Roseville](#)

Patrick Trudgeon | City Manager

O: 651.792-7021 | | F: 651.792.7020

pat.trudgeon@cityofroseville.com



2660 Civic Center Drive | Roseville, MN 55113

[Facebook](#) | [Twitter](#) | [YouTube](#)

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Wednesday, October 1, 2025 12:05 PM
To: *RVCouncil <city.council@cityofroseville.com>; Rebecca Olson <rebecca.olson@cityofroseville.com>; Pat Trudgeon <pat.trudgeon@cityofroseville.com>
Subject: Online Form Submittal: Contact City Council

Contact City Council

Please complete this online form and submit.

Subject	Closing of Dale leaf site
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Contact Information

Name:	Kurt Franke
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Address:	2673 Sheldons Street
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City:	Roseville
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State: MN

Zip: 55113

This form goes to the Mayor, all Councilmembers and certain City Staff. Due to the volume of emails submitted, a personal reply is not always possible.

How would you prefer to be contacted?
Remember to fill in the corresponding contact information.

Email

Email Address:

Phone Number:

Please Share Your Comment, Question or Concern

Dear Roseville Mayor and Council,

Just wanted to comment on the closing of the Dale Street leaf compost site. I'm all for it. I support shutting it down for leaves and composting.

I attended the Public Works, Environment, and Transportation (PWET) meeting last night and heard the presentation by City Staff on the options, viability, and needs at the Dale Street site along with the public comment. Seems pretty clear to me that while there may be a desire amongst some to keep that the leaf dump open at all cost, that is the thing. Seems clear to me that outdated equipment, duplication of services, needed City resource, illegal and unsupervised dumping, and more all point to a new way forward.

There is a wonderful new Ramsey County Environmental Center not far away. Hope you have had the opportunity to visit it. Also other leaf drop options for all of us. Seems crazy to me that we would keep Dale Street, too.

Please listen to recommendations of our City Staff and close the Dale Street site to leaves, opening up the needed space for the City operations.

Thank you for your time, consideration, and public service,

Kurt Franke

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From: [REDACTED]
To: [RV Public Works](#)
Subject: Roseville Compost sight
Date: Monday, October 6, 2025 8:22:34 AM

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hello,

As a resident's of Roseville, we depend on our local compost sight not only for Fall leaf disposal but also for use of food scrap disposal and healthy garden soil & wood chips. When environment is so under pressure, we feel that providing us with this option, allows us to do our part to help improve the environment & community.

Please, do NOT close this sight.

Sincerely,

Tom & Mary VanBerkel

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 10/13/2025

Item No.: 7.c.

Department Approval



City Manager Approval



Item Description: Consider Approving Streetlight Policy Update

Background

On July 14, 2025, the City Council reviewed an updated streetlight policy and directed Public Works staff to conduct an evaluation of existing lighting conditions along South Highway 36 Service Drive based on a resident concern. Staff completed a streetlight illuminance study on September 29, 2025, to determine whether the roadway meets recognized lighting standards. A technical memorandum documenting the methodology, standards, and findings is included as Attachment 1.

The updated Streetlight Policy (Attachment 2) reflects the intersection lighting standards documented in the technical memorandum.

Policy Objectives

It is City policy to keep City-owned infrastructure in good operating condition and to keep systems operating in a safe condition.

Equity Impact Summary

There should be no equity impacts associated with the acceptance of this memorandum.

Budget Implications

Streetlight installations being evaluated were budgeted for in the 2025 CIP.

Staff Recommendations

Staff recommends the City Council accept the attached memorandum documenting the streetlight illuminance study for Fulham Street and South Highway 36 Service Drive.

Requested Council Action

Motion to approve updating the Streetlight Policy to add the streetlight illuminance target.

Motion to accept the memorandum documenting the streetlight illuminance study for Fulham Street and South Highway 36 Service Drive.

Prepared by: Erik Henriksen, Assistant City Engineer

Attachments:

1. Illuminance Study Memo
2. Updated Streetlight Policy



Public Works Department

Memo

To: Jesse Freihammer, Public Works Director

From: Erik Henriksen, Assistant City Engineer

Date: October 7, 2025

Re: Streetlight Illuminance Study – Fulham Street and South 36 Service Drive

1 Purpose

The purpose of this memorandum is to document the methodology, standards, and framework for a streetlight illuminance study in the areas of Fulham Street and South Highway 36 Service Drive and Marion Road and South Highway 36 Service Drive conducted on September 29, 2025, between 9:40 PM and 9:53 PM. On July 14, 2025, City Council directed Public Works staff to conduct an evaluation to determine whether existing conditions provide sufficient lighting for a local residential roadway given the nearby existing Highway 36 and I-35 lighting. These streetlight locations were planned for installation in 2025 in accordance with the City's existing Streetlight Policy for Standard Districts. The City's Streetlight Policy for Standard Districts requires streetlights at intersections and pedestrian crossings to enhance community safety; however, the policy does not establish specific illumination thresholds. Accordingly, this evaluation references industry standard criteria adopted by the Illuminating Engineering Society of North America (IES) for roadway lighting.

2 Equipment

Illuminance measurements were collected using an Extech LT300 Light Meter, which records light intensity in foot-candles (fc). This instrument provides results consistent with established engineering standards. The LT300 has a measurement range of 0.00 to 20,000 foot-candles, with an accuracy of approximately ± 3 percent under standard lighting conditions. It is capable of detecting very low levels of light with a resolution of 0.01 foot-candles (fc), which is important for evaluating residential streets where illumination levels are relatively modest. The unit is equipped with a cosine and color corrected sensor, meaning it is designed to approximate how the human eye perceives light from different angles and sources, thereby producing readings that more accurately represent real-world conditions.

3 Standards and Reference Criteria

Lighting adequacy was evaluated using criteria established by the Illuminating Engineering Society of North America (IES), specifically as referenced in the City of Minneapolis Street Lighting Policy, which is based on IES adopted RP-8-00 report (*Roadway Lighting*). These values represent typical ranges for illuminance targets in different types of urban settings, as seen in Table 1 below.

Table 1 – IES Illuminance Targets

Area Type	Illuminance Range (fc)
Residential Areas / Local Streets	0.30 – 0.60
Pedestrian Areas	0.80 – 1.20
Central Business District	1.50 – 2.00

Since the study area is classified as residential local roadway, the 0.30 – 0.60 fc standard is the primary criterion. However, values for other classifications are included as context.

4 Methodology

Measurements were conducted under nighttime conditions with minimal external influences. The moon phase and sky clarity are noted for each observation, as moonlight can temporarily elevate ground-level illuminance and skew comparison to standards.

Additionally, measurements were conducted during a period of astronomical darkness, defined as the time when the sun is more than 18 degrees below the horizon and no scattered sunlight contributes to sky brightness. Conducting the study under these conditions ensures that readings reflect only artificial lighting sources, without influence from twilight or residual natural light.

Readings were taken with the light meter positioned directly on the pavement, beneath representative lighting locations or beneath the horizontal illumination of existing lights, in order to capture maximum illuminance values. This approach provides a consistent method to compare relative lighting levels between different lighting locations described below.

Four locations included for this study are:

Fulham Street & South 36 Service Drive (Study Area 1): The area under evaluation.

Marion Road & South 36 Service Drive (Study Area 2): The area under evaluation.

Fulham Street & Fairways Lane (Existing Streetlight): A location with a recently installed streetlight to establish a baseline condition that is known to comply with IES guidance.

Acorn Road (No Streetlight): A roadway segment without streetlighting and with minimal surrounding light pollution, providing a lower boundary of expected illuminance.

Results are compiled in Table 2 below, and illustrated on the Measurement Locations map and Comparison of Illuminance Values vs. IES Standards chart (Figures 1 and 2, respectively).

5 Results

Table 2 - Illuminance by Location

Location	Point Description	Measurement (fc)	Notes (weather, moon phase, etc.)
Fulham St & S 36 Service Dr	Study Area 1	0.04	Partly Cloudy, First Quarter Moon (Astronomical Darkness)
Marion Rd & S 36 Service Dr	Study Area 2	0.05	Partly Cloudy, First Quarter Moon (Astronomical Darkness)
Fulham St & Fairways Ln	Existing Streetlight Installed 2025	0.71	Partly Cloudy, First Quarter Moon (Astronomical Darkness)
2225 Acorn Rd	No streetlight	0.00	Partly Cloudy, First Quarter Moon (Astronomical Darkness)

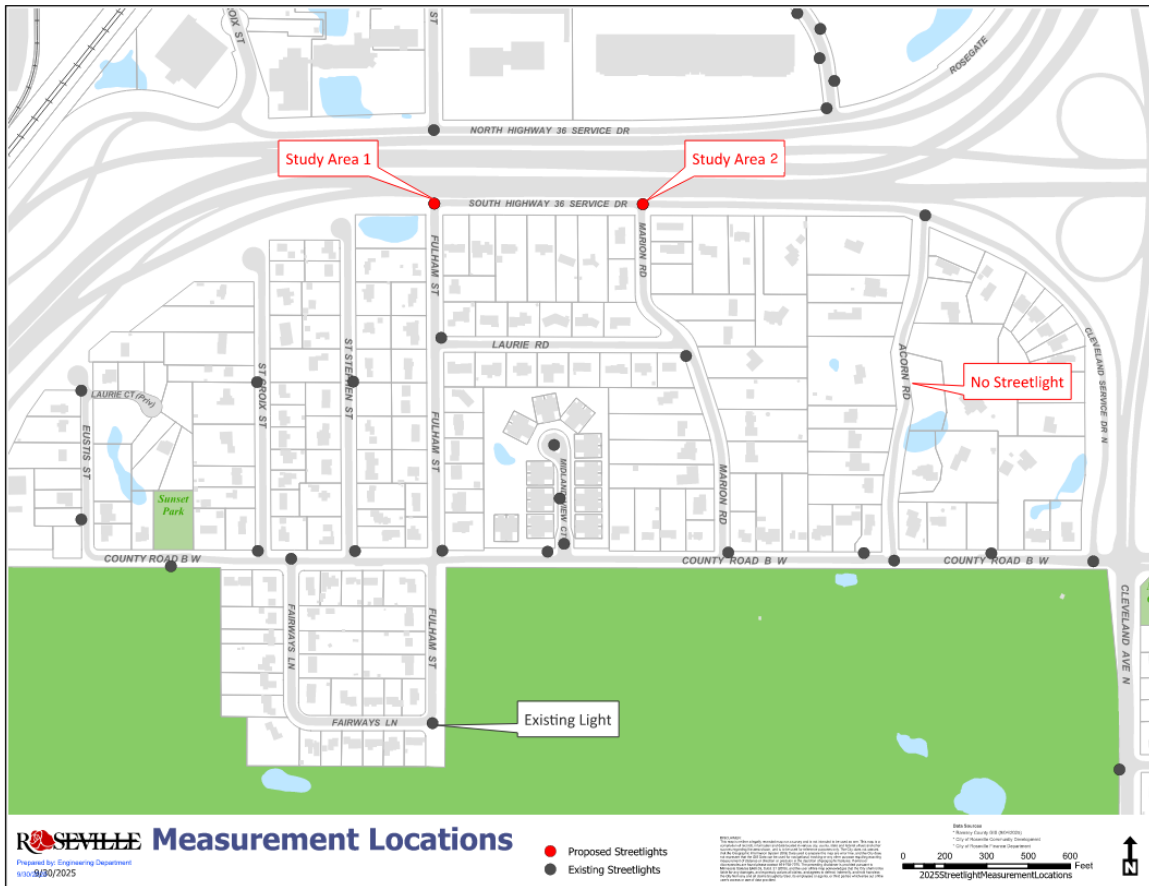


Figure 1 - Measurement Locations

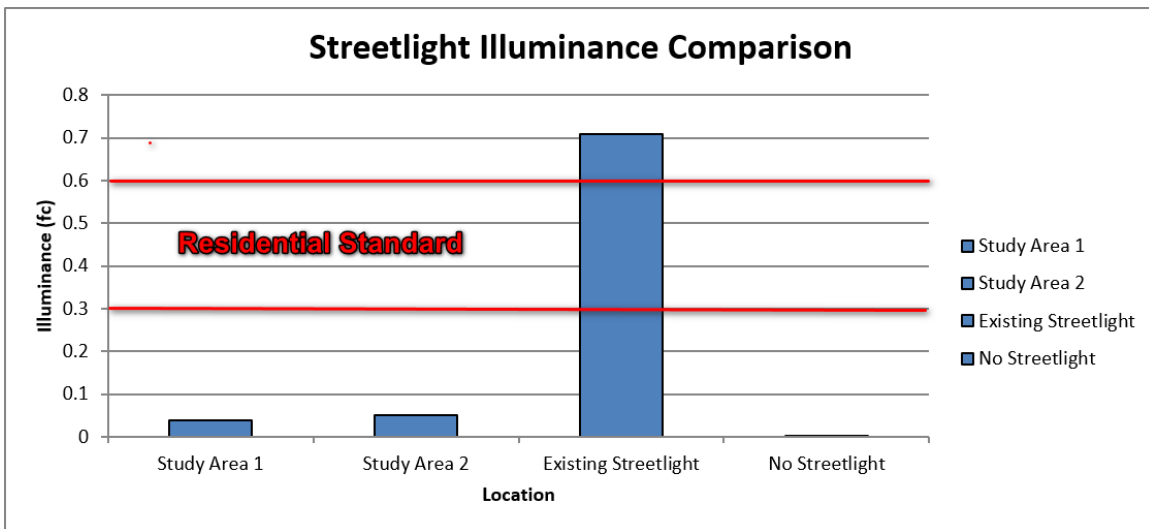


Figure 2 - Comparison of Illuminance Values vs. IES Standards

6 Results Summary

Based on field measurements, the illuminance at Study Area 1 and at Study Area 2 were 0.04 and 0.05 fc, respectively. Both values fall below the IES recommended range of 0.30–

0.60 fc for residential roadways. For comparison, a streetlight (Existing Streetlight) installed in 2025 at Fulham Street and Fairways Lane measured 0.71 fc, while a neutral control location (No Streetlight) at 2225 Acorn Road registered 0.00 fc.

Measured values for both study areas fall below the recommended range for residential streets, indicating that the study area does not provide adequate illumination consistent with IES guidance or the intent of the City's Streetlight Policy.

7 Conclusion

This memorandum outlines the methodology, standards, and equipment used for the streetlight illuminance study at Fulham Street and South 36 Service Drive and Marion Road and South 36 Service Drive. The results of this study provide the Council with data-driven information to evaluate the adequacy of existing lighting at these locations. Based on the results, and in comparison to the Standards outlined, streetlight installation at these locations should be considered and would be consistent with the City's Streetlight Policy criteria for Standard Districts.

City of Roseville**Streetlight Policy**~~March 4, 2024~~October 13, 2025**I. Purpose and Need for Policy**

The installation of streetlights provides a safer environment for the community in regard to traffic and pedestrian safety. Due to limited funds and varying viewpoints of individual property owners, as to the desirability of such installations, the City has established this policy to define its streetlighting program.

II. Policy Statement

The City shall adopt and utilize the following standard policy for the installation, maintenance, and funding of streetlighting. It is important to establish a consistent, equitable approach, relating to the method of selecting the locations for streetlights, to insure fair and reasonable treatment for property owners. Streetlighting in all areas of the City shall follow the requirements detailed below.

III. Conditions

- All new lights installed shall be full cutoff lights.
- All new streetlighting must be consistent with the adopted City standards.
- Variations to the City standard streetlight types will be allowed only by City Council action. Extra costs associated with variations to the City standard, both installation and ongoing operation and maintenance costs, will be the responsibility of the benefiting properties.
- All streetlighting designs shall consider industry standards, safety, uniformity, lighting intensity and cost.
- Qualifying requests for streetlights may be scheduled for installation in a subsequent year if the City determines sufficient funds are not available in the current City budget.
- On projects where pedestrian level lighting is installed, a continuous level of light should be maintained for the design. Spacing would be determined applying engineering standards. Spacing typically results in poles every 90 to 120 feet.

IV. Streetlight Districts

To develop a rational approach to streetlight installation, the City Council in 1957, established a policy to install streetlights at no assessment to ensure that the lights would be installed where most needed and wanted.

Since the need for lighting varies by adjacent use, different standards will apply as follows.

A. Standard District

- This standard be used for all areas in the City unless they are defined as Commercial, City Special or Enhanced districts as shown in Appendix A,
- Procedure

- If the following conditions are met, the City will install streetlights at the following locations:
 - The location is at the intersection of two streets, OR
 - The location is at the end of a cul-de-sac, OR
 - The location is on a severe curve, either vertically or horizontally, OR
 - The location is at a marked pedestrian crosswalk.
- City staff will notify property owners within 300 feet of the new light location where lighting will be installed at least three weeks prior to the installation of the light.
- Mid-block lights are desirable and should be considered for placement if the spacing between existing lights is greater than 600 feet. If the above conditions are met, an individual property owner may circulate a petition in the neighborhood to determine if the light is desired (particularly by those property owners directly adjacent to the proposed light). If 60% consensus is built with property owners within 150 feet of the proposed light, the City staff will work with the electric utility company to install the light.
- Streetlight Design
 - Streetlight Type: LED Cobrahead Cutoff
 - Pole Type:
 - Wooden if available
 - Fiberglass or aluminum if a pole needs to be installed.
 - ■ Illuminance Target: illuminance ranges from 0.3 – 0.6 foot-candles.
- Funding
 - The City will fund installation and maintenance of lights within the Standard District.
- B. Business District
 - This standard will be applied to all areas identified as Business Districts as shown in Appendix A
 - Procedure
 - Property owners that would like street segments to be added to the Business Lighting District shall petition the City Council. The Council will determine if the street will be added to the Business District.
 - Over 60% of benefitting property owners shall petition the City to be considered.
 - Only streets that are non-single family residential will be considered.
 - Streetlight Design
 - Streetlight Type: LED Cobrahead Cutoff
 - Pole Type:
 - Wooden if available
 - Fiberglass or aluminum if a pole needs to be installed.

- This lighting would be a brighter, higher quality of lighting. Lights would be designed per engineering standards typically resulting in poles every 250-300 feet. As a minimum standard, all intersections, marked crosswalks, and horizontal and vertical curves would have streetlights.
- Funding
 - Initial costs to install lighting to Business District standards will be assessed to adjacent property owners.
 - Maintenance and future replacement costs will be paid by the City.
- C. City Special District
 - City Special Districts are as shown in Appendix A.
 - This type of lighting will be for special areas as determined by the City Council.
 - This type of lighting may include streetlighting or pedestrian level lighting or decorative style lighting.
 - The lighting standards for each Special District shall be designed for the specific purpose and need of the district.
 - Funding
 - The City will fund installation and maintenance of lights within the City Special District.
- D. Enhanced District
 - When property owners want a different location, design, or number of requested lights above the Standard Streetlight district standards, property owners may request that the City undertake an Enhanced District project.
 - Procedure
 - When a request for an Enhanced District project is received, City staff, working with property owners, will determine the boundaries of the project. Requests for streetlighting can be initiated through a *petition process* that includes signatures representing at least 60% of the property in the project area.
 - Petition Process
 - Upon receipt of a petition signed by the owners of sixty percent (60%) of the property area within the proposed project limits, City staff will prepare a preliminary report detailing the streetlight types, location, costs, and proposed assessments.
 - The City Council will be asked to call and hold a public hearing pursuant to Minnesota Statutes, Section 429.031.
 - If the project goes to the public hearing, but is not ordered forward, subsequent petitions will not be undertaken for the same project area or any part of the project area for a two (2) year period beginning on the hearing date. The exception to this requirement would be if the City initiates a street reconstruction project in the area.
 - Funding
 - The additional costs of an Enhanced District project shall be assessed to the benefiting property owners according to City Assessment Policy. All

properties within 150 feet (Street frontage) of each light shall be considered for assessment. City staff shall determine the number and locations of lights that could have been installed under the Standard District section of this policy. The maintenance cost for these lights will be deducted from the overall project cost.

- A summary of the assessable cost shall be as follows:
 - Cost of installation of enhanced streetlights
plus Cost of Operation, Maintenance (pro-rated for 25 years)
plus Administrative costs
minus “Standard District” maintenance cost (if applicable)
= total assessable cost.
- Xcel energy provides a 25-year warranty for the streetlights that they install. This is included in the City’s monthly charge. At the end of this period the City will evaluate the maintenance needs for the “enhanced” areas. A reconstruction project will be considered where the new operation and maintenance costs for the next 25 years will be proposed to be assessed to the benefiting properties.

V. **Development/ Redevelopment Streetlights**

The Developer of any proposed subdivision or redevelopment area, whether residential, business or other may elect to install streetlights as a part of their overall development plans. Approval and implementation shall conform to this policy. Developers shall meet the Streetlight Standard District criteria unless they apply to meet other district criteria. Installation of public streetlights shall be included as part of the development agreement.

A. Procedure

- The developer shall submit a streetlighting plan for review and approval by the City Engineer.
- For new residential subdivisions and business areas, the developer shall pay the operation and maintenance costs to the electric utility company until the City accepts the streetlighting system.
- Acceptance of the new streetlights must be requested in writing by the developer, along with a certification from the electric utility company that it was installed according to their specifications.

B. Funding

- The costs for installation, operation, and maintenance of streetlights in developments will be paid for by the developer according to the provisions set forth in this Policy.
- The operation and maintenance costs for an Enhanced District project in new developments shall be paid for by the new development in perpetuity. These costs shall be determined and included in the Development Contract. The costs shall either be paid up front by the developer or assessed to the property owners. The total cost shall be the “enhanced” operation and maintenance cost minus the City’s Standard District contribution. The City’s basic

contribution shall be determined based on the procedure outlined in section IV.A. of this policy.

VI. Authority

It is implemented through the provision in each year's budget to pay for the cost of power and maintenance of the existing system and funds for additional new lights. The Public Works Department shall be responsible for the implementation of this policy.

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 10/13/2025

Item No.: 7.d.

Department Approval



City Manager Approval



Item Description: Select Construction Manager at Risk for Civic Campus Project

Background

At the July 7, 2025 City Council meeting, the Council approved moving the Civic Campus project forward using Concept C from the Civic Campus Master Plan Update that was presented on June 16, 2025. At the June 21, 2025 City Council meeting, the Council approved the Request for Qualifications (RFQ) for Construction Manager at Risk (CmaR) Services (Attachment 1) and Request for Proposal (RFP) (Attachment 2) related to the Civic Campus Master Plan.

Staff posted the RFQ on the City website and also directly reached out to firms. Eight (8) firms submitted proposals to the City.

The CmaR process is a three-part process. The first part of the process was the RFQ, in which the City received 8 submittals. In the qualification's submittals, the firms submitted information on the firm's experiences with similar scope of projects such as public works facilities and license center or dance studios. They also submitted information on staff experience, key personnel and ability to do CmaR work, as well as safety records. Each submitting firm also filled out a fees sheet breaking out the cost of the project between the Maintenance Operations Center (MOC) and the License Passport Center and Dance Studio (LPCDS).

City staff scoring the CmaR process consisted of the City Manager, Public Works Director, Parks and Recreation Director, City Engineer, Parks Superintendent and the Building Official. Below is the summary of the scoring of the RFQ criteria:

RFQ Scoring		Kraus-Anderson	McGough	ICS	Knuteson	RJM	M&J	Stahl	Rochon
Performance Criteria	Points	Average	Average	Average	Average	Average	Average	Average	Average
1) Respondent firm's experience with comparable projects for both aspects of the project, including its ability to complete the projects on time and within budget as CMAA.	25	24.5	21.3	17.7	19.0	21.7	13.5	16.5	11.7
2) Project Staff experience, past performance, technical competence, capacity and capability of key personnel to perform as CMAA.	20	19.2	15.5	13.8	15.7	16.3	12.6	13.7	8.8
3) Respondent Firm's safety record.	15	13.2	14.7	12.5	11.5	13.2	14.5	13.2	8.3
4) Cost of project services.	40	36.7	22.3	24.5	23.6	35.7	23.5	31.2	26.8
TOTAL SCORE (Bid Price /Score)		93.6	73.8	68.5	69.7	86.8	64.1	74.5	55.6
Average Score		93.6	73.8	68.5	69.7	86.8	64.1	74.5	55.6
Rank		1	4	6	5	2	7	3	8

A summary of the proposal's cost and hours associated with the work is included in the table below. Due to different funding for the project, the cost of the project is split between the LPCDS and MOC.

	Hours			Costs		
	LPCDS	MOC	Total	LPCDS	MOC	Total
Kraus-Anderson	4,330	10,369	14,699	\$ 889,446	\$ 2,739,792	\$ 3,629,238
McGough	4,315	13,414	17,729	\$ 1,262,500	\$ 4,607,623	\$ 5,870,123
ICS	3,922	5,585	9,507	\$ 953,167	\$ 2,585,169	\$ 3,538,336
Knutson	4,707	13,814	18,521	\$ 1,094,185	\$ 3,828,787	\$ 4,922,972
RJM	2,802	9,308	12,110	\$ 703,536	\$ 2,673,564	\$ 3,377,100
M&J	7,381	14,667	22,048	\$ 1,332,425	\$ 3,467,435	\$ 4,799,860
Stahl	4,136	8,248	12,384	\$ 931,280	\$ 2,591,560	\$ 3,522,840
Rochon	4,577	9,154	13,731	\$ 922,773	\$ 2,690,203	\$ 3,612,976

Based on the RFQ scoring, staff moved five firms onto the RFP step which is the second part of the CMAA process. These firms included Kraus-Anderson, McGough Construction, Knuteson Construction, RJM Construction and Stahl Construction.

All five firms completed a proposal. In the proposals, the firms submitted additional information related to project approach and work plan. Additionally, they submitted information on project cost estimating and scheduling. The project team and fee structure were re-scored from information submitted with the RFQ. Based on the scoring of the proposals by the review committee, the top two scoring firms were invited for interviews. Kraus-Anderson (80.9 before interview score) and RJM Construction (73.7 before interview score).

Interviews were conducted by the review committee on Wednesday October 1, 2025. Each of the firms provided a brief presentation and were interviewed by staff to clarify questions about the proposals. Based on the interviews and the proposals, the top scoring firm that staff recommends for selection is Kraus-Anderson.

Their proposal documents that they have completed over 2,200 CmaR projects which include over 40 public works projects similar to the Roseville project. Recent projects include Cottage Grove Public Works, Rosemount Public Works and Police, Fairmount Public Work Facility, and City of Oakdale Public Works. They also have experience with license/passport centers and dance studios and have done over 20 similar projects. Examples include the Washington County License Center, Monticello DMV Relocation, Rochester North Service Center, Anpétu Téča Education Center and Chanhassen License Center.

The overall project team has extensive experience which was a clear step above the next highest scoring firm. The project manager and the site superintendent who will be assigned to this project both have over 10 years of experience and have done projects of similar size and scope.

Kraus-Anderson's existing knowledge of the site, having been part of two architectural studies including performing a facility condition assessment of the Maintenance Facility, is a clear benefit to the project. They are familiar with construction issues that will be challenging to keep the project moving forward on budget and on schedule. They understand they need to keep City operations, including Parks and Recreation, Public Works as well as Police/Fire, License/Passport Center and the VFW, in operation during construction.

The cost of services and hours provided for the scope of work were about average for all the firms that submitted. With the overall project team experience and familiarity with the project overall, staff believes the cost of services is fair and the overall best value on the project.

The Civic Campus project is very challenging in that it is a phased project, includes re-using portions of one building, has a very small site for construction, and city/private operations need to always be ongoing throughout construction. The experience Kraus-Anderson provides will be valuable to mitigate these risks. The estimated overall construction budget is \$59,000,000. Change orders of only 1% would equate to \$590,000 so hiring a firm that can best anticipate, manage, and mitigate risk ahead of time will be crucial to effectively managing the project budget.

The Kraus-Anderson team also includes Eden Resources, which will help with public relations and community engagement. This is very key with this project as construction is adjacent to residential properties, the VFW, the Oval/Skating Center, and Veterans Park. The project will span three years of construction and be done in numerous phases so the public using the facilities will need information on changing conditions. The Kraus-Anderson proposal best understood the high need to engage/communicate with the public throughout the project, which is an extremely important value of the City.

Below is the summary of the scoring of the RFP criteria (firms that were not interviewed

scored 0 points in the interview section):

RFP Scoring		Contractor	Kraus-Anderson	McGough	Knuteson	RJM	Stahl
Performance Criteria	Points	Average	Average	Average	Average	Average	Average
Project Team and Team-Member Experience	10	9.2	7.7	7.7	7.7	6.7	
Project Approach and Work Plan	20	18.8	15.2	15.3	14.5	13.7	
Cost Estimating	10	9.0	8.0	7.7	8.7	7.0	
Scheduling	10	8.8	8.0	7.7	6.3	7.0	
Fee Structure (Fee structure submitted with RFQ will be rescored as part of the RFP scoring process)	40	35.1	21.5	26.1	36.5	31.2	
Interview	10	10.0	0.0	0.0	5.0	0.0	
TOTAL SCORE (Bid Price /Score)	100	90.9	60.3	64.4	78.7	65.5	
Average Score		90.9	60.3	64.4	78.7	65.5	
Rank		1	5	4	2	3	

If approved, staff will work with the selected consultant to finalize the draft agreement included in the RFP. It is anticipated that the final agreement will be on the October 27, 2025 consent agenda for final City Council approval.

Policy Objectives

The construction of a new Maintenance Operations Center and License and Passport Center (along with the City Dance Studio) will allow the City to continue to provide needed and valuable services to the residents and businesses of the community in a more efficient manner. The new facilities will ensure that the City's roads, utilities, vehicles, and equipment are maintained at the desired level and that valuable services such as recreational programming and driver's license and passport processing are conveniently available to community residents.

Equity Impact Summary

The new Maintenance Operations Center and License Center will provide a benefit to the residents, businesses, and visitors to Roseville. The new facilities will allow for more efficient services to be provided for residents, customers, and users of city parks and infrastructure. With perhaps the exception of adjacent neighborhoods, it does not appear that the construction and operation of the new facilities will disproportionately impact any segment of the population. As with all City projects, staff will continue to identify potential unintended consequences and identify potential alternatives to disproportionately impactful action.

Budget Implications

Based on the recommended consultant, Kraus-Anderson, the fees for the project would be \$889,446 for the LPCDS and \$2,739,792 for the MOC for a total of \$3,629,238.00. This reflects over 14,000 hours of work from preconstruction through construction which is estimated to be completed in late 2029.

Based on the latest cost estimates for Concept C in the Civic Campus Master Plan Update Study (Attachment 7), the overall cost is estimated at \$75,300,000. The MOC portion of the

project is \$60,800,000 and the LPCDS is estimated at \$14,500,000. The soft cost for Concept C for the MOC portion was \$12,920,702 and for the LPCDS was \$3,348,394. Soft costs cover architect design fees, construction management fees, permits, inspections, utility connections, preconstruction surveys/studies, testing, bidding, legal and finance expenses, City purchase orders and FF&E expenses.

Below is a table with the updated project budget including a breakdown of soft costs. Two of the major soft cost components is the architect design fees and the Construction Manager at Risk (CmaR) fees. The architect's costs for the Civic Campus Master Project, LHB, is included in the table below:

Civic Campus Project Budget

	MOC	LPCDS	Total
Total Funding Available	\$ 64,200,000.00	TBD	
Total Project Budget based on CCMP Estimate - July 2025	\$ 60,800,000.00	\$ 14,500,000.00	\$ 75,300,000.00
Soft Cost Portion of the Project Budget	\$ 12,920,702.00	\$ 3,348,394.00	\$ 16,269,096.00
Architect - LHB	\$ 2,000,509.00	\$ 630,911.00	\$ 2,631,420.00
CmaR - Kraus Anderson	\$ 2,739,792.00	\$ 889,446.00	\$ 3,629,238.00
Estimated budget remaining for additional soft costs	\$ 8,180,401.00	\$ 1,828,037.00	\$ 10,008,438.00

Maintenance Operation Center costs can be funded using funding from the 0.5% local sales tax approved last November totaling \$64,200,000.

Funding for the LPCDS costs has not been fully identified.

Staff Recommendations

Staff recommends the Council approve the selection of Kraus-Anderson for Construction Manager at Risk services related to the Civic Campus Project.

Requested Council Action

Approve the selection of Kraus-Anderson for Construction Manager at Risk services related to the Civic Campus Project.

Prepared by: Jesse Freihammer, Public Works Director

Attachments:

1. RFQ – CMAr Services
2. RFP – CMAr Services
3. Kraus-Anderson - RFQ Response
4. KA - Proposal
5. RJM RFQ
6. RJM - Proposal
7. Project Estimate – July 2022 from Civic Campus Update Report
8. Bench Handout 1 - Kraus-Anderson_Redacted

Request for Qualifications City of Roseville's Maintenance Operations Center and License/Passport Dance Studio Construction Manager at Risk



July 22, 2025
City of Roseville, Minnesota
2660 Civic Center Drive
Roseville, MN 55113

Table of Contents

A. General Purpose.....	4
B. Background and Nature of Project.....	4
Project Overview	4
Core Project Team	5
Project Process and Special Consideration	5
Schedule:.....	6
C. Scope of Services to be Provided.....	6
Preconstruction.....	6
Subcontractor Procurement.....	9
Construction and Post-Construction	9
D. RFQ Information, Qualification Evaluation Overview.....	11
Questions and Inquiries	11
Schedule of Critical Dates	12
Late Responses.....	12
E. Qualifications Response Requirements.....	13
F. Qualifications Evaluation and CMAA Selection Process	15
Overview of RFP Phase of Final CMAA Selection.....	15
G. General Provisions	156
Duration of offer	16
Maximum Participation of Qualified Subcontractors	16
Equity in Procurement – Subcontracting Requirements & Workforce Goals.....	16
Completion of RFQ and RFP Responses	16
Laws and Regulations	16
Government Data Practices	16
Disposition of RFQ and RFP Responses	17
Rights Reserved by Owner.....	17
Qualifications and RFP Submittal Content	17
Organizational Conflict of Interest	17
Addenda to RFQ.....	18
Acceptance of Qualifications Submittal Content.....	18
H. Attachments.....	18
ATTACHMENT A – RFQ RESPONSE CHECKLIST	A-1
ATTACHMENT B – PROPOSAL DECLARATION AND ACKNOWLEDGEMENT	B-1
ATTACHMENT C – MAIN CONTACT PERSON AND ADDENDA ACKNOWLEDGEMENT	C-1
ATTACHMENT D – QUALIFICATION FORMS	D-1

ATTACHMENT D1 – FEE PROPOSAL MATRIX D1-1

ATTACHMENT E – RFQ EVALUATION SUMMARY E-1

ATTACHMENT F – DRAFT REQUEST FOR PROPOSALS.....F-1

ATTACHMENT G – CIVIL CAMPUS MASTER PLAN UPDATE G-1

ATTACHMENT H – CIVIL CAMPUS MASTER PLAN PRE-DESIGN STUDY 2022 H-1

ATTACHMENT I – CIVIL CAMPUS MASTER PLAN 2021I-1

ATTACHMENT J – MAINTENANCE FACILITY NEEDS ANALYSIS 2017 J-1

ATTACHMENT K – LICENSE CENTER BUILDING SPACE NEEDS STUDY 2017..... K-1

A. General Purpose

1. The City of Roseville (Owner) requests qualifications from firms that possess qualifications to provide Construction Manager at Risk (CMaR) services for the construction of the Maintenance Operations Center (MOC) and the License/Passport Center & Dance Studio (LPCDS) (together the "Project").
2. The Selection of the CMaR will be done through a two-step process:
 - In the first step, Owner will evaluate the qualifications of each respondent using uniform criteria (Section F.2, below) and choose a short-list of two to five respondents as CMaR finalists.
 - In the second step, the short-listed respondents will be solicited to submit a proposal responding to a Request for Proposal (RFP) CMaR services. The evaluation panel will score each respondent's proposal based on the published RFP criteria and interview up to the three (3) highest scoring respondents. Owner will enter contract negotiations with the highest-scoring respondent.
3. The award of a contract to the selected CMaR will be subject to CMaR and Owner agreeing to a Guaranteed Maximum Price (GMP) for the Project work, as per the construction documents.
4. Owner will use *Owner-modified* AIA Document A133-2019 and A201-2017, as the form of agreements between Owner and the selected CMaR.
5. The selection of the CMaR will be for both the Maintenance and Operations Center project ("MOC") and the License/Passport Center and Dance Studio project ("LPCD") (together the "Project"). There will be an AIA agreement executed for each project. This is reflected in the RFQ fee proposal form.

B. Background and Nature of Project

Project Overview

The City's total budget for the Project is \$75,300,000 ("Budget"). The Budget includes estimates for construction costs, contingencies, miscellaneous fees, design fees and construction management fees, site acquisition, owner costs, FF&E, and any other typical costs related to large capital projects. The Project has two components with separate funding sources. MOC portion of the project is \$60,800,000 and is funded using local option sales tax funds. The LPCDS is \$14,500,000 and will be funded with local funds. Responders must be prepared to allocate cost for each portion separately.

The City Council approved going forward with "Option C" from the Civic Campus Master Plan Update completed June 2025 which is included as Attachment G. The Project includes a new 2-story structure to house the LPCDS north of Woodhill with a shared expanded VFW parking, demolition of the "Lexington Shoppes" which currently houses the LPCDS, and a split MOC to be located in part at the current Lexington Shoppes Location and the remainder across the street where the existing maintenance facility is located. Parts of the existing Maintenance Facility south of Woodhill at 1140 Woodhill Drive would be demolished and the 2003 portion would be remodeled and expanded. The expanded MOC includes additional vehicle storage space, new central garage, new wash bays, new workshop space, and new office and staff accommodations. The portion

where Lexington Shoppes is currently located will be demolished and a new MOC yard, storage building, storage bins and fuel system would be constructed north of Woodhill. Attachments G, H, I & J include the initial concept drawings and past studies completed for the Project available at the time of release of this RFQ.

The City's Project Budget includes the following project budgets:

Description	Budget
Expansion & Remodel of Maintenance and Operations Center	\$60,800,000
Construction of License and Passport Center, and Dance Studio	\$14,500,000

These budgets are for delivery of the project including all soft costs, fees, and Owner provided FFE.

Core Project Team

- Owner – City of Roseville (hereinafter Owner or City): Public Works and Parks and Recreation Department Representatives, Finance Staff (including License Center) and City Manager.
- Architect – to be determined by an RFP that will be released in late July 2025

The selected CMaR will be responsible for providing all services, pending required City Council approvals. Contracts for the construction of the project will be held and directly managed by the CMaR by direct contracts with its Subcontractors on competitively bid and CMaR awarded Subcontracts, after review and approval by the City for compliance with Minnesota Statutes, Section 471.463. The CMaR may not bid on and may not be awarded selected work scope contracts on the Project.

Project Process and Special Consideration

In addition to the Architect, the Owner will contract separately for services related to security, AV/IT.

Schedule:

(See section D for more information on the RFQ/RFP process and critical dates)

Design Phases	Start	Finish
Schematic Design	October 2026	December 2026
Design Development	December 2026	May 2026
Construction Documents	May 2026	August 2026
Authorization to Bid	August 2026	

Construction Timeline	Start	Finish
Bid Award	Fall 2026	
CMaR Anticipated GMP	September 2026	
Construction	October 2026	October 2029
Construction Substantial Completion	October 2029	
Project Closeout	November 2029	December 2029

C. Scope of Services to be Provided

The services to the Owner may include multi-phased or multiple bid packages and have complicated scheduling and coordination issues and the CMAR method is best suited for this project. The CMAR will assist the Owner and Architect to determine the best process for the project, to include scheduling and bid packaging opportunities.

The selected CMaR will not be allowed to self-perform any work.

Preconstruction

During pre-construction, the CMaR shall actively participate with Owner, the Architect, and other design consultants in completing the construction documents. Additionally, the selected CMaR is expected to help define and prioritize the scope of work within the allocated budgets while working collaboratively with the Architect of the Schematic Design through the completion of the Construction Documents phase. The Preconstruction phase services include, but are not limited to, the following:

Scope

- Evaluate and assess the project program, schedule, and construction budget established by Owner and Architect.
- Engage actively with Owner, Architect and other design professionals in a manner that encourages and supports collaboration, cooperation, open communication, and trust.

- Attend and participate in regular planning and design meetings to advise Owner of compatibility of the project's program, costs, and schedule. Actively participate in the design team meetings as required to facilitate and advance the design process. The CmaR should anticipate approximately fifteen (15) meetings throughout the design process.
- Provide information, suggestions and assessments requested or required by Owner or Architect to facilitate decision making with the project team which are intended to deliver the utmost quality in construction, utilizing sustainable materials and practices, all within the allocated budget and schedule.
- Provide information, suggestions, and assessments requested or required by the subcontractors, and gather input regarding constructability specific to trade expertise and industry conditions.
- Assist to educate Owner in maintenance and operations protocol to be expected for proposed building systems and assemblies. The information and education provided should assist decision making in the decision-making process.
- Identify sustainable strategies and alternatives that are feasible and financially appropriate for the project budget and intent; as part of this, participate in life cycle analysis to assist project team.
- Assist owner with any rebate programs.
- Identify strategies and alternates that are feasible and financially appropriate for achieving tax incentives.
- Collaborate with and make recommendations to Owner and Architect on development of scope of work, division of work, and subcontractor lists as early as feasible to promote maximum participation of subcontractors and suppliers. Actively engage the subcontractor market to heighten interest in the project. Coordinate early outreach efforts with Owner to prospective small business contractors and suppliers in the Roseville area.
- Develop and maintain a risk management plan to identify and manage (qualitatively and quantitatively) the probability and impact of risk throughout the Project, including the use of a risk matrix in a form acceptable to Owner.
- Thoroughly evaluate the design plans and project specifications for completeness, constructability, maintainability, problems and or other errors, etc.; review project drawings and specifications to eliminate areas of conflict, gaps in work and /or overlap in the work to be performed by subcontractors.
- Provide written comments and discuss outcome of such reviews with Owner and Architect at 15% package (Concept Design), 30% package (Schematic Design), 60% package (Design Development) and 100% package (Construction Documents) Phases.

Budget

- Assist in maintaining the overall project budget with Owner for all activities from Design through occupancy.
- Develop and maintain a budget management plan to identify and manage (qualitatively and quantitatively) the probability and cost impacts throughout the project, including use of a tool/matrix in a form acceptable to Owner.
- Advise Owner of ways to achieve efficiencies in project delivery and costs, identify and evaluate alternative materials, systems and methods as may be requested or required by Owner and or Architect to increase cost-effectiveness of the design, reduce the construction schedule and increase the project value to Owner.
- Conduct on-going value-engineering services to identify value-based cost options that will improve quality and value while achieving the Architect's design within project budget.
- Provide long-lead procurement studies and initiate early procurement of long-lead items.
- Prepare, as requested by Owner, detailed cost-estimate reports (anticipate 4 – 15% package (Concept Design), 30% package (Schematic Design), 60% package (Design Development) and 100% package (Construction Documents)). Phases for the construction of the project; conduct reviews of such estimates with Owner and Architect to determine reasonableness of the project design and budget.
- Consult with Owner and Architect on circumstances which may indicate construction costs in excess of the available Budget; provide recommendations for alternatives to be considered to either align construction costs with the available construction budget or to reconcile cost estimates with Architect estimates.
- Provide information, suggestions, and assessments requested or required by Owner and/or Architect on allowances, unit price, and alternate opportunities.

Schedule

- Develop, collaborate, and maintain the overall project schedule with Owner for all activities from design through occupancy.
- Provide information regarding the availability of materials and labor, provide information on procurement of materials and equipment which have long lead times, and other factors which impact the time of construction.
- Assist Owner in planning the move-out, deconstruction, construction, owner vendor work, turnover, move-in, owner training, and opening of the project to determine optimal phasing.
- Develop and maintain a detailed critical path method (CPM) schedule that identifies all design activities, permits, and all other activities required to be completed before construction activities.

- Collaborate with Owner and Architect to identify and evaluate opportunities to accelerate the construction schedule through early bid packages; assess related risks and benefits.
- Provide constructability review and planning with Owner that includes site planning, phasing, staging and logistics to ensure appropriate staff and public access, safety, and security.
- File construction documents with the applicable code officials and authorities, while monitoring and seeking expedited approvals during the permitting process.
- Obtain all permits, including sewer access charges (SAC); administer utility locate and relocate services.

Subcontractor Procurement

- Provide an open, competitive, and objective subcontractor pre-qualification process for approval by the Owner, and instructions to align with Architect and Owner's Division 0, Division 1 and technical CSI specifications.
- Recommend pre-qualification criteria and generate list of prequalified subcontractors and materials suppliers, including strategies to promote and maximize small-business participation among sub-contractors and suppliers from the Roseville area.
- Prepare bid packages for advertising and bidding instructions; prepare bid solicitation documentation for all trades, and solicit bids from subcontractors using an open, competitive, and objective bidding process approved by the Owner.
- Respond to all requests for information or questions from prospective subcontractors regarding bid packages.
- Conduct pre-bid conferences, in coordination with Owner.
- After contracts are awarded, provide Owner with a GMP using the standard Exhibit A to *Owner-Modified* AIA Document A133-2019. GMP is to be itemized by CSI division of work to enable Owner and Architect to assess all cost for the work.

Construction and Post-Construction

During the construction phase, the CMaR will assume the responsibilities similar to those of a general contractor as set forth in the *Owner-Modified* AIA Document A133-2019 and A201.

The CMaR must assume the risk of delivering the project through a fixed GMP accepted by Owner. Construction and Post-Construction Phase services include, but are not limited to, the following:

- Upon execution of the GMP amendment to the contract, assume the responsibility and risk of delivering the work in accordance with the contract requirements within the GMP.
- Address all federal, state and city permitting requirements; manage and adhere to and sustainability requirements (if required, such as B3 guidelines and

requirements); coordinate all inspection and testing as required by the project and the authorities with jurisdiction.

- Obtain necessary permits for disposal of construction and demolition waste and dispose of materials in accordance with state laws.
- Establish and maintain a web-based project communication and documentation site with internet-based project-management software for administrative functions that include process for plan reviews, purchase orders, change orders, payment applications, requests for information, and document and schedule management.
- Manage the construction budget and identify changes as 1. owner directed, 2. unforeseen conditions or 3. Architect errors and omissions.
- Manage the detailed CPM schedule and the GMP documentation.
- Provide change order and contingency fund request, Owner expenditure approval and control methods, including use of a cost-control matrix in a form acceptable to Owner; update owner and Architect regularly on status of the construction contingency.
- Manage and coordinate all trade contractors, their subcontractors and others engaged in the performance of the work.
- Coordinate all Owner vendors or contractors engaged in the performance of the work.
- In collaboration with Architect, provide BIM coordination to assist shop drawing accuracy and production prior to submitting for Owner and Architect review.
- Actively participate in the submittal review meetings as required to facilitate and advance the review and approval process.
- Continuously supervise and observe all work in progress to ensure that it proceeds in accordance with the construction contract documents; and provide monthly updated detailed CPM Schedules.
- Coordinate Owner, Architect, Engineer, Contractor construction meetings and prepare meeting minutes for those meetings; all meetings to be held at a location and time convenient to Owner.
- Furnish monthly reports to Owner with cost and schedule status that include the progress of the work which address:
 1. Compliance with the construction schedule.
 2. Site and building logistics plan.
 3. Status of testing and inspection activities performed by the CMaR and subcontractors.
 4. Status of shop drawings and submittals.
 5. Status of change orders.
 6. Work force participation.
 7. Subcontractor expenditures.
 8. Status of Owner's vendor and 3rd party commissioning agents.
 9. Other matters related to the progress of the work.
- Maintain construction field documents and provide updated copies to Architect.

- Coordinate all inspections and testing as required by the project and Owner's 3rd party testing, building systems, and building envelope commissioning agents.
- Determine when each CMaR subcontractor's work is substantially completed and prepare a list of incomplete work and work which does not conform to the requirements of the construction documents.
- Develop and implement procedures for orderly completion of punch list items, checkout of utilities, operational systems and equipment and initial startup.
- Ensure full performance and conformance of all testing, training, and commissioning log(s) resolutions along with B3 closeout requirements (if required)
 - Participate in completing subcontractor items as required by B3.
 - Assist owner in creating documentation related to the B3 construction phase for submission requirements.
- Prepare a punch list for review by Architect prior to substantial completion.
- Prepare and deliver approved shop drawings, warranties, as-built drawings, and maintenance manuals; administer closeout of the project.
- Ensure performance of all warranty obligation, resolution of all claims, and other post construction requirements.
- Assist Owner in the turnover, move-in and building opening.
- Cooperate with Owner's construction cost auditor; furnish all requested cost documentation; assist Owner in submittals and data required for tax incentives.
- Assist Owner in preparing required one-year post-construction submission under Minnesota B3 program.
- Demonstrate and train Owner's maintenance personnel prior to submitting certificate of contract completion.
- Actively support and participate in one year warranty walk with Owner and Architect.

D. RFQ Information, Qualification Evaluation Overview

Questions and Inquiries

All questions regarding the content included in this RFQ must be sent in writing via email to the following **two** individuals from the City of Roseville:

1. Jesse Freihammer, Project Manager.
 - Email: Jesse.Freihammer@cityofroseville.com
2. Sally Ricard, Database Specialist
 - Email: Sally.Ricard@cityofroseville.com

Only written questions sent via email will receive a response. Questions are due via email by **4:00 PM on Thursday, August 14, 2025**. The City of Roseville reserves the right to disregard any questions that come in late.

From the date of release of this RFQ, until a Respondent is selected, and a contract executed, Respondents must not communicate with any of Owner's staff OR RFQ/RFP

Evaluation Team Members regarding this project or Construction Manager at Risk selection process. All communication must be through the designated contact listed in this RFQ. If any Respondent attempts any unauthorized communication, the Owner may, in its sole discretion reject such Respondent's submittal or proposal.

Scheule of Critical Dates

Roseville's procurement schedule for selecting the CMaR is set forth below; however, the City reserves the right to modify this schedule.

A **Pre-Proposal site tour options** will be held on Tuesday, August 5 at 1:00 PM. The tour will start with the existing maintenance facility and then the Lexington Shoppes/Veterans Park. Attendance is not mandatory, so any questions about RFP clarifications will not be answered during the tour and must be sent via email.

Any Consultant questions pertaining to clarifications of RFP content will be itemized with City response information and distributed to ALL potential RFP respondents via Addendum. This City provided Addendum document will be electronically posted to the City website (<https://www.cityofroseville.com/890/Bids-RFPs-RFQs>) by 4:00 PM on Tuesday, **August 19, 2025**.

CMaR Schedule of Critical Dates	Date
RFQ issued	July 22, 2025 (Tuesday)
Pre-Proposal Tour (Optional)	August 5, 2025 (Tuesday)
Written Questions Due	August 14, 2025 (Thursday)
RFQ Response Due	August 25, 2025 (Monday)
RFQ Scoring and RFP issued to short-listed firms	September 5, 2025 (Friday)
RFP Submittal Deadline	September 19, 2025 (Friday)
Respondent Response Scoring and Short-listed Finalists Interviews	October 1, 2025 (Wednesday)
Anticipated CMaR Award Date	October 14, 2025 (Tuesday)

Late Responses

Late Responses may not be considered.

E. Qualifications Response Requirements

Your Qualifications should be a demonstration of your ability to communicate concisely and succinctly. Proposals are to be organized in the same sequence as outlined below and sections should be clearly identifiable. Failure to include requested information may have a negative impact on the evaluation of the Qualifications. The minimum contents are as follows:

1. Cover Letter:

- Legal Name of Firm, address, and phone number
- Name, title, address, telephone number, fax number, and email of contact person during the period of proposal and/or contract evaluation.
- Type of business organization
- Confirmation of receipt of any Addenda to the RFQ, if any
- Confirm ability to start project as noted in the included timeline.
- Signature of a person authorized to bind the offering firm to the terms of the proposal.

2. Surety and Insurance:

- Confirm ability to Meet insurance requirements listed in Attachment D of the RFQ.
- Confirm ability to obtain necessary bonding for this project.
- Explanation of measures taken to protect against subcontractor work default and sub-subcontractor nonpayment claims.

3. Firm, Experience and References:

- Provide at least three examples of previous comparable projects in scale and nature completed in the last ten (10) years, while acting as Construction Manager at Risk. Include project name, size in GSF, total project cost in dollars and project type.
- List any projects completed in the City of Roseville.
- List as a percentage of original contract, amount of all change orders to the listed projects. Include the following change order categories, Value Engineering, Owner Initiated, Unforeseeable Conditions, and construction document related.
- List all claims that were filed on the projects listed above. Provide the following details: nature of dispute, initial claim amount, settlement amount and method of resolution.
- References: Provide references for three of the projects listed above, where you were Construction Manager at Risk.
- Over the past ten (10) years has your firm failed or refused to perform or complete any work it was obligated to complete pursuant to that project's contract documents? If so, please explain the work that was not completed and provide the reason.
- Are there any outstanding liens against any projects that your firm has been involved in? If so, please provide details.

4. Project Team and Team Member Experience:

- Provide an organizational chart showing involvement and correlation of project key members including Preconstruction Project Manager, Construction Project Manager, Site Superintendent, Mechanical Coordinator, Electrical Coordinator, Project Scheduler, Project Estimator, Sustainability (B3) Manager (if required). It is preferred if the Preconstruction Project Manager and Construction Project Manager are the same person.
- Experience/Resume of Team Members
 1. Name
 2. Email Address
 3. Firm Name
 4. Firm Location
 5. Professional Licensure(s), Education, and Professional Affiliations.
 6. Number of years working for current firm and total number of years of professional work experience.
 7. Job title/role for this project
 8. Percent time on this project
 9. Number of projects completed with other team members.
 10. Recent experience on similar projects and responsibilities for those projects.

5. Safety Program and Record:

- List your worker's compensation EMR for the last 3 years.
- Has your firm had any accidents which resulted in construction fatalities on any of your construction sites in the last 5 years? If so, please provide details. If not, this should be noted.
- Has your firm received from OSHA any willful or repeated safety citations for which a final order has been issued within the last 5 years?
- For the past five years please provide details of alleged violations associated with penalties and corrective action taken on your project sites as a result of inspections by OSHA, other applicable health and safety agencies and any environmental agencies.

6. Cost of Services:

- Provide a breakdown of your firm's fees and compensation for the Construction Manager at Risk's Services broken down by aspect of the project; MOC and LPCDS. This can include explanations of different phase fees, overhead costs, administration costs, legal or contractual fees, or any other breakdown of the fees and compensation that may need clarification.
- Indicate your level of confidence that the fixed limit for the cost of the work set forth in the RFQ is appropriate and adequate for the scope of work proposed.
- If your assessment is that the budget for the cost of work identified in the RFQ does not accurately reflect the scope of the initial work package (in other words,

that the Fixed Limit should be less than or greater than the Fixed Limit assumed in the RFQ), state the basis for the determination and suggest an appropriate and adequate budget for the scope of work.

- Note that the cost responses to this RFQ will be scored but if you are a short-listed CMaR candidate that receives an RFP, each short-listed candidate will be allowed to submit a final fee and cost proposal that will be scored as part of the final evaluation.
7. Submission of Qualifications I: All items to be received by the City Project Manager on or before the date and time listed in the RFQ.
- Submit one electronic copy (via thumb drive or email). Each copy of the proposal must be signed in ink by an authorized representative of the firm. Submit qualifications no later than **4:00 PM on August 25, 2024**. Late submittals will not be considered.

F. Qualifications Evaluation and CMaR Selection Process

1. Owner will review all responses received by the deadline for completeness, including all required signatures and requested data. Any response deemed incomplete will be rejected.
2. All responses deemed complete will be evaluated on the following factors:

Factor	Points
Respondent firm's experience with comparable projects for both aspects of the project, including its ability to complete the projects on time and within budget as CMaR	25
Project Staff experience, past performance, technical competence, capacity and capability of key personnel to perform as CMaR.	20
Respondent Firm's safety record	15
Cost of project services	40

Total Available 100 points

The evaluation committee will score each complete response by applying the above criteria, without interviews, looking for information relating to experience as CMaR. Owner may request additional or clarifying information from respondents, as necessary. Two (2) to five (5) of the highest-scoring respondents will comprise a short-list of firms that will be solicited through an RFP to submit a proposal for CMaR services. When the qualifications review process is complete Owner will notify all respondents.

Overview of RFP Phase of Final CMaR Selection

An RFP for Construction Manager at Risk Services will be sent to the short-listed Respondents. Owners evaluation committee will score each proposal received from the RFP according to its evaluation criteria. Up to three (3) highest scoring proposers will comprise a short-list of firms that will be invited to interview. The evaluation committee

will finalize RFP response scoring after interviews. The highest-overall scored firm will be invited to enter into contract negotiations with Owner.

G. General Provisions

Specific obligations of the CMaR described in this RFQ and in the RFP will be included in the final negotiated agreement between Owner and the selected Construction Manager at Risk.

Duration of offer

Proposals submitted in response to the RFP will be valid for ninety (90) days following the date of submission on proposals. This period may be extended by written mutual agreement between Owner and the respondent.

Maximum Participation of Qualified Subcontractors

To ensure maximum participation of qualified subcontractors as well as fair and open competition prequalification criteria must not consider the collective bargaining status of the subcontractor. The selected CMaR must follow Section 471.463 subd. 5 which requires the selected CMaR to procure subcontractors for the project work with the City, through prequalification and in an open, competitive, and objective manner. The CMaR will be responsible for bidding out project work and entering into contracts with its subcontractors. The City must approve the procurement process.

Equity in Procurement – Subcontracting Requirements & Workforce Goals

The selected CMaR must comply with Owner's requirements for payment of prevailing wages, bidding of all trade/subcontracted work, these requirements will be described in Article 13 of Owner-modified AIA Document A201-2017 General Conditions of the Contract for Construction.

Completion of RFQ and RFP Responses

An RFQ or RFP Response Package may be rejected if it is conditional; incomplete; contains conflicting, false, or misleading statements; or provides references that contradict or do not support an attribute or condition stated by the Respondent.

Laws and Regulations

Any and all services, articles or equipment offered and furnished shall comply fully with all State and federal laws and regulations, including Minnesota Statutes, Section 471.463.

Government Data Practices

A Qualifications Submittals Package or Proposal submitted to Owner is subject to the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13. Such information is public unless it falls within one of the exceptions in the Act, such as security information or trade secret information pursuant to Minnesota Statutes, Section 13.37.

If a Respondent believes any nonpublic information will be supplied in response to this RFQ, it must take reasonable steps to identify and provide reasonable justification to Owner regarding which data, if any, falls within an applicable exception under the Minnesota Government Data Practices Act. However, the Respondent agrees as a condition of submitting a Qualifications Submittal Package or a proposal that Owner will not be held liable or accountable for any loss or damage which may result from a breach of confidentiality or other disclosure as may be related to the submitted documents. The Respondent agrees, by submitting a Qualifications Submittal Package or proposal, to indemnify Owner from any liability resulting from any and all third-party claims and/or losses which may arise as a result of the disclosure of, or failure to disclose, information.

Disposition of RFQ and RFP Responses

All materials submitted in response to this RFQ and RFP will become property of Owner and will become a public record in accordance with Minnesota Statutes, Section 13.591, after the evaluation process is completed. Owner will not consider the prices submitted by a Respondent to be trade secret materials.

Rights Reserved by Owner

Notwithstanding anything to the contrary, Owner reserves the right to:

- Negotiate any aspect of a proposal with any Respondent and negotiate with more than one Respondent.
- Select for CMAr contract negotiation a proposal that is not the lowest cost.
- Terminate negotiations with the highest scoring CMAr candidate if contract negotiation impasse is reached and negotiate with the next highest-scored Respondent, terminate this process and prepare a new RFQ and RFP, or take such other action as Owner deems appropriate if negotiations fail to result in a successful contract.
- Add subsequent or withdraw or reduce work packages to or from the CMAr's contract when they are defined and funded.

Qualifications and RFP Submittal Content

The contents of responses to this RFQ and RFP of the selected CMAr will become contractual obligations, along with the final contract.

Organizational Conflict of Interest

The Respondent warrants that, to the best of its knowledge and belief, and except as otherwise disclosed, there are no relevant facts or circumstances which could give rise to organizational conflicts of interest. An organizational conflict of interest exists when, because of existing or planned activities or because of relationships with other persons or organizations:

- A Respondent is unable, or potentially unable, to render impartial assistance or advice to Owner;
- The Respondent's objectivity in performing the work is or might be otherwise impaired;
- The Respondent has an unfair competitive advantage.

The Respondent agrees that if an organizational conflict of interest is discovered after award, an immediate and full disclosure in writing shall be made to Owner, which shall include a description of the action the Respondent has taken or proposes to take to avoid or mitigate such conflicts. If an organizational conflict of interest is determined to exist, Owner may, at its discretion, cancel the contract. In the event the Respondent was aware of an actual or perceived organizational conflict of interest prior to the award of the contract and did not disclose the conflict to the Contracts Administrator. The provisions of this clause shall be included in all subcontracts for work to be performed, and the terms "Contract" and "Contracts Administrator" modified appropriately to preserve Owner's rights. Owner may, in its sole discretion, waive any conflict of interest.

Addenda to RFQ

Any Addendum issued will become part of the RFQ. Owner may modify or clarify the RFQ by publishing one or more addenda. Addenda will be numbered consecutively in the order they are issued. Respondents will be responsible for meeting the requirements of all addenda and will be required to acknowledge in their response their review of all addenda.

Acceptance of Qualifications Submittal Content

The contents of this RFQ and the Responses of the successful Respondent will become contractual obligations, along with the final contract. Owner is solely responsible for making the decision in matters of interpretation of all terms and conditions.

H. Attachments

- Attachment A:** RFQ Response Checklist
- Attachment B:** Proposal Declaration and Acknowledgement
- Attachment C:** Main Contact and Addenda Acknowledgement
- Attachment D:** Qualification Forms to be Completed by Respondents
- Attachment D1:** Fee Proposal Matrix Spreadsheet
- Attachment E:** RFQ Evaluation Summary
- Attachment F:** Draft RFP
- Attachment G:** Civic Campus Master Plan Update 2025
- Attachment H:** Civic Campus Pre-Design Study 2022
- Attachment I:** Civic Campus Master Plan 2021
- Attachment J:** Maintenance Facility Needs Analysis (2017)
- Attachment K:** License Center Building Space Needs Study (2017)

Attachment A

RFQ Response Checklist

The Following checklist is intended as a guide for Respondents. Respondent is NOT required to include this checklist with its RFP submittal.

Attachment			Description
☐	B		Proposal Declaration and Acknowledgement
☐	C		Main Contact and Addenda Acknowledgement
☐	D	Pg 1	Surety and Insurance Requirements
☐	D	Pg 3	Firm, Experience and References
☐	D	Pg 8	Project Team and Team Member Experience
			Attached to response:
			☐ Organizational Chart
			☐ Resumes of Team Members
☐	D	Pg 13	Safety Record
☐	D1	6	Cost of Services
			☐ Break down of fees and compensation
			☐ Level of confidence in fixed limit & explanation

Attachment B

Proposal Declaration and Acknowledgement

Required

Respondent must complete and submit this Attachment as the response cover page.

Check to confirm statements are true:	
1. No attempt has been made or will be made by us to induce any other person or firm to not submit Qualifications in response to this RFQ.	☐
2. No personnel currently employed by the City of Roseville participated, directly or indirectly, in any activities related to the preparation of this Submittal.	☐
3. To the best of our knowledge there are no relevant facts or circumstances which could give rise to organizational conflicts of interest.	☐
4. Respondent has reviewed and is familiar with this RFQ and its attachments.	☐
5. Respondent understands and acknowledges all RFQ requirements.	☐
6. Respondent is able to furnish Bonds and Insurance required by this RFQ.	☐
7. Respondent is NOT currently debarred, at a State or Federal level, from doing business with public entities.	☐
8. The Respondent understands they shall not assign any part of its interest in the Contract without prior written consent of the City of Roseville	☐
9. Respondent is able to start project as noted in the included timeline	☐

I certify under penalty of perjury that I am a duly authorized representative of the Respondent listed below, I have carefully examined all RFQ Documents and documents referenced in this RFQ, I understand all instructions, requirements, specifications, terms and conditions, and all statements, information, costs, and schedules submitted in response to the RFQ are current, complete, true and accurate. I am in full compliance with all applicable Federal, State and local laws, rules, regulations and ordinances governing my business practices.

Legal Name of Firm and type of business

Date of Submission

Printed Name of Respondent's
Representative and Title

Signature of Respondent's Representative

E-mail Address of Respondent

Firm's Phone Number

Firm's Mailing Address

Attachment C

Main Contact Person and Addenda Acknowledgement

Respondent to confirm receipt of addenda issued.

Respondent's main contact person during the period of proposal and/or contract evaluation

Name

Title

Email Address

Telephone Number

Fax Number

Mailing Address

Addenda Acknowledgement

Responders are responsible for checking for any addendums to this RFQ.

Respondent acknowledges receipt of the following Addenda, and has incorporated the requirements of such addenda into the Proposal (LIST ALL ADDENDA ISSUED FOR THIS RFQ):

No.	Date
No.	Date
No.	Date
No.	Date
No.	Date
No.	Date

Attachment D Qualifications Forms

Respondent to complete the following.

1. **SURETY** (PASS / FAIL) *If respondent answers "no" to 1.1, the response will fail and not be considered.*

- 1.1. Is the Respondent able to obtain payment and performance bonding for the project work, Cost of Work estimated to be \$59,000,000, with the ability to obtain bonding for additional work packages, if the size of the project increases by up to 10%?

☐ Yes

☐ No

- 1.2. Does the Respondent intend to require payment and performance bonds from its Subcontractors, or take out Respondent's own low-deductible subcontractor default insurance (SDI) to protect itself from Subcontractor default or payment claims?

____ Yes ____ No (If "No", explain what measures Respondent will require to protect itself against Subcontractor work default and sub-Subcontractor nonpayment claims. Owner reserves the right to not consider Respondent if its explanation is deemed unsatisfactory.)

2. **INSURANCE** (PASS / FAIL) *If respondent answers "no" to this requirement, the response will fail and not be considered.*

- 2.1. Is the Respondent able to obtain the following insurance coverages and minimum limits for this contract?

☐ Yes

☐ No

- 2.2. Is the Respondent able to obtain Workers' Compensation insurance for this contract from a Workers' Compensation insurer insurance listed by A.M. Best with a rating of A- (minus) and a Financial Size Category of VII or better (except if coverage is in the Assigned Risk Plan or the prospective Respondent is a self-insurer) and authorized to do business in the State of MN?

☐ Yes

☐ No

Commercial General Liability	
Per Occurrence	\$5,000,000
Annual Aggregate (per project/per location)	\$5,000,000
Annual Aggregate for Products & Completed Operations	\$5,000,000
Fire Damage	\$50,000
Medical Expense	\$5,000
Contractor's Pollution Liability	
Per Occurrence	\$2,000,000
Aggregate	\$2,000,000
Employers' Liability	
Bodily Injury by Accident	\$100,000
Bodily Injury by Disease Aggregate	\$500,000
Bodily Injury by Disease per Employee	\$100,000
Other Coverage	
Automobile Liability (Combined Single Limit)	\$5,000,000
Umbrella or Excess Liability may be used to supplement Respondent's policy limits to satisfy full policy limits required above	
Workers' Compensation	Statutory
Additional Insured-Primary/Non-Contributory, to the extent permitted by law, for both ongoing and completed operations	Yes
Builder's Risk - "All Risk" (Any deductible is the sole responsibility of the selected Respondent and shall not exceed \$10,000)	Construction Cost

2.3. Is the Respondent able to obtain the above insurance coverages and minimum limits for this contract in compliance with the following conditions: Insurance Companies must either (1) have an A.M. Best rating of A- (minus) and a Financial Size Category of VII or better, and be authorized to do business in the State of Minnesota or (2) be domiciled in the State of Minnesota and have a Certificate of Authority/Compliance from the Minnesota Department of Commerce if they are not rated by A.M. Best ?

☐ Yes

☐ No

3. **EXPERIENCE WITH COMPARABLE PROJECT (25 POINTS)** *If the Respondent does not have required experience listed for each project, the project will be scored zero for the project in this portion of the evaluation.*

Firm's Experience with Comparable Projects as Construction Manager at Risk; capability to

perform, technical competence and their availability and familiarity with the project locale. Additionally, the Respondent must have completed a minimum of three (3) projects with a construction value of at least 5,000,000 within the last 10 years.

The Respondent must have successfully completed (i.e., achieved substantial completion) comparable projects (scope of work and cost) within the last ten (10) years of the date of issuance of this RFQ. Experience as a Construction Manager at Risk is preferred. If the entity submitting this Proposal is a joint venture, then Joint Venture entity must demonstrate the required previous construction experience as a joint venture. Projects must have been managed and constructed by the business entity identified in this Proposal. Projects completed by present employees of the Respondent for former employers are not acceptable.

- 3.1. Over the past ten (10) years has your firm failed or refused to perform or complete any work it was obligated to complete pursuant to that project's contract documents?

☐ Yes

☐ No

If Yes, please explain what work and why.

- 3.2. Are there any outstanding liens against any projects that your firm has been involved in?

☐ Yes

☐ No

If Yes, please provide details.

- 3.3. Have you completed any projects in the City of Roseville?

☐ Yes

☐ No

If Yes, please list the projects.

- 3.4. Complete and submit the Project Data Sheet(s), which start on the next page, for three (3) projects in order of importance/relevance. Project Data Sheets are limited to one (1) page.

PROJECT 1			Project Owner	
Project Name			Project Owner Contact	
Project Location	City, State		Project Owner Contact Email	
Construction Cost			Project Architect Firm Name	
Construction Commencement Date			Project Architect Contact	
Construction Completion Date (substantial completion date)			Project Architect Contact Email	
Project Size (square feet, etc.)			Proposed Team Members from Attachment C 4.0 that worked on this project	
Type of Services Provided (Design, Pre-Construction, Construction, etc.)				
Construction Delivery Method (CMAR, Design-Build, etc.)				
Percent of change orders	Value Engineering: _____%	Owner Initiated: _____%	Unforeseen Conditions: _____%	Construction Document Related: _____%
<u>Briefly</u> describe how this project is similar to the City's Project. Identify any challenges you encountered on the project and <u>briefly</u> describe how these issues were resolved. List any claims that were filed on the project including nature of dispute, initial claim amount, settlement amount and method of resolution.				

PROJECT 2			Project Owner	
Project Name			Project Owner Contact	
Project Location	City, State		Project Owner Contact Email	
Construction Cost			Project Architect Firm Name	
Construction Commencement Date			Project Architect Contact	
Construction Completion Date (substantial completion date)			Project Architect Contact Email	
Project Size (square feet, etc.)			Proposed Team Members from Attachment C 4.0 that worked on this project	
Type of Services Provided (Design, Pre-Construction, Construction, etc.)				
Construction Delivery Method (CMAR, Design-Build, etc.)				
Percent of change orders	Value Engineering: _____%	Owner Initiated: _____%	Unforeseen Conditions: _____%	Construction Document Related: _____%
<u>Briefly</u> describe how this project is similar to the City's Project. Identify any challenges you encountered on the project and <u>briefly</u> describe how these issues were resolved. List any claims that were filed on the project including nature of dispute, initial claim amount, settlement amount and method of resolution.				

PROJECT 3			Project Owner	
Project Name			Project Owner Contact	
Project Location	City, State		Project Owner Contact Email	
Construction Cost			Project Architect Firm Name	
Construction Commencement Date			Project Architect Contact	
Construction Completion Date (substantial completion date)			Project Architect Contact Email	
Project Size (square feet, etc.)			Proposed Team Members from Attachment C 4.0 that worked on this project	
Type of Services Provided (Design, Pre-Construction, Construction, etc.)				
Construction Delivery Method (CMAR, Design-Build, etc.)				
Percent of change orders	Value Engineering: _____%	Owner Initiated: _____%	Unforeseen Conditions: _____%	Construction Document Related: _____%
<u>Briefly</u> describe how this project is similar to the City's Project. Identify any challenges you encountered on the project and <u>briefly</u> describe how these issues were resolved. List any claims that were filed on the project including nature of dispute, initial claim amount, settlement amount and method of resolution.				

4. STAFF EXPERIENCE, PAST PERFORMANCE, AND CAPACITY OF KEY PERSONNEL
(20 POINTS)

Respondent to include a one (1) page résumé for each team member included in this Section.

Preference will be given to respondents with staff who have worked on projects where the respondent was CMaR.

Project Role	Preconstruction Project Manager	Construction Project Manager
Name of Individual		
Email Address		
Individual's Firm Name		
Individual's Firm Location	City, State	City, State
Years working within Firm	#	#
Years working within Industry	#	#
Number of projects completed with other Team Members	1. Construction Project Manager # 2. Site Superintendent # 3. Mechanical Coordinator # 4. Electrical Coordinator # 5. Project Scheduler # 6. Project Estimator # 7. Sustainability (B3) Manager #	1. Preconstruction Project Manager # 2. Site Superintendent # 3. Mechanical Coordinator # 4. Electrical Coordinator # 5. Project Scheduler # 6. Project Estimator # 7. Sustainability (B3) Manager #
Identify the name, cost, and completion date for up to three <u>comparable</u> projects	1a. Project Name 1b. Project Cost 1c. Completion Date 2a. Project Name 2b. Project Cost 2c. Completion Date 3a. Project Name 3b. Project Cost 3c. Completion Date	1a. Project Name 1b. Project Cost 1c. Completion Date 2a. Project Name 2b. Project Cost 2c. Completion Date 3a. Project Name 3b. Project Cost 3c. Completion Date
<u>Briefly</u> describe the Individual's Responsibilities for this Project		
Percent of Time on Project	Pre-Construction: #% Construction: #%	Pre-Construction: #% Construction: #%

Project Role	Site Superintendent	Mechanical Coordinator
Name of Individual		
Email Address		
Individual's Firm Name		
Individual's Firm Location	City, State	City, State
Years working within Firm	#	#
Years working within Industry	#	#
Number of projects completed with other Team Members	1. Preconstruction Project Manager # 2. Construction Project Manager # 3. Mechanical Coordinator # 4. Electrical Coordinator # 5. Project Scheduler # 6. Project Estimator # 7. Sustainability (B3) Manager #	1. Preconstruction Project Manager # 2. Construction Project Manager # 3. Site Superintendent # 4. Electrical Coordinator # 5. Project Scheduler # 6. Project Estimator # 7. Sustainability (B3) Manager #
Identify the name, cost, and completion date for up to three <u>comparable</u> projects	1a. Project Name 1b. Project Cost 1c. Completion Date 2a. Project Name 2b. Project Cost 2c. Completion Date 3a. Project Name 3b. Project Cost 3c. Completion Date	1a. Project Name 1b. Project Cost 1c. Completion Date 2a. Project Name 2b. Project Cost 2c. Completion Date 3a. Project Name 3b. Project Cost 3c. Completion Date
<u>Briefly</u> describe the Individual's Responsibilities for this Project		
Percent of Time on Project	Pre-Construction: #% Construction: #%	Pre-Construction: #% Construction: #%

Project Role	Electrical Coordinator	Project Scheduler
Name of Individual		
Email Address		
Individual's Firm Name		
Individual's Firm Location	City, State	City, State
Years working within Firm	#	#
Years working within Industry	#	#
Number of projects completed with other Team Members	1. Project Manager # 2. Construction Project Manager # 3. Site Superintendent # 4. Mechanical Coordinator # 5. Project Scheduler # 6. Project Estimator # 7. Sustainability (B3) Manager #	1. Project Manager # 2. Construction Project Manager # 3. Site Superintendent # 4. Mechanical Coordinator # 5. Electrical Coordinator # 6. Project Estimator # 7. Sustainability (B3) Manager #
Identify the name, cost, and completion date for up to three <u>comparable</u> projects	1a. Project Name 1b. Project Cost 1c. Completion Date 2a. Project Name 2b. Project Cost 2c. Completion Date 3a. Project Name 3b. Project Cost 3c. Completion Date	1a. Project Name 1b. Project Cost 1c. Completion Date 2a. Project Name 2b. Project Cost 2c. Completion Date 3a. Project Name 3b. Project Cost 3c. Completion Date
<u>Briefly</u> describe the Individual's Responsibilities for this Project		
Percent of Time on Project	Pre-Construction: #% Construction: #%	Pre-Construction: #% Construction: #%

Project Role	Project Estimator	Sustainability (B3) Manager
Name of Individual		
Email Address		
Individual's Firm Name		
Individual's Firm Location	City, State	City, State
Years working within Firm	#	#
Years working within Industry	#	#
Number of projects completed with other Team Members	1. Project Manager # 2. Construction Project Manager # 3. Site Superintendent # 4. Mechanical Coordinator # 5. Electrical Coordinator # 6. Project Scheduler # 7. Sustainability (B3) Manager #	1. Project Manager # 2. Construction Project Manager # 3. Site Superintendent # 4. Mechanical Coordinator # 5. Electrical Coordinator # 6. Project Scheduler # 7. Project Estimator #
Identify the name, cost, and completion date for up to three <u>comparable</u> projects	1a. Project Name 1b. Project Cost 1c. Completion Date 2a. Project Name 2b. Project Cost 2c. Completion Date 3a. Project Name 3b. Project Cost 3c. Completion Date	1a. Project Name 1b. Project Cost 1c. Completion Date 2a. Project Name 2b. Project Cost 2c. Completion Date 3a. Project Name 3b. Project Cost 3c. Completion Date
<u>Briefly</u> describe the Individual's Responsibilities for this Project		
Percent of Time on Project	Pre-Construction: #% Construction: #%	Pre-Construction: #% Construction: #%

5. SAFETY PROGRAM AND RECORD (15 POINTS)

Qualifications requirements C 5.1 and C 5.2 are **PASS/FAIL**.

The Respondent must not have had willful or repeated safety citations within the last 5 years. The Respondent must answer both C 5.1 and C 5.2. Answering both questions is a pass/fail requirement. Failure to meet the requirements stated here, or failure to answer the questions, may be deemed to be non-responsive at the sole discretion of the City. If a Responder is deemed to be non-responsive their response will be rejected.

- 5.1. Has the Respondent received from OSHA any willful or repeated safety citations for which a final order has been issued within the last 5 years? (PASS/FAIL)

☐ Yes ☐ No

**If yes, please attach document of willful or repeated citations.

- 5.2. Has the Respondent had any accidents which resulted in construction fatalities on any of your construction sites within the last 5 years? (PASS/FAIL)

☐ Yes ☐ No

If Yes, please provide details.

[illegible]

- 5.3. Experience Modification Rate (EMR):** List your workers' compensation EMR for the years indicated. Please attach document.

Policy Year 2023: _____ Policy Year 2022: _____ Policy Year 2021: _____

5.4. OSHA Violations:

Has the Respondent received one or more OSHA violations in the past 5 years?

☐ Yes ☐ No

****If yes, document all OSHA violations for your organization. (Add rows as necessary):**

Inspection Date	Inspection #	State of Occurrence	Number of Violations

Attach a copy of the violation(s) and describe in writing the actions you have taken to correct the deficiency.

6. Cost of Services (40 POINTS)

Complete Fee Proposal Matrix Below based on fees for services as Construction Manager at Risk, include average hourly rate for key personnel as an attachment.

6.1 Fee Proposal Matrix (lease complete spreadsheet attached as Exhibit D1)

Based on 36 months of construction, list an amount for staff related General Conditions, which shall include:

- Personal Costs: Salaries for home office staff and on-site management including benefits, bonuses, vacation, personal time off, cell phone and mileage.
- Temporary Facilities: Office trailer including copiers, furniture, computers, phones, radios, office supplies, and other similar site-related costs. Exclude the following the general requirements costs that will be reimbursed at actual cost without profit or markup: utilities, dumpsters, temporary toilets, safety equipment, hoisting, snow removal, periodic and final clean.

6.2 Indicate your level of confidence that the fixed limit for the cost of the work set forth in the RFQ is appropriate and adequate for the scope of work proposed.

_____ %

Provide an explanation for your level of confidence.

--

Attachment D1
Fee Proposal Matrix

Attachment E

RFQ Evaluation Summary

Overview

The City will review each Qualifications Submittal received in response to this RFQ for completeness, signatures, and all required information before considering the Submittal for further review. The City will then evaluate the Qualifications Submittals against the evaluation criteria for the degree to which each proposal meets the criteria.

Criteria

CRITERIA	MAXIMUM POINTS	SUBMIT INFORMATION ON PAGE/ATTACHMENT
RFQ Response completed and submitted on time	Pass/Fail	NA
Proposal Declaration and Acknowledgement	Required	Attachment B
Main Contact Person and Addenda Acknowledgement	Required	Attachment C
Surety	Pass/Fail	Attachment D, page D1
Insurability	Pass/Fail	Attachment D, page D1
Firm's Experience with Comparable Projects as CMaR; capability to perform as CMaR, technical competence as CMaR, their availability and familiarity with the project locale.	25	Attachment D, page D3
Staff Experience, past performance, and capacity of key personnel	20	Attachment D, page D8
Safety Program & Record (5.1 - .2)	Pass/Fail	Attachment D, page D13
Safety Program & Record (5.3 - .4)	15	Attachment D, page D13
Fee Proposal Matrix Spreadsheet (Cost of Construction Manager at Risk Services)	40	Attachment D1
Total	100	

Evaluation

Each Respondent's Qualifications Submittal will be judged and scored based upon the indicated available points, by the Selection Committee. The respondents with the highest qualification scores will be placed on a "short-list" of finalists who will then be eligible to submit proposals for Construction Manager at Risk Services. The qualifications evaluation may include City requests for additional information from respondents, as necessary. When the qualification review process is complete, the City will send notification of the "short-list" of finalists to all respondents. Each Qualifications Submittal must include information with respect to each of the evaluation criteria, as further described in the Attachments. The City reserves the right to reject a Qualifications Submittal that does not include all of the completed attachments or receives a fail in any of the pass/fail criteria.

Short-list

The "short-listed" firms will then be formally sent an RFP for Construction Manager at Risk Services. The firms that respond to the RFP in accordance with its established criteria may be called to interview. The City Selection Committee will evaluate the proposals against the criteria outlined in the RFP. After the evaluation and the interviews, the Committee will recommend to the City Council that the City enter into contract negotiations with the Construction Manager at Risk achieving the highest score. The selected Construction Manager at Risk will be required to enter into a contract that contains the terms and conditions outlined in the attachments released with the RFP.

Interviews

After reviewing all RFQ Qualifications Submittals, the City may require interviews on strictly a case-by-case basis for specific respondents in order to help determine the short list of consultants who will be offered the opportunity to respond to the RFP. Firms should be prepared to discuss and substantiate any of the areas of the RFQ they have submitted, their own qualifications for the services required, and any other area of interest relative to their Qualifications Proposal.

Once the RFQ responses are scored and ranked and the short-listed firms are selected, the short-listed firms will be sent a Request for Proposal (RFP) for Construction Manager at Risk services. All firms that respond to the RFP will submit their responses to the City and may be called to interview.

Attachment F

Draft Request For Proposals

[TO BE ATTACHED]

Attachment G

Civil Campus Master Plan Update

[TO BE ATTACHED]

Attachment H
Civil Campus Master Plan Pre-Design Study 2022

[TO BE ATTACHED]

Attachment I
Civil Campus Master Plan 2021

[TO BE ATTACHED]

Attachment J
Maintenance Facility Needs Analysis 2017

[TO BE ATTACHED]

Attachment K
License Center Building Space Needs Study 2017

[TO BE ATTACHED]



September 4, 2025

Request for Proposals (RFP)

Construction Management at Risk Services for the

Maintenance Operations Center and License/Passport Dance Studio

Roseville, MN



City Hall | 2660 Civic Center Drive | Roseville, MN 55113 | P: 651-792-7000

TABLE OF CONTENTS

1. General Information	3
1.1. Purpose and Goal	3
1.2. Project Description	3
1.3. Construction Timeline	4
1.4. Description of Project Management Services	4
1.5. City Provided Information	8
1.6. Guaranteed Maximum Price	8
2. Important Project Information & Requirements.....	9
2.1. Single Point of Contact	9
2.2. Late Responses	9
2.3. Due Date	9
2.4. Tentative Project Schedule	9
2.5. Duration of Offer	9
2.6. Relationship and Contractual Conditions	10
3. Instructions to Respondents.....	10
3.1. Required Review of Documentation	10
3.2. Completion of Proposals	10
3.3. Pre-submission Questions	10
3.4. RFP Addenda	121
3.5. Proposal Submission – Content and Format.....	121
3.6. Quantities and Electroinc and Hard Copy Submissions	121
3.7. Response Due Date and Time	12
3.8. Expenses	12
3.9. Requests for Clarification and Information	132
3.10. Communication Restrictions.....	132
3.11. Disposition of Responses.....	132
3.12. Rights Reserved by the City	13
3.13. Acceptance of Proposal Content	13
3.14. Organizational Conflicts of Interest.....	13
4. Evaluation and Negotiation Process.....	14
4.1. Evaluation of Proposals and the Selection Process	14
4.2. Interview and Contract Negotiation.....	15
4.3. Award	15
5. Proposed Contract	15
5.1. Contract Terms and Conditions	16
5.2. Responsible Contractor Requirements.....	16
5.3. Special Conditions for the Construction Manager at Risk Contract	17
6. RFP Response Checklist	17
ATTACHMENT A – PROPOSAL DECLARATION AND ACKNOWLEDGEMENT	A-1
ATTACHMENT B – ADDENDA ACKNOWLEDGEMENT.....	B-1
ATTACHMENT C – PROJECT MANAGEMENT APPLICATION	C-1
ATTACHMENT D – REQUIRED FORMS FOR CONSTRUCTION MANAGER AT RISK.....	D-1
ATTACHMENT E – DRAFT CONTRACT DOCUMENTS	E-1

1. General Information

1.1. Purpose and Goal

The purpose of this Request for Proposal (RFP) is to evaluate and select a Construction Manager at Risk (Construction Manager) to provide pre-construction and construction services for the Maintenance Operations Center (“MOC”) and a License & Passport Center with a Dance Studio (“LPCDS”) at the City Hall Campus located at 2660 Civic Center Drive. This RFP is the second step in the two-step process outlined in Minnesota Statutes, 471.463. The first step, previously undertaken, involved issuing a Request for Qualifications (RFQ) for the purpose of selecting a shortlist of qualified firms. Based upon evaluation of the responses to the Request for Qualifications, this Request for Proposals is being issued to the short-listed Respondents in order to solicit and evaluate additional information about the Respondent’s Project Management Approach, Fee Compensation Structure, and to make the final selection of a Construction Manager at Risk for negotiation of a contract with the City.

1.2. Project Description

The existing Maintenance Facility is located at 1140 Woodhill Drive on the City Campus and was constructed in various additions starting in the 1960’s with the latest remodel/expansion completed in 2003. The existing building has numerous challenges, including, but not limited to, deteriorated building envelope for part of the building, limited vehicle storage, inadequate staff space, and lack of yard space for operations.

The existing License & Passport Center and Dance Studio is located across Woodhill Drive at 2737 Lexington Avenue, a former strip mall, Lexington Shoppes, that the City purchased in 2018. The overall building is in poor condition and the size and layout are inadequate for each city use.

In 2017, the City completed a Maintenance Facility Needs Analysis that identified space needs for a new MOC. In 2021 commissioned a City Campus Master Plan that developed a framework for long-term phased investment and redevelopment of the City’s Civic Campus. The next step the City completed was a Pre-Design Study in 2022 that focused on phasing and cost for a new LPCDS and new MOC.

In 2024 the voters in Roseville approved a local option sales tax to fund the MOC. The vote to use sales tax to fund the LPCDS did not pass so in 2025 the city performed a Civic Campus Update study. This study looked at different options to potentially re-use parts of the existing city campus buildings to potentially save costs and impacts to neighboring property and residents.

The Council ultimately approved going forward with the current project, which includes a new 2-story LPCDS north of Woodhill with a shared expanded VFW parking, and a split MOC on both sides of Woodhill. Parts of the existing Maintenance Facility south of Woodhill would be demolished and the 2003 portion would be remodeled and expanded. The Lexington Shoppes building would be demolished and a new MOC yard, storage building, storage bins and fuel system would be constructed north of Woodhill.

The services to the City may include multi-phased or multiple bid packages, and packages and have complicated scheduling and coordination issues and the construction management

method at risk is best suited for this project. The Construction Manager will assist the City and Architect to determine the best process for the project, to include scheduling and bid packaging opportunities.

1.3. Construction Timeline

Construction is estimated to start in October of 2026 and is to be substantially complete by October 2029 and must include all required reviews.

1.4. Description of Project Management Services

The services to be provided by the Construction Manager will occur during the pre-construction, construction and post construction phase of the contract. The Construction Manager will manage the construction details through all project delivery phases. The use of the selected Construction Manager for construction phase services shall be subject to: a) funding and, b) the Construction Manager and the City agreeing to a Guaranteed Maximum Price for the work as detailed in the construction documents. Please refer to *AIA Document AIA A133 – 2019 and AIA A201 General Conditions*, which are subject to amended by the City for additional description of Services and work to be provided by the Construction Manager at Risk. The Services will include the following:

PRE-CONSTRUCTION SERVICES: During Pre-construction, the Construction Manager shall actively participate with the Owner's Representative, the Architect/Engineer, and other design consultants in completing the construction documents. Additionally, the selected Construction Manager is expected to help define and prioritize the scope of work within the allocated budgets while working collaboratively with the Architect/Engineer through the Design Development and Construction Document Phases. In addition to any requirements in the above-described contract, the pre-construction phase Construction Manager Services include but are not limited to:

- A. The Construction Manager (CM) will review the material provided by the City and understand the requirements of the project and arrive at a mutual conclusion and understanding with the requirements of the City.
- B. The CM will provide an evaluation of the current plans and status of the project, schedule, and project budget and one-year warranty period expected.
- C. With respect to the design drawings prepared by the architect, the CM will prepare estimates of construction cost via volume, area, or other acceptable estimating measures. The CM should provide critical thought for alternative materials, systems, and cost evaluations.
- D. The CM will review all design documents during the development and provide advice on proposed site use and improvements, selection of materials, building systems and equipment, and methods of project delivery. The CM will provide recommendations on relative feasibility of construction methods, availability of materials and labor, time requirements for procurement, installation and construction, and factors related to construction including, but not limited to, costs of alternative designs or materials, preliminary budgets, and possible cost saving solutions. The CM will prepare and periodically update a project schedule for the architect's review and the City's acceptance.

The CM will obtain the architect's approval for the portion of the project schedule relating to the performance of the architect's services. With respect to the project schedule, the CM will coordinate and integrate the CM's services, the architect's services, and the City's responsibilities with the anticipated construction schedules, highlights critical and long lead time items.

- E. The CM will conduct regular meetings to show progress at least twice a month, or as directed by the City. Minutes for each meeting will be recorded, transcribed and distributed by the CM to all attendees and all other parties involved within two (2) working days of the meeting.
- F. The CM will be responsible for preparing and updating, as agreed by the City, CM, and Architect, estimates of construction cost of increasing detail and refinement. These estimates shall be made available to the entire team and include detailed line items of all work by specification section based on quantity, unit of measure, and unit cost at minimum. The estimated cost of each contract shall be indicated with supporting detail. Such estimates shall be provided for the architect's review and City approval. The CM shall advise the City of any changes, errors, and make recommendations for correcting any issues in writing. Estimates based on the preliminary design shall be performed at the end of the schematic design, design development, and 95% construction documents, Constructability, sequencing and contractibility reviews shall be performed at each phase of design.
- G. The CM shall consult with the City and architect regarding the construction documents and make recommendations whenever the design details adversely affect constructability, cost, or schedules. The value engineering, life cycle cost analysis, and evaluations for alternative materials and systems shall be performed prior to the beginning of the construction document phase.
- H. The CM will closely monitor and manage the project to assure sustainability goals are being met.
- I. Throughout this RFP, reference to Construction Manager at Risk is assumed to include the construction manager firm and any other firms and/or personnel with which the CM firm has elected to partner for purposes of the Project. CM engagement will be direct between City and the CM firm. CM team will be responsible for all communications, contracting, payment, and other matters with partner firms.

CONSTRUCTION SERVICES: During the Construction Phase, the Construction Manager will assume the traditional responsibility of a general contractor. At some point prior to construction, the Construction Manager will assume the risk of delivering the project through a Guaranteed Maximum Price (GMP) Amendment to their contract. In addition to any requirements in the above-described contract, the construction phase Construction Manager Services include but are not limited to:

- A. Ongoing, the CM will evaluate all systems, components, and materials for constructability, economy, long-term performance for use intended and schedule impacts, and provide recommendations for preferred options consistent with cost and schedule goals.
- B. The CM will identify long lead items requiring early bid packages and recommend issue dates for same to meet required completion date.
- C. Work with Project Team to develop a project communication system that is effective for the participants and meets the schedule requirements of the project.
- D. Provide a phasing plan to keep city services in operations during construction and to minimize costs

PROJECT MANAGEMENT TEAM:

- A. CM to provide competent, experienced full-time staff, including an experienced construction field superintendent and project management team to coordinate the work, maintain the progress of the subcontractors, coordinate with ongoing activities and operations, and provide overall direction to the project during the construction phase. Establish on-site organization and levels of authority to carry out the overall plans of the construction team.
- B. Demonstrate high levels of effective, proactive project leadership.
- C. Work cooperatively and constructively with members of the Project Team to foster positive relationships that support positive outcomes for the team members and the project.
- D. CM will be contractually obligated to not reassign key staff members to other projects without City's prior written consent. City will have approval rights of any and all new personnel assigned to this project.

COST MANAGEMENT:

- A. Periodically review the Construction Documents during the development of those documents to assist the AE to align the Construction Documents with GMP.
- B. Implement and maintain cost control methods with "open book" sharing of cost information.
- C. CM to inform City of pending cost issues within five (5) business days of identifying potential issues.
- D. Implement and maintain a current log of pending cost issues impacting the final cost of the project and review no less than monthly with the City of Roseville.
- E. Provide drawdown and cash flow projections for the project during construction and update, as necessary.

- F. Work with City and Architect to develop and implement a change management process for the project.

PROCUREMENT:

CM to manage bidding process, utilizing either the competitive bidding or best value process, whichever is in the best interests of the City. The City will utilize any of the following methods for awarding contracts for portions of the work: competitive bid, best value, or negotiated terms. For those prime contracts to be awarded on a competitive bid or best value basis, CM to obtain a minimum of three (3) bids for each sub-trade category unless otherwise authorized by City. CM to provide a written award recommendation to City with respect to the awarding of each prime contract.

COORDINATION MEETINGS:

CM to conduct weekly job site meetings that include appropriate subcontractors, City representatives, and Architect representative to review open issues, schedule work, and resolve pending or upcoming issues. CM to prepare a written agenda in advance of each meeting. CM to maintain a list of action items with identification of responsible party and due dates for each item. CM to distribute written meeting minutes and action item lists within 48 hours of each meeting.

SCHEDULE MANAGEMENT:

- A. CM to prepare and manage a logic-based project schedule indicating key milestone events, dates and responsibilities. Project Schedule to include design efforts, preconstruction activities, procurement of goods and construction activities. CM to provide regular monitoring of the actual progress versus the scheduled progress, identify any variances and prepare a written action plan along with an updated schedule to maintain the scheduled completion dates.
- B. CM to determine the adequacy of the subcontractors' personnel and equipment and the availability of materials and supplies to meet the schedule. Report status no less than weekly in regular weekly coordination meetings.
- C. CM to prepare a short-term (3 to 4-week look-ahead) schedule on a weekly basis.
- D. Coordinate the installation of existing or City-purchased and/or third party provided shop and storage equipment, furniture with construction of the project.

PROJECT REPORTING:

- A. CM to prepare a monthly report with each progress billing that details a project work status report, buy-out to schedule of value analysis, contingency status, schedule status and project progress commentary with applicable job-site photos. Provide other formal communications as requested by City.
- B. Quality Management.

- C. CM to complete a quality/coordination/constructability review of each bid package prior to issuing bid documents to subcontractors.
- D. Complete construction of the work in strict conformance with the quality requirements established by the contract documents.
- E. All testing and independent inspection services required will be secured and paid for by City. CM to cooperate and coordinate with testing and inspection service agencies. CM will be responsible for the cost of excessive additional testing due to failed tests.
- F. Develop an initial CM punch list to subcontractors prior to formal punch list issued by Architect. CM to ensure completion of CM's initial punch list prior to Architect's punch list walk thru.
- G. Work cooperatively with the Project Team to develop and implement an effective commissioning plan.

SAFETY:

CM to implement a formal project safety plan.

POST-CONSTRUCTION SERVICES:

Project Closeout: CM is responsible for timely submission of operation and maintenance manuals completed punch lists, coordination of training, submission of as-built field documents, BIM model and financial close-out of project. CM to actively support and participate in soliciting and securing activities.

SPECIAL REQUIREMENTS:

Ensuring that costs are appropriately allocated for the project to the appropriate funding source.

1.5. City Provided Information

Any information provided or made available to Respondents during the course of the RFP process, including the documents enumerated in this section, is provided for the convenience of Respondents. Information is made available to Respondents without any City representation or warranty as to its accuracy, completeness, or relevancy. Respondents shall independently evaluate the information for their use and shall be solely responsible for use or interpretation of the information.

1.6. Guaranteed Maximum Price

Based on the preliminary design efforts the Guaranteed Maximum Price for the Maintenance and Operations Center (MOC) is estimated to be \$48,000,000; and the Guaranteed Maximum Price for the License and Passport Center and Dance Studio (LPCDS) is estimated to be \$11,000,00.00 in current dollars. This cost includes the Cost of the Work to be performed by the selected Construction Manager, the Construction Manager's fee, all expenses of the Construction Manager that are typically referred to as "reimbursable expenses," and all work to

be performed by subcontractors. The Guaranteed Maximum Price (GMP) is defined in *AIA Document AIA133 – 2019* and will be determined at a point in the process agreed to by the City and the CONSTRUCTION MANAGER. This may be before or after Contractor and Subcontractor bids have been solicited.

2. Important Project Information & Requirements

2.1. Single Point of Contact

All communication and inquiry regarding this RFP must ONLY be to the following contact, unless explicitly expressed elsewhere in this document. Failure to comply may result in disqualification and rejection of your Response.

Owner's Representative

Jesse Freihammer
Public Works Director

Email: Jesse.Freihammer@cityofroseville.com

Sally Ricard
Database Specialist

Email: Sally.Ricard@cityofroseville.com

2.2. Late Responses

Late responses will not be considered.

2.3. Due Date

Electronic Responses are due by the time and date indicated below. Responses are to be submitted electronically via email, in .PDF format, to the Single Point of Contact listed in Section 2.1 of the RFP. See Section 3.6 for submittal content.

2.4. Tentative Project Schedule

The City's intended schedule for the Construction Manager selection is set forth below; however; the City reserves the right to modify this schedule, as necessary.

EVENT	DATE
Issue RFP	September 5, 2025
Deadline for RFP questions	September 12, 2025, at 4:00 p.m.
RFP Responses due	September 19, 2025, at Noon
Notification of invitation to interview	September 24, 2025
In Person Interviews	October 1, 2025
City council approval of contract successful Respondent	October 13, 2025

2.5. Duration of Offer

In accordance with this RFP, and subject to all conditions thereof, the signatory on the letter transmitting the proposal agrees that its response to this RFP or any part thereof, is an

irrevocable offer for 90 days following the submission deadline date unless stated otherwise in the RFP. It is understood and agreed that the response or any part thereof, when authorized and accepted by the City in writing, may become part of a legal and binding Contract between the undersigned vendor and the City.

2.6. Relationship and Contractual Conditions

This RFP describes a relationship to be established between the City (the Owner) and a Responder (also described herein as Respondent) for the aforementioned project. The RFP also references contractual conditions and details the basis for the responses, the subsequent proposal submittal for selected Responders, and the final selection process. If a Responder materially deviates from the submittal criteria its response may be rejected.

3. Instructions to Respondents

3.1. Required Review of Documentation

Before submission of a proposal in response to this RFP, all Respondents shall review and become completely familiar with this RFP and its attachments. Respondents shall also include a signed Attachment A of this RFP with their proposal submittal which will signify their acknowledgment of its contents. Respondents should also review the RFQ as all sections of the RFQ apply to this RFP.

By responding to this proposal, the Responders acknowledge the contract terms and conditions as described in the RFP, RFQ, the General Conditions of the Contract for Construction, *AIA Documents A133-2019 and A201, 2017 Editions*, as may be amended by the City and applicable RFP and RFQ attachments.

3.2. Completion of Proposals

Each Respondent must answer all of the questions and provide all requested information contained in all of the Attachments. Any prospective Respondent failing to do so may be deemed to be non-responsive at the sole discretion of the City. Complete and submit all Attachments as part of your Proposal. Your firm will be invited to an interview, which will be scheduled following evaluations of the RFP responses. The City will notify you of the exact time and location of the interviews.

3.3. Pre-submission Questions

All questions regarding the content included in this RFP must be sent in writing via email to the following two individuals from the City of Roseville:

Jesse Freihammer
Public Works Director

Email: Jesse.Freihammer@cityofroseville.com

Sally Ricard
Database Specialist

Email: Sally.Ricard@cityofroseville.com

Only written questions sent via email will receive a response. Questions are due via email by 4:00 PM on Friday, September 12, 2025. Responses to all such requests that were placed within the allotted timeline will be made in writing by addendum to all Respondents. The City of Roseville reserves the right to disregard any questions that come in late.

3.4. RFP Addenda

Any Consultant questions pertaining to clarifications of RFP content will be itemized with City response information and distributed to ALL potential RFP respondents via Addendum. This City provided Addendum document will be emailed to all Proposers by 4:00 PM on Wednesday September 17, 2025.

Any addendum issued will become a part of the RFP. The City may modify or clarify the RFP by issuing one or more addenda to all parties who have received the RFP. Each Responder must follow the directions on the addendum. Addenda will be numbered consecutively in the order they are issued. In such an event of an addendum, all responding Respondents will be afforded the opportunity to revise their Proposals to accommodate the RFP addendum. Any addenda to this RFP will be e-mailed by the single point of contact. Respondents will be responsible for meeting the requirements of all addenda and will acknowledge receipt of all addenda by completion and attachment of Attachment B of the RFP to their Proposal. Only additional information provided by formal written addenda shall be incorporated into the RFP for clarification or response. Oral and other interpretations or clarifications will be without legal effect and cannot be relied upon by Responders.

3.5. Proposal Submission – Content and Format

SUBMITTAL PACKAGE

The RFP submittal package must include:

- a. Attachment A – Proposal Declaration and Acknowledgement
- b. Attachment B – Addenda Acknowledgement
- c. Attachment C – Required Responses to RFP
- d. Attachment D –Required Forms for Construction Manager at Risk

SUBMITTAL FORMAT

The submittal format shall be as follows:

- a. File Format: Digital copy Adobe® Portable Document Format (.PDF) sent to the Project Manager listed in section 2.1.
- b. Contents: As per the required attachments
- c. Page Numbering: All Pages will be numbered.
- d. Font Size: Use 11 pt or larger.
- e. Submittal Content Order: The contents of your proposal shall be ordered in the same sequence as the content of the attachments of this RFP.

3.6. Quantities and Electronic and Hard Copy Submission

Send via email to the Project Manager listed in section 2.1. If the proposal file has a digital file size larger than 5 MB, then Responder will provide a share file transfer link via email for downloading the PDF.

Deliver three (3) hard copies of the Proposal to the Project manager’s mailing address noted above in a sealed package clearly marked as follows:

**“RFP Respond for Construction Manager Services for City of Roseville
MOC & LPCDS”**

The sealed package shall clearly identify the name and address of the proposing Responder.

3.7. Response Due Date and Time

To be considered for selection, Proposal Submittals must be received by Single Point of Contact at the email address listed Section 2.1 of this RFP. The email is to be time-stamped no later than the time and date listed in Section 2.4. The City assumes no responsibility for delays.

A Proposal submittal received after the deadline will not be accepted. Receipt by the City of a Proposal after the closing date and time, as stated herein, shall not be construed as acceptance of the Submittal. Late Proposal submittals will be logged as to date/time received and thereafter returned to the late Respondent.

3.8. Expenses

The City assumes no liability for payment of expenses incurred by Respondents in preparing and submitting their Proposal Submittal in response to this solicitation.

3.9. Requests for Clarification and Information

Communications with the City regarding this RFP must be submitted to the Single Point of Contact listed in Section 2.1 of this RFP. Other personnel are NOT authorized to discuss this RFP with Responders before the proposal submission deadline. Contact regarding this RFP with any personnel other than the single point of contact could result in disqualification. Each communication must clearly state the appropriate RFP reference (i.e., subject plus page and section numbers) and must generally state the subject matter and contents of the communication in the subject line of the e-mail. Communications not carrying this project designation will be assumed to be general mail and may not receive priority attention.

Requests for information, deviations or exceptions by Respondents must be received no later than the deadline listed in the table in Section 1.4 of this RFP. Responses to all such requests that were placed within the allotted timeline will be made in writing by addendum to all Respondents.

Only additional information provided by formal written addenda shall be binding. Oral and other interpretations or clarifications, including those occurring at the pre-submittal/proposal meeting, site visits, tours, etc., will be without legal effect and cannot be relied upon by Responders.

3.10. Communication Restrictions

From the date of release of this RFP, until a Respondent is selected, and a Contract executed, Respondents must not communicate with any City staff, RFQ/RFP Evaluation Team Member, or the Architect/Engineer. All communications must be through the designated Single Point of Contact listed in Section 2.1. If any Respondent attempts any unauthorized communication, the City may, in its sole discretion, reject that Respondent's proposal.

3.11. Disposition of Responses

All materials submitted in response to this RFP will become property of the City and will become public record in accordance with Minnesota Statutes, section 13.591, after the evaluation process is completed. Pursuant to the statute, completion of the evaluation process occurs when the government entity has completed negotiating and enters into the contract with the selected Responder.

Responders must not submit as part of their response trade secret material, as defined by Minn. Stat. § 13.37.

In the event trade secret data are submitted, Responder must defend any action seeking release of data it believes to be trade secret, and indemnify and hold harmless the City, its agents and employees, from any judgments awarded against the City in favor of the party requesting the data, and any and all costs connected with that defense.

The City does not consider cost or prices to be trade secret material, as defined by Minn. Stat. § 13.37.

A Responder may present and discuss trade secret information during an interview or demonstration with the City, if applicable.

3.12. Rights Reserved by the City

Notwithstanding anything to the contrary, the City reserves the right to:

- a. Reject any and all responses received;
- b. Waive or modify any informalities, irregularities, or inconsistencies in the responses received;
- c. Negotiate with the highest scoring Responder[s];
- d. Terminate negotiations with the highest-scoring Responder if impasse is reached and negotiate with the next highest-scoring Responder;
- e. Require Responders to conduct presentations, demonstrations, or submit samples;
- f. Interview key personnel or references;
- g. Request a best and final offer from Responder with which the City is negotiating;
- h. Request additional information; and
- i. Use estimated usage or scenarios for the purpose of conducting pricing evaluations; modify scenarios, and to request or add additional scenarios for the evaluation.
- m. Terminate negotiations, prepare and release a new RFQ and RFP, or take such other action as the City deems appropriate if negotiations fail to result in a Contract.
- n. Add subsequent work packages to the Construction Manager at Risk's contract when they are defined and funded.

3.13. Acceptance of Proposal Content

The contents of this RFP and the response of the successful Respondent will become contractual obligations, along with the final Contract. The City is solely responsible for making the decision in matters of interpretation of all terms and conditions.

3.14. Organizational Conflicts of Interest

To the best of Responder's knowledge and belief, and except as otherwise disclosed, there are no relevant facts or circumstances which could give rise to an organizational conflict of

interest. An organizational conflict of interest exists when, because of existing or planned activities or because of relationships with other persons,

1. a Responder is unable or potentially unable to render impartial assistance or advice to the City;
2. the Responder's objectivity in performing the contract work is or might be otherwise impaired; or
3. the Responder has an unfair competitive advantage.

If after award, an organizational conflict of interest is discovered, an immediate and full disclosure in writing must be made to the Owner's Representative, which must include a description of the action which the Responder has taken or proposes to take to avoid or mitigate such conflicts. If an organizational conflict of interest is determined to exist, the City may, at its discretion, cancel the contract. In the event the Responder was aware of an organizational conflict of interest prior to the award of the contract and did not disclose the conflict to the Owner's Representative, the City may terminate the contract for default. Organizational conflicts of interest terms apply to any subcontractors for this work to be performed, and the terms "Contract," "Responder," and "Contracts Administrator" modified appropriately to preserve the City's rights.

4. Evaluation and Negotiation Process

4.1. Evaluation of Proposals and the Selection Process

The City will review each proposal submitted in response to this RFP for completeness, signatures, and all required data before considering the proposal for further review. See RFP Attachment C with required responses to be submitted and scored. Late responses will not be considered. The City will evaluate proposals against the evaluation criteria by weight given to each. Your firm will be invited to give an interview, which will be scheduled as part of the evaluation. The City will notify you of the exact time and location. Evaluation criteria, weighting and submittal forms are as follows:

CRITERIA	MAXIMUM POINTS	SUBMIT INFORMATION ON ATTACHMENT
RFP Response completed and submitted on time	Pass/Fail	NA
Declaration and Acknowledgement	Required	Attachment A
Addenda Acknowledgement	Required	Attachment B
Project Team and Team-Member Experience	10	RFQ Responses
Project Approach and Work Plan	20	Attachment C
Cost Estimating	10	Attachment C
Scheduling	10	Attachment C

Fee Structure (Fee structure submitted with RFQ will be rescored as part of the RFP scoring process)	40	RFQ
Interview	10	NA
Required Forms for Construction Manager at Risk	Required	Attachment D1-D4
Total	100	

Each Respondent's Proposal will be scored by the Selection Committee based upon the indicated maximum available points. Each Proposal must include information with respect to each of the evaluation criteria requested in the RFP, as further described in the Attachments.

4.2. Interview and Contract Negotiation

As part of the selection process, only up to the top three scoring RFP Respondents will be required to give an interview. Respondents should be prepared to discuss and substantiate any of the responses to the RFP they have submitted and any other area of interest relative to their proposals. **Respondents must have their proposed Project Manager and Project Superintendent in attendance at the interview. Other key project team members shall attend as appropriate or requested in Attachment C 3.1 of the RFQ.** Proposers will be allowed to give a **30-minute** presentation prior to staff asking questions, which is planned for an additional **30 minutes**.

After the completion of all interviews, the firms will be evaluated and ranked according to their scores. The Committee will recommend to the City Council that Contract negotiations with the Construction Manager at Risk achieving the highest score shall commence. The selected Construction Manager will be required to enter into a contract that substantially contains the terms and conditions of this RFP and its attachments including the A133 and A201 contract documents, as modified. When the review, scoring and selection/negotiation process is completed with a final, executed Contract, the awarded Responder will be made public.

4.3. Award

The award of this solicitation will be negotiated and based upon the total accumulated points as established in the RFP. The City will make its selection based on best value, as determined by the RFQ and the RFP evaluation process. The City reserves the right to pursue negotiations on any exception taken to the City's proposed Contract terms and conditions. In the event that negotiated terms cannot be reached, the City reserves the right to terminate negotiations and begin negotiating with the next highest scoring Responder or take other actions as the City deems appropriate. The final award decision will be made by the City Council based on the recommendation of the Selection Committee; provided, however, that the City Council is not bound by the recommendation of the Selection Committee.

5. Proposed Contract

This Request for Proposal does not commit the City to award any Contract or to pay any costs incurred by the Respondents. The following terms set forth the minimum requirements of the City

and may be included in the Contract entered into by the City and the Respondent. Any materials submitted may be incorporated by reference in the final Contract.

All general proposal terms, specifications and special conditions form a part of this RFP and will apply to any Contracts entered into as a result thereof.

The City reserves the right to accept or reject any or all responses or parts of responses and to waive informalities therein.

All responses must be prepared as stated herein and properly signed. Address all correspondence and inquiries regarding this RFP to the Single Point of Contact listed in Section 2.1.

5.1. Contract Terms and Conditions

The Construction Managers responsibilities are further defined in the American Institute of Architects (AIA) Document A133 (2019 edition) *Standard Form of Agreement Between Owner (City) and Construction Manager (where the Construction Manager is also the Contractor)* as amended by the City, and AIA Document A-201 2017 *General Conditions of the Contract for Construction* as may be amended by the City. All persons or firms responding to this RFP are referred to herein as "Respondents", "Responders" or "Vendors." Standard templates of these contracts are contained in Attachment E and is included as part of this RFP.

5.2. Responsible Contractor Requirements

The responsible contractor law is applicable to construction contracts estimated to exceed \$50,000 (and to resulting subcontracts at any dollar level).

- A. Responsible Contractor Requirement (Minn. Stat. § 16C.285, Subd. 3). Submit the attached "Attachment D4 - Responsible Contractor Verification and Certification of Compliance" signed by an owner or officer verifying compliance with each of the minimum criteria in subdivision 3, with the exception of clause (7) of the statute.
- B. Responsible Contractor Verification and Certification of Compliance form must be submitted with the response to this solicitation. A solicitation response received without this form will be rejected.
- C. The Prime Contractor shall submit "Attachment 9.1 First-Tier Subcontractor List" naming all First-Tier Subcontractors that it intends to retain for work on the project prior to execution of the Guaranteed Maximum Price contract amendment.
- D. If a prime contractor or any subcontractor retains additional subcontractors on the project after submitting its verification of compliance, the prime contractor or subcontractor shall obtain verifications of compliance from each additional subcontractor with which it has a direct contractual relationship and shall submit "Additional Subcontractors List" confirming compliance with subdivision 3, clause (7), within 14 days of retaining the additional subcontractors.
- E. A Prime Contractor shall submit to the contracting authority upon request copies of the signed verifications of compliance from all subcontractors of any tier pursuant to subdivision 3, clause (7) of the statute. A Prime Contractor and subcontractors shall not be responsible

for the false statements of any subcontractor with which they do not have a direct contractual relationship. A Prime Contractor and subcontractors shall be responsible for false statements by their first-tier subcontractors with which they have a direct contractual relationship only if they accept the verification of compliance with actual knowledge that it contains a false statement.

- F. Responders shall obtain and submit ATTACHMENT D4 with their response. After award of contract the Construction Manager at Risk shall include the same responsible contractor requirements in their subcontract solicitations and submit, to the City, the same certifications for all subcontractors and motor carriers who will work on the project.

5.3. Special Conditions for the Construction Manager at Risk Contract

- 5.3.1. The following Special Conditions shall supplement and supersede the General Conditions of the Contract, A201, wherever the two are in conflict.

The Construction Manager must comply with all requirements of the funding sources used by this project and separate fees and other costs according to the funding source.

- 5.3.2. The Following Special Conditions shall supplement and supersede the Standard Form of Agreement Between Owner and Construction Manager, AIA Document A133 -2019 (as amended by the City), wherever the two are in conflict.

The Construction Manager must comply with all requirements of the funding sources used by this project and separate fees and other costs according to the funding source.

6. RFP Response Checklist

The Following checklist is intended as a guide for Respondents. Respondent is NOT required to include this checklist with its RFP submittal.

Attachment		Description
☐	A	Proposal Declaration Acknowledgement
☐	B	Addenda Acknowledgement
☐	C	Required Responses to RFP
☐	C 2	Project Approach and Work Plan
☐	C 3	Cost Estimating
☐	C 4	Scheduling
☐	D	Required Forms for Construction Manager at Risk
☐	D 1	Workforce and Equal Pay Declaration Page
☐	D 2	Tax Identification and Registration Form
☐	D 3	E-Verify Certification
☐	D 4	Responsible Contractor Compliance Verification
☐	E 1	A201-2017
☐	E 2	A133-2019

ATTACHMENT A - PROPOSAL DECLARATION AND ACKNOWLEDGEMENT***Required***

Respondent must complete and submit this Attachment as the response cover page.

	Check to confirm statements are true:
1. The Respondent has reviewed the A133, and A 201 Contract referenced in section 1.2.	☐
2. No attempt has been made or will be made by us to induce any other person or firm to not submit a Proposal in response to this RFP.	☐
3. No personnel currently employed by the City participated, directly or indirectly, in any activities related to the preparation of this Submittal.	☐
4. To the best of our knowledge there are no relevant facts or circumstances which could give rise to organizational conflicts of interest.	☐
5. Respondent has reviewed and is familiar with this RFP.	☐
6. Respondent understands and acknowledges all RFP requirements.	☐
7. Respondent is able to furnish Bonds and Insurance required in the RFQ.	☐
8. Respondent is NOT currently debarred, at a State or Federal level, from doing business.	☐
9. The Respondent understands they shall not assign any part of its interest in the Contract without prior written consent of the City	☐

I certify under penalty of perjury that I am a duly authorized representative of the Respondent listed below, I have carefully examined all RFP Documents and documents referenced in this RFP, I understand all instructions, requirements, specifications, terms and conditions, and all statements, information, costs, and schedules submitted in response to the RFP are current, complete, true and accurate. I am in full compliance with all applicable Federal, State and local laws, rules, regulations and ordinances governing my business practices.

Legal Name of Firm

Date of Submission

Printed Name of Respondent's Representative

Signature of Respondent's Representative

E-mail Address

Phone Number

Mailing Address

ATTACHMENT B – ADDENDA ACKNOWLEDGEMENT

Respondent to confirm receipt of addenda issued.

Responders are responsible for checking for any addendums to this RFP.

Respondent acknowledges receipt of the following Addenda, and has incorporated the requirements of such addenda into the Proposal (LIST ALL ADDENDA ISSUED FOR THIS RFP):

No.	Date
No.	Date
No.	Date
No.	Date
No.	Date
No.	Date

ATTACHMENT C – PROJECT MANAGEMENT APPLICATION

Respondent shall respond to the following. This response is limited to 10 pages.

C1. Project Team & Team Member Experience: (10 POINTS)

- C1.1. Will be determined from review of responses provided in RFQ.

C2. Project Approach and Work Plan (20 POINTS)

- C2.1. General Approach: Describe your anticipated approach to this project and provide an example of the documentation you will use to verify the scope of work to establish the GMP. Identify a phasing schedule to most effectively accomplish the work included with minimal interruption of the occupants in adjacent spaces. Discuss how you plan to work around the occupied portions of the site.
- C2.2. Challenges: Describe any difficulties or challenges your firm foresees in providing services to the City on this project, how you expect to manage those difficulties or challenges, and what assistance will be required from the City for such management. Identify any concerns you noted in your review of the RFP and RFQ documents.
- C2.3. Services: Describe any special services, product characteristics, or other benefits or advantages that will be afforded to the City in selecting your firm as the Construction Manager for the project. Please include examples of your company's quality assurance program & constructability methods and experience with 'Building Information Modeling' (BIM) on projects submitted as part of your Qualifications Proposal. Include any awards that your firm has received for projects similar to this one.
- C2.4. Value Engineering: Describe the process by which your firm performs value engineering/life cycle cost analysis in order to achieve an appropriate balance between costs, aesthetics and function over the life of the building. Provide a sample value engineering report, as an attachment, from one of the projects listed in RFQ Attachment D Section 3. In addition, provide a summary for the project to which the report relates, which gives a brief overview of the value engineering effort and includes the total number of items presented, total estimated dollar value of the recommendations, total number of items accepted, and total estimated corresponding value of the accepted items.
- C2.5. Cost Model / Estimates: Provide the cost model format used on one of the projects identified in your Qualifications Proposal and describe how this cost model was developed, the timing of its updates during design and how the final construction cost compared to this cost model. Provide the cost model to be used on this project, as an attachment.
- C2.6. Request for Information (RFI): Describe your firm's process and any software programs used to issue RFIs and the approach used to ensure the timeliness of the response from the design professional. Also provide two examples of applicable logs, as an attachment, as well as the software program used for two of the projects you identified in your Qualifications Proposal.
- C2.7. Shop Drawings and Submittals: Describe your firm's process and any software used to process shop drawings and submittals. Also provide two examples of applicable logs used for two of the projects you identified in your Qualifications Proposal.
- C2.8. Subcontracting: The City must use a subcontractor selection process in accordance with Minnesota Statutes, Section 471.463, subd. 5(b). Describe your approach and methodology for prequalifying subcontractors and how you will incorporate the legal requirements into the process. Also, outline your subcontractor management plan. Include any quality assurance measures taken with subcontractors as well as scheduling and labor requirements to ensure schedule adherence.

- C2.9. Public Relations: What is your approach and plan for effective communications with various project constituent groups, i.e., neighbors, site visitors, news media, etc.? How have you managed communications on similar projects? Provide two examples.
- C2.10. Site Coordination: What is your approach to safely managing construction activities within a project site that is subject to maintaining city operations and impact on adjacent public streets and sidewalks? Define your approach for maintaining city operations and coordination of all traffic control, safety and scheduling measures to ensure minimal disruption of pedestrian, vehicular or service access to the jobsite and adjacent buildings. Discuss how your firm will provide construction site security and the necessary coordination with the owner and/or city officials.
- C2.11. Noise and Dust Control: Describe your approach to ensure minimal impact on the adjacent work environments regarding noise and dust control.
- C2.12. Communications: Describe your firm's approach and plan for communications with the project team including Owner's project managers and representatives, design professionals, consultants and sub-contractors. Please provide a meeting schedule with the required attendees and the content and frequency of cost and schedule reporting anticipated.
- C2.13. Sustainable Construction Methods: Describe your experience with sustainability projects, notably with LEED and Minnesota's Buildings Benchmarks & Beyond (B3) and provide any suggestions you may have on this project for sustainable construction methods as the city will be evaluating sustainability options.

C3. Cost Estimating (10 POINTS)

The Construction Manager will be responsible for ensuring that the design team and Owner are kept up to date on the costs for the current design of the various phases of the project and assist in making recommendations to the design to meet or beat the required budget. This includes value engineering and life cycle cost analysis throughout the design and construction phases of the project. The Construction Manager will be responsible for cost estimating and competitively bidding all portions of the work. Up-to-date, accurate project cost estimates and cost estimates for selected portions of the work must be provided by the Construction Manager during all phases, including estimates as needed during execution of the work. Estimates submitted by subcontractors for change orders need to be verified by the Construction Manager to ensure that they are not excessive in cost.

- C3.1. Please provide cost estimates and final project costs for a project listed in section 3 of attachment D in the RFQ as an attachment, if the estimates were not the same as the final project cost, please explain the discrepancy.

C4. Scheduling (10 POINTS)

- C4.1. Provide a sample construction schedule, as an attachment, and provide a narrative project plan for the Pre-Construction and Construction phase services that:
 - A. Integrates the proposed design schedule and identifies the understanding of the Architect's and City's design reviews and durations including a written detailed description of the scheduling logic as well as the expected time frame in which the project would be completed.
 - B. Illustrates an understanding of the City project processes and required project approvals and durations for review.
 - C. Identifies milestones and approval and activity links within the construction schedule.
 - D. Identifies and sequences critical submittals/shop drawings and activities as they relate to the progress of the trade work.

- E. Illustrates proposed tasks by discipline for each trade.
 - F. Provides a detailed schedule illustrating the relationship between trade work and the submittal process.
 - G. Includes the milestone date with the level of design completion required that a Guaranteed Maximum Price (GMP) can be established.
- C4.2. State what events or issues could impede your ability to achieve the substantial completion date stated in the RFP:
- C4.3. Identify specific strategies to avoid and/or mitigate project construction delays. Provide an estimate of the earliest start date of the project following execution of a contract and indicate what could delay the start of the project.
- C4.4. Summarize the information, from RFQ Attachment C Section 3, comparing initial Contract Time to Actual Completion Time for all submitted comparable projects.
- C5. Fee Structure
- C5.1.1. Provide any updates or modifications to the fee proposal in Attachment D1 in the RFQ, please use the same format. If no updates are included, the fee proposal from the RFQ will be used for scoring.
 - C5.1.2. Provide any additional information needed to clarify the proposed fee structure.

ATTACHMENT D – REQUIRED FORMS FOR CONSTRUCTION MANAGER AT RISK

Respondent to complete the following forms. Completed forms must be included with your RFP submission. Failure to complete and submit these forms may result in disqualification of your Proposal.

- D1. Workforce and Equal Pay Declaration Page**
- D2. Tax Identification and Registration Form**
- D3. E-Verify Certification**
- D4. Responsible Contractor Compliance Verification**

ATTACHMENT D1

Workforce and Equal Pay Declaration Page

This form is **required for all businesses** executing government contracts under the following:

Select one:

- ☐ Businesses executing a contract with **State or Metropolitan agencies** in excess of \$100,000 ([Workforce Certificate](#)) and if applicable \$500,000 ([Equal Pay Certificate](#))
- ☐ Businesses executing a contract with **University of Minnesota** for general obligation bond funded capital projects in excess of \$100,000 ([Workforce Certificate](#)) and if applicable \$500,000 ([Equal Pay Certificate](#))
- ☐ Businesses executing a contract with **Political Subdivisions** for general obligation bond funded capital projects in excess of \$250,000 ([Workforce Certificate](#)) and if applicable \$1,000,000 ([Equal Pay Certificate](#))

Select all that apply:

We are a Certificate holder:

- ☐ Workforce Certificate under the name: _____
- ☐ Equal Pay Certificate under the name: _____

We are applying/have applied for the following certificate(s):

- ☐ Workforce Certificate Application date (MM/DD/YYYY): _____
- ☐ Equal Pay Certificate Application date (MM/DD/YYYY): _____

We have not applied for one or both certificates:

- ☐ Our Company does not yet have a Workforce Certificate or Equal Pay Certificate. We acknowledge that a Workforce and, if applicable, Equal Pay Certificate, or approved exemption by MDHR is required before a contract can be executed.

We are Exempt:

- ☐ We attest to MDHR that we have not employed 40 or more employees on a single day during the prior 12 months in Minnesota or the state in where we have our primary place of business. MDHR may request the names of our employees during the previous 12 months, the date of separation, if applicable, and the current employment status and count.

Business Information

Vendor/Supplier ID	Business Name	Name of Contracting Agency
Authorized Signatory Name	Title	Date
Signature	Email	Phone

For assistance with this form, email the Minnesota Department of Human Rights Compliance.MDHR@state.mn.us

ATTACHMENT D2

Tax Identification Form

PRIME CONTRACTOR RESPONSE TAX IDENTIFICATION AND REGISTRATION FORM

OFFICIAL NAME OF COMPANY: _____

A. If a Corporation, what is the state of Incorporation? _____

B. If a Partnership, state full names of Copartners: _____

C. If a Limited Liability Company, what is the state in which formed: _____

D. If a sole proprietorship, are you an independent contractor? ____ Yes ____ No

E. SOCIAL SECURITY OR FEDERAL TAX I.D. # _____

MINNESOTA STATE TAX I.D.# _____

Minn. Stat. § 270C.65, Subd. 3, Minnesota Contract Vendors are required to provide their Minnesota Tax Identification Number (or and Federal Employer Identification Number (or Social Security Number). Non-Minnesota Contract Vendors are required to provide their Federal Employer I.D. Number (or Social Security Number) only. This information may be used in the enforcement of Federal and State Tax Laws. Supplying these numbers could result in action to require a Contract Vendor to file tax returns and pay delinquent State Tax Liabilities. These numbers will be available to Federal and State Tax Authorities and State personnel involved in the payment of State obligations.

F. BUILDING CONSTRUCTION CONTRACTOR REGISTRATION NO.: _____

Or LICENSE NO.: _____ TYPE OF LICENSE: _____

Per Minn. Stat. § 326B.701, unless exempt, any Person, as defined by Minn. Stat. § 181.723, subd. 1(a), who performs public or private construction services must register with the Department of Labor and Industry (DLI). Registration is required prior to receiving a contract award. For additional information, and to register, go to www.dli.mn.gov/register or call 651.284.5074.

G. STATE OF MINNESOTA VENDOR ID# _____

Contractors are required to have a Minnesota Vendor ID prior to receiving a Contract Award. For information on requesting or registering your Minnesota Vendor ID: <http://mn.gov/mmb/accounting/swift/vendor-resources/>.

ATTACHMENT D3
E-Verify Certification
(use when preconstruction services are provided)

Effective July 21, 2011, state law mandates that contracts “for services valued in excess of \$50,000 must require certification from the vendor and any subcontractors that, as of the date services on behalf of the state of Minnesota will be performed, the vendor and all subcontractors have implemented or are in the process of implementing the federal E-Verify program for all newly hired employees in the United States who will perform work on behalf of the State of Minnesota.”

E-Verify is a federal system established by the Department of Homeland Security to determine the immigration and work-eligibility status of prospective employees.

Detailed E-Verify program information for employers can be found at <http://www.dhs.gov/e-verify>.

By signing relevant solicitation responses and contracts, a vendor is certifying compliance with the statutory requirement with respect to its own business.

Additionally, prior to the initiation of services, a vendor must obtain written certification from all subcontractors who will participate in the performance of the contract. The certification below has been prepared for prime contractors to use for this purpose. All subcontractor certifications must be kept on file with the contract vendor and made available to the state upon request.

CERTIFICATION (In accordance with Minn. Stat. §16C.075)

By the date of the performance of services, the company shown below will have implemented or will be in the process of implementing the E-Verify program for all newly hired employees in the United States who will perform work on behalf of the State of Minnesota.

I certify that the company shown below is in compliance with the above statement and that I am authorized to sign on its behalf.

Name of Company: _____

Authorized
signature: _____

Printed name: _____

Title: _____

Date: _____

Telephone Number: _____

E-mail address: _____

The state reserves the right to determine how it will respond to any instances of non-compliance or false certification of compliance. Potential state actions include, but are not limited to cancellation of the contract and/or suspending or debarring the contract vendor from state purchasing.

ATTACHMENT D4
PRIME CONTRACTOR RESPONSE
Responsible Contractor Compliance Verification
Minn. Stat. § 16C.285

The undersigned is an owner or officer of the company named below (the "Company") and signs this statement under oath verifying that at the time it responded to the solicitation document on the above-referenced project ("Project"), the Company was in compliance with each of the minimum criteria in Minn. Stat. § 16C.285, subd. 3 (hereinafter "subdivision 3"), with the exception of clause (7).

Any prime contractor or subcontractor or motor carrier that does not meet the minimum criteria in subdivision 3 or fails to verify that it meets those criteria is not a responsible contractor and is not eligible to be awarded a construction contract for the project or to perform work on the project.

A false statement under oath verifying compliance with any of the minimum criteria shall render the prime contractor or subcontractor or motor carrier that make the false statement ineligible to be awarded a construction contract on the project and may result in termination of a contract awarded to a prime contractor or subcontractor or motor carrier that submits a false statement.

Prior to execution of the construction contract for the Project, the Prime Contractor will submit to the contracting authority a supplemental verification confirming compliance with Minn. Stat. § 16C.285, subd. 3, clause (7), (see Attachment D4.1). If the Prime Contractor retains additional subcontractors with which it will have a direct contractual relationship following contract award, the Prime Contractor will submit any supplemental verification confirming compliance with Minn. Stat. § 16C.285, subd. 3, clause (7) within 14 days after retaining any such additional subcontractors (see Attachment D4.2).

A prime contractor shall submit to the contracting authority upon request copies of the signed verifications of compliance from all subcontractors of any tier and motor carriers, pursuant to subdivision 3, clause (7).

I certify by signing this form under oath that I am an owner or officer of the company, and that:

- 1) My company meets each of the Minimum Criteria to be a responsible contractor as defined and is in compliance with Minn. Stat. § 16C.285,
- 2) If my company is awarded a contract, I will submit Attachment D4.1 prior to Guaranteed Maximum Price (GMP) contract amendment execution, and
- 3) If my company is awarded a contract, I will also submit Attachment D4.2 as required.

Authorized Signature of Owner or Officer

Company Name

Print Name

Date

Title

ATTACHMENT D4.1 **FIRST-TIER SUBCONTRACTORS LIST**

D4.1 FORM MUST BE COMPLETED PRIOR TO GMP CONTRACT AMENDMENT EXECUTION

FIRST TIER SUBCONTRACTOR NAMES (Legal name of company as registered with the Secretary of State)	Name of city where company home office is located	% of value of Contract	*Is the First Tier Subcontractor a TG/ED/VO?

Attach additional sheets as needed for submission of all first-tier subcontractors.

*TG/ED/ VO = Certified Targeted Group Business, Economically Disadvantaged Business, and Veteran-Owned Business

I certify by signing this form under oath that I am an owner or officer of the company, and that:

All first-tier subcontractors listed on attachment D4.1 have verified through a signed statement under oath by an owner or officer that they meet the minimum criteria to be a responsible contractor as defined in **Minn. Stat. § 16C.285**. A prime contractor shall submit to the contracting authority upon request copies of the signed verifications of compliance from all subcontractors of any tier and motor carriers, pursuant to subdivision 3, clause (7).

 Authorized Signature of Owner or Officer

 Company Name

 Print Name

 Date

 Title

ATTACHMENT D4.2
ADDITIONAL SUBCONTRACTORS LIST

SUBMIT WITHIN 14 DAYS OF RETAINING ADDITIONAL SUBCONTRACTORS DURING PROJECT

This form must be submitted to the Project Manager or individual as identified in the solicitation document.

Minn. Stat. § 16C.285, subd. 5. Subcontractor Verification. If a prime contractor or any subcontractor retains additional subcontractors on the project after submitting its verification of compliance, the prime contractor or subcontractor shall obtain verifications of compliance from each additional subcontractor with which it has a direct contractual relationship and shall submit a supplemental verification confirming compliance with subdivision 3, clause (7), within 14 days of retaining the additional subcontractors...

FIRST TIER SUBCONTRACTOR NAMES (Legal name of company as registered with the Secretary of State)	Name of city where company home office is located	% of value of Contract	*Is the First Tier Subcontractor a TG/ED/VO?

Attach additional sheets as needed for submission of all first-tier subcontractors.

*TG/ED/ VO = Certified Targeted Group Business, Economically Disadvantaged Business, and Veteran-Owned Business

I certify by signing this form under oath that I am an owner or officer of the company, and that:

All additional subcontractors listed on Attachment D4.2 have verified through a signed statement under oath by an owner or officer that they meet the minimum criteria to be a responsible contractor as defined in **Minn. Stat. § 16C.285**. A prime contractor shall submit to the contracting authority upon request copies of the signed verifications of compliance from all subcontractors of any tier and motor carriers, pursuant to subdivision 3, clause (7).

Authorized Signature of Owner or Officer

Company Name

Print Name

Date

Title

ATTACHMENT E – DRAFT CONTRACT DOCUMENTS

- E1. A201-2017**
- E2. A133-2019**

AIA® Document A201® – 2017

General Conditions of the Contract for Construction

for the following PROJECT:

(Name and location or address)

Maintenance Operations Center and the License/Passport Center & Dance Studio

THE OWNER:

(Name, legal status and address)

City of Roseville

2660 Civic Center Drive

Roseville, MN 55113

THE ARCHITECT:

(Name, legal status and address)



TABLE OF ARTICLES

- 1 GENERAL PROVISIONS
- 2 OWNER
- 3 CONTRACTOR
- 4 ARCHITECT
- 5 SUBCONTRACTORS
- 6 CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS
- 7 CHANGES IN THE WORK
- 8 TIME
- 9 PAYMENTS AND COMPLETION
- 10 PROTECTION OF PERSONS AND PROPERTY
- 11 INSURANCE AND BONDS
- 12 UNCOVERING AND CORRECTION OF WORK
- 13 MISCELLANEOUS PROVISIONS

ADDITIONS AND DELETIONS:

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

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

For guidance in modifying this document to include supplementary conditions, see AIA Document A503™–2017, Guide for Supplementary Conditions.

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14 TERMINATION OR SUSPENSION OF THE CONTRACT

15 CLAIMS AND DISPUTES



INDEX

(Topics and numbers in bold are Section headings.)

Acceptance of Nonconforming Work

9.6.6, 9.9.3, **12.3**

Acceptance of Work

9.6.6, 9.8.2, 9.9.3, 9.10.1, 9.10.3, 12.3

Access to Work

3.16, 6.2.1, 12.1

Accident Prevention

10

Acts and Omissions

3.2, 3.3.2, 3.12.8, 3.18, 4.2.3, 8.3.1, 9.5.1, 10.2.5, 10.2.8, 13.3.2, 14.1, 15.1.2, 15.2

Addenda

1.1.1

Additional Costs, Claims for

3.7.4, 3.7.5, 10.3.2, 15.1.5

Additional Inspections and Testing

9.4.2, 9.8.3, 12.2.1, **13.4**

Additional Time, Claims for

3.2.4, 3.7.4, 3.7.5, 3.10.2, 8.3.2, **15.1.6**

Administration of the Contract

3.1.3, **4.2**, 9.4, 9.5

Advertisement or Invitation to Bid

1.1.1

Aesthetic Effect

4.2.13

Allowances

3.8

Applications for Payment

4.2.5, 7.3.9, 9.2, **9.3**, 9.4, 9.5.1, 9.5.4, 9.6.3, 9.7, 9.10

Approvals

2.1.1, 2.3.1, 2.5, 3.1.3, 3.10.2, 3.12.8, 3.12.9, 3.12.10.1, 4.2.7, 9.3.2, 13.4.1

Arbitration

8.3.1, 15.3.2, **15.4**

ARCHITECT

4

Architect, Definition of

4.1.1

Architect, Extent of Authority

2.5, 3.12.7, 4.1.2, 4.2, 5.2, 6.3, 7.1.2, 7.3.4, 7.4, 9.2, 9.3.1, 9.4, 9.5, 9.6.3, 9.8, 9.10.1, 9.10.3, 12.1, 12.2.1, 13.4.1, 13.4.2, 14.2.2, 14.2.4, 15.1.4, 15.2.1

Architect, Limitations of Authority and Responsibility

2.1.1, 3.12.4, 3.12.8, 3.12.10, 4.1.2, 4.2.1, 4.2.2, 4.2.3, 4.2.6, 4.2.7, 4.2.10, 4.2.12, 4.2.13, 5.2.1, 7.4, 9.4.2, 9.5.4, 9.6.4, 15.1.4, 15.2

Architect's Additional Services and Expenses

2.5, 12.2.1, 13.4.2, 13.4.3, 14.2.4

Architect's Administration of the Contract

3.1.3, 3.7.4, 15.2, 9.4.1, 9.5

Architect's Approvals

2.5, 3.1.3, 3.5, 3.10.2, 4.2.7

Architect's Authority to Reject Work

3.5, 4.2.6, 12.1.2, 12.2.1

Architect's Copyright

1.1.7, 1.5

Architect's Decisions

3.7.4, 4.2.6, 4.2.7, 4.2.11, 4.2.12, 4.2.13, 4.2.14, 6.3, 7.3.4, 7.3.9, 8.1.3, 8.3.1, 9.2, 9.4.1, 9.5, 9.8.4, 9.9.1, 13.4.2, 15.2

Architect's Inspections

3.7.4, 4.2.2, 4.2.9, 9.4.2, 9.8.3, 9.9.2, 9.10.1, 13.4

Architect's Instructions

3.2.4, 3.3.1, 4.2.6, 4.2.7, 13.4.2

Architect's Interpretations

4.2.11, 4.2.12

Architect's Project Representative

4.2.10

Architect's Relationship with Contractor

1.1.2, 1.5, 2.3.3, 3.1.3, 3.2.2, 3.2.3, 3.2.4, 3.3.1, 3.4.2, 3.5, 3.7.4, 3.7.5, 3.9.2, 3.9.3, 3.10, 3.11, 3.12, 3.16, 3.18, 4.1.2, 4.2, 5.2, 6.2.2, 7, 8.3.1, 9.2, 9.3, 9.4, 9.5, 9.7, 9.8, 9.9, 10.2.6, 10.3, 11.3, 12, 13.3.2, 13.4, 15.2

Architect's Relationship with Subcontractors

1.1.2, 4.2.3, 4.2.4, 4.2.6, 9.6.3, 9.6.4, 11.3

Architect's Representations

9.4.2, 9.5.1, 9.10.1

Architect's Site Visits

3.7.4, 4.2.2, 4.2.9, 9.4.2, 9.5.1, 9.9.2, 9.10.1, 13.4

Asbestos

10.3.1

Attorneys' Fees

3.18.1, 9.6.8, 9.10.2, 10.3.3

Award of Separate Contracts

6.1.1, 6.1.2

Award of Subcontracts and Other Contracts for Portions of the Work

5.2

Basic Definitions

1.1

Bidding Requirements

1.1.1

Binding Dispute Resolution

8.3.1, 9.7, 11.5, 13.1, 15.1.2, 15.1.3, 15.2.1, 15.2.5, 15.2.6.1, 15.3.1, 15.3.2, 15.3.3, 15.4.1

Bonds, Lien

7.3.4.4, 9.6.8, 9.10.2, 9.10.3

Bonds, Performance, and Payment

7.3.4.4, 9.6.7, 9.10.3, 11.1.2, 11.1.3, 11.5

Building Information Models Use and Reliance

1.8

Building Permit

3.7.1

Capitalization

1.3

Certificate of Substantial Completion

9.8.3, 9.8.4, 9.8.5

Certificates for Payment

4.2.1, 4.2.5, 4.2.9, 9.3.3, 9.4, 9.5, 9.6.1, 9.6.6, 9.7, 9.10.1, 9.10.3, 14.1.1.3, 14.2.4, 15.1.4

Certificates of Inspection, Testing or Approval

13.4.4

Certificates of Insurance

9.10.2

Change Orders

1.1.1, 3.4.2, 3.7.4, 3.8.2.3, 3.11, 3.12.8, 4.2.8, 5.2.3, 7.1.2, 7.1.3, **7.2**, 7.3.2, 7.3.7, 7.3.9, 7.3.10, 8.3.1, 9.3.1.1, 9.10.3, 10.3.2, 11.2, 11.5, 12.1.2

Change Orders, Definition of

7.2.1

CHANGES IN THE WORK

2.2.2, 3.11, 4.2.8, **7**, 7.2.1, 7.3.1, 7.4, 8.3.1, 9.3.1.1, 11.5

Claims, Definition of

15.1.1

Claims, Notice of

1.6.2, 15.1.3

CLAIMS AND DISPUTES

3.2.4, 6.1.1, 6.3, 7.3.9, 9.3.3, 9.10.4, 10.3.3, **15**, 15.4

Claims and Timely Assertion of Claims

15.4.1

Claims for Additional Cost

3.2.4, 3.3.1, 3.7.4, 7.3.9, 9.5.2, 10.2.5, 10.3.2, **15.1.5**

Claims for Additional Time

3.2.4, 3.3.1, 3.7.4, 6.1.1, 8.3.2, 9.5.2, 10.3.2, **15.1.6**

Concealed or Unknown Conditions, Claims for

3.7.4

Claims for Damages

3.2.4, 3.18, 8.3.3, 9.5.1, 9.6.7, 10.2.5, 10.3.3, 11.3, 11.3.2, 14.2.4, 15.1.7

Claims Subject to Arbitration

15.4.1

Cleaning Up

3.15, 6.3

Commencement of the Work, Conditions Relating to

2.2.1, 3.2.2, 3.4.1, 3.7.1, 3.10.1, 3.12.6, 5.2.1, 5.2.3, 6.2.2, 8.1.2, 8.2.2, 8.3.1, 11.1, 11.2, **15.1.5**

Commencement of the Work, Definition of

8.1.2

Communications

3.9.1, **4.2.4**

Completion, Conditions Relating to

3.4.1, 3.11, 3.15, 4.2.2, 4.2.9, 8.2, 9.4.2, 9.8, 9.9.1, 9.10, 12.2, 14.1.2, 15.1.2

COMPLETION, PAYMENTS AND

9

Completion, Substantial

3.10.1, 4.2.9, 8.1.1, 8.1.3, 8.2.3, 9.4.2, 9.8, 9.9.1, 9.10.3, 12.2, 15.1.2

Compliance with Laws

2.3.2, 3.2.3, 3.6, 3.7, 3.12.10, 3.13, 9.6.4, 10.2.2, 13.1, 13.3, 13.4.1, 13.4.2, 13.5, 14.1.1, 14.2.1.3, 15.2.8, 15.4.2, 15.4.3

Concealed or Unknown Conditions

3.7.4, 4.2.8, 8.3.1, 10.3

Conditions of the Contract

1.1.1, 6.1.1, 6.1.4

Consent, Written

3.4.2, 3.14.2, 4.1.2, 9.8.5, 9.9.1, 9.10.2, 9.10.3, 13.2, 15.4.4.2

Consolidation or Joinder

15.4.4

CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS

1.1.4, **6**

Construction Change Directive, Definition of

7.3.1

Construction Change Directives

1.1.1, 3.4.2, 3.11, 3.12.8, 4.2.8, 7.1.1, 7.1.2, 7.1.3, **7.3**, 9.3.1.1

Construction Schedules, Contractor's

3.10, 3.11, 3.12.1, 3.12.2, 6.1.3, 15.1.6.2

Contingent Assignment of Subcontracts

5.4, 14.2.2.2

Continuing Contract Performance

15.1.4

Contract, Definition of

1.1.2

CONTRACT, TERMINATION OR SUSPENSION OF THE

5.4.1.1, 5.4.2, 11.5, **14**

Contract Administration

3.1.3, 4, 9.4, 9.5

Contract Award and Execution, Conditions Relating to

3.7.1, 3.10, 5.2, 6.1

Contract Documents, Copies Furnished and Use of

1.5.2, 2.3.6, 5.3

Contract Documents, Definition of

1.1.1

Contract Sum

2.2.2, 2.2.4, 3.7.4, 3.7.5, 3.8, 3.10.2, 5.2.3, 7.3, 7.4, **9.1**, 9.2, 9.4.2, 9.5.1.4, 9.6.7, 9.7, 10.3.2, 11.5, 12.1.2, 12.3, 14.2.4, 14.3.2, 15.1.4.2, **15.1.5**, **15.2.5**

Contract Sum, Definition of

9.1

Contract Time

1.1.4, 2.2.1, 2.2.2, 3.7.4, 3.7.5, 3.10.2, 5.2.3, 6.1.5, 7.2.1.3, 7.3.1, 7.3.5, 7.3.6, 7, 7, 7.3.10, 7.4, 8.1.1, 8.2.1, 8.2.3, 8.3.1, 9.5.1, 9.7, 10.3.2, 12.1.1, 12.1.2, 14.3.2, 15.1.4.2, 15.1.6.1, 15.2.5

Contract Time, Definition of

8.1.1

CONTRACTOR

3

Contractor, Definition of

3.1, **6.1.2**

Contractor's Construction and Submittal Schedules

3.10, 3.12.1, 3.12.2, 4.2.3, 6.1.3, 15.1.6.2

Contractor's Employees

2.2.4, 3.3.2, 3.4.3, 3.8.1, 3.9, 3.18.2, 4.2.3, 4.2.6, 10.2, 10.3, 11.3, 14.1, 14.2.1.1

Contractor's Liability Insurance

11.1

Contractor's Relationship with Separate Contractors and Owner's Forces

3.12.5, 3.14.2, 4.2.4, 6, 11.3, 12.2.4

Contractor's Relationship with Subcontractors

1.2.2, 2.2.4, 3.3.2, 3.18.1, 3.18.2, 4.2.4, 5, 9.6.2, 9.6.7, 9.10.2, 11.2, 11.3, 11.4

Contractor's Relationship with the Architect

1.1.2, 1.5, 2.3.3, 3.1.3, 3.2.2, 3.2.3, 3.2.4, 3.3.1, 3.4.2, 3.5.1, 3.7.4, 3.10, 3.11, 3.12, 3.16, 3.18, 4.2, 5.2, 6.2.2, 7, 8.3.1, 9.2, 9.3, 9.4, 9.5, 9.7, 9.8, 9.9, 10.2.6, 10.3, 11.3, 12, 13.4, 15.1.3, 15.2.1

Contractor's Representations

3.2.1, 3.2.2, 3.5, 3.12.6, 6.2.2, 8.2.1, 9.3.3, 9.8.2

Contractor's Responsibility for Those Performing the Work

3.3.2, 3.18, 5.3, 6.1.3, 6.2, 9.5.1, 10.2.8

Contractor's Review of Contract Documents

3.2

Contractor's Right to Stop the Work

2.2.2, 9.7

Contractor's Right to Terminate the Contract

14.1

Contractor's Submittals

3.10, 3.11, 3.12, 4.2.7, 5.2.1, 5.2.3, 9.2, 9.3, 9.8.2, 9.8.3, 9.9.1, 9.10.2, 9.10.3

Contractor's Superintendent

3.9, 10.2.6

Contractor's Supervision and Construction Procedures

1.2.2, 3.3, 3.4, 3.12.10, 4.2.2, 4.2.7, 6.1.3, 6.2.4, 7.1.3, 7.3.4, 7.3.6, 8.2, 10, 12, 14, 15.1.4

Coordination and Correlation

1.2, 3.2.1, 3.3.1, 3.10, 3.12.6, 6.1.3, 6.2.1

Copies Furnished of Drawings and Specifications

1.5, 2.3.6, 3.11

Copyrights

1.5, 3.17

Correction of Work

2.5, 3.7.3, 9.4.2, 9.8.2, 9.8.3, 9.9.1, 12.1.2, **12.2**, 12.3, 15.1.3.1, 15.1.3.2, 15.2.1

Correlation and Intent of the Contract Documents

1.2

Cost, Definition of

7.3.4

Costs

2.5, 3.2.4, 3.7.3, 3.8.2, 3.15.2, 5.4.2, 6.1.1, 6.2.3, 7.3.3.3, 7.3.4, 7.3.8, 7.3.9, 9.10.2, 10.3.2, 10.3.6, 11.2, 12.1.2, 12.2.1, 12.2.4, 13.4, 14

Cutting and Patching

3.14, 6.2.5

Damage to Construction of Owner or Separate Contractors

3.14.2, 6.2.4, 10.2.1.2, 10.2.5, 10.4, 12.2.4

Damage to the Work

3.14.2, 9.9.1, 10.2.1.2, 10.2.5, 10.4, 12.2.4

Damages, Claims for

3.2.4, 3.18, 6.1.1, 8.3.3, 9.5.1, 9.6.7, 10.3.3, 11.3.2, 11.3, 14.2.4, 15.1.7

Damages for Delay

6.2.3, 8.3.3, 9.5.1.6, 9.7, 10.3.2, 14.3.2

Date of Commencement of the Work, Definition of

8.1.2

Date of Substantial Completion, Definition of

8.1.3

Day, Definition of

8.1.4

Decisions of the Architect

3.7.4, 4.2.6, 4.2.7, 4.2.11, 4.2.12, 4.2.13, 6.3, 7.3.4, 7.3.9, 8.1.3, 8.3.1, 9.2, 9.4, 9.5.1, 9.8.4, 9.9.1, 13.4.2, 14.2.2, 14.2.4, 15.1, 15.2

Decisions to Withhold Certification

9.4.1, 9.5, 9.7, 14.1.1.3

Defective or Nonconforming Work, Acceptance, Rejection and Correction of

2.5, 3.5, 4.2.6, 6.2.3, 9.5.1, 9.5.3, 9.6.6, 9.8.2, 9.9.3, 9.10.4, 12.2.1

Definitions

1.1, 2.1.1, 3.1.1, 3.5, 3.12.1, 3.12.2, 3.12.3, 4.1.1, 5.1, 6.1.2, 7.2.1, 7.3.1, 8.1, 9.1, 9.8.1, 15.1.1

Delays and Extensions of Time

3.2, 3.7.4, 5.2.3, 7.2.1, 7.3.1, 7.4, 8.3, 9.5.1, 9.7, 10.3.2, 10.4, 14.3.2, 15.1.6, 15.2.5

Digital Data Use and Transmission

1.7

Disputes

6.3, 7.3.9, 15.1, 15.2

Documents and Samples at the Site

3.11

Drawings, Definition of

1.1.5

Drawings and Specifications, Use and Ownership of

3.11

Effective Date of Insurance

8.2.2

Emergencies

10.4, 14.1.1.2, 15.1.5

Employees, Contractor's

3.3.2, 3.4.3, 3.8.1, 3.9, 3.18.2, 4.2.3, 4.2.6, 10.2, 10.3.3, 11.3, 14.1, 14.2.1.1

Equipment, Labor, or Materials

1.1.3, 1.1.6, 3.4, 3.5, 3.8.2, 3.8.3, 3.12, 3.13, 3.15.1, 4.2.6, 4.2.7, 5.2.1, 6.2.1, 7.3.4, 9.3.2, 9.3.3, 9.5.1.3, 9.10.2, 10.2.1, 10.2.4, 14.2.1.1, 14.2.1.2

Execution and Progress of the Work

1.1.3, 1.2.1, 1.2.2, 2.3.4, 2.3.6, 3.1, 3.3.1, 3.4.1, 3.7.1, 3.10.1, 3.12, 3.14, 4.2, 6.2.2, 7.1.3, 7.3.6, 8.2, 9.5.1, 9.9.1, 10.2, 10.3, 12.1, 12.2, 14.2, 14.3.1, 15.1.4

Extensions of Time

3.2.4, 3.7.4, 5.2.3, 7.2.1, 7.3, 7.4, 9.5.1, 9.7, 10.3.2, 10.4, 14.3, 15.1.6, **15.2.5**

Failure of Payment

9.5.1.3, **9.7**, 9.10.2, 13.5, 14.1.1.3, 14.2.1.2

Faulty Work

(See Defective or Nonconforming Work)

Final Completion and Final Payment

4.2.1, 4.2.9, 9.8.2, **9.10**, 12.3, 14.2.4, 14.4.3

Financial Arrangements, Owner's

2.2.1, 13.2.2, 14.1.1.4

GENERAL PROVISIONS

1

Governing Law

13.1

Guarantees (See Warranty)

Hazardous Materials and Substances

10.2.4, **10.3**

Identification of Subcontractors and Suppliers

5.2.1

Indemnification

3.17, **3.18**, 9.6.8, 9.10.2, 10.3.3, 11.3

Information and Services Required of the Owner

2.1.2, **2.2**, 2.3, 3.2.2, 3.12.10.1, 6.1.3, 6.1.4, 6.2.5, 9.6.1, 9.9.2, 9.10.3, 10.3.3, 11.2, 13.4.1, 13.4.2, 14.1.1.4, 14.1.4, 15.1.4

Initial Decision

15.2

Initial Decision Maker, Definition of

1.1.8

Initial Decision Maker, Decisions

14.2.4, 15.1.4.2, 15.2.1, 15.2.2, 15.2.3, 15.2.4, 15.2.5

Initial Decision Maker, Extent of Authority

14.2.4, 15.1.4.2, 15.2.1, 15.2.2, 15.2.3, 15.2.4, 15.2.5

Injury or Damage to Person or Property

10.2.8, 10.4

Inspections

3.1.3, 3.3.3, 3.7.1, 4.2.2, 4.2.6, 4.2.9, 9.4.2, 9.8.3, 9.9.2, 9.10.1, 12.2.1, 13.4

Instructions to Bidders

1.1.1

Instructions to the Contractor

3.2.4, 3.3.1, 3.8.1, 5.2.1, 7, 8.2.2, 12, 13.4.2

Instruments of Service, Definition of

1.1.7

Insurance

6.1.1, 7.3.4, 8.2.2, 9.3.2, 9.8.4, 9.9.1, 9.10.2, 10.2.5, **11**

Insurance, Notice of Cancellation or Expiration

11.1.4, 11.2.3

Insurance, Contractor's Liability

11.1

Insurance, Effective Date of

8.2.2, 14.4.2

Insurance, Owner's Liability

11.2

Insurance, Property

10.2.5, 11.2, 11.4, 11.5

Insurance, Stored Materials

9.3.2

INSURANCE AND BONDS

11

Insurance Companies, Consent to Partial Occupancy

9.9.1

Insured loss, Adjustment and Settlement of

11.5

Intent of the Contract Documents

1.2.1, 4.2.7, 4.2.12, 4.2.13

Interest

13.5

Interpretation

1.1.8, 1.2.3, **1.4**, 4.1.1, 5.1, 6.1.2, 15.1.1

Interpretations, Written

4.2.11, 4.2.12

Judgment on Final Award

15.4.2

Labor and Materials, Equipment

1.1.3, 1.1.6, **3.4**, 3.5, 3.8.2, 3.8.3, 3.12, 3.13, 3.15.1, 5.2.1, 6.2.1, 7.3.4, 9.3.2, 9.3.3, 9.5.1.3, 9.10.2, 10.2.1, 10.2.4, 14.2.1.1, 14.2.1.2

Labor Disputes

8.3.1

Laws and Regulations

1.5, 2.3.2, 3.2.3, 3.2.4, 3.6, 3.7, 3.12.10, 3.13, 9.6.4, 9.9.1, 10.2.2, 13.1, 13.3.1, 13.4.2, 13.5, 14, 15.2.8, 15.4

Liens

2.1.2, 9.3.1, 9.3.3, 9.6.8, 9.10.2, 9.10.4, 15.2.8

Limitations, Statutes of

12.2.5, 15.1.2, 15.4.1.1

Limitations of Liability

3.2.2, 3.5, 3.12.10, 3.12.10.1, 3.17, 3.18.1, 4.2.6, 4.2.7, 6.2.2, 9.4.2, 9.6.4, 9.6.7, 9.6.8, 10.2.5, 10.3.3, 11.3, 12.2.5, 13.3.1

Limitations of Time

2.1.2, 2.2, 2.5, 3.2.2, 3.10, 3.11, 3.12.5, 3.15.1, 4.2.7, 5.2, 5.3, 5.4.1, 6.2.4, 7.3, 7.4, 8.2, 9.2, 9.3.1, 9.3.3, 9.4.1, 9.5, 9.6, 9.7, 9.8, 9.9, 9.10, 12.2, 13.4, 14, 15, 15.1.2, 15.1.3, 15.1.5

Materials, Hazardous

10.2.4, 10.3

Materials, Labor, Equipment and

1.1.3, 1.1.6, 3.4.1, 3.5, 3.8.2, 3.8.3, 3.12, 3.13, 3.15.1, 5.2.1, 6.2.1, 7.3.4, 9.3.2, 9.3.3, 9.5.1.3, 9.10.2, 10.2.1.2, 10.2.4, 14.2.1.1, 14.2.1.2

Means, Methods, Techniques, Sequences and Procedures of Construction

3.3.1, 3.12.10, 4.2.2, 4.2.7, 9.4.2

Mechanic's Lien

2.1.2, 9.3.1, 9.3.3, 9.6.8, 9.10.2, 9.10.4, 15.2.8

Mediation

8.3.1, 15.1.3.2, 15.2.1, 15.2.5, 15.2.6, 15.3, 15.4.1, 15.4.1.1

Minor Changes in the Work

1.1.1, 3.4.2, 3.12.8, 4.2.8, 7.1, 7.4

MISCELLANEOUS PROVISIONS

13

Modifications, Definition of

1.1.1

Modifications to the Contract

1.1.1, 1.1.2, 2.5, 3.11, 4.1.2, 4.2.1, 5.2.3, 7, 8.3.1, 9.7, 10.3.2

Mutual Responsibility

6.2

Nonconforming Work, Acceptance of

9.6.6, 9.9.3, 12.3

Nonconforming Work, Rejection and Correction of

2.4, 2.5, 3.5, 4.2.6, 6.2.4, 9.5.1, 9.8.2, 9.9.3, 9.10.4, 12.2

Notice

1.6, 1.6.1, 1.6.2, 2.1.2, 2.2.2, 2.2.3, 2.2.4, 2.5, 3.2.4, 3.3.1, 3.7.4, 3.7.5, 3.9.2, 3.12.9, 3.12.10, 5.2.1, 7.4, 8.2.2, 9.6.8, 9.7, 9.10.1, 10.2.8, 10.3.2, 11.5, 12.2.2.1, 13.4.1, 13.4.2, 14.1, 14.2.2, 14.4.2, 15.1.3, 15.1.5, 15.1.6, 15.4.1

Notice of Cancellation or Expiration of Insurance

11.1.4, 11.2.3

Notice of Claims

1.6.2, 2.1.2, 3.7.4, 9.6.8, 10.2.8, 15.1.3, 15.1.5, 15.1.6, 15.2.8, 15.3.2, 15.4.1

Notice of Testing and Inspections

13.4.1, 13.4.2

Observations, Contractor's

3.2, 3.7.4

Occupancy

2.3.1, 9.6.6, 9.8

Orders, Written

1.1.1, 2.4, 3.9.2, 7, 8.2.2, 11.5, 12.1, 12.2.2.1, 13.4.2, 14.3.1

OWNER

2

Owner, Definition of

2.1.1

Owner, Evidence of Financial Arrangements

2.2, 13.2.2, 14.1.1.4

Owner, Information and Services Required of the

2.1.2, 2.2, 2.3, 3.2.2, 3.12.10, 6.1.3, 6.1.4, 6.2.5, 9.3.2, 9.6.1, 9.6.4, 9.9.2, 9.10.3, 10.3.3, 11.2, 13.4.1, 13.4.2, 14.1.1.4, 14.1.4,

15.1.4

Owner's Authority

1.5, 2.1.1, 2.3.2, 2.4, 2.5, 3.4.2, 3.8.1, 3.12.10, 3.14.2, 4.1.2, 4.2.4, 4.2.9, 5.2.1, 5.2.4, 5.4.1, 6.1, 6.3, 7.2.1, 7.3.1, 8.2.2, 8.3.1, 9.3.2, 9.5.1, 9.6.4, 9.9.1, 9.10.2, 10.3.2, 11.4, 11.5, 12.2.2, 12.3, 13.2.2, 14.3, 14.4, 15.2.7

Owner's Insurance

11.2

Owner's Relationship with Subcontractors

1.1.2, 5.2, 5.3, 5.4, 9.6.4, 9.10.2, 14.2.2

Owner's Right to Carry Out the Work

2.5, 14.2.2

Owner's Right to Clean Up

6.3

Owner's Right to Perform Construction and to Award Separate Contracts

6.1

Owner's Right to Stop the Work

2.4

Owner's Right to Suspend the Work

14.3

Owner's Right to Terminate the Contract

14.2, 14.4

Ownership and Use of Drawings, Specifications and Other Instruments of Service

1.1.1, 1.1.6, 1.1.7, 1.5, 2.3.6, 3.2.2, 3.11, 3.17, 4.2.12, 5.3

Partial Occupancy or Use

9.6.6, 9.9

Patching, Cutting and

3.14, 6.2.5

Patents

3.17

Payment, Applications for

4.2.5, 7.3.9, 9.2, 9.3, 9.4, 9.5, 9.6.3, 9.7, 9.8.5, 9.10.1, 14.2.3, 14.2.4, 14.4.3

Payment, Certificates for

4.2.5, 4.2.9, 9.3.3, 9.4, 9.5, 9.6.1, 9.6.6, 9.7, 9.10.1, 9.10.3, 14.1.1.3, 14.2.4

Payment, Failure of

9.5.1.3, 9.7, 9.10.2, 13.5, 14.1.1.3, 14.2.1.2

Payment, Final

4.2.1, 4.2.9, 9.10, 12.3, 14.2.4, 14.4.3

Payment Bond, Performance Bond and

7.3.4.4, 9.6.7, 9.10.3, 11.1.2

Payments, Progress

9.3, 9.6, 9.8.5, 9.10.3, 14.2.3, 15.1.4

PAYMENTS AND COMPLETION

9

Payments to Subcontractors

5.4.2, 9.5.1.3, 9.6.2, 9.6.3, 9.6.4, 9.6.7, 14.2.1.2

PCB

10.3.1

Performance Bond and Payment Bond

7.3.4.4, 9.6.7, 9.10.3, 11.1.2

Permits, Fees, Notices and Compliance with Laws

2.3.1, 3.7, 3.13, 7.3.4.4, 10.2.2

PERSONS AND PROPERTY, PROTECTION OF

10

Polychlorinated Biphenyl

10.3.1

Product Data, Definition of

3.12.2

Product Data and Samples, Shop Drawings

3.11, **3.12**, 4.2.7

Progress and Completion

4.2.2, **8.2**, 9.8, 9.9.1, 14.1.4, 15.1.4

Progress Payments

9.3, **9.6**, 9.8.5, 9.10.3, 14.2.3, 15.1.4

Project, Definition of

1.1.4

Project Representatives

4.2.10

Property Insurance

10.2.5, **11.2**

Proposal Requirements

1.1.1

PROTECTION OF PERSONS AND PROPERTY

10

Regulations and Laws

1.5, 2.3.2, 3.2.3, 3.6, 3.7, 3.12.10, 3.13, 9.6.4, 9.9.1, 10.2.2, 13.1, 13.3, 13.4.1, 13.4.2, 13.5, 14, 15.2.8, 15.4

Rejection of Work

4.2.6, 12.2.1

Releases and Waivers of Liens

9.3.1, 9.10.2

Representations

3.2.1, 3.5, 3.12.6, 8.2.1, 9.3.3, 9.4.2, 9.5.1, 9.10.1

Representatives

2.1.1, 3.1.1, 3.9, 4.1.1, 4.2.10, 13.2.1

Responsibility for Those Performing the Work

3.3.2, 3.18, 4.2.2, 4.2.3, 5.3, 6.1.3, 6.2, 6.3, 9.5.1, 10

Retainage

9.3.1, 9.6.2, 9.8.5, 9.9.1, 9.10.2, 9.10.3

Review of Contract Documents and Field Conditions by Contractor

3.2, 3.12.7, 6.1.3

Review of Contractor's Submittals by Owner and Architect

3.10.1, 3.10.2, 3.11, 3.12, 4.2, 5.2, 6.1.3, 9.2, 9.8.2

Review of Shop Drawings, Product Data and Samples by Contractor

3.12

Rights and Remedies

1.1.2, 2.4, 2.5, 3.5, 3.7.4, 3.15.2, 4.2.6, 5.3, 5.4, 6.1, 6.3, 7.3.1, 8.3, 9.5.1, 9.7, 10.2.5, 10.3, 12.2.1, 12.2.2, 12.2.4, **13.3**, 14, 15.4

Royalties, Patents and Copyrights

3.17

Rules and Notices for Arbitration

15.4.1

Safety of Persons and Property

10.2, 10.4

Safety Precautions and Programs

3.3.1, 4.2.2, 4.2.7, 5.3, **10.1**, 10.2, 10.4

Samples, Definition of

3.12.3

Samples, Shop Drawings, Product Data and

3.11, 3.12, 4.2.7

Samples at the Site, Documents and

3.11

Schedule of Values

9.2, 9.3.1

Schedules, Construction

3.10, 3.12.1, 3.12.2, 6.1.3, 15.1.6.2

Separate Contracts and Contractors

1.1.4, 3.12.5, 3.14.2, 4.2.4, 4.2.7, 6, 8.3.1, 12.1.2

Separate Contractors, Definition of

6.1.1

Shop Drawings, Definition of

3.12.1

Shop Drawings, Product Data and Samples

3.11, 3.12, 4.2.7

Site, Use of

3.13, 6.1.1, 6.2.1

Site Inspections

3.2.2, 3.3.3, 3.7.1, 3.7.4, 4.2, 9.9.2, 9.4.2, 9.10.1, 13.4

Site Visits, Architect's

3.7.4, 4.2.2, 4.2.9, 9.4.2, 9.5.1, 9.9.2, 9.10.1, 13.4

Special Inspections and Testing

4.2.6, 12.2.1, 13.4

Specifications, Definition of

1.1.6

Specifications

1.1.1, 1.1.6, 1.2.2, 1.5, 3.12.10, 3.17, 4.2.14

Statute of Limitations

15.1.2, 15.4.1.1

Stopping the Work

2.2.2, 2.4, 9.7, 10.3, 14.1

Stored Materials

6.2.1, 9.3.2, 10.2.1.2, 10.2.4

Subcontractor, Definition of

5.1.1

SUBCONTRACTORS

5

Subcontractors, Work by

1.2.2, 3.3.2, 3.12.1, 3.18, 4.2.3, 5.2.3, 5.3, 5.4, 9.3.1.2, 9.6.7

Subcontractual Relations

5.3, 5.4, 9.3.1.2, 9.6, 9.10, 10.2.1, 14.1, 14.2.1

Submittals

3.10, 3.11, 3.12, 4.2.7, 5.2.1, 5.2.3, 7.3.4, 9.2, 9.3, 9.8, 9.9.1, 9.10.2, 9.10.3

Submittal Schedule

3.10.2, 3.12.5, 4.2.7

Subrogation, Waivers of

6.1.1, 11.3

Substances, Hazardous

10.3

Substantial Completion

4.2.9, 8.1.1, 8.1.3, 8.2.3, 9.4.2, 9.8, 9.9.1, 9.10.3, 12.2, 15.1.2

Substantial Completion, Definition of

9.8.1

Substitution of Subcontractors

5.2.3, 5.2.4

Substitution of Architect

2.3.3

Substitutions of Materials

3.4.2, 3.5, 7.3.8

Sub-subcontractor, Definition of

5.1.2

Subsurface Conditions

3.7.4

Successors and Assigns

13.2

Superintendent

3.9, 10.2.6

Supervision and Construction Procedures

1.2.2, **3.3**, 3.4, 3.12.10, 4.2.2, 4.2.7, 6.1.3, 6.2.4, 7.1.3, 7.3.4, 8.2, 8.3.1, 9.4.2, 10, 12, 14, 15.1.4

Suppliers

1.5, 3.12.1, 4.2.4, 4.2.6, 5.2.1, 9.3, 9.4.2, 9.5.4, 9.6, 9.10.5, 14.2.1

Surety

5.4.1.2, 9.6.8, 9.8.5, 9.10.2, 9.10.3, 11.1.2, 14.2.2, 15.2.7

Surety, Consent of

9.8.5, 9.10.2, 9.10.3

Surveys

1.1.7, 2.3.4

Suspension by the Owner for Convenience

14.3

Suspension of the Work

3.7.5, 5.4.2, 14.3

Suspension or Termination of the Contract

5.4.1.1, 14

Taxes

3.6, 3.8.2.1, 7.3.4.4

Termination by the Contractor

14.1, 15.1.7

Termination by the Owner for Cause

5.4.1.1, **14.2**, 15.1.7

Termination by the Owner for Convenience

14.4

Termination of the Architect

2.3.3

Termination of the Contractor Employment

14.2.2

TERMINATION OR SUSPENSION OF THE CONTRACT

14

Tests and Inspections

3.1.3, 3.3.3, 3.7.1, 4.2.2, 4.2.6, 4.2.9, 9.4.2, 9.8.3, 9.9.2, 9.10.1, 10.3.2, 12.2.1, **13.4**

TIME

8

Time, Delays and Extensions of

3.2.4, 3.7.4, 5.2.3, 7.2.1, 7.3.1, 7.4, **8.3**, 9.5.1, 9.7, 10.3.2, 10.4, 14.3.2, 15.1.6, 15.2.5

Time Limits

2.1.2, 2.2, 2.5, 3.2.2, 3.10, 3.11, 3.12.5, 3.15.1, 4.2, 5.2, 5.3, 5.4, 6.2.4, 7.3, 7.4, 8.2, 9.2, 9.3.1, 9.3.3, 9.4.1, 9.5, 9.6, 9.7, 9.8, 9.9, 9.10, 12.2, 13.4, 14, 15.1.2, 15.1.3, 15.4

Time Limits on Claims

3.7.4, 10.2.8, 15.1.2, 15.1.3

Title to Work

9.3.2, 9.3.3

UNCOVERING AND CORRECTION OF WORK

12

Uncovering of Work

12.1

Unforeseen Conditions, Concealed or Unknown

3.7.4, 8.3.1, 10.3

Unit Prices

7.3.3.2, 9.1.2

Use of Documents

1.1.1, 1.5, 2.3.6, 3.12.6, 5.3

Use of Site

3.13, 6.1.1, 6.2.1

Values, Schedule of

9.2, 9.3.1

Waiver of Claims by the Architect

13.3.2

Waiver of Claims by the Contractor

9.10.5, 13.3.2, 15.1.7

Waiver of Claims by the Owner

9.9.3, 9.10.3, 9.10.4, 12.2.2.1, 13.3.2, 14.2.4, 15.1.7

Waiver of Consequential Damages

14.2.4, 15.1.7

Waiver of Liens

9.3, 9.10.2, 9.10.4

Waivers of Subrogation

6.1.1, 11.3

Warranty

3.5, 4.2.9, 9.3.3, 9.8.4, 9.9.1, 9.10.2, 9.10.4, 12.2.2, 15.1.2

Weather Delays

8.3, 15.1.6.2

Work, Definition of

1.1.3

Written Consent

1.5.2, 3.4.2, 3.7.4, 3.12.8, 3.14.2, 4.1.2, 9.3.2, 9.10.3, 13.2, 13.3.2, 15.4.4.2

Written Interpretations

4.2.11, 4.2.12

Written Orders

1.1.1, 2.4, 3.9, 7, 8.2.2, 12.1, 12.2, 13.4.2, 14.3.1

ARTICLE 1 GENERAL PROVISIONS

§ 1.1 Basic Definitions

§ 1.1.1 The Contract Documents

The Contract Documents are enumerated in the Agreement between the Owner and Contractor (hereinafter the Agreement) and consist of the Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of the Contract, other documents listed in the Agreement, and Modifications issued after execution of the Contract. A Modification is (1) a written amendment to the Contract signed by both parties, (2) a Change Order, (3) a Construction Change Directive, or (4) a written order for a minor change in the Work issued by the Architect. Unless specifically enumerated in the Agreement, the Contract Documents do not include the advertisement or invitation to bid, Instructions to Bidders, sample forms, other information furnished by the Owner in anticipation of receiving bids or proposals, the Contractor's bid or proposal, or portions of Addenda relating to bidding or proposal requirements.

§ 1.1.2 The Contract

The Contract Documents form the Contract for Construction. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. The Contract may be amended or modified only by a Modification. The Contract Documents shall not be construed to create a contractual relationship of any kind (1) between the Contractor and the Architect or the Architect's consultants, (2) between the Owner and a Subcontractor or a Sub-subcontractor, (3) between the Owner and the Architect or the Architect's consultants, or (4) between any persons or entities other than the Owner and the Contractor. The Architect shall, however, be entitled to performance and enforcement of obligations under the Contract intended to facilitate performance of the Architect's duties.

§ 1.1.3 The Work

The term "Work" means the construction and services required by the Contract Documents, whether completed or partially completed, and includes all other labor, materials, equipment, and services provided or to be provided by the Contractor to fulfill the Contractor's obligations. The Work may constitute the whole or a part of the Project.

§ 1.1.4 The Project

The Project is the total construction of which the Work performed under the Contract Documents may be the whole or a part and which may include construction by the Owner and by Separate Contractors.

§ 1.1.5 The Drawings

The Drawings are the graphic and pictorial portions of the Contract Documents showing the design, location and dimensions of the Work, generally including plans, elevations, sections, details, schedules, and diagrams.

§ 1.1.6 The Specifications

The Specifications are that portion of the Contract Documents consisting of the written requirements for materials, equipment, systems, standards and workmanship for the Work, and performance of related services.

§ 1.1.7 Instruments of Service

Instruments of Service are representations, in any medium of expression now known or later developed, of the tangible and intangible creative work performed by the Architect and the Architect's consultants under their respective professional services agreements. Instruments of Service may include, without limitation, studies, surveys, models, sketches, drawings, specifications, and other similar materials.

§ 1.1.8 Initial Decision Maker

The Initial Decision Maker is the person identified in the Agreement to render initial decisions on Claims in accordance with Section 15.2. The Initial Decision Maker shall not show partiality to the Owner or Contractor and shall not be liable for results of interpretations or decisions rendered in good faith.

§ 1.2 Correlation and Intent of the Contract Documents

§ 1.2.1 The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the Work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

§ 1.2.1.1 The invalidity of any provision of the Contract Documents shall not invalidate the Contract or its remaining provisions. If it is determined that any provision of the Contract Documents violates any law, or is otherwise invalid or unenforceable, then that provision shall be revised to the extent necessary to make that provision legal and enforceable. In such case the Contract Documents shall be construed, to the fullest extent permitted by law, to give effect to the parties' intentions and purposes in executing the Contract.

§ 1.2.2 Organization of the Specifications into divisions, sections and articles, and arrangement of Drawings shall not control the Contractor in dividing the Work among Subcontractors or in establishing the extent of Work to be performed by any trade.

§ 1.2.3 Unless otherwise stated in the Contract Documents, words that have well-known technical or construction industry meanings are used in the Contract Documents in accordance with such recognized meanings.

§ 1.3 Capitalization

Terms capitalized in these General Conditions include those that are (1) specifically defined, (2) the titles of numbered articles, or (3) the titles of other documents published by the American Institute of Architects.

§ 1.4 Interpretation

In the interest of brevity the Contract Documents frequently omit modifying words such as "all" and "any" and articles such as "the" and "an," but the fact that a modifier or an article is absent from one statement and appears in another is not intended to affect the interpretation of either statement.

§ 1.5 Ownership and Use of Drawings, Specifications, and Other Instruments of Service

§ 1.5.1 Subject to the Agreement between Owner and Architect, The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, and retain all common law, statutory, and other reserved rights in their Instruments of Service, including copyrights. The Contractor, Subcontractors, Sub-subcontractors, and suppliers shall not own or claim a copyright in the Instruments of Service. Submittal or distribution to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of the Architect's or Architect's consultants' reserved rights.

§ 1.5.2 The Contractor, Subcontractors, Sub-subcontractors, and suppliers are authorized to use and reproduce the Instruments of Service provided to them, subject to any protocols established pursuant to Sections 1.7 and 1.8, solely and exclusively for execution of the Work. All copies made under this authorization shall bear the copyright notice, if any, shown on the Instruments of Service. The Contractor, Subcontractors, Sub-subcontractors, and suppliers may not use the Instruments of Service on other projects or for additions to the Project outside the scope of the Work without the specific written consent of the Owner, Architect, and the Architect's consultants.

§ 1.6 Notice

§ 1.6.1 Except as otherwise provided in Section 1.6.2, where the Contract Documents require one party to notify or give notice to the other party, such notice shall be provided in writing to the designated representative of the party to whom the notice is addressed and shall be deemed to have been duly served if delivered in person, by mail, by courier, or by electronic transmission if a method for electronic transmission is set forth in the Agreement.

§ 1.6.2 Notice of Claims as provided in Section 15.1.3 shall be provided in writing and shall be deemed to have been duly served only if delivered to the designated representative of the party to whom the notice is addressed by certified or registered mail, or by courier providing proof of delivery.

§ 1.7 Digital Data Use and Transmission

The parties shall agree upon written protocols governing the transmission and use of, and reliance on, Instruments of Service or any other information or documentation in digital form.

§ 1.8 Building Information Models Use and Reliance

Any use of, or reliance on, all or a portion of a building information model without agreement to written protocols governing the use of, and reliance on, the information contained in the model shall be at the using or relying party's sole risk and without liability to the other party and its contractors or consultants, the authors of, or contributors to, the building information model,

and each of their agents and employees.

ARTICLE 2 OWNER

§ 2.1 General

§ 2.1.1 The Owner is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The Owner shall ~~designate in writing a representative who shall have express authority to bind the Owner with respect to all matters requiring the Owner's approval or authorization~~ identify a representative authorized to act on the Owner's behalf only with respect to specific matters delegated to the representative in writing by the Owner's governing body. Except as expressly delegated by the Owner's governing body, the Owner's representative has no authority to agree to any adjustments in the Contract Sum or Contract Time. Except as otherwise provided in Section 4.2.1, the Architect does not have such authority. ~~The term "Owner" means the Owner or the Owner's authorized representative.~~

~~**§ 2.1.2** The Owner shall furnish to the Contractor, within fifteen days after receipt of a written request, information necessary and relevant for the Contractor to evaluate, give notice of, or enforce mechanic's lien rights. Such information shall include a correct statement of the record legal title to the property on which the Project is located, usually referred to as the site, and the Owner's interest therein.~~

§ 2.2 Evidence of the Owner's Financial Arrangements

§ 2.2.1 Prior to commencement of the Work and upon written request by the Contractor, the Owner shall furnish to the Contractor reasonable evidence that the Owner has made financial arrangements to fulfill the Owner's obligations under the Contract. The Contractor shall have no obligation to commence the Work until the Owner provides such evidence. If commencement of the Work is delayed under this Section 2.2.1, the Contract Time shall be extended appropriately.

§ 2.2.2 Following commencement of the Work and upon written request by the Contractor, the Owner shall furnish to the Contractor reasonable evidence that the Owner has made financial arrangements to fulfill the Owner's obligations under the Contract only if (1) the Owner fails to make payments to the Contractor as the Contract Documents require; (2) the Contractor identifies in writing a reasonable concern regarding the Owner's ability to make payment when due; or (3) a change in the Work materially changes the Contract Sum. If the Owner fails to provide such evidence, as required, within fourteen days of the Contractor's request, the Contractor may immediately stop the Work and, in that event, shall notify the Owner that the Work has stopped. However, if the request is made because a change in the Work materially changes the Contract Sum under (3) above, the Contractor may immediately stop only that portion of the Work affected by the change until reasonable evidence is provided. If the Work is stopped under this Section 2.2.2, the Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable costs of shutdown, delay and start-up, plus interest as provided in the Contract Documents.

§ 2.2.3 After the Owner furnishes evidence of financial arrangements under this Section 2.2, the Owner shall not materially vary such financial arrangements without prior notice to the Contractor.

§ 2.2.4 Where the Owner has designated information furnished under this Section 2.2 as "confidential," the Contractor shall keep the information confidential and shall not disclose it to any other person. However, the Contractor may disclose "confidential" information, after seven (7) days' notice to the Owner, where disclosure is required by law, including a subpoena or other form of compulsory legal process issued by a court or governmental entity, or by court or arbitrator(s) order. The Contractor may also disclose "confidential" information to its employees, consultants, sureties, Subcontractors and their employees, Sub-subcontractors, and others who need to know the content of such information solely and exclusively for the Project and who agree to maintain the confidentiality of such information.

§ 2.3 Information and Services Required of the Owner

§ 2.3.1 Except for permits and fees that are the responsibility of the Contractor under the Contract Documents, including those required under Section 3.7.1, the Owner shall secure and pay for necessary approvals, easements, assessments and charges required for construction, use or occupancy of permanent structures or for permanent changes in existing facilities.

§ 2.3.2 The Owner shall retain an architect lawfully licensed to practice architecture, or an entity lawfully practicing architecture, in the jurisdiction where the Project is located. That person or entity is identified as the Architect in the Agreement and is referred to throughout the Contract Documents as if singular in number.

§ 2.3.3 If the employment of the Architect terminates, the Owner shall employ a successor to whom the Contractor has no reasonable objection and whose status under the Contract Documents shall be that of the Architect.

§ 2.3.4 The Owner shall furnish surveys describing physical characteristics, legal limitations and utility locations for the site of the Project, and a legal description of the site. Except for utility locations provided by private utilities, which Owner does not warrant for accuracy, The-the Contractor shall be entitled to rely on the accuracy of information furnished by the Owner but shall exercise proper precautions relating to the safe performance of the Work. The Contractor shall be responsible for verifying the accuracy of all utility locations supplied by private utilities.

§ 2.3.5 The Owner shall furnish information or services required of the Owner by the Contract Documents with reasonable promptness. The Owner shall also furnish any other information or services under the Owner's control and relevant to the Contractor's performance of the Work with reasonable promptness after receiving the Contractor's written request for such information or services.

§ 2.3.6 Unless otherwise provided in the Contract Documents, the Owner shall furnish to the Contractor one electronic copy of the Contract Documents for purposes of making reproductions pursuant to Section 1.5.2.

§ 2.4 Owner's Right to Stop the Work

If the Contractor fails to correct Work that is not in accordance with the requirements of the Contract Documents as required by Section 12.2 or repeatedly fails to carry out Work in accordance with the Contract Documents, the Owner may issue a written order to the Contractor to stop the Work, or any portion thereof, until the cause for such order has been eliminated; however, the right of the Owner to stop the Work shall not give rise to a duty on the part of the Owner to exercise this right for the benefit of the Contractor or any other person or entity, except to the extent required by Section 6.1.3.

§ 2.5 Owner's Right to Carry Out the Work

If the Contractor defaults or neglects to carry out the Work in accordance with the Contract Documents and fails within a ten-day period after receipt of notice from the Owner to commence and continue correction of such default or neglect with diligence and promptness, the Owner may, without prejudice to other remedies the Owner may have, correct such default or neglect. Such action by the Owner and amounts charged to the Contractor are both subject to prior approval of the Architect and the Architect may, pursuant to Section 9.5.1, withhold or nullify a Certificate for Payment in whole or in part, to the extent reasonably necessary to reimburse the Owner for the reasonable cost of correcting such deficiencies, including Owner's expenses and compensation for the Architect's additional services made necessary by such default, neglect, or failure. If current and future payments are not sufficient to cover such amounts, the Contractor shall pay the difference to the Owner. If the Contractor disagrees with the actions of the Owner or the Architect, or the amounts claimed as costs to the Owner, the Contractor may file a Claim pursuant to Article 15.

ARTICLE 3 CONTRACTOR

§ 3.1 General

§ 3.1.1 The Contractor is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The Contractor shall be lawfully licensed, if required in the jurisdiction where the Project is located. The Contractor shall designate in writing a representative who shall have express authority to bind the Contractor with respect to all matters under this Contract. The term "Contractor" means the Contractor or the Contractor's authorized representative.

§ 3.1.2 The Contractor shall perform the Work in accordance with the Contract Documents.

§ 3.1.3 The Contractor shall not be relieved of its obligations to perform the Work in accordance with the Contract Documents either by activities or duties of the Architect in the Architect's administration of the Contract, or by tests, inspections or approvals required or performed by persons or entities other than the Contractor.

§ 3.2 Review of Contract Documents and Field Conditions by Contractor

§ 3.2.1 Execution of the Contract by the Contractor is a representation that the Contractor has visited the site, become generally familiar with local conditions under which the Work is to be performed, and correlated personal observations with requirements of the Contract Documents. By executing the Contract, the Contractor represents that the Contractor has reviewed and understands the Contract Documents, has visited the Site and is familiar with local conditions under which the

Work is to be performed, has correlated personal observations with the requirements of the Contract Documents, and has notified the Architect of and obtained clarification of any discrepancies which have become apparent during the bidding or proposal period.

§ 3.2.2 Because the Contract Documents are complementary, the Contractor shall, before starting each portion of the Work, carefully study and compare the various Contract Documents relative to that portion of the Work, as well as the information furnished by the Owner pursuant to Section 2.3.4, shall take field measurements of any existing conditions related to that portion of the Work, and shall observe any conditions at the site affecting it. These obligations are for the purpose of facilitating coordination and construction by the Contractor and are not for the purpose of discovering errors, omissions, or inconsistencies in the Contract Documents; however, the Contractor shall promptly report to the Architect any errors, inconsistencies or omissions discovered by or made known to the Contractor as a request for information in such form as the Architect may require. It is recognized that the Contractor's review is made in the Contractor's capacity as a contractor and not as a licensed design professional, unless otherwise specifically provided in the Contract Documents.

§ 3.2.3 The Contractor is not required to ascertain that the Contract Documents are in accordance with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, but the Contractor shall promptly report to the Architect any nonconformity discovered by or made known to the Contractor as a request for information in such form as the Architect may require.

§ 3.2.4 The Contractor must make frequent inspections during the progress of the Work to confirm that Work previously performed by the Subcontractors is in compliance with the Contract Documents and applicable laws and regulations bearing on the performance of the Work and that portion of Work previously performed by the Subcontractors or by others are in proper condition to receive subsequent Work.

§ 3.2.5 If the Contractor believes that any portions of the Contract Documents do not comply with applicable laws, statutes, ordinances, building codes, and rules and regulations, or any orders by code enforcement officials or the Owner or its designees acting in the capacity of building code inspectors, the Contractor must promptly notify the Architect of the non-compliance and request direction before proceeding with the affected Work.

§ 3.2.6 If the Subcontractors perform any Work involving an apparent error, inconsistency, ambiguity, construction impracticality, omission or code violation in the Contract Documents of which the Contractor is aware, or which could reasonably have been discovered by the review required by Section 3.2, without prompt written notice to the Owner and the Architect and request for correction, clarification or additional information, as appropriate, the Subcontractors do so at their own risk and expense and all claims relating thereafter are specifically waived.

§ 3.2.4.7 If the Contractor believes that additional cost or time is involved because of clarifications or instructions the Architect issues in response to the Contractor's notices or requests for information pursuant to Sections ~~3.2.2 or 3.2.3~~, the Contractor shall submit Claims as provided in Article 15. If the Contractor fails to perform the obligations of Sections ~~3.2.2 or 3.2.3~~, the Contractor shall pay such costs and damages to the Owner, ~~subject to Section 15.1.7~~, as would have been avoided if the Contractor had performed such obligations. If the Contractor performs those obligations, the Contractor shall not be liable to the Owner or Architect for damages resulting from errors, inconsistencies or omissions in the Contract Documents, for differences between field measurements or conditions and the Contract Documents, or for nonconformities of the Contract Documents to applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities.

§ 3.3 Supervision and Construction Procedures

§ 3.3.1 The Contractor shall supervise and direct the Work, using the Contractor's best skill and attention. The Contractor shall be solely responsible for, and have control over, construction means, methods, techniques, sequences, and procedures, and for coordinating all portions of the Work under the Contract. If the Contract Documents give specific instructions concerning construction means, methods, techniques, sequences, or procedures, the Contractor shall evaluate the jobsite safety thereof and shall be solely responsible for the jobsite safety of such means, methods, techniques, sequences, or procedures. If the Contractor determines that such means, methods, techniques, sequences or procedures may not be safe, the Contractor shall give timely notice to the Owner and Architect, and shall propose alternative means, methods, techniques, sequences, or procedures. The Architect shall evaluate the proposed alternative solely for conformance with the design intent for the completed construction. Unless the Architect objects to the Contractor's proposed alternative, the Contractor shall perform the Work using its alternative means, methods, techniques, sequences, or procedures.

§ 3.3.2 The Contractor shall be responsible to the Owner for acts and omissions of the Contractor's employees, Subcontractors and their agents and employees, and other persons or entities performing portions of the Work for, or on behalf of, the Contractor or any of its Subcontractors.

§ 3.3.3 The Contractor shall be responsible for inspection of portions of Work already performed to determine that such portions are in proper condition to receive subsequent Work.

§ 3.4 Labor and Materials

§ 3.4.1 Unless otherwise provided in the Contract Documents, the Contractor shall provide and pay for labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for proper execution and completion of the Work, whether temporary or permanent and whether or not incorporated or to be incorporated in the Work.

§ 3.4.2 Except in the case of minor changes in the Work approved by the Architect in accordance with Section 3.12.8 or ordered by the Architect in accordance with Section 7.4, the Contractor may make substitutions only with the consent of the Owner, after evaluation by the Architect and in accordance with a Change Order or Construction Change Directive.

§ 3.4.3 The Contractor shall enforce strict discipline and good order among the Contractor's employees, Subcontractors and other persons carrying out the Work. The Contractor shall not permit employment of unfit persons or persons not properly skilled in tasks assigned to them.

§ 3.5 Warranty

§ 3.5.1 The Contractor warrants to the Owner and Architect that materials and equipment furnished under the Contract will be of good quality and new unless the Contract Documents require or permit otherwise. The Contractor further warrants that the Work will conform to the requirements of the Contract Documents and will be free from defects, except for those inherent in the quality of the Work the Contract Documents require or permit. Work, materials, or equipment not conforming to these requirements may be considered defective. The Contractor's warranty excludes remedy for damage or defect caused by abuse, alterations to the Work not executed by the Contractor, improper or insufficient maintenance, improper operation, or normal wear and tear and normal usage. If required by the Architect, the Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment.

§ 3.5.2 All material, equipment, or other special warranties required by the Contract Documents shall be issued in the name of the Owner, or shall be transferable to the Owner, and shall commence in accordance with Section 9.8.4.

§ 3.5.3 The Contractor's general warranty and any additional or special warranties are not limited by the Contractor's obligations to require the Subcontractors to correct defective or nonconforming Work as provided in Article 12, nor are they limited by any other remedies provided in the Contract Documents. The Contractor shall also be liable for any damage to property or persons (including death) including consequential and direct damages to Owner relating to any breach of the Contractor's general warranty or any additional or special warranties under the Contract Documents.

§ 3.5.4 The Contractor must furnish all special warranties under the Contract Documents to the Owner no later than Substantial Completion. The Owner may require additional special warranties in connection with the approval of "Or-Equals" or Substitutions, Allowance items, Work that is defective or nonconforming, or the acceptance of nonconforming Work pursuant to Article 12.

§ 3.6 Taxes

The Contractor shall pay sales, consumer, use and similar taxes for the Work provided by the Contractor that are legally enacted when bids are received or negotiations concluded, whether or not yet effective or merely scheduled to go into effect.

§ 3.7 Permits, Fees, Notices and Compliance with Laws

§ 3.7.1 Unless otherwise provided in the Contract Documents, the Contractor shall secure and pay for the building permit as well as for other permits, fees, licenses, and inspections by government agencies necessary for proper execution and completion of the Work that are customarily secured after execution of the Contract and legally required at the time bids are received or negotiations concluded.

§ 3.7.2 The Contractor shall comply with and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities applicable to performance of the Work.

§ 3.7.3 If the Contractor performs Work knowing it to be contrary to applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, the Contractor shall assume appropriate responsibility for such Work and shall bear the costs attributable to correction.

§ 3.7.4 Concealed or Unknown Conditions

If the Contractor encounters conditions at the site that are (1) subsurface or otherwise concealed physical conditions that differ materially from those indicated in the Contract Documents or (2) unknown physical conditions of an unusual nature that differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the Contract Documents, the Contractor shall promptly provide notice to the Owner and the Architect before conditions are disturbed and in no event later than 14 days after first observance of the conditions. The Architect will promptly investigate such conditions and, if the Architect determines that they differ materially and cause an increase or decrease in the Contractor's cost of, or time required for, performance of any part of the Work, will recommend that an equitable adjustment be made in the Contract Sum or Contract Time, or both. If the Architect determines that the conditions at the site are not materially different from those indicated in the Contract Documents and that no change in the terms of the Contract is justified, the Architect shall promptly notify the Owner and Contractor, stating the reasons. If either party disputes the Architect's determination or recommendation, that party may submit a Claim as provided in Article 15.

§ 3.7.5 If, in the course of the Work, the Contractor encounters human remains or recognizes the existence of burial markers, archaeological sites or wetlands not indicated in the Contract Documents, the Contractor shall immediately suspend any operations that would affect them and shall notify the Owner and Architect. Upon receipt of such notice, the Owner shall promptly take any action necessary to obtain governmental authorization required to resume the operations. The Contractor shall continue to suspend such operations until otherwise instructed by the Owner but shall continue with all other operations that do not affect those remains or features. Requests for adjustments in the Contract Sum and Contract Time arising from the existence of such remains or features may be made as provided in Article 15.

§ 3.8 Allowances

§ 3.8.1 The Contractor shall include in the Contract Sum all allowances stated in the Contract Documents. Items covered by allowances shall be supplied for such amounts and by such persons or entities as the Owner may direct, but the Contractor shall not be required to employ persons or entities to whom the Contractor has reasonable objection.

§ 3.8.2 Unless otherwise provided in the Contract Documents,

- .1 allowances shall cover the cost to the Contractor of materials and equipment delivered at the site and all required taxes, less applicable trade discounts;
- .2 Contractor's costs for unloading and handling at the site, labor, installation costs, overhead, profit, and other expenses contemplated for stated allowance amounts shall be included in the Contract Sum but not in the allowances; and
- .3 whenever costs are more than or less than allowances, the Contract Sum shall be adjusted accordingly by Change Order. The amount of the Change Order shall reflect (1) the difference between actual costs and the allowances under Section 3.8.2.1 and (2) changes in Contractor's costs under Section 3.8.2.2.

§ 3.8.3 Materials and equipment under an allowance shall be selected by the Owner with reasonable promptness.

§ 3.9 Superintendent

§ 3.9.1 The Contractor shall employ a competent superintendent and necessary assistants who shall be in attendance at the Project site during performance of the Work. The superintendent shall represent the Contractor, and communications given to the superintendent shall be as binding as if given to the Contractor. The Superintendent must provide his or her email address and cell phone number to Owner and Architect and must be available to be contacted during all business hours, and outside of business hours in the event of an emergency.

§ 3.9.2 The Contractor, as soon as practicable after award of the Contract, shall notify the Owner and Architect of the name and qualifications of a proposed superintendent. Within 14 days of receipt of the information, the Architect may notify the Contractor, stating whether the Owner or the Architect (1) has reasonable objection to the proposed superintendent or (2)

requires additional time for review. Failure of the Architect to provide notice within the 14-day period shall constitute notice of no reasonable objection.

§ 3.9.3 The Contractor shall not employ a proposed superintendent to whom the Owner or Architect has made reasonable and timely objection. The Contractor shall not change the superintendent without the Owner's consent, which shall not unreasonably be withheld or delayed.

§ 3.10 Contractor's Construction and Submittal Schedules

§ 3.10.1 The Contractor, promptly after being awarded the Contract, shall submit for the Owner's and Architect's information a Contractor's construction schedule for the Work. The schedule shall contain detail appropriate for the Project, including (1) the date of commencement of the Work, interim schedule milestone dates, and the date of Substantial Completion; (2) an apportionment of the Work by construction activity; and (3) the time required for completion of each portion of the Work. The schedule shall provide for the orderly progression of the Work to completion and shall not exceed time limits current under the Contract Documents. The schedule shall be revised at appropriate intervals, either monthly or as otherwise agreed between Owner and Contractor, as required by the conditions of the Work and Project.

§ 3.10.2 The Contractor, promptly after being awarded the Contract and thereafter as necessary to maintain a current submittal schedule within ten (10) days of execution of the Contract, shall submit a submittal schedule for the Owner's and Architect's approval. The Owner's and Architect's approval shall not be unreasonably delayed or withheld. The submittal schedule shall (1) be coordinated with the Contractor's construction schedule, and (2) allow the Architect reasonable time to review submittals. If the Contractor fails to submit a submittal schedule, or fails to provide submittals in accordance with the approved submittal schedule, the Contractor shall not be entitled to any increase in Contract Sum or extension of Contract Time based on the time required for review of submittals.

§ 3.10.3 The Contractor shall perform the Work in general accordance with the most recent schedules submitted to the Owner and Architect.

§ 3.11 Documents and Samples at the Site

The Contractor shall make available, at the Project site, the Contract Documents, including Change Orders, Construction Change Directives, and other Modifications, in good order and marked currently to indicate field changes and selections made during construction, and the approved Shop Drawings, Product Data, Samples, and similar required submittals. These shall be in electronic form or paper copy, available to the Architect and Owner, and delivered to the Architect for submittal to the Owner upon completion of the Work as a record of the Work as constructed.

§ 3.12 Shop Drawings, Product Data and Samples

§ 3.12.1 Shop Drawings are drawings, diagrams, schedules, and other data specially prepared for the Work by the Contractor or a Subcontractor, Sub-subcontractor, manufacturer, supplier, or distributor to illustrate some portion of the Work.

§ 3.12.2 Product Data are illustrations, standard schedules, performance charts, instructions, brochures, diagrams, and other information furnished by the Contractor to illustrate materials or equipment for some portion of the Work.

§ 3.12.3 Samples are physical examples that illustrate materials, equipment, or workmanship, and establish standards by which the Work will be judged.

§ 3.12.4 Shop Drawings, Product Data, Samples, and similar submittals are not Contract Documents. Their purpose is to demonstrate how the Contractor proposes to conform to the information given and the design concept expressed in the Contract Documents for those portions of the Work for which the Contract Documents require submittals. Review by the Architect is subject to the limitations of Section 4.2.7. Informational submittals upon which the Architect is not expected to take responsive action may be so identified in the Contract Documents. Submittals that are not required by the Contract Documents may be returned by the Architect without action.

§ 3.12.5 The Contractor shall review for compliance with the Contract Documents, approve, and submit to the Architect, Shop Drawings, Product Data, Samples, and similar submittals required by the Contract Documents, in accordance with the submittal schedule approved by the Architect or, in the absence of an approved submittal schedule, with reasonable promptness and in such sequence as to cause no delay in the Work or in the activities of the Owner or of Separate Contractors.

The Contractor must provide the Owner and the Architect with copies of all submittals made to regulatory agencies.

§ 3.12.6 By submitting Shop Drawings, Product Data, Samples, and similar submittals, the Contractor represents to the Owner and Architect that the Contractor has (1) reviewed and approved them, (2) determined and verified materials, field measurements and field construction criteria related thereto, or will do so, and (3) checked and coordinated the information contained within such submittals with the requirements of the Work and of the Contract Documents.

§ 3.12.7 The Contractor shall perform no portion of the Work for which the Contract Documents require submittal and review of Shop Drawings, Product Data, Samples, or similar submittals, until the respective submittal has been approved by the Architect. The Contractor must correct at its cost, and without any adjustment in Contract Time, any Work the correction of which is required due to the Contractor's failure to obtain approval of a submittal required to have been obtained prior to proceeding with the Work, including, but not limited to, correction of any conflicts in the Work resulting from such failure.

§ 3.12.8 The Work shall be in accordance with approved submittals except that the Contractor shall not be relieved of responsibility for deviations from the requirements of the Contract Documents by the Architect's approval of Shop Drawings, Product Data, Samples, or similar submittals, unless the Contractor has specifically notified the Architect of such deviation at the time of submittal and (1) the Architect has given written approval to the specific deviation as a minor change in the Work, or (2) a Change Order or Construction Change Directive has been issued authorizing the deviation. The Contractor shall not be relieved of responsibility for errors or omissions in Shop Drawings, Product Data, Samples, or similar submittals, by the Architect's approval thereof.

§ 3.12.9 The Contractor shall direct specific attention, in writing or on resubmitted Shop Drawings, Product Data, Samples, or similar submittals, to revisions other than those requested by the Architect on previous submittals. In the absence of such notice, the Architect's approval of a resubmission shall not apply to such revisions.

§ 3.12.10 The Contractor shall not be required to provide professional services that constitute the practice of architecture or engineering unless such services are specifically required by the Contract Documents for a portion of the Work or unless the Contractor needs to provide such services in order to carry out the Contractor's responsibilities for construction means, methods, techniques, sequences, and procedures. The Contractor shall not be required to provide professional services in violation of applicable law.

§ 3.12.10.1 If professional design services or certifications by a design professional related to systems, materials, or equipment are specifically required of the Contractor by the Contract Documents, the Owner and the Architect will specify all performance and design criteria that such services must satisfy. The Contractor shall be entitled to rely upon the adequacy and accuracy of the performance and design criteria provided in the Contract Documents. The Contractor shall cause such services or certifications to be provided by an appropriately licensed design professional, whose signature and seal shall appear on all drawings, calculations, specifications, certifications, Shop Drawings, and other submittals prepared by such professional. Shop Drawings, and other submittals related to the Work, designed or certified by such professional, if prepared by others, shall bear such professional's written approval when submitted to the Architect. The Owner and the Architect shall be entitled to rely upon the adequacy and accuracy of the services, certifications, and approvals performed or provided by such design professionals, provided the Owner and Architect have specified to the Contractor the performance and design criteria that such services must satisfy. Pursuant to this Section 3.12.10, the Architect will review and approve or take other appropriate action on submittals only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents.

§ 3.12.10.2 If the Contract Documents require the Contractor's design professional to certify that the Work has been performed in accordance with the design criteria, the Contractor shall furnish such certifications to the Architect at the time and in the form specified by the Architect.

§ 3.13 Use of Site

§ 3.13.1 The Contractor shall confine operations at the site to areas permitted by applicable laws, statutes, ordinances, codes, rules and regulations, lawful orders of public authorities, and the Contract Documents and shall not unreasonably encumber the site with materials or equipment.

§ 3.13.2 The Contractor shall coordinate the Contractor's operations with and secure the approval of the Owner and Architect before using any portion of the site.

§ 3.13.3 Except as may be specifically provided in the Contract Documents, the Contractor shall provide all necessary temporary facilities, including power, water, utilities, sanitation, scaffolding, storage, and security. If Owner makes any such facilities available to Contractor, it is without representation or warranty as to their adequacy for Contractor's use, and Contractor shall indemnify, defend, and hold Owner harmless from and against any claims arising out of the Contractor's or Subcontractors' use of such facilities.

§ 3.14 Cutting and Patching

§ 3.14.1 The Contractor shall be responsible for cutting, fitting, or patching required to complete the Work or to make its parts fit together properly. All areas requiring cutting, fitting, or patching shall be restored to the condition existing prior to the cutting, fitting, or patching, unless otherwise required by the Contract Documents. The patching requirements described above will not be described on the construction drawings for areas that are restored to their original condition and are incidental to the work unless clarifications are specifically stated in the GMP.

§ 3.14.2 The Contractor shall not damage or endanger a portion of the Work or fully or partially completed construction of the Owner or Separate Contractors by cutting, patching, or otherwise altering such construction, or by excavation. The Contractor shall not cut or otherwise alter construction by the Owner or a Separate Contractor except with written consent of the Owner and of the Separate Contractor. Consent shall not be unreasonably withheld. The Contractor shall not unreasonably withhold, from the Owner or a Separate Contractor, its consent to cutting or otherwise altering the Work.

§ 3.15 Cleaning Up

§ 3.15.1 The Contractor shall keep the premises and surrounding area free from accumulation of waste materials and rubbish caused by operations under the Contract. At completion of the Work, the Contractor shall remove waste materials, rubbish, the Contractor's tools, construction equipment, machinery, and surplus materials from and about the Project. The Contractor must keep the Site and adjacent areas free from accumulation of waste materials or rubbish caused by operations under the Contract, and must keep tools, construction equipment, machinery and surplus materials suitably stored when not in use. If the Contractor fails to do so in a manner reasonably satisfactory to the Owner or the Architect within forty-eight (48) hours after notice or as otherwise required by the Contract Documents, the Owner may clean the Site and back charge the Contractor for all costs associated with the cleaning. The Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Contract. At completion of the Work, the Contractor shall promptly cause removal of waste materials, rubbish, the Subcontractors' tools, construction equipment, machinery and surplus materials from and about the Project

§ 3.15.2 If the Contractor fails to clean up as provided in the Contract Documents, the Owner may do so and the Owner shall be entitled to reimbursement from the Contractor.

§ 3.16 Access to Work

The Contractor shall provide the Owner and Architect with access to the Work in preparation and progress wherever located.

§ 3.17 Royalties, Patents and Copyrights

The Contractor shall pay all royalties and license fees. The Contractor shall defend suits or claims for infringement of copyrights and patent rights and shall hold the Owner and Architect harmless from loss on account thereof, but shall not be responsible for defense or loss when a particular design, process, or product of a particular manufacturer or manufacturers is required by the Contract Documents, or where the copyright violations are contained in Drawings, Specifications, or other documents prepared by the Owner or Architect. However, if an infringement of a copyright or patent is discovered by, or made known to, the Contractor, the Contractor shall be responsible for the loss unless the information is promptly furnished to the Architect.

§ 3.18 Indemnification

§ 3.18.1 To the fullest extent permitted by law, the Contractor shall indemnify, defend, and hold harmless the Owner, Architect, Architect's consultants, and agents and employees of any of them from and against claims, damages, losses, and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work, provided that such claim, damage, loss, or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), but only to the extent caused by the negligent acts or omissions of the Contractor, a Subcontractor, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss, or expense is caused in part by a party indemnified hereunder. Such

obligation shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity that would otherwise exist as to a party or person described in this Section 3.18.

§ 3.18.2 In claims against any person or entity indemnified under this Section 3.18 by an employee of the Contractor, a Subcontractor, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, the indemnification obligation under Section 3.18.1 shall not be limited by a limitation on amount or type of damages, compensation, or benefits payable by or for the Contractor or a Subcontractor under workers' compensation acts, disability benefit acts, or other employee benefit acts.

§ 3.19 Prevailing Wage

Contractor agrees that all laborers or mechanics working on the Project shall receive at least the prevailing wage rate in accordance with Minnesota Statutes, Section 177.42, et seq, and other wage laws as may be set forth in the Contract Documents. Contractor agrees further that it will incorporate any and all necessary contract language in its agreements with any subcontractors to allow Contractor to monitor and enforce the prevailing wage requirement for subcontractors of any tier.

ARTICLE 4 ARCHITECT

§ 4.1 General

§ 4.1.1 The Architect is the person or entity retained by the Owner pursuant to Section 2.3.2 and identified as such in the Agreement.

§ 4.1.2 Duties, responsibilities, and limitations of authority of the Architect as set forth in the Contract Documents shall not be restricted, modified, or extended without written consent of the Owner, Contractor, and Architect. Consent shall not be unreasonably withheld.

§ 4.2 Administration of the Contract

§ 4.2.1 The Architect will provide administration of the Contract as described in the Contract Documents and will be an Owner's representative during construction until the date the Architect issues the final Certificate for Payment. The Architect will have authority to act on behalf of the Owner only to the extent provided in the Contract Documents.

§ 4.2.2 The Architect will visit the site at intervals appropriate to the stage of construction, or as otherwise agreed with the Owner, to become generally familiar with the progress and quality of the portion of the Work completed, and to determine in general if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Architect will not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. The Architect will not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for the safety precautions and programs in connection with the Work, since these are solely the Contractor's rights and responsibilities under the Contract Documents.

§ 4.2.3 On the basis of the site visits, the Architect will keep the Owner reasonably informed about the progress and quality of the portion of the Work completed, and promptly report to the Owner (1) known deviations from the Contract Documents, (2) known deviations from the most recent construction schedule submitted by the Contractor, and (3) defects and deficiencies observed in the Work. The Architect will not be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. The Architect will not have control over or charge of, and will not be responsible for acts or omissions of, the Contractor, Subcontractors, or their agents or employees, or any other persons or entities performing portions of the Work.

§ 4.2.4 Communications

The Owner and Contractor shall include the Architect in all communications that relate to or affect the Architect's services or professional responsibilities. The Owner shall promptly notify the Architect of the substance of any direct communications between the Owner and the Contractor otherwise relating to the Project. Communications by and with the Architect's consultants shall be through the Architect. Communications by and with Subcontractors and suppliers shall be through the Contractor. Communications by and with Separate Contractors shall be through the Owner. The Contract Documents may specify other communication protocols.

§ 4.2.5 Based on the Architect's evaluations of the Contractor's Applications for Payment, the Architect will review and

certify the amounts due the Contractor and will issue Certificates for Payment in such amounts.

§ 4.2.6 The Architect has authority to reject Work that does not conform to the Contract Documents. Whenever the Architect considers it necessary or advisable, the Architect will have authority to require inspection or testing of the Work in accordance with Sections 13.4.2 and 13.4.3, whether or not the Work is fabricated, installed or completed. However, neither this authority of the Architect nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Architect to the Contractor, Subcontractors, suppliers, their agents or employees, or other persons or entities performing portions of the Work.

§ 4.2.7 The Architect will review and approve, or take other appropriate action upon, the Contractor's submittals such as Shop Drawings, Product Data, and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Architect's action will be taken in accordance with the submittal schedule approved by the Architect or, in the absence of an approved submittal schedule, with reasonable promptness while allowing sufficient time in the Architect's professional judgment to permit adequate review. Review of such submittals is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment or systems, all of which remain the responsibility of the Contractor as required by the Contract Documents. The Architect's review of the Contractor's submittals shall not relieve the Contractor of the obligations under Sections 3.3, 3.5, and 3.12. The Architect's review shall not constitute approval of safety precautions or of any construction means, methods, techniques, sequences, or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

§ 4.2.8 The Architect will prepare Change Orders and Construction Change Directives, and may order minor changes in the Work as provided in Section 7.4. The Architect will investigate and make determinations and recommendations regarding concealed and unknown conditions as provided in Section 3.7.4.

§ 4.2.9 The Architect will conduct inspections to determine the date or dates of Substantial Completion and the date of final completion; issue Certificates of Substantial Completion pursuant to Section 9.8; receive and forward to the Owner, for the Owner's review and records, written warranties and related documents required by the Contract and assembled by the Contractor pursuant to Section 9.10; and issue a final Certificate for Payment pursuant to Section 9.10.

§ 4.2.10 If the Owner and Architect agree, the Architect will provide one or more Project representatives to assist in carrying out the Architect's responsibilities at the site. The Owner shall notify the Contractor of any change in the duties, responsibilities and limitations of authority of the Project representatives.

§ 4.2.11 The Architect will interpret and decide matters concerning performance under, and requirements of, the Contract Documents on written request of either the Owner or Contractor. The Architect's response to such requests will be made in writing within any time limits agreed upon or otherwise with reasonable promptness.

§ 4.2.12 Interpretations and decisions of the Architect will be consistent with the intent of, and reasonably inferable from, the Contract Documents and will be in writing or in the form of drawings. When making such interpretations and decisions, the Architect will endeavor to secure faithful performance by both Owner and Contractor, will not show partiality to either, and will not be liable for results of interpretations or decisions rendered in good faith.

§ 4.2.13 The Architect's decisions on matters relating to aesthetic effect will be final if consistent with the intent expressed in the Contract Documents.

§ 4.2.14 The Architect will review and respond to requests for information about the Contract Documents. The Architect's response to such requests will be made in writing within any time limits agreed upon or otherwise with reasonable promptness. If appropriate, the Architect will prepare and issue supplemental Drawings and Specifications in response to the requests for information.

ARTICLE 5 SUBCONTRACTORS

§ 5.1 Definitions

§ 5.1.1 A Subcontractor is a person or entity who has a direct contract with the Contractor to perform a portion of the Work at the site. The term "Subcontractor" is referred to throughout the Contract Documents as if singular in number and means a

Subcontractor or an authorized representative of the Subcontractor. The term “Subcontractor” does not include a Separate Contractor or the subcontractors of a Separate Contractor.

§ 5.1.2 A Sub-subcontractor is a person or entity who has a direct or indirect contract with a Subcontractor to perform a portion of the Work at the site. The term “Sub-subcontractor” is referred to throughout the Contract Documents as if singular in number and means a Sub-subcontractor or an authorized representative of the Sub-subcontractor.

§ 5.2 Award of Subcontracts and Other Contracts for Portions of the Work

§ 5.2.1 Unless otherwise stated in the Contract Documents, the Contractor, as soon as practicable after award of the Contract, shall notify the Owner and Architect of the persons or entities proposed for each principal portion of the Work, including those who are to furnish materials or equipment fabricated to a special design. Within 14 days of receipt of the information, the Architect may notify the Contractor whether the Owner or the Architect (1) has reasonable objection to any such proposed person or entity or (2) requires additional time for review. Failure of the Architect to provide notice within the 14-day period shall constitute notice of no reasonable objection. Award of Subcontracts or other contracts for trade work for the project shall be procured in accordance with Minnesota Statutes Section 471.463, subdivision 5.

§ 5.2.2 The Contractor shall not contract with a proposed person or entity to whom the Owner or Architect has made reasonable and timely objection. The Contractor shall not be required to contract with anyone to whom the Contractor has made reasonable objection. Any objection by Owner, Architect, or Contractor must not be contrary to the requirements of Minnesota Statutes Section 471.463, subd. 5.

§ 5.2.3 If the Owner or Architect has reasonable objection to a person or entity proposed by the Contractor, the Contractor shall propose another to whom the Owner or Architect has no reasonable objection. If the proposed but rejected Subcontractor was reasonably capable of performing the Work, the Contract Sum and Contract Time shall be increased or decreased by the difference, if any, occasioned by such change, and an appropriate Change Order shall be issued before commencement of the substitute Subcontractor’s Work. However, no increase in the Contract Sum or Contract Time shall be allowed for such change unless the Contractor has acted promptly and responsively in submitting names as required.

§ 5.2.4 The Contractor shall not substitute a Subcontractor, person, or entity for one previously selected if the Owner or Architect makes reasonable objection to such substitution.

§ 5.3 Subcontractual Relations

By appropriate written agreement, the Contractor shall require each Subcontractor, to the extent of the Work to be performed by the Subcontractor, to be bound to the Contractor by terms of the Contract Documents, and to assume toward the Contractor all the obligations and responsibilities, including the responsibility for safety of the Subcontractor’s Work that the Contractor, by these Contract Documents, assumes toward the Owner and Architect. Each subcontract agreement shall preserve and protect the rights of the Owner and Architect under the Contract Documents with respect to the Work to be performed by the Subcontractor so that subcontracting thereof will not prejudice such rights, and shall allow to the Subcontractor, unless specifically provided otherwise in the subcontract agreement, the benefit of all rights, remedies, and redress against the Contractor that the Contractor, by the Contract Documents, has against the Owner. Where appropriate, the Contractor shall require each Subcontractor to enter into similar agreements with Sub-subcontractors. The Contractor shall make available to each proposed Subcontractor, prior to the execution of the subcontract agreement, copies of the Contract Documents to which the Subcontractor will be bound, and, upon written request of the Subcontractor, identify to the Subcontractor terms and conditions of the proposed subcontract agreement that may be at variance with the Contract Documents. Subcontractors will similarly make copies of applicable portions of such documents available to their respective proposed Sub-subcontractors.

§ 5.4 Contingent Assignment of Subcontracts

§ 5.4.1 Each subcontract agreement for a portion of the Work is assigned by the Contractor to the Owner, provided that

- .1 assignment is effective only after termination of the Contract by the Owner for cause pursuant to Section 14.2 and only for those subcontract agreements that the Owner accepts by notifying the Subcontractor and Contractor; and
- .2 assignment is subject to the prior rights of the surety, if any, obligated under bond relating to the Contract.

When the Owner accepts the assignment of a subcontract agreement, the Owner assumes the Contractor’s rights and obligations under the subcontract.

§ 5.4.2 Upon such assignment, if the Work has been suspended for more than 30 days, the Subcontractor's compensation shall be equitably adjusted for increases in cost resulting from the suspension.

§ 5.4.3 Upon assignment to the Owner under this Section 5.4, the Owner may further assign the subcontract to a successor contractor or other entity. If the Owner assigns the subcontract to a successor contractor or other entity, the Owner shall nevertheless remain legally responsible for all of the successor contractor's obligations under the subcontract.

ARTICLE 6 CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS

§ 6.1 Owner's Right to Perform Construction and to Award Separate Contracts

§ 6.1.1 The term "Separate Contractor(s)" shall mean other contractors retained by the Owner under separate agreements. The Owner reserves the right to perform construction or operations related to the Project with the Owner's own forces, and with Separate Contractors retained under Conditions of the Contract substantially similar to those of this Contract, including those provisions of the Conditions of the Contract related to insurance and waiver of subrogation.

§ 6.1.2 When separate contracts are awarded for different portions of the Project or other construction or operations on the site, the term "Contractor" in the Contract Documents in each case shall mean the Contractor who executes each separate Owner-Contractor Agreement.

§ 6.1.3 The Owner shall provide for coordination of the activities of the Owner's own forces and of each Separate Contractor with the Work of the Contractor, who shall cooperate with them. The Contractor shall participate with any Separate Contractors and the Owner in reviewing their construction schedules. The Contractor shall make any revisions to its construction schedule deemed necessary after a joint review and mutual agreement. The construction schedules shall then constitute the schedules to be used by the Contractor, Separate Contractors, and the Owner until subsequently revised.

§ 6.1.4 Unless otherwise provided in the Contract Documents, when the Owner performs construction or operations related to the Project with the Owner's own forces or with Separate Contractors, the Owner or its Separate Contractors shall have the same obligations and rights that the Contractor has under the Conditions of the Contract, including, without excluding others, those stated in Article 3, this Article 6, and Articles 10, 11, and 12.

§ 6.2 Mutual Responsibility

§ 6.2.1 The Contractor shall afford the Owner and Separate Contractors reasonable opportunity for introduction and storage of their materials and equipment and performance of their activities, and shall connect and coordinate the Contractor's construction and operations with theirs as required by the Contract Documents.

§ 6.2.2 If part of the Contractor's Work depends for proper execution or results upon construction or operations by the Owner or a Separate Contractor, the Contractor shall, prior to proceeding with that portion of the Work, promptly notify the Architect of apparent discrepancies or defects in the construction or operations by the Owner or Separate Contractor that would render it unsuitable for proper execution and results of the Contractor's Work. Failure of the Contractor to notify the Architect of apparent discrepancies or defects prior to proceeding with the Work shall constitute an acknowledgment that the Owner's or Separate Contractor's completed or partially completed construction is fit and proper to receive the Contractor's Work. The Contractor shall not be responsible for discrepancies or defects in the construction or operations by the Owner or Separate Contractor that are not apparent.

§ 6.2.3 The Contractor shall reimburse the Owner for costs the Owner incurs that are payable to a Separate Contractor because of the Contractor's delays, improperly timed activities or defective construction. The Owner shall be responsible to the Contractor for costs the Contractor incurs because of a Separate Contractor's delays, improperly timed activities, damage to the Work or defective construction.

§ 6.2.4 The Contractor shall promptly remedy damage that the Contractor wrongfully causes to completed or partially completed construction or to property of the Owner or Separate Contractor as provided in Section 10.2.5.

§ 6.2.5 The Owner and each Separate Contractor shall have the same responsibilities for cutting and patching as are described for the Contractor in Section 3.14.

§ 6.3 Owner's Right to Clean Up

If a dispute arises among the Contractor, Separate Contractors, and the Owner as to the responsibility under their respective contracts for maintaining the premises and surrounding area free from waste materials and rubbish, the Owner may clean up and the Architect will allocate the cost among those responsible.

ARTICLE 7 CHANGES IN THE WORK

§ 7.1 General

§ 7.1.1 Changes in the Work may be accomplished after execution of the Contract, and without invalidating the Contract, by Change Order, Construction Change Directive or order for a minor change in the Work, subject to the limitations stated in this Article 7 and elsewhere in the Contract Documents.

§ 7.1.2 A Change Order shall be based upon agreement among the Owner, Contractor, and Architect. A Construction Change Directive requires agreement by the Owner and Architect and may or may not be agreed to by the Contractor. An order for a minor change in the Work may be issued by the Architect alone.

§ 7.1.3 Changes in the Work shall be performed under applicable provisions of the Contract Documents. The Contractor shall proceed promptly with changes in the Work, unless otherwise provided in the Change Order, Construction Change Directive, or order for a minor change in the Work.

§ 7.2 Change Orders and Change Proposals

§ 7.2.1 A Change Order is a written instrument prepared by the Architect and signed by the Owner, Contractor, and Architect stating their agreement upon all of the following:

- .1 The change in the Work;
- .2 The amount of the adjustment, if any, in the Contract Sum; and
- .3 The extent of the adjustment, if any, in the Contract Time.

§ 7.2.2 The Contractor must submit Change Proposals to the Architect covering a contemplated Change Order within ten (10) days after request of the Owner, or the Architect or within twenty-one (21) days of the event giving rise to the Contractor's claim for a change in the Contract Sum or Contract Time. No increase in the Contract Sum or extension of the Contract Time will be allowed for the cost or time involved in making Change Proposals. Change Proposals will define or confirm in detail the Work which is proposed to be added, deleted, or changed and must include any adjustment which the Contractor believes to be necessary in (i) the Contract Sum, or (ii) the Contract Time. Any proposed adjustment must include detailed documentation including, but not limited to: cost, properly itemized, including unit prices and quantities where applicable, and supported by sufficient substantiating data to permit evaluation including cost of labor, materials, supplies and equipment, rental cost of machinery and equipment, additional bond cost, plus a fixed fee for profit and overhead (which includes office overhead and Site-specific overhead and general conditions). The Subcontractor's or Sub-subcontractor's overhead and profit in turn must not exceed a total aggregate of ten percent (10%). Change Proposals will be binding upon the Contractor and may be accepted or rejected by the Owner in its discretion. The Owner may, at its option, instruct the Contractor to proceed with the Work involved in the Change Proposal in accordance with this Section 7.2.2 without accepting the Change Proposal in its entirety.

§ 7.2.3 If the Owner determines that a Change Proposal is appropriate, the Architect will prepare and submit a request for a Change Order or Contract Amendment providing for an appropriate adjustment in the Contract Sum or Contract Time, or both, for further action by the Owner. No such change is effective until the Owner and Architect sign the Change Order.

§ 7.3 Construction Change Directives

§ 7.3.1 A Construction Change Directive is a written order prepared by the Architect and signed by the Owner and Architect, directing a change in the Work prior to agreement on adjustment, if any, in the Contract Sum or Contract Time, or both. The Owner may by Construction Change Directive, without invalidating the Contract, order changes in the Work within the general scope of the Contract consisting of additions, deletions, or other revisions, the Contract Sum and Contract Time being adjusted accordingly.

§ 7.3.2 A Construction Change Directive shall be used in the absence of total agreement on the terms of a Change Order.

§ 7.3.3 If the Construction Change Directive provides for an adjustment to the Contract Sum, the adjustment shall be based on

one of the following methods:

- .1 Mutual acceptance of a lump sum properly itemized and supported by sufficient substantiating data to permit evaluation;
- .2 Unit prices stated in the Contract Documents or subsequently agreed upon;
- .3 Cost to be determined in a manner agreed upon by the parties and a mutually acceptable fixed or percentage fee; or
- .4 As provided in Section 7.3.4.

§ 7.3.4 If the Contractor does not respond promptly or disagrees with the method for adjustment in the Contract Sum, the **Owner and Architect** shall determine the adjustment on the basis of reasonable expenditures and savings of those performing the Work attributable to the change, including, in case of an increase in the Contract Sum, an amount for overhead and profit as set forth in the Agreement, or if no such amount is set forth in the Agreement, a reasonable amount. In such case, and also under Section 7.3.3.3, the Contractor shall keep and present, in such form as the Architect may prescribe, an itemized accounting together with appropriate supporting data. Unless otherwise provided in the Contract Documents, costs for the purposes of this Section 7.3.4 shall be limited to the following:

- .1 Costs of labor, including applicable payroll taxes, fringe benefits required by agreement or custom, workers' compensation insurance, and other employee costs approved by the Architect;
- .2 Costs of materials, supplies, and equipment, including cost of transportation, whether incorporated or consumed;
- .3 Rental costs of machinery and equipment, exclusive of hand tools, whether rented from the Contractor or others;
- .4 Costs of premiums for all bonds and insurance, permit fees, and sales, use, or similar taxes, directly related to the change; and
- .5 Costs of supervision and field office personnel directly attributable to the change.

§ 7.3.5 If the Contractor disagrees with the adjustment in the Contract Time, the Contractor may make a Claim in accordance with applicable provisions of Article 15.

§ 7.3.6 Upon receipt of a Construction Change Directive, the Contractor shall promptly proceed with the change in the Work involved and advise the Architect of the Contractor's agreement or disagreement with the method, if any, provided in the Construction Change Directive for determining the proposed adjustment in the Contract Sum or Contract Time.

§ 7.3.7 A Construction Change Directive signed by the Contractor indicates the Contractor's agreement therewith, including adjustment in Contract Sum and Contract Time or the method for determining them. Such agreement shall be effective immediately and shall be recorded as a Change Order.

§ 7.3.8 The amount of credit to be allowed by the Contractor to the Owner for a deletion or change that results in a net decrease in the Contract Sum shall be actual net cost as confirmed by the Architect. When both additions and credits covering related Work or substitutions are involved in a change, the allowance for overhead and profit shall be figured on the basis of net increase, if any, with respect to that change.

§ 7.3.9 Pending final determination of the total cost of a Construction Change Directive to the Owner, the Contractor may request payment for Work completed under the Construction Change Directive in Applications for Payment. The Architect will make an interim determination for purposes of monthly certification for payment for those costs and certify for payment the amount that the Architect determines, in the Architect's professional judgment, to be reasonably justified. The Architect's interim determination of cost shall adjust the Contract Sum on the same basis as a Change Order, subject to the right of either party to disagree and assert a Claim in accordance with Article 15.

§ 7.3.10 When the Owner and Contractor agree with a determination made by the Architect concerning the adjustments in the Contract Sum and Contract Time, or otherwise reach agreement upon the adjustments, such agreement shall be effective immediately and the Architect will prepare a Change Order. Change Orders may be issued for all or any part of a Construction Change Directive.

§ 7.4 Minor Changes in the Work

The Architect may order minor changes in the Work that are consistent with the intent of the Contract Documents and do not

involve an adjustment in the Contract Sum or an extension of the Contract Time. The Architect's order for minor changes shall be in writing. If the Contractor believes that the proposed minor change in the Work will affect the Contract Sum or Contract Time, the Contractor shall notify the Architect and shall not proceed to implement the change in the Work. If the Contractor performs the Work set forth in the Architect's order for a minor change without prior notice to the Architect that such change will affect the Contract Sum or Contract Time, the Contractor waives any adjustment to the Contract Sum or extension of the Contract Time.

ARTICLE 8 TIME

§ 8.1 Definitions

§ 8.1.1 Unless otherwise provided, Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work.

§ 8.1.2 The date of commencement of the Work is the date established in the Agreement.

§ 8.1.3 The date of Substantial Completion is the date certified by the Architect in accordance with Section 9.8.

§ 8.1.4 The term "day" as used in the Contract Documents shall mean calendar day unless otherwise specifically defined.

§ 8.2 Progress and Completion

§ 8.2.1 Time limits stated in the Contract Documents are of the essence of the Contract. By executing the Agreement, the Contractor confirms that the Contract Time is a reasonable period for performing the Work.

§ 8.2.2 The Contractor shall not knowingly, except by agreement or instruction of the Owner in writing, commence the Work prior to the effective date of insurance required to be furnished by the Contractor and Owner.

§ 8.2.3 The Contractor shall proceed expeditiously with adequate forces and shall achieve Substantial Completion within the Contract Time.

§ 8.2.4 The Contractor must conform to the most recently submitted schedule. The Contractor must cause the Subcontractor's to complete the indicated Work or achieve the required percentage of completion, as applicable, within any interim completion dates established in the most recently approved Progress Schedule.

§ 8.2.5 The Contractor must maintain at the Site, available to the Owner and the Architect for their reference during the progress of the Work, a copy of the schedule and any approved revisions thereto. The Contractor must keep current records of and mark on a copy of the approved Schedule the actual commencement date, progress and completion date of each scheduled activity indicated on the Progress Schedule.

§ 8.2.6 The Contractor represents that its bid includes all costs, overhead and profit which may be incurred throughout the Contract Time and the period between Substantial and final Completion. Accordingly, the Contractor may not make any claim for delay damages based in whole or in part on the premise that the Subcontractors' would have completed the Work prior to the expiration of the Contract Time but for any claimed delay.

§ 8.2.7 If the Contractor's progress is not maintained in accordance with the approved schedule, or the Owner determines that the Contractor is not diligently proceeding with the Work or has evidence reasonably indicating that the Contractor will not be able to conform to the most recent schedule, the Contractor must, promptly and at no additional cost to the Owner, take all measures necessary to accelerate its progress to overcome the delay and ensure that there will be no further delay in the progress of the Work and notify the Owner.

§ 8.2.8 The Owner reserves the right to issue a written directive to accelerate the Work that may be subject to an appropriate adjustment, if any, in the Contract Sum. If the Owner requires an acceleration of the schedule and no adjustment is made in the Contract Sum, or if the Contractor disagrees with any adjustment made, the Contractor must file a claim as provided in Article 15 or the same will be deemed to be conclusively waived.

§ 8.3 Delays and Extensions of Time

§ 8.3.1 If the Contractor is delayed at any time in the commencement or progress of the Work by (1) an act or neglect of the

Owner or Architect, of an employee of either, or of a Separate Contractor; (2) by changes ordered in the Work; (3) by labor disputes, fire, unusual delay in deliveries, unavoidable casualties, adverse weather conditions documented in accordance with Section 15.1.6.2, or other causes beyond the Contractor's control; (4) by delay authorized by the Owner pending mediation and binding dispute resolution litigation; or (5) by other causes that the Contractor asserts, and the Architect determines, justify delay, then the Contract Time shall be extended for such reasonable time as the Architect may determine.

§ 8.3.2 Claims relating to time shall be made in accordance with applicable provisions of Article 15.

§ 8.3.3 This Section 8.3 does not preclude recovery of damages for delay by either party under other provisions of the Contract Documents.

ARTICLE 9 PAYMENTS AND COMPLETION

§ 9.1 Contract Sum

§ 9.1.1 The Contract Sum is stated in the Agreement and, including authorized adjustments, is the total amount payable by the Owner to the Contractor for performance of the Work under the Contract Documents.

§ 9.1.2 If unit prices are stated in the Contract Documents or subsequently agreed upon, and if quantities originally contemplated are materially changed so that application of such unit prices to the actual quantities causes substantial inequity to the Owner or Contractor, the applicable unit prices shall be equitably adjusted.

§ 9.2 Schedule of Values

Where the Contract is based on a stipulated sum or Guaranteed Maximum Price, the Contractor shall submit a schedule of values to the Architect before the first Application for Payment, allocating the entire Contract Sum to the various portions of the Work. The schedule of values shall be prepared in the form, and supported by the data to substantiate its accuracy, required by the Architect. This schedule, unless objected to by the Architect, shall be used as a basis for reviewing the Contractor's Applications for Payment. Any changes to the schedule of values shall be submitted to the Architect and supported by such data to substantiate its accuracy as the Architect may require, and unless objected to by the Architect, shall be used as a basis for reviewing the Contractor's subsequent Applications for Payment.

§ 9.3 Applications for Payment

§ 9.3.1 At least ten days before the date established for each progress payment, the Contractor shall submit to the Architect an itemized Application for Payment prepared in accordance with the schedule of values, if required under Section 9.2, for completed portions of the Work. The application shall be notarized, if required, and supported by all data substantiating the Contractor's right to payment that the Owner or Architect require, such as copies of requisitions, and releases and waivers of liens from Subcontractors and suppliers, and shall reflect retainage if provided for in the Contract Documents.

§ 9.3.1.1 As provided in Section 7.3.9, such applications may include requests for payment on account of changes in the Work that have been properly authorized by Construction Change Directives, or by interim determinations of the Architect, but not yet included in Change Orders.

§ 9.3.1.2 Applications for Payment shall not include requests for payment for portions of the Work for which the Contractor does not intend to pay a Subcontractor or supplier, unless such Work has been performed by others whom the Contractor intends to pay. The Contractor's payments to Subcontractors must comply with the applicable provisions of Minnesota Statutes, Section 471.425 ("Prompt Payment Act").

§ 9.3.2 Unless otherwise provided in the Contract Documents, payments shall be made on account of materials and equipment delivered and suitably stored at the site for subsequent incorporation in the Work. If approved in advance by the Owner, payment may similarly be made for materials and equipment suitably stored off the site at a location agreed upon in writing. Payment for materials and equipment stored on or off the site shall be conditioned upon compliance by the Contractor with procedures satisfactory to the Owner to establish the Owner's title to such materials and equipment or otherwise protect the Owner's interest, and shall include the costs of applicable insurance, storage, and transportation to the site, for such materials and equipment stored off the site.

§ 9.3.3 The Contractor warrants that title to all Work covered by an Application for Payment will pass to the Owner no later than the time of payment. The Contractor further warrants that upon submittal of an Application for Payment all Work for

which Certificates for Payment have been previously issued and payments received from the Owner shall, to the best of the Contractor's knowledge, information, and belief, be free and clear of liens, claims, security interests, or encumbrances, in favor of the Contractor, Subcontractors, suppliers, or other persons or entities that provided labor, materials, and equipment relating to the Work.

§ 9.3.4 The Contractor must submit to the Architect and Owner itemized Applications for Payment for Work completed on a monthly basis in accordance with a schedule approved by the Owner. Each Application for Payment must be consistent with the approved Schedule of Values. In order to expedite the review and approval of Applications for Payment, the Contractor may submit to and review with the Owner a draft Application for Payment at a progress meeting prior to submitting a formal Application for Payment.

§ 9.3.5 The form of Application for Payment must be AIA Document G702, Application and Certificate for Payment, supported by AIA Document G703, Continuation Sheet (latest edition), or such other form as may be prescribed by the Owner. The Application must be notarized and supported by sufficient data to demonstrate the Contractor's right to payment and compliance with the payment provisions of the Contract to the satisfaction of the Owner and Architect, such as copies of requisitions from Subcontractors and material suppliers, partial lien waivers, releases and other documents. Each Application for Payment must reflect approved Contract Modifications and the Contract retainage provided for in the Contract Documents.

§ 9.3.6 Applications for Payment may include materials and equipment delivered and suitably stored at the Site for subsequent incorporation in the Work. The Owner has no obligation or responsibility to pay for materials stored off the Site. If specifically approved in writing in advance by the Owner, an Application for Payment may include materials and equipment stored off the Site at a location agreed upon in writing. Payment for materials and equipment stored on or off the Site is conditioned upon compliance by the Contractor with procedures satisfactory to the Owner to protect the Owner's interests. Payment for materials and equipment stored off the Site will, in addition, be conditioned upon the Contractor's provision of applicable insurance, storage and transportation to the Site.

§ 9.3.7 The Contractor shall also furnish with each Application for Payment Certified Payroll Statements, setting forth the wages and benefits paid each employee during the time period covered by the Application for Payment, specifying for each employee: name; identifying number; prevailing wage master job classification; hours worked each day; total hours; rate of pay; gross amount earned; each deduction for taxes; total deductions; net pay for week; dollars contributed per hour for each benefit, including name and address of administrator; benefit account number; and telephone number for health and welfare, vacation or holiday, apprenticeship training, pension, and other benefit programs.

§ 9.4 Certificates for Payment

§ 9.4.1 The Architect will, within seven days after receipt of the Contractor's Application for Payment, either (1) issue to the Owner a Certificate for Payment in the full amount of the Application for Payment, with a copy to the Contractor; or (2) issue to the Owner a Certificate for Payment for such amount as the Architect determines is properly due, and notify the Contractor and Owner of the Architect's reasons for withholding certification in part as provided in Section 9.5.1; or (3) withhold certification of the entire Application for Payment, and notify the Contractor and Owner of the Architect's reason for withholding certification in whole as provided in Section 9.5.1.

§ 9.4.2 The issuance of a Certificate for Payment will constitute a representation by the Architect to the Owner, based on the Architect's evaluation of the Work and the data in the Application for Payment, that, to the best of the Architect's knowledge, information, and belief, the Work has progressed to the point indicated, the quality of the Work is in accordance with the Contract Documents, and that the Contractor is entitled to payment in the amount certified. The foregoing representations are subject to an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, to results of subsequent tests and inspections, to correction of minor deviations from the Contract Documents prior to completion, and to specific qualifications expressed by the Architect. However, the issuance of a Certificate for Payment will not be a representation that the Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work; (2) reviewed construction means, methods, techniques, sequences, or procedures; (3) reviewed copies of requisitions received from Subcontractors and suppliers and other data requested by the Owner to substantiate the Contractor's right to payment; or (4) made examination to ascertain how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

§ 9.5 Decisions to Withhold Certification

§ 9.5.1 The Architect may withhold a Certificate for Payment in whole or in part, to the extent reasonably necessary to protect

the Owner, if in the Architect's opinion the representations to the Owner required by Section 9.4.2 cannot be made. If the Architect is unable to certify payment in the amount of the Application, the Architect will notify the Contractor and Owner as provided in Section 9.4.1. If the Contractor and Architect cannot agree on a revised amount, the Architect will promptly issue a Certificate for Payment for the amount for which the Architect is able to make such representations to the Owner. The Architect may also withhold a Certificate for Payment or, because of subsequently discovered evidence, may nullify the whole or a part of a Certificate for Payment previously issued, to such extent as may be necessary in the Architect's opinion to protect the Owner from loss for which the Contractor is responsible, including loss resulting from acts and omissions described in Section 3.3.2, because of

- .1 defective Work not remedied;
- .2 third party claims filed or reasonable evidence indicating probable filing of such claims, unless security acceptable to the Owner is provided by the Contractor;
- .3 failure of the Contractor to make payments properly to Subcontractors or suppliers for labor, materials or equipment;
- ~~.4 failure to submit Certified Payroll Statements as required by the Contract Documents;~~
- ~~.4—54~~ reasonable evidence that the Work cannot be completed for the unpaid balance of the Contract Sum;
- ~~.5—65~~ damage to the Owner or a Separate Contractor;
- ~~.6—76~~ reasonable evidence that the Work will not be completed within the Contract Time, and that the unpaid balance would not be adequate to cover actual or liquidated damages for the anticipated delay; or
- ~~.7—87~~ repeated failure to carry out the Work in accordance with the Contract Documents.

§ 9.5.2 When ~~either party—the Contractor~~ disputes the Architect's decision regarding a Certificate for Payment under Section 9.5.1, in whole or in part, ~~that party—the Contractor~~ may submit a Claim in accordance with Article 15.

§ 9.5.3 When the reasons for withholding certification are removed, certification will be made for amounts previously withheld.

§ 9.5.4 If the Architect withholds certification for payment under Section 9.5.1.3, the Owner may, at its sole option, issue joint checks to the Contractor and to any Subcontractor or supplier to whom the Contractor failed to make payment for Work properly performed or material or equipment suitably delivered. If the Owner makes payments by joint check, the Owner shall notify the Architect and the Contractor shall reflect such payment on its next Application for Payment.

§ 9.6 Progress Payments

§ 9.6.1 After the Architect has issued a Certificate for Payment, the Owner shall make payment in the manner and within the time provided in the Contract Documents, and shall so notify the Architect.

§ 9.6.2 The Contractor shall pay each Subcontractor, ~~no later than seven days in accordance with the Prompt Payment Act,~~ after receipt of payment from the Owner, the amount to which the Subcontractor is entitled, reflecting percentages actually retained from payments to the Contractor on account of the Subcontractor's portion of the Work. The Contractor shall, by appropriate agreement with each Subcontractor, require each Subcontractor to make payments to Sub-subcontractors in a similar manner.

§ 9.6.3 The Architect will, on request, furnish to a Subcontractor, if practicable, information regarding percentages of completion or amounts applied for by the Contractor and action taken thereon by the Architect and Owner on account of portions of the Work done by such Subcontractor.

§ 9.6.4 The Owner has the right to request written evidence from the Contractor that the Contractor has properly paid Subcontractors and suppliers amounts paid by the Owner to the Contractor for subcontracted Work. If the Contractor fails to furnish such evidence within seven days, the Owner shall have the right to contact Subcontractors and suppliers to ascertain whether they have been properly paid. Neither the Owner nor Architect shall have an obligation to pay, or to see to the payment of money to, a Subcontractor or supplier, except as may otherwise be required by law.

§ 9.6.5 The Contractor's payments to suppliers shall be treated in a manner similar to that provided in Sections 9.6.2, 9.6.3 and 9.6.4.

§ 9.6.6 A Certificate for Payment, a progress payment, or partial or entire use or occupancy of the Project by the Owner shall

not constitute acceptance of Work not in accordance with the Contract Documents.

§ 9.6.7 Unless the Contractor provides the Owner with a payment bond in the full penal sum of the Contract Sum, payments received by the Contractor for Work properly performed by Subcontractors or provided by suppliers shall be held by the Contractor for those Subcontractors or suppliers who performed Work or furnished materials, or both, under contract with the Contractor for which payment was made by the Owner. Nothing contained herein shall require money to be placed in a separate account and not commingled with money of the Contractor, create any fiduciary liability or tort liability on the part of the Contractor for breach of trust, or entitle any person or entity to an award of punitive damages against the Contractor for breach of the requirements of this provision.

§ 9.6.8 The Contractor shall provide payment and performance bonds as required by law. Provided the Owner has fulfilled its payment obligations under the Contract Documents, the Contractor shall defend and indemnify the Owner from all loss, liability, damage or expense, including reasonable attorney's fees and litigation expenses, arising out of any lien claim or other claim for payment by any Subcontractor or supplier of any tier. Upon receipt of notice of a lien claim or other claim for payment, the Owner shall notify the Contractor. If approved by the applicable court, when required, the Contractor may substitute a surety bond for the property against which the lien or other claim for payment has been asserted.

§ 9.7 Failure of Payment

If the Architect does not issue a Certificate for Payment, through no fault of the Contractor, within seven days after receipt of the Contractor's Application for Payment, or if the Owner does not pay the Contractor ~~within seven days after the date established in the Contract Documents, the amount certified by the Architect or as~~ awarded by binding dispute resolution, then the Contractor may, upon seven additional days' notice to the Owner and Architect, stop the Work until payment of the amount owing has been received. The Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable costs of shutdown, delay and start-up, plus interest as provided for in the Contract Documents.

§ 9.8 Substantial Completion

§ 9.8.1 Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use.

§ 9.8.2 When the Contractor considers that the Work, or a portion thereof which the Owner agrees to accept separately, is substantially complete, the Contractor shall prepare and submit to the Architect a comprehensive list of items to be completed or corrected prior to final payment. Failure to include an item on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

§ 9.8.3 Upon receipt of the Contractor's list, the Architect will make an inspection to determine whether the Work or designated portion thereof is substantially complete. If the Architect's inspection discloses any item, whether or not included on the Contractor's list, which is not sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work or designated portion thereof for its intended use, the Contractor shall, before issuance of the Certificate of Substantial Completion, complete or correct such item upon notification by the Architect. In such case, the Contractor shall then submit a request for another inspection by the Architect to determine Substantial Completion.

§ 9.8.4 When the Work or designated portion thereof is substantially complete, the Architect will prepare a Certificate of Substantial Completion that shall establish the date of Substantial Completion; establish responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance; and fix the time within which the Contractor shall finish all items on the list accompanying the Certificate. Warranties required by the Contract Documents shall commence on the date of Substantial Completion of the Work or designated portion thereof unless otherwise provided in the Certificate of Substantial Completion.

§ 9.8.5 The Certificate of Substantial Completion shall be submitted to the Owner and Contractor for their written acceptance of responsibilities assigned to them in the Certificate. Upon such acceptance, and consent of surety if any, the Owner shall make payment of retainage applying to the Work or designated portion thereof. Such payment shall be adjusted for Work that is incomplete or not in accordance with the requirements of the Contract Documents.

§ 9.9 Partial Occupancy or Use

§ 9.9.1 The Owner may occupy or use any completed or partially completed portion of the Work at any stage when such portion is designated by separate agreement with the Contractor, provided such occupancy or use is consented to by the insurer and authorized by public authorities having jurisdiction over the Project. Such partial occupancy or use may commence whether or not the portion is substantially complete, provided the Owner and Contractor have accepted in writing the responsibilities assigned to each of them for payments, retainage, if any, security, maintenance, heat, utilities, damage to the Work and insurance, and have agreed in writing concerning the period for correction of the Work and commencement of warranties required by the Contract Documents. When the Contractor considers a portion substantially complete, the Contractor shall prepare and submit a list to the Architect as provided under Section 9.8.2. Consent of the Contractor to partial occupancy or use shall not be unreasonably withheld. The stage of the progress of the Work shall be determined by written agreement between the Owner and Contractor or, if no agreement is reached, by decision of the Architect.

§ 9.9.2 Immediately prior to such partial occupancy or use, the Owner, Contractor, and Architect shall jointly inspect the area to be occupied or portion of the Work to be used in order to determine and record the condition of the Work.

§ 9.9.3 Unless otherwise agreed upon, partial occupancy or use of a portion or portions of the Work shall not constitute acceptance of Work not complying with the requirements of the Contract Documents.

§ 9.10 Final Completion and Final Payment

§ 9.10.1 Upon receipt of the Contractor's notice that the Work is ready for final inspection and acceptance and upon receipt of a final Application for Payment, the Architect will promptly make such inspection. When the Architect finds the Work acceptable under the Contract Documents and the Contract fully performed, the Architect will promptly issue a final Certificate for Payment stating that to the best of the Architect's knowledge, information and belief, and on the basis of the Architect's on-site visits and inspections, the Work has been completed in accordance with the Contract Documents and that the entire balance found to be due the Contractor and noted in the final Certificate is due and payable. The Architect's final Certificate for Payment will constitute a further representation that conditions listed in Section 9.10.2 as precedent to the Contractor's being entitled to final payment have been fulfilled.

§ 9.10.2 Neither final payment nor any remaining retained percentage shall become due until the Contractor submits to the Architect (1) an affidavit that payrolls, bills for materials and equipment, and other indebtedness connected with the Work for which the Owner or the Owner's property might be responsible or encumbered (less amounts withheld by Owner) have been paid or otherwise satisfied, including but not limited to completed IC-134 forms, (2) a certificate evidencing that insurance required by the Contract Documents to remain in force after final payment is currently in effect, (3) a written statement that the Contractor knows of no reason that the insurance will not be renewable to cover the period required by the Contract Documents, (4) consent of surety, if any, to final payment, (5) documentation of any special warranties, such as manufacturers' warranties or specific Subcontractor warranties, ~~and~~ (6) a complete set of redlined as-built drawings, indicating changes to the Construction Documents during construction, and (7) if required by the Owner, other data establishing payment or satisfaction of obligations, such as receipts and releases and waivers of liens, claims, security interests, or encumbrances arising out of the Contract, to the extent and in such form as may be designated by the Owner. If a Subcontractor refuses to furnish a release or waiver required by the Owner, the Contractor may furnish a bond satisfactory to the Owner to indemnify the Owner against such lien, claim, security interest, or encumbrance. If a lien, claim, security interest, or encumbrance remains unsatisfied after payments are made, the Contractor shall refund to the Owner all money that the Owner may be compelled to pay in discharging the lien, claim, security interest, or encumbrance, including all costs and reasonable attorneys' fees.

§ 9.10.3 If, after Substantial Completion of the Work, final completion thereof is materially delayed through no fault of the Contractor or by issuance of Change Orders affecting final completion, and the Architect so confirms, the Owner shall, upon application by the Contractor and certification by the Architect, and without terminating the Contract, make payment of the balance due for that portion of the Work fully completed, corrected, and accepted. If the remaining balance for Work not fully completed or corrected is less than retainage stipulated in the Contract Documents, and if bonds have been furnished, the written consent of the surety to payment of the balance due for that portion of the Work fully completed and accepted shall be submitted by the Contractor to the Architect prior to certification of such payment. Such payment shall be made under terms and conditions governing final payment, except that it shall not constitute a waiver of Claims.

§ 9.10.4 The making of final payment shall constitute a waiver of Claims by the Owner except those arising from
.1 liens, Claims, security interests, or encumbrances arising out of the Contract and unsettled;

- .2 failure of the Work to comply with the requirements of the Contract Documents;
- .3 terms of special warranties required by the Contract Documents; or
- .4 audits performed by the Owner, if permitted by the Contract Documents, after final payment.

§ 9.10.5 Acceptance of final payment by the Contractor, a Subcontractor, or a supplier, shall constitute a waiver of claims by that payee except those previously made in writing and identified by that payee as unsettled at the time of final Application for Payment.

§ 9.10.6 When the Contractor has completed or corrected all items on the final Punch List and considers that the Work is complete and ready for final acceptance, the Contractor must give written notice to the Owner and the Architect and request a final inspection of the Work as provided in Section 9.10.2. The Contractor's notice and request for a final inspection must be accompanied by a final Application for Payment and the Submittals required by Section 9.10.3.

§ 9.10.7 Upon receipt of the Contractor's notice and request for final inspection, the Owner and Architect will promptly make such inspection and, when the Owner and Architect concur that the Work has been fully completed and is acceptable under the Contract Documents, Architect will issue a Certificate of Final Completion to the Owner. The Contractor's notice and request for final inspection constitutes a representation by the Contractor to the Owner that the Work has been completed in full accordance with terms and conditions of the Contract Documents. The Architect will promptly notify the Contractor if the Owner or Architect does not concur that the Work is finally complete. In such case, the Contractor must bear the cost of any necessary additional professional services of the Owner or Architect until the Work is determined to be finally complete.

ARTICLE 10 PROTECTION OF PERSONS AND PROPERTY

§ 10.1 Safety Precautions and Programs

The Contractor shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the performance of the Contract.

§ 10.2 Safety of Persons and Property

§ 10.2.1 The Contractor shall take reasonable precautions for safety of, and shall provide reasonable protection to prevent damage, injury, or loss to

- .1 employees on the Work and other persons who may be affected thereby;
- .2 the Work and materials and equipment to be incorporated therein, whether in storage on or off the site, under care, custody, or control of the Contractor, a Subcontractor, or a Sub-subcontractor; and
- .3 other property at the site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures, and utilities not designated for removal, relocation, or replacement in the course of construction.

§ 10.2.2 The Contractor shall comply with, and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities, bearing on safety of persons or property or their protection from damage, injury, or loss.

§ 10.2.3 The Contractor shall implement, erect, and maintain, as required by existing conditions and performance of the Contract, reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards; promulgating safety regulations; and notifying the owners and users of adjacent sites and utilities of the safeguards.

§ 10.2.4 When use or storage of explosives or other hazardous materials or equipment, or unusual methods are necessary for execution of the Work, the Contractor shall exercise utmost care and carry on such activities under supervision of properly qualified personnel.

§ 10.2.5 The Contractor shall promptly remedy damage and loss (other than damage or loss insured under property insurance required by the Contract Documents) to property referred to in Sections 10.2.1.2 and 10.2.1.3 caused in whole or in part by the Contractor, a Subcontractor, a Sub-subcontractor, or anyone directly or indirectly employed by any of them, or by anyone for whose acts they may be liable and for which the Contractor is responsible under Sections 10.2.1.2 and 10.2.1.3. The Contractor may make a Claim for the cost to remedy the damage or loss to the extent such damage or loss is attributable to acts or omissions of the Owner or Architect or anyone directly or indirectly employed by either of them, or by anyone for whose acts either of them may be liable, and not attributable to the fault or negligence of the Contractor. The foregoing obligations of the Contractor are in addition to the Contractor's obligations under Section 3.18.

§ 10.2.6 The Contractor shall designate a responsible member of the Contractor's organization at the site whose duty shall be the prevention of accidents. This person shall be the Contractor's superintendent unless otherwise designated by the Contractor in writing to the Owner and Architect.

§ 10.2.7 The Contractor shall not permit any part of the construction or site to be loaded so as to cause damage or create an unsafe condition.

§ 10.2.8 Injury or Damage to Person or Property

If ~~either party the Contractor or a Subcontractor~~ suffers injury or damage to person or property because of an act or omission of the ~~other party Owner~~, or of others for whose acts ~~such party the Owner~~ is legally responsible, notice of the injury or damage, whether or not insured, shall be given to the ~~other party Owner~~ within a reasonable time not exceeding 21 days after discovery. The notice shall provide sufficient detail to enable the ~~other party Owner~~ to investigate the matter. Nothing in this Section 10.2.8 is intended to apply to or in any way limit the Owner's right to provide notice of injury or damage to persons or property because of an act or omission of Contractor or Subcontractor. Owner's notice shall be given within a reasonable time after discovery.

§ 10.3 Hazardous Materials and Substances

§ 10.3.1 The Contractor is responsible for compliance with any requirements included in the Contract Documents regarding hazardous materials or substances. If the Contractor encounters a hazardous material or substance not addressed in the Contract Documents and if reasonable precautions will be inadequate to prevent foreseeable bodily injury or death to persons resulting from a material or substance, including but not limited to asbestos or polychlorinated biphenyl (PCB), encountered on the site by the Contractor, the Contractor shall, upon recognizing the condition, immediately stop Work in the affected area and notify the Owner and Architect of the condition.

§ 10.3.2 Upon receipt of the Contractor's notice, the Owner shall obtain the services of a licensed laboratory to verify the presence or absence of the material or substance reported by the Contractor and, in the event such material or substance is found to be present, to cause it to be rendered harmless. Unless otherwise required by the Contract Documents, the Owner shall furnish in writing to the Contractor and Architect the names and qualifications of persons or entities who are to perform tests verifying the presence or absence of the material or substance or who are to perform the task of removal or safe containment of the material or substance. The Contractor and the Architect will promptly reply to the Owner in writing stating whether or not either has reasonable objection to the persons or entities proposed by the Owner. If either the Contractor or Architect has an objection to a person or entity proposed by the Owner, the Owner shall propose another to whom the Contractor and the Architect have no reasonable objection. When the material or substance has been rendered harmless, Work in the affected area shall resume upon written agreement of the Owner and Contractor. By Change Order, the Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable additional costs of shutdown, delay, and start-up.

§ 10.3.3 To the fullest extent permitted by law, the Owner shall indemnify and hold harmless the Contractor, Subcontractors, Architect, Architect's consultants, and agents and employees of any of them from and against claims, damages, losses, and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work in the affected area on Owner's property if in fact the material or substance presents the risk of bodily injury or death as described in Section 10.3.1 and has not been rendered harmless, provided that such claim, damage, loss, or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), except to the extent that such damage, loss, or expense is due to the fault or negligence of the party seeking indemnity.

§ 10.3.4 The Owner shall not be responsible under this Section 10.3 for hazardous materials or substances the Contractor brings to the site unless such materials or substances are required by the Contract Documents. The Owner shall be responsible for hazardous materials or substances required by the Contract Documents, except to the extent of the Contractor's fault or negligence in the use and handling of such materials or substances.

§ 10.3.5 The Contractor shall reimburse the Owner for the cost and expense the Owner incurs (1) for remediation of hazardous materials or substances the Contractor brings to the site and negligently handles, or (2) where the Contractor fails to perform its obligations under Section 10.3.1, except to the extent that the cost and expense are due to the Owner's fault or negligence.

§ 10.3.6 If, without negligence on the part of the Contractor, the Contractor is held liable by a government agency for the cost

of remediation of a hazardous material or substance solely by reason of performing Work as required by the Contract Documents, the Owner shall reimburse the Contractor for all cost and expense thereby incurred.

§ 10.4 Emergencies

In an emergency affecting safety of persons or property, the Contractor shall act, at the Contractor's discretion, to prevent threatened damage, injury, or loss. Additional compensation or extension of time claimed by the Contractor on account of an emergency shall be determined as provided in Article 15 and Article 7.

ARTICLE 11 INSURANCE AND BONDS

§ 11.1 Contractor's Insurance and Bonds

§ 11.1.1 The Contractor shall purchase and maintain insurance of the types and limits of liability, containing the endorsements, and subject to the terms and conditions, as described in the Agreement or elsewhere in the Contract Documents. The Contractor shall purchase and maintain the required insurance from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. The Owner, Architect, and Architect's consultants shall be named as additional insureds under the Contractor's commercial general liability policy or as otherwise described in the Contract Documents.

§ 11.1.2 The insurance required by Section 11.1.1 shall be written for not less than limits of liability specified in the Contract Documents or required by law, whichever coverage is greater. Coverages, whether written on an occurrence or claims-made basis, shall name the Owner and Architect as additional insureds, and shall be maintained without interruption from the date of commencement of the Work until the date of final payment through the completed operations period. Completed operations shall be the period within which any claims may be brought for damages arising out of the Project Work.

§ 11.1.2.3 The Contractor shall provide surety bonds of the types, for such penal sums, and subject to such terms and conditions as required by the Contract Documents. The Contractor shall purchase and maintain the required bonds from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located.

§ 11.1.3.4 Upon the request of any person or entity appearing to be a potential beneficiary of bonds covering payment of obligations arising under the Contract, the Contractor shall promptly furnish a copy of the bonds or shall authorize a copy to be furnished.

§ 11.1.4.5 **Notice of Cancellation or Expiration of Contractor's Required Insurance.** Within three (3) business days of the date the Contractor becomes aware of an impending or actual cancellation or expiration of any insurance required by the Contract Documents, the Contractor shall provide notice to the Owner of such impending or actual cancellation or expiration. Upon receipt of notice from the Contractor, the Owner shall, unless the lapse in coverage arises from an act or omission of the Owner, have the right to stop the Work until the lapse in coverage has been cured by the procurement of replacement coverage by the Contractor. The furnishing of notice by the Contractor shall not relieve the Contractor of any contractual obligation to provide any required coverage.

§ 11.2 Owner's Insurance

§ 11.2.1 The Owner shall purchase and maintain insurance of the types and limits of liability, containing the endorsements, and subject to the terms and conditions, as described in the Agreement or elsewhere in the Contract Documents. The Owner shall purchase and maintain the required insurance from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located.

§ 11.2.2 **Failure to Purchase Required Property Insurance.** If the Owner fails to purchase and maintain the required property insurance, with all of the coverages and in the amounts described in the Agreement or elsewhere in the Contract Documents, the Owner shall inform the Contractor in writing prior to commencement of the Work. Upon receipt of notice from the Owner, the Contractor may delay commencement of the Work and may obtain insurance that will protect the interests of the Contractor, Subcontractors, and Sub-Subcontractors in the Work. When the failure to provide coverage has been cured or resolved, the Contract Sum and Contract Time shall be equitably adjusted. In the event the Owner fails to procure coverage, the Owner waives all rights against the Contractor, Subcontractors, and Sub-subcontractors to the extent the loss to the Owner would have been covered by the insurance to have been procured by the Owner. The cost of the insurance shall be charged to the Owner by a Change Order. If the Owner does not provide written notice, and the Contractor is damaged by the failure or neglect of the Owner to purchase or maintain the required insurance, the Owner shall reimburse the Contractor for all

reasonable costs and damages attributable thereto.

§ 11.2.3 Notice of Cancellation or Expiration of Owner's Required Property Insurance. Within three (3) business days of the date the Owner becomes aware of an impending or actual cancellation or expiration of any property insurance required by the Contract Documents, the Owner shall provide notice to the Contractor of such impending or actual cancellation or expiration. Unless the lapse in coverage arises from an act or omission of the Contractor: (1) the Contractor, upon receipt of notice from the Owner, shall have the right to stop the Work until the lapse in coverage has been cured by the procurement of replacement coverage by either the Owner or the Contractor; (2) the Contract Time and Contract Sum shall be equitably adjusted; and (3) the Owner waives all rights against the Contractor, Subcontractors, and Sub-subcontractors to the extent any loss to the Owner would have been covered by the insurance had it not expired or been cancelled. If the Contractor purchases replacement coverage, the cost of the insurance shall be charged to the Owner by an appropriate Change Order. The furnishing of notice by the Owner shall not relieve the Owner of any contractual obligation to provide required insurance.

§ 11.3 Waivers of Subrogation

§ 11.3.1 The Owner and Contractor waive all rights against (1) each other and any of their subcontractors, sub-subcontractors, agents, and employees, each of the other; (2) the Architect and Architect's consultants; and (3) Separate Contractors, if any, and any of their subcontractors, sub-subcontractors, agents, and employees, for damages caused by fire, or other causes of loss, to the extent those losses are covered by property insurance required by the Agreement or other property insurance applicable to the Project, except such rights as they have to proceeds of such insurance. The Owner or Contractor, as appropriate, shall require similar written waivers in favor of the individuals and entities identified above from the Architect, Architect's consultants, Separate Contractors, subcontractors, and sub-subcontractors. The policies of insurance purchased and maintained by each person or entity agreeing to waive claims pursuant to this section 11.3.1 shall not prohibit this waiver of subrogation. This waiver of subrogation shall be effective as to a person or entity (1) even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, (2) even though that person or entity did not pay the insurance premium directly or indirectly, or (3) whether or not the person or entity had an insurable interest in the damaged property.

§ 11.3.2 Notwithstanding the above, Owner does not waive its right to subrogate against (1) Contractor, any of its Subcontractors, sub-Subcontractors, agents or employees for damages caused to non-Project related property, real or personal or both, at or adjacent to the site of the Project, caused by the negligent, intentional or other willful act or omission of the Contractor, any of its Subcontractors, sub-Subcontractors, agents or employees; or against (2) the Architect, or Architect's consultant, if any, for damages caused to non-Project related property, real or personal or both, at or adjacent to the site of the Project, caused by the negligent, intentional or other willful act or omission of the Architect, or Architect's consultants, if any.

§ 11.3.2.3 If during the Project construction period the Owner insures properties, real or personal or both, at or adjacent to the site by property insurance under policies separate from those insuring the Project, or if after final payment property insurance is to be provided on the completed Project through a policy or policies other than those insuring the Project during the construction period, to the extent permissible by such policies, the Owner waives all rights in accordance with the terms of Section 11.3.1 for damages caused by fire or other causes of loss covered by this separate property insurance.

§ 11.4 Loss of Use, Business Interruption, and Delay in Completion Insurance

~~The Owner, at the Owner's option, may purchase and maintain insurance that will protect the Owner against loss of use of the Owner's property, or the inability to conduct normal operations, due to fire or other causes of loss. The Owner waives all rights of action against the Contractor and Architect for loss of use of the Owner's property, due to fire or other hazards however caused.~~

§ 11.5.4 Adjustment and Settlement of Insured Loss

§ 11.5.4.1 A loss insured under the property insurance required by the Agreement shall be adjusted by the Owner as fiduciary and made payable to the Owner as fiduciary for the insureds, as their interests may appear, subject to requirements of any applicable mortgagee clause and of Section 11.5.2. The Owner shall pay the Architect and Contractor their just shares of insurance proceeds received by the Owner, and by appropriate agreements the Architect and Contractor shall make payments to their consultants and Subcontractors in similar manner.

§ 11.5.4.2 Prior to settlement of an insured loss, the Owner shall notify the Contractor of the terms of the proposed settlement as well as the proposed allocation of the insurance proceeds. The Contractor shall have 14 days from receipt of notice to object to the proposed settlement or allocation of the proceeds. If the Contractor does not object, the Owner shall settle the

loss and the Contractor shall be bound by the settlement and allocation. Upon receipt, the Owner shall deposit the insurance proceeds in a separate account and make the appropriate distributions. Thereafter, if no other agreement is made or the Owner does not terminate the Contract for convenience, the Owner and Contractor shall execute a Change Order for reconstruction of the damaged or destroyed Work in the amount allocated for that purpose. If the Contractor timely objects to either the terms of the proposed settlement or the allocation of the proceeds, the Owner may proceed to settle the insured loss, and any dispute between the Owner and Contractor arising out of the settlement or allocation of the proceeds shall be resolved pursuant to Article 15. Pending resolution of any dispute, the Owner may issue a Construction Change Directive for the reconstruction of the damaged or destroyed Work.

ARTICLE 12 UNCOVERING AND CORRECTION OF WORK

§ 12.1 Uncovering of Work

§ 12.1.1 If a portion of the Work is covered contrary to the Architect's request or to requirements specifically expressed in the Contract Documents, it must, if requested in writing by the Architect, be uncovered for the Architect's examination and be replaced at the Contractor's expense without change in the Contract Time.

§ 12.1.2 If a portion of the Work has been covered that the Architect has not specifically requested to examine prior to its being covered, the Architect may request to see such Work and it shall be uncovered by the Contractor. If such Work is in accordance with the Contract Documents, the Contractor shall be entitled to an equitable adjustment to the Contract Sum and Contract Time as may be appropriate. If such Work is not in accordance with the Contract Documents, the costs of uncovering the Work, and the cost of correction, shall be at the Contractor's expense.

§ 12.2 Correction of Work

§ 12.2.1 Before Substantial Completion

The Contractor shall promptly correct Work rejected by the Architect or failing to conform to the requirements of the Contract Documents, discovered before Substantial Completion and whether or not fabricated, installed or completed. Costs of correcting such rejected Work, including additional testing and inspections, the cost of uncovering and replacement, and compensation for the Architect's services and expenses made necessary thereby, shall be at the Contractor's expense.

§ 12.2.2 After Substantial Completion

§ 12.2.2.1 In addition to the Contractor's obligations under Section 3.5, if, within one year after the date of Substantial Completion of the Work or designated portion thereof or after the date for commencement of warranties established under Section 9.9.1, or by terms of any applicable special warranty required by the Contract Documents, any of the Work is found to be not in accordance with the requirements of the Contract Documents, the Contractor shall correct it promptly after receipt of notice from the Owner to do so, unless the Owner has previously given the Contractor a written acceptance of such condition. The Owner shall give such notice promptly after discovery of the condition. ~~During the one year period for correction of Work, if the Owner fails to notify the Contractor and give the Contractor an opportunity to make the correction, the Owner waives the rights to require correction by the Contractor and to make a claim for breach of warranty.~~ If the Contractor fails to correct nonconforming Work within a reasonable time during that period after receipt of notice from the Owner or Architect, the Owner may correct it in accordance with Section 2.5.

§ 12.2.2.2 The one-year period for correction of Work shall be extended with respect to portions of Work first performed after Substantial Completion by the period of time between Substantial Completion and the actual completion of that portion of the Work.

§ 12.2.2.3 ~~The one year period for correction of Work shall not be extended by corrective Work performed by the Contractor pursuant to this Section 12.2. With respect to any corrective work performed during the Correction Period, the Correction Period for that corrective work shall be extended for one (1) year from the date the Corrective Work was completed.~~

§ 12.2.3 The Contractor shall remove from the site portions of the Work that are not in accordance with the requirements of the Contract Documents and are neither corrected by the Contractor nor accepted by the Owner.

§ 12.2.4 The Contractor shall bear the cost of correcting destroyed or damaged construction of the Owner or Separate Contractors, whether completed or partially completed, caused by the Contractor's correction or removal of Work that is not in accordance with the requirements of the Contract Documents.

§ 12.2.5 Nothing contained in this Section 12.2 shall be construed to establish a period of limitation with respect to other obligations the Contractor has under the Contract Documents. Establishment of the one-year period for correction of Work as described in Section 12.2.2 relates only to the specific obligation of the Contractor to correct the Work, and has no relationship to the time within which the obligation to comply with the Contract Documents may be sought to be enforced, nor to the time within which proceedings may be commenced to establish the Contractor's liability with respect to the Contractor's obligations other than specifically to correct the Work.

§ 12.3 Acceptance of Nonconforming Work

If the Owner prefers to accept Work that is not in accordance with the requirements of the Contract Documents, the Owner may do so instead of requiring its removal and correction, in which case the Contract Sum will be reduced as appropriate and equitable. Such adjustment shall be effected whether or not final payment has been made.

ARTICLE 13 MISCELLANEOUS PROVISIONS

§ 13.1 Governing Law

The Contract shall be governed by the law of the place where the Project is located, excluding that jurisdiction's choice of law rules. ~~If the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 15.4.~~

§ 13.2 Successors and Assigns

§ 13.2.1 The Owner and Contractor respectively bind themselves, their partners, successors, assigns, and legal representatives to covenants, agreements, and obligations contained in the Contract Documents. Except as provided in Section 13.2.2, neither party to the Contract shall assign the Contract as a whole without written consent of the other. If either party attempts to make an assignment without such consent, that party shall nevertheless remain legally responsible for all obligations under the Contract.

§ 13.2.2 The Owner may, without consent of the Contractor, assign the Contract to a lender providing construction financing for the Project, if the lender assumes the Owner's rights and obligations under the Contract Documents. The Contractor shall execute all consents reasonably required to facilitate the assignment.

§ 13.3 Rights and Remedies

§ 13.3.1 Duties and obligations imposed by the Contract Documents and rights and remedies available thereunder shall be in addition to and not a limitation of duties, obligations, rights, and remedies otherwise imposed or available by law.

§ 13.3.2 No action or failure to act by the Owner, Architect, or Contractor shall constitute a waiver of a right or duty afforded them under the Contract, nor shall such action or failure to act constitute approval of or acquiescence in a breach thereunder, except as may be specifically agreed upon in writing.

§ 13.4 Tests and Inspections

§ 13.4.1 Tests, inspections, and approvals of portions of the Work shall be made as required by the Contract Documents and by applicable laws, statutes, ordinances, codes, rules, and regulations or lawful orders of public authorities. Unless otherwise provided, the Contractor shall make arrangements for such tests, inspections, and approvals with an independent testing laboratory or entity acceptable to the Owner, or with the appropriate public authority, and shall bear all related costs of tests, inspections, and approvals. The Contractor shall give the Architect timely notice of when and where tests and inspections are to be made so that the Architect may be present for such procedures. The Owner shall bear costs of tests, inspections, or approvals that do not become requirements until after bids are received or negotiations concluded. The Owner shall directly arrange and pay for tests, inspections, or approvals where building codes or applicable laws or regulations so require.

§ 13.4.2 If the Architect, Owner, or public authorities having jurisdiction determine that portions of the Work require additional testing, inspection, or approval not included under Section 13.4.1, the Architect will, upon written authorization from the Owner, instruct the Contractor to make arrangements for such additional testing, inspection, or approval, by an entity acceptable to the Owner, and the Contractor shall give timely notice to the Architect of when and where tests and inspections are to be made so that the Architect may be present for such procedures. Such costs, except as provided in Section 13.4.3, shall be at the Owner's expense.

§ 13.4.3 If procedures for testing, inspection, or approval under Sections 13.4.1 and 13.4.2 reveal failure of the portions of the

Work to comply with requirements established by the Contract Documents, all costs made necessary by such failure, including those of repeated procedures and compensation for the Architect's services and expenses, shall be at the Contractor's expense.

§ 13.4.4 Required certificates of testing, inspection, or approval shall, unless otherwise required by the Contract Documents, be secured by the Contractor and promptly delivered to the Architect.

§ 13.4.5 If the Architect is to observe tests, inspections, or approvals required by the Contract Documents, the Architect will do so promptly and, where practicable, at the normal place of testing.

§ 13.4.6 Tests or inspections conducted pursuant to the Contract Documents shall be made promptly to avoid unreasonable delay in the Work.

§ 13.5 Interest

~~Payments due and unpaid under the Contract Documents shall bear interest from the date payment is due at the rate the parties agree upon in writing or, in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located. All payments to the Contractor shall be governed by the Prompt Payment Act, provided, however, that the interest rate for payments due but unpaid shall be four percent (4.00%) per annum.~~

§ 13.6 Record Keeping—Availability and Retention

~~Pursuant to Minnesota Statutes, Section 16C.05, subd. 5, Contractor agrees that the books, records, documents and accounting procedures and practices of Contractor, that are relevant to the Contract or transaction, are subject to examination by the Owner and the state auditor for a minimum of six (6) years. Contractor shall maintain such records for a minimum of six (6) years after final payment.~~

§ 13.7 Data Practices

~~Pursuant to Minnesota Statutes, Section 13.05, subd. 11, all of the data created, collected, received, stored, used, maintained, or disseminated by Contractor in performing this contract is subject to the requirements of the Minnesota Government Data Practices Act ("MGDPA"), Minnesota Statutes Chapter 13, and Contractor must comply with those requirements as if it were a government entity. The remedies in Minnesota Statutes, Section 13.08 apply to Contractor. Contractor does not have a duty to provide access to public data to the public if the public data are available from the Owner, except as required by the terms of this contract.~~

§ 13.8 Non-Discrimination

~~Pursuant to Minnesota Statutes, Section 181.59, the Contractor will take affirmative action to ensure that applicants are selected, and that employees are treated during employment, without regard to their race, color, creed, religion, national origin, sex, sexual orientation, marital status, status with regard to public assistance, membership or activity in a local civil rights commission, disability or age. The Contractor agrees to be bound by the provisions of Minnesota Statutes, Section 181.59, that prohibits certain discriminatory practices and the terms of said section are incorporated into this contract.~~

ARTICLE 14 TERMINATION OR SUSPENSION OF THE CONTRACT

§ 14.1 Termination by the Contractor

§ 14.1.1 The Contractor may terminate the Contract if the Work is stopped for a period of 30 consecutive days through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, their agents or employees, or any other persons or entities performing portions of the Work, for any of the following reasons:

- .1 Issuance of an order of a court or other public authority having jurisdiction that requires all Work to be stopped;
- .2 An act of government, such as a declaration of national emergency, that requires all Work to be stopped; ~~or~~
- .3 Because the Architect has not issued a Certificate for Payment and has not notified the Contractor of the reason for withholding certification as provided in Section 9.4.1, or because the Owner has not made payment on a Certificate for Payment within the time stated in the Contract Documents; ~~or~~
- ~~.4 The Owner has failed to furnish to the Contractor reasonable evidence as required by Section 2.2.~~

§ 14.1.2 The Contractor may terminate the Contract if, through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, their agents or employees, or any other persons or entities performing portions of the Work, repeated suspensions, delays, or interruptions of the entire Work by the Owner as described in Section 14.3, constitute in the aggregate

more than 100 percent of the total number of days scheduled for completion, or 120 days in any 365-day period, whichever is less.

§ 14.1.3 If one of the reasons described in Section 14.1.1 or 14.1.2 exists, the Contractor may, upon seven days' notice to the Owner and Architect, terminate the Contract and recover from the Owner payment for Work executed, ~~as well as reasonable overhead and profit on Work not executed, and costs incurred by reason of such termination.~~

§ 14.1.4 If the Work is stopped for a period of 60 consecutive days through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, or their agents or employees or any other persons or entities performing portions of the Work because the Owner has repeatedly failed to fulfill the Owner's obligations under the Contract Documents with respect to matters important to the progress of the Work, the Contractor may, upon seven additional days' notice to the Owner and the Architect, terminate the Contract and recover from the Owner as provided in Section 14.1.3.

§ 14.2 Termination by the Owner for Cause

§ 14.2.1 The Owner may terminate the Contract if the Contractor

- .1 repeatedly refuses or fails to supply enough properly skilled workers or proper materials;
- .2 fails to make payment to Subcontractors or suppliers in accordance with the respective agreements between the Contractor and the Subcontractors or suppliers;
- .3 repeatedly disregards applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of a public authority; or
- .4 otherwise is guilty of substantial breach of a provision of the Contract Documents.

§ 14.2.2 When any of the reasons described in Section 14.2.1 exist, ~~and upon certification by the Architect that sufficient cause exists to justify such action,~~ the Owner may, without prejudice to any other rights or remedies of the Owner and after giving the Contractor and the Contractor's surety, if any, seven days' notice, terminate employment of the Contractor and may, subject to any prior rights of the surety:

- .1 Exclude the Contractor from the site and take possession of all materials, equipment, tools, and construction equipment and machinery thereon owned by the Contractor;
- .2 Accept assignment of subcontracts pursuant to Section 5.4; and
- .3 Finish the Work by whatever reasonable method the Owner may deem expedient. Upon written request of the Contractor, the Owner shall furnish to the Contractor a detailed accounting of the costs incurred by the Owner in finishing the Work.

§ 14.2.3 When the Owner terminates the Contract for one of the reasons stated in Section 14.2.1, the Contractor shall not be entitled to receive further payment until the Work is finished.

§ 14.2.4 If the unpaid balance of the Contract Sum exceeds costs of finishing the Work, including compensation for the Architect's services and expenses made necessary thereby, and other damages incurred by the Owner and not expressly waived, such excess shall be paid to the Contractor. If such costs and damages exceed the unpaid balance, the Contractor shall pay the difference to the Owner. The amount to be paid to the Contractor or Owner, as the case may be, shall be certified by the Initial Decision Maker, upon application, and this obligation for payment shall survive termination of the Contract.

§ 14.3 Suspension by the Owner for Convenience

§ 14.3.1 The Owner may, without cause, order the Contractor in writing to suspend, delay or interrupt the Work, in whole or in part for such period of time as the Owner may determine.

§ 14.3.2 The Contract Sum and Contract Time shall be adjusted for increases in the cost and time caused by suspension, delay, or interruption under Section 14.3.1. ~~Adjustment of the Contract Sum shall include profit.~~ No adjustment shall be made to the extent

- .1 that performance is, was, or would have been, so suspended, delayed, or interrupted, by another cause for which the Contractor is responsible; or
- .2 that an equitable adjustment is made or denied under another provision of the Contract.

§ 14.4 Termination by the Owner for Convenience

§ 14.4.1 The Owner may, at any time, terminate the Contract for the Owner's convenience and without cause.

- § 14.4.2 Upon receipt of notice from the Owner of such termination for the Owner's convenience, the Contractor shall
- .1 cease operations as directed by the Owner in the notice;
 - .2 take actions necessary, or that the Owner may direct, for the protection and preservation of the Work; and
 - .3 except for Work directed to be performed prior to the effective date of termination stated in the notice, terminate all existing subcontracts and purchase orders and enter into no further subcontracts and purchase orders.

§ 14.4.3 In case of such termination for the Owner's convenience, the Owner shall pay the Contractor for Work properly executed; costs incurred by reason of the termination, including costs attributable to termination of Subcontracts; and the termination fee, if any, set forth in the Agreement.

§ 14.5 No Right to Stop Work for Non-Payment

§ 14.5.1 The Contractor has no right to stop Work of its Subcontractors or allow them to stop Work as a consequence of non-payment. In the event of any disagreement between the Contractor and Owner involving the Contractor's entitlement to payment, the Contractor's only remedy is to file a Claim in accordance with Article 15. The Contractor must diligently proceed with the Work pending resolution of the Claim. If, however, an Application for Payment has been approved for payment by the Owner, and the Owner fails to make payment within sixty (60) days of the approval for payment by the Owner, the Contractor may upon ten (10) days written notice to the Owner, stop work if payment is not made by the Owner within ten (10) days following the notice.

ARTICLE 15 CLAIMS AND DISPUTES

§ 15.1 Claims

§ 15.1.1 Definition

A Claim is a demand or assertion by ~~one of the parties~~ Contractor seeking, as a matter of right, payment of money, a change in the Contract Time, or other relief with respect to the terms of the Contract. ~~The term "Claim" also includes other disputes and matters in question between the Owner and Contractor arising out of or relating to the Contract.~~ The responsibility to substantiate Claims shall rest with the ~~party making the Claim~~ Contractor. This Section 15.1.1 does not require the Owner to file a Claim in order to impose liquidated damages in accordance with the Contract Documents. Nothing in this paragraph 15.1.1 is intended to apply to or in any way limit the Owner's right to make Claims related to or arising out of the Contract.

§ 15.1.2 Time Limits on Claims

The Owner and Contractor shall commence all ~~Claims and~~ causes of action against the other and arising out of or related to the Contract, whether in contract, tort, breach of warranty or otherwise, in accordance with the requirements of the binding dispute resolution method selected in the Agreement and within the time period specified by applicable law, ~~but in any case not more than 10 years after the date of Substantial Completion of the Work. The Owner and Contractor waive all Claims and causes of action not commenced in accordance with this Section 15.1.2.~~

§ 15.1.3 Notice of Claims

§ 15.1.3.1 Claims by ~~either the Owner or~~ Contractor, where the condition giving rise to the Claim is first discovered prior to expiration of the period for correction of the Work set forth in Section 12.2.2, shall be initiated by written notice to the ~~other party~~ Owner and to the Initial Decision Maker with a copy sent to the Architect, if the Architect is not serving as the Initial Decision Maker. Claims by ~~either party the Contractor~~ under this Section 15.1.3.1 shall be initiated within 21 days after occurrence of the event giving rise to such Claim or within 21 days after the ~~claimant Contractor~~ first recognizes the condition giving rise to the Claim, whichever is later. As a condition to making a claim for additional costs, the Contractor shall maintain and produce accurate records to substantiate all additional costs actually incurred and such substantiation shall be made within a reasonable time to be entitled to the relief requested.

§ 15.1.3.2 Claims by either the Owner or Contractor, where the condition giving rise to the Claim is first discovered after expiration of the period for correction of the Work set forth in Section 12.2.2, shall be initiated by notice to the other party. In such event, no decision by the Initial Decision Maker is required.

§ 15.1.4 Continuing Contract Performance

§ 15.1.4.1 Pending final resolution of a Claim, except as otherwise agreed in writing or as provided in Section 9.7 and Article 14, the Contractor shall proceed diligently with performance of the Contract and the Owner shall continue to make payments

in accordance with the Contract Documents.

§ 15.1.4.2 The Contract Sum and Contract Time shall be adjusted in accordance with the Initial Decision Maker's decision, subject to the right of either party to proceed in accordance with this Article 15. The Architect will issue Certificates for Payment in accordance with the decision of the Initial Decision Maker.

§ 15.1.5 Claims for Additional Cost

If the Contractor wishes to make a Claim for an increase in the Contract Sum, written notice as provided in Section 15.1.3 shall be given before proceeding to execute the portion of the Work that is the subject of the Claim. Prior notice is not required for Claims relating to an emergency endangering life or property arising under Section 10.4.

§ 15.1.6 Claims for Additional Time

§ 15.1.6.1 If the Contractor wishes to make a Claim for an increase in the Contract Time, notice as provided in Section 15.1.3 shall be given. The Contractor's Claim shall include an estimate of cost and of probable effect of delay on progress of the Work. In the case of a continuing delay, only one Claim is necessary.

§ 15.1.6.2 If adverse weather conditions are the basis for a Claim for additional time, such Claim shall be documented by data substantiating that weather conditions were abnormal for the period of time, could not have been reasonably anticipated, and had an adverse effect on the scheduled construction.

§ 15.1.7 Waiver of Claims for Consequential Damages

~~The Contractor and Owner waive Claims against each other for consequential damages arising out of or relating to this Contract. This mutual waiver includes~~

- ~~1—damages incurred by the Owner for rental expenses, for losses of use, income, profit, financing, business and reputation, and for loss of management or employee productivity or of the services of such persons; and~~
- ~~2—damages incurred by the Contractor for principal office expenses including the compensation of personnel stationed there, for losses of financing, business and reputation, and for loss of profit, except anticipated profit arising directly from the Work.~~

~~This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination in accordance with Article 14. Nothing contained in this Section 15.1.7 shall be deemed to preclude assessment of liquidated damages, when applicable, in accordance with the requirements of the Contract Documents.~~

§ 15.2 Initial Decision

§ 15.2.1 Claims by the Contractor, excluding those where the condition giving rise to the Claim is first discovered after expiration of the period for correction of the Work set forth in Section 12.2.2 or arising under Sections 10.3, 10.4, and 11.5, shall be referred to the Initial Decision Maker for initial decision. The Architect will serve as the Initial Decision Maker, unless otherwise indicated in the Agreement. Except for those Claims excluded by this Section 15.2.1, an initial decision shall be required as a condition precedent to ~~mediation-binding dispute resolution~~ of any Claim. If an initial decision has not been rendered within 30 days after the Claim has been referred to the Initial Decision Maker, the party asserting the Claim may demand mediation and binding dispute resolution without a decision having been rendered. Unless the Initial Decision Maker and all affected parties agree, the Initial Decision Maker will not decide disputes between the Contractor and persons or entities other than the Owner.

§ 15.2.2 The Initial Decision Maker will review Claims by the Contractor and within ten days of the receipt of a Claim take one or more of the following actions: (1) request additional supporting data from the ~~claimant~~ Contractor or a response with supporting data from the other party, (2) reject the Claim in whole or in part, (3) approve the Claim, (4) suggest a compromise, or (5) advise the parties that the Initial Decision Maker is unable to resolve the Claim if the Initial Decision Maker lacks sufficient information to evaluate the merits of the Claim or if the Initial Decision Maker concludes that, in the Initial Decision Maker's sole discretion, it would be inappropriate for the Initial Decision Maker to resolve the Claim.

§ 15.2.3 In evaluating Claims, the Initial Decision Maker may, but shall not be obligated to, consult with or seek information from either party or from persons with special knowledge or expertise who may assist the Initial Decision Maker in rendering a decision. The Initial Decision Maker may request the Owner to authorize retention of such persons at the Owner's expense.

§ 15.2.4 If the Initial Decision Maker requests a party to provide a response to a Claim or to furnish additional supporting data, such party shall respond, within ten days after receipt of the request, and shall either (1) provide a response on the requested supporting data, (2) advise the Initial Decision Maker when the response or supporting data will be furnished, or (3) advise the Initial Decision Maker that no supporting data will be furnished. Upon receipt of the response or supporting data, if any, the Initial Decision Maker will either reject or approve the Claim in whole or in part.

§ 15.2.5 The Initial Decision Maker will render an initial decision approving or rejecting the Claim, or indicating that the Initial Decision Maker is unable to resolve the Claim. This initial decision shall (1) be in writing; (2) state the reasons therefor; and (3) notify the parties and the Architect, if the Architect is not serving as the Initial Decision Maker, of any change in the Contract Sum or Contract Time or both. The initial decision shall be final and binding on the parties but subject to mediation and, if the parties fail to resolve their dispute through mediation, to binding dispute resolution.

§ 15.2.6 ~~Either party may file for mediation of an initial decision at any time, subject to the terms of Section 15.2.6.1. In the event of a claim against the Contractor, the Owner may, but is not obligated to notify the surety, if any, of the nature and amount of the claim. If the claim relates to a possibility of a Contractor's default, the Owner may, but is not obligated to notify the surety and request the surety's assistance in resolving the controversy.~~

§ 15.2.6.1 Either party may, within 30 days from the date of receipt of an initial decision, demand in writing that the other party file for mediation. If such a demand is made and the party receiving the demand fails to file for mediation within 30 days after receipt thereof, then both parties waive their rights to mediate or pursue binding dispute resolution proceedings with respect to the initial decision.

§ 15.2.7 In the event of a Claim against the Contractor, the Owner may, but is not obligated to, notify the surety, if any, of the nature and amount of the Claim. If the Claim relates to a possibility of a Contractor's default, the Owner may, but is not obligated to, notify the surety and request the surety's assistance in resolving the controversy.

§ 15.2.8 If a Claim relates to or is the subject of a mechanic's lien, the party asserting such Claim may proceed in accordance with applicable law to comply with the lien notice or filing deadlines.

§ 15.3 Mediation

§ 15.3.1 ~~Claims, disputes, or other matters in controversy arising out of or related to the Contract, except those waived as provided for in Sections 9.10.4, 9.10.5, and 15.1.7, shall be subject to mediation as a condition precedent to binding dispute resolution. Any claim, dispute or other matter in question or arising out of or related to this Agreement shall be subject to mediation. Mediation is not a condition precedent to commencing litigation, but if litigation is commenced, the parties agree to mediate before any dispositive motions or trial. The parties shall share equally the mediator's fee and any filing fees. Mediation shall be held in the place where the Project is located unless another location is mutually agreed upon. Agreements reached in mediation and ratified by the Owner's governing body shall be enforceable as settlement agreements in any court having proper jurisdiction.~~

§ 15.3.2 ~~The parties shall endeavor to resolve their Claims by mediation which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of the Agreement. A request for mediation shall be made in writing, delivered to the other party to the Contract, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of binding dispute resolution proceedings but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. If an arbitration is stayed pursuant to this Section 15.3.2, the parties may nonetheless proceed to the selection of the arbitrator(s) and agree upon a schedule for later proceedings.~~

§ 15.3.3 ~~Either party may, within 30 days from the date that mediation has been concluded without resolution of the dispute or 60 days after mediation has been demanded without resolution of the dispute, demand in writing that the other party file for binding dispute resolution. If such a demand is made and the party receiving the demand fails to file for binding dispute resolution within 60 days after receipt thereof, then both parties waive their rights to binding dispute resolution proceedings with respect to the initial decision.~~

§ 15.3.4 ~~The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable~~

as settlement agreements in any court having jurisdiction thereof.

§ 15.4 Arbitration

§ 15.4.1 If the parties have selected arbitration as the method for binding dispute resolution in the Agreement, any Claim subject to, but not resolved by, mediation shall be subject to arbitration which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of the Agreement. The Arbitration shall be conducted in the place where the Project is located, unless another location is mutually agreed upon. A demand for arbitration shall be made in writing, delivered to the other party to the Contract, and filed with the person or entity administering the arbitration. The party filing a notice of demand for arbitration must assert in the demand all Claims then known to that party on which arbitration is permitted to be demanded.

§ 15.4.1.1 A demand for arbitration shall be made no earlier than concurrently with the filing of a request for mediation, but in no event shall it be made after the date when the institution of legal or equitable proceedings based on the Claim would be barred by the applicable statute of limitations. For statute of limitations purposes, receipt of a written demand for arbitration by the person or entity administering the arbitration shall constitute the institution of legal or equitable proceedings based on the Claim.

§ 15.4.2 The award rendered by the arbitrator or arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

§ 15.4.3 The foregoing agreement to arbitrate and other agreements to arbitrate with an additional person or entity duly consented to by parties to the Agreement, shall be specifically enforceable under applicable law in any court having jurisdiction thereof.

§ 15.4.4 Consolidation or Joinder

§ 15.4.4.1 Subject to the rules of the American Arbitration Association or other applicable arbitration rules, either party may consolidate an arbitration conducted under this Agreement with any other arbitration to which it is a party provided that (1) the arbitration agreement governing the other arbitration permits consolidation, (2) the arbitrations to be consolidated substantially involve common questions of law or fact, and (3) the arbitrations employ materially similar procedural rules and methods for selecting arbitrator(s).

§ 15.4.4.2 Subject to the rules of the American Arbitration Association or other applicable arbitration rules, either party may include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded in arbitration, provided that the party sought to be joined consents in writing to such joinder. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent.

§ 15.4.4.3 The Owner and Contractor grant to any person or entity made a party to an arbitration conducted under this Section 15.4, whether by joinder or consolidation, the same rights of joinder and consolidation as those of the Owner and Contractor under this Agreement.

AIA® Document A133® – 2019

Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price

AGREEMENT made as of the _____ day of _____ in the year 2025

(In words, indicate day, month, and year.)

BETWEEN the Owner:

(Name, legal status, address, and other information)

City of Roseville

2660 Civic Center Drive

Roseville, MN 55113

651-792-7000

and the Construction Manager:

(Name, legal status, address, and other information)

for the following Project:

(Name, location, and detailed description)

Maintenance Operations Center and the License/Passport Center & Dance Studio

The Architect:

(Name, legal status, address, and other information)

The Owner and Construction Manager agree as follows.

ADDITIONS AND DELETIONS:

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

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

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.



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TABLE OF ARTICLES

- 1 INITIAL INFORMATION
- 2 GENERAL PROVISIONS
- 3 CONSTRUCTION MANAGER'S RESPONSIBILITIES
- 4 OWNER'S RESPONSIBILITIES
- 5 COMPENSATION AND PAYMENTS FOR PRECONSTRUCTION PHASE SERVICES
- 6 COMPENSATION FOR CONSTRUCTION PHASE SERVICES
- 7 COST OF THE WORK FOR CONSTRUCTION PHASE
- 8 DISCOUNTS, REBATES, AND REFUNDS
- 9 SUBCONTRACTS AND OTHER AGREEMENTS
- 10 ACCOUNTING RECORDS
- 11 PAYMENTS FOR CONSTRUCTION PHASE SERVICES
- 12 DISPUTE RESOLUTION
- 13 TERMINATION OR SUSPENSION
- 14 MISCELLANEOUS PROVISIONS
- 15 SCOPE OF THE AGREEMENT

EXHIBIT A GUARANTEED MAXIMUM PRICE AMENDMENT

EXHIBIT B INSURANCE AND BONDS

ARTICLE 1 INITIAL INFORMATION

§ 1.1 This Agreement is based on the Initial Information set forth in this Section 1.1.

(For each item in this section, insert the information or a statement such as "not applicable" or "unknown at time of execution.")

§ 1.1.1 The Owner's program for the Project, as described in Section 4.1.1:

(Insert the Owner's program, identify documentation that establishes the Owner's program, or state the manner in which the program will be developed.)

§ 1.1.2 The Project's physical characteristics:

(Identify or describe pertinent information about the Project's physical characteristics, such as size; location; dimensions; geotechnical reports; site boundaries; topographic surveys; traffic and utility studies; availability of public and private utilities and services; legal description of the site, etc.)

§ 1.1.3 The Owner’s budget for the Guaranteed Maximum Price, as defined in Article 6:
(Provide total and, if known, a line item breakdown.)

The Owner’s budget for construction is . This budget may vary +/- % without any adjustment to the project staffing plan.

§ 1.1.4 The Owner’s anticipated design and construction milestone dates:

.1 Design phase milestone dates, if any:

Design completion:

.2 Construction commencement date:

.3 Substantial Completion date or dates:

.4 Other milestone dates:

§ 1.1.5 The Owner’s requirements for accelerated or fast-track scheduling, or phased construction, are set forth below:
(Identify any requirements for fast-track scheduling or phased construction.)

§ 1.1.6 The Owner’s anticipated Sustainable Objective for the Project:
(Identify and describe the Owner’s Sustainable Objective for the Project, if any.)

§ 1.1.6.1 If the Owner identifies a Sustainable Objective, prior to commencement of the Work, the Owner and Construction Manager shall endeavor to define the terms, conditions, and services related to the Owner’s Sustainable objective and may complete and incorporate AIA Document E234™–2019, Sustainable Projects Exhibit, Construction Manager as Constructor Edition, into this Agreement to define the terms, conditions and services related to the Owner’s Sustainable Objective. If E234–2019 is incorporated into this agreement, the Owner and Construction Manager shall incorporate the completed E234–2019 into the agreements with the consultants and contractors performing services or Work in any way associated with the Sustainable Objective.

§ 1.1.7 Other Project information:
(Identify special characteristics or needs of the Project not provided elsewhere.)

§ 1.1.8 The Owner identifies the following representative in accordance with Section 4.2:
(List name, address, and other contact information.)

§ 1.1.9 The persons or entities, in addition to the Owner’s representative, who are required to review the Construction Manager’s submittals to the Owner are as follows:
(List name, address and other contact information.)

§ 1.1.10 The Owner shall retain the following consultants and contractors:
(List name, legal status, address, and other contact information.)

~~.1~~ ~~Geotechnical Engineer:~~

~~.2~~ ~~Civil Engineer:~~

~~.3~~ ~~21~~ Other, if any:
(List any other consultants retained by the Owner, such as a Project or Program Manager.)

§ 1.1.11 The Architect’s representative:
(List name, address, and other contact information.)

§ 1.1.12 The Construction Manager identifies the following representative in accordance with Article 3:
(List name, address, and other contact information.)

§ 1.1.13 The Owner's requirements for the Construction Manager's staffing plan for Preconstruction Services, as required under Section 3.1.9:

(List any Owner-specific requirements to be included in the staffing plan.)

§ 1.1.14 The Owner's requirements for ~~subcontractor~~ Construction Manager's procurement of Subcontractor(s) for the performance of the Work shall incorporate Construction Manager's described subcontractor procurement process submitted in response to the Project RFP and comply with Minnesota Statutes, Section 471.463, subd. 5(b):

(List any Owner-specific requirements for subcontractor procurement.)

§ 1.1.15 Other Initial Information on which this Agreement is based:

§ 1.2 The Owner and Construction Manager may rely on the Initial Information. Both parties, however, recognize that such information may materially change and, in that event, the Owner and the Construction Manager shall appropriately adjust the Project schedule, the Construction Manager's services, and the Construction Manager's compensation. The Owner shall adjust the Owner's budget for the Guaranteed Maximum Price and the Owner's anticipated design and construction milestones, as necessary, to accommodate material changes in the Initial Information.

§ 1.3 Neither the Owner's nor the Construction Manager's representative shall be changed without ten days' prior notice to the other party.

ARTICLE 2 GENERAL PROVISIONS

§ 2.1 The Contract Documents

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract and are as fully a part of the Contract as if attached to this Agreement or repeated herein. Upon the Owner's acceptance of the Construction Manager's Guaranteed Maximum Price proposal, the Contract Documents will also include the documents described in Section 3.2.3 and identified in the Guaranteed Maximum Price Amendment and revisions prepared by the Architect and furnished by the Owner as described in Section 3.2.8. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. If anything in the other Contract Documents, other than a Modification, is inconsistent with this Agreement, this Agreement shall govern. An enumeration of the Contract Documents, other than a Modification, appears in Article 15.

§ 2.2 Relationship of the Parties

The Construction Manager accepts the relationship of trust and confidence established by this Agreement and covenants with the Owner to cooperate with the Architect and exercise the Construction Manager's skill and judgment in furthering the interests of the Owner to furnish efficient construction administration, management services, and supervision; to furnish at all times an adequate supply of workers and materials; and to perform the Work in an expeditious and economical manner consistent with the Owner's interests. The Owner agrees to furnish or approve, in a timely manner, information required by the Construction Manager and to make payments to the Construction Manager in accordance with the requirements of the Contract Documents.

§ 2.3 General Conditions

§ 2.3.1 For the Preconstruction Phase, AIA Document A201™–2017, General Conditions of the Contract for Construction, as modified, shall apply as follows: Section 1.5, Ownership and Use of Documents; Section 1.7, Digital Data Use and Transmission; Section 1.8, Building Information Model Use and Reliance; Section 2.2.4, Confidential Information; Section 3.12.10, Professional Services; Section 10.3, Hazardous Materials; Section 13.1, Governing Law. The term "Contractor" as used in A201–2017 shall mean the Construction Manager.

§ 2.3.2 For the Construction Phase, the general conditions of the contract shall be as set forth in A201–2017, as modified which document is incorporated herein by reference. The term “Contractor” as used in A201–2017 shall mean the Construction Manager.

ARTICLE 3 CONSTRUCTION MANAGER’S RESPONSIBILITIES

The Construction Manager’s Preconstruction Phase responsibilities are set forth in Sections 3.1 and 3.2, and in the applicable provisions of A201-2017 referenced in Section 2.3.1. The Construction Manager’s Construction Phase responsibilities are set forth in Section 3.3. The Owner and Construction Manager may agree, in consultation with the Architect, for the Construction Phase to commence prior to completion of the Preconstruction Phase, in which case, both phases will proceed concurrently. The Construction Manager shall identify a representative authorized to act on behalf of the Construction Manager with respect to the Project.

§ 3.1 Preconstruction Phase

§ 3.1.1 Extent of Responsibility

The Construction Manager shall exercise reasonable care in performing its Preconstruction Services. The Owner and Architect shall be entitled to rely on, and shall not be responsible for, the accuracy, completeness, and timeliness of services and information furnished by the Construction Manager. The Construction Manager, however, does not warrant or guarantee estimates and schedules except as may be included as part of the Guaranteed Maximum Price. The Construction Manager shall complete comprehensive estimates at the conceptual, schematic, design development, and 560% and 100% Construction Document phases of design. The Construction Manager is not required to ascertain that the Drawings and Specifications are in accordance with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, but the Construction Manager shall promptly report to the Architect and Owner any nonconformity discovered by or made known to the Construction Manager as a request for information in such form as the Architect may require.

§ 3.1.2 The Construction Manager shall provide a preliminary evaluation of the Owner’s program, schedule and construction budget requirements, each in terms of the other.

§ 3.1.3 Consultation

§ 3.1.3.1 The Construction Manager shall schedule and conduct meetings with the Architect and Owner to discuss such matters as procedures, progress, coordination, and scheduling of the Work.

§ 3.1.3.2 The Construction Manager shall advise the Owner and Architect on proposed site use and improvements, selection of materials, building systems, and equipment. The Construction Manager shall also provide recommendations to the Owner and Architect, consistent with the Project requirements, on constructability; availability of materials and labor; time requirements for procurement, installation and construction; prefabrication; and factors related to construction cost including, but not limited to, costs of alternative designs or materials, preliminary budgets, life-cycle data, and possible cost reductions. The Construction Manager shall consult with the Architect regarding professional services to be provided by the Construction Manager during the Construction Phase.

§ 3.1.3.3 The Construction Manager shall assist the Owner and Architect in establishing written protocols for the development, use, transmission, reliance, and exchange of digital data, including building information models for the Project.

§ 3.1.4 Project Schedule

When Project requirements ~~in Section 4.1.1~~ have been sufficiently identified, the Construction Manager shall prepare and ~~periodically~~ update on a monthly basis, or at another interval agreed to by Owner and Construction Manager, a Project schedule for the Architect’s review and the Owner’s acceptance. The Construction Manager shall obtain the Architect’s approval for the portion of the Project schedule relating to the performance of the Architect’s services. The Project schedule shall coordinate and integrate the Construction Manager’s services, the Architect’s services, other Owner consultants’ services, and the Owner’s responsibilities; and identify items that affect the Project’s timely completion. The updated Project schedule shall include the following: submission of the Guaranteed Maximum Price proposal; components of the Work; times of commencement and completion required of each Subcontractor; ordering and delivery of products, including those that must be ordered in advance of construction; and the occupancy requirements of the Owner.

§ 3.1.5 Phased Construction

The Construction Manager, in consultation with the Architect, shall provide recommendations with regard to accelerated or fast-track scheduling, procurement, and sequencing for phased construction. The Construction Manager shall take into consideration cost reductions, cost information, constructability, provisions for temporary facilities, and procurement and construction scheduling issues.

§ 3.1.6 Cost Estimates

§ 3.1.6.1 Based on the preliminary design and other design criteria prepared by the Architect, the Construction Manager shall prepare, for the Architect's review and the Owner's approval, preliminary estimates of the Cost of the Work or the cost of program requirements using area, volume, or similar conceptual estimating techniques. If the Architect or Construction Manager suggests alternative materials and systems, the Construction Manager shall provide cost evaluations of those alternative materials and systems.

§ 3.1.6.2 As the Architect progresses with the preparation of the Schematic Design, Design Development and Construction Documents, the Construction Manager shall prepare and update, at the conclusion of conceptual design, schematic design, design development, 50/60% and 100% Construction documents and at other appropriate intervals agreed to by the Owner, Construction Manager and Architect, an estimate of the Cost of the Work with increasing detail and refinement. The Construction Manager shall include in the estimate those costs to allow for the further development of the design, price escalation, and market conditions, until such time as the Owner and Construction Manager agree on a Guaranteed Maximum Price for the Work. The estimate shall be provided for the Architect's review and the Owner's approval. The Construction Manager shall inform the Owner and Architect in the event that the estimate of the Cost of the Work exceeds the latest approved Project budget, and make recommendations for corrective action.

§ 3.1.6.3 If the Architect is providing cost estimating services as a Supplemental Service, and a discrepancy exists between the Construction Manager's cost estimates and the Architect's cost estimates, the Construction Manager and the Architect shall work together to reconcile the cost estimates.

§ 3.1.7 As the Architect progresses with the preparation of the Schematic Design, Design Development and Construction Documents, the Construction Manager shall consult with the Owner and Architect and make recommendations regarding constructability and schedules, for the Architect's review and the Owner's approval.

§ 3.1.8 The Construction Manager shall provide recommendations and information to the Owner and Architect regarding equipment, materials, services, and temporary Project facilities.

§ 3.1.9 The Construction Manager shall provide a staffing plan for Preconstruction Phase services for the Owner's review and approval.

§ 3.1.10 If the Owner identified a Sustainable Objective in Article 1, the Construction Manager shall fulfill its Preconstruction Phase responsibilities as required in AIA Document E234™ 2019, Sustainable Projects Exhibit, Construction Manager as Constructor Edition, attached to this Agreement in accordance with the agreed-upon terms, conditions and services related to the Owner's Sustainable Objective.

§ 3.1.11 Subcontractors and Suppliers

§ 3.1.11.1 If the Owner has provided requirements for subcontractor procurement in section 1.1.14, the Construction Manager shall provide a subcontracting plan, addressing the Owner's requirements, for the Owner's review and approval.

§ 3.1.11.2 The Construction Manager shall develop bidders' interest in the Project, in accordance with the prequalification requirements developed with the Owner and in accordance with Minnesota Statutes Section 471.463, subd. 5(b).

§ 3.1.11.3 The processes described in Article 9 shall apply if bid packages will be issued during the Preconstruction Phase.

§ 3.1.12 Procurement

The Construction Manager shall prepare, for the Architect's review and the Owner's acceptance, a procurement schedule for items that must be ordered in advance of construction. The Construction Manager shall expedite and coordinate the ordering and delivery of materials that must be ordered in advance of construction. If the Owner agrees to procure any items prior to

the establishment of the Guaranteed Maximum Price, the Owner shall procure the items on terms and conditions acceptable to the Construction Manager. Upon the establishment of the Guaranteed Maximum Price, the Owner shall assign all contracts for these items to the Construction Manager and the Construction Manager shall thereafter accept responsibility for them.

§ 3.1.13 Compliance with Laws

The Construction Manager shall comply with applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities applicable to its performance under this Contract, and with equal employment opportunity programs, and other programs as may be required by governmental, ~~and~~ quasi-governmental authorities, including funding sources.

§ 3.1.14 Other Preconstruction Services

Insert a description of any other Preconstruction Phase services to be provided by the Construction Manager, or reference an exhibit attached to this document

(Describe any other Preconstruction Phase services, such as providing cash flow projections, development of a project information management system, early selection or procurement of subcontractors, etc.)



§ 3.2 Guaranteed Maximum Price Proposal

§ 3.2.1 At a time to be mutually agreed upon by the Owner and the Construction Manager, the Construction Manager shall prepare a Guaranteed Maximum Price proposal for the Owner's and Architect's review, and the Owner's acceptance. The Guaranteed Maximum Price in the proposal shall be the sum of the Construction Manager's estimate of the Cost of the Work, the Construction Manager's contingency described in Section 3.2.4, and the Construction Manager's Fee described in Section 6.1.2.

§ 3.2.2 To the extent that the Contract Documents are anticipated to require further development, the Guaranteed Maximum Price includes the costs attributable to such further development consistent with the Contract Documents and reasonably inferable therefrom. Such further development does not include changes in scope, systems, kinds and quality of materials, finishes, or equipment, all of which, if required, shall be incorporated by Change Order.

§ 3.2.3 The Construction Manager shall include with the Guaranteed Maximum Price proposal a written statement of its basis, which shall include the following:

- .1 A list of the Drawings and Specifications, including all Addenda thereto, and the Conditions of the Contract;
- .2 A list of the clarifications and assumptions made by the Construction Manager in the preparation of the Guaranteed Maximum Price proposal, including assumptions under Section 3.2.2;
- .3 A statement of the proposed Guaranteed Maximum Price, including a statement of the estimated Cost of the Work organized by trade categories or systems, including allowances; the Construction Manager's contingency set forth in Section 3.2.4; and the Construction Manager's Fee;
- .4 The anticipated date of Substantial Completion upon which the proposed Guaranteed Maximum Price is based; and
- .5 A date by which the Owner must accept the Guaranteed Maximum Price.

§ 3.2.4 In preparing the Construction Manager's Guaranteed Maximum Price proposal, the Construction Manager shall include a contingency for the Construction Manager's ~~exclusive~~ use to cover those costs that are included in the Guaranteed Maximum Price but not otherwise allocated to another line item or included in a Change Order. The contingency cannot be utilized unless approved in writing by the Owner.

§ 3.2.5 The Construction Manager shall meet with the Owner and Architect to review the Guaranteed Maximum Price proposal. In the event that the Owner or Architect discover any inconsistencies or inaccuracies in the information presented, they shall promptly notify the Construction Manager, who shall make appropriate adjustments to the Guaranteed Maximum Price proposal, its basis, or both.

§ 3.2.6 If the Owner notifies the Construction Manager that the Owner has accepted the Guaranteed Maximum Price proposal in writing before the date specified in the Guaranteed Maximum Price proposal, the Guaranteed Maximum Price proposal shall be deemed effective without further acceptance from the Construction Manager. Following acceptance of a Guaranteed

Maximum Price, the Owner and Construction Manager shall execute the Guaranteed Maximum Price Amendment amending this Agreement, a copy of which the Owner shall provide to the Architect. The Guaranteed Maximum Price Amendment shall set forth the agreed upon Guaranteed Maximum Price with the information and assumptions upon which it is based.

§ 3.2.7 The Construction Manager shall not incur any cost to be reimbursed as part of the Cost of the Work prior to the execution of the Guaranteed Maximum Price Amendment, unless the Owner provides prior written authorization for such costs.

§ 3.2.8 The Owner shall authorize preparation of revisions to the Contract Documents that incorporate the agreed-upon assumptions and clarifications contained in the Guaranteed Maximum Price Amendment. The Owner shall promptly furnish such revised Contract Documents to the Construction Manager. The Construction Manager shall notify the Owner and Architect of any inconsistencies between the agreed-upon assumptions and clarifications contained in the Guaranteed Maximum Price Amendment and the revised Contract Documents.

§ 3.2.9 The Construction Manager shall include in the Guaranteed Maximum Price all sales, consumer, use and similar taxes for the Work provided by the Construction Manager that are legally enacted, whether or not yet effective, at the time the Guaranteed Maximum Price Amendment is executed.

§ 3.3 Construction Phase

§ 3.3.1 General

§ 3.3.1.1 For purposes of Section 8.1.2 of A201–2017, the date of commencement of the Work shall mean the date of commencement of the Construction Phase.

§ 3.3.1.2 The Construction Phase shall commence upon the Owner’s execution of the Guaranteed Maximum Price Amendment or, prior to acceptance of the Guaranteed Maximum Price proposal, by written agreement of the parties. The written agreement shall set forth a description of the Work to be performed by the Construction Manager, and any insurance and bond requirements for Work performed prior to execution of the Guaranteed Maximum Price Amendment.

§ 3.3.2 Administration

§ 3.3.2.1 The Construction Manager shall schedule and conduct meetings to discuss such matters as procedures, progress, coordination, scheduling, and status of the Work. The Construction Manager shall prepare and promptly distribute minutes of the meetings to the Owner and Architect.

§ 3.3.2.2 Upon the execution of the Guaranteed Maximum Price Amendment, the Construction Manager shall prepare and submit to the Owner and Architect a construction schedule for the Work and a submittal schedule in accordance with Section 3.10 of A201–2017.

§ 3.3.2.3 Monthly Report

The Construction Manager shall record the progress of the Project. On a monthly basis, or otherwise as agreed to by the Owner, the Construction Manager shall submit written progress reports to the Owner and Architect, showing percentages of completion and other information required by the Owner.

§ 3.3.2.4 Daily Logs

The Construction Manager shall keep, and make available to the Owner and Architect, a daily log containing a record for each day of weather, portions of the Work in progress, number of workers on site, identification of equipment on site, problems that might affect progress of the work, accidents, injuries, and other information required by the Owner.

§ 3.3.2.5 Cost Control

The Construction Manager shall develop a system of cost control for the Work, including regular monitoring of actual costs for activities in progress and estimates for uncompleted tasks and proposed changes. The Construction Manager shall identify variances between actual and estimated costs and report the variances to the Owner and Architect, and shall provide this information in its monthly reports to the Owner and Architect, in accordance with Section 3.3.2.3 above.

ARTICLE 4 OWNER'S RESPONSIBILITIES

§ 4.1 Information and Services Required of the Owner

~~§ 4.1.1 The Owner shall provide information with reasonable promptness, regarding requirements for and limitations on the Project, including a written program which shall set forth the Owner's objectives, constraints, and criteria, including schedule, space requirements and relationships, flexibility and expandability, special equipment, systems, sustainability and site requirements.~~

~~§ 4.1.2 Prior to the execution of the Guaranteed Maximum Price Amendment, the Construction Manager may request in writing that the Owner provide reasonable evidence that the Owner has made financial arrangements to fulfill the Owner's obligations under the Contract. After execution of the Guaranteed Maximum Price Amendment, the Construction Manager may request such information as set forth in A201-2017 Section 2.2.~~

~~§ 4.1.3~~ **1** The Owner shall establish and periodically update the Owner's budget for the Project, including (1) the budget for the Cost of the Work as defined in Article 7, (2) the Owner's other costs, and (3) reasonable contingencies related to all of these costs. If the Owner significantly increases or decreases the Owner's budget for the Cost of the Work, the Owner shall notify the Construction Manager and Architect. The Owner and the Architect, in consultation with the Construction Manager, shall thereafter agree to a corresponding change in the Project's scope and quality.

~~§ 4.1.4~~ **2** **Structural and Environmental Tests, Surveys and Reports.** During the Preconstruction Phase, the Owner shall furnish the following information or services with reasonable promptness. The Owner shall also furnish any other information or services under the Owner's control and relevant to the Construction Manager's performance of the Work with reasonable promptness after receiving the Construction Manager's written request for such information or services. Subject to written disclaimer or qualification from the Owner as to accuracy, ~~The the~~ Construction Manager shall be entitled to rely on the accuracy of information and services furnished by the Owner but shall exercise proper precautions relating to the safe performance of the Work.

~~§ 4.1.42.1~~ The Owner shall furnish tests, inspections, and reports, required by law and as otherwise agreed to by the parties, such as structural, mechanical, and chemical tests, tests for air and water pollution, and tests for hazardous materials.

~~§ 4.1.42.2~~ The Owner shall furnish surveys describing physical characteristics, legal limitations and utility locations for the site of the Project, and a written legal description of the site. The surveys and legal information ~~shall may~~ include, as applicable, grades and lines of streets, alleys, pavements and adjoining property and structures; designated wetlands; adjacent drainage; rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the site; locations, dimensions and other necessary data with respect to existing buildings, other improvements and trees; and information concerning available utility services and lines, both public and private, above and below grade, including inverts and depths. All the information on the survey shall be referenced to a Project benchmark. Owner shall provide utility location information in its possession but makes no representation as to the accuracy of utility location information unless operated by Owner.

~~§ 4.1.42.3~~ The Owner, when such services are requested, shall furnish services of geotechnical engineers, which may include test borings, test pits, determinations of soil bearing values, percolation tests, evaluations of hazardous materials, seismic evaluation, ground corrosion tests and resistivity tests, including necessary operations for anticipating subsoil conditions, with written reports and appropriate recommendations.

~~§ 4.1.5~~ **3** During the Construction Phase, the Owner shall furnish information or services required of the Owner by the Contract Documents with reasonable promptness. The Owner shall also furnish any other information or services under the Owner's control and relevant to the Construction Manager's performance of the Work with reasonable promptness after receiving the Construction Manager's written request for such information or services.

~~§ 4.1.6~~ **4** If the Owner identified a Sustainable Objective in Article 1, the Owner shall fulfill its responsibilities as required in AIA Document E234™-2019, Sustainable Projects Exhibit, Construction Manager as Constructor Edition, attached to this Agreement.

§ 4.2 Owner's Designated Representative

The Owner shall identify a representative authorized to act on behalf of the Owner with respect to the Project. The Owner's representative shall render decisions promptly and furnish information expeditiously, so as to avoid unreasonable delay in the

services or Work of the Construction Manager. The Owner's representative shall have the extent of and limitation on authority as set forth in Section 2.1.1 of the A201-2017, as modified. To the extent a decision exceeds the Owner's representative's authority, the Owner's representative shall promptly request a decision from the Owner's governing body prior to communicating a decision to the Construction Manager. Except as otherwise provided in Section 4.2.1 of A201-2017, the Architect does not have such authority. ~~The term "Owner" means the Owner or the Owner's authorized representative.~~

§ 4.2.1 Legal Requirements. The Owner shall furnish all legal, insurance and accounting services, including auditing services, that may be reasonably necessary at any time for the Project to meet the Owner's needs and interests.

§ 4.3 Architect

The Owner shall retain an Architect to provide services, duties and responsibilities as described in AIA Document B133™-2019, Standard Form of Agreement Between Owner and Architect, Construction Manager as Constructor Edition, as modified, including any additional services requested by the Construction Manager that are necessary for the Preconstruction and Construction Phase services under this Agreement. The Owner shall provide the Construction Manager with a copy of the scope of services in the executed agreement between the Owner and the Architect, and any further modifications to the Architect's scope of services in the agreement.

ARTICLE 5 COMPENSATION AND PAYMENTS FOR PRECONSTRUCTION PHASE SERVICES

§ 5.1 Compensation

§ 5.1.1 For the Construction Manager's Preconstruction Phase services described in Sections 3.1 and 3.2, the Owner shall compensate the Construction Manager as follows:

(Insert amount of, or basis for, compensation and include a list of reimbursable cost items, as applicable.)

Preconstruction phase services shall be compensated via lump sum agreement in two separate amounts as follows:

Pre-Design Services:

Preconstruction Phase Services:

Pre-Design services are planned from through .

Preconstruction Phase services are planned from through .

§ 5.1.2 The hourly billing rates for Preconstruction Phase services of the Construction Manager and the Construction Manager's Consultants and Subcontractors, if any, are set forth below.

(If applicable, attach an exhibit of hourly billing rates or insert them below.)

Insert as applicable use or billing rates exhibit.

Individual or Position

Rate

§ 5.1.2.1 Hourly billing rates for Preconstruction Phase services include all costs to be paid or incurred by the Construction Manager, as required by law or collective bargaining agreements, for taxes, insurance, contributions, assessments and benefits and, for personnel not covered by collective bargaining agreements, customary benefits such as sick leave, medical and health benefits, holidays, vacations and pensions, and shall remain unchanged unless the parties execute a Modification.

§ 5.1.3 If the Preconstruction Phase services covered by this Agreement have not been completed within () months of the date of this Agreement, through no fault of the Construction Manager, the Construction Manager's compensation for Preconstruction Phase services shall be equitably adjusted.

§ 5.2 Payments

§ 5.2.1 Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed.

§ 5.2.2 Payments are due and payable upon presentation of the Construction Manager's invoice. Pursuant to the Prompt Payment of Local Government Bills, Minnesota Statutes, Section 471.425 ("Prompt Payment Act"), Amounts-unpaid and not subject to a good faith dispute thirty-five (35) days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the

Construction Manager.

(Insert rate of monthly or annual interest agreed upon.)

4.00 % per annum

ARTICLE 6 COMPENSATION FOR CONSTRUCTION PHASE SERVICES

§ 6.1 Contract Sum

§ 6.1.1 The Owner shall pay the Construction Manager the Contract Sum in current funds for the Construction Manager's performance of the Contract after execution of the Guaranteed Maximum Price Amendment. The Contract Sum is the Cost of the Work as defined in Article 7 plus the Construction Manager's Fee.

§ 6.1.2 The Construction Manager's Fee:

(State a lump sum, percentage of Cost of the Work or other provision for determining the Construction Manager's Fee.)

§ 6.1.3 The method of adjustment of the Construction Manager's Fee for changes in the Work:

§ 6.1.4 Limitations, if any, on a Subcontractor's overhead and profit for increases in the cost of its portion of the Work:

10% for labor and material completed or purchased directly by the Subcontractor and five percent (5%) for work that is completed by Sub-Contractors.

§ 6.1.5 Rental rates for Construction Manager-owned equipment shall not exceed _____ percent (_____ %) of the standard rental rate paid at the place of the Project.

§ 6.1.6 Liquidated damages, if any:

(Insert terms and conditions for liquidated damages, if any.)

§ 6.1.7 Other:

(Insert provisions for bonus, cost savings or other incentives, if any, that might result in a change to the Contract Sum.)

The fees listed in Section 6.1.2 shall be inclusive of office overhead not specifically listed in the staffing plan, the site office and associated office expenses, tools and equipment valued at less than \$1,000, cell phones, lap tops, tablets, superintendent truck and associated maintenance, superintendent tools, data processing, postage, software, project management platform fees, electronic payment systems, legal fees associated with contract negotiation, or similar charges to those listed above. No additional percentage-based fees will be considered other than general liability and bond costs.

Reimbursable expenses are to be provided at costs, with invoice back-up provided with each payment application to facilitate the completion of the Work. Reimbursable expenses include such items as temporary toilets, dumpsters, interim cleaning, final cleaning, tools and equipment rentals for tools valued at more than \$1,000, snow removal, water pumping, temporary safety provisions, safety supplies, temporary enclosures, temporary electric consumption, temporary water consumption, temporary natural gas or propane consumption, temporary heating or cooling equipment, temporary dehumidification, temporary ventilation, hoisting equipment, scaffold systems, security and surveillance provisions, web cameras, temporary fencing, temporary roads, traffic control devices, permitting costs, PIF charges, erosion control measures, or similar items to facilitate the Work. If a foreman is needed on the Project, this individual should be included in the lump sum for the staffing plan.

The agreed upon equipment rental rates for tools and equipment greater than \$1,000 in value are attached to this Agreement as Exhibit X.

The fee percentage for general liability to be applied to the Cost of the Work is %.

The fee percentage for payment and performance bonds for the Work of this contract is %.

§ 6.2 Guaranteed Maximum Price

The Construction Manager guarantees that the Contract Sum shall not exceed the Guaranteed Maximum Price set forth in the Guaranteed Maximum Price Amendment, subject to additions and deductions by Change Order as provided in the Contract Documents. Costs which would cause the Guaranteed Maximum Price to be exceeded shall be paid by the Construction Manager without reimbursement by the Owner. To the extent the total cost of construction is less than the Guaranteed Maximum Price, the Owner shall receive 100% of the remaining Construction Manager contingency due to the savings. The Guaranteed Maximum Price ("GMP") will be established at Design Development, and then re-established after award of bids for the construction Project and added to this Contract as Exhibit A.

§ 6.3 Changes in the Work

§ 6.3.1 The Owner may, without invalidating the Contract, order changes in the Work within the general scope of the Contract consisting of additions, deletions or other revisions. The Owner shall issue such changes in writing. The Construction Manager may be entitled to an equitable adjustment in the Contract Time as a result of changes in the Work.

§ 6.3.1.1 The Architect may order minor changes in the Work as provided in Article 7 of AIA Document A201–2017, General Conditions of the Contract for Construction.

§ 6.3.2 Adjustments to the Guaranteed Maximum Price on account of changes in the Work subsequent to the execution of the Guaranteed Maximum Price Amendment may be determined by any of the methods listed in Article 7 of AIA Document A201–2017, General Conditions of the Contract for Construction.

§ 6.3.3 Adjustments to subcontracts awarded on the basis of a stipulated sum shall be determined in accordance with Article 7 of A201–2017, as they refer to "cost" and "fee," and not by Articles 6 and 7 of this Agreement. Adjustments to subcontracts awarded with the Owner's prior written consent on the basis of cost plus a fee shall be calculated in accordance with the terms of those subcontracts.

§ 6.3.4 In calculating adjustments to the Guaranteed Maximum Price, the terms "cost" and "costs" as used in Article 7 of AIA Document A201–2017 shall mean the Cost of the Work as defined in Article 7 of this Agreement and the term "fee" shall mean the Construction Manager's Fee as defined in Section 6.1.2 of this Agreement.

§ 6.3.5 If no specific provision is made in Section 6.1.3 for adjustment of the Construction Manager's Fee in the case of changes in the Work, or if the extent of such changes is such, in the aggregate, that application of the adjustment provisions of Section 6.1.3 will cause substantial inequity to the Owner or Construction Manager, the Construction Manager's Fee shall be equitably adjusted on the same basis that was used to establish the Fee for the original Work, and the Guaranteed Maximum Price shall be adjusted accordingly.

ARTICLE 7 COST OF THE WORK FOR CONSTRUCTION PHASE

§ 7.1 Costs to Be Reimbursed

§ 7.1.1 The term Cost of the Work shall mean costs necessarily incurred by the Construction Manager in the proper performance of the Work. The Cost of the Work shall include only the items set forth in Sections 7.1 through 7.7.

§ 7.1.2 Where, pursuant to the Contract Documents, any cost is subject to the Owner's prior approval, the Construction Manager shall obtain such approval in writing prior to incurring the cost.

§ 7.1.3 Costs shall be at rates not higher than the standard rates paid at the place of the Project, except with prior approval of the Owner.

§ 7.2 Labor Costs

§ 7.2.1 Wages or salaries of construction workers directly employed by the Construction Manager to perform the construction of the Work at the site or, with the Owner's prior approval, at off-site workshops. Reimbursement Rates for Work per

Exhibit – Construction Manager at Risk Fee Summary. This includes labor provided from any location as long as it is directly related to the Project.

§ 7.2.2 Wages or salaries of the Construction Manager's supervisory and administrative personnel when stationed at the site and performing Work, with the Owner's prior approval.

§ 7.2.2.1 Wages or salaries of the Construction Manager's supervisory and administrative personnel when performing Work and stationed at a location other than the site, but only for that portion of time required for the Work, and limited to the personnel and activities listed below:

(Identify the personnel, type of activity and, if applicable, any agreed upon percentage of time to be devoted to the Work.)

§ 7.2.3 Wages and salaries of the Construction Manager's supervisory or administrative personnel engaged at factories, workshops or while traveling, in expediting the production or transportation of materials or equipment required for the Work, but only for that portion of their time required for the Work.

§ 7.2.4 Costs paid or incurred by the Construction Manager, as required by law or collective bargaining agreements, for taxes, insurance, contributions, assessments and benefits and, for personnel not covered by collective bargaining agreements, customary benefits such as sick leave, medical and health benefits, holidays, vacations and pensions, provided such costs are based on wages and salaries included in the Cost of the Work under Sections 7.2.1 through 7.2.3.

§ 7.2.5 If agreed rates for labor costs, in lieu of actual costs, are provided in this Agreement, the rates shall remain unchanged throughout the duration of this Agreement, unless the parties execute a Modification.

§ 7.3 Subcontract Costs

Payments made by the Construction Manager to Subcontractors in accordance with the requirements of the subcontracts and this Agreement.

§ 7.4 Costs of Materials and Equipment Incorporated in the Completed Construction

§ 7.4.1 Costs, including transportation and storage at the site, of materials and equipment incorporated, or to be incorporated, in the completed construction.

§ 7.4.2 Costs of materials described in the preceding Section 7.4.1 in excess of those actually installed to allow for reasonable waste and spoilage. Unused excess materials, if any, shall become the Owner's property at the completion of the Work or, at the Owner's option, shall be sold by the Construction Manager. Any amounts realized from such sales shall be credited to the Owner as a deduction from the Cost of the Work.

§ 7.5 Costs of Other Materials and Equipment, Temporary Facilities and Related Items

§ 7.5.1 Costs of transportation, storage, installation, dismantling, maintenance, and removal of materials, supplies, temporary facilities, machinery, equipment and hand tools not customarily owned by construction workers that are provided by the Construction Manager at the site and fully consumed in the performance of the Work. Costs of materials, supplies, temporary facilities, machinery, equipment, and tools, that are not fully consumed, shall be based on the cost or value of the item at the time it is first used on the Project site less the value of the item when it is no longer used at the Project site. Costs for items not fully consumed by the Construction Manager shall mean fair market value.

§ 7.5.2 Rental charges for temporary facilities, machinery, equipment, and hand tools not customarily owned by construction workers that are provided by the Construction Manager at the site, and the costs of transportation, installation, dismantling, minor repairs, and removal of such temporary facilities, machinery, equipment, and hand tools. Rates and quantities of equipment owned by the Construction Manager, or a related party as defined in Section 7.8, shall be subject to the Owner's prior approval. The total rental cost of any such equipment may not exceed the purchase price of any comparable item.

§ 7.5.3 Costs of removal of debris from the site of the Work and its proper and legal disposal.

§ 7.5.4 Costs of the Construction Manager's site office, including general office equipment and supplies.

§ 7.5.5 Costs of materials and equipment suitably stored off the site at a mutually acceptable location, subject to the Owner's prior approval.

§ 7.6 Miscellaneous Costs

§ 7.6.1 Premiums for that portion of insurance and bonds required by the Contract Documents that can be directly attributed to this Contract, subject to the following limits: General liability insurance shall be charged at a rate of Three Quarters of One Percent (0.75%) to be applied to the final Cost of the Work. Payment and Performance bonds shall be provided at Two Fifths of One Percent (0.40%) to be applied to the final Cost of the Work.

§ 7.6.1.1 Costs for self-insurance, for either full or partial amounts of the coverages required by the Contract Documents, with the Owner's prior written approval.

§ 7.6.1.2 Costs for insurance through a captive insurer owned or controlled by the Construction Manager, with the Owner's prior written approval.

§ 7.6.2 Sales, use, or similar taxes, imposed by a governmental authority, that are related to the Work and for which the Construction Manager is liable.

§ 7.6.3 Fees and assessments for the building permit, and for other permits, licenses, and inspections, for which the Construction Manager is required by the Contract Documents to pay.

§ 7.6.4 Fees of laboratories for tests required by the Contract Documents; except those related to defective or nonconforming Work for which reimbursement is excluded under Article 13 of AIA Document A201–2017 or by other provisions of the Contract Documents, and which do not fall within the scope of Section 7.7.3.

§ 7.6.5 Royalties and license fees paid for the use of a particular design, process, or product, required by the Contract Documents.

§ 7.6.5.1 The cost of defending suits or claims for infringement of patent rights arising from requirements of the Contract Documents, payments made in accordance with legal judgments against the Construction Manager resulting from such suits or claims, and payments of settlements made with the Owner's consent, unless the Construction Manager had reason to believe that the required design, process, or product was an infringement of a copyright or a patent, and the Construction Manager failed to promptly furnish such information to the Architect as required by Article 3 of AIA Document A201–2017. The costs of legal defenses, judgments, and settlements shall not be included in the Cost of the Work used to calculate the Construction Manager's Fee or subject to the Guaranteed Maximum Price.

§ 7.6.6 Costs for communications services, electronic equipment, and software, directly related to the Work and located at the site, with the Owner's prior approval.

§ 7.6.7 Costs of document reproductions and delivery charges.

§ 7.6.8 Deposits lost for causes other than the Construction Manager's negligence or failure to fulfill a specific responsibility in the Contract Documents.

§ 7.6.9 ~~Legal, mediation~~ Mediation and arbitration ~~litigation~~ costs, not including attorneys' fees, ~~other than those arising from reasonably incurred by the Construction Manager after the execution of this Agreement in the performance of the Work and with the Owner's prior written approval, which shall not be unreasonably withheld. Costs are not recoverable under this Agreement for~~ disputes between the Owner and Construction Manager, ~~reasonably incurred by the Construction Manager after the execution of this Agreement in the performance of the Work and with the Owner's prior approval, which shall not be unreasonably withheld or because of non-frivolous third-party claims against the Construction Manager alleging negligence, breach of contract, or willful misconduct relating to the Project.~~

§ 7.6.10 Expenses incurred in accordance with the Construction Manager's standard written personnel policy for relocation and temporary living allowances of the Construction Manager's personnel required for the Work only, with the Owner's prior

written approval.

§ 7.6.11 That portion of the reasonable expenses of the Construction Manager's supervisory or administrative personnel incurred while traveling in discharge of duties connected with the Work.

§ 7.7 Other Costs and Emergencies

§ 7.7.1 Other costs incurred in the performance of the Work, with the Owner's prior written approval.

§ 7.7.2 Costs incurred in taking action to prevent threatened damage, injury, or loss, in case of an emergency affecting the safety of persons and property, as provided in Article 10 of AIA Document A201–2017.

§ 7.7.3 Costs of repairing or correcting damaged or nonconforming Work executed by the Construction Manager, Subcontractors, or suppliers, provided that such damaged or nonconforming Work was not caused by the negligence of, or failure to fulfill a specific responsibility by, the Construction Manager, and only to the extent that the cost of repair or correction is not recovered by the Construction Manager from insurance, sureties, Subcontractors, suppliers, or others.

§ 7.7.4 The costs described in Sections 7.1 through 7.7 shall be included in the Cost of the Work, notwithstanding any provision of AIA Document A201–2017 or other Conditions of the Contract which may require the Construction Manager to pay such costs, unless such costs are excluded by the provisions of Section 7.9.

§ 7.8 Related Party Transactions

§ 7.8.1 For purposes of this Section 7.8, the term “related party” shall mean (1) a parent, subsidiary, affiliate, or other entity having common ownership of, or sharing common management with, the Construction Manager; (2) any entity in which any stockholder in, or management employee of, the Construction Manager holds an equity interest in excess of ten percent in the aggregate; (3) any entity which has the right to control the business or affairs of the Construction Manager; or (4) any person, or any member of the immediate family of any person, who has the right to control the business or affairs of the Construction Manager.

§ 7.8.2 If any of the costs to be reimbursed arise from a transaction between the Construction Manager and a related party, the Construction Manager shall notify the Owner of the specific nature of the contemplated transaction, including the identity of the related party and the anticipated cost to be incurred, before any such transaction is consummated or cost incurred. If the Owner, after such notification, authorizes the proposed transaction in writing, then the cost incurred shall be included as a cost to be reimbursed, and the Construction Manager shall procure the Work, equipment, goods, or service, from the related party, as a Subcontractor, according to the terms of Article 9. If the Owner fails to authorize the transaction in writing, the Construction Manager shall procure the Work, equipment, goods, or service from some person or entity other than a related party according to the terms of Article 9.

§ 7.9 Costs Not To Be Reimbursed

§ 7.9.1 The Cost of the Work shall not include the items listed below:

- .1 Salaries and other compensation of the Construction Manager's personnel stationed at the Construction Manager's principal office or offices other than the site office, except as specifically provided in Section 7.2, or as may be provided in Article 14;
- .2 Bonuses, profit sharing, incentive compensation, and any other discretionary payments, paid to anyone hired by the Construction Manager or paid to any Subcontractor or vendor, unless the Owner has provided prior approval;
- .3 Expenses of the Construction Manager's principal office and offices other than the site office;
- .4 Overhead and general expenses, except as may be expressly included in Sections 7.1 to 7.7;
- .5 The Construction Manager's capital expenses, including interest on the Construction Manager's capital employed for the Work;
- .6 Except as provided in Section 7.7.3 of this Agreement, costs due to the negligence of, or failure to fulfill a specific responsibility of the Contract by, the Construction Manager, Subcontractors, and suppliers, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable;
- .7 Any cost not specifically and expressly described in Sections 7.1 to 7.7;
- .8 Costs, other than costs included in Change Orders approved by the Owner, that would cause the Guaranteed Maximum Price to be exceeded; and

.9 Costs for services incurred during the Preconstruction Phase.

ARTICLE 8 DISCOUNTS, REBATES, AND REFUNDS

§ 8.1 Cash discounts obtained on payments made by the Construction Manager shall accrue to the Owner if (1) before making the payment, the Construction Manager included the amount to be paid, less such discount, in an Application for Payment and received payment from the Owner, or (2) the Owner has deposited funds with the Construction Manager with which to make payments; otherwise, cash discounts shall accrue to the Construction Manager. Trade discounts, rebates, refunds, and amounts received from sales of surplus materials and equipment shall accrue to the Owner, and the Construction Manager shall make provisions so that they can be obtained.

§ 8.2 Amounts that accrue to the Owner in accordance with the provisions of Section 8.1 shall be credited to the Owner as a deduction from the Cost of the Work.

ARTICLE 9 SUBCONTRACTS AND OTHER AGREEMENTS

§ 9.1 Construction Manager shall enter into Subcontracts and other agreements necessary to perform the Work required in the Contract Documents, pursuant to Minnesota Statutes, Section 471.463, subd. 5(b). Those portions of the Work that the Construction Manager does not customarily perform with the Construction Manager's own personnel shall be performed under subcontracts or other appropriate agreements with the Construction Manager. The Owner may designate specific persons from whom, or entities from which, the Construction Manager shall obtain bids. The Construction Manager shall obtain bids from Subcontractors, and from suppliers of materials or equipment fabricated especially for the Work, who are qualified to perform that portion of the Work in accordance with the requirements of the Contract Documents. The Construction Manager shall deliver such bids to the Architect and Owner with an indication as to which bids the Construction Manager intends to accept pursuant to Section 471.463, subd. 5(b). ~~The Owner then has the right to review the Construction Manager's list of proposed subcontractors and suppliers in consultation with the Architect and, subject to Section 9.1.1, to object to any subcontractor or supplier.~~ Any advice of the Architect, or approval or objection by the Owner, shall not relieve the Construction Manager of its responsibility to perform the Work in accordance with the Contract Documents. The Construction Manager shall not be required to contract with anyone to whom the Construction Manager has reasonable objection.

§ 9.1.1 When a specific subcontractor or supplier (1) is recommended to the Owner by the Construction Manager; (2) is qualified to perform that portion of the Work; and (3) has submitted a bid that conforms to the requirements of the Contract Documents without reservations or exceptions, but the Owner requires that another bid be accepted, then the Construction Manager may require that a Change Order be issued to adjust the Guaranteed Maximum Price by the difference between the bid of the person or entity recommended to the Owner by the Construction Manager and the amount of the subcontract or other agreement actually signed with the person or entity designated by the Owner.

§ 9.2 Subcontracts or other agreements shall conform to the applicable payment provisions of this Agreement, and shall not be awarded on the basis of cost plus a fee without the Owner's prior written approval. If a subcontract is awarded on the basis of cost plus a fee, the Construction Manager shall provide in the subcontract for the Owner to receive the same audit rights with regard to the Subcontractor as the Owner receives with regard to the Construction Manager in Article 10.

ARTICLE 10 ACCOUNTING RECORDS

The Construction Manager shall keep full and detailed records and accounts related to the Cost of the Work, and exercise such controls, as may be necessary for proper financial management under this Contract and to substantiate all costs incurred. The accounting and control systems shall be satisfactory to the Owner. The Owner and the Owner's auditors shall, during regular business hours and upon reasonable notice, be afforded access to, and shall be permitted to audit and copy, the Construction Manager's records and accounts, including complete documentation supporting accounting entries, books, job cost reports, correspondence, instructions, drawings, receipts, subcontracts, Subcontractor's proposals, Subcontractor's invoices, purchase orders, vouchers, memoranda, and other data relating to this Contract. The Construction Manager shall preserve these records for a period of ~~three-six~~ (6) years after final payment, or for such longer period as may be required by law.

ARTICLE 11 PAYMENTS FOR CONSTRUCTION PHASE SERVICES

§ 11.1 Progress Payments

§ 11.1.1 Based upon Applications for Payment submitted to the Architect by the Construction Manager, and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum, to the Construction Manager, as provided below and elsewhere in the Contract Documents.

§ 11.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

N/A

~~§ 11.1.3 Provided that an Application for Payment is received by the Architect not later than the _____ day of a month, the Owner shall make payment of the amount certified to the Construction Manager not later than the _____ day of the _____ month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than _____ (_____) days after the Architect receives the Application for Payment. Owner payment obligations shall be governed by the Prompt Payment Act.~~
(Federal, state or local laws may require payment within a certain period of time.)

§ 11.1.4 With each Application for Payment, the Construction Manager shall submit payrolls, petty cash accounts, receipted invoices or invoices with check vouchers attached, and any other evidence required by the Owner or Architect to demonstrate that payments already made by the Construction Manager on account of the Cost of the Work equal or exceed progress payments already received by the Construction Manager, plus payrolls for the period covered by the present Application for Payment, less that portion of the progress payments attributable to the Construction Manager's Fee.

§ 11.1.5 Each Application for Payment shall be based on the most recent schedule of values submitted by the Construction Manager in accordance with the Contract Documents. The schedule of values shall allocate the entire Guaranteed Maximum Price among: (1) the various portions of the Work; (2) any contingency for costs that are included in the Guaranteed Maximum Price but not otherwise allocated to another line item or included in a Change Order; and (3) the Construction Manager's Fee.

§ 11.1.5.1 The schedule of values shall be prepared in such form and supported by such data to substantiate its accuracy as the Architect may require. The schedule of values shall be used as a basis for reviewing the Construction Manager's Applications for Payment.

§ 11.1.5.2 The allocation of the Guaranteed Maximum Price under this Section 11.1.5 shall not constitute a separate guaranteed maximum price for the Cost of the Work of each individual line item in the schedule of values.

§ 11.1.5.3 When the Construction Manager allocates costs from a contingency to another line item in the schedule of values, the Construction Manager shall submit supporting documentation to the Architect.

§ 11.1.6 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment. The percentage of completion shall be the lesser of (1) the percentage of that portion of the Work which has actually been completed, or (2) the percentage obtained by dividing (a) the expense that has actually been incurred by the Construction Manager on account of that portion of the Work and for which the Construction Manager has made payment or intends to make payment prior to the next Application for Payment, by (b) the share of the Guaranteed Maximum Price allocated to that portion of the Work in the schedule of values.

§ 11.1.7 In accordance with AIA Document A201–2017, as modified, and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

§ 11.1.7.1 The amount of each progress payment shall first include:

- .1 That portion of the Guaranteed Maximum Price properly allocable to completed Work as determined by multiplying the percentage of completion of each portion of the Work by the share of the Guaranteed Maximum Price allocated to that portion of the Work in the most recent schedule of values;
- .2 That portion of the Guaranteed Maximum Price properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction or, if approved in writing in advance by the Owner, suitably stored off the site at a location agreed upon in writing;
- .3 That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified; and
- .4 The Construction Manager's Fee, computed upon the Cost of the Work described in the preceding Sections

11.1.7.1.1 and 11.1.7.1.2 at the rate stated in Section 6.1.2 or, if the Construction Manager's Fee is stated as a fixed sum in that Section, an amount that bears the same ratio to that fixed-sum fee as the Cost of the Work included in Sections 11.1.7.1.1 and 11.1.7.1.2 bears to a reasonable estimate of the probable Cost of the Work upon its completion.

§ 11.1.7.2 The amount of each progress payment shall then be reduced by:

- .1 The aggregate of any amounts previously paid by the Owner;
- .2 The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201–2017;
- .3 Any amount for which the Construction Manager does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Construction Manager intends to pay;
- .4 For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201–2017;
- .5 The shortfall, if any, indicated by the Construction Manager in the documentation required by Section 11.1.4 to substantiate prior Applications for Payment, or resulting from errors subsequently discovered by the Owner's auditors in such documentation; and
- .6 Retainage withheld pursuant to Section 11.1.8.

§ 11.1.8 Retainage

§ 11.1.8.1 For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:

(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)

Owner shall withhold five percent (5%) of the amount approved for payment in each payment period.

§ 11.1.8.1.1 The following items are not subject to retainage:

(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)

§ 11.1.8.2 Reduction or limitation of retainage, if any, shall be as follows:

(If the retainage established in Section 11.1.8.1 is to be modified prior to Substantial Completion of the entire Work, insert provisions for such modification.)

None

§ 11.1.8.3 ~~Except as set forth in this Section 11.1.8.3, upon~~ Upon Substantial Completion of the Work, the Construction Manager may submit an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 11.1.8. ~~The Application for Payment submitted at Substantial Completion shall not include retainage as follows:~~

(Insert any other conditions for release of retainage, such as upon completion of the Owner's audit and reconciliation, upon Substantial Completion.)

Pursuant to Minnesota Statutes, Section 15.72, subd. 2, all retainage will be released to Construction Manager no later than sixty (60) days after Substantial Completion, provided, however, "Substantial Completion" shall be determined by the Architect consistent with the definition in Minnesota Statutes, Section 541.051, subd. 1(a). Notwithstanding the foregoing, after Substantial Completion, Owner may withhold: (1) two hundred and fifty percent (250%) of the estimated cost to correct or complete Work known at the time of Substantial Completion; and (2) one percent (1%) of the value of the contract or \$500.00, whichever is greater, pending completion and submission of all final paperwork by Construction Manager. If Owner withholds payment under this paragraph, it will provide a written statement to Construction manager detailing the amount and basis of the withholding. Owner will pay any amounts withheld under clause (1) within sixty (60) days after completion or correction of the Work, as determined by Architect. Owner will pay any amounts withheld under clause (2) after submission of all final paperwork, as determined by Owner.

§ 11.1.9 If final completion of the Work is materially delayed through no fault of the Construction Manager, the Owner shall pay the Construction Manager any additional amounts in accordance with Article 9 of AIA Document A201–2017.

§ 11.1.10 Except with the Owner’s prior written approval, the Construction Manager shall not make advance payments to suppliers for materials or equipment which have not been delivered and suitably stored at the site.

§ 11.1.11 The Owner and the Construction Manager shall agree upon a mutually acceptable procedure for review and approval of payments to Subcontractors, and the percentage of retainage held on Subcontracts, and the Construction Manager shall execute ~~subcontracts~~ Subcontracts in accordance with those agreements.

§ 11.1.12 In taking action on the Construction Manager’s Applications for Payment the Architect shall be entitled to rely on the accuracy and completeness of the information furnished by the Construction Manager, and such action shall not be deemed to be a representation that (1) the Architect has made a detailed examination, audit, or arithmetic verification, of the documentation submitted in accordance with Section 11.1.4 or other supporting data; (2) that the Architect has made exhaustive or continuous on-site inspections; or (3) that the Architect has made examinations to ascertain how or for what purposes the Construction Manager has used amounts previously paid on account of the Contract. Such examinations, audits, and verifications, if required by the Owner, will be performed by the Owner’s auditors acting in the sole interest of the Owner.

§ 11.2 Final Payment

§ 11.2.1 Final payment, ~~constituting the entire unpaid balance of the Contract Sum,~~ shall be made by the Owner to the Construction Manager ~~when not more than thirty (30) days after the date that all of the following conditions have been met:~~

- .1 the ~~Construction Manager Contract~~ has been fully performed ~~by the Contract Construction Manager,~~ except for the Construction Manager’s responsibility to correct nonconforming Work as provided in Article 12 of AIA Document A201–2017, Section 12.2.2 of A201™–2017 as currently amended by the Owner and to satisfy other requirements, if any, which ~~extend beyond~~ necessarily survive final payment;
- .2 ~~the Construction Manager has submitted a final Application for Payment and a final accounting for the Cost of the Work and a final Application for Payment have been submitted by the Construction Manager and reviewed by the Owner;~~ and
- .3 a final Certificate for Payment has been issued by the Architect; ~~in accordance with Section 11.2.2.2.~~
- .4 the requirements of Article 9 of the A201™–2017 as currently amended by the Owner have been met;
- .5 the Construction Manager has assembled and provided to the Owner in a bound compilation all warranties and operations manuals applicable to the Project; and
- .6 the Construction Manager has delivered to the Architect a complete set of redlined record drawings, indicating changes to the Construction Documents during construction.

§ 11.2.2 Within 30 days of the Owner’s receipt of the Construction Manager’s final accounting for the Cost of the Work, the Owner shall conduct an audit of the Cost of the Work or notify the Architect that it will not conduct an audit.

§ 11.2.2.1 If the Owner conducts an audit of the Cost of the Work, the Owner shall, within 10 days after completion of the audit, submit a written report based upon the auditors’ findings to the Architect.

§ 11.2.2.2 Within seven days after receipt of the written report described in Section 11.2.2.1, or receipt of notice that the Owner will not conduct an audit, and provided that the other conditions of Section 11.2.1 have been met, the Architect will either issue to the Owner a final Certificate for Payment with a copy to the Construction Manager, or notify the Construction Manager and Owner in writing of the Architect’s reasons for withholding a certificate as provided in Article 9 of AIA Document A201–2017. The time periods stated in this Section 11.2.2 supersede those stated in Article 9 of AIA Document A201–2017. The Architect is not responsible for verifying the accuracy of the Construction Manager’s final accounting.

§ 11.2.2.3 If the Owner’s auditors’ report concludes that the Cost of the Work, as substantiated by the Construction Manager’s final accounting, is less than claimed by the Construction Manager, the Construction Manager shall be entitled to request mediation of the disputed amount without seeking an initial decision pursuant to Article 15 of AIA Document A201–2017. A request for mediation shall be made by the Construction Manager within 30 days after the Construction Manager’s receipt of a copy of the Architect’s final Certificate for Payment. Failure to request mediation within this 30-day period shall result in the substantiated amount reported by the Owner’s auditors becoming binding on the Construction Manager. Pending a final

resolution of the disputed amount, the Owner shall pay the Construction Manager the amount certified in the Architect's final Certificate for Payment.

§ 11.2.3 The Owner's final payment to the Construction Manager shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment, or as follows:

§ 11.2.4 If, subsequent to final payment, and at the Owner's request, the Construction Manager incurs costs, described in Sections 7.1 through 7.7, and not excluded by Section 7.9, to correct defective or nonconforming Work, the Owner shall reimburse the Construction Manager for such costs, and the Construction Manager's Fee applicable thereto, on the same basis as if such costs had been incurred prior to final payment, but not in excess of the Guaranteed Maximum Price. If adjustments to the Contract Sum are provided for in Section 6.1.7, the amount of those adjustments shall be recalculated, taking into account any reimbursements made pursuant to this Section 11.2.4 in determining the net amount to be paid by the Owner to the Construction Manager.

§ 11.3 Interest

Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

(Insert rate of interest agreed upon, if any.)

4.00 % per annum

ARTICLE 12 DISPUTE RESOLUTION

§ 12.1 Initial Decision Maker

§ 12.1.1 Any Claim between the Owner and Construction Manager shall be resolved in accordance with the provisions set forth in this Article 12 and Article 15 of A201–2017. However, for Claims arising from or relating to the Construction Manager's Preconstruction Phase services, no decision by the Initial Decision Maker shall be required as a condition precedent to mediation or binding dispute resolution, and Section 12.1.2 of this Agreement shall not apply.

§ 12.1.2 The Architect will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201–2017 for Claims arising from or relating to the Construction Manager's Construction Phase services, unless the parties appoint below another individual, not a party to the Agreement, to serve as the Initial Decision Maker.

(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

§ 12.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by mediation pursuant to Article 15 of AIA Document A201–2017, the method of binding dispute resolution shall be as follows:

(Check the appropriate box.)

- [] Arbitration pursuant to Article 15 of AIA Document A201–2017
- [X] Litigation in a court of competent jurisdiction, in Ramsey County, Minnesota
- [] Other: *(Specify)*

If the Owner and Construction Manager do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.

ARTICLE 13 TERMINATION OR SUSPENSION

§ 13.1 Termination Prior to Execution of the Guaranteed Maximum Price Amendment

§ 13.1.1 If the Owner and the Construction Manager do not reach an agreement on the Guaranteed Maximum Price, the Owner may terminate this Agreement upon not less than seven days' written notice to the Construction Manager, and the Construction Manager may terminate this Agreement, upon not less than seven days' written notice to the Owner.

§ 13.1.2 In the event of termination of this Agreement pursuant to Section 13.1.1, the Construction Manager shall be compensated for Preconstruction Phase services and Work performed prior to receipt of a notice of termination, in accordance with the terms of this Agreement. In no event shall the Construction Manager's compensation under this Section exceed the compensation set forth in Section 5.1.

§ 13.1.3 Prior to the execution of the Guaranteed Maximum Price Amendment, the Owner may terminate this Agreement upon not less than seven days' written notice to the Construction Manager for the Owner's convenience and without cause, and the Construction Manager may terminate this Agreement, upon not less than seven days' written notice to the Owner, for the reasons set forth in Article 14 of A201–2017.

§ 13.1.4 In the event of termination of this Agreement pursuant to Section 13.1.3, the Construction Manager shall be equitably compensated for Preconstruction Phase services and Work performed prior to receipt of a notice of termination. In no event shall the Construction Manager's compensation under this Section exceed the compensation set forth in Section 5.1.

§ 13.1.5 If the Owner terminates the Contract pursuant to Section 13.1.3 after the commencement of the Construction Phase but prior to the execution of the Guaranteed Maximum Price Amendment, the Owner shall pay to the Construction Manager an amount calculated as follows: ~~which amount shall be in addition to any compensation paid to the Construction Manager under Section 13.1.4:~~

- .1 Take the Cost of the Work incurred by the Construction Manager to the date of termination;
- .2 Add the Construction Manager's Fee computed upon the Cost of the Work to the date of termination at the rate stated in Section 6.1 or, if the Construction Manager's Fee is stated as a fixed sum in that Section, an amount that bears the same ratio to that fixed-sum Fee as the Cost of the Work at the time of termination bears to a reasonable estimate of the probable Cost of the Work upon its completion; and
- .3 Subtract the aggregate of previous payments made by the Owner for Construction Phase services.

§ 13.1.6 The Owner shall also pay the Construction Manager fair compensation, either by purchase or rental at the election of the Owner, for any equipment owned by the Construction Manager that the Owner elects to retain and that is not otherwise included in the Cost of the Work under Section 13.1.5.1. To the extent that the Owner elects to take legal assignment of subcontracts and purchase orders (including rental agreements), the Construction Manager shall, as a condition of receiving the payments referred to in this Article 13, execute and deliver all such papers and take all such steps, including the legal assignment of such subcontracts and other contractual rights of the Construction Manager, as the Owner may require for the purpose of fully vesting in the Owner the rights and benefits of the Construction Manager under such subcontracts or purchase orders. All Subcontracts, purchase orders and rental agreements entered into by the Construction Manager will contain provisions allowing for assignment to the Owner as described above.

§ 13.1.6.1 If the Owner accepts assignment of subcontracts, purchase orders or rental agreements as described above, the Owner will reimburse or indemnify the Construction Manager for all costs arising under the subcontract, purchase order or rental agreement, if those costs would have been reimbursable as Cost of the Work if the contract had not been terminated. If the Owner chooses not to accept assignment of any subcontract, purchase order or rental agreement that would have constituted a Cost of the Work had this agreement not been terminated, the Construction Manager will terminate the subcontract, purchase order or rental agreement and the Owner will pay the Construction Manager the costs necessarily incurred by the Construction Manager because of such termination.

§ 13.2 Termination or Suspension Following Execution of the Guaranteed Maximum Price Amendment

§ 13.2.1 Termination

The Contract may be terminated by the Owner or the Construction Manager as provided in Article 14 of AIA Document A201–2017.

§ 13.2.2 Termination by the Owner for Cause

§ 13.2.2.1 If the Owner terminates the Contract for cause as provided in Article 14 of AIA Document A201–2017, the amount, if any, to be paid to the Construction Manager under Article 14 of AIA Document A201–2017 shall not cause the Guaranteed Maximum Price to be exceeded, nor shall it exceed an amount calculated as follows:

- .1 Take the Cost of the Work incurred by the Construction Manager to the date of termination;
- .2 Add the Construction Manager's Fee, computed upon the Cost of the Work to the date of termination at the rate stated in Section 6.1 or, if the Construction Manager's Fee is stated as a fixed sum in that Section, an amount that bears the same ratio to that fixed-sum Fee as the Cost of the Work at the time of termination bears to a reasonable estimate of the probable Cost of the Work upon its completion;
- .3 Subtract the aggregate of previous payments made by the Owner; and
- .4 Subtract the costs and damages incurred, or to be incurred, by the Owner under Article 14 of AIA Document A201–2017.

§ 13.2.2.2 The Owner shall also pay the Construction Manager fair compensation, either by purchase or rental at the election of the Owner, for any equipment owned by the Construction Manager that the Owner elects to retain and that is not otherwise included in the Cost of the Work under Section 13.2.2.1.1. To the extent that the Owner elects to take legal assignment of subcontracts and purchase orders (including rental agreements), the Construction Manager shall, as a condition of receiving the payments referred to in this Article 13, execute and deliver all such papers and take all such steps, including the legal assignment of such subcontracts and other contractual rights of the Construction Manager, as the Owner may require for the purpose of fully vesting in the Owner the rights and benefits of the Construction Manager under such subcontracts or purchase orders.

§ 13.2.3 Termination by the Owner for Convenience

If the Owner terminates the Contract for convenience in accordance with Article 14 of AIA Document A201–2017, as modified, then the Owner shall pay the Construction Manager a termination fee as follows:

(Insert the amount of or method for determining the fee, if any, payable to the Construction Manager following a termination for the Owner's convenience.)

§ 13.3 Suspension

The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2017; in such case, the Guaranteed Maximum Price and Contract Time shall be increased as provided in Article 14 of AIA Document A201–2017, except that the term "profit" shall be understood to mean the Construction Manager's Fee as described in Sections 6.1 and 6.3.5 of this Agreement.

ARTICLE 14 MISCELLANEOUS PROVISIONS

§ 14.1 Terms in this Agreement shall have the same meaning as those in A201–2017. Where reference is made in this Agreement to a provision of AIA Document A201–2017 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 14.1.1 Prompt Payment of Subcontractors

Prompt Payment Act subdivision 4a shall apply to payments by Contractor to Subcontractors as set forth in the A201–2017, which provides in pertinent part: each Prime Contractor must pay any subcontractor within ten (10) days of the Prime Contractor's receipt of payment from the municipality for undisputed services provided by the subcontractor. The Contract must require the Prime Contractor to pay interest of 1-1/2 percent per month or any part of a month to the subcontractor on any undisputed amount not paid on time to the subcontractor. The minimum monthly interest penalty payment for an unpaid balance of \$100 or more is \$10. For an unpaid balance of less than \$100, the Prime Contractor shall pay the actual penalty due to the subcontractor. A subcontractor who prevails in a civil action to collect interest penalties from a Prime Contractor must be awarded its costs and disbursements, including attorney's fees, incurred in bringing the action.

§ 14.1.2 Data Practices

Pursuant to Minnesota Statutes, Section 13.05, subd. 11, all of the data created, collected, received, stored, used, maintained, or disseminated by Construction Manager in performing this contract is subject to the requirements of the Minnesota Government Data Practices Act (“MGDPA”), Minnesota Statutes Chapter 13, and Construction Manager- must comply with those requirements as if it were a government entity. The remedies in Minnesota Statutes, Section 13.08 apply to Construction Manager. Construction Manager does not have a duty to provide access to public data to the public if the public data are available from the Owner.

§ 14.1.3 Non-Discrimination

Pursuant to Minnesota Statutes, Section 181.59, the Construction Manager will take affirmative action to ensure that applicants are selected, and that employees are treated during employment, without regard to their race, color, creed, religion, national origin, sex, sexual orientation, marital status, status with regard to public assistance, membership or activity in a local civil rights commission, disability or age. The Construction Manager agrees to be bound by the provisions of Minnesota Statutes, Section 181.59, that prohibits certain discriminatory practices and the terms of said section are incorporated into this contract.

§ 14.1.4 Prevailing Wage Requirements:

§ 14.1.4.1 State prevailing wage rates are applicable to this Project. Construction Manager shall, and shall require all Subcontractors to, comply with the wage and hour standards issued by the Minnesota Department of Labor and Industry (“MnDLI”) pursuant to the Minnesota Prevailing Wage Act, Minnesota Statutes, Section 177.42, et seq., and related rules. Construction Manager shall, and shall require all Subcontractors to, pay all laborers and mechanics employed in construction of the Work at the prevailing wage rates as determined by MnDLI for the Project’s locality, as set forth in MnDLI Prevailing Wage Decision for State Funded Construction Projects for Washington County revised as of [DATE] (“State Prevailing Wage Decision”). A copy of the State Prevailing Wage Decision is attached hereto as Exhibit ____.

§ 14.1.4.2 The Construction Manager shall and shall pay all covered workers weekly, and submit and require all Subcontractors to, submit certified payroll by the fourteenth (14th) day of each month following any month in which labor was performed, including all information referenced in Exhibit _____. The Construction Manager must post a notice at the job site that all laborers and mechanics are to be paid the prevailing wages in accordance with the State and Federal Prevailing Wage Decisions and the State and Federal Prevailing Wage Decisions must also be posted at the job site in a highly visible and safe area so that all affected persons have clear access to the information. Construction Manager and all Subcontractors shall be required to maintain payroll records for all laborers and mechanics employed in the Work for six (6) years after Final Completion of the Project. The Construction Manager is responsible for incorporating the terms and requirements set forth in this section 14.1.4 into all Subcontracts.

§ 14.2 Successors and Assigns

§ 14.2.1 The Owner and Construction Manager, respectively, bind themselves, their partners, successors, assigns and legal representatives to covenants, agreements, and obligations contained in the Contract Documents. Except as provided in Section 14.2.2 of this Agreement, and in Section 13.2.2 of A201–2017, neither party to the Contract shall assign the Contract as a whole without written consent of the other. If either party attempts to make an assignment without such consent, that party shall nevertheless remain legally responsible for all obligations under the Contract.

§ 14.2.2 The Owner may, without consent of the Construction Manager, assign the Contract to a lender providing construction financing for the Project, if the lender assumes the Owner’s rights and obligations under the Contract Documents. The Construction Manager shall execute all consents reasonably required to facilitate the assignment.

§ 14.3 Insurance and Bonds

Insurance and bonds provided for this Project shall be described in this Article 14, Exhibit B to this Contract and in Article 11 of the A201–2017, as modified.

§ 14.3.1 Preconstruction Phase

The Construction Manager shall maintain the following insurance for the duration of the Preconstruction Services performed under this Agreement. If any of the requirements set forth below exceed the types and limits the Construction Manager normally maintains, the Owner shall reimburse the Construction Manager for any additional cost.

§ 14.3.1.1 Commercial General Liability with policy limits of not less than One Million (\$ 1,000,000) for each

occurrence and Two Million (\$ 2,000,000) in the aggregate for bodily injury and property damage.

§ 14.3.1.2 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Construction Manager with policy limits of not less than One Million (\$ 1,000,000) per accident for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles, along with any other statutorily required automobile coverage.

§ 14.3.1.3 The Construction Manager may achieve the required limits and coverage for Commercial General Liability and Automobile Liability through a combination of primary and excess or umbrella liability insurance, provided that such primary and excess or umbrella liability insurance policies result in the same or greater coverage as the coverages required under Sections 14.3.1.1 and 14.3.1.2, and in no event shall any excess or umbrella liability insurance provide narrower coverage than the primary policy. The excess policy shall not require the exhaustion of the underlying limits only through the actual payment by the underlying insurers.

§ 14.3.1.4 Workers' Compensation at statutory limits and Employers Liability with policy limits not less than Five Hundred Thousand (\$ 500,000) each accident, Five Hundred Thousand (\$ 500,000) each employee, and One Million (\$ 1,000,000) policy limit.

§ 14.3.1.5 Professional Liability covering negligent acts, errors and omissions in the performance of professional services, with policy limits of not less than One Million (\$ 1,000,000) per claim and Two Million (\$ 2,000,000) in the aggregate.

§ 14.3.1.6 Other Insurance

(List below any other insurance coverage to be provided by the Construction Manager and any applicable limits.)

Coverage	Limits
<u>TBD</u>	

§ 14.3.1.7 **Additional Insured Obligations.** To the fullest extent permitted by law, the Construction Manager shall cause the primary and excess or umbrella policies for Commercial General Liability and Automobile Liability to include the Owner as an additional insured for claims caused in whole or in part by the Construction Manager's negligent acts or omissions. The additional insured coverage shall be primary and non-contributory to any of the Owner's insurance policies and shall apply to both ongoing and completed operations.

§ 14.3.1.8 The Construction Manager shall provide certificates of insurance to the Owner that evidence compliance with the requirements in this Section 14.3.1.

§ 14.3.2 Construction Phase

After execution of the Guaranteed Maximum Price Amendment, the Owner and the Construction Manager shall purchase and maintain insurance as set forth in AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price, Exhibit B, Insurance and Bonds, and elsewhere in the Contract Documents.

§ 14.3.2.1 The Construction Manager shall provide bonds as set forth in AIA Document A133™–2019 Exhibit B, and elsewhere in the Contract Documents.

§ 14.4 Notice in electronic format, pursuant to Article 1 of AIA Document A201–2017, may be given in accordance with a building information modeling exhibit, if completed, or as otherwise set forth below: to the email address of the parties' representatives identified in Article 1.

(If other than in accordance with a building information modeling exhibit, insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)

~~§ 14.5 Other provisions:~~

§ 14.5 Insurance Required by the Owner

The Owner property insurance shall be in accordance with Section 11.2 of A201-2017.

§ 14.6 Performance Bond and Payment Bond

The Construction Manager shall furnish bonds covering the faithful performance of the Construction Manager's Contract and payment of obligations arising thereunder. Bonds may be obtained through the Construction Manager's usual source and the cost thereof shall be included in the Cost of the Work. Construction Manager shall not be required to post separate performance and payment bonds to the extent they are duplicative of the Work.

ARTICLE 15 SCOPE OF THE AGREEMENT

§ 15.1 This Agreement represents the entire and integrated agreement between the Owner and the Construction Manager and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both Owner and Construction Manager.

§ 15.2 The following documents comprise the Agreement:

- .1 AIA Document A133™-2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price, as modified
- .2 AIA Document A133™-2019, Exhibit A, Guaranteed Maximum Price Amendment, if executed
- .3 AIA Document A133™-2019, Exhibit B, Insurance and Bonds
- .4 AIA Document A201™-2017, General Conditions of the Contract for Construction, as modified
- .5 Building Information Modeling Exhibit, if completed:

- .6 Other Exhibits:
(Check all boxes that apply.)

[] AIA Document E234™-2019, Sustainable Projects Exhibit, Construction Manager as Constructor Edition, dated as indicated below:
(Insert the date of the E234-2019 incorporated into this Agreement.)

[] Supplementary and other Conditions of the Contract:

Document

Title

Date

Pages

- .7 Other documents, if any, listed below:
(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201-2017 provides that the advertisement or invitation to bid, Instructions to Bidders, sample forms, the Construction Manager's bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)

Exhibit A [reserved for GMP Amendment]

Exhibit B – AIA Document A133-2019 Exhibit B Insurance and Bonds

Insert all other exhibits referenced above

This Agreement is entered into as of the day and year first written above.

OWNER (Signature)

Dan Roe, Mayor

(Printed name and title)

OWNER (Signature)

(Printed name and title) Pat Trudgeon, City
Manager

CONSTRUCTION MANAGER (Signature)

(Printed name and title)

END OF REQUEST FOR PROPOSAL

The City is committed to the policy that all persons shall have equal access to its programs, facilities, and employment without regards to race, color, creed, religion, national origin, sex, age, marital status, disability, public assistance status, veterans' status, or sexual orientation.

Maintenance Operations Center + License/ Passport Dance Studio

City of Roseville

Qualifications for
Construction Manager at Risk
Services

August 25, 2025

Attachment B

Proposal Declaration and Acknowledgement

Required

Respondent must complete and submit this Attachment as the response cover page.

Check to confirm statements are true:	
1. No attempt has been made or will be made by us to induce any other person or firm to not submit Qualifications in response to this RFQ.	☒
2. No personnel currently employed by the City of Roseville participated, directly or indirectly, in any activities related to the preparation of this Submittal.	☒
3. To the best of our knowledge there are no relevant facts or circumstances which could give rise to organizational conflicts of interest.	☒
4. Respondent has reviewed and is familiar with this RFQ and its attachments.	☒
5. Respondent understands and acknowledges all RFQ requirements.	☒
6. Respondent is able to furnish Bonds and Insurance required by this RFQ.	☒
7. Respondent is NOT currently debarred, at a State or Federal level, from doing business with public entities.	☒
8. The Respondent understands they shall not assign any part of its interest in the Contract without prior written consent of the City of Roseville	☒
9. Respondent is able to start project as noted in the included timeline	☒

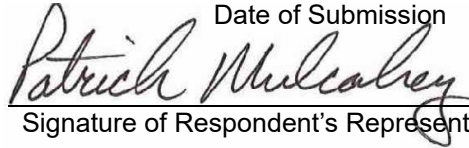
I certify under penalty of perjury that I am a duly authorized representative of the Respondent listed below, I have carefully examined all RFQ Documents and documents referenced in this RFQ, I understand all instructions, requirements, specifications, terms and conditions, and all statements, information, costs, and schedules submitted in response to the RFQ are current, complete, true and accurate. I am in full compliance with all applicable Federal, State and local laws, rules, regulations and ordinances governing my business practices.

Kraus-Anderson Construction Company **August 25, 2025**

Legal Name of Firm and type of business

Date of Submission

Patrick M. Mulcahey



Printed Name of Respondent's Representative and Title

Signature of Respondent's Representative

pat.mulcahey@krausanderson.com

612-332-7281

E-mail Address of Respondent

Firm's Phone Number

501 South Eighth Street, Minneapolis, MN 55404

Firm's Mailing Address

August 25, 2025

Jesse Freihammer
City of Roseville
2660 Civic Center Drive
Roseville, MN 55113
Via email: Jesse.Freihammer@cityofroseville.com

Re: Statement of Qualifications – Construction Manager at Risk Services

Dear Mr. Jesse Freihammer and Evaluation Committee,

The City of Roseville's project represents a significant investment in its future, directly impacting community service. Kraus-Anderson Construction Company (KA) manages complex, multi-facility projects while maintaining operational continuity and stakeholder engagement, and we would enjoy the opportunity to work with the City of Roseville to continue to serve the community for years to come.

OUR PROJECT UNDERSTANDING

- » Deep knowledge of the site from involvement in 2020, 2022, and 2025 masterplans
- » Experienced with budget tracking, scheduling, and phasing
- » Focused on smooth transition across Woodhill Drive with continuous operations

CONNECTION TO ROSEVILLE

- » 160+ completed projects in Roseville since the 1970s
- » \$220+ M in phased school referendum work
- » Property owner in Roseville – strong community investment
- » Dustin Phillips, Ken Francois, and EDEN Resources have been involved in site planning since 2020

PUBLIC WORKS + CMAR EXPERIENCE

- » 40+ completed public works projects, 5 in progress
- » \$4.6B in CMAR projects over 10 years
- » 10+ current CMAR projects in the Government Sector
- » In-house engineers for system/material guidance
- » Strong focus on transparency and fiscal accountability

ACTIVE + COMPLEX SITE MANAGEMENT

- » Successful projects: Roseville Schools, White Bear Lake Public Safety and Schools, and MSP Airport
- » Logistics planning to support daily operations and safety
- » Clear communication protocols for staff and stakeholders

TIMELINE + PHASING COMMITMENT

- » Aligned with Fall 2026 construction start
- » Early collaboration to shape multiple bid packages
- » Hold team and partners accountable to schedule milestones

COMMUNITY ENGAGEMENT + COMMUNICATION

- » In-house resources and consultant-led strategy
- » Regular updates to stakeholders and residents
- » Transparent response to public feedback

SUSTAINABILITY + FUNDING RESOURCES

- » Led by Kevin Bright, 20+ years of experience
- » Explore funding for energy efficiency + green building
- » Evaluate geothermal federal funding options

Kraus-Anderson confirms receipt of all addenda (#1, 08/07/2025, #2, 08/15/2025 and #3, 08/22/2025) issued for the RFQ and has incorporated the requirements of such addenda into this proposal.

Kraus-Anderson confirms the ability to commence work in accordance with the project timeline provided in the RFQ. KA is prepared to allocate the necessary resources to meet the City's schedule and project objectives.

This proposal is submitted by an authorized representative of Kraus-Anderson (Patrick Mulcahey), who is fully empowered to bind the firm to the terms and conditions of the RFQ.

Sincerely,

KRAUS-ANDERSON® CONSTRUCTION COMPANY



Patrick M. Mulcahey
Vice President, Director of Operations
C: 612-963-9463 | pat.mulcahey@krausanderson.com



Dustin R. Phillips (Contact Person)
Construction Executive, Government Sector
C: 612-419-9563 | dustin.phillips@krausanderson.com



Attachment C
Main Contact Person and Addenda Acknowledgement

Respondent to confirm receipt of addenda issued.

Respondent's main contact person during the period of proposal and/or contract evaluation

Dustin Phillips	Construction Executive, Government Sector
Name	Title

Dustin.phillips@krausanderson.com
Email Address

612-419-9563	612-332-8739
Telephone Number	Fax Number

501 South Eighth Street, Minneapolis, MN 55404
Mailing Address

Addenda Acknowledgement

Responders are responsible for checking for any addendums to this RFQ.

Respondent acknowledges receipt of the following Addenda, and has incorporated the requirements of such addenda into the Proposal (LIST ALL ADDENDA ISSUED FOR THIS RFQ):

No. 1	Date 8/07/2025
No. 2	Date 8/15/2025
No. 3	Date 8/22/2025
No.	Date
No.	Date
No.	Date



Contents

SURETY + INSURANCE 07

FIRM, EXPERIENCE, + REFERENCES 10

STAFF EXPERIENCE, PAST PERFORMANCE,
AND CAPACITY OF KEY PERSONNEL 20

SAFETY PROGRAM + RECORD 28

COST OF SERVICES 44

Attachment D Qualifications Forms

Respondent to complete the following.

1. SURETY (PASS / FAIL) *If respondent answers "no" to 1.1, the response will fail and not be considered.*

- 1.1. Is the Respondent able to obtain payment and performance bonding for the project work, Cost of Work estimated to be \$59,000,000, with the ability to obtain bonding for additional work packages, if the size of the project increases by up to 10%?

☒ Yes

☐ No

- 1.2. Does the Respondent intend to require payment and performance bonds from its Subcontractors, or take out Respondent's own low-deductible subcontractor default insurance (SDI) to protect itself from Subcontractor default or payment claims?

☒ Yes ☐ No (If "No", explain what measures Respondent will require to protect itself against Subcontractor work default and sub-Subcontractor nonpayment claims. Owner reserves the right to not consider Respondent if its explanation is deemed unsatisfactory.)

2. INSURANCE (PASS / FAIL) *If respondent answers "no" to this requirement, the response will fail and not be considered.*

- 2.1. Is the Respondent able to obtain the following insurance coverages and minimum limits for this contract?

☒ Yes

☐ No

- 2.2. Is the Respondent able to obtain Workers' Compensation insurance for this contract from a Workers' Compensation insurer insurance listed by A.M. Best with a rating of A- (minus) and a Financial Size Category of VII or better (except if coverage is in the Assigned Risk Plan or the prospective Respondent is a self-insurer) and authorized to do business in the State of MN?

☒ Yes

☐ No

Commercial General Liability	
Per Occurrence	\$5,000,000
Annual Aggregate (per project/per location)	\$5,000,000
Annual Aggregate for Products & Completed Operations	\$5,000,000
Fire Damage	\$50,000
Medical Expense	\$5,000
Contractor's Pollution Liability	
Per Occurrence	\$2,000,000
Aggregate	\$2,000,000
Employers' Liability	
Bodily Injury by Accident	\$100,000
Bodily Injury by Disease Aggregate	\$500,000
Bodily Injury by Disease per Employee	\$100,000
Other Coverage	
Automobile Liability (Combined Single Limit)	\$5,000,000
Umbrella or Excess Liability may be used to supplement Respondent's policy limits to satisfy full policy limits required above	
Workers' Compensation	Statutory
Additional Insured-Primary/Non-Contributory, to the extent permitted by law, for both ongoing and completed operations	Yes
Builder's Risk - "All Risk" (Any deductible is the sole responsibility of the selected Respondent and shall not exceed \$10,000)	Construction Cost

2.3. Is the Respondent able to obtain the above insurance coverages and minimum limits for this contract in compliance with the following conditions: Insurance Companies must either (1) have an A.M. Best rating of A- (minus) and a Financial Size Category of VII or better, and be authorized to do business in the State of Minnesota or (2) be domiciled in the State of Minnesota and have a Certificate of Authority/Compliance from the Minnesota Department of Commerce if they are not rated by A.M. Best ?

☒ Yes

☐ No

INSURANCE REQUIREMENTS

Kraus-Anderson has the ability to meet the insurance requirements listed in Attachment D.

BONDING

Kraus-Anderson can obtain the necessary bonding for this project.

SUBCONTRACTOR WORK DEFAULT AND SUB- SUBCONTRACTOR NON-PAYMENT CLAIMS

KA uses subcontractor default insurance (SDI) whenever possible to provide protection when a subcontractor defaults. SDI is used as an alternative to subcontractor bonds and provides coverage for indirect and direct costs associated with subcontractor or supplier default, including payment of unpaid invoices from second-tier subcontractors and suppliers, costs related to schedule delays, delays in opening, and legal fees. SDI provides broader protection and better value than traditional performance and payment bonds. If a default should occur, SDI provides KA greater control in managing the loss, allowing for timely resolution of the claim, recovery of costs, payment of second-tier subcontractors and suppliers, and, most importantly, timely project delivery.

In most cases, traditional performance and payment bonds are more costly than SDI.

CONTRACT NEGOTIATIONS

Kraus-Anderson has successfully negotiated contract agreements using the AIA A133-2019 on numerous projects. We are confident City of Roseville 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.



3. EXPERIENCE WITH COMPARABLE PROJECT (25 POINTS) *If the Respondent does not have required experience listed for each project, the project will be scored zero for the project in this portion of the evaluation.*

Firm's Experience with Comparable Projects as Construction Manager at Risk; capability to perform, technical competence and their availability and familiarity with the project locale. Additionally, the Respondent must have completed a minimum of three (3) projects with a construction value of at least 5,000,000 within the last 10 years.

The Respondent must have successfully completed (i.e., achieved substantial completion) comparable projects (scope of work and cost) within the last ten (10) years of the date of issuance of this RFQ. Experience as a Construction Manager at Risk is preferred. If the entity submitting this Proposal is a joint venture, then Joint Venture entity must demonstrate the required previous construction experience as a joint venture. Projects must have been managed and constructed by the business entity identified in this Proposal. Projects completed by present employees of the Respondent for former employers are not acceptable.

3.1. Over the past ten (10) years has your firm failed or refused to perform or complete any work it was obligated to complete pursuant to that project's contract documents?

☐ Yes

☒ No

If Yes, please explain what work and why.

3.2. Are there any outstanding liens against any projects that your firm has been involved in?

☒ Yes

☐ No

If Yes, please provide details.

There are no outstanding liens against any public sector projects involving Kraus-Anderson.
There is one current lien associated with a private, mixed-use development project.

3.3. Have you completed any projects in the City of Roseville?

☒ Yes

☐ No

If Yes, please list the projects.

» 160+ completed projects in Roseville since the 1970s
» » \$220+ M in phased school referendum work
» » Property owner in Roseville – strong community investment

3.4. Complete and submit the Project Data Sheet(s), which start on the next page, for three (3) projects in order of importance/relevance. Project Data Sheets are limited to one (1) page.

Please see our completed Project Data Sheets on the following pages.

PROJECT 1		Project Owner		City of Cottage Grove	
Project Name	Cottage Grove Public Works	Project Owner Contact	Jennifer Levitt, City Administrator Ryan Burfeind, Public Works Director		
Project Location	Cottage Grove, MN	Project Owner Contact Email	jlevitt@cottagegrovemn.gov rburfeind@cottagegrovemn.gov		
Construction Cost	\$12,458,417	Project Architect Firm Name	Wold Architects and Engineers		
Construction Commencement Date	05/06/2024	Project Architect Contact	Jacob Wollensak		
Construction Completion Date (substantial completion date)	01/17/2025	Project Architect Contact Email	jwollensak@woldae.com		
Project Size (square feet, etc.)	40,798 SF	Proposed Team Members from Attachment C 4.0 that worked on this project	Dustin Phillips Ben Albrecht Jim Bergren Kyle Gow		
Type of Services Provided (Design, Pre-Construction, Construction, etc.)	Preconstruction and Construction				
Construction Delivery Method (CMAR, Design-Build, etc.)	CMaR				
Percent of change orders	Value Engineering: 0 %	Owner Initiated: 0.5 %	Unforeseen Conditions: 0.25 %	Construction Document Related: 0.25 %	
<u>Briefly</u> describe how this project is similar to the City's Project. Identify any challenges you encountered on the project and <u>briefly</u> describe how these issues were resolved. List any claims that were filed on the project including nature of dispute, initial claim amount, settlement amount and method of resolution.					
Similarities: Both projects share several notable similarities. Each utilizes the Construction Manager at Risk (CMaR) delivery method, with the team supporting not only this facility, but also multiple other projects within the City, such as the new park facility at Kingston Park. Both projects involve the construction of municipal utility and maintenance facilities designed to support Public Works and related departments, featuring a clear division between administrative and staff office space and large-scale vehicle storage and maintenance areas. The office components in both projects include open office workstations, private offices, conference rooms, staff support spaces, such as breakrooms and restrooms, and public-facing lobbies or reception areas. Vehicle storage and maintenance areas are substantial in each facility, with dedicated space for large vehicles, equipment storage, and specialized workshops, including repair bays, meter shops, and sign shops. Both facilities incorporate mezzanine levels to maximize storage capacity above the main garage or workshop areas. Site improvements for each project include new utilities, paved drive lanes, parking lots, sidewalks, landscaping, and irrigation to support efficient site circulation and operations. The design of both projects prioritizes efficient circulation, modern amenities for staff, and the ability to accommodate specialized municipal vehicles and equipment, reflecting a common approach to municipal maintenance facility planning that emphasizes operational efficiency, staff support, and long-term flexibility. Challenges/Solutions: This project was on a very active site with another ongoing City water treatment facility. As design evolved, certain pieces of project scope shifted from one project to another (responsibility of access roads, utilities, etc.) Scope creep is an expected reality on projects, and it requires an attentive construction management team to work alongside both the owner and design team to confirm the schedule and budget continue to be met throughout. We worked with both throughout the design to eliminate scope gaps in the two projects and also make sure that the budget was kept at the top of our minds throughout. We are happy to say that continuous management of these items led to a great bid day, limited change orders, and a project that finished right on schedule despite the rain. We are proud to be a reliable partner for Cottage Grove over the last several decades. Claims: No claims were filed on this project.					

A recent change in Minnesota state law expanded the use of the Construction Manager at Risk (CMaR) delivery method for public sector projects, whereas previously, the majority of projects were delivered as Construction Manager as Agent (CMa).

PROJECT 2		Project Owner		City of Rosemount	
Project Name	Rosemount Public Works + Police	Project Owner Contact		Logan Martin, City Administrator Nick Egger, Public Works Director	
Project Location	Rosemount, MN	Project Owner Contact Email		logan.martin@ci.rosemount.mn.us nick.egger@ci.rosemount.mn.us	
Construction Cost	\$57,551,748	Project Architect Firm Name		Oertel Architects + BKV Group	
Construction Commencement Date	06/05/2023	Project Architect Contact		Andrew Cooper (Oertel) + Michael Healy (BKV Group)	
Construction Completion Date (substantial completion date)	11/29/2024	Project Architect Contact Email		acooper@oertelarchitects.com + mhealy@bkgvgroup.com	
Project Size (square feet, etc.)	160,101 SF	Proposed Team Members from Attachment C 4.0 that worked on this project		Dustin Phillips Ken Francois Kyle Gow Jon Porter Andrea Blair	
Type of Services Provided (Design, Pre-Construction, Construction, etc.)	Preconstruction and Construction				
Construction Delivery Method (CMAR, Design-Build, etc.)	CMa				
Percent of change orders	Value Engineering: 0.2 %	Owner Initiated: 1.25 %	Unforeseen Conditions: 0.4 %	Construction Document Related: 0.95 %	
<u>Briefly</u> describe how this project is similar to the City's Project. Identify any challenges you encountered on the project and <u>briefly</u> describe how these issues were resolved. List any claims that were filed on the project including nature of dispute, initial claim amount, settlement amount and method of resolution.					
Similarities: This project shares several notable similarities with our other municipal work. Like previous projects, it included a combined police facility, requiring collaboration with multiple design partners and coordination between the Public Works and Police Department staff and design teams. The total project value was just under \$60 million. Both projects required multiple bid packages to meet the required timeline, and best value bidding was successfully implemented for portions of the work, similar to the City of Oakdale. Each project involved the construction of municipal utility and maintenance facilities designed to support Public Works and related departments, with a clear division between administrative and staff office space and large-scale vehicle storage and maintenance areas. Office components in both projects include open office workstations, private offices, conference rooms, staff support spaces such as breakrooms and restrooms, and public-facing lobbies or reception areas. The vehicle storage and maintenance areas are substantial, providing dedicated space for large vehicles, equipment storage, and specialized workshops such as repair bays, sign shops, and carpentry shops. Both facilities also incorporate mezzanine levels to maximize storage capacity above the main garage or workshop areas. Site improvements for each project include new utilities, paved drive lanes, parking lots, sidewalks, landscaping, and irrigation to support efficient site circulation and operations. Challenges/Solutions: At the onset of the project, the original funding for the project was dated and not in alignment with current market conditions. This required our teams to work closely with the design team and owner to find the right solution that worked best for the City. While this was a highly successful process, it compressed the front end of the schedule. We worked collaboratively with our design partners to sequence the project and set up early bid packages to confirm materials showed up when we needed them in the spring/summer. Multiple bid packages require clear and consistent communication with the overall budget. This is why our team takes the approach of looking at the schedule all the way through design and not just at the intervals of schematic, design, and construction documents. Claims: There were no claims filed on this project.					

PROJECT 3				Project Owner	City of Fairmont
Project Name	Fairmont Public Works Facility			Project Owner Contact	Nick Lardy, Supt of Streets + Parks
Project Location	Fairmont, MN			Project Owner Contact Email	nlardy@fairmont.org
Construction Cost	\$9,516,073			Project Architect Firm Name	ISG
Construction Commencement Date	02/09/2021			Project Architect Contact	507-387-6651
Construction Completion Date (substantial completion date)	03/18/2022			Project Architect Contact Email	joey.wendinger@ISGinc.com
Project Size (square feet, etc.)	58,360 SF			Proposed Team Members from Attachment C 4.0 that worked on this project	Dustin Phillips Jon Porter Kyle Gow Jay Vander Leest
Type of Services Provided (Design, Pre-Construction, Construction, etc.)	Preconstruction and Construction				
Construction Delivery Method (CMAR, Design-Build, etc.)	CMaR				
Percent of change orders	Value Engineering: -0.37 %	Owner Initiated: -0.57 %	Unforeseen Conditions: 2.44 %	Construction Document Related: 1.5 %	
<u>Briefly</u> describe how this project is similar to the City's Project. Identify any challenges you encountered on the project and <u>briefly</u> describe how these issues were resolved. List any claims that were filed on the project including nature of dispute, initial claim amount, settlement amount and method of resolution.					
Similarities: The Fairmont Public Works facility project shares several key similarities with the City of Roseville's project. Both involve the construction of new Public Works facilities designed to accommodate large vehicle storage, maintenance operations, and administrative functions. Each facility features specialized spaces, including a maintenance shop, welding shop, sign shop, and dedicated office areas for staff. Additionally, both projects address the need for modern, energy-efficient systems, such as HVAC upgrades and improved lighting. Challenges/Solutions: The project began with differing opinions among key stakeholders regarding the appropriate budget for the new facility, requiring a careful balance between project needs and available funding. The team addressed this by presenting multiple facility options and evaluating a range of structural and building systems to balance size, space, materials, and cost. This collaborative approach enabled stakeholders to select a solution that met the City's long-term needs. Additionally, the site's proximity to a large sports complex required careful planning for construction staging and access. The team prioritized separating construction activities from public areas to maintain safety and minimize disruptions. Claims: There were no claims filed on this project.					

A recent change in Minnesota state law expanded the use of the Construction Manager at Risk (CMaR) delivery method for public sector projects, whereas previously, the majority of projects were delivered as Construction Manager as Agent (CMa).

PROJECT 4		Project Owner		Washington County
Project Name	Central Service Center	Project Owner Contact		Erik Jalowitz
Project Location	Woodbury, MN	Project Owner Contact Email		erik.jalowitz@co.washington.mn.us
Construction Cost	\$29,674,898	Project Architect Firm Name		Alliance
Construction Commencement Date	05/01/2024	Project Architect Contact		Julie MacLeod
Construction Completion Date (substantial completion date)	07/22/2025	Project Architect Contact Email		jmacleod@alliance.com
Project Size (square feet, etc.)	31,375 SF	Proposed Team Members from Attachment C 4.0 that worked on this project		Dustin Phillips Ken Francois Randy Haram Ben Albrecht Jon Porter Kyle Gow Andrea Blair Megan Barnett -Livgard Jim Bergren Jay Vander Leest
Type of Services Provided (Design, Pre-Construction, Construction, etc.)	Preconstruction and Construction			
Construction Delivery Method (CMAR, Design-Build, etc.)	CMa			
Percent of change orders	Value Engineering: <u>-2.0</u> %	Owner Initiated: <u>2.7</u> %	Unforeseen Conditions: <u>2.8</u> %	Construction Document Related: <u>1.3</u> %
Briefly describe how this project is similar to the City's Project. Identify any challenges you encountered on the project and <u>briefly</u> describe how these issues were resolved. List any claims that were filed on the project including nature of dispute, initial claim amount, settlement amount and method of resolution.				
Similarities: The Washington County Service Center project is closely aligned with the City's project in several key areas. Both involve the construction of new, multi-story service centers designed to deliver a range of public services, including a license and passport center as well as administrative and community functions. Each facility is focused on improving accessibility and public service delivery, with enhanced transportation connections and proximity to major transit options. Both projects emphasize energy efficiency and sustainability, incorporating energy-efficient building materials, advanced mechanical and lighting systems, and infrastructure for future electric vehicle charging. While the County has previously used Minnesota B3 standards in a formal capacity, it now uses them as a design guide. The project also features new solar panels as part of its sustainability strategy. Challenges/Solutions: This project is among the first public facilities in Minnesota constructed with mass timber framing. The team provided significant value during preconstruction through detailed constructability reviews and expertise in public procurement processes. Given the complexity of the structure, multiple bid packages were developed to engage the mass timber supplier early, allowing close collaboration with the design team and reducing complications and change orders during construction. This approach also streamlined procurement and delivery, allowing for materials to arrive on-site as needed. The team also evaluated various building systems and materials for cost efficiency, long-term maintenance, and installation challenges. Early recommendations on a metal panel product led to a revised scope and rebid, resulting in cost savings of more than \$500,000. Key staff involved in this effort included Randy, Ken, Ben, Dustin, and technical specialists, including Jim Bergren and Jon Porter. Claims: There were no claims filed on this project.				

Although this project will not be substantially complete by July 2025, it is included as a featured project due to its many similarities to the City of Roseville's project, its use of the CMaR delivery method, the involvement of the proposed Roseville project team, and its location in a neighboring city.

PROJECT 5		Project Owner		City of Oakdale
Project Name	City of Oakdale Public Works	Project Owner Contact		Don Theisen, Owner's Rep
Project Location	Oakdale, MN	Project Owner Contact Email		dontconsult@gmail.com
Construction Cost	\$31,716,291	Project Architect Firm Name		HCM Architects
Construction Commencement Date	09/23/2024	Project Architect Contact		Matthew Lysne
Construction Completion Date (substantial completion date)	09/05/2025	Project Architect Contact Email		lysne@hcmarchitects.com
Project Size (square feet, etc.)	75,770 SF	Proposed Team Members from Attachment C 4.0 that worked on this project		Dustin Phillips Mike Phillips Ken Francois Jon Porter Kyle Gow Andrea Blair Megan Barnett-Livgard Jim Bergren Jay Vander Leest
Type of Services Provided (Design, Pre-Construction, Construction, etc.)	Preconstruction and Construction			
Construction Delivery Method (CMaR, Design-Build, etc.)	CMaR			
Percent of change orders	Value Engineering: <u>-0.5</u> %	Owner Initiated: <u>1.1</u> %	Unforeseen Conditions: <u>1.25</u> %	Construction Document Related: <u>0.6</u> %
<u>Briefly</u> describe how this project is similar to the City's Project. Identify any challenges you encountered on the project and <u>briefly</u> describe how these issues were resolved. List any claims that were filed on the project including nature of dispute, initial claim amount, settlement amount and method of resolution.				
Similarities: Each utilizes the Construction Manager at Risk (CMaR) delivery method, and, as with the Roseville and Cottage Grove projects, the team is also managing multiple projects in different stages for the City, including the upcoming Police and City Hall Expansion and Renovations, totaling over \$50 million in managed construction. Both projects were constructed on tight sites surrounded by neighborhoods and businesses, presenting unique logistical challenges. The scope for each includes the construction of municipal utility and maintenance facilities designed to support Public Works and related departments, with a clear division between administrative and staff office space and large-scale vehicle storage and maintenance areas. Office components in both projects feature open office workstations, private offices, conference rooms, staff support spaces, such as breakrooms and restrooms, and public-facing lobbies or reception areas. The vehicle storage and maintenance areas are substantial, providing dedicated space for large vehicles, equipment storage, and specialized workshops, including repair bays and sign and carpentry shops. Both facilities incorporate mezzanine levels to maximize storage capacity above the main garage or workshop areas. Site improvements for each project include new utilities, paved drive lanes, parking lots, sidewalks, landscaping, and irrigation to support efficient site circulation and operations. Additionally, the site presented several hurdles, including limited space and the complexities of being a superfund site with heavy contamination, requiring close coordination with the Minnesota Pollution Control Agency (MPCA). Challenges/Solutions: This project was under tight budget constraints at the onset, as the project had been held up in recent years for a variety of reasons. Once on board, our team worked tirelessly alongside the City and design team through multiple rounds of value management totaling over \$3M. More importantly, we structured key items into 8 key alternates that allowed the City to maximize the use of their budget on bid day. We pushed key scopes of work into a Best Value bidding format, enabling the City and design team to be a key player in selecting the right subcontractors for the job. This led to a highly successful bid day where the City was able to add 4 of the alternates back into the project. The site also posed many challenges from the onset. Bordered by neighborhoods on one side and businesses on two other sides, being a good public steward was at the top of our team's mind. This was a heavily contaminated site that required extreme coordination from early design throughout construction, making sure materials and corrections were documented appropriately. Claims: There were no claims filed on this project.				



CITY OF BISMARCK - PUBLIC WORKS

The expansion project is a significant addition to the existing Public Works facility in Bismarck, North Dakota. The project involves the construction of a 31,764 SF building that will house a truck wash facility and a brine shed. The construction type for the project is a metal pre-engineered building, which will provide durability and efficiency for the new facilities. Overall, the Bismarck Public Works Expansion project is a crucial development for the City's infrastructure and Public Works operations.

PROJECT COST: \$22,682,490



CHISAGO COUNTY - HARRIS SHOP WASH BAY + TRUCK STORAGE

The Chisago County Harris Shop Wash Bay and Truck Storage project in Center City, Minnesota, included a new wash bay, truck storage building, asphalt parking lot, and underground utilities to support Public Works operations. The facility offers secure storage and regular maintenance for fleet vehicles, improves site access, and demonstrates a commitment to operational efficiency and long-term value management.

PROJECT COST: \$2,152,907



WASHINGTON COUNTY - PUBLIC WORKS NORTH SHOP EXPANSION

The Washington County Public Works North Shop Expansion in Stillwater, Minnesota, included a 23,000 SF fleet services building and a 48,000 SF renovation of the existing fleet storage area, featuring bridge cranes, vehicle lifts, and a wash bay. The project improved site infrastructure and was completed ahead of schedule and under budget, supporting efficient maintenance for more than 450 county vehicles.

PROJECT COST: \$18,567,468



WRIGHT COUNTY - HIGHWAY DEPARTMENT BUILDING

The Wright County Highway Department Building in Buffalo, Minnesota, is a 105,000 SF facility featuring a fleet maintenance shop, vehicle storage, and office space to support county highway operations. The project includes maintenance bays, a wash bay, a bridge crane, flexible workspaces, and comprehensive site improvements, delivered with a focus on value management and constructability.

PROJECT COST: \$15,939,346



ST. CROIX COUNTY - HIGHWAY DEPARTMENT

The main maintenance and office building includes a 68,000 SF vehicle storage area with 82 parking spots, a 46,000 SF shop and mezzanine area with maintenance bays, sign shop bays, tool rooms, welding bays, and a 7,700 SF mezzanine, and a 14,000 SF administrative area with offices, conference rooms, and staff amenities. The facility also features a 60,000 SF unheated storage building for highway equipment and a 24,000 SF salt shed with a brine blending system and storage tanks.

PROJECT COST: \$23,287,085



VALLEY RIDGE LICENSE + PASSPORT CENTER

This Washington County's project consisted of a 6,000 SF renovation of the existing license and passport center. The scope includes updates to customer service areas, staff workspaces, and support facilities to improve operational efficiency and enhance the overall customer experience. The renovation is designed to modernize the facility, accommodate increased service demand, and provide a more welcoming environment for both staff and visitors.

PROJECT COST: \$1,111,826



CITY OF MONTICELLO - DMV RELOCATION

The City of Monticello's DMV Relocation project involved a 2,400 SF remodel and relocation to better serve the community's needs. The project included significant updates to enhance safety, the addition of more reception desks to improve customer service, and a larger, more efficient space designed to accommodate the City's ongoing growth. This modernized facility supports streamlined operations and provides an improved experience for residents and staff alike.

PROJECT COST: \$508,415



CHANHASSEN LICENSE CENTER

The Chanhassen License Center is a new, two-story, 11,533 SF facility featuring expansive windows for natural light and energy savings. The brick and EIFS exterior provides durability and a modern look. Amenities include a drive-up transaction window and an elevator for full accessibility.

PROJECT COST: \$3,538,980



PROJECT STATS

More than
2,200+ CMaR
Projects

40+
Public Works
Projects

160+
Projects within
the City of
Roseville

20+
License/
Passport
Center/Dance
Studios

We can provide a list upon request.

COMPLETED PROJECTS IN ROSEVILLE

Park Dental - Expansion + Renovation
Roseville Lutheran Church
Buffalo Wild Wings
Park Dental - Microscope Installation + Relocation
Park Dental - Pediatrics Phase 1 + 2
Hamline Center - Commissary Kitchen Phases I + II
McCarron Hills Mall
The Villas at Midland Hills
Country Inn and Suites
Midland Hill Repairs
Cub Foods - Conversion of Rainbow Foods
Hood Plastic Packaging - New Machine
Accommodations
Hood Plastic Packaging - Remodel + Roof Addition

Har Mar - Fuel Tank Replacement
Cub Foods - Masonry Repairs
SPIRE Credit Union
Roseville Area Schools - Elementary Schools Additions
+ Renovations
Roseville Parkview Center School - Addition + Remodel
City of Roseville - Campus Master Plan +
Preconstruction Predesign + FCA
NMDP - Biorepository Relocation Demolition
Roseville Area Schools - Anpétu Téca Education Center
Roseville Area High School - Addition + Remodel
Brimhall Elementary School - 2022 LTFM Work
Falcon Heights Elementary School - 2023-2024 LTFM
Renovations



Roseville High School



LIST AS A PERCENTAGE OF ORIGINAL CONTRACT, AMOUNT OF ALL CHANGE ORDERS TO THE LISTED PROJECTS.

Project	Project Planned Contingency	Contingency Used	Estimated Value Engineering	Estimated Owner Initiated	Estimated Unforeseen Conditions	Estimated Construction Document Related
Cottage Grove Public Works	6%	1%	0%	0.50%	0.25%	0.25%
Rosemount Public Works Building	5%	2.8%	0.2%	1.25%	0.4%	0.95%
Fairmont Public Works	4%	2.8%	-0.37%	-0.57%	2.44%	1.5%
Central Service Center	10%	4.8%	-2%	2.7%	2.8%	1.3%
Oakdale Public Works	6%	5.4%	0.9%	1%	2.5%	1%

LIST ALL CLAIMS THAT WERE FILED ON THE PROJECTS LISTED ABOVE. PROVIDE THE FOLLOWING DETAILS: NATURE OF DISPUTE, INITIAL CLAIM AMOUNT, SETTLEMENT AMOUNT, AND METHOD OF RESOLUTION.

No claims were filed.

CMAR PROJECT REFERENCES

City of Oakdale

Don Theisen, Owner's Rep
651-315-4860
dontconsult@gmail.com

Nick Newton, Chief of Police
651-738-1025
nicholas.newton @oakdalemn.gov

City of Cottage Grove

Jennifer Levitt, City Administrator
651-458-2890
jlevitt@cottagegrovemn.gov

Ryan Burfeind, Public Works Dir
651-458-2899
rburfeind@cottagegrovemn.gov

Washington County

Greg Wood, Public Works Div Mgr
651-430-6000
greg.wood@co.washington.mn.us

Erik Jalowitz, Capital Projects Mgr
651-430-6227
erik.jalowitz@co.washington.mn.us

OVER THE PAST TEN YEARS HAS YOUR FIRM FAILED OR REFUSED TO PERFORM OR COMPLETE ANY WORK IT WAS OBLIGATED TO COMPLETE PURSUANT TO THAT PROJECT'S CONTRACT DOCUMENTS?

No.

ARE THERE ANY OUTSTANDING LIENS AGAINST ANY PROJECTS THAT YOUR FIRM HAS BEEN INVOLVED IN?

There are no outstanding liens against any public sector projects involving Kraus-Anderson. There is one current lien associated with a private, mixed-use development project.



Project Role	Preconstruction Project Manager	Construction Project Manager
Name of Individual	Ken Francois (Info Below) Ben Albrecht	Ken Francois Ben Albrecht (Info Below)
Email Address	ken.francois@krausanderson.com	ben.albrecht@krausanderson.com
Individual's Firm Name	Kraus-Anderson Construction Company	Kraus-Anderson Construction Company
Individual's Firm Location	Minneapolis, MN	Minneapolis, MN
Years working within Firm	17 years	2 years
Years working within Industry	22 years	10 years
Number of projects completed with other Team Members	1. Construction Project Manager ⁵ Site Superintendent ² 2. Mechanical Coordinator ¹³ 3. Electrical Coordinator ¹³ 4. Project Scheduler ²⁷ 5. Project Estimator ¹⁰ 6. Sustainability (B3) Manager ¹⁰	1. Preconstruction Project Manager ⁵ 2. Site Superintendent ¹ 3. Mechanical Coordinator ⁸ 4. Electrical Coordinator ⁸ 5. Project Scheduler ⁸ 6. Project Estimator ⁵ 7. Sustainability (B3) Manager ³
Identify the name, cost, and completion date for up to three comparable projects	1a. City of Oakdale Public Works 1b. \$31,716,291 Cost 1c. 09/05/2025 Completion Date 2a. City of Rosemount Police + Public Works 2b. \$57,551,748 Cost 2c. 11/29/2024 Completion Date 3a. Washington County Central Service Center 3b. \$29,674,898 Cost 3c. 06/13/2025 Completion Date	1a. City of Cottage Grove Public Works 1b. \$12,458,417 Cost 1c. 01/17/2025 Completion Date 2a. Washington County Central Service Center 2b. \$29,674,898 Cost 2c. 06/13/2025 Completion Date 3a. Chisago County Harris Shop Wash Bay + Truck Storage 3b. \$2,152,907 Cost 3c. 12/29/2023 Completion Date
Briefly describe the Individual's Responsibilities for this Project	Ken Francois serves as the Senior Preconstruction and Construction Project Manager, providing comprehensive leadership and oversight from project inception through closeout. In this combined role, Ken is responsible for managing all aspects of preconstruction and construction, acting as the primary liaison between the City, design team, consultants, and project stakeholders.	Ben Albrecht serves as the Preconstruction and Construction Project Manager, providing unified leadership throughout all phases of project delivery. Ben is responsible for managing both preconstruction and construction activities, acting as the central point of contact for the owner, design team, consultants, and project stakeholders.
Percent of Time on Project	Pre-Construction: 50 % Construction: 100 %	Pre-Construction 100 % Construction: 50 %



Project Role	Site Superintendent	Mechanical Coordinator
Name of Individual	Randy Haram	Kyle Gow PE(MN)
Email Address	randy.haram@krausanderson.com	kyle.gow@krausanderson.com
Individual's Firm Name	Kraus-Anderson Construction Company	Kraus-Anderson Construction Company
Individual's Firm Location	Minneapolis, MN	Minneapolis, MN
Years working within Firm	34 years	2 years
Years working within Industry	39 years	11 years
Number of projects completed with other Team Members	1. Preconstruction Project Manager ² 2. Construction Project Manager ² 3. Mechanical Coordinator ⁹ 4. Electrical Coordinator ⁹ 5. Project Scheduler ⁴ 6. Project Estimator ² 7. Sustainability (B3) Manager ²	1. Preconstruction Project Manager ¹³ 2. Construction Project Manager ¹³ 3. Site Superintendent ⁹ 4. Electrical Coordinator ^{N/A} 5. Project Scheduler ¹⁰ 6. Project Estimator ¹⁰ 7. Sustainability (B3) Manager ⁴
Identify the name, cost, and completion date for up to three comparable projects	1a. Washington County Central Service Center 1b. \$29,674,898 Cost 1c. 06/13/2025 Completion Date 2a. Washington County Law Enforcement Center 2b. \$7,830,000 Cost 2c. 02/20/2026 Completion Date 3a. Roseville Area Schools Elementary Schools 3b. \$13,573,897 Cost 3c. 08/03/2019 Completion Date	1a. City of Rosemount Police + Public Works 1b. \$57,551,748 Cost 1c. 11/29/2024 Completion Date 2a. Washington County Central Service Center 2b. \$29,674,898 Cost 2c. 06/13/2025 Completion Date 3a. City of Oakdale Public Works 3b. \$31,716,291 Cost 3c. 09/05/2025 Completion Date
Briefly describe the Individual's Responsibilities for this Project	Randy Haram oversees all on-site construction activities, including scheduling, supervision of subcontractors, and coordination with suppliers and field staff. He enforces safety protocols, monitors progress, and conducts daily inspections to maintain quality and compliance. Randy manages site logistics, maintains accurate documentation, leads on-site meetings, and supports project closeout, including punch list completion and final turnover to the City of Roseville.	Kyle Gow provides cost estimating, value management, and comprehensive mechanical systems coordination. Known for his experience in cost estimating and preconstruction engineering for complex mechanical systems, Kyle supports the preconstruction team with options analysis, constructability review, long-range planning, value management, and project phasing and scheduling. He also develops detailed approaches for installation, start-up, commissioning, and occupancy.
Percent of Time on Project	Pre-Construction: 10 % Construction: 100 %	Pre-Construction: 50 % Construction: 50 %



Project Role	Electrical Coordinator	Project Scheduler
Name of Individual	Kyle Gow PE (MN)	Dustin Phillips (Construction Executive)
Email Address	kyle.gow@krausanderson.com	dustin.phillips@krausanderson.com
Individual's Firm Name	Kraus-Anderson Construction Company	Kraus-Anderson Construction Company
Individual's Firm Location	Minneapolis, MN	Minneapolis, MN
Years working within Firm	2 years	13 years
Years working within Industry	11 years	19 years
Number of projects completed with other Team Members	1. Project Manager ¹³ 2. Construction Project Manager⁹ 3. Site Superintendent¹³ 4. Mechanical Coordinator^{N/A} 5. Project Scheduler¹⁰ 6. Project Estimator¹⁰ 7. Sustainability (B3) Manager ⁴	1. Project Manager ²⁷ 2. Construction Project Manager ⁸ 3. Site Superintendent ⁴ 4. Mechanical Coordinator¹⁰ 5. Electrical Coordinator ¹⁰ 6. Project Estimator ²⁰ 7. Sustainability (B3) Manager ⁸
Identify the name, cost, and completion date for up to three <u>comparable</u> projects	1a. City of Rosemount Police + Public Works 1b. \$57,551,748^{Cost} 1c. 11/29/2024^{Completion Date} 2a. Washington County Central Service Center 2b. \$29,674,898^{Cost} 2c. 06/13/2025^{Completion Date} 3a. City of Oakdale Public Works 3b. \$31,716,291^{Cost} 3c. 09/05/2025^{Completion Date}	1a. City of Oakdale Public Works 1b. \$31,716,291^{Cost} 1c. 12/1/2025^{Completion Date} 2a. City of Rosemount Police + Public Works 2b. \$57,551,748^{Cost} 2c. 11/29/2024^{Completion Date} 3a. Washington County Central Service Center 3b. \$29,674,898^{Cost} 3c. 06/13/2025^{Completion Date}
<u>Briefly</u> describe the Individual's Responsibilities for this Project	Kyle offers expertise in developing long-term growth strategies and designing electrical systems that support the City's future planning needs. He provides cost estimating, value management, and electrical systems coordination, drawing on a strong background in design and preconstruction engineering for complex electrical projects. As part of the preconstruction team, Kyle delivers options analysis, constructability review, long-range planning, value management, and project phasing and scheduling. He also develops detailed plans for installation, start-up, commissioning, and occupancy, collaborating with the project team.	Dustin is responsible for developing, maintaining, and monitoring the overall project schedule. He collaborates with the team to integrate all project phases, including design, preconstruction, procurement, construction, and closeout. Dustin prepares detailed critical path method (CPM) schedules, identifies key milestones, and tracks progress against established timelines. He analyzes schedule impacts, recommends adjustments to maintain project objectives, and provides regular updates and reporting to project stakeholders. He also supports project phasing, sequencing, and coordination to optimize efficiency throughout the project.
Percent of Time on Project	Pre-Construction: 50 % Construction: 50 %	Pre-Construction: 50 % Construction: 50 %



Project Role	Project Estimator	Sustainability (B3) Manager
Name of Individual	Mike Phillips	Kevin Bright
Email Address	mike.phillips@krausanderson.com	kevin.bright@krausanderson.com
Individual's Firm Name	Kraus-Anderson Construction Company	Kraus-Anderson Construction Company
Individual's Firm Location	Minneapolis, MN	Minneapolis, MN
Years working within Firm	8 years	2 years
Years working within Industry	9 years	17 years
Number of projects completed with other Team Members	1. Project Manager ¹⁰ 2. Construction Project Manager ⁵ 3. Site Superintendent ² 4. Mechanical Coordinator ¹⁰ 5. Electrical Coordinator ¹⁰ 6. Project Scheduler ²⁰ 7. Sustainability (B3) Manager ⁴	1. Project Manager ¹⁰ 2. Construction Project Manager ³ 3. Site Superintendent ² 4. Mechanical Coordinator ⁴ 5. Electrical Coordinator ⁴ 6. Project Scheduler ⁸ 7. Project Estimator ⁴
Identify the name, cost, and completion date for up to three <u>comparable</u> projects	1a. City of Oakdale Public Works 1b. \$31,716,291 1c. 09/05/2025 2a. City of Victoria Fire Station 2b. \$20,395,433 2c. 06/12/2026 3a. Waconia Fire Station 3b. \$11,952,503 3c. 06/12/2024	1a. City of Rochester Facility Condition Assessment 1b. \$69,680 1c. 09/16/2024 2a. Monroe County Facility Condition Assessment 2b. \$18,500 2c. 01/31/2024 3a. Washington County Central Service Center 3b. \$29,674,898 3c. 06/13/2025
<u>Briefly</u> describe the Individual's Responsibilities for this Project	Mike is responsible for preparing and managing detailed cost estimates throughout all project phases. He collaborates with the team to develop accurate budgets, evaluate alternative materials and systems, and support value management efforts. He reviews design documents, conducts quantity take-offs, and analyzes subcontractor and supplier pricing to provide comprehensive cost assessments. Mike updates estimates at key project milestones, identifies potential cost risks, and recommends cost-saving solutions. He also supports bid package development, reviews change order pricing, and provides ongoing cost reporting to maintain alignment with the project budget objectives.	Kevin is responsible for guiding the City's project to meet B3 sustainability standards. He leads the implementation of B3 guidelines, coordinates documentation and compliance, and provides recommendations for energy efficiency, water conservation, and environmentally responsible materials. Kevin oversees sustainability-related submittals, supports constructability reviews with a focus on sustainable solutions, and manages B3 reporting requirements. He also facilitates training and engagement for project stakeholders to achieve project sustainability goals and supports the owner in post-construction B3 submission and one-year warranty walk-throughs.
Percent of Time on Project	Pre-Construction: 100% Construction: 10%	Pre-Construction: 50 % Construction: 50 %



ARCHITECT

PROJECT DIRECTOR



DUSTIN PHILLIPS

Construction Executive | Scheduler

PRECONSTRUCTION / CONSTRUCTION TEAM



KEN FRANCOIS

*Sr. Project Manager
| Sr. Preconstruction
Manager*



BEN ALBRECHT

*Project Manager
| Preconstruction
Manager*



RANDY HARAM

Site Superintendent



MIKE PHILLIPS

Estimator

TECHNICAL RESOURCES TEAM

KEVIN BRIGHT

Sustainability Manager

JON PORTER

Director of Building Science

KYLE GOW

MEP Systems Group Manager

ANDREA BLAIR

BIM/VDC Group Manager

MEGAN BARNETT-LIVGARD

Community Engagement

MARIAHA DEAN

EDEN RESOURCES

Community Relations Specialist

JIM BERGREN

General Superintendent

JAY VANDER LEEST

Director of Safety



**KEN FRANCOIS, PE,
LEED AP BD+C**
Sr. Project Manager

Ken Francois serves as the Senior Preconstruction and Construction Project Manager, providing comprehensive leadership and

oversight from project inception through closeout. In this combined role, Ken is responsible for managing all aspects of preconstruction and construction, acting as the primary liaison between the City, design team, consultants, and project stakeholders.

EDUCATION

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

INDUSTRY EXPERIENCE

16 years

PROJECT EXPERIENCE

- » Oakdale Public Works | 75,770 SF facility that includes offices, fleet storage, salt storage, operations, and a fuel island
- » Rosemount Public Works + Police | 160,101 SF new Public Works, Police Department facility, cold storage building, and salt storage building
- » Hudson Public Works + Police | 39,500 SF Police Department renovation
- » Washington County Central Service Center | 31,375 SF new service center, providing public services such as a license center, central services, homelessness intervention program services, a public health clinic, veteran services, elections, and community corrections
- » St. Croix County - Highway Department Campus | 136,065 SF new highway department facility
- » City of South Saint Paul Public Works | New public works facility



BEN ALBRECHT
Project Manager

Ben serves as the Preconstruction and Construction Project Manager, providing unified leadership throughout all phases of project delivery. He is responsible for

managing both preconstruction and construction activities, acting as the central point of contact for the City, design team, consultants, and project stakeholders.

EDUCATION

BS, Civil Engineering, University of Minnesota Twin Cities, Minneapolis, MN

BA, Engineering + Physics, Augustana University, Sioux Falls, SD

CERTIFICATIONS/TRAINING

- » OSHA 30-Hour Safety Training
- » Stormwater Pollution Prevention Planning (SWPPP)

INDUSTRY EXPERIENCE

10 years

PROJECT EXPERIENCE

- » City of Cottage Grove Public Works | 40,798 SF new utility and office building
- » Washington County Central Service Center | 31,375 SF new service center, providing public services such as a license center, central services, homelessness intervention program services, a public health clinic, veteran services, elections, and community corrections
- » Chisago County - Harris Shop Wash Bay + Truck Storage | Wash bay addition, new truck storage building, and new asphalt parking lot as well as underground utilities
- » City of Otsego Public Works + Cold Storage Building | 11,000 SF new cold storage building
- » Washington County - Northern Environmental Center | 25,000 SF new household hazardous waste and yard waste facility



MIKE PHILLIPS
Estimator

Mike Phillips is responsible for preparing and managing detailed cost estimates throughout all phases of the City of Roseville's project. He collaborates with the team to develop accurate budgets, evaluate alternative materials and systems, and support value management efforts. He reviews design documents, conducts quantity take-offs, and analyzes subcontractor and supplier pricing to provide comprehensive cost assessments. Mike updates estimates at key project milestones, identifies potential cost risks, and recommends cost-saving solutions. He also supports bid package development, reviews change order pricing, and provides ongoing cost reporting to maintain alignment with project budget objectives.

EDUCATION

BS, Business Administration + Horticulture,
University of Wisconsin-River Falls, River Falls, WI

CERTIFICATIONS/TRAINING

- » Stormwater Pollution Prevention Planning (SWPPP)

INDUSTRY EXPERIENCE

8 years

PROJECT EXPERIENCE

- » Oakdale Public Works | 75,770 SF facility that includes offices, fleet storage, salt storage, operations, and a fuel island
- » City of Otsego Public Works + Cold Storage Building | 11,000 SF new cold storage building
- » City of Apple Valley - Kelley Park | Renovation of existing park, including a new outdoor amphitheatre space, interactive splash pad, playground, and new park building
- » City of Apple Valley - Redwood Park | Renovation of the community building, including a new community park and pool facility
- » City of South Saint Paul Public Works | New public works facility



RANDY HARAM
Site Superintendent

Randy is responsible for the day-to-day supervision and management of all construction activities associated with the City of Roseville's project. He is directly responsible for scheduling, coordination, quality control, and confirming the safety of all onsite personnel as well as the general procedures. Randy 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 ongoing operations. Onsite full-time during construction, he will work closely with Ken and Ben to lead, manage, and direct all field activities.

EDUCATION

Technical Degree, Minnesota Drafting School,
Minneapolis, MN

CERTIFICATIONS/TRAINING

- » OSHA 30-Hour Safety Training
- » Stormwater Pollution Prevention Planning (SWPPP)
- » Field Management Academy

INDUSTRY EXPERIENCE

39 years

PROJECT EXPERIENCE

- » Washington County Central Service Center | 31,375 SF new service center, providing public services such as a license center, central services, homelessness intervention program services, a public health clinic, veteran services, elections, and community corrections
- » City of Victoria Fire Station | 40,230 SF, two-story new fire station
- » Roseville Area Schools - Elementary Schools | Brimhall, Central Park: 77,700 SF renovation, and Edgerton Elementary School additions and renovations



DUSTIN PHILLIPS | Construction Executive, Scheduler

Dustin is a Construction Executive focused on the Government sector and has extensive experience working on public sector projects. He will be responsible for the corporate commitment of all preconstruction and construction services and will provide the availability of all KA resources for this project.



KEVIN BRIGHT, LEED FELLOW, CEM, LFA | Sustainability Manager

Kevin leads the implementation of B3 guidelines, coordinates documentation and compliance, and provides recommendations for energy efficiency, water conservation, and environmentally responsible materials.



JON PORTER, PE (MN), ASSOCIATE AIA | Director of Building Science

A licensed Professional Engineer with 29 years of experience in the design and construction industry. 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.



KYLE GOW, PE (MN) | Mechanical & Electrical Systems Group Manager

Kyle will provide cost estimating, value management, and MEP systems coordination services. He will provide constructability review, long-range planning, value management, and project phasing/scheduling, and develop a detailed approach to the installation, startup, commissioning, and occupancy/turnover with the project team.



ANDREA BLAIR | BIM/VDC Group Manager

Andrea plays a vital role in the team by utilizing Building Information Modeling (BIM) and Virtual Design and Construction (VDC) tools to enhance project efficiency. Andrea also employs advanced reality capture technologies, including drone flying and laser scanning, to document as-built conditions and accurately capture existing site conditions.



MEGAN BARNETT-LIVGARD | Community Engagement

Megan is part of the Community Engagement team, where she will leverage her public sector experience to follow established processes and procedures, partnering with the City to inform the community and foster transparency, trust, and meaningful participation throughout the project. She is skilled in building consensus, understanding public processes, and working with councils, boards, and task forces to deliver effective communication, engagement, and community support.



MARIAHA DEAN, MAEL, LEED AP | Community Relations Specialist

Mariaha's leadership and development experience partnered with reputable influence in serving communities of diverse groups of varied demographics, positions her well to work collaboratively with the City. Mariaha is responsible for advancing business initiatives, including partnerships and staff performance quality assurance measures. We are currently working together on the City of Minneapolis Hiawatha Public Works and several other public works projects.



JIM BERGREN | General Superintendent

Jim provides overall leadership and direction for all on-site construction activities across the project. He is responsible for supervising field operations, coordinating contractors, and maintaining project safety, quality, and schedule standards. Jim works closely with the project team to resolve field issues, optimize site logistics, and support efficient project delivery from start to closeout.

5. SAFETY PROGRAM AND RECORD (15 POINTS)

Qualifications requirements C 5.1 and C 5.2 are **PASS/FAIL**.

The Respondent must not have had willful or repeated safety citations within the last 5 years. The Respondent must answer both C 5.1 and C 5.2. Answering both questions is a pass/fail requirement. Failure to meet the requirements stated here, or failure to answer the questions, may be deemed to be non-responsive at the sole discretion of the City. If a Responder is deemed to be non-responsive their response will be rejected.

5.1. Has the Respondent received from OSHA any willful or repeated safety citations for which a final order has been issued within the last 5 years? **(PASS/FAIL)**

☐ Yes ☒ No

**If yes, please attach document of willful or repeated citations.

5.2. Has the Respondent had any accidents which resulted in construction fatalities on any of your construction sites within the last 5 years? **(PASS/FAIL)**

☐ Yes ☒ No

If Yes, please provide details.

5.3. **Experience Modification Rate (EMR):** List your workers' compensation EMR for the years indicated. Please attach document.

Policy Year 2023: 0.54 Policy Year 2022: 0.46 Policy Year 2021: 0.47

5.4. OSHA Violations:

Has the Respondent received one or more OSHA violations in the past 5 years?

☒ Yes ☐ No

**If yes, document all OSHA violations for your organization. (Add rows as necessary):

Inspection Date	Inspection #	State of Occurrence	Number of Violations
07/24/2023	318196052	Minnesota	1
11/16/2023	318199122	Minnesota	1

Attach a copy of the violation(s) and describe in writing the actions you have taken to correct the deficiency. Please see the following page.

Actions Taken to Correct OSHA Citations

July 24, 2023 Citation: Serious citation for MN 5207.1000 – Operation of earth moving equipment. The OSHA issued a citation because they thought KA's training was not adequate for the trade partners on-site who may work around earth moving equipment.

CORRECTION: KA has updated the job site orientation to provide more details on the orientation video.

November 16, 2023 Citation: Serious Citation 1926.1425(b) – Crane. An OSHA inspection occurred while a trade partner was dismantling a tower crane. Workers were exposed to overhead hazards, according to OSHA. KA and the trade partner had the area barricaded from overhead hazards, but OSHA felt it was not adequate at different elevations of the job site.

CORRECTION: The area was flagged off to prevent workers from accessing the area.

Citation #1**STATE OF MINNESOTA****DEPARTMENT OF LABOR
AND INDUSTRY**

Nicole Blissenbach, Commissioner,
Minnesota Department of Labor and Industry,

Complainant,

v.

KRAUS-ANDERSON CONSTRUCTION COMPANY,

Respondent.

**SETTLEMENT AGREEMENT
AND ORDER AND NOTICE
TO AFFECTED EMPLOYEES**

Docket No. 14605

Inspection No. 318196052

Complainant, Nicole Blissenbach, Commissioner, Minnesota Department of Labor and Industry, and Respondent, KRAUS-ANDERSON CONSTRUCTION COMPANY, by their representatives pursuant to Minn. Stat. § 182.661, subds. 3 and 5 (2023), hereby agree to the disposition of this matter on the following terms:

SETTLEMENT AGREEMENT

1. In its notice of contest received by the Department on September 22, 2023, Respondent contested the Citation and Notification of Penalty issued to the Respondent on September 11, 2023, as a result of the July 24, 2023 to August 16, 2023, occupational safety and health inspection at Respondent's worksite located at 10451 West 10th Street, Waconia, Minnesota as follows:

	Citation	Type of Violation	Abatement Date	Proposed Penalty
Citation 1, Items 1 & 2	Contested	Contested	Contested	Contested

A copy of the Citation and Notification of Penalty is attached hereto as Exhibit A and by this reference is made a part hereof. The Citation and Notification of Penalty refers to the Respondent as "Kraus-Anderson Construction Company". The Respondent's correct name, including punctuation, is KRAUS-ANDERSON CONSTRUCTION COMPANY, as captioned above.

2. Complainant hereby amends the contested portions of the Citation and Notification of Penalty as follows:

- Citation 1, Item 1: Respondent is a level 2 participant in the CHASE/AGC Partnership. Complainant and respondent agree that the type of violation is reduced

Commissioner v. KRAUS-ANDERSON CONSTRUCTION COMPANY
Docket No. 14605 Inspection No. 318196052

from Serious to Non-Serious. Pursuant to the CHASE/AGC Partnership agreement for Level 2 Participants, respondent has elected to conduct training for all its supervisory level employees on the specific issues regarding Citation 1, Item 1, including the labeling of hazardous materials and respondent has agreed to provide MNOSHA with documentation of the training and how respondent follows the procedures outlined in its AWAIR program, in return for Citation 1, Item 1 being rescinded. Respondent has met these requirements. This item is rescinded and the penalty amount shall be reduced from Nine Hundred and No/100 Dollars (\$900.00) to Zero and No/100 Dollars (\$0.00).

- Citation 1, Item 2: The penalty amount is reduced from One Thousand Five Hundred and No/100 Dollars (\$1,500.00) to Nine Hundred and No/100 Dollars (\$900.00).
- The total monetary penalty is reduced from Two Thousand Four Hundred and No/100 Dollars (\$2,400.00) to Nine Hundred and No/100 Dollars (\$900.00).
- Respondent agrees to pay this amount and sign and return this Settlement Agreement within ten (10) days of the date this becomes a Final Order of the Commissioner in accordance with paragraph 8. If the Nine Hundred and No/100 Dollars (\$900.00) is not paid in full by that date, Respondent agrees that the original penalty for the non-rescinded item in the amount of One Thousand Five Hundred and No/100 Dollars (\$1,500.00) will become due and owing immediately, in addition to any collection fees, interest, and penalties incurred thereafter.

3. Respondent hereby withdraws its notice of contest to the contested portions of the Citation and Notification of Penalty as amended by paragraph 2 above. Respondent further agrees to waive all claims it may have, now and in the future, under Minn. Stat. § 15.472 (2023) for fees and expenses arising out of this contested case.

4. Respondent withdraws its notice of contest herein without admitting liability for any purpose other than enforcement proceedings under the Minnesota Occupational Safety and Health Act of 1973. Respondent's agreement to withdraw its notice of contest, to pay the proposed penalty, to take the proposed action, and to sign the Settlement Agreement shall not be construed as an admission of fault or liability in any claim which exists or may arise or be pursued by any

Commissioner v. KRAUS-ANDERSON CONSTRUCTION COMPANY
Docket No. 14605 Inspection No. 318196052

person, other than any future enforcement proceeding brought by the Complainant under the Minnesota Occupational Safety and Health Act of 1973.

5. Respondent hereby agrees that the dates for abating the citations shall be the dates set forth in the citations as issued, except Citation 1, Item 1, which is rescinded.

6. Respondent hereby certifies that on the date provided by Respondent in the signature block below, **this Settlement Agreement and Order was posted and served on affected employees and authorized employee representatives of affected employees in accordance with Minn. Stat. § 182.661, subd. 5 (2023) and Minn. R. 5210.0596 (2023) as follows:** (1) by serving authorized employee representatives by mailing postage prepaid first class or personally delivering a copy of the Settlement Agreement and Order to the representatives, and (2) by posting a copy of the Settlement Agreement and Order in the place where the citations are required to be posted.

7. In addition to action Complainant may take against Respondent pursuant to the Minnesota Occupational Safety and Health Act of 1973 and other remedies provided by law, if Respondent fails to post and/or serve this Settlement Agreement and Order as certified or fails to comply with any terms of the following Order, the full amount of the penalty initially assessed for the non-rescinded item shall immediately become due and owing in addition to any collection fees, interest, and penalties incurred thereafter.

8. The parties to this Settlement Agreement hereby stipulate and agree to the following Order, which shall become a Final Order of the Commissioner ten days after the date this Settlement Agreement is posted and served, as required by paragraph 6 of this Settlement Agreement, unless an affected employee or authorized employee representative submits to the Commissioner an objection to the Settlement Agreement and Order within the ten days. If an affected employee or authorized employee representative objects to the Settlement Agreement then the following Order shall become a Final Order of the Commissioner on the date the administrative law judge approves the Settlement Agreement.

9. This Settlement Agreement constitutes the entire agreement between and among the parties. This Settlement Agreement supersedes any and all prior agreements. This Settlement Agreement shall be construed and interpreted in accordance with the laws of the State of Minnesota. No modification shall be binding on any of the parties unless it has been agreed to by

Commissioner v. KRAUS-ANDERSON CONSTRUCTION COMPANY
Docket No. 14605 Inspection No. 318196052

the parties in writing and signed by them. There are no inducements or representations leading to the execution of this Settlement Agreement except as herein explicitly contained.

10. The parties to this Settlement Agreement acknowledge that they have read and understand the terms of this Settlement Agreement, that they have had the opportunity to be represented by and consult with legal counsel, and that they are voluntarily entering into this Settlement Agreement to resolve the dispute among them.

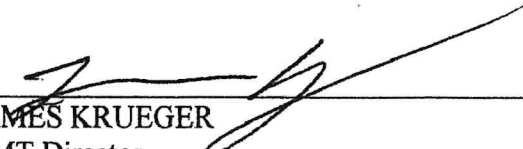
11. This Settlement Agreement may be executed in multiple counterparts, which shall be construed together as if one instrument. In addition, any Party shall be entitled to rely on an electronic or facsimile copy of a signature as if it were the original.

ORDER

1. Citation 1, Item 1 is hereby rescinded.
2. The citations, types of violation, and penalties contested by the Respondent are affirmed as amended by paragraph 2 of the Settlement Agreement.
3. Respondent shall abate the citations by the abatement date set forth in the citations as issued, except Citation 1, Item 1, which is rescinded.
4. Pursuant to the amendments set out in paragraph 2 of the Settlement Agreement, Respondent shall pay to the Complainant the sum of Nine Hundred and No/100 Dollars (\$900.00) within ten (10) days of the date this Order becomes a Final Order, provided that if the amended penalty is not paid within the ten (10) days, Respondent shall pay the original total proposed penalty for the non-rescinded item in the amount of One Thousand Five Hundred and No/100 Dollars (\$1,500.00) immediately plus any collection fees, interest, and penalties incurred thereafter.
5. In addition to action Complainant may take against Respondent pursuant to the Minnesota Occupational Safety and Health Act of 1973 and other remedies provided by law, if Respondent fails to post and/or serve this Settlement Agreement and Order as certified or fails to comply with any terms of this Settlement Agreement and Order, the full amount of the penalty initially assessed for the non-rescinded item shall immediately become due and owing in addition to any collection fees, interest, and penalties incurred thereafter.
6. Pursuant to paragraphs 4 and 5 of this Order, the original proposed penalty for the non-rescinded item shall become due and owing immediately if Respondent fails to timely pay the amended penalty, post and/or serve this Settlement Agreement and Order as certified, or comply

Commissioner v. KRAUS-ANDERSON CONSTRUCTION COMPANY
Docket No. 14605 Inspection No. 318196052

with any other terms of this Order. If Respondent fails to pay the original proposed penalty for the non-rescinded item immediately, the Complainant may file and enforce the penalty as a district court judgment without further notice or additional proceedings pursuant to Minn. Stat. § 16D.17.

Dated: 1/17/2024

JAMES KRUEGER

OMT Director

Department of Labor and Industry

Occupational Safety and Health Division

443 Lafayette Road N.

St. Paul, Minnesota 55155

COMPLAINANT

Dated 1-18-24By: Jay M. VanDerLeestPosted on: 1-18-24

(Date Respondent posted a copy of this Settlement Agreement and Order for employees and/or served a copy on authorized employee representatives. This line may be left blank if the date is the same as Respondent's signature date above.)

JAY M. VANDERLEEST (Print Name)Its: DIRECTOR OF SAFETY (Title)KRAUS-ANDERSON CONSTRUCTION
COMPANY

501 South 8th Street

Minneapolis, MN 55404

RESPONDENT

NOTICE TO EMPLOYEES AND AUTHORIZED REPRESENTATIVES

Any authorized employee representative or affected employee who has any objection to the Settlement Agreement and the entry of the Order as set forth above, should communicate such objection, within ten (10) days of the posting or service of this Settlement Agreement and Order, to the Commissioner, Minnesota Department of Labor and Industry, 443 Lafayette Road N., St. Paul, Minnesota, 55155. It is requested that copies of the objections be sent to the Respondent.

Minnesota
Department of Labor and Industry
Occupational Safety and Health Division

Inspection Number: 318196052
Inspection Date(s): 07/24/2023 - 08/16/2023
Issuance Date: 09/11/2023
OSHI ID: M0081
Optional Report No.: 03323

Citation and Notification of Penalty

Company Name: Kraus-Anderson Construction Company
Inspection Site: 10451 W 10th St, Waconia, MN 55387

Citation 01 Item 001 Type of Violation: **Serious**

29 CFR 1910.1200(f)(6)(i): Except as provided in 29 CFR 1910.1200(f)(7) and 29 CFR 1910.1200(f)(8), the employer did not ensure that each container of hazardous chemicals in the workplace was labeled, tagged or marked with the information required by 29 CFR 1910.1200(f)(1)(i) through 29 CFR 1910.1200(f)(1)(v):

The blue 55-gallon container of Diesel Exhaust Fluid, located adjacent the jobsite's western entrance, was not labeled, tagged or marked with the product identifier and words, pictures, or symbols.

Abatement Guidelines:

Original shipping containers of hazardous chemicals are to be labeled with:

- a) a product identifier;
- b) a signal word;
- c) hazard statement(s);
- d) pictogram(s);
- e) precautionary statements; and
- f) the name and address of the chemical manufacturer, importer, or other responsible party.

Containers used to hold hazardous chemicals shall be marked with the following:

- a) the information contained on the original shipping container ((a) through (e) above); or
- b) product identifier and words, pictures, symbols or any combination, which provide at least general information regarding the hazards of the chemicals.

Signs, placards, process sheets, batch tickets, operating procedures or similar materials may be used instead of labeling individual stationary containers as long as they identify the containers and convey the information described above.

Immediate use containers need not be labeled. "Immediate use container" means a container into which hazardous chemicals are transferred from labeled containers and which will be under the control of and used only by the person who transfers it from a labeled container and only within the work shift in which it is transferred.



Date By Which Violation Must Be Abated:	9/15/2023
Penalty:	\$900.00



Minnesota
Department of Labor and Industry
Occupational Safety and Health Division

Inspection Number: 318196052
Inspection Date(s): 07/24/2023 - 08/16/2023
Issuance Date: 09/11/2023
OSHI ID: M0081
Optional Report No.: 03323

Citation and Notification of Penalty

Company Name: Kraus-Anderson Construction Company
Inspection Site: 10451 W 10th St, Waconia, MN 55387

Citation 01 Item 002 Type of Violation: **Serious**

Minn. Rules 5207.1000 subp. 6(A): The controlling employer did not coordinate a joint contractor-employee safety awareness meeting on site where a mobile earth-moving equipment contractor exposed other contractor's employees to the hazard of mobile earth-moving equipment:

The employer failed to conduct a joint contractor-employee safety awareness meeting that covered all required items on mobile earthmoving equipment for 07/24/2023.

Date By Which Violation Must Be Abated: 9/15/2023
Penalty: \$1,500.00

Nicole Blissenbach, Commissioner
MN Department of Labor and Industry



VENDOR NO.		VENDOR NAME		CHECK NUMBER					
17884		Minnesota Department Of Labor and Industry		242038					
						KRAUS-ANDERSON CONSTRUCTION COMPANY			
Trans Record	Reference	Date	Description	Gross Amount	Discount	Retainage	Previous	Balance	Net Amount
124 275	01052024	01/05/24	Osha Inspection #318196052	900.00	0.00	0.00	0.00	0.00	900.00



KRAUS-ANDERSON®
Construction Company
501 South Eighth Street
Minneapolis, MN 55404

US BANK
US BANK PLACE
MINNEAPOLIS MN 55402

17-2
910

DATE	CHECK NUMBER	CHECK AMOUNT
01/11/2024	242038	\$900.00

VOID AFTER 90 DAYS

PAY ***Nine hundred and xx / 100 Dollars***

PAY TO THE ORDER OF Minnesota Department Of Labor and Industry
443 Lafayette Road North
St. Paul MN 55155-4341

Security features included. Details on back.

⑈ 24 2038 ⑈ ⑆ 091000022⑆ ⑆ 70225065193⑈

Citation #2**STATE OF MINNESOTA****DEPARTMENT OF LABOR
AND INDUSTRY**

Nicole Blissenbach, Commissioner,
Minnesota Department of Labor and Industry,

Complainant,

**SETTLEMENT AGREEMENT
AND ORDER AND NOTICE
TO AFFECTED EMPLOYEES**

v.

Docket No. 14651

KRAUS-ANDERSON CONSTRUCTION COMPANY,

Inspection No. 318199122

Respondent.

Complainant, Nicole Blissenbach, Commissioner, Minnesota Department of Labor and Industry, and Respondent, KRAUS-ANDERSON CONSTRUCTION COMPANY, by their representatives pursuant to Minn. Stat. § 182.661, subds. 3 and 5 (2023), hereby agree to the disposition of this matter on the following terms:

SETTLEMENT AGREEMENT

1. In its notice of contest received by the Department on November 21, 2023, Respondent contested the Citation and Notification of Penalty issued to the Respondent on November 16, 2023, as a result of the September 19, 2023 to November 9, 2023, occupational safety and health inspection at Respondent's worksite located at 350 North 5th Street, Minneapolis, Minnesota as follows:

	Citation	Type of Violation	Abatement Date	Proposed Penalty
Citation 1, Item 1	Contested	Contested	Contested	Contested

A copy of the Citation and Notification of Penalty is attached hereto as Exhibit A and by this reference is made a part hereof.

2. Complainant hereby amends the contested portions of the Citation and Notification of Penalty as follows:

- Citation 1, Item 1: The penalty amount is reduced from Six Thousand Six Hundred and No/100 Dollars (\$6,600.00) to Three Thousand Nine Hundred Sixty and No/100 Dollars (\$3,960.00).

Commissioner v. KRAUS-ANDERSON CONSTRUCTION COMPANY
Docket No. 14651 Inspection No. 318199122

- The total monetary penalty is reduced from Six Thousand Six Hundred and No/100 Dollars (\$6,600.00) to Three Thousand Nine Hundred Sixty and No/100 Dollars (\$3,960.00).
- Respondent agrees to pay this amount and sign and return this Settlement Agreement within ten (10) days of the date this becomes a Final Order of the Commissioner in accordance with paragraph 8. If the Three Thousand Nine Hundred Sixty and No/100 Dollars (\$3,960.00) is not paid in full by that date, Respondent agrees that the original penalty of Six Thousand Six Hundred and No/100 Dollars (\$6,600.00) will become due and owing immediately, in addition to any collection fees, interest, and penalties incurred thereafter.

3. Respondent withdraws its notice of contest herein without admitting liability for any purpose other than enforcement proceedings under the Minnesota Occupational Safety and Health Act of 1973. Respondent's agreement to withdraw its notice of contest, to pay the proposed penalty, to take the proposed action, and to sign the Settlement Agreement shall not be construed as an admission of fault or liability in any claim which exists or may arise or be pursued by any person, other than any future enforcement proceeding brought by the Complainant under the Minnesota Occupational Safety and Health Act of 1973.

4. Respondent hereby withdraws its notice of contest to the contested portions of the Citation and Notification of Penalty as amended by paragraph 2 above. Respondent further agrees to waive all claims it may have, now and in the future, under Minn. Stat. § 15.472 (2023) for fees and expenses arising out of this contested case.

5. Respondent hereby agrees that the date for abating the citation shall be the date set forth in the citation as issued.

6. **Respondent hereby certifies that on the date provided by Respondent in the signature block below, this Settlement Agreement and Order was posted and served on affected employees and authorized employee representatives of affected employees in accordance with Minn. Stat. § 182.661, subd. 5 (2023) and Minn. R. 5210.0596 (2023) as follows:** (1) by serving authorized employee representatives by mailing postage prepaid first class or personally delivering a copy of the Settlement Agreement and Order to the representatives, and (2) by posting a copy of the Settlement Agreement and Order in the place where the citation is required to be posted.

Commissioner v. KRAUS-ANDERSON CONSTRUCTION COMPANY
Docket No. 14651 Inspection No. 318199122

7. In addition to action Complainant may take against Respondent pursuant to the Minnesota Occupational Safety and Health Act of 1973 and other remedies provided by law, if Respondent fails to post and/or serve this Settlement Agreement and Order as certified or fails to comply with any terms of the following Order, the full amount of the penalty initially assessed shall immediately become due and owing in addition to any collection fees, interest, and penalties incurred thereafter.

8. The parties to this Settlement Agreement hereby stipulate and agree to the following Order, which shall become a Final Order of the Commissioner ten days after the date this Settlement Agreement is posted and served, as required by paragraph 6 of this Settlement Agreement, unless an affected employee or authorized employee representative submits to the Commissioner an objection to the Settlement Agreement and Order within the ten days. If an affected employee or authorized employee representative objects to the Settlement Agreement then the following Order shall become a Final Order of the Commissioner on the date the administrative law judge approves the Settlement Agreement.

9. This Settlement Agreement constitutes the entire agreement between and among the parties. This Settlement Agreement supersedes any and all prior agreements. This Settlement Agreement shall be construed and interpreted in accordance with the laws of the State of Minnesota. No modification shall be binding on any of the parties unless it has been agreed to by the parties in writing and signed by them. There are no inducements or representations leading to the execution of this Settlement Agreement except as herein explicitly contained.

10. The parties to this Settlement Agreement acknowledge that they have read and understand the terms of this Settlement Agreement, that they have had the opportunity to be represented by and consult with legal counsel, and that they are voluntarily entering into this Settlement Agreement to resolve the dispute among them.

11. This Settlement Agreement may be executed in multiple counterparts, which shall be construed together as if one instrument. In addition, any Party shall be entitled to rely on an electronic or facsimile copy of a signature as if it were the original.

Commissioner v. KRAUS-ANDERSON CONSTRUCTION COMPANY

Docket No. 14651 Inspection No. 318199122

ORDER

1. The citation, type of violation, and penalty contested by the Respondent are affirmed as amended by paragraph 2 of the Settlement Agreement.

2. Respondent shall abate the citation by the abatement date set forth in the citation as issued.

3. Pursuant to the amendments set out in paragraph 2 of the Settlement Agreement, Respondent shall pay to the Complainant the sum of Three Thousand Nine Hundred Sixty and No/100 Dollars (\$3,960.00) within ten (10) days of the date this Order becomes a Final Order, provided that if the amended penalty is not paid within the ten (10) days, Respondent shall pay the original total proposed penalty of Six Thousand Six Hundred and No/100 Dollars (\$6,600.00) immediately plus any collection fees, interest, and penalties incurred thereafter.

4. In addition to action Complainant may take against Respondent pursuant to the Minnesota Occupational Safety and Health Act of 1973 and other remedies provided by law, if Respondent fails to post and/or serve this Settlement Agreement and Order as certified or fails to comply with any terms of this Settlement Agreement and Order, the full amount of the penalty initially assessed shall immediately become due and owing in addition to any collection fees, interest, and penalties incurred thereafter.

5. Pursuant to paragraphs 3 and 4 of this Order, the original proposed penalty shall become due and owing immediately if Respondent fails to timely pay the amended penalty, post and/or serve this Settlement Agreement and Order as certified, or comply with any other terms of this Order. If Respondent fails to pay the original proposed penalty immediately, the Complainant may file and enforce the penalty as a district court judgment without further notice or additional proceedings pursuant to Minn. Stat. § 16D.17.

Commissioner v. KRAUS-ANDERSON CONSTRUCTION COMPANY

Docket No. 14651 Inspection No. 318199122

Dated: 2/13/2024

Nancy Zentgraf for
JAMES KRUEGER
OMT Director
Department of Labor and Industry
Occupational Safety and Health Division
443 Lafayette Road N.
St. Paul, Minnesota 55155

COMPLAINANT

Dated 2-26-24By: Jay Vander LestPosted on: 2-26-24

(Date Respondent posted a copy of this Settlement Agreement and Order for employees and/or served a copy on authorized employee representatives. This line may be left blank if the date is the same as Respondent's signature date above.)

JAY VANDER LEST (Print Name)Its: DIRECTOR OF SAFETY (Title)KRAUS-ANDERSON CONSTRUCTION
COMPANY501 South 8th Street
Minneapolis, MN 55404

RESPONDENT

NOTICE TO EMPLOYEES AND AUTHORIZED REPRESENTATIVES

Any authorized employee representative or affected employee who has any objection to the Settlement Agreement and the entry of the Order as set forth above, should communicate such objection, within ten (10) days of the posting or service of this Settlement Agreement and Order, to the Commissioner, Minnesota Department of Labor and Industry, 443 Lafayette Road N., St. Paul, Minnesota, 55155. It is requested that copies of the objections be sent to the Respondent.

Minnesota
Department of Labor and Industry
11/9/2023
Occupational Safety and Health Division

Inspection Number: 318199122
Inspection Date(s): 9/19/2023 -
Issuance Date: 11/16/2023
OSHI ID: B4620
Optional Report No.: 03723

Citation and Notification of Penalty

Company Name:
CONSTRUCTION COMPANY

KRAUS-ANDERSON

Inspection Site: 350 N 5th Street, Minneapolis, MN 55401

Citation 01 Item 001

Type of Violation: **Serious**

*29 CFR 1926.1425(b): While the operator was not moving a suspended load, no employee must be within the fall zone:

Employees were not clear of the East fall zone on the plaza while the operator was not moving a suspended load.

Date By Which Violation Must Be Abated:
Penalty:

Corrected During Inspection
\$6,600.00

Nicole Blissenbach, Commissioner
MN Department of Labor and Industry



6. **Cost of Services (40 POINTS)**
Complete Fee Proposal Matrix Below based on fees for services as Construction Manager at Risk, include average hourly rate for key personnel as an attachment.

6.1 **Fee Proposal Matrix (lease complete spreadsheet attached as Exhibit D1)**

Based on 36 months of construction, list an amount for staff related General Conditions, which shall include:

- Personal Costs: Salaries for home office staff and on-site management including benefits, bonuses, vacation, personal time off, cell phone and mileage.
- Temporary Facilities: Office trailer including copiers, furniture, computers, phones, radios, office supplies, and other similar site-related costs. Exclude the following the general requirements costs that will be reimbursed at actual cost without profit or markup: utilities, dumpsters, temporary toilets, safety equipment, hoisting, snow removal, periodic and final clean.

6.2 Indicate your level of confidence that the fixed limit for the cost of the work set forth in the RFQ is appropriate and adequate for the scope of work proposed.

100 %

Provide an explanation for your level of confidence.

We are 100% confident in the provided budgets; this team created and supported them over the last 5 years. This specific team is committed to this project to carry that continuity and understanding of how these budgets were created and our depth of experience with maintenance, public works facilities, license centers, community facilities, and complex phased projects on active sites. This experience helps us break down projects into specific parts and analyze them deeper than just on a general cost per square foot basis. allowing us to be more accurate and know where to ask questions to prevent or minimize overruns. The KA team can deliver a successful project within the budget provided.

ATTACHMENT D1 - CMaR RFP RESPONSE
To the City of Roseville
Maintenance Operations Center, License/Passport Center
& Dance Studio
 KRAUS-ANDERSON CONSTRUCTION COMPANY 08/25/25
Pre-Construction Services

Start Date: 10/15/2025

Finish Date: 10/15/2026

		Maintenance Operations Center		License/Passport Center & Dance Studio		Total Project	
Description	Hourly Rate	Hours	Total	Hours	Total	Hours	Total
Project Executive, Principal in Charge	\$ 206	80	\$ 16,480	20	\$ 4,120	100	\$ 20,600
Senior Project Manager	\$ 177	180	\$ 31,860	40	\$ 7,080	220	\$ 38,940
Project Manager	\$ 157	180	\$ 28,260	40	\$ 6,280	220	\$ 34,540
Preconstruction Manager/Estimator	\$ 154	180	\$ 27,720	40	\$ 6,160	220	\$ 33,880
Quality Manager	\$ 154	80	\$ 12,320	20	\$ 3,080	100	\$ 15,400
MEP Coordinator	\$ 166	80	\$ 13,280	20	\$ 3,320	100	\$ 16,600
Project Coordinator	\$ 78	80	\$ 6,240	20	\$ 1,560	100	\$ 7,800
Total PRECONSTRUCTION			\$ 136,160		\$ 31,600		\$ 167,760
Discounted PRECONSTRUCTION			\$ 40,000		\$ 10,000		\$ 50,000

Construction Management Fee

General Conditions		Maintenance Operations Center		License/Passport Center & Dance		Total Project	
		Project Cost	\$48,000,000	Project Cost	\$11,000,000		
		Approximate Duration	24 months	Approximate Duration	12 months		
Description	Hourly Rate	Hours	Total	Hours	Total	Hours	Total
Project Executive, Scheduler	\$ 206	208	In Fee	104	In Fee	312	In Fee
Senior Project Manager	\$ 177	416	\$ 73,632	208	\$ 36,816	624	\$ 110,448
Project Manager	\$ 150	3,328	\$ 499,200	1,040	\$ 156,000	4,368	\$ 655,200
Project Superintendent (Full Time 100%)	\$ 145	4,160	\$ 603,200	2,080	\$ 301,600	6,240	\$ 904,800
General Superintendent	\$ 167	208	\$ 34,736	104	\$ 17,368	312	\$ 52,104
Quality Manager	\$ 154	40	In Fee	20	In Fee	60	In Fee
MEP Specialist	\$ 166	40	In Fee	20	In Fee	60	In Fee
Safety Manager	\$ 148	208	\$ 30,784	104	\$ 15,392	312	\$ 46,176
VDC/BIM	\$ 140	21	In Fee	10	In Fee	31	In Fee
Project Coordinator	\$ 78	832	\$ 64,896	416	\$ 32,448	1,248	\$ 97,344
Accounting	\$ 78	48	\$ 3,744	24	\$ 1,872	72	\$ 5,616
Total General Conditions		9,509	\$ 1,310,192	4,130	\$ 561,496	13,639	\$ 1,871,688

Please note our costs include a full-time Superintendent. ✓

No Hours/Week are assumed as part of the GC's

Approximate Duration - MOC 24 Months, LPCDS 12 Months

Project	Project Construction Cost	Fee as Percentage	Fee Total
Maintenance Operations Center Construction Management Fee	\$48,000,000	1.30%	\$ 624,000
Maintenance Operations Center Insurance	\$48,000,000	1.05%	\$ 504,000
Maintenance Operations Center Bond Cost	\$48,000,000	0.545%	\$ 261,600
License/Passport Center & Dance Studio Construction Management Fee	\$11,000,000	1.30%	\$ 143,000
License/Passport Center & Dance Studio Insurance Cost	\$11,000,000	1.05%	\$ 115,500
License/Passport Center & Dance Studio Bond Cost	\$11,000,000	0.545%	\$ 59,950
Total			\$ 1,708,050
\$	3,629,738		

Total Project Cost

Maintenance Operations Center + License/ Passport Dance Studio

City of Roseville

Proposal for Construction
Management at Risk Services

September 19, 2025



KRAUS-ANDERSON®

September 19, 2025

Jesse Freihammer, Public Works Director

Sally Ricard, Database Specialist

City of Roseville

2660 Civic Center Drive

Roseville, MN 55113

Via email: Jesse.Freihammer@cityofroseville.com | Sally.Ricard@cityofroseville.com

Re: Request for Proposal – Construction Manager at Risk Services

Dear Mr. Freihammer, Ms. Ricard, and Evaluation Committee,

Kraus-Anderson (KA) is excited to submit our proposal, and we are especially eager to collaborate with LHB. Together, our teams will bring a fresh perspective backed by deep public-sector experience and the foresight needed for complex, multi-phased civic projects.

Our team's portfolio spans **maintenance facilities, license/passport centers, and dance studios**. These projects demand **extreme thoughtfulness and foresight** to prevent issues long before they reach the field. For your project, we have already developed **preliminary phasing and logistics options** that tie directly to a proposed schedule. These visual aids begin to analyze and provide options for critical community and operational questions, such as:

- » How can I get from the Skating Center/OVAL to the VFW or City Hall?
- » How will construction traffic safely enter and exit the site?
- » How are neighbors, visitors, and staff being protected throughout construction?

In addition, **KA's in-house capabilities** allow us to **cost-effectively create custom wayfinding signage** to minimize confusion at every stage. Our communications team, alongside EDEN Resources, will assist the City in keeping the public and City staff informed of upcoming transitions or unique milestones—whether that is voting days, community events, or shifts in access routes. These measures not only strengthen transparency and goodwill but also **reduce scope gaps** during design and construction.

- » For example, installing key utilities north of Woodhill early helps downstream phases stay on track. Similarly, bidding elements like precast or metal panels for multiple phases together prevents dye-lot inconsistencies that could impact quality and aesthetics.

Our **site planning strategies**—from material storage and contractor parking to proactive outreach—are designed to maintain safety, efficiency, and community trust. This is the level of rigor and collaboration we bring to every civic project.

In partnership with the City of Roseville and LHB, we are ready to deliver a project that not only meets operational needs but maintains an established budget. Thank you for considering our team. We look forward to the opportunity to discuss how our expertise, clear communication, and creative problem-solving can bring the City's vision to life.

Sincerely,

KRAUS-ANDERSON® CONSTRUCTION COMPANY



Dustin R. Phillips, Construction Executive

C: 612-419-9563 | dustin.phillips@krausanderson.com

ATTACHMENT A - PROPOSAL DECLARATION AND ACKNOWLEDGEMENT**Required**

Respondent must complete and submit this Attachment as the response cover page.

	Check to confirm statements are true:
1. The Respondent has reviewed the A133, and A 201 Contract referenced in section 1.2.	☒
2. No attempt has been made or will be made by us to induce any other person or firm to not submit a Proposal in response to this RFP.	☒
3. No personnel currently employed by the City participated, directly or indirectly, in any activities related to the preparation of this Submittal.	☒
4. To the best of our knowledge there are no relevant facts or circumstances which could give rise to organizational conflicts of interest.	☒
5. Respondent has reviewed and is familiar with this RFP.	☒
6. Respondent understands and acknowledges all RFP requirements.	☒
7. Respondent is able to furnish Bonds and Insurance required in the RFQ.	☒
8. Respondent is NOT currently debarred, at a State or Federal level, from doing business.	☒
9. The Respondent understands they shall not assign any part of its interest in the Contract without prior written consent of the City	☒

I certify under penalty of perjury that I am a duly authorized representative of the Respondent listed below, I have carefully examined all RFP Documents and documents referenced in this RFP, I understand all instructions, requirements, specifications, terms and conditions, and all statements, information, costs, and schedules submitted in response to the RFP are current, complete, true and accurate. I am in full compliance with all applicable Federal, State and local laws, rules, regulations and ordinances governing my business practices.

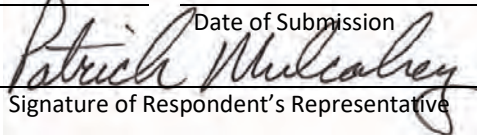
Kraus-Anderson Construction Company

September 19, 2025

Legal Name of Firm

Date of Submission

Patrick M. Mulcahey



Printed Name of Respondent's Representative

Signature of Respondent's Representative

pat.mulcahey@krausanderson.com

612-332-7281

E-mail Address

Phone Number

501 South Eighth Street, Minneapolis, MN 55404

Mailing Address



ATTACHMENT B – ADDENDA ACKNOWLEDGEMENT
Respondent to confirm receipt of addenda issued.

Responders are responsible for checking for any addendums to this RFP.

Respondent acknowledges receipt of the following Addenda, and has incorporated the requirements of such addenda into the Proposal (LIST ALL ADDENDA ISSUED FOR THIS RFP):

No. 1	Date 9/11/2025
No.	Date
No.	Date
No.	Date
No.	Date
No.	Date

C1. Project Team + Team Member Experience

C1.1. Will be determined from the review of responses provided in the RFQ.

C2. Project Approach + Work Plan

C2.1. GENERAL APPROACH

Kraus-Anderson will engage the City of Roseville, stakeholders, and LHB in a transparent, collaborative design and preconstruction process. Our team begins by understanding Roseville's scope and expectations, then provides detailed constructability reviews, forward-looking construction strategies, phasing, value engineering options, scheduling, and cost estimating throughout the project.

Clear, concise communication is prioritized through proactive updates at Owner, Architect, + Contractor (OAC) meetings, real-time project information sharing via Autodesk Build, and a secure client portal for all project documents. Early and ongoing planning includes honest feedback, budget management, scheduling, and consensus-building among stakeholders.

During bidding, Kraus-Anderson maximizes coverage through targeted outreach and tracks bidder interest to support competitive participation. Construction is managed with careful sequencing, disruption avoidance planning, and proactive risk mitigation to maintain safety, efficiency, and project momentum.

Quality is addressed through design-phase reviews, subcontractor input, and field team constructability analysis. During construction, **full-time supervision**, preinstallation meetings, mock-ups, and daily jobsite walks confirm quality. Closeout includes facility walk-throughs, system testing, staff training, and delivery of all required documentation.

For GMP establishment, Kraus-Anderson develops detailed work scopes, identifies and addresses project gaps, and documents all assumptions and clarifications to provide clarity and consensus as the project moves forward.

Phasing Schedule

Our team's experience spans maintenance facilities, license/passport centers, dance studios, and complex multi-phased, multi-project sites—requiring thoughtful planning and foresight to prevent issues during both design and construction.

For your project, we developed preliminary phasing and logistics plans that tie directly to the schedule (see Section C.4). These visuals clearly show traffic flow for each phase—answering critical questions such as:

- » How do visitors move between the Skating Center/OVAL, VFW, and City Hall?
- » How will construction traffic enter and exit safely?
- » How will neighbors, staff, and visitors be protected throughout?

Our in-house team can cost-effectively produce wayfinding signage and communication materials that align with these visuals—helping staff, visitors, and the community understand changes at each transition stage while minimizing confusion.

These tools also reduce scope gaps. *For example, although the MOC south of Woodhill is the final phase, key utilities north of Woodhill must be installed in Phase 1. We will proactively flag sequencing issues, such as matching precast or metal panels across phases to avoid dye lot inconsistencies by bidding or procuring them together.*

We also address operational details like material storage, contractor parking, and event coordination (e.g., voting or community events). Our current plan shows lay-down areas north of Woodhill for Phases 2 and 3, but we are prepared to explore alternatives such as the Skating Center lot or adjacent City Hall/VFW areas if preferred.

Whatever the challenge, our approach—rooted in collaboration, foresight, and clear communication—supports efficient phasing and logistics while minimizing disruption to your community.

The images below show preliminary phasing and logistics specifically developed for your project. Click on an image to view it on a full scale.



C2.2. CHALLENGES

ISSUE: Multiple Funding Sources + Multiple Projects

SOLUTION: *Coordinated + Funding Sensitive Management* - We understand that while this is a unified project, each component must be bid and managed according to its specific funding sources, something our team has extensive experience handling. From the start, we will:

- Pre-Plan Proactively: Partner closely with Roseville and LHB to set approval milestones, bidding timelines, and a master budget that tracks each funding stream while maintaining an overall view.
- Full Transparency: Whether viewing individual pieces or the whole program, you will always know where the budget stands—transparent, accurate, and up to date.

This approach keeps funding, approvals, and scheduling aligned while protecting your community's investment.

ISSUE: Active + Continuous Operations on the Site

SOLUTION: *Detailed-Integrated Schedule, Phasing Plan, Disruption Avoidance Plan + Budget* - Keeping the schedule and phasing plan aligned with the budget is critical—each directly impacts the other — As identified in our site coordination plan on page 10. Our team is well positioned to work with all stakeholders to plan for proper:

- Multi-phased turnovers and owner moves (LPCDS and MOC)
- Maintaining safe access for the staff and patrons of the VFW
- Maintaining safe access for the community and visitors of the Skating Center and OVAL
- Continuous operations for City Hall, Police Department, and Fire adjacent to the project
- Work with MOC staff for phased construction and relocation as these phases develop

ISSUE: Cost Accountability + Scope Management

SOLUTION: *Budget Accountability + Scope Management* - Because multiple bid packages will be required to meet the project timeline, our team's expertise in continuous budgeting and estimating is key to maintaining cost control. We will:

- Provide Detailed, Real-Time Estimates: Break costs down in multiple ways—by phase, system, or funding source—to give Roseville clear options for analysis and informed decision-making.
- Managing Change: Monitor and document any scope changes as they arise, so that Roseville's budget and schedule impacts are understood and managed in real time.
- Support Data-Driven Choices: Our team will update budgets monthly or more frequently based on Roseville's desire to have current, accurate information to guide decisions.

ISSUE: Utilities, Existing Conditions + a Tight Site

SOLUTION: *Understanding The Site* - While these projects are phased, key elements overlap and influence multiple phases.

- As an example, the Phase 1 parking lot will likely need underground stormwater infrastructure installed to accommodate Phase 3. This detail will need to be discussed during the preparation of bid packages to avoid any scope gaps and misunderstandings of what the subcontractor will cover. Other site considerations include accounting for the overhead power lines north of Woodhill and site access, the numerous underground utility lines that feed the cell towers on the existing MOC site, or the tight site conditions requiring just-in-time deliveries for Phase 3. Our collaborative, solution-driven approach will provide options that work best for the project and team.

ISSUE: Communication

SOLUTION: *Transparent + Responsive Communication* - Our project management team and dedicated Superintendent (Randy Haram) will tailor communication to meet Roseville's expectations and the community's needs. It is understood that communication is a team effort alongside LHB and Roseville. We have had great success in this over the years.

- As an example, during preconstruction, communication to the neighborhood surrounding the design and phasing will be key. KA, EDEN Resources, and LHB will engage with residents, businesses, and City staff to have clear wayfinding and FAQs created to help everyone deliver the same message.

ISSUE: Construction Unknowns

SOLUTION: *Experience* - Inherently, there will be things that come up both through design and construction. That is where experience kicks in, as well as the ability to have options on the table to help the entire team make the best decision possible to keep moving forward. This team and the accompanying resources were put together to take these challenges head-on. Whether it is evaluating different structure types for the enclosure of the LPCDS or MOC, temporary relocation needs during phase 2 and 3 of construction or procurement/coordination of critical pieces of the MOC, such as vehicle lifts, overhead cranes, lube systems, or wash systems, our team will have the ability to put options on the table to help Roseville make the best decisions.

C2.3. SERVICES

KA takes quality seriously, brings all our resources to bear for success throughout all project phases, and continuously improves how we deliver our projects. We provide integrated BIM/VDC services to streamline collaboration, resolve constructability issues early, and enhance project delivery through advanced 3D coordination and visualization. Our team supports the City with specialized expertise in building science, MEP systems, and sustainability to deliver high-performance outcomes, cost-effective design, and environmental responsibility. Through proactive design phase management, we align stakeholder goals and provide reliable guidance on scope, schedule, and budget throughout the project lifecycle.

Example: Burnsville City Hall + Police Department | *During design, Kraus-Anderson collaborated with the City of Burnsville and the design team to conduct constructability reviews, recommending system and material improvements for schedule efficiency and long-term maintenance. For example, the team advised replacing sections of the exterior envelope with a more durable structure, balancing cost, sequencing, and safety on a complex, active site.*

Awards

City of Rosemount Police + Public Works was awarded the Top Projects Award in *Finance and Commerce* 2024. Click [here](#) to read the article.

C2.4. VALUE ENGINEERING

Kraus-Anderson collaborates early with LHB, the City, and trade partners to evaluate alternative systems, materials, and methods that optimize value across the building's lifecycle. Our process includes continuous value engineering and constructability reviews, transparent cost estimating with real-time scenario modeling, and detailed lifecycle cost analysis that accounts for long-term operational and maintenance expenses. We work to identify long-lead materials early and apply market-driven bidding strategies to further enhance value. This integrated approach helps balance initial costs with aesthetics and long-term function.

[Link to City of Rosemount Public Works + Police Value Engineering Report](#)

Summary | The Rosemount Public Works + Police project involved constructing a nearly \$60 million combined facility with coordinated efforts between multiple design teams and City departments. Delivered through several bid packages and best value bidding, the project included administrative offices, public-facing spaces, and extensive vehicle storage and maintenance areas. Both facilities feature mezzanine storage, specialized workshops, and comprehensive site improvements to support efficient operations.

At the start of the project, Kraus-Anderson determined that the original funding did not reflect current market conditions. This led to close collaboration with the design team and the City to develop cost-effective solutions. Between schematic design and design development, 56 value management opportunities were identified, totaling \$8,188,283. Of these, the City approved 33 items valued at \$3,559,422. Six of the selected items were incorporated as strategic Bid Alternates in the construction documents for competitive bidding, while the remaining approved items were implemented directly into the project scope.

C2.5. COST MODEL | ESTIMATES

Estimating at KA is more than just a bottom-line number. We transparently deliver detail in a collaborative environment that assists with driving decisions to maximize value and align project goals with the available budget. KA will customize the structure and detail of each estimate to give the City the data needed to make informed decisions that focus on value and project performance.

How Was This Developed?

Our team developed the project budget collaboratively with the City of Rosemount, design teams, cost history from completed past projects, and our dedicated cost estimators, reaching out to trade partners to verify pricing. We tracked not only construction costs (GMP) but also soft costs, recognizing their close relationship and collective impact on the overall budget. It was important to both our team and the City that the budget reflect all project-related expenses. In this example, the soft cost categories are rolled up under main task headings, with FF&E highlighted to illustrate how specific items were budgeted. A key feature of the model is its ability to track budget changes throughout the design phases, including any optional scope items that were explored.

Timing of Updates

These budgets were treated as living documents and were updated continuously as design and construction progressed. In this example, the City identified the need for additional square footage early in the design phase. Kraus-Anderson worked closely with the City and design teams to explore three options, enabling informed decision-making. While we provide detailed estimates and budget updates at each major design milestone, we also perform interim updates as needed to reflect ongoing design development.

How Final Construction Cost Compared to This Model

At the bottom of the cost model, we tracked the overall project cost against available funding. Kraus-Anderson successfully delivered the City of Rosemount's project approximately \$3.4 million under the final estimate and \$600,000 under the City's revised funding—while adding significant value in key areas of the project.

Provide the Cost Model for This Project

Kraus-Anderson was fortunate to provide previous cost models for this project and would propose keeping in alignment with those for consistency in tracking across the projects. This is also the benchmark we successfully used across all of our projects and is similar to the example provided for Rosemount.

[Link to City of Rosemount Public Works + Police Sample Cost Model](#)

[Link to City of Roseville Cost Model](#)

C2.6. REQUEST FOR INFORMATION (RFI)

Kraus-Anderson utilizes Autodesk Build to manage the Request for Information (RFI) process, enabling real-time issuance, tracking, and management of RFIs with up-to-date project information accessible to all stakeholders. Automated reminders and weekly project meetings help maintain accountability and timely responses, promoting transparency, schedule adherence, and effective team communication.

[Link to Rosemount Public Works + Police RFI example](#)

[Link to Washington County Central Service Center RFI example](#)

C2.7. SHOP DRAWINGS + SUBMITTALS

Kraus-Anderson processes shop drawings and submittals using Autodesk Build, which enables real-time tracking, review, and management of all project documentation. The project team creates a submittal register, reviews and logs documents within the system, and uses automated workflows to support timely approvals. All records are securely archived and accessible to stakeholders, promoting transparency, accountability, and efficient communication throughout the project.

[Link to Rosemount Public Works + Police Submittal Log](#)

[Link to Washington County Central Service Center Submittal Log](#)

C2.8. SUBCONTRACTING

Kraus-Anderson brings extensive experience with the Construction Manager at Risk (CMaR) delivery model and will work closely with the City of Roseville to establish key subcontractor goals, including inclusion, financial stability, relevant experience, local participation, and labor availability. This collaborative process will guide the development of prequalification criteria that align with Minnesota Statutes and effectively evaluate subcontractors. Kraus-Anderson has successfully led similar qualification-based bidding processes and will implement a comparable strategy for the City of Roseville. An example of prequalification criteria from past projects is included to emphasize the importance of selecting the right subcontractors through a cooperative approach.

To avoid delays in bidding and construction start, Kraus-Anderson will prequalify potential subcontractors at the Design Development milestone. By this stage, sufficient project details will be available to allow Kraus-Anderson, the City, and LHB to jointly identify the required scopes of work. Subcontractors will also have a general understanding of the project's design intent and schedule.

Following bid submission, Kraus-Anderson conducts detailed post-bid interviews with each apparent low bidder. These interviews cover contractual obligations, scope, schedule and labor requirements, material lead times, construction sequencing and phasing, coordination, submittals, and safety protocols. This thorough review confirms subcontractors fully understand their contract requirements and helps prevent gaps or misunderstandings in the construction documents.

Kraus-Anderson's subcontractor management plan extends beyond prequalification and selection. Once on board, subcontractors participate in comprehensive preconstruction meetings to review project expectations, safety standards, and quality benchmarks. Regular on-site coordination meetings are held to address progress, resolve issues, and reinforce project goals.

Ongoing quality assurance is achieved through a combination of daily on-site supervision, scheduled inspections, and systematic punch list reviews. Field teams conduct regular constructability assessments and monitor quality to confirm compliance with project specifications. Any deficiencies are documented and addressed promptly through corrective action plans.

To maintain schedule adherence, Kraus-Anderson requires subcontractors to submit detailed labor force and activity schedules, which are integrated into the master project schedule. Progress is tracked weekly, and any deviations are addressed through collaborative planning sessions. Superintendent Randy Haram will hold weekly forepersons meetings to monitor and confirm adequate staffing levels, and adjustments will be made as needed to mitigate potential delays.

C2.9. PUBLIC RELATIONS

Our team recognizes that effective communication is as critical to a successful project as cost or schedule control. We establish clear, multi-facet communication channels with residents, businesses, elected officials, city staff, and the media so that stakeholders are informed, respected, and engaged throughout the process.

Core Communication Strategies

- » **Dedicated Public Relations Team** – KA and EDEN Resources will coordinate messaging and manage media inquiries in collaboration with the City and LHB. Our team can also assist in preparing press releases.
- » **Integrated into OAC Meetings** – Communication staff regularly attend Owner, Architect, + Contractor (OAC) meetings to remain aligned with the project's objectives and upcoming milestones and address any issues immediately.



Click the photo to view the microsite for the City of Wayzata's Panoway Boardwalk project

» **Site Visibility + Access to Information**

- QR codes on construction signage (locations to be determined by the Project Team) link directly to the project website and/or City website.
- **Example:** *We created 4x6 signs for the City of Rosemount, Chanhassen, and Wayzata which were installed around the project site in high-visibility areas for residents and visitors to scan for project updates.*
- A dedicated project website or a combination of utilizing the City's website with a dedicated link to construction updates that provides timely updates, photos, and FAQs.
- Contact information for our project team will be distributed to adjacent neighbors and businesses so questions or concerns can be addressed promptly.



Click the photo to view the microsite for the City of Rosemount's Public Works + Police facility project

» **Engagement** – Our team tailors public engagement strategies to each project. We have successfully partnered with municipalities to create local videos where our project manager and superintendent provide guided facility tours and progress updates.

- **Example:** *City of Chanhassen: We actively participate in community meetings—offering clear project updates, listening to residents' concerns, and responding directly to their questions. Example: City of Wayzata Panoway Project. Local residents were concerned about the noise from the project. KA, City Staff, and the Design Team held a community meeting outlining facts about the projects and answering resident concerns.*

» We leverage social media, generating enthusiasm and keeping the community informed.

**C2.10. SITE COORDINATION**

Safety is our top priority every day. It is our policy to provide a safe and healthy work environment for all employees, visitors, and staff and to follow all federal, state, and City regulations as they relate to our operations. For the City of Roseville's project, the approach to safely managing construction activities within an active site—while maintaining City operations and minimizing impacts on adjacent public streets and sidewalks—relies on a comprehensive, proactive site logistics and safety management plan.

Our team has begun to draft a site logistics and phasing plan, referenced above, and will be further developed in collaboration with the City of Roseville and LHB. This plan will address traffic flow, material storage, equipment staging, and workforce coordination to optimize both productivity and safety. Key elements include:

- » Clearly defined site entrances and exits, with wayfinding and signage to direct construction, pedestrian, and vehicular traffic safely.
- » Security fencing and barricades to separate construction zones from public areas, maintaining a secure environment for staff, visitors, and the community.
- » Designated delivery and laydown areas to streamline material handling and reduce congestion, with deliveries scheduled during off-peak hours to minimize disruption.
- » Coordinate with City departments to maintain uninterrupted access to all occupied buildings and essential City services, including emergency access routes.
- » Regular communication and coordination meetings with City staff, facility users, and adjacent property owners to address upcoming activities, adjust plans as needed, and provide timely updates on any changes to access or operations.

To maintain City operations, our team will implement a disruption avoidance plan, which includes phasing construction activities to keep critical services operational, scheduling high-impact work during off-peak times, and providing alternative routes for pedestrians and vehicles as needed. All operations will comply with state and federal OSHA regulations, and a site-specific safety plan will be in place, including emergency management protocols and jobsite orientation for all workers.

Traffic control measures will be coordinated with the City of Roseville and may include temporary signage, flaggers, and clearly marked pedestrian pathways. Our team will monitor and adjust these measures throughout the project to confirm safe and efficient movement around the site.

C2.11. NOISE + DUST CONTROL

Kraus-Anderson implements comprehensive dust and noise control measures to minimize disruptions and maintain a courteous environment for the surrounding neighborhood. The team uses barriers, water suppression, and scheduled work hours to limit dust migration and reduce noise impact. Regular communication with neighbors and stakeholders keeps them informed of upcoming activities, while proactive monitoring allows for prompt adjustments as needed. These efforts reflect a commitment to maintaining community trust and supporting a safe, respectful project environment.

C2.12 COMMUNICATIONS

We will employ a proactive, transparent, and collaborative format to establish open communication between the City of Roseville and LHB, as well as businesses, residents, and stakeholders. Our tools include:

- » **Autodesk Build:** This is considered one of the best communication tools in the industry. It allows for real-time communication so that all trades and members of the project team are working off the same plans, housing all key, up-to-date project information, including plans, specifications, shop drawings, product information, Requests for Information (RFI), Potential Change Orders (PCO), Change Orders (CO), punch lists, observation reports, daily project logs, progress photos, and other project-specific items.
- » **Owner, Architect, + Contractor Meetings (OAC):** Project Manager Ben Albrecht will lead regular OAC meetings. The team will determine the cadence of these meetings. We recommend a weekly or bi-weekly OAC meeting where we will review project updates on safety, schedule, quality, and budget.
- » **City Council Meetings/Workshops:** At the direction of City staff, KA will attend all applicable City Council or workshop meetings to discuss and update elected officials and Boards.
- » **Construction Update Website:** KA is able to utilize construction web pages to provide an always-available update that stakeholders can access via a link or QR code.

[Link to OAC Meeting Schedule + Minutes Example](#)

C2.13 SUSTAINABLE CONSTRUCTION METHODS

Kraus-Anderson's Sustainability Commitment

Kraus-Anderson proudly participates in the national Contractor's Commitment, advancing healthier, more sustainable construction practices. By reducing embodied carbon, minimizing waste, selecting healthier materials, and improving air quality, we help create buildings that are safer, cleaner, and higher-performing—for both workers and future occupants. Our commitments are formally captured in our People, Planet, and Purpose ESG plan that KA completed this past year. It includes high-level goals for the company across environmental, social, and governance categories to encourage continuous improvement of our programs and processes.

How We Can Support Roseville's Goals

- » **Operational Efficiency + Lifecycle Costing:** We provide energy audits, modeling, and lifecycle cost analysis to identify strategies that cut energy use while delivering long-term value. Recently, we have completed many lifecycle analyses of HVAC systems comparing the capital and operational costs of traditional HVAC systems to a geothermal heat pump system that leverages the Inflation Reduction Act.
- » **Embodied Carbon + Material Health:** Our team guides material and system selection to reduce carbon impacts, avoid toxic products, and enhance indoor environmental quality. Recently, we helped a client build a parking ramp and identify a lower carbon concrete alternative at no extra cost.
- » **Sustainable Construction Practices:** We minimize on-site waste, resource use, and emissions by reusing materials, separating waste streams, reducing fuel consumption, and protecting indoor air quality. In a recent project, we piloted a battery-tied generator to reduce fuel consumption on site, save the client money, cut harmful emissions, and reduce noise on site.
- » **Green Building Certification:** With over 125 green building projects completed, including city facilities, our LEED Fellow—led team provides expert project management for timely, successful certifications. Most recently, our team helped with the certification process for Minnesota's first LEED Platinum home, built by a local Youthbuild program in St. Paul.
- » **Funding + Incentives:** We navigate utility programs, IRA grants, and other funding opportunities to maximize financial support for sustainable technologies like geothermal and electrified systems. We have assisted 15 projects navigate IRA funding, including lifecycle costing of various mechanical systems, and have familiarity with the reporting requirements associated with the IRA.

C3. Cost Estimating

C3.1 [Link to Cost Estimates + Final Project Costs for Rosemount Public Works + Police](#)

If the estimates were not the same as the final project cost, please explain the discrepancy:

In Section C2.5, we provided the cost model that includes our estimates for Rosemount Public Works + Police. Keeping in line with that section, we are attaching our detailed CD estimate and how it ties in with the overall cost model for the project.

Our estimates are extremely detailed and have the ability to break out a variety of value engineering options that can be explored throughout the design process. For Rosemount, the overall project came in under budget, with roughly \$1M in total project costs below our estimate. This allowed them to buy back specific value-adds toward the end of the job.



C4. Scheduling

[Link to Sample Construction Schedule](#)

C4.1 Sample Construction Schedule + Narrative Project Plan for Preconstruction and Construction Services

The master project schedule for the City of Roseville encompasses all phases of work: Pre-Construction, Community Engagement, Construction, and Post-Construction. The schedule incorporates key milestones, Owner-driven activities (e.g., abatement, FF&E coordination, technology integration, and move-in), and trade-specific timelines, providing a comprehensive and transparent view of the project's overall timeline.

Our goal is to work in tandem with the City and LHB so that the design progression supports an on-time Guaranteed Maximum Price (GMP) development and construction start.

Project Schedule + Coordination

Our schedule aligns with the City's and LHB's review timelines, using logic-based sequencing to connect design deliverables, decision points, and construction milestones. Key considerations include:

- » Coordinating design milestones with review durations and approvals
- » Time allowances for City Council or departmental approvals
- » Scheduling buffer zones to accommodate potential resubmittals or design changes

We have a strong working knowledge of municipal project processes, including City Council approvals, permitting workflows and regulatory coordination. Based on experience with municipal clients such as the Cities of Oakdale and Rosemount, we account for the following:

- » City Council meetings for approvals
- » Plan review durations by local building departments
- » Coordination with IT, public safety, and facility management stakeholders

Our schedule accommodates these timeframes to support alignment and reduce the risk of delays due to missed approvals.

Construction Milestones

- » Completion of design milestones (e.g., Concept, Schematic, Design Development, and Construction Documents)
- » Permitting and plan review submission/approval
- » GMP finalization date
- » Notice to Proceed / contracts
- » Start and completion of critical trades (e.g., structural steel, MEP rough-ins, exterior envelope)
- » Substantial completion
- » Owner move-in and commissioning

Each milestone is logically tied to its dependent activities, allowing for real-time tracking and schedule adjustments if needed.

Procurement + Submittals

We align critical submittals with the schedule, using a detailed procurement log for early procurement items (e.g., precast, steel, HVAC, electrical) and long-lead finishes. This approach:

- » Prevents downstream delays
- » Coordinates discipline-specific tasks (e.g., MEP before ceilings)
- » Supports transparent communication among trades

C4.2. POTENTIAL RISKS TO ACHIEVING SUBSTANTIAL COMPLETION DATE

Potential issues that could impede achieving substantial completion include:

- » Long lead times for specialty materials or equipment
- » Delays in permitting or agency reviews
- » Design changes late in the process
- » Labor availability and market fluctuations

C4.3. STRATEGIES TO AVOID +/- OR MITIGATE PROJECT CONSTRUCTION DELAYS

To avoid delays, we implement the following proactive strategies:

- » Early identification of long lead items and early procurement
- » Regular schedule updates and look-ahead meetings
- » Collaborative planning with the City and LHB during preconstruction
- » Leveraging our in-house Technical Resources team for early constructability reviews and clash detection

C4.4. SUMMARIZE THE INFORMATION, FROM RFQ ATTACHMENT C SECTION 3, COMPARING INITIAL CONTRACT TIME TO ACTUAL COMPLETION TIME FOR ALL SUBMITTING COMPARABLE PROJECTS.

Our staffing plan includes a 100% full-time superintendent (Randy Haram), as shown in the staff hours.

C5. Fee Structure

C5.1.1. PROVIDE ANY UPDATES OR MODIFICATIONS TO THE FEE PROPOSAL IN ATTACHMENT D1 IN THE RFQ, PLEASE USE THE SAME FORMAT. IF NO UPDATES ARE INCLUDED, THE FEE PROPOSAL FROM THE RFQ WILL BE USED FOR SCORING.

Kraus-Anderson does not have any updates to our fee sheet. If there are questions on any items presented, our team is happy to answer them.

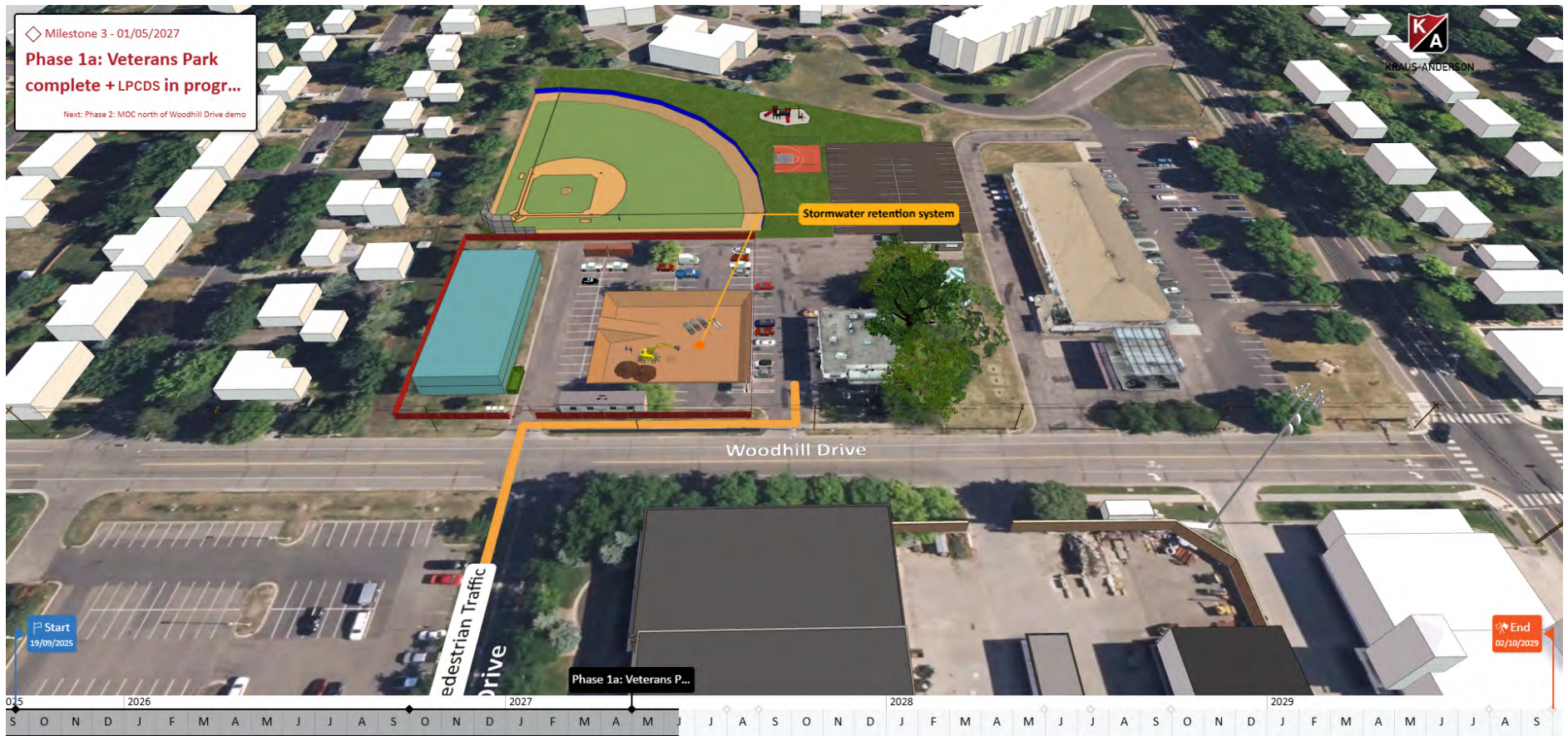
C5.1.2 PROVIDE ANY ADDITIONAL INFORMATION NEEDED TO CLARIFY THE PROPOSED FEE STRUCTURE

Our staffing plan includes a 100% full-time superintendent (Randy Haram), as shown in the staff hours.

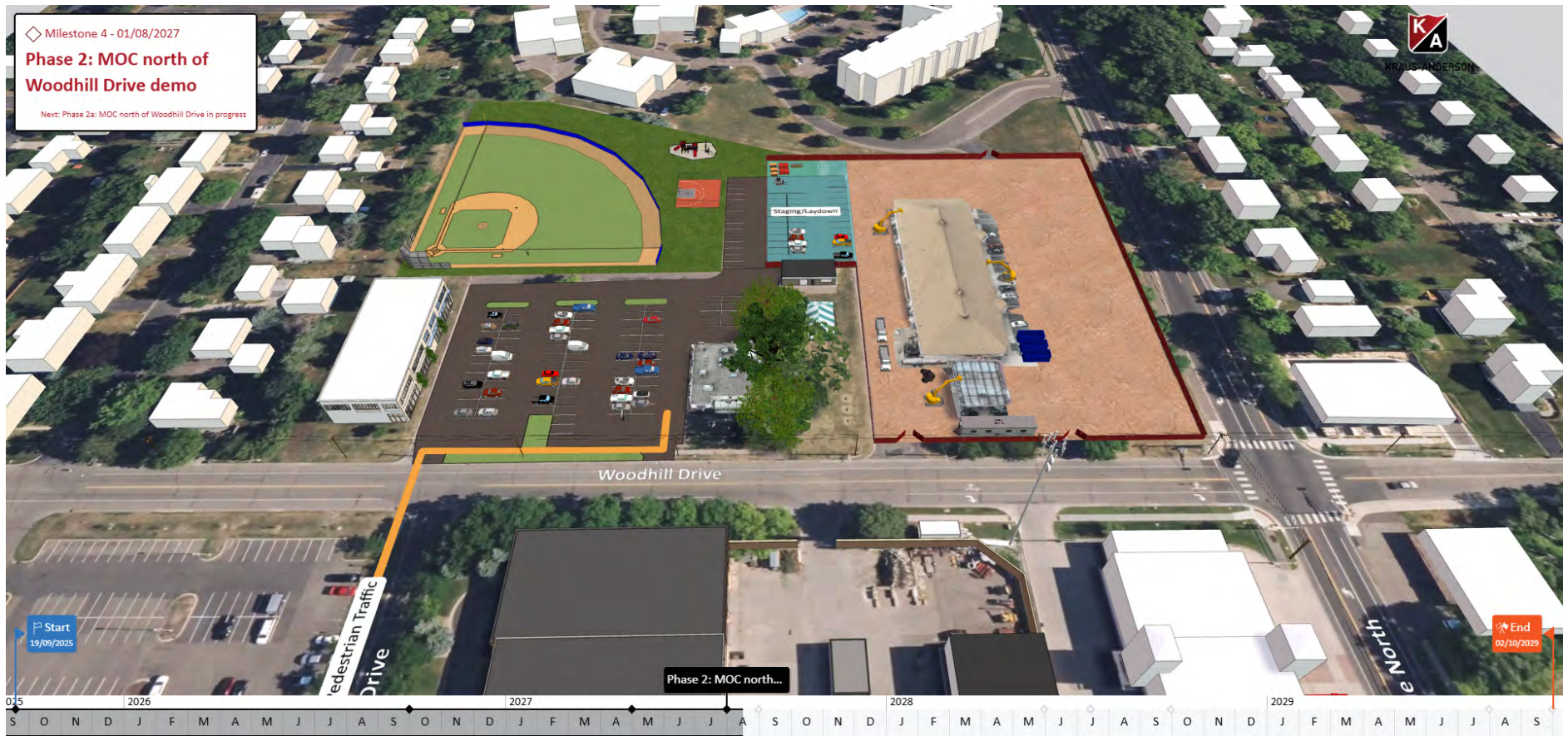
[Jump Back to Page 5](#)



[Jump Back to Page 5](#)



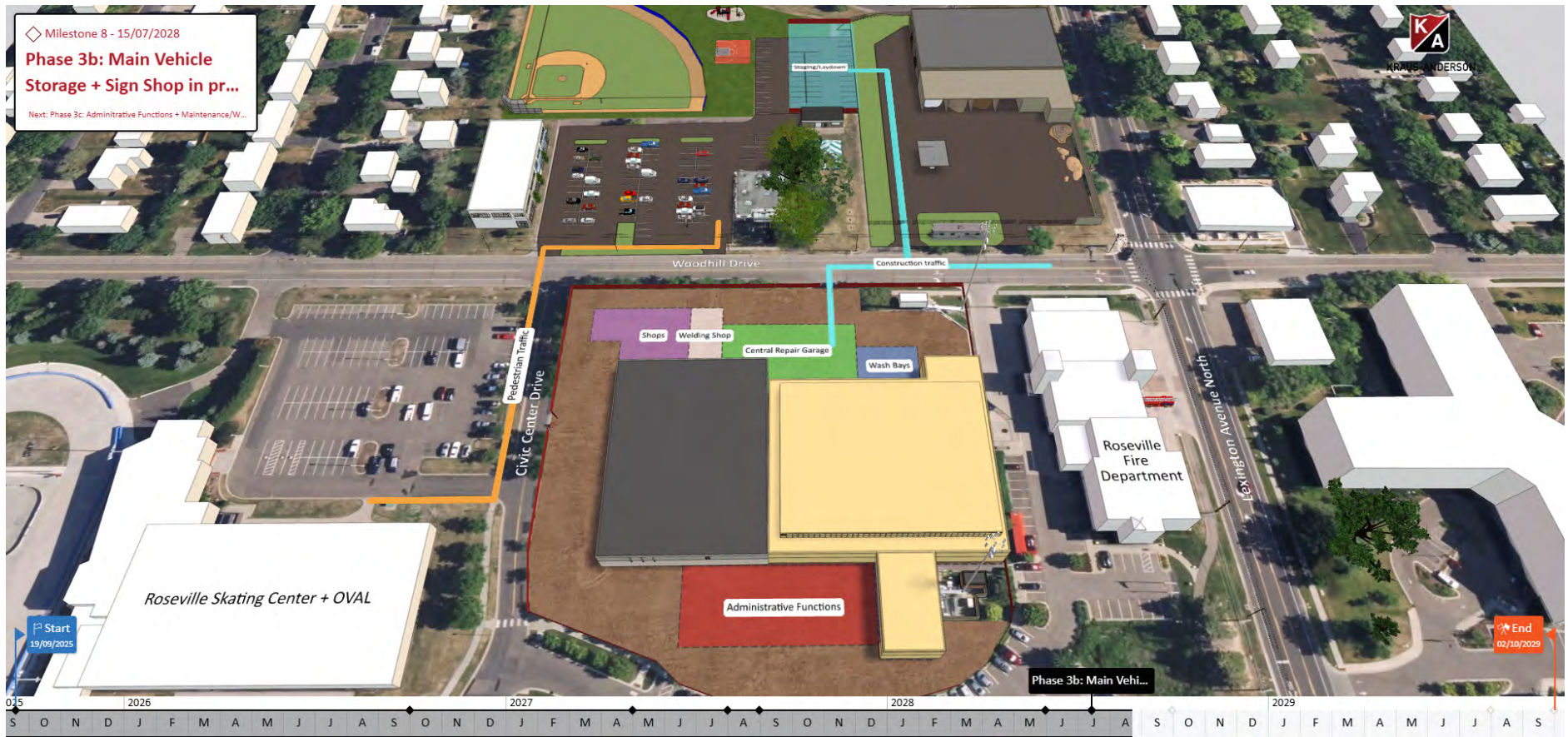
[Jump Back to Page 5](#)



[Jump Back to Page 5](#)



[Jump Back to Page 5](#)



[Jump Back to Page 5](#)



[Jump Back to Page 6](#)

Rosemount Public Works and Police Department							
Value Engineering Log							
Item #	Description	Qty	Unit	Unit Cost	Total	Remarks	Priority or Option
1	Clearstory in both PW vehicle Storage and Maintenance	1	ls	\$1,000,000.00	\$1,000,000		3
2	Reduce Tile Cost (to \$21/sf)	1	ls	\$60,000.00	\$60,000	Current range is \$25/sf to \$52/sf	1
3	Reduce ACT ceiling unit pricing to \$5/sf vs \$7.5/sf	1	ls	\$60,000.00	\$60,000	Both PD and PW	1
4	Reduce Acoustical Treatments in PD	1	ls	\$35,000.00	\$35,000	Remove 100% of AWP-1 (currently in holding interview rooms only). Keep \$95k of AWP-3	3
5	Change PW break room 1238 ceiling to ACT1 vs ACP2	1,450	sf	\$42.50	\$61,625		2
6	Change Screenwall at the front of the building only PW Side 350lf @17'h from precast to security fence	1	ls	\$303,100.00	\$303,100	Includes a 8' decorative security fence back	2
7	Change Screenwall at the front of the building only PD Side 105lf @17'h	1	ls	\$90,930.00	\$90,930	Includes a 8' decorative security fence back	5
8	Eliminate underground rainwater collection system	1	LS	\$150,000.00	\$150,000	Confirm with enviro committee	3
9	Gravel between washbay and maintenance in lieu of asphalt	1,778	SY	\$30.00	\$53,333		2
10	All asphalt to be Medium Duty (8"agg, 2" & 2")	1	ls	\$260,000.00	\$260,000		4
11	Parking lots to Light duty (8"agg, 2", 1.5")	1	ls	\$40,000.00	\$40,000		2
12	Remove concrete around building perimeter	500	sy	\$98.00	\$49,000	Assumes HD asphalt in its place (keep rain leader splash)	2
13	Reduce Generator to 750kw vs 1,000kw	1	ls	\$250,000.00	\$250,000		2
14	Change tile wainscot from tile to wall covering	5,384	sf	\$14.00	\$75,376	PD corridors only. Tile \$24/sf vs a koraseal at \$6-\$10/sf	2
15	Remove the Opp partition in main training room & soffits	1	ls	\$70,000.00	\$70,000		3
16A	Reduce Employee entry canopies to 7' out in both PD and PW	1	ls	\$41,500.00	\$41,500		2
16B	Eliminate Employee entry canopies in both PD and PW	1	ls	\$73,500.00	\$73,500		4
17A	Delete perimeter radiation but use diffusers to wash the windows	1	ls	\$169,000.00	\$169,000		4
17B	Change Fintube from Runtal to a standard fintube	460	lf	\$90.00	\$41,400		3
17C	Reduce fintube at training, breakrooms, conf.	1	ls	\$90,000.00	\$90,000		2
18	Delete the exterior snow melt system from sidewalks	13,500	sf	\$3.00	\$40,500	Alternate	2
19	Eliminate the Opp Partition in PW breakroom	1	ls	\$45,000.00	\$45,000	Includes Opp wall, steel structure and gyp soffit	2
20	Change trench drains from 12" to 6"	1,150	lf	\$105.00	\$120,750	PD garage and PW garage & maintenance	2
21	Change PD Copy/work 1095 1070a ceiling to ACT1 vs WDC1	300	sf	\$50.00	\$15,000		2
22	Change PD&PW lobby ceiling to ACT vs WDC1	410	sf	\$50.00	\$20,500		3
23	Remove redundant water softener tank	1	ls	\$5,000.00	\$5,000		1
24	PW general storage ceiling to painted structure vs ACT	425	sf	\$5.00	\$2,125		1
25	Eliminate High Density storage in evidence	1	ls	\$70,000.00	\$70,000		2
Bid Alternate Options							
1	Bid Alternate Salt Storage	1	LS	\$286,455		Bid as Alt but not included in VE totals yet	5
2	Bid Alternate Cold Storage	1	LS	\$615,685		Bid as Alt but not included in VE totals yet	5
3	Bid Alternate Material Storage	1	LS	\$178,656		Bid as Alt but not included in VE totals yet	5
4	Bid Alternate Underground Storm Retention	1	LS	\$150,000		Bid as Alt but not included in VE totals yet	3
5	Add in Screenwall Alternate on PW	1	LS	\$303,100			2
6	Add in Snowmelt System	1	LS	\$40,500			2
TOTAL VE					\$3,292,639		
Sub Total by Priority / Option							
Priority / Option 1:					\$127,125	Sum of each VE Option or Priority Level	1
Priority / Option 2:					\$1,255,184	Sum of each VE Option or Priority Level	2
Priority / Option 3:					\$1,316,900	Sum of each VE Option or Priority Level	3
Priority / Option 4:					\$502,500	Sum of each VE Option or Priority Level	4
Priority / Option 5:					\$90,930	Sum of each VE Option or Priority Level	5
Priority / Option 6:					\$0	Sum of each VE Option or Priority Level	6

[Jump Back to Page 7](#)

Rosemount Public Works and Police Department

City of Rosemount

1/7/2025

Rosemount PW & PD					
Description	Original Budget	Concept Estimate (PW-Better, PD-Best)	SD Estimate "With priority 1 & 2 VE"	DD Estimate "With priority 1 & 2 VE"	Bid Day Update
Update Date	12/16/21	04/26/22	10/04/22	01/03/23	01/07/25
PROJECT REVENUE / FUNDING			A	B	
Bond Referendum	\$40,000,000.00	\$55,000,000.00	\$55,000,000.00	\$60,000,000.00	\$58,168,898.00
State Revenue					
TOTAL PROJECT REVENUE	\$40,000,000.00	\$55,000,000.00	\$55,000,000.00	\$60,000,000.00	\$58,168,898.00
Construction Duration (months)	13	15	17	17	17
PROJECT AREA BREAKDOWN					
New Construction GSF - PW	70,346	107,016	113,430	111,383	111,383
New Construction GSF - PD	48,629	48,879	47,755	48,718	48,718
Total GSF	118,975	155,895	161,185	160,101	160,101
Site Area (Acres)	20	20	20	20	20
CONSTRUCTION COSTS					
New Construction - BP1	\$12,310,550	\$22,380,908	\$29,845,018	\$ 29,462,474	\$ 14,755,715
New Construction - BP2	\$14,345,555	\$14,874,229	\$15,747,369	\$ 17,606,803	\$ 30,153,488
B3 Upgrade Costs	\$0	\$0	\$0	\$ -	\$ -
Value Engineering / Outstanding Scopes of Work	\$0	\$0	(\$2,177,113)	\$ (1,382,309)	\$ -
Remove Add Alternates				\$ -	\$ -
Design Contingency	\$666,403	\$931,378	\$800,000	\$ -	\$ -
Total Bid Day	\$27,322,508	\$38,186,515	\$44,215,274	\$ 45,686,968	\$ 44,909,203
Escalation		\$1,909,326	\$2,210,764	\$ 2,284,348	\$ -
Construction Contingency					
Remaining Contingency	\$1,366,125	\$1,909,326	\$2,210,764	\$1,827,479	\$2,395,460
Pending Changer Orders					
Executed Change Orders					
Construction Management					
General Conditions	\$500,000	\$600,000	\$680,000	\$680,000	\$680,000
Pre-Construction Services	\$28,000	\$28,000	\$28,000	\$28,000	\$28,000
Site Services & Reimbursable	\$772,421	\$900,000	\$1,020,000	\$1,020,000	\$1,047,701
CONSTRUCTION COSTS SUB TOTAL	\$29,989,054	\$43,533,167	\$50,364,802	\$51,526,795	\$49,060,364
Construction Cost / GSF	\$252	\$279	\$312	\$322	\$306
Percent Construction Cost	75%	80%	84%	84%	85%
SOFT COSTS					
Design Fees and Reimbursable	\$2,532,570.15	\$3,580,469.83	\$4,143,007.40	\$3,785,680.11	\$3,750,882.00
Permits, Plan Reviews & Fees	\$374,557	\$371,260	\$411,049	\$441,006	\$443,146
Utilities - Connections	\$95,000	\$95,000	\$95,000	\$95,000	\$102,505
Pre-Construction Surveys & Studies	\$42,500	\$47,000	\$47,000	\$47,000	\$47,000
Testing & Inspections	\$428,975	\$565,895	\$571,185	\$570,101	\$370,000
Bidding, Legal, Finance & Misc.	\$96,500	\$96,500	\$96,500	\$96,500	\$156,500
District Purchase Orders	\$263,307	\$316,556	\$346,937	\$202,757	\$322,252
FF&E Expenses					
Furniture Allowance/Costs	\$951,800	\$700,000	\$640,000	\$640,000	\$712,000
Specialty Equipment (PD)	\$1,000,000	\$1,000,000	\$400,000	\$400,000	\$400,000
Equipment Allowance (PW)	\$2,000,000	\$2,000,000	\$1,900,000	\$1,900,000	\$750,000
Technology Allowance	\$1,546,675	\$1,500,000	\$1,280,000	\$1,280,000	\$731,629
Cell Booster					\$110,928
800MHz Radio System					\$83,974
Logis Server Room and Fiber to building					\$45,590
Network Equipment (Switches, Controllers, Access points)					\$189,200
UPS Battery Back up					\$10,920
PCs for conference rooms					\$5,546
Click Share Devices					\$14,795
PD Work Station Computers					\$46,063
PD Evidence Tech					\$15,569
DAS Installation					\$11,335
Cable Patch work for Server rooms & IDF					\$6,738
Network Configuration					\$6,800
Computer Work Station Relocation					\$914
Furnishings / Consultant Fees	\$384,893	\$364,000	\$0	\$0	\$0
FFE Contingency	\$294,168	\$278,200	\$0	\$0	\$157,100
SOFT COSTS SUB-TOTAL	\$10,010,946	\$10,914,881	\$9,930,679	\$9,458,044	\$8,491,385
Soft Costs / SF	\$84	\$70	\$62	\$59	\$53
Percent Soft Costs	25%	20%	16%	16%	15%
TOTAL PROJECT COSTS	\$40,000,000	\$54,448,048	\$60,295,481	\$60,984,839	\$57,551,749
Project Cost / GSF	\$336	\$349	\$374	\$381	\$359
VARIANCE (OVER) / UNDER	\$0	\$551,952	(\$5,295,481)	(\$984,839)	\$617,149

[Jump Back to Page 7](#)
**Maintenance Operations Center
City of Roseville**
2025-2027 2026-2028


10/10/2025	Maintenance Operations Center											Center	
Description	Original Concept 2022 Study	MOC	Original VFW/License/Dance	Concept A VFW/License/Dance	Concept B VFW/License/Dance	Concept B.1 VFW/License/Dance	Concept B.2 VFW/License/Dance	Concept B.3 VFW/License/Dance	Concept C MOC	Concept C License/Dance	Current Overall Budget		
Update Date	10/06/22	05/05/25	05/05/25		05/05/25	05/05/25	05/05/25	05/05/25	05/05/25	06.06.25	06.06.25	09/08/46	6/10/2025
PROJECT REVENUE / FUNDING		X		X								DO NOT MODIFY	Mark w/ "X" to specify which update carries forward
Referendum/Bonding												\$0.00	Hard plug revenue sources and amount
Local Option Sales Tax												\$0.00	Hard plug revenue sources and amount
IRA Funding												\$0.00	Hard plug revenue sources and amount
CIP												\$0.00	Hard plug revenue sources and amount
Rebates (Tax/Energy etc.)												\$0.00	Hard plug revenue sources and amount
Other Funding Sources												\$0.00	Hard plug revenue sources and amount
TOTAL PROJECT REVENUE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00	
Project Revenue Proportions	\$DIV/0!	\$DIV/0!	\$DIV/0!	\$DIV/0!	\$DIV/0!	\$DIV/0!	\$DIV/0!	\$DIV/0!				\$DIV/0!	Estimate Update / Current Overall Budget
PROJECT AREA BREAKDOWN													
Public Works Facility	122,000	122,000							128,895		122,000		
License Center/Dance Studio	19,600		19,600	18,977	18,755	17,517	17,149	17,149	0	19,600	18,977		
VFW	10,500		10,500	10,461	10,620	10,620	12,680	10,461	0	0	10,461		
Retail/Commercial Space			0	0	0	10,347	13,165	16,215	0	0	0		
Renovation GSF											0		
Total GSF	152,100	122,000	30,100	29,438	29,375	38,484	42,994	43,825	128,895	19,600	151,438	Formula	
Site Area (Acres)	12	12									12		
CONSTRUCTION COSTS													
Site	\$7,077,322	\$5,241,083	\$2,800,000	\$3,550,000	\$2,800,000	\$2,800,000	\$2,800,000	\$2,800,000	\$4,698,200	\$2,529,800	\$8,791,082.83	Concept	
Salt/Sand/Brine Building	\$1,701,385	\$1,962,455							\$1,600,000		\$1,962,455.00	Concept	
Fuel Island		\$900,000							\$900,000		\$900,000.00	Concept	
Exterior Covered Storage	\$518,400	\$627,264							\$627,264		\$627,264.00	Concept	
Main Operations Facility	\$27,203,386	\$30,284,500							\$25,804,220		\$30,284,500.00	Concept	
North Support Site Storage Building									\$3,800,000				
License Center/Dance Studio	\$5,157,541		\$6,240,625	\$6,578,560	\$5,352,748	\$3,786,049	\$3,666,785	\$3,666,785		\$6,240,625	\$6,578,560.00	Concept	
VFW	\$3,500,375		\$4,235,454	\$3,044,151	\$2,761,200	\$2,761,200	\$2,713,520	\$3,044,151			\$3,044,151.00	Concept	
Retail/Commercial Space						\$2,328,075	\$2,962,125	\$3,648,375			\$0.00	Concept	
Value Management											\$0.00	N/A	
Design Contingency	\$3,612,672	\$3,121,224	\$1,062,086	\$1,053,817	\$1,091,395	\$1,167,532	\$1,214,243	\$1,315,931	\$3,742,968	\$701,634	\$4,175,041.03	8% Concept A, 10% Concept B & C	
Escalation to 2027 Midpoint (4%/year)	\$14,310,326	\$3,370,922	\$1,147,053	\$1,138,122	\$960,427	\$1,027,429	\$1,068,534	\$1,158,019	\$3,293,812	\$757,765	\$4,509,044.31	Originally 7%/year- updated to current market	
Total Bid Day	\$63,081,407	\$45,507,448	\$15,485,219	\$15,364,650	\$12,965,770	\$13,870,285	\$14,425,207	\$15,633,261	\$44,466,465	\$10,229,824	\$60,872,098.16		
Contingency													
Remaining Contingency	\$2,438,555	\$2,275,372	\$774,261	\$768,233	\$648,288	\$693,514	\$721,260	\$781,663	\$2,667,988	\$511,491	\$3,043,604.91	Contingency Budget / Remaining w/ Formula	
Pending Changer Orders											\$0.00	PCO Log Totals	
Executed Change Orders											\$0.00	Executed Change Orders	
General Conditions		\$720,000		\$420,000	\$420,000	\$420,000	\$420,000	\$420,000	\$720,000	\$420,000	\$1,140,000.00		
CONSTRUCTION COSTS SUB TOTAL	\$65,519,962	\$48,502,820	\$16,259,479	\$16,552,883	\$14,034,058	\$14,983,799	\$15,566,467	\$16,834,925	\$47,854,452	\$11,161,315	\$65,055,703.07		
Construction Cost / GSF	\$430.77	\$397.56	\$540.18	\$562.30	\$477.76	\$389.35	\$362.06	\$384.14	\$371.27	\$569.45	\$599.66	Construction Costs Sub Total / Total GSF	
Percent Construction Cost	79%	80%	77%	77%	77%	77%	77%	79%	79%	157%	157%	Construction Costs Sub Total / Total Project Cost	
SOFT COSTS	\$17,877,494.00	\$12,125,705	\$4,877,844	\$4,965,865	\$4,210,217	\$4,495,140	\$4,669,940	\$5,050,477	\$12,920,702	\$3,348,394	\$17,091,569.90		
Design Fees and Reimbursable													
Construction Management Fee													
Permits, Plan Reviews & Fees													
Utilities - Connections													
Pre-Construction Surveys & Studies													
Testing & Inspections													
Bidding, Legal, Finance & Misc.													
City Purchase Orders													
FF&E Expenses													
SOFT COSTS SUB-TOTAL	\$17,877,494	\$12,125,705	\$4,877,844	\$4,965,865	\$4,210,217	\$4,495,140	\$4,669,940	\$5,050,477	\$12,920,702	\$3,348,394	\$17,091,569.90		
Soft Costs / SF	\$117.54	\$99.39	\$162.05	\$168.69	\$143.33	\$116.81	\$108.62	\$115.24			\$268.08		
Percent Soft Costs	21%	20%	23%	23%	23%	23%	23%	23%			43%		
TOTAL PROJECT COSTS	\$83,397,456	\$60,628,526	\$21,137,323	\$21,518,747	\$18,244,276	\$19,478,939	\$20,236,407	\$21,885,402	\$60,775,155	\$14,509,709	\$82,147,272.97	Constr. Cost + Soft Costs	
Project Cost / GSF	\$548.31	\$496.96	\$702.24	\$730.99	\$621.08	\$506.16	\$470.68	\$499.38			\$1,227.94	Total Project Cost / Total GSF	
Low Range	\$75,057,710	\$54,565,673	\$19,023,591	\$19,366,873	\$16,419,848	\$17,531,045	\$18,212,767	\$19,696,862	\$54,697,639	\$13,058,738			
Mid Range	\$83,397,456	\$60,628,526	\$21,137,323	\$21,518,747	\$18,244,276	\$19,478,939	\$20,236,407	\$21,885,402	\$60,775,155	\$14,509,709			
High Range	\$91,737,202	\$66,691,378	\$23,251,056	\$23,670,622	\$20,068,703	\$21,426,833	\$22,260,048	\$24,073,942	\$66,852,670	\$15,960,680			

[Jump Back to Page 7](#)

Rosemount Police & Public Works Campus

Rosemount RFI Summary report

RFI summary

Rosemount RFI Summary report



Created on	Sep 15, 2025, 1:42 PM CDT
Created by	Ken Francois (Kraus-Anderson Construction Company)
Total items	187

Contents

189 - Agrecol Short and Showy Vegetative Mat	5
191 - MHR-1 Hose Reel Controller	5
190 - Wallcovering Questions	5
188 - Switchgear Lighting.....	5
187 - C2 Display Case doors	5
186 - Dual Shade Window Verifications.....	5
185 - Media Converters.....	5
182 - Cold Storage Slab Sealer and Vapor Barrier.....	5
181 - Wireless Presentation Device	5
180 - Cold Storage Backbone.....	5
183 - Domestic Water Heater Alarms.....	5
184 - Corayvac Condensate Drains	6
179 - Defensive Tactics Room Pad Graphics	6
178 - Decorative Fence Mounting within CIP Wall Openings	6
177 - ADA Path at Driveway Aprons	6
176 - Dust Collector Duct Size	6
174 - IDF Closet Add in Area F.....	6
175 - Panic & Lockdown Buttons	6
173 - K9 Room 1101 Base Clarification	6
171 - Clarification for Fiber to Fuel Island from Building	6
170 - Paint Clarifications	6
172 - Vacuum Assist Radiant Tube Heater Controls.....	6
169 - Cold Storage Slab.....	7
168 - Detention Door Hardware	7
166 - Card Reader Pedestal Locations	7
167 - Hot Water Diff Pressure Sensor Location	7
165 - Destrat fan controller and sensor location.....	7
164 - PC Location.....	7
163 - Storm Shelter Fresh Air	7
162 - Acoustical level in Interview Rooms	7
161 - PR#19 Floor Box Dimensions	7
156 - Temp and moisture sensor relocation	7
157 - Enclosure location in Bearcat Room 1018	7
154 - Dimensions for Can Lights in Area B & Area C.....	8
155 - Breakroom 1012 Pendant Light Elevation.....	8
158 - NAC RFI 002 - Sensor & Thermostat Locations	8
160 - BAS Sensor Locations	8
152 - Temp sensor stub ups and rough ins	8
153 - Delta Panel Flashings @ Precast	8
159 - Detailing @ Window RO's & Delta Panels	8
151 - Inline Filter Bank Dimensions	8
150 - Grout Color Selection	8
149 - S202 Trench Detail	8
148 - MS-2 being a UC501 reveal panel.....	8

[Jump Back to Page 7](#)

Rosemount Police & Public Works Campus	Rosemount RFI Summary report
147 - Increase Width of Salt Storage.....	8
144 - Evidence Garage Exhaust Duct.....	9
145 - Boiler room questions/clarifications.....	9
146 - RTU Curb Infill.....	9
143 - Fume Panel Circuit.....	9
141 - Area D Recessed Can Lighting Control.....	9
142 - Area D Roof Drain Heat Trace.....	9
140 - GUN RANGE (ACTION TARGET) MISSED CIRCUIT & LOW VOLTAGE WIRING.....	9
139 - Mini Server Rack Mounting Height.....	9
138 - Area E - HVAC Relocation - Cross Bracing.....	9
137 - TLB-1 Tile Base.....	9
136 - Roof Blocking at Parapets.....	9
135 - Open Office 1231 Data Locations.....	10
134 - Response to RFI #106 - Revised Type L Fixture Layout.....	10
132 - NAC RFI#001 - Flow Sensors.....	10
131 - Pop Up Receptacles.....	10
133 - Gas and water below floor.....	10
129 - Sidewall Heads in IT Rooms.....	10
130 - Tamper Resistant Heads.....	10
128 - Display Elevation Details.....	11
127 - Squad Car Light Bar Switch.....	11
126 - Fence Specification Clarification.....	11
125 - Waterproofing at Wash Bay Trench Drain.....	11
124 - EnviroFan Mounting Heights.....	11
123 - Exterior Man Door Card Reader & Receptacle Locations.....	11
122 - Vestibule 1011 Grid Line K- 8" Beam Flange Conflict With 6" Stud Exterior.....	11
121 - Concrete at Prefab Trench Drains.....	12
118 - Alcove C-7 Can Light Controls.....	12
119 - Alcove C-11 Can Light Controls.....	12
120 - Precast Embed & Steel Connection.....	12
117 - Neenah R4994 Trench Grate.....	12
116 - Storefront Door Mid-Rail Heights.....	12
109 - In Use Sign Specs.....	12
112 - Floorbox Dimensions #3.....	12
111 - Floorbox Dimensions #2.....	12
110 - Floorbox Dimensions.....	12
113 - SCADA 1211 Rough-In Requirements.....	12
114 - Shared Entry Switch Location.....	12
115 - Aboveground tank design.....	12
108 - Pole Mounted Network Enclosures.....	12
107 - Locksets for Openings 1004A, 1084 and 1088.....	13
103 - Washout and Granular Storage Concrete Walls.....	13
102 - MAU & Ventilation Control Panels.....	13
104 - Exhaust Fan & Lighting in Washbay Sequence of Operations.....	13
105 - Mens & Womens Restrooms Recessed Can Light Controls.....	13
100 - HSS on top of beams Between Joist.....	13
101 - Generator & Utility Concrete Pad Details.....	13
99 - Roof Framing area D & E, comments on returned approval drawings conflict w.....	13
98 - Mezz Framing & Elevations S102 & Conflicting Steel from Approval comments.....	13
97 - Crushed Aggregate Below Slabs.....	14
96 - Rooms 1244 & 1245 Ceiling Height.....	14
106 - Type L Light Fixture Layout - Confirming RFI.....	14
93 - FP9 Location in Room 1270.....	14
92 - Law Enforcement and Pistol Locker Finish.....	14
91 - Grid A columns S101F precast conflict.....	14
95 - Device Heights in 1253, 1254, 1255, 1256, 1257, 1258, 1259, and 1260.....	14
94 - Welding Outlets.....	14
90 - Bollard Covers.....	14
89 - Precast Bottom Wall Condition.....	14
83 - Device Elevations.....	14
88 - Car Wash Clarifications.....	14
80 - Bollards.....	15
78 - Lintels in CMU Walls.....	15
79 - Fiberglass Frame Depth.....	15
77 - Axon Camera Rough-In.....	15
85 - Room 1025 Decon - Sink Receptacle Location.....	15
84 - Monitored & Controlled Detention Lock Rough-In.....	15
81 - TV Location Rough-In.....	15

[Jump Back to Page 7](#)

Rosemount Police & Public Works Campus	Rosemount RFI Summary report
87 - Scada Office Conduits from Roof for Antenna	15
82 - Wall Mount Data Cabinets	15
86 - Parking Garage 1096 Switch Legs	16
76 - Flammable Waste #5 Drain Elevation	16
75 - Waterproofing Membrane on A610	16
72 - Screen Wall Footing Depth	16
73 - Lighting Control Scenes	16
74 - Exterior PhotoCell Location	16
70 - Clarification of Footing & Structural Steel, area B North	16
71 - Reloc for Highbay Light Fixtures - Area D, E, & F	16
69 - Corner bars at stoops	16
68 - Head details for pan-flashing	16
67 - Precast Wall Bearing Bracing 14/5302	16
61 - Countertop Support	16
60 - Joist RFI CSC#001	16
45 - Pole Mounted Camera Conduit	16
46 - Conduit from Gate Controller to Server Room	17
47 - Scada Office Rough-in Requirements	17
48 - Mechanics Office Site Conduits	17
49 - Conduit & Wire Size - EV Chargers	17
55 - Scada Office	17
54 - Panel HD1 Location	17
62 - Transformer Wall Support Brackets	17
50 - Transformer T-N4 Installation in Area D	17
63 - Mezzanine Area F Classification	17
51 - Keynote for Generator	17
57 - Base Detail	17
58 - Veeder Root Panel & Gas Boy Panel Location	17
52 - E201H - Keynotes 7 & 8	17
56 - E201A Circuits	18
64 - Column on Grid 11 Between Grid E and E.9	18
53 - Generator Remote Annunciator Location	18
59 - SDR 11 Conduit	18
65 - Grid Coordinate Point for Building Alignment	18
66 - Footing Steps S101A & S101B	18
40 - Interior CMU walls between grids 3&4 on S101A	18
39 - Perimeter strip footing size in Area F	18
42 - Footing Drop for Utility Crossing Sheet S101B	18
44 - ASTM D3350 Pipe Specification Relation to Resin	18
43 - Gate Valve Location at North Side Wet Tap	18
38 - Missing Footing Steps from Frost to Interior	18
37 - Electrical - Service Feeder Size (MSB)	18
34 - Steel Beam Wall Panel Pockets	18
33 - Sanitary Tracer Wire Location with Manhole	18
36 - Hydrant Gate Valve Locations	18
35 - Pivot Gate Clarifications	18
31 - West Perimeter Tree and Silt Fence Conflicts	19
32 - SWPPP Protection Along North & SW Perimeter	19
30 - Precast Walls at Fleet Garage & Loading	19
29 - Vehicle Platform Lift Trench Depth	19
21 - Infiltration Trench Depth Specified	19
20 - Infiltration Rate & Mix % for Amended Infiltration Basin	19
17 - Steel Joist Loads ON PC Walls (Grids C & 4.1-7.5)	19
22 - CAD Files	19
19 - Monitoring Well Depth	19
23 - Project Inspections for Underground Utility Work	19
24 - 16" Watermain Verification	19
25 - Casing & Insulation C-405	20
26 - Additional Sanitary Insulation	20
27 - 16in & 18in SCH40 Storm Sewer	20
16 - Precast Cast-in Stairway Stringer Embeds	20
15 - Dual Gate Valve on Hydrant Lead	20
14 - Plank Embed Locations-3/5402	20
13 - Sanitary Inverts	20
12 - Precast Retaining Wall	20
8 - DIP Watermain Offsets	20
10 - 21" PVC Storm Sewer	20
11 - See Detail 10C-810	20



[Jump Back to Page 7](#)

Rosemount Police & Public Works Campus	Rosemount RFI Summary report
9 - Alt Storm Structure #1	20
2 - Precast Free Standing Walls and Spandrels Along Grid 13	20
3 - Tracer Confirmation for Underground Utilities.....	20
4 - Gate Valve at Connection Point.....	20
6 - Insulation Requirements for Sanitary Coverage.....	20
7 - Sanitary Pipe Material Verification.....	20
1 - Precast Wall Panel Reveals.....	20

[Jump Back to Page 7](#)

Rosemount Police & Public Works Campus

Rosemount RFI Summary report

Status	ID	Title	Created by	Created on	Ball in court	Due date	Question	Official response
Open Answered	189	Agrecol Short and Showy Vegetative Mat	Joe Grygelko (Autumn Ridge Landscaping, Inc.)	Sep 18, 2024	Ken Francois (Kraus-Anderson Construction Company)	Sep 25, 2024	There is a Native Vegetative Mat(Sod Like Material) that is made up of Native Grasses/Flowers. The specified supplier(Agrecol) does not have this product available. The product they did have was not of great quality this year. We tried 2 other suppliers with similar products. Both did not have this vegetative product available.	Coordinated in field with Owner and LA.
Closed	191	MHR-1 Hose Reel Controller	Mathias Tobin (Kraus-Anderson Construction Company)	Oct 29, 2024	Mathias Tobin (Kraus-Anderson Construction Company)	Nov 7, 2024	Please see attached RFI for MHR-1 Hose Reel Controller. Reference Details: Plan Page 101F Detail 2, Grid Line 1, Note 7	Brian Ringsven: Sheet P601, note 2 in the Hose Reel Schedule indicate a On/Off operating switch. The Graco model scheduled has an optional switch model 127223 - Hazardous location push button on/off switch use for 115 VAC motors. Brian Ringsven: Sheet P601, note 2 in the Hose Reel Schedule indicate a On/Off operating switch. The Graco model scheduled has an optional switch model 127223 - Hazardous location push button on/off switch use for 115 VAC motors.
Closed	190	Wallcovering Questions	Rachel Struckman (Kraus-Anderson Construction Company)	Oct 3, 2024	Rachel Struckman (Kraus-Anderson Construction Company)	Oct 4, 2024	1. Break room 1012, RM finish schedule calls for WC 2 but elevation 4 on A802 shows painted gyp. Currently the room is painted but I just wanted to confirm WC2 the whole room. 2. Other rooms that we painted based on finish plans were PW Lobby and PD Lobby next to the wood. Elevations don't show WC or Paint. Field went of the note of all walls unmarked paint PTL2. 3. Allcove Note in previous email. RFS calls for walls and ceiling to be WC4 but Elevation 10 on A801 Shows painted soffit. Currently painted. C-11 Allcove: Room Finish schedule calls for walls and ceilings to be WC 4, but elevation 10 on A801 shows a painted soffit. Its currently painted but when we go to hang do they want the ceiling hung as well or just the two walls (left and right)? Otherwise at all other locations some have base and corner guards installed, are we okay to remove and they'll get reinstalled after hanging of vinyl?	See pdf attached.
Closed	188	Switchgear Lighting	Justin Roering (Musk Electric Company)	Aug 14, 2024	Justin Roering (Musk Electric Company)	Aug 15, 2024	The last couple times the inspector has come out to the site to look at things, he has brought up making sure the lights nearest to all of our panels are lights that are not controlled by occ sensors or automatic means (code article 110.26d). We have 5 different locations this scenario exists at (East and West wall of Area A, and all 3 panel locations on the South wall of Area D and E). We recommend adding a strip light and line voltage switch at each panel location (see attached detail from another project). Please advise if this is acceptable and we can provide pricing and get installed.	This solution is acceptable to EP. Please provide (1) type C1 light fixture mounted with unistrut as necessary and a single pole snap switch at each of the locations listed.
Closed	187	C2 Display Case doors	Jeremy Belsheim (Tekton Construction Company)	Aug 14, 2024	Jeremy Belsheim (Tekton Construction Company)	Aug 19, 2024	See attached RFI in regards to C2 display case doors.	Revised Shops in Submittal 903. Please see.
Closed	186	Dual Shade Window Verifications	Mathias Tobin (Kraus-Anderson Construction Company)	Jul 26, 2024	Mathias Tobin (Kraus-Anderson Construction Company)	Jul 31, 2024	Please see attached RFI.	See comments on attached pdf.
Closed	185	Media Converters	Justin Roering (Musk Electric Company)	Jul 11, 2024	Justin Roering (Musk Electric Company)	Jul 16, 2024	Please advise if the media converters that low voltage is installing require power? It is not indicated on the drawings. They are located in: -major case 1063 -roll call 1087 -surge 1007 -conference 1075 -conference 1223 -conference 1224	See comment provided by Jason Anderson on 7/24/24.
Closed	182	Cold Storage Slab Sealer and Vapor Barrier	Crystal Snow (Hollenback & Nelson, Inc.)	Jun 24, 2024	Crystal Snow (Hollenback & Nelson, Inc.)	Jul 12, 2024	Please clarify if a vapor barrier is required under the cold storage slab. Please clarify if the cold storage slab should receive and ICON-1 or ICON-2 finish.	Please provide a vapor barrier under the slab and ICON-2 finish.
Open Answered	181	Wireless Presentation Device	Justin Roering (Musk Electric Company)	Jun 20, 2024	Rachel Struckman (Kraus-Anderson Construction Company)	Aug 2, 2024	See attached PDF	Coordinated in field.
Closed	180	Cold Storage Backbone	Justin Roering (Musk Electric Company)	Jun 20, 2024	Justin Roering (Musk Electric Company)	Jun 24, 2024	See attached PDF	See PDF attached.
Closed	183	Domestic Water Heater Alarms	Nick Haglin (Thelen Heating & Roofing, Inc.)	Jun 14, 2024	Nick Haglin (Thelen Heating & Roofing, Inc.)	Jul 19, 2024	Our sequence of operations calls for us to monitor an alarm on the domestic water heaters. The water heaters onsite do not have an alarm contact output, nor any type of communications that can tie into the BAS. Should we remove the point from our sequence? Or will an optional BACnet card from the manufacturer be added to the water heaters?	Brian Ringsven: Removing water heater monitoring from sequence is acceptable.

[Jump Back to Page 7](#)

Rosemount Police & Public Works Campus

Rosemount RFI Summary report

Status	ID	Title	Created by	Created on	Ball in court	Due date	Question	Official response
Closed	184	Corayvac Condensate Drains	Kasey Lange (R) Mechanical, Inc.)	Jun 13, 2024	Kasey Lange (R) Mechanical, Inc.)	Jul 19, 2024	We are looking for some direction on what would be needed for the condensate drains on the 3 Co Ray Vac gas fired units in the Public works garage. They are going to have to be drained somewhere and I am assuming some sort of pumps will be needed since there is no where to gravity drain them. Please advise how and where to run drains. Thank you	Brian Ringsven: Combine condensate piping from inlet and outlet side of vacuum pump and install per manufacturers instructions with manufacturers condensate valve and neutralization tube. Drop condensate down nearest column and discharge 6" above floor. See included reference photo.
Closed	179	Defensive Tactics Room Pad Graphics	Mathias Tobin (Kraus-Anderson Construction Company)	Jun 5, 2024	Mathias Tobin (Kraus-Anderson Construction Company)	Jun 14, 2024	Please provide department patch graphics on the wall mats in Room 1014 Defensive Tactics per Sheet A801 elevation 9.	Michael Healy (BKV Group): Refer to police badge file attached.
Closed	178	Decorative Fence Mounting within CIP Wall Openings	Nate Schwaab (Peterson Companies, Inc.)	Jun 4, 2024	Nate Schwaab (Peterson Companies, Inc.)	Jun 6, 2024	See attached RFI	Proceed with proposed flat bracket method.
Closed	177	ADA Path at Driveway Aprons	Crystal Snow (Hollenback & Nelson, Inc.)	May 30, 2024	Crystal Snow (Hollenback & Nelson, Inc.)	Jun 5, 2024	See the attached question and details regarding the ADA path across the driveway aprons. Should this path be asphalt as drawn (ST-6) or switched to (ST-5) which would be concrete across the ADA path?	John Penshorn (Stantec): This question has been brought to the Owner/City for input, as either option meets code, and detail ST-5 does not provide a clear direction. The city's preference is that the concrete extends to the back of the sidewalk. This can be achieved on detail ST-5 by lengthening the "5' min." dimension shown in Section A-A such that it reaches the back of the sidewalk, which is approximately an additional 9-9.5', depending on the driveway in question. Detail ST-6 may be ignored as these designs each utilize curb and curb ramps.
Closed	176	Dust Collector Duct Size	Nick Haglin (Thelen Heating & Roofing, Inc.)	May 27, 2024	Nick Haglin (Thelen Heating & Roofing, Inc.)	Jun 13, 2024	M101G, Note 2, Indicates the dust collector to be 4" diameter. This is believed to be undersized for the dust collection system. Dust collector is furnished as noted. Please verify duct sizing.	Brian Ringsven: Yes, there was an error on the plans. The 4" should be revise to a 8" for the start and drop to 6" at end of run based on 4000 FPM velocity. Quantity of 4" drops to revise from 6 down to 5. See PR-29 for plan revisions.
Closed	174	IDF Closet Add in Area F	Justin Roering (Muska Electric Company)	May 20, 2024	Justin Roering (Muska Electric Company)	May 21, 2024	All the data and AP cables in Area F (Room 1259, 1254, 1253, 1251, and the camera on the SW corner) will be over maximum footage limits and will fail any test/verification. Muska is proposing an IDF cabinet is added to the mezzanine of Area F to eliminate pull lengths over limit. Please advise.	See comment provided by Jason Anderson.
Closed	175	Panic & Lockdown Buttons	Justin Roering (Muska Electric Company)	May 20, 2024	Justin Roering (Muska Electric Company)	May 21, 2024	Muska Tech is looking to confirm the Panic/Lockdown buttons have been removed from the project. Per the specification revision in PR#6 the text was marked out, but the same symbols are still on T101B. If they are needed, are the model numbers the same?	See comment provided by Jason Anderson.
Closed	173	K9 Room 1101 Base Clarification	Mathias Tobin (Kraus-Anderson Construction Company)	May 8, 2024	Mathias Tobin (Kraus-Anderson Construction Company)	May 10, 2024	The plans do not call for cove base in room 1101 K9 as the room finish schedule says "none". Would you like cove base in this room, additional cost is \$1,726.00.	Michael Healy (BKV Group): Yes.
Closed	171	Clarification for Fiber to Fuel Island from Building	Mathias Tobin (Kraus-Anderson Construction Company)	May 8, 2024	Mathias Tobin (Kraus-Anderson Construction Company)	May 17, 2024	Please see the attached email thread. We identified a potential issue concerning the connection from the fuel pump to the mechanics shop pedestal via a copper line spanning roughly 300 feet. Mark from Logis highlighted potential data loss concerns associated with this setup due to its considerable length. Can you verify if fiber will be needed to ensure constant communication is fed to the Fuel island?	See comment from Jason Anderson.
Closed	170	Paint Clarifications	Mathias Tobin (Kraus-Anderson Construction Company)	May 8, 2024	Mathias Tobin (Kraus-Anderson Construction Company)	May 10, 2024	1. Ceiling in room 1005 and 1004 call for the felt baffled ceiling system. Do they want the exposed ceiling painted a color or do they want it left alone, assuming you can see through this ceiling system. 2. Rooms 1233, 1234, 1236 all call for wallcovering yet the only elevation is 7/ A161 and that shows paint on one wall. Interior Room finish schedule calls for "PTL2/WC3" and Finish Plan are C doesn't indicate anything. 3. The Tubular Skylights in area C, to be painted or protected? 4. In the fitness Area, there's a split of color PTL2/PTL3 to happen on the east wall. There is no set dimensions but it scales from left inside corner to right roughly 4.75ft at ceiling height and 18.25ft floor height. Are we okay to follow these dimensions for this line are does the architect have a specific angle/dimensions from the inside corner out that they would like us to follow.	Michael Healy (BKV Group): See attached pdf.
Closed	172	Vacuum Assist Radiant Tube Heater Controls	Nick Haglin (Thelen Heating & Roofing, Inc.)	May 7, 2024	Nick Haglin (Thelen Heating & Roofing, Inc.)	May 17, 2024	Plan page M711, detail 6 shows a BAS interface through an Ultravac BMS Link Controller. The approved units do not have the BMS Link Controller option. Will the interface be added to the unit? Or will we need to change our sequence and control the unit? If the latter, we likely will need to submit an change order request.	Brian Ringsven: The Ultravac BMS Link indicated on plan is no longer available from the manufacturer and no other options for a BACnet interface available from manufacturer. Per the manufacturers Rep: Space sensors on plan would be by the controls contractor. The CRV system controller would receive an on/off from the BMS. Schedule, setoints and low space temp alarm would remain through BMS.

[Jump Back to Page 7](#)

Rosemount Police & Public Works Campus

Rosemount RFI Summary report

Status	ID	Title	Created by	Created on	Ball in court	Due date	Question	Official response
Closed	169	Cold Storage Slab	Crystal Snow (Hollenback & Nelson, Inc.)	May 1, 2024	Crystal Snow (Hollenback & Nelson, Inc.)	May 17, 2024	Does the slab on grade at the cold storage building require a hard troweled finish? If a hard troweled finish is desired, would interior slab on grade mix S5165 be acceptable? This mix has 2% naturally entrapped air. If a hard troweled floor is desired, but a mix with a higher air percentage is required such as exterior mix S5166 (6% air), it should be noted that a burnt finish is not advisable due to the chance of holes and pop outs due to the air entrainment. Please advise if a hard troweled finish is required at the cold storage and if interior SOG mix S5165 would be acceptable.	Michael Healy (BKV Group): Please provide a light broom finish.
Closed	168	Detention Door Hardware	Mathias Tobin (Kraus-Anderson Construction Company)	Apr 24, 2024	Mathias Tobin (Kraus-Anderson Construction Company)	Apr 29, 2024	At openings 1035.1, 1035.2, 1035.3, and 1036, please advise if surface mounted closers can be used. The opening door frame schedule on plan sheet A900 calls out for frame type DF1. The frame elevation for DF1 on plan sheet A910 shows a 2" head. The closer specified under hardware set S04.1 under section 087163 is a LCN model #2214 concealed closer that requires a 4" frame head. If surface mounted closers are acceptable, we would month the on the Sallyport 1035 side of the four openings.	Michael Healy (BKV Group): A surface mounted closer with security track arm such as the LCN 4511T would be acceptable for these doors.
Closed	166	Card Reader Pedestal Locations	Justin Roering (Muska Electric Company)	Apr 16, 2024	Justin Roering (Muska Electric Company)	Apr 18, 2024	Provide dimension per attached T010 drawing. What dimension back from the building to pedestal, gate to pedestal. What set back from face of curb or hatched striping is the CR for the 42" high pedestals? What set back from face of curb is the CR for the 94" or dual reader?	See pdf attached.
Closed	167	Hot Water Diff Pressure Sensor Location	Nick Haglin (Thelen Heating & Roofing, Inc.)	Apr 9, 2024	Nick Haglin (Thelen Heating & Roofing, Inc.)	Apr 18, 2024	Where would you like the differential pressure sensor for the hot water loop bypass located? No specific location is shown on the plans, and the sequence just calls for it to be "3/4 the pipe length to the furthest terminal unit". The boilers are centrally located. Please specify a location.	Brian Ringsven: locate differential pressure sensor in Area C circulation corridor C-14, south of conference room 1223.
Closed	165	Destrat fan controller and sensor location	brad winters (Northern Air Corporation dba NAC Mechanical & Electrical Services)	Apr 8, 2024	brad winters (Northern Air Corporation dba NAC Mechanical & Electrical Services)	Apr 26, 2024	On M101D Note 30 it references the destratification fan controller and the sensors. The sensors are on columns D & 2.1 and D & 3.5 respectively. The controller is located on the wall C & 2.2 designation Note 30. On M101E Note 21 it references the second controller the sensors are located on columns D & 5.3 and D & 9.5 respectively. The controller is located at C & 8.6. The problem is the distance from the controller to the sensors cannot exceed 82' and in all cases this distance is much more than that.	Brian Ringsven: The high/low sensors will be located on columns D & 2.1 and D & 9.5 with associated controller. Sensors shown on columns D & 3.5 and D & 5.3 will be removed. These revisions and moving controller power will be in future PR.
Closed	164	PC Location	brad winters (Northern Air Corporation dba NAC Mechanical & Electrical Services)	Mar 29, 2024	brad winters (Northern Air Corporation dba NAC Mechanical & Electrical Services)	Apr 2, 2024	Please provide the preferred location for the PC that will run the BAS system and we would like to install the ACM in close proximity to that location.	Brian Ringsven: Per owners direction, BAS PC to be located in area C open office, Joe's workstation as clouded in the attached reference.
Closed	163	Storm Shelter Fresh Air	Mathias Tobin (Kraus-Anderson Construction Company)	Mar 20, 2024	Mathias Tobin (Kraus-Anderson Construction Company)	Mar 27, 2024	M101B Keynote 4 states fire rated access panel. Access panel is no longer required due to the room no longer being rated. Clarify how to prevent control fresh air from entering the space. Duct and louver are above ceiling with limited access.	Brian Ringsven: Ceiling to be removed from corridor per BKV. Occupant to have open/closed control with and without power to the space. Manual operated damper would achieve this. Ruskin CD36 low leak damper (or equal) and Young Regulator 270-700B wall control, hex shaft control, BCW cable +/- 20 foot cable.
Closed	162	Acoustical level in Interview Rooms	Mathias Tobin (Kraus-Anderson Construction Company)	Mar 13, 2024	Mathias Tobin (Kraus-Anderson Construction Company)	Mar 25, 2024	Please advise and direct additional acoustical protection in rooms 1071, 1072, and 1073. Multiple potential issues were discussed on site on 3/13/24 with BKV. Rooms currently have TV box rough ins, outlet and lv rough ins, as well as no insulation in door frames scheduled. Due to these spaces being extremely sensitive, please direct possible protections needed to prevent sound traveling to the lobby.	John Stark (BKV Group): See reattached RFI-BKV Response with list of 10 items. John
Closed	161	PR#19 Floor Box Dimensions	Justin Roering (Muska Electric Company)	Mar 8, 2024	Justin Roering (Muska Electric Company)	Mar 15, 2024	See attached screenshots of T101B and T101C from PR-19. Please provide center dimensions both ways off of walls for the highlighted added (3) AV2 floor boxes in training rooms 1004 and 1005?	See attached redlined dimensions floor plans.
Closed	156	Temp and moisture sensor relocation	brad winters (Northern Air Corporation dba NAC Mechanical & Electrical Services)	Feb 15, 2024	brad winters (Northern Air Corporation dba NAC Mechanical & Electrical Services)	Feb 23, 2024	M001 shows that a moisture and temperature sensor is to be installed in the sidewalk. We have found that when they are installed as shown, it doesn't take long before they fail due to salt, physical abuse etc and have had much better results by putting them on the roof. We recommend relocating the sensor to the roof and are requesting authorization to do so.	Brian Ringsven: Keep temperature & moisture snowmelt sensor in sidewalk slab. Discussion with Rep, roof sensors work but generally only provided with sensor in slab was not installed. Also sensor on roof does not account for possible windblown snow across sidewalk.
Closed	157	Enclosure location in Bearcat Room 1018	brad winters (Northern Air Corporation dba NAC Mechanical & Electrical Services)	Feb 15, 2024	brad winters (Northern Air Corporation dba NAC Mechanical & Electrical Services)	Feb 23, 2024	We would like to mount an enclosure in Bearcat Room 1018 on the south wall in front of the lockers about 4'. This enclosure would house the multiple BAS controllers needed for that area, it is 24"x24"x8" and would be at 5' center AFF.	Brian Ringsven: Per BKV - We need to keep the area near the lockers clear. These walls might have whiteboards and other items on them. If this [control enclosure] could be located further north by the exterior wall in the bearcat area would be ideal.

Created by Ken Francois with Autodesk® Construction Cloud™ on Sep 15, 2025 at 1:42 PM CDT

Page 7 of 20

[Jump Back to Page 7](#)

Rosemount Police & Public Works Campus

Rosemount RFI Summary report

Status	ID	Title	Created by	Created on	Ball in court	Due date	Question	Official response
Closed	154	Dimensions for Can Lights in Area B & Area C	Justin Roering (Musk Electric Company)	Feb 15, 2024	Justin Roering (Musk Electric Company)	Feb 23, 2024	Can we get dimensions both ways for all of the can lights in areas B and C, or are we good to scale these and make them look good symmetrically (centered, equal and even)?	Please locate the can lights within hard lid ceilings to follow the design intent indicated in the contract drawings. Locate centered/equally spaced/symmetrical to provide an organized appearance. If conflicts with other ceiling mounted items exist, please notify the architect for clarification. Can lights located in acoustic ceiling tiles shall be centered within the tile.
Closed	155	Breakroom 1012 Pendant Light Elevation	Justin Roering (Musk Electric Company)	Feb 15, 2024	Justin Roering (Musk Electric Company)	Feb 23, 2024	Can an elevation be provided to the bottom of the pendant lights at breakroom 1012 (area B) and kitchenette 1240 (area C) over the islands?	See Attached RFI BKV Response
Closed	158	NAC RFI 002 - Sensor & Thermostat Locations	Eric Johnson (Northern Air Corporation dba NAC Mechanical & Electrical Services)	Feb 15, 2024	Eric Johnson (Northern Air Corporation dba NAC Mechanical & Electrical Services)	Feb 23, 2024	See attached, thank you!	Keep thermostats off the exterior wall, out of the sun, and in a common area. Top of unit 48" maximum above the floor for accessibility.
Closed	160	BAS Sensor Locations	Nick Haglin (Thelen Heating & Roofing, Inc.)	Feb 9, 2024	Nick Haglin (Thelen Heating & Roofing, Inc.)	Mar 8, 2024	See attached RFI from NAC requesting sensor location verifications.	Jason Anderson (True North Consulting Group): Keep thermostats off the exterior wall, out of the sun, and in a common area. Top of unit 48" maximum above the floor for accessibility. Avoid possible FFE equipment shown on interior furnishing plans. Ignore the Sheet E501 reference. (This is same as RFI-158) John H. Stark, AIA 03-06-2024
Closed	152	Temp sensor stub ups and rough ins	brad winters (Northern Air Corporation dba NAC Mechanical & Electrical Services)	Feb 5, 2024	brad winters (Northern Air Corporation dba NAC Mechanical & Electrical Services)	Feb 12, 2024	E000 Note #27 under Electrical General Notes states that rough-ins for all wall mounted temp sensors shall be provided. It goes on to say size of conduit, type of box etc. It is our position that the intent of this is for the EC to provide the temp sensor rough in and is not part of the Controls scope as stated in Div 23. 230923-60 C4 Specifically states that if Controls needs to be in conduit in any area as required, we are to use EMT and it specifically states what to use in a dry or wet location. EMT will not meet the Spec or the NEC requirement in some areas of this project, which only goes to confirm all rough ins are to be provided by the EC. E000 under Special Systems Notes 13-17 states that the EC is to provide conduits for all Special Systems but does not mention the BAS Controls. It is seems the intent was for the EC to provide the rough ins as stated in Note #27 of E000. As there is a disagreement on this section between parties, please provide clarification.	KA's Response: Per Work Scope 23A HVAC paragraph 1.02-H-7, Work Scope 23A is responsible to provide a complete and functional Integrated Automation system which includes any and all rough-ins.
Closed	153	Delta Panel Flashings @ Precast	Chris Deal (Division V Sheet Metal, Inc.)	Feb 2, 2024	Chris Deal (Division V Sheet Metal, Inc.)	Feb 14, 2024	Division V proposes deleting the Reglet flashing and install sill flashing stripped in using TK super seal. Also, terminate jamb flashing before window system in order to compartmentalize the separate systems.	John Stark (BKV Group): See response and redlined detail. Need to cover gap between flashing and precast. Not exposed precast.
Closed	159	Detailing @ Window RO's & Delta Panels	Chris Deal (Division V Sheet Metal, Inc.)	Feb 2, 2024	Chris Deal (Division V Sheet Metal, Inc.)	Feb 27, 2024	Division V Proposes Terminating Flashings before the window system. This will compartmentalize the 2 systems. Introducing the flashings into the RO can compromise the water tightness of the window system.	John Stark (BKV Group): Confirmed detail. Sealant to cover air barrier 100% as noted.
Closed	151	Inline Filter Bank Dimensions	Mathias Tobin (Kraus-Anderson Construction Company)	Jan 22, 2024	Mathias Tobin (Kraus-Anderson Construction Company)	Jan 31, 2024	Filtration group is reviewing our release and noticed the FPM of FB-1 is higher than they would recommend at the size/CFM schedule. They recommend switching to a 2H x 3W (51" H x 72.875 W) shown orange below. Submitted size of 15 H x 35 W (39" H x 84.25" W) shown in yellow for reference. Would this change be acceptable?	Brian Ringsven: Revised filter bank dimensions acceptable. Filter bank must be installed as high as possible with doors opening full, and located over the parking spaces as shown on plans.
Closed	150	Grout Color Selection	Mathias Tobin (Kraus-Anderson Construction Company)	Jan 22, 2024	Mathias Tobin (Kraus-Anderson Construction Company)	Feb 2, 2024	Color #106 Walnut is not a current grout color from Mapei. This color is selected for both TL-2 and TL-4 wall tiles. Please see attached current available grout colors, which was included in our product data submittal. Also, please confirm if the selected grout color for TL-2 wall tile was supposed to be a dark brown grout, as TL-2 is a glazed Arctic White wall tile. I would assume they would want a coordinating grout color, and not a contrasting grout color.	John Stark (BKV Group): Please use Sahara beige for TL-4 and Avalanche for TL-2 applications. -BKV Interiors 2/8/2024
Closed	149	S202 Trench Detail	Mathias Tobin (Kraus-Anderson Construction Company)	Jan 22, 2024	Mathias Tobin (Kraus-Anderson Construction Company)	Jan 29, 2024	See attached mark up of S202. Can diamond dowels be used in lieu of the smooth bent bars at isolation joist? Are more than (3) bars needed at bottom of trench drain to account for 7'-2" width?	John Stark (BKV Group): See Lionel Dayton, PE response on RFI attached detail.
Closed	148	MS-2 being a UC501 reveal panel	Mathias Tobin (Kraus-Anderson Construction Company)	Jan 19, 2024	Mathias Tobin (Kraus-Anderson Construction Company)	Jan 26, 2024	Our shop drawings had been approved as MS-2 being a UC501 reveal panel. The approval makes me believe that this has been changed to a UC500 flush seam panel. Please confirm that MS-2 will be changed from a 11" UC501 w/1/2" reveal to a UC500 flush seam panel per approvals.	John Stark (BKV Group): We want the 11" panel with a 1/2" reveal joint for MS-2. SP-1 is the flush UC panel.
Closed	147	Increase Width of Salt Storage	Mathias Tobin (Kraus-Anderson Construction Company)	Jan 17, 2024	Mathias Tobin (Kraus-Anderson Construction Company)	Jan 24, 2024	Manufacture has requested that the Salt Storage Shed increases from 80' width to 82'. Standard manufacture width is now 82'. This increase will allow for more space for Owner.	John Stark (BKV Group): This is approved to use standard width of 82'.

[Jump Back to Page 7](#)

Rosemount Police & Public Works Campus

Rosemount RFI Summary report

Status	ID	Title	Created by	Created on	Ball in court	Due date	Question	Official response
Closed	144	Evidence Garage Exhaust Duct	Mathias Tobin (Kraus-Anderson Construction Company)	Jan 17, 2024	Mathias Tobin (Kraus-Anderson Construction Company)	Jan 24, 2024	Please reference attached mark up of M101B. Note 9 states to route exhaust duct in joist space. Due to conflict with exhaust drop and joists by openings, propose running duct work below joists, as high as possible.	Brian Ringsven: Routing exhaust duct high near bottom of joist rather than in joist space is acceptable. Offset exhaust duct south at FCU-2 as required to maintain FCU side access and maintenance clearance requirements.
Closed	145	Boiler room questions/clarifications	Nate Hillman (RJ Mechanical, Inc.)	Jan 16, 2024	Nate Hillman (RJ Mechanical, Inc.)	Jan 24, 2024	On M503 detail #2 it shows strainers on suction side of pumps., should we move these to boiler supply piping to protect the boilers heat exchangers? Also on M503 detail #2 it shows a 4" header with 3" down to boilers, the connection on the boilers is 4", should we keep it 4" all the way to the boilers with 4" balance valves?	Brian Ringsven: Yes, it is acceptable to move strainers boiler inlet. Yes, it is acceptable to change the 3" to each boiler to 4"
Closed	146	RTU Curb Infill	Nick Haglin (Thelen Heating & Roofing, Inc.)	Jan 12, 2024	Nick Haglin (Thelen Heating & Roofing, Inc.)	Jan 24, 2024	Do the rooftop mechanical equipment curbs, such as RTU & MAU, that are not used as curb plenums from the factory, need to have insulation infilled inside the curbs and around the ducts drops?	John Stark (BKV Group): To keep the roof insulation thickness continuous, and not have a weak points in it that can cause condensation problems or cold drafts, these should be filled with insulation to match as a minimum the adjacent roofing R value. Either batt or rigid insulation. The vapor barrier should be continuous on the roof deck here as well and sealed at the edges and around any penetrations.
Closed	143	Fume Panel Circuit	Justin Roering (Muska Electric Company)	Jan 11, 2024	Justin Roering (Muska Electric Company)	Jan 16, 2024	Please see attached screenshots of M101F and E201F. The appears to be a fume panel on the north wall of area F on the mechanical plan but does not show this panel or a circuit here for it. Can you verify if this panel is indeed going to be installed and if we need to get a circuit to it?	Yes, it will need a 120V 20A circuit. You can circuit it to the same circuit as the fume detection panel on the other side of the wall in PW Garage 1247.
Closed	141	Area D Recessed Can Lighting Control	Justin Roering (Muska Electric Company)	Jan 10, 2024	Justin Roering (Muska Electric Company)	Jan 16, 2024	Please see attached screen shot of E101B. There are 2 display cases each with two recessed can lights and an art wall light in the shared entry. Is it the intent to control these lights with the shared entry lighting control or is something else intended? If these are on with the shared entry lighting control, do you want them dimmed with control sequence LC-M or do you just want them on/off with occupancy and not dimmed with photocell or lack of occupancy?	John Krebs: Please control these with the other lighting in Shared Entry 1001 with just on/off.
Closed	142	Area D Roof Drain Heat Trace	Justin Roering (Muska Electric Company)	Jan 10, 2024	Justin Roering (Muska Electric Company)	Jan 16, 2024	Please see the attached screen shot from P101D showing an overflow roof drain in the southwest corner of area D dumping out at 18" AFF. At all the other locations similar to this there is heat tape, controller and sensor called out. See 2nd attachment for E201D. Would you like us to plan for this heat tape install at this location and change order/red-line it? or plan for it and pick up on a PR?	Provide heat tape. See John Krebs response.
Closed	140	GUN RANGE (ACTION TARGET) MISSED CIRCUIT & LOW VOLTAGE WIRING	Justin Roering (Muska Electric Company)	Jan 8, 2024	Justin Roering (Muska Electric Company)	Jan 15, 2024	Please confirm the missed circuit for the mini server rack in armory room 1100. Please also confirm the low voltage piping and wiring show on Action Target's shop drawings, shown on Z732.9, is required to be installed by Muska Electric. Please confirm if these costs should be included in PR#13. Thank you, Justin Roering	John Krebs: It was my understanding that a circuit was not required for the mini server. Please confirm with Action Target. Mike Healy: INSTALL REQUIRED ROUGH-INS AS DISCUSSED AND COORDINATED AT THE RANGE EQUIPMENT PRE-INSTALLATION MEETING THAT WAS HELD ON 1/31/2024.
Closed	139	Mini Server Rack Mounting Height	Justin Roering (Muska Electric Company)	Jan 8, 2024	Justin Roering (Muska Electric Company)	Jan 15, 2024	Please confirm the mounting of the mini server rack in Armory Room 1100. There are conflicting notes, as the shop drawings say to put in there, but it also looks like someone noted not to in the submittal review.	Jason Anderson (True North Consulting Group): See Redlined response on RFI-139.
Closed	138	Area E - HVAC Relocation - Cross Bracing	Mathias Tobin (Kraus-Anderson Construction Company)	Jan 3, 2024	Mathias Tobin (Kraus-Anderson Construction Company)	Jan 5, 2024	Due to cross bracing conflict in Area E, propose the attached solution. Spiral ducts would be moved to the next available opening, approximately 12' North and South. MAU units 5 and 6 would be relocated 16' North and South respectively.	This is OK. See response comments on RFI.
Closed	137	TLB-1 Tile Base	Rachel Struckman (Kraus-Anderson Construction Company)	Dec 22, 2023	Rachel Struckman (Kraus-Anderson Construction Company)	Dec 28, 2023	The returned tile product data submittal came back with TLB-1 to be a 6"x12" cove base tile, and not a cut tile base. The documents do not indicate that TLB-1 is to be a cove base tile. The RFS on I050 indicates TLB-1 tile base at multiple locations, but does not match the elevations. Elevations on sheets A153, A155, A156, A811, and A812 do not indicate any TLB-1 tile base at the restrooms and show CT-2 wall tile installed to the floor with a Schuler metal cove base. Can you please confirm the locations that the TLB-1 cove base is to be installed, so we can price up this change accordingly.	See BKV Response.
Closed	136	Roof Blocking at Parapets	Rachel Struckman (Kraus-Anderson Construction Company)	Dec 22, 2023	Rachel Struckman (Kraus-Anderson Construction Company)	Dec 27, 2023	The truckload of Hunter Panels we pre-ordered will get us about 75% complete. Due to lead time for Hunter Panels and project schedule, we propose using FRT treated plywood and rigid insulation at remaining parapets. The products will be the same, only difference is the plywood is not glued to the insulation. Please review and advise.	See BKV Response

[Jump Back to Page 7](#)

Rosemount Police & Public Works Campus

Rosemount RFI Summary report

Status	ID	Title	Created by	Created on	Ball in court	Due date	Question	Official response
Closed	135	Open Office 1231 Data Locations	Justin Roering (Muska Electric Company)	Dec 18, 2023	Justin Roering (Muska Electric Company)	Dec 21, 2023	Please reference sheet E201C & T101C. Currently sheet T101C shows above counter data locations at the perimeter seating area. E201C shows pop-up USB receptacles that get mounted in the countertop. It appears Legrand/Wiremold makes a combination unit for both power and data. Should the data jacks remain above counter, or should we look into getting a combination power/data device? We have already ordered and received the pop-up USB receptacles, so there may be a restock/non-refundable, plus the cost of the new devices. https://www.legrand.us/wire-and-cable-management/furniture-power-and-table-boxes/in-surface-furniture-power/cord-ended-dequorum-dual-flip-up-unit/p/dqfp15bk-2a	Jason Anderson (True North Consulting Group): RFI 135 – Open Office 1231 Data Locations It makes the most sense to keep the data above the counter and shift the outlets we show at the windows to the nearest wall (see image snip below). It looks like the alternative pop-up unit with data would remove the USB charging feature. With the availability of Wi-Fi, I expect the data outlets will be less used than the power. See sketch attached with RFI response.
Closed	134	Response to RFI #106 - Revised Type L Fixture Layout	Justin Roering (Muska Electric Company)	Dec 12, 2023	Justin Roering (Muska Electric Company)	Dec 15, 2023	Please see the attached revised Type L Light Fixture layout in response to RFI #106. Please confirm the revised lengths meet design intent.	This appears to be correct. The contractor to coordinate with millwork shops and field verify exact lengths i.e. under cabinets, soffits, etc. It is up to the contractor and sub-contractor to coordinate and order the right amount/lengths from what is shown on the design intent.
Closed	132	NAC RFI#001 - Flow Sensors	Nick Haglin (Thelen Heating & Roofing, Inc.)	Dec 5, 2023	Nick Haglin (Thelen Heating & Roofing, Inc.)	Dec 11, 2023	Plumbing Plan page P101D calls for Zurn F7000 Series flow sensors. 1 location at roughly 4C on plans shows a 12" OSD. Zurn only makes sensors pipe sections up to 10" diameter. Please confirm what you'd like us to do. Also please confirm if all OSD piping will be PVC.	Brian Ringsven: The 12" overflow drain on grid C, between grids 4 & 5 covers 23,875 sqft of roof and the 12" is required when horizontal pipe is at 1/8"/foot slope. At 1/4"/foot slope this pipe can be a 10". Change 12" overflow roof drain to a 10" and revise first 5' of 12" up to turn to 10" and slope at 1/4". Remaining 12" can remain at 12". Roof drain piping and overflow roof drain piping can be PVC where allowed per MN plumbing code and when installed per MN plumbing code. PVC cannot be installed above a ceiling that is considered a mechanical plenum.
Open Answered	131	Pop Up Receptacles	Justin Roering (Muska Electric Company)	Dec 4, 2023	Rachel Struckman (Kraus-Anderson Construction Company)	Dec 11, 2023	E201C/T101C/A813/A823...SEE ATTACHED SCREENSHOTS...in open office 1231 in area C on E201C it is called for pop up receptacles in the desk work surface, note 7, quantity 12, how was it intended to feed these from below with the radiant heat tucked up tight to the countertop right below? Somewhere below the countertop, and below the radiant heat, at these 12 locations, we will need to rough in another receptacle or box in the wall to feed the in counter pop up receptacles. Is it acceptable to rough in 12 receptacles in the wall below the radiant heat at like 10" aff, and then the cords for the pop up receptacles would have to cross or hang in front of the radiant heat? Also note the pop up receptacles and boxes cut into countertop will have to be far enough out away from the backsplash or back of counter to miss the radiant heat.... Also in open office 1231 in area C on T101C it is called out for 11 data openings above the counter top work surface, 3 of these are drawn on the windows, please rearrange these to avoid the windows? Also there appears to be a 55" display (FP-1) at this open office on T101C, this does not show up on 4/A813 or on E201C for power, we will need to get a circuit to this display. ***option move radiant heat down 8" to 10" and rough in power and data just below counter top so cords don't have to cross over radiant heat and data locations can stay the same laterally and utilize the 2" grommets in counter top noted on 4/A823 and 5/A823?	Brian Ringsven: Mount baseboard FTR-16, FTR-17, FTR-18 with top at 18" above floor. Rough-in junction boxes in wall below desk and provide whip to receptacle in desk at each location. For the TV, provide a quad receptacle and circuit from panel L3A. True North will need to respond to the LV portion.
Closed	133	Gas and water below floor	Kari Tetnowski (RJ Mechanical, Inc.)	Nov 30, 2023	Kari Tetnowski (RJ Mechanical, Inc.)	Dec 11, 2023	On sheet p101e it calls for a 2" non potable water and a 1/2" gas to run down the north wall below floor and stub outside. Is it acceptable to stub these out 18" above finished floor and go below grade outside of the building to minimize below floor piping and penetrations through this floor? Please advise.	Brian Ringsven: Since the area is right outside the building is landscaping shrubs or prairie grass, I do not see any issues pipes extending through the wall at 18" above grade. Verify with Architect as well. John Stark: This is acceptable behind landscaped areas. Do not place at walkways or drives.
Closed	129	Sidewall Heads in IT Rooms	Brennan Willits (NOVA Fire Protection, Inc)	Nov 27, 2023	Brennan Willits (NOVA Fire Protection, Inc)	Dec 1, 2023	Sidewall heads were requested to be used in IT Closet 1228 and Server Room 1078, however sidewall heads are listed to be used under flat, smooth ceilings only. Being that these areas are open to structure, we would technically be installing these heads against code which may be brought up during inspection.	The intent is not to have fire sprinkler water piping or heads within the server rooms to avoid any water leak issues. Keep upright sprinklers as submitted but locate heads and piping so that it is not located over server equipment and racks. See Attached Reference RFI-129
Closed	130	Tamper Resistant Heads	Brennan Willits (NOVA Fire Protection, Inc)	Nov 27, 2023	Brennan Willits (NOVA Fire Protection, Inc)	Dec 1, 2023	The heads in Sallyport 1035 , Sallyport 1036, Booking 1037, Intox. 1038 Holding 1039, Intrv 1041, Holding 1042, Holding 1043, Release Lobby 1045, Sallyport 1046, and Intrv. 1047 were requested to be changed to tamper resistant heads, however we do not believe this is best practice for most of this area as well as this was not spec'd in this area in any of the bidding documents. Due to cost difference being substantial, we feel that our original design is best practice for this area and in the best interest of the owner.	We need detention type sprinkler heads in the 3 holding cells and we would prefer to have them in the 2 hard interview rooms to reduce the risk of the heads being damaged by a detainee. The rest of the holding area spaces do not require detention style heads. See attached RFI-130 Response

Created by Ken Francois with Autodesk® Construction Cloud™ on Sep 15, 2025 at 1:42 PM CDT

Page 10 of 20

[Jump Back to Page 7](#)

Rosemount Police & Public Works Campus

Rosemount RFI Summary report

Status	ID	Title	Created by	Created on	Ball in court	Due date	Question	Official response
Closed	128	Display Elevation Details	Justin Roering (Muska Electric Company)	Nov 21, 2023	Justin Roering (Muska Electric Company)	Nov 29, 2023	See attached. Thank you.	Michael Healy (BKV Group): See pdf attached.
Closed	127	Squad Car Light Bar Switch	Justin Roering (Muska Electric Company)	Nov 17, 2023	Justin Roering (Muska Electric Company)	Nov 20, 2023	Please see attached screen shots of E201A and new E101A (PR-011). Is the circled switch and switched receptacle on E201A the same as the new switch and squad car light bar in PR-011? This is a core filled block wall that is installed already making the install of a fished in cable and new recessed switch impossible. If the switch on E201A is for this, and the location at the other end of cabinets is acceptable we should be good as this switch is roughed in already. Please verify we are good using this switch and location for squad car light bar. If that switch and the switched receptacle are for something else related to the gun range, we will have to surface mount a switch box and its conduit. If this is the case a surface install may look better on the adjacent west precast wall? Please provide direction.	John Krebs: The switch from E201A is no longer needed. You can use this rough-in location for the squad car light switch.
Closed	126	Fence Specification Clarification	Nate Schwaab (Peterson Companies, Inc.)	Nov 15, 2023	Nate Schwaab (Peterson Companies, Inc.)	Nov 22, 2023	The fencing submittals for both interior and exterior fence have been noted to be "Revise and Resubmit" but are submitted based on the interpreted specifications at time of bid. In addition to multiple smaller items noted in the review the largest cost impact item we are looking for clarification on is the bottom rail requirement for the 8' perimeter fence that is noted. Bid document detail did not include bottom rail. Please confirm that bottom rail is requested as noted on shop drawings?	John Stark (BKV Group): PROVIDE BOTTOM RAIL PER SECTION 323113 PART 2.1.D:
Closed	125	Waterproofing at Wash Bay Trench Drain	Erik Peterson (Hollenback & Nelson, Inc.)	Nov 15, 2023	Erik Peterson (Hollenback & Nelson, Inc.)	Nov 22, 2023	4/A642 shows waterproofing under the Wash Bay trench drain. Currently there is no waterproofing spec section. Please advise what type of waterproofing is required at this location.	John Stark (BKV Group): There is a potential of the wash bay trench to hold harmful fluids in the portion that holds volume. MPCA has directed on this detail in past projects, during DOLI review, to enclose the trench that holds water volume to be waterproofed around the entirety. Provide a membrane beneath the bottom slab, with that product turning up the side walls, and a compatible product such as an additional membrane, or fluid applied, applied to the side walls and shingled on to the base membrane. The vapor retarder then shingles onto the waterproofing layer. Under any other trench drain that is merely a conveyance for water, and not purposely holding a water volume, the vapor retarder is good enough. Spec Suggestions: SECTION 071326 SELF-ADHERING SHEET WATERPROOFING Underslab Waterproofing: Bonded HDPE or Polyethylene Sheet for Blindside Horizontal Applications: Uniform, flexible, multilayered-composite sheet membrane consisting of either an HDPE film coated with pressure-sensitive adhesive and protective release liner, total 46-mil (1.2-mm) thickness, or a cross-laminated film of low- and medium-density polyethylene, coated with a modified asphalt layer and a nonwoven geotextile-fabric final layer, total 95-mil (2.4-mm) thickness. Acceptable Product: GCP Applied Technologies, Preprufe 300R or approved similar. Blind-Side Sheet Waterproofing: Bonded HDPE Sheet for Blindside Vertical Applications: Uniform, flexible, multilayered-composite sheet membrane consisting of either a HDPE film coated with a pressure-sensitive adhesive and protective release liner, total 32-mil (0.8-mm) thickness, or an HDPE film coated with a modified asphalt layer and a nonwoven geotextile-fabric final layer, total 73-mil (1.9-mm) thickness. Acceptable Product: GCP Applied Technologies, Preprufe 160R or approved similar. John H. Stark AIA BKV Group 11-21-2023
Closed	124	EnviroFan Mounting Heights	Justin Roering (Muska Electric Company)	Nov 14, 2023	Justin Roering (Muska Electric Company)	Nov 16, 2023	Reference sheet E201. Note 3 says to coordinate exact mounting height of fan with owner/architect. Please provide the mounting heights off finish floor for these Envirofans.	John Krebs: Mount fans at 10'-6" AFF.
Closed	123	Exterior Man Door Card Reader & Receptacle Locations	Justin Roering (Muska Electric Company)	Nov 13, 2023	Justin Roering (Muska Electric Company)	Nov 15, 2023	In general, at the exterior at man doors where a card reader exists at 46" and a receptacle at 42" - Do you want the receptacle moved up to 46" to match the card reader box or keep them at 2 different elevations?	John Krebs: The receptacles can stay at 42".
Closed	122	Vestibule 1011 Grid Line K- 8" Beam Flange Conflict With 6" Stud Exterior Wall	Rachel Struckman (Kraus-Anderson Construction Company)	Nov 10, 2023	Rachel Struckman (Kraus-Anderson Construction Company)	Nov 15, 2023	Vestibule 1011 grid line K- 8" beam flange conflict with 6" stud exterior wall: See attached. Exterior sheathing will not pass 8" beam. Please provide a fix as discussed on-site.	See attached Referenced Response Details to provide a watertight sealed movement joint at the flanges.

[Jump Back to Page 7](#)

Rosemount Police & Public Works Campus

Rosemount RFI Summary report

Status	ID	Title	Created by	Created on	Ball in court	Due date	Question	Official response
Closed	121	Concrete at Prefab Trench Drains	Erik Peterson (Hollenback & Nelson, Inc.)	Nov 9, 2023	Erik Peterson (Hollenback & Nelson, Inc.)	Nov 17, 2023	1. In Area A, how wide does the isolated concrete area need to be at the prefab trench drains? Should it be 5'-2" to match the trench drains in area D&E? 2. Is any reinforcing required under the prefab trench drains such as "U" bars? No reinforcing is shown on 1/5202. 3. Please confirm it is acceptable to pour the prefab trench drains in Area B integral with the floor slab as discussed in the pre-pour meeting (Rooms 1018, 1024, 1036).	Effective width of concrete section retaining trench drain should be 12" wider than drain on each side. No additional transverse reinforcement is required. See attached sketch for longitudinal reinf. Lionel Dayton BKV Group 11-27-23
Closed	118	Alcove C-7 Can Light Controls	Justin Roering (Muska Electric Company)	Nov 7, 2023	Justin Roering (Muska Electric Company)	Nov 15, 2023	E101B...circulation C-7, what controls the (2) "B" can lights? And what switch leg if any? See attachment.	John Krebs: Please control with switch leg b Circulation lighting.
Closed	119	Alcove C-11 Can Light Controls	Justin Roering (Muska Electric Company)	Nov 7, 2023	Justin Roering (Muska Electric Company)	Nov 17, 2023	E101B...alcove C-11, what controls these (2) "B" can lights? And what switch leg if any? See attachment	John Krebs: Please control with switch leg c Circulation lighting.
Closed	120	Precast Embed & Steel Connection	Ryan Bednar (Molin Concrete Products)	Nov 3, 2023	Ryan Bednar (Molin Concrete Products)	Nov 17, 2023	Precast embed elevation at grids E & 10.9 is too high, not allowing the beam plate to get the full width and length on the precast embed. The precast embed is sufficient with the current welding conditions. Can you verify if the current conditions are sufficient.	John Stark (BKV Group): This will need to be Confirmed by Molin. See redlined comments.
Closed	117	Neenah R4994 Trench Grate	Mathias Tobin (Kraus-Anderson Construction Company)	Nov 2, 2023	Mathias Tobin (Kraus-Anderson Construction Company)	-	See the attached Neenah R4994 trench grate product sheet and please select the trench grate size, frame type and grating type that is desired in the washbay.	Michael Healy (BKV Group): Provide R-4994-MB, Frame Type S, Grate C.
Closed	116	Storefront Door Mid-Rail Heights	Kyle Paulson (United Glass, Inc.)	Oct 25, 2023	Kyle Paulson (United Glass, Inc.)	Nov 3, 2023	Where do they want the mid-rail heights on our storefront doors? Do I go off of what the plans show in the door schedule? sheet A910 GF door type Is there a certain height that the panic exit devices are being mounted at.	Michael Healy (BKV Group): Follow what is shown on A910 GF door type. The panic device would be centered on the midrail at 38". John H. Stark, AIA BKV Group 11-08-2023
Closed	109	In Use Sign Specs	Justin Roering (Muska Electric Company)	Oct 16, 2023	Justin Roering (Muska Electric Company)	Oct 30, 2023	Please provide a shop drawing or electrical specs for "In Use" sign, per note 2.	Provide Dayton model #22NZ06 or equal. Provide with single gang cover plate and all necessary components. Coordinate cover plate finish with architect.
Closed	112	Floorbox Dimensions #3	Justin Roering (Muska Electric Company)	Oct 16, 2023	Justin Roering (Muska Electric Company)	Oct 24, 2023	Reference E201B. Please provide exact location dimensions for center of floor boxes in Admin Room 1070 and Work Area 1032 per note 9 on E201B.	See attached sheet E201B for requested dimensions.
Closed	111	Floorbox Dimensions #2	Justin Roering (Muska Electric Company)	Oct 16, 2023	Justin Roering (Muska Electric Company)	Oct 24, 2023	Reference E201B. Please provide exact dimensions for center of floorboxes in Training Room 1005, Conference Room 1075, Fitness Room 1009, Major Case Room 1063, and Roll Call Room 1087 per note 8 on E201B.	See attached sheet E201B for requested dimensions.
Closed	110	Floorbox Dimensions	Justin Roering (Muska Electric Company)	Oct 16, 2023	Justin Roering (Muska Electric Company)	Oct 24, 2023	Please reference E201C. Please provide exact location dimensions for center of floorboxes in Training Room 1004, Conference Room #1223, and Conference Room #1224 per note 6 on E201C.	See attached sheet E201C for requested dimensions.
Closed	113	SCADA 1211 Rough-in Requirements	Justin Roering (Muska Electric Company)	Oct 16, 2023	Justin Roering (Muska Electric Company)	Oct 24, 2023	Please reference E201C. Please provide power and low voltage rough-in requirements/mounting heights per note 5 on E201C for SCADA Room 1211.	John Krebs: Power locations shown in SCADA 1211, Flex Office 1210 and Workstations 1203 (1st station north of SCADA) are ok as shown on plan. The owner has requested power for a monitor in Utilities Repair and Service 1270. Provide duplex receptacle on dedicated circuit from panel L5A located as shown on attached image. Please refer to Technology sheets for data/AV rough-in requirements.
Closed	114	Shared Entry Switch Location	Justin Roering (Muska Electric Company)	Oct 11, 2023	Justin Roering (Muska Electric Company)	Oct 24, 2023	Reference E101B, shared entry 1001. This area has a lighting control designation of LC-M. The designation summary on E101A says it should have a 6-button manual control. We do not see this switch on the plans on sheet E101B, can you please provide a location for this switch?	Manual control not required for the shared entry. Please disregard.
Closed	115	Aboveground tank design	Adam Johnson (Zahl-Petroleum Maintenance Company)	Oct 6, 2023	Adam Johnson (Zahl-Petroleum Maintenance Company)	Oct 24, 2023	I got with the manufacturer on the attached. I can get that tank down to fit within the 5 feet of the island width (I'm not including the curb, it will be 6' face to face including curb). However, I need to know if they want the tank footings to be a little shorter, or the tank to be little narrower and be a little taller.	Michael Healy (BKV Group): 1. Do not cut footings or alter tank in anyway that could void warranty. 2. As island drawing has not been submitted and reviewed, initial recommendation is to widen the island so that the space between the backside of curbs is wide enough to accommodate the tank. Thus, the island from north to south should be dimensioned as follows: 6" Curb - 62" minimum concrete infill - 6" curb. This results in an island a little over 6' wide, and should not be an issue with grading design or drive clearances. 3. Last alternative would be finding a tank that is dimensioned differently.
Closed	108	Pole Mounted Network Enclosures	Justin Roering (Muska Electric Company)	Oct 3, 2023	Justin Roering (Muska Electric Company)	Oct 17, 2023	Reference SHEET T010 (cameras at light poles). It says to mount network enclosures at 6' A.F.G. and details 5/T603 and 6/T603 show 8' A.F.G. What height is preferred? We would assume higher off the ground would be better to avoid any issues but wanted to clarify.	Michael Healy (BKV Group): Install the enclosure at approximately 8' above finished grade on center. The intention is to be able to service the enclosure on a standard size ladder.

[Jump Back to Page 7](#)

Rosemount Police & Public Works Campus

Rosemount RFI Summary report

Status	ID	Title	Created by	Created on	Ball in court	Due date	Question	Official response
Closed	107	Locksets for Openings 1004A, 1084 and 1088	Mathias Tobin (Kraus-Anderson Construction Company)	Sep 30, 2023	Mathias Tobin (Kraus-Anderson Construction Company)	Oct 6, 2023	Openings 1004A, 1084 and 1088 are listed in hardware group 44; the specification lists an AD-300 lockset. however, there was a question on our approved shop drawings whether these were to receive an AD-300 or storeroom function lockset. Please verify lock type for these openings.	Michael Healy (BKV Group): SEE ATTACHED PDF.
Closed	103	Washout and Granular Storage Concrete Walls	Erik Peterson (Hollenback & Nelson, Inc.)	Sep 27, 2023	Erik Peterson (Hollenback & Nelson, Inc.)	Oct 6, 2023	It was discussed with BKV today about pouring the center enclosure walls in a single pour in lieu of two pours as depicted on detail 6/S101F. See attached detail. This would be a no cost change.	Michael Healy (BKV Group): SEE ATTACHED PDF.
Closed	102	MAU & Ventilation Control Panels	Justin Roering (Muska Electric Company)	Sep 27, 2023	Justin Roering (Muska Electric Company)	Oct 6, 2023	Reference M101, particularly the Wash Bay. There are notes 1 and 2 near C/1 that refer to control panels for MAU and ventilation. These do not show up on power plan E201D or E201F for circuits. Will these require circuits? If so, can we please plan for the following circuits -wash bay MAU remote control panel L4A - 40,N -wash bay ventilation fume control panel L4A - 42,N	MAU panels do not require a line voltage connection. Please provide a 120V 20A circuit as noted for the fume detection panel for the Wash Bay.
Closed	104	Exhaust Fan & Lighting in Washbay Sequence of Operations	Justin Roering (Muska Electric Company)	Sep 27, 2023	Justin Roering (Muska Electric Company)	Oct 6, 2023	Reference sheets Detail 2/E101F and E201F (power and lighting). 101F note 1 says provide isolated relay for connection of exhaust fan assumed to interlock the lighting to the exhaust fan, this sheet also shows occupancy sensors on it. Then on sheet E201F in the wash bay it shows 3 occupancy sensors with note 5 which says they are for ventilation system only and that the lighting is controlled by switches. The lighting control summary on E101A for LC-D says occupancy 100% on/off and 2 button on/off. Can you please clarify if occupancy sensors are needed for the lighting in the wash bay or if this lighting is supposed to just be controlled with the switches? And if the exhaust fan/starter is controlled by stand alone occupancy sensors or somehow interlocked with lighting and its occupancy sensors and was the intent to have (3) occupancy sensors for lighting and (3) for exhaust fan control?	Please disregard KN 1 on sheet E101F for the Wash Bay. The occupancy sensors shown on E101F in the Wash Bay are for lighting only. Please follow control note LC-D. The occupancy sensors shown on E201F are for ventilation control purposes only per KN 5. There will be (6) total occupancy sensors in the Wash Bay. (3) for lighting, and (3) for mechanical.
Closed	105	Mens & Womens Restrooms Recessed Can Light Controls	Justin Roering (Muska Electric Company)	Sep 26, 2023	Justin Roering (Muska Electric Company)	Oct 6, 2023	See attached snapshot of E101C. Can you please advise what controls the two can lights in the vestibule to Restrooms 1002 & 1003? Or are they on 24/7?	Please control the (2) type B fixtures shown with the Shared Entry 1001 lighting controls.
Closed	100	HSS on top of beams Between Joist	Joshua Miedema (Construction Systems, Inc.)	Sep 21, 2023	Joshua Miedema (Construction Systems, Inc.)	-	details 23/S401 & 22/S401 are right next to each other along the same gridline, detail 23/S401 calls for a HSS5x5 between the joists, but detail 22/S401 calls for a HSS6x5 between the joists. the HSS6x5 is impossible to find, please confirm that it is acceptable to use HSS5x5 between the joists	See attached pdf.
Closed	101	Generator & Utility Concrete Pad Details	Justin Roering (Muska Electric Company)	Sep 20, 2023	Justin Roering (Muska Electric Company)	Oct 2, 2023	Please see the attached/below information regarding the Xcel Energy Utility Transformer/Connection Cabinet Pad & Generator Pad. 1) Concrete Mix - Please see attached and provide approval 2) Actual Pad Dimensions - The real size of the Xcel pad is 8'4" deep North and South x 14'8" long East and West. The real size of the generator pad is 10'6" deep North and South x 28'7½" long East and West. Can these dimensions be incorporated into the Civil drawings for surveying, while verifying/making sure there is enough clearance between the two pads. *****Currently civil site plan has these generically at 6'x6' for Xcel and 8'x20' for generator (fyi our generator pad accounts for docking station also). 3) Generator Pad Design with rebar as noted (total generator weight for tank, generator and enclosure = 39,441 lbs) - Please see attached and provide approval.	Proposed location, size, and mix/reinforcement design is acceptable.
Closed	99	Roof Framing area D & E, comments on returned approval drawings conflict with design drawings	Joshua Miedema (Construction Systems, Inc.)	Sep 20, 2023	Joshua Miedema (Construction Systems, Inc.)	-	on the returned Approval drawings for area D&E steel, there are comments made to change the Beam Framing situations, but those comments conflict with what is shown on the design drawings. the changes would result in beams bearing onto and cantilevering over the columns rather than framing into them as shown on S103D & S103E. please confirm we should follow the Design drawings at those locations, or provide a CO/PR/ASI for the change & providing the splice location dimensions and any other changed info so we can order new longer beams were needed.	Per the email reponse on 9/20; going back to the detail on the contract documents are acceptable however submit calcs on these connects and any connection not directly out of AISC.
Closed	98	Mezz Framing & Elevations S102 & Conflicting Steel from Approval comments	Joshua Miedema (Construction Systems, Inc.)	Sep 20, 2023	Joshua Miedema (Construction Systems, Inc.)	-	Comments made on the Steel Approval drawings Mezz Framing drawing E5 conflict with what is shown on the design drawing S102. see the attached and Verify Top of Beam Elevations	See pdf attached.

[Jump Back to Page 7](#)

Rosemount Police & Public Works Campus

Rosemount RFI Summary report

Status	ID	Title	Created by	Created on	Ball in court	Due date	Question	Official response
Closed	97	Crushed Aggregate Below Slabs	Mathias Tobin (Kraus-Anderson Construction Company)	Sep 6, 2023	Mathias Tobin (Kraus-Anderson Construction Company)	Sep 20, 2023	Crushed aggregate below slab on grade per keynote 11 on structural drawings under apparatus bay, see attached markup. Is the crushed aggregate only to be applied under the slab in areas D and E	THIS IS STRUCTURALLY ACCEPTABLE
Closed	96	Rooms 1244 & 1245 Ceiling Height	Nick Haglin (Thelen Heating & Roofing, Inc.)	Aug 31, 2023	Nick Haglin (Thelen Heating & Roofing, Inc.)	Sep 14, 2023	Rooms 1244 and 1245 show a 12" supply duct with duct mounted registers to be exposed below the 10'-0" ceiling. The duct comes from Men's Locker Room 1213 which has a 9'-0" ceiling. We will need a 12" high opening for this duct. Requesting the ceiling heights in 1244 & 1245 be raised to 10'6". This will allow enough space to get this duct run above the ceiling in the Locker Room and below the ceiling in 1244 & 1245. Bottom of the 12" round opening would be 9'-3". Bottom of precast lid in 1244 & 1245 is scaled at about 10'-11". Please confirm this is acceptable.	See attached pdf for response.
Closed	106	Type L Light Fixture Layout - Confirming RFI	Justin Roering (Musk Electric Company)	Aug 29, 2023	Justin Roering (Musk Electric Company)	Oct 6, 2023	Please see the attached Type L fixture layout for the various locations these fixtures will be installed. Please confirm this is what the design team had in mind. See notes on attached sheet, along with BOM.	Please see attached EP Response.
Closed	93	FP9 Location in Room 1270	Justin Roering (Musk Electric Company)	Aug 29, 2023	Justin Roering (Musk Electric Company)	Sep 12, 2023	In coordinating display backboxes with electrical onsite, Muska is needing display elevations on FP9 in room 1270. On the attached drawing, Muska is looking for display height AFF and measurement distance from the Southwest corner. Please advise ASAP, as this affects block work.	1. 72" AFF to bottom of display 2. 13'-0" from southwest corner to center of display
Closed	92	Law Enforcement and Pistol Locker Finish	Jeremy Belshiem (Tekton Construction Company)	Aug 29, 2023	Jeremy Belshiem (Tekton Construction Company)	Sep 12, 2023	105170 Law Enforcement Lockers. Previous projects with law enforcement lockers and pistol lockers has been a textured paint. Is this acceptable?	See attached pdf for response.
Closed	91	Grid A columns S101F precast conflict	Mathias Tobin (Kraus-Anderson Construction Company)	Aug 25, 2023	Mathias Tobin (Kraus-Anderson Construction Company)	Sep 1, 2023	Formalizing previous structural response to precast conflict at Grid A columns on S101F. Please see attached proposed sketch from Structural	Please see attached.
Closed	95	Device Heights in 1253, 1254, 1255, 1256, 1257, 1258, 1259, and 1260	Justin Roering (Musk Electric Company)	Aug 23, 2023	Justin Roering (Musk Electric Company)	Sep 12, 2023	Reference E201F, rooms 1253, 1254, 1255, 1256, 1257, 1258, 1259, and 1260. Please verify the receptacles, devices, data outlets, etc should also be at 48" per rfi 83 response and note 2 on E101? Just want to double check as these will be in block walls and harder to move later	Mount at 48" AFF.
Closed	94	Welding Outlets	Justin Roering (Musk Electric Company)	Aug 23, 2023	Justin Roering (Musk Electric Company)	Sep 12, 2023	Reference E201F, Note 7 mobile welding outlets (QTY. 7). Circuits LD1 19,21,23/20,22,24/25,27,29/26,28,30. These circuits are 3 pole breakers and note 7 calls for a Nema 14-50R receptacle which is a 125V/250V receptacle, meaning 2 hots, 1 Neutral and 1 ground. Should these welding circuits be switched to 2 pole with a Neutral or should the receptacle be changed to Nema 15-50R (3 hots and a ground)?	The 14-50R receptacles are correct. The 3 pole breakers serving these should be swapped to 2 pole breakers with a neutral. Drawings will be updated in a future ASI.
Closed	90	Bollard Covers	Erik Peterson (Hollenback & Nelson, Inc.)	Aug 15, 2023	Erik Peterson (Hollenback & Nelson, Inc.)	Aug 29, 2023	Specification section 055000, 2.14, B, "Bollard Covers," references that the bollard covers should be safety yellow with reflective tape. Is the reflective tape required on the bollard covers?	Please see attached.
Closed	89	Precast Bottom Wall Condition	Ryan Bednar (Molin Concrete Products)	Aug 8, 2023	Ryan Bednar (Molin Concrete Products)	Aug 22, 2023	Molin requests to provide solid grout flush with interior and exterior at bottom wall panel joint conditions in lieu of the typical sealant shown in detail 1/A610. Wall panels are typically 1'-0" below grade and SOG.	Please see attached.
Closed	83	Device Elevations	Justin Roering (Musk Electric Company)	Aug 7, 2023	Justin Roering (Musk Electric Company)	Aug 15, 2023	Area's D, E, F, and G, E101 note 2 says receptacles and devices shall be mounted at 42" U.N.O. and on E201D (note 5), E201E (note 7), E201F (note 15) and E201G (note 3) it says to mount receptacles and devices at 48" U.N.O. Please clarify what elevation receptacles and devices that are NOT marked with an AC or elevation should be roughed in at? Response is time sensitive as it will affect devices in block walls.	Note 2 on sheet E101 was supposed to be more of a blanket statement to meet hazardous location requirements. In areas D, E, F, G and H receipts and devices should be mounted at 48" U.N.O.
Closed	88	Car Wash Clarifications	Kasey Lange (RJ Mechanical, Inc.)	Aug 7, 2023	Kasey Lange (RJ Mechanical, Inc.)	Aug 22, 2023	During the project review it was noted that the spec called for items only included in a full truck wash (water heater, detergent pumps, water softener, etc) since this project is only for a chassis wash the water heater detergent pumps and related components are not included in the equipment design supply. Can you confirm this these components are not needed as this wash is only for chassis. Question 2: The description of the wash activation is using a card reader (provided by others) at the entrance. Do you know if a loop sensor is also required or if the keypad is the only way to access the wash bay and activate the system? Please confirm both items. Thank you	Question 1 - Equipment not required by provider for the chassis wash can be omitted from scope and submittal. Question 2 - Section 11 11 70, Part 2.3.A has performance requirements for operation. Coordination with access control will be required as well. Clarification on sequence and operation can be provided on shop drawings if questions persist.

[Jump Back to Page 7](#)

Rosemount Police & Public Works Campus

Rosemount RFI Summary report

Status	ID	Title	Created by	Created on	Ball in court	Due date	Question	Official response
Closed	80	Bollards	Erik Peterson (Hollenback & Nelson, Inc.)	Aug 4, 2023	Erik Peterson (Hollenback & Nelson, Inc.)	Aug 18, 2023	1. Do interior bollards without covers need to be galvanized? 2. Reference detail 6/A015. There is a 1/2"x2"x8" plate shown welded to the bollard below grade. Structural detail 27/S201 does not show this plate. Is it required? If so, is it needed at all bollards and are 4 plates required per bollard? 3. Reference A101D. There are (2) bollards outside of the Brine room door labeled with keynote A24 (primed and painted). Will these bollards require covers like all of the other exterior bollards? 4. Keynote A26 on A101B references an 8" bollard with a stainless steel cover. I have searched and cannot find this keynote shown anywhere on the drawings. Is it required anywhere?	Please see attached.
Closed	78	Lintels in CMU Walls	Erik Peterson (Hollenback & Nelson, Inc.)	Aug 4, 2023	Erik Peterson (Hollenback & Nelson, Inc.)	Aug 18, 2023	Reference the lintel schedule on S030. There are no references on the structural plan sheets to show us where these lintels go. Reference sheet S001, Masonry, Note 2.8 which states: "2.8. PROVIDE 8" CONCRETE MASONRY LINTEL WITH (2)#4 BARS ABOVE DOORS & WINDOWS UP TO 4'-0" WIDE. USE 16" CONCRETE MASONRY LINTEL WITH (2)#5 BARS T&B UP TO 8'-0" WIDE UNO, PROVIDE 8" MIN BRG." Should the lintel schedule on S030 be followed or should note 2.8 on S001 be followed for CMU lintels? If the schedule on S030 is to be followed, please provide lintel locations. Please advise.	Please see attached.
Closed	79	Fiberglass Frame Depth	Jeremy Belshiem (Tekton Construction Company)	Aug 4, 2023	Jeremy Belshiem (Tekton Construction Company)	Aug 18, 2023	We have submitted the fiberglass frames at openings 1249.1, 1249.2, & 1250 as 5- 3/4" jamb depth per section 081613-Fiberglass Doors and Frames and have ignored the "Frame Depth" dimension & the head/ jamb details listed for each frame on sheet A901- Opening Schedule. Please advise if this is acceptable.	The 5-3/4" frame depth at fiberglass frames is acceptable. Refer to the reviewed submittal for additional information.
Closed	77	Axon Camera Rough-In	Justin Roering (Muska Electric Company)	Aug 2, 2023	Justin Roering (Muska Electric Company)	Aug 3, 2023	Please see attached T101B, Note #8, and supporting pictures. This note says the Axon camera rough-in is by OWNER. This particular camera is in a block wall that will be constructed very soon. Can you please clarify what is needed and if Muska needs to rough-in something in this block wall.	Per TNCG: Keynote 8 on T101B is intended to indicate that the camera itself is by the Owner. The rough-in is by the Contractor. The camera schedule on T605 calls out the requirement to include backboxes, conduit, data cable, and microphone wire at the Axon cameras. We anticipate that the Axon camera rough-in should be a 1-gang extra deep back box with a 1" conduit to an accessible ceiling. In Interview 1047, the wall camera should be centered at 4 feet AFF as noted on the plans. Since the Owner is providing the Axon camera solution, they should review this also and confirm that a 1-gang extra deep box is appropriate.
Closed	85	Room 1025 Decon - Sink Receptacle Location	Justin Roering (Muska Electric Company)	Jul 31, 2023	Justin Roering (Muska Electric Company)	Aug 22, 2023	Reference E201B, Room 1025 DECON. Would it be acceptable to move the sink receptacle to the adjacent wall left of the sink between the paper towel dispenser and corner to avoid the mirror and getting too far away from the sink?	This is acceptable to EP. Ensure there are no conflicts on other side of wall.
Closed	84	Monitored & Controlled Detention Lock Rough-in	Justin Roering (Muska Electric Company)	Jul 27, 2023	Justin Roering (Muska Electric Company)	Aug 17, 2023	Please reference T101B as attached. Reference symbol "MC", which is a monitored and controlled detention lock. Can you please advise what is required for rough-in, as these are provided by the detention hardware contractor.	Refer to detail 17 on sheet T601 for typical detention door rough-in requirements.
Closed	81	TV Location Rough-In	Justin Roering (Muska Electric Company)	Jul 27, 2023	Justin Roering (Muska Electric Company)	Aug 17, 2023	T101B and 1/T701, T.V. displays at booking (see attached pics). Please clarify if 1 or 2 rough in cans are needed and provide an elevation detail for them if 2 are needed? And please verify you want this roughed into the block wall, as 2/A151 does not show these displays? Sheet E201B shows a double duplex at 60" but wanted to clarify If this was the centerline elevation of the display and rough in box? Also, is the double duplex is needed, as the rough in can shows a built in 6 receptacle outlet. Or do we just use this circuit to power the rough in box?	Only one Chief PAC wall box is required to support the two displays at the "FP2" symbol in Booking 1037. The wall box should be roughed into the block wall. The displays should be mounted to cover most of the box (the box will be centered between them). Provide the cover kit for the box to ensure a clean appearance; route cables out the right and left sides so they aren't visible. The bottom of the displays should be at 6'-8" AFF, which puts the centerline around 7'-4" AFF with the specified 32" model. The Chief PAC box does not require a double duplex receptacle, just a hardwired circuit to power the 6-receptacle outlet that comes with the box.
Closed	87	Scada Office Conduits from Roof for Antenna	Justin Roering (Muska Electric Company)	Jul 27, 2023	Justin Roering (Muska Electric Company)	Aug 22, 2023	Reference E203A-C, note 1. There are two areas on the plan that has 1-1/2" conduits back to the Scada office from the roof. Note says to terminate these conduits as directed by the architect or owner. Can you please provide how to terminate these conduits?	This is a rough-in for the SCADA antenna. Provide weatherhead as noted with 1 1/2"C back to SCADA 1211 and stub into room. Coordinate final location of antenna termination with architect/owner.
Closed	82	Wall Mount Data Cabinets	Justin Roering (Muska Electric Company)	Jul 27, 2023	Justin Roering (Muska Electric Company)	Aug 17, 2023	Reference sheet T101. In reference to the wall mount data cabinets in area's A, D & G. Do these cabinets have any power requirements? What about the ACP's?	Yes. Each wall-mount data cabinet requires a 120V/20A quad receptacle on a dedicated circuit, with the outlet mounted inside the back of the data cabinet - coordinate the exact location with the Structured Cabling Contractor. Each ACP requires a 120V/20A dedicated circuit hardwired to the access control panel. Coordinate exact location with Access Control Contractor.

[Jump Back to Page 7](#)

Rosemount Police & Public Works Campus

Rosemount RFI Summary report

Status	ID	Title	Created by	Created on	Ball in court	Due date	Question	Official response
Closed	86	Parking Garage 1096 Switch Legs	Justin Roering (Muska Electric Company)	Jul 27, 2023	Justin Roering (Muska Electric Company)	Aug 22, 2023	Reference E101A, parking garage 1096. Can you please clarify what switches/switch legs pertain to what lights? Not all switches are labeled with a switch leg designation (L.E - a, b, c, d)	The switches at man doors in Garage 1096 control all lights (switch legs a, b, c, d) in the area as a manual override. The switch in Wash Area 1096A control those (4) lights as a manual override.
Closed	76	Flammable Waste #5 Drain Elevation	Mathias Tobin (Kraus-Anderson Construction Company)	Jul 26, 2023	Mathias Tobin (Kraus-Anderson Construction Company)	Aug 17, 2023	Could we get the area drain elevation for flammable waste trap #5? This would be tied to more information needed for the owner supplied Mechanics lift. Please advise.	See shop drawing #42 - 144500 Vehicle Lifting for lift pit elevations. Note large slope diagram on page 6 of 18 (pdf page 7) where bottom slopes to drains. Note light duty platform will have two pits similar to large lift.
Closed	75	Waterproofing Membrane on A610	Erik Peterson (Hollenback & Nelson, Inc.)	Jul 25, 2023	Erik Peterson (Hollenback & Nelson, Inc.)	Aug 9, 2023	Reference the foundation details at metal studs on sheet A610. A self-adhering waterproofing membrane is shown at the brick ledge. There is no waterproofing specification section. Would the attached Air Shield thru-wall flashing work at this condition? How far down the face of the foundation does the membrane go?	Please see attached.
Closed	72	Screen Wall Footing Depth	Matthew Fricker (Removed)	Jul 21, 2023	Matthew Fricker (Removed)	Aug 8, 2023	Screen wall continuous footing (RWF6.0) is not at frost depth from finish grades. TFE= of 96'-0" is equal to an elevation of 976.25'. Finish grades adjacent to the wall are between 979' & 977' Resulting in .75' to 2.75' of cover from TFE. Is this acceptable? Southern portion is very shallow.	Please see attached.
Closed	73	Lighting Control Scenes	Justin Roering (Muska Electric Company)	Jul 21, 2023	Justin Roering (Muska Electric Company)	Aug 10, 2023	Reference E101A, Lighting Control Summary. There are multiple sequence of operations for the lighting control that require scenes and business hours. Can you please advise to those settings: *LC-E: Scene 1 & Scene 2 Settings *LC-F: Scene 1 & Scene 2 Settings *LC-I: Normal Business Hours Setting (what are normal business hours?) *LC-K: Normal Business Hours Setting (what are normal business hours?) *LC-M: Scene 1, 2, & 3 Settings + Scheduled Hours for when Lighting is reduced to 10% *LC-N: Normal Business Hours Settings (what are normal business hours?) *LC-T: Time of Day Schedule *LC-U: Time of Day Schedule *LC-V: Scene 1 & Scene 2 Settings	This needs to be coordinated with the owner at time of programming.
Closed	74	Exterior Photocell Location	Justin Roering (Muska Electric Company)	Jul 21, 2023	Justin Roering (Muska Electric Company)	Aug 8, 2023	Please advise if it is acceptable to locate the exterior photocell on the roof above the main electrical room. Per discussion with the lighting control vendor, it is best to be installed closer to the LCP (lighting control panel)	This is acceptable.
Closed	70	Clarification of Footing & Structural Steel, area B North	Joshua Miedema (Construction Systems, Inc.)	Jul 17, 2023	Joshua Miedema (Construction Systems, Inc.)	Aug 1, 2023	On S103B between grids 8-9 & R-Q there are 2 East-West Beams (W12x26 & W16x31). Between these two beams there appears to be something. However S101B does Not call for anything. No Column, Footing or Pier info is shown at this location. Please clarify if anything is required at this Location. Please provide a dimension from grid 9 for centerline, if anything is required. Please provide a dimension from grid Q for centerline, if anything is required. This is urgent as I believe they are pouring footings.	Please see revised attachment.
Closed	71	Reloc for Highbay Light Fixtures - Area D, E, & F	Justin Roering (Muska Electric Company)	Jul 13, 2023	Justin Roering (Muska Electric Company)	Aug 1, 2023	Please advise if it acceptable to use RELOC for the high bay fixtures in Areas D, E, & F • E101D - Type H1 • E101E - Type H1 • E101F - Type H2	Provide conduit between fixtures. Reloc whips can be utilized from junction box to fixtures.
Closed	69	Corner bars at stoops	Erik Peterson (Hollenback & Nelson, Inc.)	Jul 13, 2023	Erik Peterson (Hollenback & Nelson, Inc.)	Jul 27, 2023	The rebar shops were detailed and approved with #4 corner bars in the stoop walls. We have #5 horizontals in the stoop walls. Is it acceptable to keep the #4 corner bars as detailed and approved or do we need to get #5 corner bars?	Please see attached.
Closed	68	Head details for pan-flashing	Mathias Tobin (Kraus-Anderson Construction Company)	Jul 13, 2023	Mathias Tobin (Kraus-Anderson Construction Company)	Jul 27, 2023	See attached. Head details for 1/A940, 3/A940 and 1/A942 do not show pan-flashing	Please see attached.
Closed	67	Precast Wall Bearing Bracing 14/S302	Mathias Tobin (Kraus-Anderson Construction Company)	Jul 12, 2023	Mathias Tobin (Kraus-Anderson Construction Company)	Jul 26, 2023	S104F Roof Framing Plan. Please clarify detail 14/S302. Does additional bracing need to be added to the top of the precast wall or is the decking enough support to hold the precast wall?	Please see attached revised response.
Closed	61	Countertop Support	Jeremy Belshiem (Tekton Construction Company)	Jul 11, 2023	Jeremy Belshiem (Tekton Construction Company)	Jul 18, 2023	In the Mechanic's Office room 1253 there is a solid surface work surface with a peninsula on the north side. There is no section drawn as to how this is supported. TMI included support brackets in the bid but have nothing to attach to. Please verify the intended method of support for the countertop of this situation	Please see attached.
Closed	60	Joist RFI CSC#001	Joshua Miedema (Construction Systems, Inc.)	Jul 7, 2023	Joshua Miedema (Construction Systems, Inc.)	Jul 18, 2023	see the attached RFI	Please see attached.
Closed	45	Pole Mounted Camera Conduit	Justin Roering (Muska Electric Company)	Jul 6, 2023	Justin Roering (Muska Electric Company)	Jul 18, 2023	Reference T010 and attached picture. Pole light with camera on it nearest to the monument sign, should this have a note 3 or note 4 next server room. to it to indicate it needs a 1¼" conduit to building or to server room?	This camera should have a note 3 - the conduit should route to the

[Jump Back to Page 7](#)

Rosemount Police & Public Works Campus

Rosemount RFI Summary report

Status	ID	Title	Created by	Created on	Ball in court	Due date	Question	Official response
Closed	46	Conduit from Gate Controller to Server Room	Justin Roering (Muska Electric Company)	Jul 6, 2023	Justin Roering (Muska Electric Company)	Jul 18, 2023	Reference T010, Note 3. At the North and South gates says to provide a 1 1/4" conduit from controller to server room 1078. Also, on E401 note 6 (on details 1 and 2), calls for a 1 1/4" conduit to server room 1078, are these the same conduits and only (1) 1 1/4" conduit from gate controller to server room is needed or are (2) 1 1/4" conduits required per gate controller to server room?	Yes, only one 1-1/4" conduit is required for low voltage to each gate from the Server Room.
Closed	47	Scada Office Rough-in Requirements	Justin Roering (Muska Electric Company)	Jul 6, 2023	Justin Roering (Muska Electric Company)	Aug 10, 2023	Reference E201, keynote #5 (Scada room 1211). Please provide any special rough in requirements for this room?	The owner will have to provide any additional requirements for SCADA 1211. Also, coordinate any LV rough-in requirements with LV vendor.
Closed	48	Mechanics Office Site Conduits	Justin Roering (Muska Electric Company)	Jul 6, 2023	Justin Roering (Muska Electric Company)	Jul 18, 2023	Reference E201F & E001. Where in mechanics office 1253 do you want the site conduits called out to stub up? Also, this office appears to be sheet rock adhered to block, how do you want them stubbed up? In the block wall?	Stub conduit into block wall, and provide 2-gang box with single gang mudring on south wall adjacent to lighting control station. Confirm final location with gate installer.
Closed	49	Conduit & Wire Size - EV Chargers	Justin Roering (Muska Electric Company)	Jul 6, 2023	Justin Roering (Muska Electric Company)	Jul 13, 2023	Reference E001, Keynote 2. (8) #4's and (2) #10's do not legally fit in a 1 1/4" pvc conduit. Also, by code we will need to pull a #8 ground with #4 conductors. So, we will have to step up to a 1 1/2" conduits here and pull (8) #4 and (2) #8 grounds. Please confirm. Also, are the extra wires for future/spares?	Keynote 2 should read 1 1/4"C (4) #8 & (1) #10. Keep the 1 1/4"C for ease of pulling.
Closed	55	Scada Office	Justin Roering (Muska Electric Company)	Jul 6, 2023	Justin Roering (Muska Electric Company)	Jul 18, 2023	Reference E203A-C. Keynote 1 mentions Scada office 114, I don't see this number, is it supposed to say Scada room 1211 or another room number?	It should read Scada 1211.
Closed	54	Panel HD1 Location	Justin Roering (Muska Electric Company)	Jul 6, 2023	Justin Roering (Muska Electric Company)	Jul 13, 2023	Reference E402, detail 2. Is it acceptable to swap the location of panel HD1 with panels H5 and H6? There is a double door below in the bulk fluids room that currently would prohibit getting feeder conduits into the bottom of HD1.	This is acceptable to EP.
Closed	62	Transformer Wall Support Brackets	Justin Roering (Muska Electric Company)	Jul 6, 2023	Justin Roering (Muska Electric Company)	Jul 18, 2023	Reference E502, detail 2. Would it be acceptable to use heavy gauge manufacturer recommended and supplied wall brackets with secondary support for trapeze mounted transformers, as well as move them up from 7' AFF to between 8' to 10' AFF for more head clearance? We've used these brackets in the past and they provide a strong safe support and look nice as well.	This is acceptable to EP.
Closed	50	Transformer T-N4 Installation in Area D	Justin Roering (Muska Electric Company)	Jul 6, 2023	Justin Roering (Muska Electric Company)	Aug 10, 2023	Reference E101, E601, and E201D. The transformer schedule on E601 says transformer T-N4 is pad mounted and with area D being a class 1 div 2 location at the floor according to E101, this puts T-N4 in the classified area. For this reason, would it be better to trapeze mount this transformer above panels NH4 and NL4, similar to T-N2 and T4, versus pad mounting under the stair landing?	Trapeze mounting would be acceptable. Moving panels NH4, NL4 and T-N4 to the mezzanine would work as well, as long as it is acceptable to the owner.
Closed	63	Mezzanine Area F Classification	Justin Roering (Muska Electric Company)	Jul 6, 2023	Justin Roering (Muska Electric Company)	Jul 18, 2023	Please clarify how the mezzanine at area F is classified and how it affects the panels and transformers mounted here? We are assuming that the classified areas for area F are at the floor up to 18" at level 1, and from the bottom of the roof deck down to 18". Mezzanine level floor would then be unclassified and install per plan would be ok	This is correct. The mezzanine floor is unclassified.
Closed	51	Keynote for Generator	Justin Roering (Muska Electric Company)	Jul 6, 2023	Justin Roering (Muska Electric Company)	Jul 18, 2023	Reference E401, detail 4 at generator. Please verify if keynote 6 supposed to be keynote 7, assuming so but wanted to verify?	Correct, it is supposed to be keynote 7.
Closed	57	Base Detail	Justin Roering (Muska Electric Company)	Jul 6, 2023	Justin Roering (Muska Electric Company)	Jul 18, 2023	Reference E501, details 4 and 9. Which base detail is correct for the base itself, 24" diameter with 5' below ground and 3' above ground (common)? Or 20" diameter with 8' below ground and 7' above ground (uncommon)? We are assuming detail 4 is correct and detail 9 is just showing optional items like the cameras, but we wanted to verify?	Detail 4 is correct for pole base requirements. Detail 9 just shows accessory mounting requirements.
Closed	58	Veeder Root Panel & Gas Boy Panel Location	Justin Roering (Muska Electric Company)	Jul 6, 2023	Justin Roering (Muska Electric Company)	Aug 10, 2023	Reference E401. Please provide location of Veeder Root Panel and the Gas Boy Panel.	They need to be near Mechanic's Office 1253. Confirm all requirements and final locations with fuel island vendor, architect, and owner. From Oertel: The preference for the reader would be east of door 1253.2, on the north side of that wall, so it is readable by responsible staff without going into the office.
Closed	52	E201H - Keynotes 7 & 8	Justin Roering (Muska Electric Company)	Jul 6, 2023	Justin Roering (Muska Electric Company)	Jul 18, 2023	Reference sheet E201H. Please clarify key notes 7 and 8? What does the time clock control? Where are Pavillion lights or what lights should this photocell control? Are the photocell and timeclock being used together? (Note photocell is on NE corner of cold storage not restroom)	The time clock and photocell control the Cold Storage exterior light fixtures and Salt Shed light fixtures. See lighting control note LC-T on sheet E101A. Correct the note should read "northwest corner of cold storage building".

[Jump Back to Page 7](#)

Rosemount Police & Public Works Campus

Rosemount RFI Summary report

Status	ID	Title	Created by	Created on	Ball in court	Due date	Question	Official response
Closed	56	E201A Circuits	Justin Roering (Muska Electric Company)	Jul 6, 2023	Justin Roering (Muska Electric Company)	Jul 18, 2023	See attached snapshot of E201A. Can you please indicate the circuits and sizes for the following: -Heat tape j-box at south wall -Special purpose receptacle in range, south end at west wall near M/3 -Ceiling receptacle in range south end -Switched receptacle in range on N line, also indicate if highlighted switch at north wall of range is for this receptacle or something else -Special purpose receptacle in range at north end	Circuit the heat tape to panel L1A circuit 59. Provide a GFPE 30mA circuit breaker. Circuit Range 1097 devices to panels NH1 & NL1 as required. Coordinate circuiting requirements with gun range vendor once submittals are available.
Closed	64	Column on Grid 11 Between Grid E and E.9	Erik Peterson (Hollenback & Nelson, Inc.)	Jul 6, 2023	Erik Peterson (Hollenback & Nelson, Inc.)	Jul 11, 2023	Reference S101C and the column on grid 11 between grids E.9 and E. It doesn't appear this column is centered on the F4 pad. Is this column supposed to be centered on the pad? Also, please provide dimensions from a grid to the center of this column.	Please see attached.
Closed	53	Generator Remote Annunciator Location	Justin Roering (Muska Electric Company)	Jul 6, 2023	Justin Roering (Muska Electric Company)	Aug 10, 2023	Where will the remote annunciator for the generator be located? and at what elevation?	Locate the panel in the main electrical room @ 60" AFF. Confirm with PW director.
Closed	59	SDR 11 Conduit	Justin Roering (Muska Electric Company)	Jul 6, 2023	Justin Roering (Muska Electric Company)	Jul 18, 2023	See attached sheet T010. Per Keynote #1, SDR 11 conduit is to be routed from the server room to the site quazite boxes. There is substantial amount of lead time for the SDR 11 conduit, so can Schedule 80 PVC conduit be used instead?	Yes, Schedule 80 PVC is acceptable.
Closed	65	Grid Coordinate Point for Building Alignment	Matthew Fricker (Removed)	Jul 5, 2023	Matthew Fricker (Removed)	Jul 18, 2023	Please provide grid intersection point (northern & easting) at grid intersection O9 & D4. We are having issues lining up the building footprint between civil and structural.	O9: N: 199893.0092, E: 551842.8710 D4: N: 199610.3099, E: 551627.4704 Note that the site is square to the eastern ROW line, which is not perfectly N-S. Thus, the building has a very slight rotation to it.
Closed	66	Footing Steps S101A & S101B	Matthew Fricker (Removed)	Jul 5, 2023	Matthew Fricker (Removed)	Jul 18, 2023	Please note where footing steps from TFE 96'-0" to 99'-0". See attached document for location.	See attached
Closed	40	Interior CMU walls between grids 3&4 on S101A	Mathias Tobin (Kraus-Anderson Construction Company)	Jul 3, 2023	Mathias Tobin (Kraus-Anderson Construction Company)	Jul 14, 2023	Reference the interior CMU walls between grids 3&4 on S101A. Top of footing for these walls is 99'-0". Should these walls step down to meet the perimeter walls at 96'-0"?	Yes, step footing as required to bear on ftg. or match elevation as works best in field. Friction fit the continuous bars 6" if matching TFE.
Closed	39	Perimeter strip footing size in Area F	Mathias Tobin (Kraus-Anderson Construction Company)	Jul 3, 2023	Mathias Tobin (Kraus-Anderson Construction Company)	Jul 14, 2023	Please confirm the perimeter strip footing size in Area F. Structural notes say 3'-0" wide unless noted otherwise, but the majority of the rest of the building is a WF2.0.	2'-0" typical exterior strip footings is acceptable.
Closed	42	Footing Drop for Utility Crossing Sheet S101B	Matthew Fricker (Removed)	Jun 30, 2023	Matthew Fricker (Removed)	Jul 14, 2023	Should the footings step down due to the utility crossing or shall they remain at frost depth per plan?	Please see attached.
Closed	44	ASTM D3350 Pipe Specification Relation to Resin	Matthew Fricker (Removed)	Jun 30, 2023	Matthew Fricker (Removed)	Jul 21, 2023	In regards to Submittal 334713-001-1 78 Pond Liners; ASTM D3350 Standard Specification for Polyethylene Plastics Pipe and Fittings Materials is not applicable to membrane or resin material. No plastic pipes will be used in the pond liner application, therefore this ASTM does not apply to any material being used.	ASTM D3350 to be waived for this application and ASTM D4976 Standard Specification for Polyethylene Plastics Molding and Extrusion Materials to be applied. Please reference ASTM D3350 Item 1.5 that instructs ASTM D4976 to be adhered to for molding and extrusion materials.
Closed	43	Gate Valve Location at North Side Wet Tap	Turner Moen (Removed)	Jun 30, 2023	Turner Moen (Removed)	Jul 5, 2023	Our understanding is this gate valve shown will actually be placed in the road (Biscayne) as part of the wet tap connection. Please confirm.	This is acceptable.
Closed	38	Missing Footing Steps from Frost to Interior	Matthew Fricker (Removed)	Jun 29, 2023	Matthew Fricker (Removed)	Jul 5, 2023	Please clarify or note location of what is presumed to be missing footing steps to bring footings up from TFE 96'-0" to interior TFE of 99'-0". See attached drawing for location	Please see attached.
Closed	37	Electrical - Service Feeder Size (MSB)	Justin Roering (Muska Electric Company)	Jun 28, 2023	Justin Roering (Muska Electric Company)	Jul 7, 2023	Please advise if it would be acceptable to install (8) 4" conduits with 750MCM Aluminum conductors for MSB, in lieu of (7) 4" conduits with 500MCM Copper Conductors. We had this figured in our bid, just want to verify as aluminum was acceptable for all other feeders.	Aluminum is acceptable to EP as long as termination lugs in MSB & CT will accept the feeder size.
Closed	34	Steel Beam Wall Panel Pockets	Ryan Bednar (Molin Concrete Products)	Jun 27, 2023	Ryan Bednar (Molin Concrete Products)	Jul 5, 2023	Molin's approval shop detail 16/W24 embeds can't handle the loads at Grids D-1 and D-11. The walls need to have recessed pockets at the interior to hold the steel beams.	This is acceptable. GC to coordinate Beam length for steel submittal
Closed	33	Sanitary Tracer Wire Location with Manhole	Turner Moen (Removed)	Jun 27, 2023	Turner Moen (Removed)	Jul 7, 2023	For the sanitary tracer wire, is the tracer wire supposed to come through the boot and inside the manhole or on the exterior of the manhole and through the adjustment rings while the castings are being set?	Tracer wire should be wrapped around the exterior of the manhole, to avoid the potential for corrosion due to sanitary spray (if passed through boot), and to avoid extra length required by slipping through adjustment rings. Please confirm this answer resolves the question.
Closed	36	Hydrant Gate Valve Locations	Turner Moen (Removed)	Jun 27, 2023	Turner Moen (Removed)	Jul 7, 2023	C-801, detail W-1 shows the hydrant lead gate valve 2.5' from center of hydrant. C-401 plan sheet shows otherwise for (6) hydrant gate valves. I have provided rough measures from center of hydrant to center of gate valve, both for how the plan shows and where the detail shows. In an effort to eliminate any curb/gate valve conflicts, which should we follow? It looks as though the 2.5' center to center gets all gate valves behind the curb which would be our preferred installation method.	2.5' is acceptable.
Closed	35	Pivot Gate Clarifications	Nate Schwaab (Peterson Companies, Inc.)	Jun 26, 2023	Nate Schwaab (Peterson Companies, Inc.)	Jul 7, 2023	See Attachment	Please see attached.

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Page 18 of 20

[Jump Back to Page 7](#)

Rosemount Police & Public Works Campus

Rosemount RFI Summary report

Status	ID	Title	Created by	Created on	Ball in court	Due date	Question	Official response
Closed	31	West Perimeter Tree and Silt Fence Conflicts	Turner Moen (Removed)	Jun 13, 2023	Turner Moen (Removed)	Jun 15, 2023	The west silt fence perimeter and existing trees are in conflict with grading limits. Requesting that the silt fence is moved to the property limits and tree removals are authorized to be taken to the property line in order to make the cut and fills per plan. This would require the silt fence that has been installed per plan to be removed, trees clear & grubbed, and the silt fence re-installed.	Silt fence should be installed at grading limits, in accordance with note 4 on sheet C-005 and note 2 on sheet C-201. All trees marked for protection shall be protected. All brush not marked for protection may be removed as necessary for site improvements.
Closed	32	SWPPP Protection Along North & SW Perimeter	Turner Moen (Removed)	Jun 12, 2023	Turner Moen (Removed)	Jun 16, 2023	Please advise for a SWPPP protection method to protect neighboring properties along the North and Southwest property lines from site runoff where no SWPPP silt fencing or bio logs are shown on either the preconstruction erosion control plan or the post construction stabilization plan. Earthmoving operations will take place along these areas with site drainage potentially going outward due to designed slopes.	Site grading does not discharge surface runoff over the property line where silt fence is not shown on the plan. If warranted by construction methods, appropriate sedimentation protection should be installed where needed per NPDES permit.
Closed	30	Precast Walls at Fleet Garage & Loading	Ryan Bednar (Molin Concrete Products)	Jun 9, 2023	Ryan Bednar (Molin Concrete Products)	Jun 16, 2023	1. In the PC shop drawing approval comments, the beam service loads were noted on the loading plans at grid D & 11 and grid D & 1. When factored, the loads noted are higher than the factored loads on the framing plan added in addendum #4. With this increase in loads, the beams will need to bear in pockets in the wall panels. Please confirm these new loads are to replace the 96K factored load on the structural documents Addendum #4 and note that the beam length will increase to pocket into the wall. a. See attached Exhibit A 2. Due to production constraints, the tallest panel that can be produced is 39'-0". In detail 11/W24 cut on elevation 1/W39 & 3/W39, a HSS is provided at the top of the wall to make up the additional 3" at the top of the wall to meet the joist bearing elevation at the highest point. Molin will provide the HSS as erection material on panels W278 & W291 and then change the detail back to full height wall panels over the rest of the elevations. Please note that the embed plates in the top of the wall cannot be continuous due to the lifters in the top of the wall panel. We will provide embed plates at 4'-0" o.c. Please confirm that this is acceptable. Also, regarding the 39'-0" tall wall panels on elevation 1/W39 and 3/W39, these tall walls are designed to span vertically from the base to the roof deck. Please confirm that the roof deck will be adequate to brace the top of wall panels without additional connections. a. See attached Exhibit B.	Please see attached.
Closed	29	Vehicle Platform Lift Trench Depth	Turner Moen (Removed)	Jun 6, 2023	Turner Moen (Removed)	Aug 17, 2023	Please specify depth of Vehicle Platform Lift Trench, Details S202-5 and S202-3. Detail calls out a 'TBD' depth.	See lift shop drawings for pit depths. Included in this RFI response is a drawing with dimensions noted (RFI-029 - Vehicle Lift Depth - OA Response)
Closed	21	Infiltration Trench Depth Specified	Turner Moen (Removed)	Jun 2, 2023	Turner Moen (Removed)	Jun 26, 2023	Please specify depth of Infiltration Trench. Note within the detail calls out a range of 3'-12". Sheet C-808 Detail for 'Typical Infiltration Trench Cross Section'	See response to RFI #19. The depth of the monitoring well trench as shown on the detail shall be 5'.
Closed	20	Infiltration Rate & Mix % for Amended Infiltration Basin	Matthew Fricker (Removed)	May 23, 2023	Matthew Fricker (Removed)	Jun 19, 2023	Please clarify the Infiltration Basins amended soil requirements. Is the engineer targeting an infiltration rate of 3" per hour exactly or as a minimum, and what is the existing soil profile used in mixing to generate proposed rates. Can the engineer provide a final quantity mix rate (60/40, or 70/30)? Chuck Josiwak with 'The Mulch Store', who will be supplying the grade 2 compost, is willing to discuss with engineer if requested.	In accordance with the MN Stormwater Manual, and confirmed by a phone call with Bill Alms at WSB (stormwater review agency), a constructed infiltration rate between 6" and 8.3" per hour is acceptable. This includes a factor of safety of 2, to match the minimum design infiltration rate of 3" per hour. Existing soils data is available in the geotechnical report. The mix rate shall be proposed by the contractor, to achieve the required infiltration rate.
Closed	17	Steel Joist Loads ON PC Walls (Grids C & 4.1-7.5)	Ryan Bednar (Molin Concrete Products)	May 22, 2023	Ryan Bednar (Molin Concrete Products)	May 29, 2023	Provide loads on the wall panels (along grid C, between 4.1 and 7.5) from the long span joists spanning grid C to grid A.	Please see attached.
Closed	22	CAD Files	Turner Moen (Removed)	May 22, 2023	Turner Moen (Removed)	Jun 5, 2023	Requesting project CAD files to include Existing & Design Land XML's.	Closing - Information was provided to Turner via email dated 5/22/23. Sent Civil and Structural CAD files.
Closed	19	Monitoring Well Depth	Turner Moen (Removed)	May 19, 2023	Turner Moen (Removed)	May 24, 2023	Please provide clarification on the depth of the (2) monitoring wells shown on the plans. Currently the detail states 3'-12".	The depth of the monitoring well trench as shown on the detail shall be 5'.
Closed	23	Project Inspections for Underground Utility Work	Turner Moen (Removed)	May 19, 2023	Turner Moen (Removed)	May 24, 2023	Please provide contacts for the parties responsible for inspections for underground sanitary, water, storm sewer - installation & testing.	John Buchholz 612-834-3282 jbuchholz@wsbeng.com of WSB & Associates to be the primary eyes for the City with regard to observing underground utility construction items and other civil site improvement work.
Closed	24	16" Watermain Verification	Turner Moen (Removed)	May 19, 2023	Turner Moen (Removed)	May 24, 2023	Please verify with the city of Rosemount the existing size and material of the watermain run down Biscayne. Plans are showing 16".	Per city records and Stantec there is currently a 16" water main located on Biscayne.

[Jump Back to Page 7](#)

Rosemount Police & Public Works Campus

Rosemount RFI Summary report

Status	ID	Title	Created by	Created on	Ball in court	Due date	Question	Official response
Closed	25	Casing & Insulation C-405	Turner Moen (Removed)	May 19, 2023	Turner Moen (Removed)	May 24, 2023	No casing pipe is being referenced on the detail called out. The detail is for pipe insulation. Belair understands no casing pipe is necessary, only insulation as no detail was provided.	Per John Penshorn, no casing pipe needed at this location.
Closed	26	Additional Sanitary Insulation	Turner Moen (Removed)	May 19, 2023	Turner Moen (Removed)	May 24, 2023	Somewhere along this sanitary run coverage becomes less than 7.5'. No insulation is being shown on the plan.	Any sanitary without 7.5' of coverage needs insulation per specification.
Closed	27	16in & 18in SCH40 Storm Sewer	Turner Moen (Removed)	May 19, 2023	Turner Moen (Removed)	May 24, 2023	Is SCH40 acceptable material for the highlighted 16" and 18" storm sewer runs? Availability is the driving factor at this time.	Acceptable that this material is PVC SCH 40 for 16" and 18" runs.
Closed	16	Precast Cast-in Stairway Stringer Embeds	Ryan Bednar (Molin Concrete Products)	May 10, 2023	Ryan Bednar (Molin Concrete Products)	May 17, 2023	Due to production constraints, Molin can't install the L8x6x1/2"x 0'-8" cast-in embed for the stair stringer per details 18 & 19/S302.	KA TO COORDINATE ANY REVISIONS REQUIRED BY STAIR SUPPLIER.
Closed	15	Dual Gate Valve on Hydrant Lead	Mathias Tobin (Kraus-Anderson Construction Company)	May 5, 2023	Mathias Tobin (Kraus-Anderson Construction Company)	May 8, 2023	Are both gate valves shown on this hydrant lead needed?	Western gate valve may be omitted.
Closed	14	Plank Embed Locations-3/ S402	Ryan Bednar (Molin Concrete Products)	May 3, 2023	Ryan Bednar (Molin Concrete Products)	May 12, 2023	Due to production constraints, the embed location need to be a min. 1" from end of plank and won't allow the bent plate as shown in detail 3/ S402 to be welded as shown.	See attached Response
Closed	13	Sanitary Inverts	Turner Moen (Removed)	May 3, 2023	Turner Moen (Removed)	May 12, 2023	Confirming that the manholes clouded in attached files do not require at least a .1 of fall between inlet and outlet.	Confirmed due to elevation constraints.
Closed	12	Precast Retaining Wall	Ryan Bednar (Molin Concrete Products)	Apr 24, 2023	Ryan Bednar (Molin Concrete Products)	May 1, 2023	Request footings at precast retaining wall shown in the attached Exhibit A detail in lieu of rock base foundation in details 5 & 6/ L300(Exhibit B). The current rock base details do not work structurally for the precast retaining wall.	Extend the PC wall to the depth of what the footing is shown in the attached sketch and the retention of the soil would be acceptable. This would also be less expensive and not have steel exposed below grade and a continuous gap for frost.
Closed	8	DIP Watermain Offsets	Turner Moen (Removed)	Apr 18, 2023	Turner Moen (Removed)	Apr 27, 2023	Please confirm all watermain offsets need to be DIP even though we are running PVC C900 for watermain pipe.	Watermain offsets may be PVC C900.
Closed	10	21" PVC Storm Sewer	Turner Moen (Removed)	Apr 18, 2023	Turner Moen (Removed)	Apr 27, 2023	21" PVC storm sewer isn't a size of pipe that is produced? I assume it needs to be PVC for the water crossing. It can be upsized to 24", but the flared ends would more than likely need to be upsized. 24" flared ends then require sheet piling. Please address	Civil will release plan update on 5/15/23 with pipe in question modified to 20" PVC (C900).
Closed	11	See Detail 10C-810	Turner Moen (Removed)	Apr 18, 2023	Turner Moen (Removed)	Apr 27, 2023	This detail was not provided in the plan set. Page 810 does not exist. Can you please provide?	Label on C-401 has a typo, please reference detail 10/C-804.
Closed	9	Alt Storm Structure #1	Turner Moen (Removed)	Apr 18, 2023	Turner Moen (Removed)	Apr 27, 2023	Please provide additional information in regards to procurement of this structure. Size, type, etc.	Please see attached.
Closed	2	Precast Free Standing Walls and Spandrels Along Grid 13	Ryan Bednar (Molin Concrete Products)	Apr 17, 2023	Ryan Bednar (Molin Concrete Products)	Apr 26, 2023	Architectural and Structural show (2) different conditions for the free standing wall spandrels and column piers along grid 13 (Details 28/ S301 & 1/A552). We're proposing the top of column/pc wall stop at the bottom of the pc beam /spandrel as shown in architectural detail 1/ A552. The current structural design shown in detail 28/S301 showing conc. stem behind the beam/spandrel does not work structurally. See the attached sketches showing these this condition, please confirm is this acceptable.	See response in pdf uploaded.
Closed	3	Tracer Confirmation for Underground Utilities	Turner Moen (Removed)	Apr 14, 2023	Turner Moen (Removed)	Apr 21, 2023	All sanitary, water, and storm require two sets of tracer wire regardless of how the city spec reads? Please confirm.	In congruence with city spec, a single tracer wire is satisfactory.
Closed	4	Gate Valve at Connection Point	Turner Moen (Removed)	Apr 14, 2023	Turner Moen (Removed)	Apr 21, 2023	Belair understands that this gate valve can be moved to the connection point with the existing watermain stub. Please confirm.	This gate valve may be adjusted as requested. Gate valve shall not be placed in sidewalk.
Closed	6	Insulation Requirements for Sanitary Coverage	Turner Moen (Removed)	Apr 14, 2023	Turner Moen (Removed)	Apr 21, 2023	Belair understands the only (2) areas that require insulation over the sanitary pipe are the ones called out on the plan.	Insulation over the sanitary pipe shall be provided wherever cover is less than 7.5'. If additional insulation is anticipated, notify engineer. Plans identify the two locations where minimum cover is not met by site design.
Closed	7	Sanitary Pipe Material Verification	Turner Moen (Removed)	Apr 14, 2023	Turner Moen (Removed)	Apr 21, 2023	Belair understands this pipe material to be SDR35. Please confirm these runs aren't considered services which would require 6" SCH40.	All sanitary sewer pipe outside ROW shall be SCH. 40.
Closed	1	Precast Wall Panel Revels	Ryan Bednar (Molin Concrete Products)	Apr 14, 2023	Ryan Bednar (Molin Concrete Products)	Apr 14, 2023	Request precast wall panel revel and joint profile change from what's shown on architectural plans. Please reference attached exhibits.	Proposed reveal joint modifications are acceptable.

[Jump Back to Page 7](#)

Washington County Central Service Center

WC Service Center FRI Summary report

RFI summary

WC Service Center FRI Summary report



Created on	Sep 15, 2025, 1:39 PM CDT
Created by	Ken Francois (Kraus-Anderson Construction Company)
Total items	210

Contents

207 - Office 147	5
206 - Water Heater Intake/Flue - PVC	5
205 - Floor boxes	5
204 - Fire Extinguisher 2nd Floor Elevator Lobby.....	5
203 - Aluminum Frame West of Main Entry	5
202 - Window Shades Mounting Part 2	5
201 - Specs on Device Plates	5
200 - Concrete Questions in Regards to PR 050	5
198 - S-1 Sinks - Countertop Holes Don't Align.....	5
199 - Glass at North Photo Area	5
196 - flag pole bases	5
197 - UPS units in the data rooms.....	5
195 - Window Shades Mounting RFI	6
194 - EV Chargers	6
193 - Tamper Proof Receptacles.....	6
192 - PRTS clarifications.....	6
191 - RF6 - 212 WORK CAFE FLOORING LAY DIRECTION	6
190 - Booster Pump Pulse Output.....	6
189 - AWP at PRTS Licensing and Passport Services.....	6
188 - Gap in DLT Head of Curtain Wall at the Terrace	6
187 - mag hold opens on election doors 201A and 201B.....	6
186 - Electrical Room Egress	6
185 - Exterior Lighting Control Sequence	7
184 - C2 Fixture Elevation.....	7
183 - Bypass Control Valve Location - Site Condition.....	7
182 - Exterior C1 Fixtures	7
181 - Main Gas Meter - Controls Pulse Output	7
180 - Deflection Top of Art Wall	7
179 - PR 047 - Perforated Plate to Art Wall Support.....	7
178 - Finish Carpentry SWP-2 Material - Forescolor.....	7
177 - Toilet 114 paint color	7
176 - Handrail Bracket at Masonry Walls	7
175 - Q-Matic Location.....	7
174 - Condensing Units Trench	7
173 - Ceiling Edge at Windows.....	7
172 - Paint Contractor - Metal Colors.....	8
171 - Door Hardware Questions from Glazer	8
170 - Bredemus Hardware Questions.....	8
169 - MP-1 Metal Panel Closure @ Parapet	8
167 - lights in circulation 225	8
166 - Metal Layout at Fin Location West Elevation	8
168 - Epoxy Floors in Mechanical/Janitor rooms	8
161.1 - Bathroom Wall Panel Configuration - RFI 161	8
165 - Cabinet in room 107 Lab.....	8

[Jump Back to Page 7](#)

Washington County Central Service Center

WC Service Center FRI Summary report

164 - Lg-3 and Lg-1 Light Locations	8
163.1 - Bypass Valve	8
162 - Refrigerators	8
161 - Bathroom Quartz Wall Panel Horizontal Seams	9
160 - Fire Alarm Door Holders and Smoke Detectors	9
156 - Exit sign in 212 cafe north door under soffit	9
155 - Generators annunciator panel	9
157 - Data in PRIS Licensing area	9
154 - Steel plates on east wall of PRIS	9
159 - Metal Mesh behind brick at bench 5C/A7.10	9
153 - Boiler Circulation Pump Control	9
158 - Base thickness in restrooms compared to wall panel/wall tile	9
152 - Window Shades	9
151 - Window Shade Elevation Concern	10
150 - In-Fill Mix Design	10
149 - Casework Clarifications	10
148 - Feature stair rail trim piece at floor	10
147 - Curtainwall mullion locations	10
146 - Door 199A	10
145 - VAV clearances	10
144 - door 108 electrical door operator	10
143 - DDC Control System Power	10
142 - Lighting Above Drinking Fountains	10
141 - FTR elections 201	10
140 - Elevator Shaft Rating	10
131.1 - Need Urinal Specification	11
138 - Ceiling height issues	11
137 - PCO 129/ASI 017 Questions	11
136 - Duct size at north atrium glass	11
135 - wall perimeter west side of 1st floor	11
139 - Questions PCO 129/ASI 017	11
133 - Network Cable Routing	11
132 - Push Buttons for Automatic doors in Vestibule	11
134 - Duress Buttons	12
131 - urinal in room 114	12
130 - conduit for data to room 116	12
129 - Closure at HM frames and MTB-1	12
128 - Sensor locations	12
127 - PR 41 clarification	12
126 - Pressure Sensor Locations	12
125 - Family toilet 106	12
122 - Black Out Window Shades Color	12
124 - Fry Reglet Base Product	12
123 - HM Frame throat size for openings 100A & 130	12
121 - Question on symbol	12
120 - Fire Stopping Questions/Issues	13
119 - Fire Sprinkler Finishes	13
118 - Cabinet Hardware w/substitution requests	13
117 - Street Lighting Woodlane Dr.	13
116 - Fry Reglet @ Top of Wall Exposed Areas	13
115 - Lighting on a2.02, & e1.02 does not align with each other	13
114 - S3 light fixture	13
113 - Added Ice water Machine	13
112 - High Density Insulation under Stair Plinth	13
111 - Strands of Fiber	13
110 - terrace paver perimeter questions	13
107 - Sizing City Water Meter - Flow Rate	13
109 - Mini-Split SSU-3 discharge Direction	13
106 - wall type between toilet rooms	14
105 - Millwork Questions	14
104 - Power for door 127A & 127C	14
097.2 - EH-1 Intake	14
103 - Huddle Room TV Bracket Detail	14
102 - Monument Sign Modifications	14
108 - Metal Panel Profiles & Layout Confirmation	14
101 - Exterior Lighting Controls	14
100 - AHU Condensate Overflow	14
099 - Infloor duct and FTR	14

[Jump Back to Page 7](#)

Washington County Central Service Center	WC Service Center FRI Summary report
098 - PR 032 and ASI 015 Multiple Questions.....	14
097 - EH-1 Intake	14
096 - Duct Layout PRTS Area.....	15
095 - Prep Work For Topping - Existing Wood Deck	15
094 - Sill at terrace curtain wall.....	15
093 - Mineral wool insulation in lieu of spray foam.....	15
092 - dimension in detail 14/S7.06.....	15
090 - curtain wall at north west exterior head detail.....	15
091 - Steel support on grid 1 at grids A and D.....	15
089 - Rip Rap East Basin.....	15
088 - Steel Fins on the west side of building - wrong direction.....	15
078.1 - Column beam clash grids 8 and J - Structurecraft Email 10/31/24	15
087 - Feature stair correction.....	15
086 - Waterproofing under precast caps.....	16
085 - Light pole bases	16
084 - Roofing Vapor Barrier Adhesion & Insulation Attachment	16
083 - column and wood conflict at grids A and 2.....	16
082 - Modify Refer Trough Detail	16
081 - Elevator to be on emergency power?.....	16
078 - Column beam clash grids 8 and J	16
077 - foam board in place of mineral wool	16
079 - Return grill for Room 118	16
076 - WC Carrier Verification.....	16
080 - Car Charger Rough In	16
075 - Signage Clarifications.....	16
074 - Knox Box Info	16
073 - silicon transition assembly	17
072 - north atrium parapet wall.....	17
070 - angle at roof edge	17
071 - bridge weight restrictions.....	17
069 - Utility Transformer Location.....	17
068 - Louver height discrepancy	17
067 - AHU-2 Supply Duct.....	17
062 - EF-2 exhaust duct on 1st floor.....	17
063 - Janitor 116.....	17
061 - Fasteners for Plumbing Pipe Hangers in Timber Structural Components.....	17
065 - Exhaust fan duct sizes.....	17
064 - VAV Duct Sizes	18
066 - Site Lighting Issues.....	18
060 - Opening in Wood Blocking bottom of beam above the Bridge.....	18
059 - Underground Sleeves and Drantile Elevations	18
058 - Elevator Pit and Hoist Way Power.....	18
057 - Floor Drain and Floor Sink Sets - Tolerances with Structural Timber.....	18
056 - Toe kick plate at L2, east side of atrium.....	18
055 - Woodlane Dr Pole Lighting.....	18
054 - embed plates at roof elevation	18
053 - Anchor bolts bent	18
052 - Foundation at H/9	18
051 - AWP-1 and AWP-4 thickness.....	18
050 - Domestic Water Main Brought Into The Building	18
049 - Elevator shaft beams/lintels	19
048 - Sanitary Manhole 117 Inside Drop Request	19
047 - existing storm line discrepancy.	19
046 - Protection Board @ Elevator Pit.....	19
045 - Pier rebar and anchor bolt conflict.....	19
043 - Plumbing plan and Utility plan discrepancies	19
044 - Glass make up clarification.....	19
042 - MWP-2 Metal Panel System.....	19
041 - LG-1 & LG-3 Fixtures	19
040 - Glass size under manufacturers minimum size	19
039 - Various Questions Regarding Doors, Frames, & Hardware #2.....	20
038 - Glass size too big	20
036 - Plumbing Pipe Sleeves	20
037 - Brickledge elevation on south elevation.....	20
035 - Added tie backs @ south central elevation.....	20
034 - StructureCraft #8 Rebar with Threaded End for Coupler.....	20
033 - Extra 1/2" of Concrete at Polished Floor Areas	20
032 - Casework, Panel and Trim Clarifications.....	20



[Jump Back to Page 7](#)

Washington County Central Service Center	WC Service Center FRI Summary report
031 - 22 07 19 - Colored Vs. Painted Insulation	21
030 - 22 40 00 - Sinks: S1, S2 and S-1B Cafe Sink	21
029 - Selective Coordination Study	21
028 - 26 3213 - Engine Generators Submittal Review	21
027 - Monument Signs	21
025 - Mock Up	21
024 - Concrete Paving Section 32 13 13	21
023 - DLT penetrations at GL 11-12 L	21
022 - Condensing Unit Pits Details	21
026 - Various Questions Regarding Doors, Frames, & Hardware	21
020 - Cladding connections into DLT	22
019 - Request for Clarification on Dimensions from Grid Line for DLT Coating Are	22
018 - Column Recess at GL7 - SC RFI 018	22
017 - Envelope detail at terrace Roof - SC RFI 017	22
016 - Rod Hangers Layout - SC RFI 016	22
015 - Request for Confirmation on Column Notch Dimensions and Flooring Build-Up	22
014 - MEP and Glulam Clashes	22
012 - Required Clarification on Detail 1/S7.05 - SC RFI 13	22
011 - Slab Edge Typical Detail 1B/a7.11 - SC RFI 12	22
010 - Required Dimensions for DLT at Stair Grid Line 7 to 8 - SC RFI 10	22
009 - Envelope Detail @ Terrace - SC RFI 09	22
008 - Confirm Beams and Columns Unique Species - SC RFI 08	22
007 - Confirmation on Beam Elevations - SC RFI 07	23
006 - Beam Between GL J-H and 7-8 - RFI 06	23
005 - DLT Edge @ GL D1 - SC RFI 05	23
004 - Timber Column @ Stair Plinth 4/S7.11 - SC RFI 04	23
003 - Slab Edge Detail 9/S7.02 - SC RFI 03	23
002 - Typical DLT Panels Gap - SC RFI 02	23
001 - Top of Pier Elevation - SC RFI 01	23
013 - DLT Edge at Grid Line N CMU - SCB RFI 011	23

[Jump Back to Page 7](#)

Washington County Central Service Center

WC Service Center FRI Summary report

Status	ID	Title	Created by	Created on	Ball in court	Due date	Question	Official response
Closed	207	Office 147	randy haram (Kraus-Anderson Construction Company)	Jul 15, 2025	randy haram (Kraus-Anderson Construction Company)	Jul 18, 2025	The south side of the special lite frame of office 147 has a gap between it and the exterior frame. Does this need to be closed off? If it does how should it be closed off.	Install brake metal closure to match frames. SIM to detail 6C/a7.06.
Closed	206	Water Heater Intake/Flue - PVC	Jack Grubish (Ryan Mechanical, Inc.)	Jul 9, 2025	Jack Grubish (Ryan Mechanical, Inc.)	Jul 14, 2025	Per MEP punch list dated 6/27/25, an observation was made in Mech room 207 regarding the PVC venting and intake of the water heater. The punch item is to install CPVC material. We are requesting if it is acceptable to use PVC venting for this application. Per the product submittal of the water heater, PVC is an approved material to use for flue and intake. Per communications with the manufacturer, PVC is recommended in the manual and is good for any temperature the water heater can be set to. The manufacturer also noted it was rare to see any other type of venting used on this water heater.	Response from EP: CPVC is a more robust and lifetime product compared to PVC, because it can handle high temperatures and has a better ultra violet protectant. PVC is not rated to handle temperatures over 138 degrees, if the water heater is set to 140 degrees or above this will occur. The manufactures cutsheet states that the water heater can operate between 90-180 degrees. Here are the locations that we stated that we wanted CPVC: 1. Detail 7 on Sheet P3.01 states "CPVC combustion air intake and exhaust, see plan for continuation. 2. Water heater schedule on sheet P4.01 note 7 states "PVC venting is strictly prohibited." 3. Water heater schedule on sheet P4.01 under vent data states Material is CPVC.
Closed	205	Floor boxes	Kurt Pevestorf (Laketown Electric Corporation)	Jul 2, 2025	Kurt Pevestorf (Laketown Electric Corporation)	Jul 7, 2025	Please see attached in regards to floor boxes. Is this an acceptable installation? This cover is what the plan calls out for. There's three floor boxes, two in STS classroom 115 and one in shared staff 155.	Please provide Legrand flanged die-cast aluminum assembly furniture feed covers per Submittal 26 0533.16-1. Color black (BK).
Closed	204	Fire Extinguisher 2nd Floor Elevator Lobby	randy haram (Kraus-Anderson Construction Company)	Jun 13, 2025	randy haram (Kraus-Anderson Construction Company)	Jun 16, 2025	A fire extinguisher needs to be ordered and installed in the elevator lobby on the 2nd floor. Where should this be installed?	See PR53 for fire extinguisher information and location.
Closed	203	Aluminum Frame West of Main Entry	randy haram (Kraus-Anderson Construction Company)	Jun 12, 2025	randy haram (Kraus-Anderson Construction Company)	Jun 16, 2025	MT contracting says detail 2B/a7.12 does not work for continuous air barrier. Please take a look at the detail and verify it is what's needed. Also this detail is the detail for the vestibule where a ceiling is installed. we carried this detail to the north to the ribbon windows. No ceiling is installed at this location in the corridor. How should the interior be finished.	Provide flush alum closure panel secured to CW framing as called out in Detail 2B/a7.12 for continuous air barrier. Interior to be finished with continuous gypsum board return, similar to 5B/a7.12. Refer to RFI #090 response dated November 20, 2024.
Closed	202	Window Shades Mounting Part 2	Laurie Fronk (Kraus-Anderson Construction Company)	Jun 10, 2025	Laurie Fronk (Kraus-Anderson Construction Company)	Jun 16, 2025	Please review and respond to another window shade mounting RFI from Tekton. Thank you	See attached for response.
Closed	201	Specs on Device Plates	Kurt Pevestorf (Laketown Electric Corporation)	Jun 3, 2025	Kurt Pevestorf (Laketown Electric Corporation)	Jun 6, 2025	The specs calls out for a gray device with a white stainless steel wall plate. Could you please verify if we need to proceed with this or was the attention to be a stainless steel plate?	Proceed with stainless steel plates. Thank you
Closed	200	Concrete Questions in Regards to PR 050	Laurie Fronk (Kraus-Anderson Construction Company)	Jun 2, 2025	Laurie Fronk (Kraus-Anderson Construction Company)	Jun 6, 2025	Please refer to the attached Axel Ohman RFI regarding RFI 050 EV Charging Stations. Thank you	EV charger base anchors to be mounted within thickened slab measuring 24" x 24" x 20" deep. Overall EV charging station pad sizes shown on the attached; 2' x 4' and 5' x 12.4'. Provide new EV transformer pad for equipment shown on e0.01 in PR 050, size as required on site. Maintain the following clearances: The utility transformer and transformer T-EV should be at least 36" apart. T-EV can be almost directly against the unistrut rack. The face of the equipment on the Unistrut rack will need 36" in front of it.
Closed	198	S-1 Sinks - Countertop Holes Don't Align	Jack Grubish (Ryan Mechanical, Inc.)	Jun 2, 2025	Jack Grubish (Ryan Mechanical, Inc.)	Jun 6, 2025	Per on site observations, it appears that the S-1 sink countertop holes do not line up with the rough-in plumbing for the sinks. Please see attached photo. Please verify how to proceed.	Note: This applies to the S-2 sink counters. Countertops to be remade with correct faucet holes drilled.
Closed	199	Glass at North Photo Area	randy haram (Kraus-Anderson Construction Company)	May 30, 2025	randy haram (Kraus-Anderson Construction Company)	Jun 5, 2025	The north photo area does not have glass, Walking the site with Mandy today glass will be needed to close off the area. The east side of this opening does not have any wall or structure to support glass, is a wall or steel column required?	See attached for responses, as discussed on site 06/05/2025
Closed	196	flag pole bases	randy haram (Kraus-Anderson Construction Company)	May 30, 2025	randy haram (Kraus-Anderson Construction Company)	Jun 6, 2025	Axel while coordinating the flag pole base install has asked a few questions. see attached page from the flag pole submittal. the base does not match our detail 5 on sheet L1.2 also attached. -the 3/16" support plate is 3'-0" from grade not 5'-0" as shown on detail 5/L2.1 -the lightning rod is 4'-0" from grade not 6'-0" as shown on detail 5/L2.1 -the shop drawing shows us pouring 3'-0" deep concrete footing detail 5/L2.1 shows 5'-0". -Is this earth formed? sono tubes do not taper as drawn. -what is the width of the footing at grade?	Footing to be 5'-0" depth as shown on L2.1 to achieve frost protection. Base to be 3'-0" diameter at grade, tapered to 2'-0" OR 3'-0" cylinder. Provide minimum 1'-0" beyond footing depth for lighting spike.
Closed	197	UPS units in the data rooms	Kurt Pevestorf (Laketown Electric Corporation)	May 29, 2025	Kurt Pevestorf (Laketown Electric Corporation)	Jun 6, 2025	On our spec sheet it shows two 2200va owner provided UPS units in each data closet. We have a 30amp power feed from the ITOS panels. From what I have seen on site we have 1 that appears to be the correct ups. There's 2 others here that do not match up with what is called for. Please advise on how we need to proceed with this?	A representative from the County's IT department met onsite with Laketown's foreman 6/4/2025. The county will provide new UPS units.

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Page 5 of 23

[Jump Back to Page 7](#)

Washington County Central Service Center

WC Service Center FRI Summary report

Status	ID	Title	Created by	Created on	Ball in court	Due date	Question	Official response
Closed	195	Window Shades Mounting RFI	Laurie Fronk (Kraus-Anderson Construction Company)	May 28, 2025	Laurie Fronk (Kraus-Anderson Construction Company)	Jun 2, 2025	Please refer to the attached Tekton RFI regarding window shades mounting and respond as soon as possible. Thank you	see attached
Closed	194	EV Chargers	Kurt Pevestorf (Laketown Electric Corporation)	May 22, 2025	Kurt Pevestorf (Laketown Electric Corporation)	May 29, 2025	I pulled the power requirements from ChargePoint site and I need to know if this is going to be a single or double port. I attached the electrical specs so please let me know which one so I know how to price this up? Will the electrical engineer design the electrical riser for this? Please let us know how to proceed with this?	The two chargers will both be double port. See PR 050 for additional electrical information.
Closed	193	Tamper Proof Receptacles	Kurt Pevestorf (Laketown Electric Corporation)	May 22, 2025	Kurt Pevestorf (Laketown Electric Corporation)	May 29, 2025	Speaking with our inspector, he is saying we will be required to use tamper resistant receptacles in all areas that are readily accessible spaces to the public. The following Bathrooms will need tamper resistant GFCI 106, 108, 109, 110, 111, 112, 206, 208, and 209. The following General public areas will need to be tamper resistant rooms PHE clinic 100, circulation 119, entry vestibule 125, PRTS licensing 126 anywhere outside of the licensing desk area, corridor 130, exterior terrace 225, elections 201, circulation 210, and west side of bridge 211. All of these areas considered to be public access according to our inspector.	See response on the attached: "Per NEC 2023, Article 406, Section 12 tamper resistant receptacles would only be required in the clinic areas, not including the family restroom. After discussion with the owner, proceed with tamper proof receptacles in the following locations, highlighted in orange on the attached: PHE CLINIC 100, CLINIC ROOM 102, CLINIC ROOM 103, CLINIC ROOM 104, CLINIC ROOM 105, FAMILY TOILET 106, HALL 118, MOTHERS ROOM 117, SEATING AREAS IN CIRCULATION 119, SEATING AREAS IN CORRIDOR 130, SEATING AREAS IN CIRCULATION 210 Additional receptacle locations to be discussed between Emanuelson-Podas and the Inspector, as needed."
Closed	192	PRTS clarifications	randy haram (Kraus-Anderson Construction Company)	May 16, 2025	randy haram (Kraus-Anderson Construction Company)	May 23, 2025	Laying out PRTS with the contractors has brought up a few questions 1- see attached picture. to run power and data around PRTS a 1 1/2"x 12" notch needs to be cut out of every post in the PRTS area. 2-On the picture attached a note was put on the shops that the counter is at 3'-6" and counter is an 1 1/2" which raised the steel in these areas. See attached detail 4B, was there a change to the connection with the glass? 3-attached detail 6B shows stacked wood blocking at the floor, what is this backing for? Both sides will be sheathed with plywood.	See attached for Alliance responses.
Closed	191	RF6 - 212 WORK CAFE FLOORING LAY DIRECTION	Emily Boesen (Superset Tile & Stone)	May 15, 2025	Emily Boesen (Superset Tile & Stone)	May 16, 2025	INSTALLERS ARE WORKING ON 212 WORK CAFE AND WANTED TO RECONFIRM LAY DIRECTION. APPROVED SUBMITTAL WAS RUNNING WITH THE ANGLED WALL BUT INSTALLERS THOUGHT THE MAIN ENTRANCE WAS THE OTHER DOOR SO A STRAIGHT LAY RUNNING OFF THAT DOOR WITH THE NORAMENT CASTELLO (STONE LOOK) WOULD LOOK BETTER. PLEASE RECONFIRM PREFERRED LAYOUT.	Most user's will probably enter from the door along the angled wall. We should keep the flooring aligned with the angled wall.
Closed	190	Booster Pump Pulse Output	Lauren Brodt (Kraft Mechanical, LLC)	May 13, 2025	Lauren Brodt (Kraft Mechanical, LLC)	May 20, 2025	According to the Control Sequences, the Building Automation System should be taking in a pulse output from the Booster Pump to monitor energy usage, but initial coordination with the manufacturer, it doesn't come with this output to the BAS. They did offer a BACnet card add on option.	See attached for engineer comments
Closed	189	AWP at PRTS Licensing and Passport Services	Vlad Revniaga (Twin City Acoustics, Inc.)	May 12, 2025	Vlad Revniaga (Twin City Acoustics, Inc.)	May 18, 2025	Issue #1 (PRTS Licensing East & South): The below highlighted areas are not possible for us to install due to not being able to reach in there with our hands and tools; it's not physically possible to get in there with how tight the beams and sprinkler lines are to the wall. See attached pictures. So we will have to cut those panels off short right below my yellow highlights. Issue #2: This isn't really an "issue", more of a suggestion that Randy and I were thinking. The metal plate at the bottom of our panels at Passport Services sticks out about 1" from the wall. I do have 1" track and core in stock if we want to switch this elevation to a 1" system so that it is flush with the metal plate, and doesn't protrude past it. My 2" track is black, so if we do want to stay oncourse and leave it as a 2" system, my panels will protrude past the metal plate but at least both are black so I don't think it will look bad by any means. Just a suggestion we came up with.	see attached for response.
Closed	188	Gap in DLT Head of Curtain Wall at the Terrace	randy haram (Kraus-Anderson Construction Company)	May 9, 2025	randy haram (Kraus-Anderson Construction Company)	May 16, 2025	How should the gaps in the DLT at the head of the terrace curtain wall be addressed? Structure craft details the DLT but does not address the gaps.	See attached for response.
Closed	187	mag hold opens on election doors 201A and 201B.	randy haram (Kraus-Anderson Construction Company)	May 9, 2025	randy haram (Kraus-Anderson Construction Company)	May 16, 2025	Our door hardware schedule has mag hold opens on the election doors 201A and 201B, they are not shown on the electrical drawings. Talking with Mandy these will be for security and not fire. What are the function of these mag holds and where should the wire be pulled back to?	Hold opens are for Security, not fire. Electrical updates to be issued in forthcoming PR52.
Closed	186	Electrical Room Egress	randy haram (Kraus-Anderson Construction Company)	May 9, 2025	randy haram (Kraus-Anderson Construction Company)	May 16, 2025	Laketown is asking with our 800 amp service in electrical room 150 if the door should be switched to swing out and have a panic device to meet code?	Yes, the door will need to swing outward, and appropriate panic hardware installed.

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Page 6 of 23

[Jump Back to Page 7](#)

Washington County Central Service Center

WC Service Center FRI Summary report

Status	ID	Title	Created by	Created on	Ball in court	Due date	Question	Official response
Closed	185	Exterior Lighting Control Sequence	Lauren Brodt (Kraft Mechanical, LLC)	May 7, 2025	Lauren Brodt (Kraft Mechanical, LLC)	May 15, 2025	The control sequence for the outside lights does not have information about how to control the Zone Switch Inputs. Can that sequence be provided?	All exterior lighting is to be automatically controlled through the BAS using the roof mounted photocell and schedule that is to be programmed to the owner's specifications.
Closed	184	C2 Fixture Elevation	randy haram (Kraus-Anderson Construction Company)	May 5, 2025	randy haram (Kraus-Anderson Construction Company)	May 12, 2025	C2 fixtures highlighted on the attached show an elevation of 10'-4", want to verify this 10'-4" is off the 2nd floor.	Correct, hang C2 fixtures 10'-4" above second floor elevation to align with adjacent fixtures above walkway and bridge.
Closed	183	Bypass Control Valve Location - Site Condition	Laurie Fronk (Kraus-Anderson Construction Company)	May 1, 2025	Laurie Fronk (Kraus-Anderson Construction Company)	May 8, 2025	We have a site condition that does not match our selected valve. See attached photo of the location reserved for the Bypass Control Valve. It has been piped for a flanged butterfly valve so will not work with the ball valve ordered. I can order a 2-1/2" flanged butterfly control valve to fit in that space, but wanted to verify that is the right direction versus changing the piping to make the ball valve work. Can you provide some direction for this? I'll work on getting the information for what that butterfly valve would be. Thanks! Lauren	EP would recommend re-piping the bypass. Our detail indicates that there should be a shutoff valve on either side of the ball valve. They will need to re-pipe to add the space necessary to fit these valves. We want shutoffs on either side so that the control valve can be replaced in the future without shutting the whole system down. See attached detail.
Closed	182	Exterior C1 Fixtures	Kurt Pevestorf (Laketown Electric Corporation)	May 1, 2025	Kurt Pevestorf (Laketown Electric Corporation)	May 8, 2025	The exterior C1 fixtures that I marked up per attached plan are 7 1/8" and the opening height is at 6 1/2". I attached a new lighting submittal to this RFI so could you please let me know if we can proceed with this option?	This fixture is acceptable. Verify the wet location option and the 2000 lumen package with medium-wide distribution are selected prior to ordering.
Closed	181	Main Gas Meter - Controls Pulse Output	Lauren Brodt (Kraft Mechanical, LLC)	Apr 30, 2025	Lauren Brodt (Kraft Mechanical, LLC)	May 7, 2025	The BAS will take a pulse output from the Main Gas meter to record gas consumption and trend historical data. Looking at the meter installed onsite, there is not an output currently. Can a pulse output be added to the meter?	As discussed on site 5/7/2025, KA reached out to XCEL and XCEL is going to include the pulse on the gas meter.
Closed	180	Deflection Top of Art Wall	randy haram (Kraus-Anderson Construction Company)	Apr 29, 2025	randy haram (Kraus-Anderson Construction Company)	May 5, 2025	Along grid line H between grids 8 and 9. The top of the art wall is attached to the underside of the beams. What amount of deflection should be designed into the clips?	Provide 2" deflection at top of art wall, SIM as required along grid line 8.
Closed	179	PR 047 - Perforated Plate to Art Wall Support	Laurie Fronk (Kraus-Anderson Construction Company)	Apr 28, 2025	Laurie Fronk (Kraus-Anderson Construction Company)	May 7, 2025	Per Chris with Metro Erectors, I'm looking for a little clarification on attaching the perforated plate to the art wall support. I recommend framing the perforated plate with a u-edge, which would make a more rigid panel since there is a space at the top & btm. Plus the sheared edges of perforated plate can get really sharp. See attached detail. Is this acceptable?	Proceed with u-edge channel all 4 sides of perforated plate. Reduce U-edge channel to 1/2" if possible. Attach set back ~1" from Corridor 127 side, not centered below the plate as previously shown.
Closed	178	Finish Carpentry SWP-2 Material - Forescolor	Laurie Fronk (Kraus-Anderson Construction Company)	Apr 25, 2025	Laurie Fronk (Kraus-Anderson Construction Company)	Apr 29, 2025	Per Tekton's supplier regarding SWP-2 material. I was in the process of typing this order up and realized the Blue Forescolor substrate is no longer available and has been discontinued by Interlam. Can you go with another Forescolor? Or else you could go with painted. If you go the painted route, then we can do sanding and primed and you can paint, or we can paint. I will have to quote this now based on your decision.	Lynne with Inner Source Specialties company was able to find enough remaining stock of the blue color for our project. She was going to send the information over to Tekton today so they could get it ordered. Proceed with the original color selection. Thank you!
Closed	177	Toilet 114 paint color	randy haram (Kraus-Anderson Construction Company)	Apr 25, 2025	randy haram (Kraus-Anderson Construction Company)	May 2, 2025	UA toilet has partial tile on 3 walls, S&Y has asked what the paint color is for the upper portion of those walls.	PT-2, Chantilly Lace OC-65
Closed	176	Handrail Bracket at Masonry Walls	randy haram (Kraus-Anderson Construction Company)	Apr 25, 2025	randy haram (Kraus-Anderson Construction Company)	May 2, 2025	will the same detail be used for handrail brackets on masonry walls? If yes, how is the connection to the wall detailed?	Yes, use same detail for handrail brackets at masonry walls. Provide escutcheon at wall, paint to match railing. See 4E/a6.05.
Closed	175	Q-Matic Location	randy haram (Kraus-Anderson Construction Company)	Apr 25, 2025	randy haram (Kraus-Anderson Construction Company)	Apr 30, 2025	Laketown has asked for location of the Q-matic inside the main entry.	Provide in-floor receptacle with flush-mounted cover at walker duct location indicated on the attached. Provide two power and two data connections at this receptacle.
Closed	174	Condensing Units Trench	randy haram (Kraus-Anderson Construction Company)	Apr 24, 2025	randy haram (Kraus-Anderson Construction Company)	May 1, 2025	can the Zurn trench drain be continuous from the building to the concrete pad? This would keep the grate the same. To do this the drain would be ordered 24" deep at the pad and would run shallower as it went to the building. The drain calls to be poured with 4" concrete below and on each side. Is any reinforcement needed in the concrete?	Yes, the Zurn trench can be continuous from the building. See Architectural details for waterproofing and pipe penetrations at the foundation. A continuous slope from the building to the pad is acceptable. Ensure there is sufficient space on the shallow end for fittings and the PVC pipe to sit fully below the casting. See detail 4/ C6.06 for concrete section and reinforcement, this shows 8" concrete with reinforcement centered in the pour.
Closed	173	Ceiling Edge at Windows	randy haram (Kraus-Anderson Construction Company)	Apr 24, 2025	randy haram (Kraus-Anderson Construction Company)	May 1, 2025	Along the windows the ceiling grid finishes with a piece of extruded aluminum. Where does the extruded aluminum set? what is the dimension from the edge of beam or column	Align with edge of columns, see attached.

[Jump Back to Page 7](#)

Washington County Central Service Center

WC Service Center FRI Summary report

Status	ID	Title	Created by	Created on	Ball in court	Due date	Question	Official response
Closed	172	Paint Contractor - Metal Colors	Laurie Fronk (Kraus-Anderson Construction Company)	Apr 17, 2025	Laurie Fronk (Kraus-Anderson Construction Company)	Apr 24, 2025	RFI from S&Y - Our Field team is asking for an update on Steel/Metal colors throughout the Wash Cty project. None of the following have color call outs for metals - Structural Stair, 09 Spec, Int Elevations, or Finish Schedule/Finish Plans. Could you please send an RFI to the design team? We can certainly plan to paint the same colors (different product) as indicated for walls but want to confirm their intent. Thank you,	Exposed steel to be painted black to match RAL color 7016. This includes metal stair stringer, pickets, railings, exposed interior steel at curtain walls, and misc steel at PRTS East Wall.
Closed	171	Door Hardware Questions from Glazer	randy haram (Kraus-Anderson Construction Company)	Apr 14, 2025	randy haram (Kraus-Anderson Construction Company)	Apr 22, 2025	Please review and respond to the attached hardware questions from MT Contracting. Thank you	see attached for response
Closed	170	Bredemus Hardware Questions	randy haram (Kraus-Anderson Construction Company)	Apr 14, 2025	randy haram (Kraus-Anderson Construction Company)	Apr 22, 2025	Door 126B- Currently have no hardware figured Door 128- Currently have no hardware figured Door 156C- Currently have hardware group 31 figured Door 127D Currently have hardware group 23 figured, the spec calls this out as an automatic sliding door but the plans show it as a swinging door. I assume this is an error on the door schedule.	see attached.
Closed	169	MP-1 Metal Panel Closure @ Parapet	Matt Witte (Berwald Roofing Company, Inc.)	Apr 8, 2025	Matt Witte (Berwald Roofing Company, Inc.)	Apr 11, 2025	Per our meeting 4/8/25, please confirm the installation of a J-Channel at the top-end termination of the panel is acceptable.	Proceed with installation of the 1-1/2" J-channel closure at the top termination of MWP-1 per our meeting on 4/8/2025. The purpose of this J is to accommodate the panel length variations and expansion/contraction. Underside of J-channel (visible due to depth of metal panel profiles) to match MWP-1 color, as discussed on site 4/9/2025.
Closed	167	lights in circulation 225	randy haram (Kraus-Anderson Construction Company)	Apr 7, 2025	randy haram (Kraus-Anderson Construction Company)	Apr 11, 2025	in circulation 225, there is a linear light made of two fixtures, one fixture was ordered as a pendant and one fixture as recessed. Is this fixture to be a recessed fixture or pendant fixture?	Provide pendant fixture for entire length in Circulation 225, as discussed on site 4/9/2025.
Closed	166	Metal Layout at Fin Location West Elevation	randy haram (Kraus-Anderson Construction Company)	Apr 4, 2025	randy haram (Kraus-Anderson Construction Company)	Apr 9, 2025	see attached from Berwald, some site conditions are dictating changes that need to be made to the joints around the fins on the west elevation. The tube that they refer to being 2" and not 1", is called out on structural drawings to be 2"	Metal railing to be shipped up and reinstalled above metal panels. Railing to be painted black to match RAL color 7016. Additional panel joints accepted. See attached for proposed ACM profile at bottom of fins, west elevation between grids A and D only. Thank you
Closed	168	Epoxy Floors in Mechanical/Janitor rooms	Scott Berning (Superset Tile & Stone)	Apr 3, 2025	Scott Berning (Superset Tile & Stone)	Apr 11, 2025	The use of a rigid epoxy on the floors and cove in the large mechanical and janitorial rooms will lead to cracking with all the vibration and movement in those areas. Also, the metal behind the cove in a static situation can create additional cracking and opportunity for adhesion issue with cove and epoxy.	Suggested epoxy coating and radius cover filler accepted, see attached substitution request. Gray color selected for top coat.
Closed	161.1	Bathroom Wall Panel Configuration - RFI 161	Laurie Fronk (Kraus-Anderson Construction Company)	Apr 2, 2025	Laurie Fronk (Kraus-Anderson Construction Company)	Apr 7, 2025	Please see the Tekton RFI below regarding the bathroom wall panel still relating to RFI 161. Thank you	seam at 2'-6" a.f.f. at sink locations is acceptable
Closed	165	Cabinet in room 107 Lab	Steve Koch (Tekton Construction Company)	Mar 31, 2025	Steve Koch (Tekton Construction Company)	Apr 4, 2025	The plumbing cleanout will fall right between the door and drawers as drawn. Can we increase the door and decrease the drawer bank by 4" for that to fall behind the door?	Acceptable to proceed with cabinet as described in comments: "The door to the cabinet next to the sink base will get wider, and the drawers will decrease in width. The sink base doors won't be affected."
Closed	164	Lg-3 and Lg-1 Light Locations	Kurt Pevestorf (Laketown Electric Corporation)	Mar 31, 2025	Kurt Pevestorf (Laketown Electric Corporation)	Apr 7, 2025	How would you like these light to be mounted, it says to mount lights within glulam gap, looking at the details on the art wall looks like the wall is supported inside the gap? Looking at detail 1D on plan a8.05 where should our lights sit to illuminate the wall correctly? Please advise on how we need to proceed with this.	After review of the lighting above the storefront system it was decided that the fixtures would not illuminate the art wall effectively. It is not desired to move the light fixtures to the open ceiling area. This resulted in the decision to remove light fixture types LG-1 and LG-3 from the project. This change to be captured in forthcoming Proposal Request 048
Closed	163.1	Bypass Valve	Lauren Brodt (Kraft Mechanical, LLC)	Mar 31, 2025	Lauren Brodt (Kraft Mechanical, LLC)	May 20, 2025	We have a site condition that does not match our selected valve. See attached photo of the location reserved for the Bypass Control Valve. It has been piped for a flanged butterfly valve so will not work with the ball valve ordered. I can order a 2-1/2" flanged butterfly control valve to fit in that space, but wanted to verify that is the right direction versus changing the piping to make the ball valve work. Can you provide some direction for this? I'll work on getting the information for what that butterfly valve would be.	Please see attached response from EP for 163.1.
Closed	162	Refrigerators	Kurt Pevestorf (Laketown Electric Corporation)	Mar 27, 2025	Kurt Pevestorf (Laketown Electric Corporation)	Apr 3, 2025	There's 2 locations that show a refrigerator on architectural plans but not on our power plan. Shared staff 155, view 3b a5.09, stc/csg staff 113 view 6d a5.06. Please advise on how we need to proceed with this.	Owner provided refrigerators in both Shared Staff 155 and STC/CSG Staff 113 as shown on architectural plans. Provide electrical outlets, both locations.

[Jump Back to Page 7](#)

Washington County Central Service Center

WC Service Center FRI Summary report

Status	ID	Title	Created by	Created on	Ball in court	Due date	Question	Official response
Closed	161	Bathroom Quartz Wall Panel Horizontal Seams	Laurie Fronk (Kraus-Anderson Construction Company)	Mar 27, 2025	Laurie Fronk (Kraus-Anderson Construction Company)	Mar 31, 2025	Subcontractor concern: The quartz sub reached out and let us know due to the walls being framed in the restrooms (that were noted in our shops not to be), they will be unable to safely move and install the wall panels with vertical seams as the architect redlined. Seam will run through at least the larger panels. Architect can determine if wanted on smaller side panel. Will also need to know if spacing for trim piece between the seam (Trim-2 or similar) or if upper and lower cladding should butt together. The seams were agreed upon in the meeting. We would not be able to line up the vanity & toilet supports and plumbing stub-ins into the holes in the stone without a seam. KA and architect are requesting a formal RFI be sent in ASAP and approved so we can get rolling on fabrication. This will be for all rooms with wall cladding. Call my cell if you need more information. Please send an RFI or see about getting approval on horizontal seams in the restrooms due to this issue. Tekton would like a fast turnaround this RFI. Thank you	Seams have been reviewed and are accepted as noted: 1. Place seams at 5'-6" AFF. 2. Butt joints to minimize seam appearance. 3. Do not seam thin sidewall piece (the piece without plumbing rough ins). See attached. Thank you.
Closed	160	Fire Alarm Door Holders and Smoke Detectors	Kurt Pevestorf (Laketown Electric Corporation)	Mar 27, 2025	Kurt Pevestorf (Laketown Electric Corporation)	Apr 3, 2025	I was informed that we need door holders and smoke detectors by the fire rated doors in corridor by the PHE Clinic 100 and the Career lab. Please see attached drawing and let me know if we need to proceed with this.	See comments on the attached. Thank you.
Closed	156	Exit sign in 212 cafe north door under soffit	Kurt Pevestorf (Laketown Electric Corporation)	Mar 26, 2025	Kurt Pevestorf (Laketown Electric Corporation)	Apr 2, 2025	Where would you like this exit sign to go, the ceiling is 8ft 2in, the 8ft door opens into the room right where the exit sign is. We can mount it off center in the soffit to the right of the door. Or we could mount it on the wall to the right of the door? Please advise.	Mount exit sign centered on soffit to the right of door 212A.
Closed	155	Generators annunciator panel	Kurt Pevestorf (Laketown Electric Corporation)	Mar 26, 2025	Kurt Pevestorf (Laketown Electric Corporation)	Apr 2, 2025	We don't have a location shown for the annunciator panel will be. Assuming building support room 152 would be the best place. Please advise	Owner indicated that the preferred location is in Electrical Room 150. If there is not space for the annunciator panel in Room 150, then Building Support 152 is an acceptable location.
Closed	157	Data in PRTS Licensing area	Kurt Pevestorf (Laketown Electric Corporation)	Mar 26, 2025	Kurt Pevestorf (Laketown Electric Corporation)	Apr 2, 2025	We installed 2-2" conduits in the Floor raceway and realized we need more conduits. Can we run some conduits down a wall to provide data in this area. Please advise on how we can proceed with this.	See attached for two proposed locations to run additional data conduit to the PRTS desks. Note that exposed conduit is not desired in the PRTS area; these pathways are intended to be within walls and chases.
Closed	154	Steel plates on east wall of PRTS	randy haram (Kraus-Anderson Construction Company)	Mar 25, 2025	randy haram (Kraus-Anderson Construction Company)	Apr 11, 2025	-see attached elevation the green lines show detail 5D from sheet A8.04. is this highlighted material also 1/4" steel plate? -same elevation the blue line calls out 1/4" steel plate detail 4E sheet A8.04. is this detail only in these two bays or is it also in the third bay as detail 5D above? How is this plate secured? See references below.	Answer from 4/18/2025 The horizontal piece shown on S7.02 / a8.04 is 1/4" plate. I can be tack welded in place, and can be fastened to blocking if required. Provide countersunk fasteners at lower band. Suggest a pair of fasteners every 1'-0" oc, 3/16" minimum diameter. All exposed steel plate to be painted black to match RAL color 7016. Answer from 3/31/2025 See attached elevation 4B/a5.07. Steel plate to be provided in all three bays, as highlighted in green. Refer to 9/S7.02 and 10/S7.02 for attachment detail. 1/4" steel plate shown blue at wall transition in all three bays. Fasten steel plate to partition blocking above. See Details 4E and 5E sheet a8.04 as well as wall sections 5E and 6E sheet a8.03.
Closed	159	Metal Mesh behind brick at bench 5C/A7.10	Chris Kroohn (Metro Manufacturing, Inc.)	Mar 25, 2025	Chris Kroohn (Metro Manufacturing, Inc.)	Mar 28, 2025	Ref Detail 5C/A7.10 There is a call out for metal mesh behind the brick, under the bench. We would like to use flattened expanded metal for this location. There is very little room behind the brick with all the piping & ductwork. The expanded metal mesh would be bent and rest on the top of the brick, under the cast bench. Epoxy to the back of the brick as needed. Is this acceptable? See attached details & product information.	Details and product information reviewed and accepted. Metal mesh to be black in color, as indicated in attached product information.
Closed	153	Boiler Circulation Pump Control	Lauren Brodt (Kraft Mechanical, LLC)	Mar 19, 2025	Lauren Brodt (Kraft Mechanical, LLC)	Mar 26, 2025	The sequence of operations for the Boilers and Pumps on M5.02 calls for the BAS to enable the Boiler Circulation Pumps, P-4 & P-5. However, the AERCO boiler's Edge (ii) controller is designed to operate the boiler pump and provide an adjustable pump off delay. What is the intended method of controlling these pumps?	The AERCO boiler Edge (ii) should be in control of each respective circulation pump start/stop and speed, as indicated in the suggested answer. The BAS should only monitor pump status. Thank you.
Closed	158	Base thickness in restrooms compared to wall panel/wall Tile & Stone tile	Scott Berning (Superset Tile & Stone)	Mar 19, 2025	Scott Berning (Superset Tile & Stone)	Mar 28, 2025	The spec'd wall panel in the restrooms and the wall tile is much thicker than the spec'd cove base. Wall panel is .47 inches thick and the wall tile is about 1/4 inch thicker than the base. It would cause a large lip/overhang where they meet creating possible sanitary issues. We could build the base out to meet flush with schluter ditra for panel wall and wedi board for the other walls. Samples are in the job trailer on site.	Proceed with building out the wall base as described in this RFI and discussed onsite 3/26/2025. Thank you for a solution which accounted for the quartz as well as the tile walls.
Closed	152	Window Shades	Kurt Pevestorf (Laketown Electric Corporation)	Mar 17, 2025	Kurt Pevestorf (Laketown Electric Corporation)	Mar 25, 2025	On e2.02 note 17 shows 2-120V connection to motorized shades and we met with the shade company and I guess we need to provide 3 more connections with a total of 5. Can you please advise on how we need to proceed with this?	Coordinate connection requirements with shade supplier. It sounds like a total of five connections are needed. Provide two switches, one to control all shades on the north side of the atrium and one to control all shades on the south side of the atrium. Thank you.

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Page 9 of 23

[Jump Back to Page 7](#)

Washington County Central Service Center

WC Service Center FRI Summary report

Status	ID	Title	Created by	Created on	Ball in court	Due date	Question	Official response
Closed	151	Window Shade Elevation Concern	Laurie Fronk (Kraus-Anderson Construction Company)	Mar 14, 2025	Laurie Fronk (Kraus-Anderson Construction Company)	Mar 21, 2025	Per Steve Mayfield with Tekton their window shade subcontractor has a concern with one elevation.	A single window shade box is desired. The size of this box can be larger if needed to accommodate the length of the shade cloth. Please provide additional information on the layout of curtains at the double height spaces at the north and south PRTS curtainwall openings, detailing the span of each shade. See 2E/a4.05, 1E/a5.07, and 6A/a3.02 for additional information at south PRTS openings See 5A/a3.01 and 4C/a7.03 for additional information at north PRTS opening.
Closed	150	In-Fill Mix Design	Dan schauer (Kraus-Anderson Construction Company)	Mar 12, 2025	Dan schauer (Kraus-Anderson Construction Company)	Mar 14, 2025	Please confirm if it is acceptable to use the topping slab mix design for the slab on grade in-fill around H9 column	See MBJ Comments on the attached: "It is acceptable to use the topping mix design for the slab on grade in-fill around column H-9. CM please confirm that the column base repairs have been completed and passed special inspection prior to placing slab in-fill."
Closed	149	Casework Clarifications	Laurie Fronk (Kraus-Anderson Construction Company)	Mar 10, 2025	Laurie Fronk (Kraus-Anderson Construction Company)	Mar 14, 2025	Please review and respond to the Tekton subcontractor's RFI regarding casework clarifications. Thank you	see attached for response
Closed	148	Feature stair rail trim piece at floor	randy haram (Kraus-Anderson Construction Company)	Mar 6, 2025	randy haram (Kraus-Anderson Construction Company)	Mar 14, 2025	The steel picket support for the feature stairs has a trim ring at the floor. Is this to set on the finish floor or be set in the finish floor?	Set steel trim plate in the finish floor, flush the top of the trim with the finish terrazzo. Paint to match railing color per 3B/a6.07
Closed	147	Curtainwall mullion locations	philw philw	Mar 5, 2025	philw philw	Mar 10, 2025	As discussed in our meeting this morning, I would like to confirm the horizontal mullion locations in all curtainwalls in relation to the second-floor deck. Sheet A7.26 shows level two to be 15'-0" AFF (180") and also shows 2'-4" below the curtainwalls. Curtainwall 1B shows the centerline of the mullion to be 15'-1"(180") AFF. Curtainwalls 2D and 3D shows the centerline of the mullion to be 15'-2"(181") AFF. Curtainwalls 2B thru 4B calls for the centerline of the mullion to be 12'-9"(153") from the bottom of the window Curtainwall 5E calls for the centerline of the mullion to be 13'-2"(158") from the bottom of the windows Detail1C/A7.13 shows the centerline of the mullion to be 2" above the second level deck 15'-2" (182") (two inches above the deck) Currently the top of deck to bottom of window is ~12'-8 3/4" (152 3/4") We know that there were changes to wall heights below the curtainwalls, however it appears that something is not correct. Please ask Alliance for a review / clarification.	See attached, thank you.
Closed	146	Door 199A	philw philw	Mar 5, 2025	philw philw	Mar 10, 2025	I would like to review door 199A and the window next to it in stair 199. According to the door schedule door 199A is to be a wood door (type 1) in a steel frame (type SF5) with a 60-minute rating. If it's to be a wood door in a steel frame, I'm assuming it would be a hollow metal frame with rated glass in it. 4D/A8.11 shows these two frames to be SF5. The title in the spec for SF5 calls for an interior aluminum fire rated door and borrowed lite frame, further down in the spec it calls for steel frames and doors with a powdercoat finish, and further yet calls for a black anodized finish. Please confirm what products are desired in this location.	See attached for response
Closed	145	VAV clearances	randy haram (Kraus-Anderson Construction Company)	Mar 4, 2025	randy haram (Kraus-Anderson Construction Company)	Mar 12, 2025	The electrical inspector has tagged multiple VAV for clearance issues. He has sited 424.66 NEC and 110.26 NEC where he is expecting 30" width and 36" depth from the top of the equipment to the floor clear for anyone to work safely.	EP has received this information and will review on site and follow up. Currently targeting a date of 3/26 for the site visit.
Closed	144	door 108 electrical door operator	randy haram (Kraus-Anderson Construction Company)	Feb 28, 2025	randy haram (Kraus-Anderson Construction Company)	Mar 14, 2025	Door 108 is in Heading #3 on the hardware schedule. Heading #3 does not show an electrical door operator as shown on sheet E2.01 with drawing note 10.	SEE ATTACHED FOR RESPONSE
Closed	143	DDC Control System Power	Lauren Brodt (Kraft Mechanical, LLC)	Feb 27, 2025	Lauren Brodt (Kraft Mechanical, LLC)	Mar 6, 2025	We are in need of control power in 4 different room. Electrical schedule only calls out for 1 location. Also, it appears that most mechanical equipment is on emergency power. Should control panels also be on emergency power?	Please see Proposal Request 045, attached, for responses for this RFI.
Closed	142	Lighting Above Drinking Fountains	randy haram (Kraus-Anderson Construction Company)	Feb 27, 2025	randy haram (Kraus-Anderson Construction Company)	Mar 6, 2025	on 2nd floor circulation 210 above the drinking fountains both a can and linear fixture is shown. Laketown says both will not fit.	Please proceed with linear fixture only at 2nd floor drinking fountains in circulation 210, similar to first floor drinking fountain area in circulation 119.
Closed	141	FTR elections 201	randy haram (Kraus-Anderson Construction Company)	Feb 27, 2025	randy haram (Kraus-Anderson Construction Company)	Mar 6, 2025	In elections 201 we have FTR 2-7 and 2-8. FTR 2-7 has a finished back and is along the north wall. FTR-8 has an open back and is along the glass on the west wall.	Please proceed with switching the locations of the FTR so that FTR-7 with the finished back is along the curtainwall on the west side, and FTR-8 with the open back is along the north wall. Thank you.
Closed	140	Elevator Shaft Rating	randy haram (Kraus-Anderson Construction Company)	Feb 27, 2025	randy haram (Kraus-Anderson Construction Company)	Mar 6, 2025	Please see attached pdf, this is what hilti has come up with to rate the elevator shaft. Please advise	See comments on the attached, thank you.

[Jump Back to Page 7](#)

Washington County Central Service Center

WC Service Center FRI Summary report

Status	ID	Title	Created by	Created on	Ball in court	Due date	Question	Official response
Closed	131.1	Need Urinal Specification	Jack Grubish (Ryan Mechanical, Inc.)	Feb 26, 2025	Jack Grubish (Ryan Mechanical, Inc.)	Mar 6, 2025	Per PCO 131 - RFI 131, a urinal is to be provided in UA toilet room 114. Upon review of the plumbing fixture schedule and specs, there does not appear to be information on a urinal. Please verify an acceptable urinal to provide.	Specification for urinal was provided in ASI 018, dated 02.28.2025.
Closed	138	Ceiling height issues	randy haram (Kraus-Anderson Construction Company)	Feb 24, 2025	randy haram (Kraus-Anderson Construction Company)	Mar 4, 2025	-South Circulation 210 the portion that runs east/west just north of stair 298 has a large duct with bottom elevation at 10'-2". Also centered in this hall are can lights C1. for everything to fit this ceiling needs to be installed at 9'-6" -1st floor west Hall 118 a cable tray hangs just below the east west beams, lowest beam is at 11'-1" cable tray needs 5". Can this ceiling be lowered to 10'-8"? We could transition with a 4" break metal 3' +/- from the south windows. -1st floor west corridor 121, bottom of duct is keeping water pipes down below the 10'-3 1/2" ceiling height. Can this ceiling be dropped to 9'-10" or again we could use a break metal drop 3' +/- from the south wall to get under the pipes. -Data 143 duct lowest flange is at 9'-9" can the ceiling in this room be dropped to 9'-7"?	Proceed as discussed on site 2/26/2025: South Circulation 210: Adjust ceiling height as needed to 9'-6" Adjust soffit as needed to be 1" lower than finished ceiling height. Hall 118: Provide soffit to break the ceiling in this hallway. Hold APC high on south side of soffit at windows, lower APC as required on north side of soffit in Hall. See attached. Corridor 121: Adjust ceiling height as needed to 9'-10". Provide gyp board soffit. See attached. Data 143: Adjust ceiling height as needed to 9'-7".
Closed	137	PCO 129/ASI 017 Questions	Kurt Pevestorf (Laketown Electric Corporation)	Feb 24, 2025	Kurt Pevestorf (Laketown Electric Corporation)	Mar 3, 2025	I have a couple of questions regarding the PCO 129/ASI 017 1) Rm 107 Lab & Vaccine storage added a fridge in this room. Should we add it to this PCO? 2) RM 126 PRTS Licensing, can we run our conduit down the column or are we going to have to open up the floor to get power and data to its location? 3) Floor boxes on the first floor will have to go with the original design and not per note since the floor is already poured? Please advise	1. Add power connected to generator backup for additional fridge. Fridge will be owner provided. See Proposal Request 42 for additional information. 2. Conduit for monitor can be run down column per keynote 10 32 on Sheet a5.07. See preferred location indicated on attached, coordinate with interior glazing. See additional notes for this location on attached. 3. Assumed that Keypoint 28 on Sheet e2.01 is being referred to. Floor box needs to be added and tied into walker ducts as indicated. Poured floor will need to be chipped out in this location as discussed on site.
Closed	136	Duct size at north atrium glass	randy haram (Kraus-Anderson Construction Company)	Feb 20, 2025	randy haram (Kraus-Anderson Construction Company)	Feb 27, 2025	the blue duct coming out of the floor is 4"x48" and we are asked to transition to metal duct. What size duct is needed at the grill behind the bench?	6" x 44" duct size acceptable. Coordinate with hydronic piping as necessary. Thank you
Closed	135	wall perimeter west side of 1st floor	randy haram (Kraus-Anderson Construction Company)	Feb 20, 2025	randy haram (Kraus-Anderson Construction Company)	Feb 27, 2025	1. At column A2 and D3.5 the heat piping that will be installed between the column and exterior wall needs a larger cavity than what is shown, as discussed on site the wall to close off the space will be framed 1" from edge of column and rock will finish 1/2" from face of column and extend floor to structure above. 2. The exterior wall has an 1 5/8" wall on the interior which would leave a 2" space behind columns. The radiation that will be installed will not fit behind the columns. Would it be acceptable to frame this wall out from the wall so the rock would finish at the back of the columns from floor to window sill, from sill to structure above the wall would be as detailed, this would allow the heating pipe to run within the wall and covers to terminate at the columns.	As discussed on site 2/26/2025, please proceed as follows: 1. At column A2 and D3.5, frame 1" from edge of column/finish 1/2" from face of column from floor to structure above. See notes on the attached to coordinate brake metal flashing at exterior curtainwall. 2. At other column locations, frame 1" from edge of column/finish 1/2" from face of column from floor to sill at ribbon window above. Terminate covers at columns; run heating pipe within wall behind columns.
Closed	139	Questions PCO 129/ASI 017	Kurt Pevestorf (Laketown Electric Corporation)	Feb 19, 2025	Kurt Pevestorf (Laketown Electric Corporation)	Mar 5, 2025	I have a couple of questions regarding the PCO 129/ASI 017 1) Rm 107 Lab & Vaccine storage added a fridge in this room. Should we add it to this PCO? 2) RM 126 PRTS Licensing, can we run our conduit down the column or are going to have to open up the floor to get power and data to its location? 3) Floor boxes on the first floor will have to go with the original design and not per note since the floor is already poured? Please advise	Note: This RFI was previously reviewed without the notes on Sheet e2.01 as RFI #137. 1. Add power connected to generator backup for additional fridge. Fridge will be owner provided. See Proposal Request 42 for additional information. [Answered 2/25/2025 RFI #137] 2. Conduit for monitor can be run down column per keynote 10 32 on Sheet a5.07. See preferred location indicated on attached, coordinate with interior glazing. See additional notes for this location on attached. [Answered 2/25/2025 RFI #137] 3. See notes on attached. Previous floor boxes as installed are likely acceptable. Verify connectivity to TV monitor/Data rack in STS/CSG Classroom 115 meets owner's expectations as discussed on site. [Answered 3/6/2025 RFI #139]
Closed	133	Network Cable Routing	Kurt Pevestorf (Laketown Electric Corporation)	Feb 19, 2025	Kurt Pevestorf (Laketown Electric Corporation)	Feb 26, 2025	o I have 2 questions, first there is a line of demarcation for which data closet to the cabling should be routed to, however it calls out incorrect information, assuming data 336 = Data 203 and IT 149 = Data 143? o There is an area (the purple cloud) that is called out to go to data 203, however it s being fed from the walker duct which is being fed from pipes near the purple X, can we route this area to Data 143?	Alliance comments: 1. Correct, Data 336= Data 203 and IT 149 = Data 143 2. Yes, route the PRTS area to Data 143. Washington County has indicated that the PRTS area data should be run to Data 143. See second page of the attached for E-P comments: "1. Correct, demarcation note was not updated. We can update in a change if desired. 2. This is acceptable to EP. Please verify acceptability with Washington County IT department."
Closed	132	Push Buttons for Automatic doors in Vestibule	Kurt Pevestorf (Laketown Electric Corporation)	Feb 19, 2025	Kurt Pevestorf (Laketown Electric Corporation)	Feb 26, 2025	Per note on e2.01 we need to verify all locations and requirements with the General Contractor/Architect. Could you please verify locations so we know how to proceed with this?	See attached for auto push button locations and information. Thank you for asking this question.

[Jump Back to Page 7](#)

Washington County Central Service Center

WC Service Center FRI Summary report

Status	ID	Title	Created by	Created on	Ball in court	Due date	Question	Official response
Closed	134	Duress Bottoms	Kurt Pevestorf (Laketown Electric Corporation)	Feb 19, 2025	Kurt Pevestorf (Laketown Electric Corporation)	Feb 27, 2025	Could we please receive the specs for the duress buttons so we know what to rough in for this?	The County currently has 2-3 different duress systems depending on the building. It is not known at this time which system their Security Department will select. Because of this we would propose the following: For the interview rooms, an empty junction box to be installed below the table locations. This box will provide future flexibility to route the duress system through. Currently the locations for the duress button are called out on one side of the table, they should be adjusted as shown in red on the attached. The future duress buttons in the PRTS area will be mounted to the underside of desks. These systems should be able to be routed within the PRTS desk millwork.
Closed	131	urinal in room 114	randy haram (Kraus-Anderson Construction Company)	Feb 14, 2025	randy haram (Kraus-Anderson Construction Company)	Feb 21, 2025	On the elevation for the east wall of Room 114 a urinal is shown. The plumbing drawings do not show a urinal. Is a urinal to be provided?	Yes, a urinal is to be provided in UA Toilet Room 114.
Closed	130	conduit for data to room 116	randy haram (Kraus-Anderson Construction Company)	Feb 14, 2025	randy haram (Kraus-Anderson Construction Company)	Feb 21, 2025	Outside of Janitors 116 Laketown needs to get data to the monitor to the north as well to the card reader for door 116. would it be acceptable to run the 1 1/4" conduit exposed on the south side of the beam on grid C? See picture attached	Yes, exposed conduit run is acceptable in this location.
Closed	129	Closure at HM frames and MTB-1	randy haram (Kraus-Anderson Construction Company)	Feb 14, 2025	randy haram (Kraus-Anderson Construction Company)	Feb 21, 2025	As discussed on site, Where MTB-1 terminates at Hm frames. will this work to close the ends?	Yes, 3/4" x 3/4" black metal angle to close off MTB-1 at hollow metal frames accepted.
Closed	128	Sensor locations	randy haram (Kraus-Anderson Construction Company)	Feb 13, 2025	randy haram (Kraus-Anderson Construction Company)	Feb 20, 2025	WDW's electrician has asked where to mount the sensors for the Destrat fans shown on second floor. To be mounted 2' from ceiling would put them on the face of the glulam beams. The sensors for EH-1 is located in the plenum, how will we maintain accessibility for this sensor. (where should an access panel be installed)	See attached for updated locations for the destratification fan sensors. These sensors can be mounted on the vertical face of walls and do not need to be on the wood ceiling or beams. The sensor for EH-1 can be relocated further west within the plenum if it would ease access, general area has been indicated on the attached sketch. Verify on site which location will be more easily accessed from the interior. These items will be captured in forthcoming ASI 018
Closed	127	PR 41 clarification,	randy haram (Kraus-Anderson Construction Company)	Feb 13, 2025	randy haram (Kraus-Anderson Construction Company)	Feb 20, 2025	From on site discussions the metal base was only going to be on the 1st floor terrazzo areas. PR 41 still has MTB-1 in elections and the common area that changed from terrazzo to CPT. Please clarify	There is no MTB-1 on Level 2. Carpeted areas on Level 2 to have RB-1 base. This will be updated in forthcoming PR 41.1.
Closed	126	Pressure Sensor Locations	Lauren Brodt (Kraft Mechanical, LLC)	Feb 13, 2025	Lauren Brodt (Kraft Mechanical, LLC)	Feb 20, 2025	AHU Sequence states "SUPPLY FAN SPEED SHALL VARY TO MAINTAIN THE DUCT STATIC PRESSURE SETPOINT ACCORDING TO A DUCT STATIC PRESSURE SENSOR LOCATED 2/3RDS DOWN THE LENGTH OF THE DUCT MAIN." Can the 2/3rds location be specified on the HVAC floor plans for each AHU? Also, can the building (space) pressure reference location be added to the HVAC floor plans for each wing of the building?	See attached for sensor locations above ACT ceilings. This change will be captured in forthcoming ASI 018.
Closed	125	Family toilet 106	randy haram (Kraus-Anderson Construction Company)	Feb 13, 2025	randy haram (Kraus-Anderson Construction Company)	Feb 20, 2025	Tekton has brought this to my attention. Elevation 2E/A5.11 is the north wall in Family toilet 106. on this elevation the pass thru and stainless shelf are mislabeled. Are the notes or picture correct for the location of these items. If the self is 6" above the grab bar is this ADA compliant? Are the coat hooks shown on this elevation needed? All other toilet rooms has the coat hooks behind the doors.	The elevation view is correct for item locations; the tags are incorrect. The shelf should be located above the grab bars, but as noted it cannot be a projecting shelf. We would like to switch to a SST recessed shelf (cut sheet attached) in this location. The coat hooks adjacent to the changing table can be deleted. The hooks behind the door are to remain. We will make these drawing and spec changes in an upcoming PR.
Closed	122	Black Out Window Shades Color	Jeremy Belsheim (Tekton Construction Company)	Jan 31, 2025	Jeremy Belsheim (Tekton Construction Company)	Feb 7, 2025	The only blackout fabric that has the dark color interior and white on exterior in the 0700 series is 0731 Black/White. See attached.	Change black out shades to be 0702 Light Grey both sides
Closed	124	Fry Reglet Base Product	Charlie Howe (Custom Drywall, Inc.)	Jan 30, 2025	Charlie Howe (Custom Drywall, Inc.)	Feb 6, 2025	I heard there was some discussion about using a different Fry Reglet reveal base (DRMB - 6" is available) that was not spec'd. The spec calls for DRMBFL625600 (flush reveal base). Fry Reglet does not make this in a 6" which is why we submitted the Gordon 6" flush reveal base (approved). Attached is the spec'd product along with the approved substitute & the newly talked about reveal base. Please clarify which reveal base you want us to use (please note black anodized reveal bases take about 10-12 weeks to make). Thanks.	see attached for proposed solution and questions. thank you
Closed	123	HM Frame throat size for openings 100A & 130	randy haram (Kraus-Anderson Construction Company)	Jan 30, 2025	randy haram (Kraus-Anderson Construction Company)	Feb 4, 2025	HM frames for opening 100A and 130. What dimension should the throat be? See attached.	Provide throat size for minimum B1 partition type. Refer to sheet a8.01. Coordinate overall door pocket as required.
Closed	121	Question on symbol	Kurt Pevestorf (Laketown Electric Corporation)	Jan 29, 2025	Kurt Pevestorf (Laketown Electric Corporation)	Feb 6, 2025	There is a marking/Symbol on the plan that we don't know what it is. Could we please get an explanation if it is for electrical on what I marked up on the Drawings?	See EP's response on the attached: "Indicated symbols are ceiling mounted dome cameras. Per owner, these are to be future camera locations. Provide all junction box and conduit with pull string routed back to security head end."

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Page 12 of 23

[Jump Back to Page 7](#)

Washington County Central Service Center

WC Service Center FRI Summary report

Status	ID	Title	Created by	Created on	Ball in court	Due date	Question	Official response
Closed	120	Fire Stopping Questions/ Issues	Laurie Fronk (Kraus-Anderson Construction Company)	Jan 21, 2025	Laurie Fronk (Kraus-Anderson Construction Company)	Jan 28, 2025	Please review and respond to the attached Right Way Caulking RFI as soon as possible. See the attached file. Thank you	See comments on the attached. Thank you.
Closed	119	Fire Sprinkler Finishes	Paul Secord (Breth-Zenzen Fire Protection, LLC)	Jan 20, 2025	Paul Secord (Breth-Zenzen Fire Protection, LLC)	Jan 27, 2025	Can you please clarify with the Architect for this project what finish they would like for the Sprinkler Heads and where, the Specifications call for Brass in exposed areas and concealed type sprinklers in areas with ceilings, but no Finish has been listed (White, Chrome and Black are Standard finishes)?	Brass finish in all exposed areas. White finish for concealed type in areas with ceilings. Black finish for sidewall at exterior terrace. Thank you!
Closed	118	Cabinet Hardware w/ substitution requests	Jeremy Belshiem (Tekton Construction Company)	Jan 20, 2025	Jeremy Belshiem (Tekton Construction Company)	Jan 28, 2025	See attached RFI from Tekton subcontractor St. Germain's Cabinets regarding cabinet hardware and substitution request.	SEE ATTACHED RESPONSE
Closed	117	Street Lighting Woodlane Dr.	Kurt Pevestorf (Laketown Electric Corporation)	Jan 16, 2025	Kurt Pevestorf (Laketown Electric Corporation)	Jan 24, 2025	The pole lights on the plan on woodlane dr are shown being fed from the building ckt 19 but key note 20 spells out for us to coordinate installation, circuiting and controls with Xcel. Please advise on how we need to proceed with this?	See response from EP on Laketown's RFI sheet, attached. Response reads: "Proceed with coordinated power for indicated pole lights with Xcel, as they are on a part of the city roadway/pedestrian lighting."
Closed	116	Fry Reglet @ Top of Wall Exposed Areas	Charlie Howe (Custom Drywall, Inc.)	Jan 16, 2025	Charlie Howe (Custom Drywall, Inc.)	Jan 23, 2025	We have concerns with the Fry Reglet reveal that will be installed at exposed deck locations. 1.) If we install the reveal tight to deck, we worry that the building movement will pop the fry and create cracking throughout. 2.) We will not be able to install acoustical sealant at the tops of walls where the Fry Reglet is installed. I attached the reveal. As you will see there is no deflection in this reveal. One suggestion we have is to leave the rock 3/4" below deck, zip bead it and then paint the track black (or leave as is). Another idea would be to do the same as above but instead of painting the track black we could install a black I-metal piece on the deck that has the leg hidden behind the drywall to allow for deflection. Please note that acoustical sealant will not be able to be installed unless we go with our typical drywall installation. Please advise on how you want us to proceed.	Please proceed with using the deflection head bead in white, no painting required, at locations where gyp board meets wood. We request an additional mockup to show the corner condition (mitered and lapped) for review and selection. A forthcoming Proposal Request will be issued to capture this change. Thank you for creating the mockup and talking this through on-site.
Closed	115	Lighting on a2.02, & e1.02 does not align with each other	Kurt Pevestorf (Laketown Electric Corporation)	Jan 13, 2025	Kurt Pevestorf (Laketown Electric Corporation)	Jan 20, 2025	Lighting on a2.02 does not line up with e1.02 on the elevated platform. Please advise on how we need to proceed with this?	Proceed with lighting quantities and locations as shown on a2.02.
Closed	114	S3 light fixture	randy haram (Kraus-Anderson Construction Company)	Jan 13, 2025	randy haram (Kraus-Anderson Construction Company)	Jan 17, 2025	S3 light fixtures are hung in the PRTS Licensing 126 These fixtures should be hung at what elevation?	The S3 fixtures between the beams are intended to have the bottom of the fixture flush with the bottom of the adjacent beams.
Closed	113	Added Ice water Machine	Kurt Pevestorf (Laketown Electric Corporation)	Jan 7, 2025	Kurt Pevestorf (Laketown Electric Corporation)	Jan 14, 2025	Are we using the outlet that is already above the counter top or are we adding an outlet and a circuit? Could you please advise on how to proceed with this.	Provide a separate outlet and circuit.
Closed	112	High Density Insulation under Stair Plinth	Kyle Schwark (Axel H. Ohman, Inc)	Jan 7, 2025	Kyle Schwark (Axel H. Ohman, Inc)	Jan 14, 2025	Addendum #1 added the note of "High Density Insulation" under stair plinth, however no mention of type of high density insulation or density in spec. Typically we see 40 psi in these types of locations.	Please provide minimum 60 psi per Specification Section 07 21 13 2.2.B.5.b.3.
Closed	111	Strands of Fiber	Kurt Pevestorf (Laketown Electric Corporation)	Jan 6, 2025	Kurt Pevestorf (Laketown Electric Corporation)	Jan 13, 2025	Note 10 on T1.01 describes a "48 Fiber Indoor/Outdoor Fiber Optic Cable" is that a 48 strand? Looking for clarification	Correct, 48 strand cable.
Closed	110	terrace paver perimeter questions	randy haram (Kraus-Anderson Construction Company)	Jan 6, 2025	randy haram (Kraus-Anderson Construction Company)	Jan 17, 2025	Please see the attached. Support east side attachment shows an angle installed to support the pavers along the curtain wall. Is this angle needed or will the pavers be supported by pedestals similar to the other three sides? If this angle is needed what size is the angle and what elevation should it be installed. terrace wood blocking attachment. From the preinstall meeting was the wood blocking and epdm flashing to be raised up behind the metal panel?	Updated answer 01/16/2025: Space wood studs 16" oc and provide a continuous 2x across the top of the stem wall to support the edges of the pavers. Metal angle not required. Previous answer: Metal angle at curtain wall is not required, so long as pavers are fully supported at the pedestal and pavers can extend over top of insulation. Raise wood blocking and EPDM flashing to 0-1/2" above level 2 (EL 115'-0 1/2"). See attached sketch. Change will be included in forthcoming PR 040.
Closed	107	Sizing City Water Meter - Flow Rate	Jack Grubish (Ryan Mechanical, Inc.)	Jan 3, 2025	Jack Grubish (Ryan Mechanical, Inc.)	Jan 10, 2025	We are currently in the process of procuring the water meter for this project from the city of Woodbury. We have been informed that the city requires a flow rate to be determined in order to properly size the meter. we have the following information to aid with this calculation: Booster pump GPM: 72 water supply fixture units: 220 furthest fixture supplied: slightly over 300 LF	See attached Water Summary Calculations from Emanuelson-Podas. They found the fixture units to be 232, and the flow rate to be ~72 GPM.
Closed	109	Mini-Split SS1U-3 discharge Direction	Rick Peterson (Thelen Heating & Roofing, Inc.)	Dec 31, 2024	Rick Peterson (Thelen Heating & Roofing, Inc.)	Jan 8, 2025	Would the location of SS1U-3 be better off on the North wall vs over the door? If it's located on the North wall, the air discharge will be directed towards the servers instead of the wall that's 3' away.	Proceed with locating SS1U-3 centered on the north wall of Data 203 as shown in attached sketch. This will allow discharge towards the main server area without interfering with mounting of other electrical devices in the room.

[Jump Back to Page 7](#)

Washington County Central Service Center

WC Service Center FRI Summary report

Status	ID	Title	Created by	Created on	Ball in court	Due date	Question	Official response
Closed	106	wall type between toilet rooms	randy haram (Kraus-Anderson Construction Company)	Dec 31, 2024	randy haram (Kraus-Anderson Construction Company)	Jan 8, 2025	What wall type should be installed between toilet rooms? Toilets have E1 wall type called out, the 7/8" sound channel will be installed to the exterior of the rooms. The sound channel will not work with the backing for accessories so a different wall type is needed for the partition walls of toilet rooms.	Wall type E1 to be maintained in these locations: • E1 between Lab 107 and Family 106 with the channel facing 107. • E1 type between Toilet 111 and Wellness 112, with the channel facing 112. • E1 type between Wellness 222 and Huddle 226 with the channel facing 226. • E1 type between Toilet 224 and Mother's Room 223 with the channel facing into 223. Move the paper towel dispenser in room 223 to north wall (to the right of sink). • E1 between UA Toilet and 113 with channel facing into room 113. To facilitate blocking and mounting of accessories, at contractors option, all other partitions between Toilet Rooms can be B3.
Closed	105	Millwork Questions	Laurie Fronk (Kraus-Anderson Construction Company)	Dec 20, 2024	Laurie Fronk (Kraus-Anderson Construction Company)	Jan 3, 2025	Please review and respond to the attached Tekton subcontractor's RFI regarding millwork. Thank you	See attached for comments. ASI 016 forthcoming reflecting answers provided. KA please clarify question 2 regarding who is responsible for painting of hardwood trim.
Closed	104	Power for door 127A & 127C	Kurt Pevestorf (Laketown Electric Corporation)	Dec 20, 2024	Kurt Pevestorf (Laketown Electric Corporation)	Dec 27, 2024	Attached submittal shows power for door 127A. Our power plan shows card reader for door 127A and 127C but nothing for power. Do we need to provide power for door 127A and 127C or just for 127A and do we still need to install the card readers? Please advise on how we need to proceed with this.	Door 127A and door 127C both need power provided and card readers installed.
Closed	097.2	EH-1 Intake	Laurie Fronk (Kraus-Anderson Construction Company)	Dec 18, 2024	Laurie Fronk (Kraus-Anderson Construction Company)	Dec 23, 2024	No soffit grill or register is shown for the intake of EH-1. Did this get missed or is this pulling air out of the soffit space ? Joe Davis 218-821-5881	EP has reviewed and approved the 14" wide ducts. Refer to forthcoming PR 36.1 for updated size and location.
Closed	103	Huddle Room TV Bracket Detail	Kurt Pevestorf (Laketown Electric Corporation)	Dec 17, 2024	Kurt Pevestorf (Laketown Electric Corporation)	Dec 23, 2024	Could I please get the details for the huddle room tv brackets so I know how to proceed installing the network and power?	The County will be contracting with a provider to purchase and install monitors and brackets for each location; specific monitors and brackets have not been determined at this point. See attached diagrams of typical mounting heights for monitors in Huddle Rooms and the other typical rooms/spaces based on the expected sizes. A forthcoming ASI will be issued with these heights coordinated between architectural and electrical documents. -Alliance
Closed	102	Monument Sign Modifications	Kyle Schwark (Axel H. Ohman, Inc)	Dec 17, 2024	Kyle Schwark (Axel H. Ohman, Inc)	Dec 23, 2024	The upper portion of the monument signs were poured at the wrong thickness (12" vs 8"). Can we cut the top portion off and use masonry in lieu of concrete? We can drill & epoxy into existing concrete base and grout masonry back up solid.	See response from MBJ on second page of the attached.
Closed	108	Metal Panel Profiles & Layout Confirmation	Matt Witte (Berwald Roofing Company, Inc.)	Dec 16, 2024	Matt Witte (Berwald Roofing Company, Inc.)	Jan 8, 2025	Please confirm the pattern, layout and profiles for the exterior profile metal wall panels and ACM panels, per attached preliminary metal panel shop drawings. We need confirmation of the layouts to place the metal panel order.	See Submittal 07 42 13-6.0 returned 12/20/2024 and Submittal 07 42 13-5.0 returned 01/09/2025.
Closed	101	Exterior Lighting Controls	Lauren Brodt (Kraft Mechanical, LLC)	Dec 11, 2024	Lauren Brodt (Kraft Mechanical, LLC)	Dec 18, 2024	There is a BAS Lighting Control Contractor Schedule on electrical details sheet e3.02, but there is no lighting shown in the controls plans or sequences or scope. Is a BAS controlled lighting panel for the exterior lights needed?	The exterior lighting shall be controlled through the BAS. Refer to forthcoming PR 038.
Closed	100	AHU Condensate Overflow	Lauren Brodt (Kraft Mechanical, LLC)	Dec 11, 2024	Lauren Brodt (Kraft Mechanical, LLC)	Dec 18, 2024	Mechanical sheet m4.01 Air Handling Schedule note 6, specified "Factory installed and wired float switch on drain pan to shut down fan if condensate drain overflows." However, per AHU submittal, the air handling units are not coming with condensate overflow switches from the factory. There is a note from the engineer that the controls contractor is to provide equipment not by manufacturer. Does this switch and control sequence need to be added to Div-25 scope of work for AHU-1 and AHU-2?	See EP Response in red on the first sheet of the attached.
Closed	099	Infloor duct and FTR	Rick Peterson (Thelen Heating & Roofing, Inc.)	Dec 9, 2024	Rick Peterson (Thelen Heating & Roofing, Inc.)	Dec 17, 2024	Where the mech. plan shows the duct coming up and FTR located along the north wall, differs from the architectural detail. Are we to run between the steel columns with the continuous diffusers? If so, the diffusers will have to be re-ordered to a different length. The measurement between columns varies from 45.5" to 46". Please advise. Joe Davis 218-821-5881	Diffusers to run between columns and be coped at steel as shown in Detail 4C/a7.03.
Closed	098	PR 032 and ASI 015 Multiple Questions	Laurie Fronk (Kraus-Anderson Construction Company)	Dec 4, 2024	Laurie Fronk (Kraus-Anderson Construction Company)	Dec 11, 2024	Please respond to the multiple questions regarding PR 032 and ASI 015.	see attached response.
Closed	097	EH-1 Intake	Rick Peterson (Thelen Heating & Roofing, Inc.)	Dec 4, 2024	Rick Peterson (Thelen Heating & Roofing, Inc.)	Dec 10, 2024	No soffit grill or register is shown for the intake of EH-1. Did this get missed or is this pulling air out of the soffit space ? Joe Davis 218-821-5881	EH-1 pulls air from the soffit space above Mothers Room 117 and does not require a grille. Upon review of this RFI it was discovered that additional ductwork is required to connect EH-1 and the soffit space it serves. PR 036 is forthcoming with this update.

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Page 14 of 23

[Jump Back to Page 7](#)

Washington County Central Service Center

WC Service Center FRI Summary report

Status	ID	Title	Created by	Created on	Ball in court	Due date	Question	Official response
Closed	096	Duct Layout PRTS Area	randy haram (Kraus-Anderson Construction Company)	Dec 3, 2024	randy haram (Kraus-Anderson Construction Company)	Dec 6, 2024	on Sheet A8.08 shows dimensions for ductwork in the PRTS area. i have a few questions on the attached.	See attached for duct locations. Per a phone conversation with EP today, one of the in floor diffusers on the west side of the PRTS space can be removed. PR 034 forthcoming to capture these changes.
Closed	095	Prep Work For Topping - Existing Wood Deck	Laurie Fronk (Kraus-Anderson Construction Company)	Dec 2, 2024	Laurie Fronk (Kraus-Anderson Construction Company)	Dec 6, 2024	My foreman has been doing some prep work for the topping and is noticing that from top of existing wood deck to finish floor is 2 1/2 or less" If you subtract the acoustic mat (3/4") that leaves you with 1 3/4" of concrete. Plans call for a 2" topping. Sounds like in the bridge area concrete will only be 1" thick to meet the 42" handrail height. He mentioned that most of the topping will be under 2". Just confirming we are pouring to an elevation of 115'-0" (that was stated in our pre-install by design team) and not the thickness as we talked about in our meeting a few weeks back? We still have concerns about the potential for cracking of this small of thickness for a slab. Also, my foreman just mentioned to me that the Floor tech told him that 3" minimum is required for pouring concrete, it's the first we heard of this as well. He did say it is only 1" minimum for gypcrete.... Not sure if he is trying to sell more product or what????	Please proceed with the solution as described in Randy Haram's email dated 12/03/2024 8:51am: "I walked thru with Floor tech and Axels foreman Joe. The plan is to pour 2" concrete everywhere over the mat. At the bridge Floor tech will use a 3/8" mat so we can maintain 2" concrete and still meet ADA for the handrail after terrazzo is complete. The two doors at the stair towers will dish down to 1 3/4" thru the man doors. Other than the 3/8" mat on the bridge this direction will hold us to design and specs"
Closed	094	Sill at terrace curtain wall	randy haram (Kraus-Anderson Construction Company)	Nov 27, 2024	randy haram (Kraus-Anderson Construction Company)	Dec 3, 2024	project drawings show the topping poured to the outside face of curtain wall, Shop drawings indicate wood blocking under the curtain wall. how shall we proceed?	Per phone conversations with Randy Haram, wood blocking as shown in the CW shop drawings and installed on site is approved for this location.
Closed	093	Mineral wool insulation in lieu of spray foam	Charlie Howe (Custom Drywall, Inc.)	Nov 26, 2024	Charlie Howe (Custom Drywall, Inc.)	Dec 3, 2024	Can we switch the spray foam to mineral wool insulation @ detail 5E/A7.12 due to the cold temps? This is that last thing that needs to be spray foamed.	Answer: Use approved Corbond 3 product winter blend. Coordinate on site to maintain required installation temperatures. Notes: The concern with using mineral wool in this location is the small amount of space between the spacer of the fin structure and the interior wall. The Heatlok HFO pro substitution request was rejected because it did not meet flame spread requirements. Recognizing the difficulties with the Quik-Shield product we also advise against this option.
Closed	092	dimension in detail 14/S7.06	randy haram (Kraus-Anderson Construction Company)	Nov 21, 2024	randy haram (Kraus-Anderson Construction Company)	Nov 25, 2024	in detail 14/S7.06 the angle for the slab edge support it has a dimension that says see plan. I do not find this on the Arch or Struc plans. Please provide location of dimension.	See dimensions to nominal slab edge on 1/S2.02 plan. It is assumed that the face of the angle is at this dimension, field verify DLT slab edge. Refer to Detail 1C/a7.13 for topping edge location at curtain wall.
Closed	090	curtain wall at north west exterior head detail	randy haram (Kraus-Anderson Construction Company)	Nov 19, 2024	randy haram (Kraus-Anderson Construction Company)	Nov 21, 2024	At this location does note 1 come into play? All head details show the steel tube at the head of the window. On sheet A7.25 should this head detail be 2B/A7.12 instead of 5B/A7.12?	Correct, note 1 on 9/S7.06 refers to this location. Extend vertical mullions of curtain wall system to underside of mass timber with deflection head as shown in 2B/a7.12. Maintain interior gypsum board return shown in 5B/a7.12.
Closed	091	Steel support on grid 1 at grids A and D	randy haram (Kraus-Anderson Construction Company)	Nov 19, 2024	randy haram (Kraus-Anderson Construction Company)	Nov 21, 2024	The HSS10x2 and 3/8" plate shown in detail 4/S7.06 runs to the wall at grids A and D. Is this supported at the walls or meant to cantilever?	See response from MJB in the attached.
Closed	089	Rip Rap East Basin	randy haram (Kraus-Anderson Construction Company)	Nov 14, 2024	randy haram (Kraus-Anderson Construction Company)	Nov 21, 2024	Should the rip rap at the overflow for the east basin extend off the property to protect the down slope towards the pond?	The County would like to move forward with the additional Rip Rap per the City of Woodbury's preference. PR 033 forthcoming.
Closed	088	Steel Fins on the west side of buidling - wrong direction	Chris Kroohn (Metro Manufacturing, Inc.)	Nov 8, 2024	Chris Kroohn (Metro Manufacturing, Inc.)	Nov 18, 2024	The exterior fins on the west side of the building have been installed. It wasn't until the installation was complete that our ironworkers noticed that these were fabricated backwards. The design drawings and our shop drawings have these fins pointed southwest. As installed, the fins point northwest. Can these fins remain pointing northwest?	Per phone and email conversations on Friday 11/08, Fins are to be corrected to meet original design intent, facing southwest.
Closed	078.1	Column beam clash grids 8 and J - Sructurecraft Email 10/31/24	Laurie Fronk (Kraus-Anderson Construction Company)	Nov 1, 2024	Laurie Fronk (Kraus-Anderson Construction Company)	Oct 23, 2024	Per Matthew @ Structurecraft - I had a talk with my engineering team this morning, and they said that technically the beam is sitting on the angle and the element is restrained at the roof level so no fasteners are needed unless we have an horizontal load provided by MJB. If MJB prefers to have a nominal connection anyway we can design the connection to have one fastener on each side. Could you please relay this to MJB and I will send a change order for the Eng time discussing the connection and for the fasteners if MJB requires any? Also if there are any forces horizontally from MJB's side, could you please relay them to me so we can get you the proper connection?	See updated response in attached.
Closed	087	Feature stair correction	randy haram (Kraus-Anderson Construction Company)	Nov 1, 2024	randy haram (Kraus-Anderson Construction Company)	Nov 7, 2024	Please see attached proposed fix	The mid landing needs to remain in its originally designed location in order to accommodate the loads from the curtain wall connection, see Detail 6/S7.10. Metro to provide option(s) for correcting stair to it's original dimensions.

[Jump Back to Page 7](#)

Washington County Central Service Center

WC Service Center FRI Summary report

Status	ID	Title	Created by	Created on	Ball in court	Due date	Question	Official response
Closed	086	Waterproofing under precast caps	Kyle Schwark (Axel H. Ohman, Inc)	Oct 29, 2024	Kyle Schwark (Axel H. Ohman, Inc)	Oct 31, 2024	Drawings show waterproofing under my block, but this would take away any bond I may have between block and poured cap and possibly create a point where the block may move or shift. I have installed block supports From Waterproofer: Per the attached detail. It shows the red line as our waterproofing membrane. It shows us running under the CMU support and then back over the top. The CMU supports are already installed. The CMU blocking it right up against the exterior wall and per the detail we need to run the waterproofing membrane up the wall as well. There isn't enough room to run the membrane behind the CMU supports in these areas. Note: We can cut these blocks back to give more room for waterproofer.	Waterproofing below CMU block supports can be omitted, as currently constructed. Waterproofing to fully wrap blocks (including the top surface) and shall be integrated with the waterproofing on the concrete cap. Where CMU block near the exterior wall would prevent the waterproofing membrane from being installed, pack the gap between the CMU block and the wall solid with grout to allow waterproofing to run over the top surface of the block and up the wall. Blocks support the 4x4 ledge angle for the stone cap and should not be cut.
Closed	085	Light pole bases	randy haram (Kraus-Anderson Construction Company)	Oct 28, 2024	randy haram (Kraus-Anderson Construction Company)	Oct 28, 2024	There is a discrepancy in the elevation of some light pole bases. See attached email chain. Is Laketown able to install the light poles on the bases as they are installed?	The elevation discrepancy in light pole bases is acceptable, as long as the bases are stable and the installed light poles will be plumb.
Closed	084	Roofing Vapor Barrier Adhesion & Insulation Attachment	Matt Witte (Berwald Roofing Company, Inc.)	Oct 23, 2024	Matt Witte (Berwald Roofing Company, Inc.)	Oct 25, 2024	Structure Craft has installed a vapor barrier over the structural wood deck that cannot be fully removed, hindering adhesion of our vapor barrier. The 40Mil Self-Adhered Vapor must be installed directly to a clean/ bare wood deck for proper adhesion and uplift resistance of the insulation system. The base-layer of insulation was to be adhered to the vapor barrier in low-rise foam adhesive, but without proper adhesion of the vapor barrier the entire system could be compromised.	It is acceptable to mechanically fasten the insulation base-layer to the deck, through the 40 mil self-adhered vapor barrier using 5" fasteners as noted in the activity log. Email conversations attached for reference/ record.
Closed	083	column and wood conflict at grids A and 2	randy haram (Kraus-Anderson Construction Company)	Oct 22, 2024	randy haram (Kraus-Anderson Construction Company)	Oct 24, 2024	see attached picture the wood haunch is in the way of the column connection. The column attaches at the 2nd floor the same as the column to the right in the photo.	See attached for response from MBJ.
Closed	082	Modify Refer Trough Detail	Laurie Fronk (Kraus-Anderson Construction Company)	Oct 21, 2024	Laurie Fronk (Kraus-Anderson Construction Company)	Oct 25, 2024	I want to modify the refer trough detail by extending the trough to the building. By doing this, we won't have to run the lines below ground and not in a PVC cover. It's not advised to run the lines underground as per the attached comment from the O&M. Also, if the lines need to be serviced, there won't be any access if there is a leak.	See proposed revised condensing unit underground piping detail, attached. Trench drain can extend to building. PVC pipe to penetrate the top cover of the trench drain and elbow to the building penetration to protect refrigerant lines from damage.
Closed	081	Elevator to be on emergency power?	randy haram (Kraus-Anderson Construction Company)	Oct 21, 2024	randy haram (Kraus-Anderson Construction Company)	Oct 28, 2024	Want to clarify that the elevator power is not to be on emergency back up. Drawings show the elevator to be fed from Panel H-2 which is not connected to emergency power. Is this correct?	Updated Response 2024.10.29: Submit COR to place elevator on generator emergency back-up power, per County direction. Per EP, the generator should be able to accommodate the elevator. Note that emergency back battery lowering was originally scheduled. Response from 2024.10.22: See response from EP on last page of the attached. "Elevator is not required to be on generator backup. Backup is required only if elevator is classified as life safety. Verify elevator has battery lowering system specified in drawings."
Closed	078	Column beam clash grids 8 and J	randy haram (Kraus-Anderson Construction Company)	Oct 21, 2024	randy haram (Kraus-Anderson Construction Company)	Oct 23, 2024	see email from Structurecraft attached there is a clash between the steel column and wood beam at grids 8 and J	See responses from Alliance and MBJ on attached.
Closed	077	foam board in place of mineral wool	randy haram (Kraus-Anderson Construction Company)	Oct 18, 2024	randy haram (Kraus-Anderson Construction Company)	Oct 28, 2024	see attached, Axel has asked if the piece of mineral wool shown in the jamb detail can be foam board instead.	Use of foam board insulation in the jamb detail is not accepted. Mineral wool insulation needs to be used to ensure NFPA 285 compliance.
Closed	079	Return grill for Room 118	Rick Peterson (Thelen Heating & Roofing, Inc.)	Oct 18, 2024	Rick Peterson (Thelen Heating & Roofing, Inc.)	Oct 24, 2024	Hall 118 has 200 cfm return on the 18 x 12 return duct , a 200 cfm S-3 supply. I do not see a return grill which is probably a R-1 12 x 24 . Should one be added here? Joe Davis 218-821-5881	See EP Response on last page of the attached, "Yes provide R-1 12x24 in the hallway."
Closed	076	WC Carrier Verification	Jack Grubish (Ryan Mechanical, Inc.)	Oct 17, 2024	Jack Grubish (Ryan Mechanical, Inc.)	Oct 24, 2024	Attached is a submittal for review. Please verify if the Zurn Z1201-N_4 WC carrier is an approved product for the project. Zurn appears to be an approved manufacturer in the spec 22 40 00 2.02C Water Closets.	Zurn is the preferred carrier for WC's. Make sure Technical Concepts Flush Valve is installed at all WC's as noted on last submittal review.
Closed	080	Car Charger Rough In	Adam Von Behren (Removed)	Oct 15, 2024	Adam Von Behren (Removed)	Oct 25, 2024	Please see attached.	See attached for response, thank you.
Closed	075	Signage Clarifications	Jeremy Belsheim (Tekton Construction Company)	Oct 15, 2024	Jeremy Belsheim (Tekton Construction Company)	Oct 22, 2024	See attachment	Please refer to ASI 013.
Closed	074	Knox Box Info	randy haram (Kraus-Anderson Construction Company)	Oct 15, 2024	randy haram (Kraus-Anderson Construction Company)	Oct 29, 2024	please specify if a tamper switch should be provided, mounting type and color for knox box	No alarm tamper switch, Black finish. Please set up a meeting with the Fire Marshall/AHJ to determine quantity and mounting location. 2024.10.28 See attached for additional comments.

[Jump Back to Page 7](#)

Washington County Central Service Center

WC Service Center FRI Summary report

Status	ID	Title	Created by	Created on	Ball in court	Due date	Question	Official response
Closed	073	silicon transition assembly	randy haram (Kraus-Anderson Construction Company)	Oct 14, 2024	randy haram (Kraus-Anderson Construction Company)	Oct 17, 2024	In our precon for building enclosure it was discussed that the silicon transition assemblies were possibly redundant to the primary seal. To install the silicon assembly it would need to be complete prior to brick and metal panels. With the shop drawings not complete for glazing and brick able to start, is it possible to remove the silicon assemblies. If not at all openings at select openings to keep brick moving?	After review we have identified the areas in the attached where the silicon transition assemblies can be removed to allow for installation of brick to continue. A credit is expected for the reduction.
Closed	072	north atrium parapet wall	randy haram (Kraus-Anderson Construction Company)	Oct 14, 2024	randy haram (Kraus-Anderson Construction Company)	Oct 17, 2024	Is there metal stud framing between the 4' OC steel tubes? Nothing is called out on detail 3C/A7.14.	Provide metal stud framing and fill cavity with insulation, similar to 5E/a7.14. Drawing will be updated in a forthcoming PR.
Closed	070	angle at roof edge	randy haram (Kraus-Anderson Construction Company)	Oct 14, 2024	randy haram (Kraus-Anderson Construction Company)	Oct 17, 2024	on sheet A7.14 there is an angle at the roof edge in several details, (highlighted in red) What is this angle? I spoke with MT to see if it is there clip. They said no that their clip would fasten to this angle. Nothing shows up on structural. Is this a structural angle to fasten the frames to or a closure piece of some sort? Please clarify.	The angles are meant to be part of the slip connection for both the studs and the curtain wall. The curtain wall supplier is responsible for providing their own clips at the curtain wall locations. The cold-formed metal stud contractor is responsible for providing these clips at the stud walls. In both instances these connections should be verified with StructureCraft to ensure that they are compatible with the DLT (as noted on the returned Submittal 05 4000-3: Cold-formed metal framing Product Data.) The curtain wall connections may need to make a downward turn to stay out of the sightline. The curtain wall supplier will need to provide something that is compatible with their system. Attached are the Flat tail Side Clip (FTSC3-97) which was part of Submittal 05 4000-3: Cold-formed metal framing PD, and a snip from 3C/a7.14 highlighting the entire connection at curtain wall.
Closed	071	bridge weight restrictions	randy haram (Kraus-Anderson Construction Company)	Oct 14, 2024	randy haram (Kraus-Anderson Construction Company)	Oct 17, 2024	With the additional bracing installed by Metro, Structure craft is comfortable with the lift they have spec'd for 2nd floor to cross the bridge DLT. Is the structure designed to allow this lift to cross the bridge? If not what is the bridge designed to support? Mandy is also looking at the county purchasing a lift and would like to know what would be able to cross the bridge.	See response from MBJ in green on attached. Note that any future lifts to be used will need to be checked with MBJ separately.
Closed	069	Utility Transformer Location	Adam Von Behren (Removed)	Oct 8, 2024	Adam Von Behren (Removed)	Oct 10, 2024	After review of the transformer location and correspondence with the Xcel Energy designer, we have determined there is an issue with the proposed transformer location in terms of required clearances and accessibility from the parking lot. The clearance issue is that we need to maintain 20' clear out in front of a walk through door on the building to the edge of the transformer, I have attached the site drawing that shows the "no-go zone" for the transformer as well as the clearance document from Xcel's standards booklet. Also, the transformer must be installed a maximum distance of 10' from a drivable surface. I propose we relocate the utility transformer to the east on the other side of the trash enclosure. Please review/advise.	Utility Transformer and concrete pad will be relocated to the east side of the driving surface within the utility/equipment enclosure. Adjustment of enclosure, plantings and expansion of drive surface to maintain required clearances will be issued in a forthcoming PR.
Closed	068	Louver height discrepancy	Rick Peterson (Thelen Heating & Roofing, Inc.)	Oct 7, 2024	Rick Peterson (Thelen Heating & Roofing, Inc.)	Oct 9, 2024	The louver heights on details 4D/A7.26 and 5D/A7.26 differ from the louver schedule. Which one is correct, the schedule or the details? The louvers are schedule to deliver any day.	The size of the louvers required was coordinated between the Architectural and Mechanical documents for the CD Bid Set. The contractor caught the discrepancy between the Shop Drawings and the Construction Drawings before production. During our discussion on Wednesday the contractor indicated that production has not started so the louvers can be made to the correct size. Please proceed with the louver sizes as indicated on a7.26 and m4.01: 72"w x 176"h and 72"w x 136"h.
Closed	067	AHU-2 Supply Duct	Rick Peterson (Thelen Heating & Roofing, Inc.)	Oct 3, 2024	Rick Peterson (Thelen Heating & Roofing, Inc.)	Oct 9, 2024	AHU -2 supply duct 28" x 20" runs directly over the north toilet wall (227) & Huddle (226) north wall. Do we need to jog the 34" spiral 2' south as it runs out past grid 13 to the west?	Per the discussion at the MEP Coordination Pre-install meeting 10/09/2024 we will leave this duct run as is and frame around the duct as needed.
Closed	062	EF-2 exhaust duct on 1st floor	Rick Peterson (Thelen Heating & Roofing, Inc.)	Oct 2, 2024	Rick Peterson (Thelen Heating & Roofing, Inc.)	Oct 11, 2024	Please verify the 10x8 exhaust duct size serving toilets 106, 108, 109, 110, 111 and 114 is large enough. Each of the rooms exhaust 75 CFM for a total of 450 CFM. The 10x8 duct will only handle 330 CFM. Please advise.	See attached and forthcoming ASI 011.
Closed	063	Janitor 116	Rick Peterson (Thelen Heating & Roofing, Inc.)	Oct 2, 2024	Rick Peterson (Thelen Heating & Roofing, Inc.)	Oct 11, 2024	Is exhaust needed in this room?	See attached and forthcoming ASI 011.
Closed	061	Fasteners for Plumbing Pipe Hangers in Timber Structural Components	Jack Grubish (Ryan Mechanical, Inc.)	Sep 30, 2024	Jack Grubish (Ryan Mechanical, Inc.)	Oct 7, 2024	Please verify an approved wood fastener for use in timber/wooden structural components that can be utilized on the project to support plumbing pipe hangers. Section 22 05 29 references fasteners for use in "hardened portland cement concrete."	See attached for fasteners to be used in timber components. Our preference is for the side-mount [horizontal application] installation of pipe hangers. Specification Section 22 0529 will be updated to reflect this change in forthcoming ASI 012.
Closed	065	Exhaust fan duct sizes	Rick Peterson (Thelen Heating & Roofing, Inc.)	Sep 30, 2024	Rick Peterson (Thelen Heating & Roofing, Inc.)	Oct 11, 2024	Please show the duct sizes for EF-1 and EF-2.	See response on last page of attached. ASI 011 forthcoming

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Page 17 of 23

[Jump Back to Page 7](#)

Washington County Central Service Center

WC Service Center FRI Summary report

Status	ID	Title	Created by	Created on	Ball in court	Due date	Question	Official response
Closed	064	VAV Duct Sizes	Rick Peterson (Thelen Heating & Roofing, Inc.)	Sep 30, 2024	Rick Peterson (Thelen Heating & Roofing, Inc.)	Oct 11, 2024	The size of the supply duct off of the following VAV's are not shown. 1-2, 1-7, 1-8, 1-12, 1-13, 2-7, 2-8, 2-10, 2-11, 2-15, 2-16, 2-17, 2-18, 2-19, 2-26, 2-27 and 2-31.	See Attached. Thank you. Response is on last page of attached.
Closed	066	Site Lighting Issues	Adam Von Behren (Removed)	Sep 26, 2024	Adam Von Behren (Removed)	Oct 14, 2024	Please see attached.	Civil and Structural indicate this is a Geotech issue. Per conversation with Owner, KA to contact Braun for evaluation.
Closed	060	Opening in Wood Blocking bottom of beam above the Bridge	randy haram (Kraus-Anderson Construction Company)	Sep 23, 2024	randy haram (Kraus-Anderson Construction Company)	Sep 30, 2024	Structurecraft typically would over size the hole by 3/8" all sides for a rod penetrating wood. Do the rods that support the bridge require a larger opening or a slotted opening in the wood that finishes the bottom of the beams.	Approved as built 2024/10/02
Closed	059	Underground Sleeves and Drantile Elevations	Adam Von Behren (Removed)	Sep 20, 2024	Adam Von Behren (Removed)	Sep 30, 2024	Please see attached.	After reviewing with members of KA, Emanuelson-Podas, EVS, and Laketown, we have decided to leave the sleeves in their current locations and route the drain tile over the top of them. This will require lifting the drain tile in these locations and running the sleeves underneath.
Closed	058	Elevator Pit and Hoist Way Power	Adam Von Behren (Removed)	Sep 17, 2024	Adam Von Behren (Removed)	Sep 25, 2024	Please see attached.	Proposal Request forthcoming. See attached.
Closed	057	Floor Drain and Floor Sink Sets - Tolerances with Structural Timber	Jack Grubish (Ryan Mechanical, Inc.)	Sep 13, 2024	Jack Grubish (Ryan Mechanical, Inc.)	Sep 25, 2024	Please give direction on what is acceptable for setting the Floor Drains and Floor Sinks given these items have drain bodies that are wider than their nominal DWV pipe size that serves the fixture. Although the depth of the drain body is wider than the MEP penetration that is provided in the DLT panels, Detail 5/57.01 shows roughly 3 3/4" of depth from top of DLT panel to FFE (if concrete will have the 1/2" of polished finish). There is less concern for the FD body given the depth of the FD body is roughly 3" in depth. The FS body is 6 5/16" in depth and would extend into the DLT panel given the detail 5/57.01. Please give direction and clarification on what tolerances we should take into account when setting these fixtures and if there is an offset we should be aware of from nearby structural joists.	See attached as well as forthcoming PR 025.
Closed	056	Toe kick plate at L2, east side of atrium	Chris Kroohn (Metro Manufacturing, Inc.)	Sep 5, 2024	Chris Kroohn (Metro Manufacturing, Inc.)	Sep 5, 2024	Ref Detail 9/57.02. Our toe kick plate is anchored to the top of the wood beam with a clip angle. Can this be changed to be anchored to the top of the wood panel? This would allow structure craft to install their flooring panels and not have to wait for the toe kick plate.	See attached.
Closed	055	Woodlane Dr Pole Lighting	Adam Von Behren (Removed)	Aug 21, 2024	Adam Von Behren (Removed)	Aug 30, 2024	Please see attached.	Proceed with the modern light fixture as specified; this is the fixture being used within the Gold Line corridor per the City of Woodbury. Provide integral photocell per light fixture schedule.
Closed	054	embed plates at roof elevation	randy haram (Kraus-Anderson Construction Company)	Aug 9, 2024	randy haram (Kraus-Anderson Construction Company)	Aug 14, 2024	the four embed plates at the roof elevation on the north face of the stair towers were installed at an elevation shown from structurecrafts shop drawings, 2" below glulam beam. with the plate being 24" tall 6" of the plate is above the wall that the DLT is to set on. Also the top embed bar is not in the wall. The plates need to be cut at top of wall, will this embed work with the two bars in the wall?	See attached.
Closed	053	Anchor bolts bent	randy haram (Kraus-Anderson Construction Company)	Aug 7, 2024	randy haram (Kraus-Anderson Construction Company)	Aug 12, 2024	What is needed to replace anchor bolts that have been bent over. One is at M/15 and one is at F/9	See attached response from MBJ
Closed	052	Foundation at H/9	randy haram (Kraus-Anderson Construction Company)	Aug 7, 2024	randy haram (Kraus-Anderson Construction Company)	Aug 8, 2024	Pad is poured 1 5/8" high and bolts are off grid lines	See attached.
Closed	051	AWP-1 and AWP-4 thickness	Vlad Revniaga (Twin City Acoustics, Inc.)	Aug 5, 2024	Vlad Revniaga (Twin City Acoustics, Inc.)	Aug 14, 2024	For the 3/8" thick tackable AWP at PRTS 126 - East, can we switch this thickness to a 1/2" thick panel? FabriTrak does not produce a midwall for the 3/8" thick track. We are a FabriTrak dealer, and can only bid & install FabriTrak. Each system is licensed to one subcontractor, so only Innovative can bid & install Snaptex but our systems are equal. Snaptex would be in the same boat, they also don't have midwalls for their 3/8" system.	1/2" thick panels are accepted. See previously returned Submittal 09 5118 1.1 as well as Proposal Request 015 (attached).
Closed	050	Domestic Water Main Brought Into The Building	Jack Grubish (Ryan Mechanical, Inc.)	Jul 31, 2024	Jack Grubish (Ryan Mechanical, Inc.)	Aug 8, 2024	It appears that the site utility contractor is to bring the water into the building per detail 2/p3.01. Please confirm that the intent is for the site utility contractor to bring the domestic water into the building and up through the Slab on Grade. Plumbing Contractor is to coordinate this work with the Site Utility Contractor	Keynote 1 on sheet P1.00 states that the "Plumbing contractor to connect to site utility stub 5'-0" from building footprint. Coordinate exact location and invert with the civil contractor." Specification 22 1116 section 3.10 states "Connect domestic water piping to exterior water-service piping. Use transition fitting to join dissimilar piping materials."

[Jump Back to Page 7](#)

Washington County Central Service Center

WC Service Center FRI Summary report

Status	ID	Title	Created by	Created on	Ball in court	Due date	Question	Official response
Closed	049	Elevator shaft beams/lintels	randy haram (Kraus-Anderson Construction Company)	Jul 30, 2024	randy haram (Kraus-Anderson Construction Company)	Aug 6, 2024	ON sheets S2.02 and S2.03 at the elevator openings it shows note 21, Beam designed by Structurecraft. That beam is to be set at an elevation that the wood structure sets on it, Top of beam to be at 12'-7 3/8" for second floor framing and 30'- 4 7/16th for the roof framing. The masonry openings at these locations are at 8'-8" first floor and 25'-0" for second floor opening. Is a masonry lintel to be used below these beams at each of the elevator openings? If so what masonry lintel will be used. Also with the wood bearing on the masonry shaft wall how do we keep our rating at these penetrations?	See attached response and detail from MBJ (previously provided). See attached detail for firestopping at the elevator shaft.
Closed	048	Sanitary Manhole 117 Inside Drop Request	Torry Kraftson (Miller Excavating, Inc.)	Jul 10, 2024	Torry Kraftson (Miller Excavating, Inc.)	Jul 12, 2024	In PR 12 dated July 5th, the sanitary sewer pipe size was changed from 4-inch to 6-inch from sanitary manhole 117 to the building. Manhole 117 had already been made, delivered to the site, and was set to be installed. However, the structure cannot be used with the change to a 6-inch pipe. If MH 117 can be switched to an Intraflow inside drop, we will not need to wait for a structure to be built and can continue with utility installation. If MH 117 remains an outside drop, it will set the schedule back two to three weeks while the structure is built and delivered. The completion of the sanitary sewer also impacts storm sewer installation as the storm sewer crosses over the sanitary sewer. Therefore, we are requesting to use an Intraflow inside drop manhole on MH 117. The City of Woodbury standard details allow for both outside drop and inside drop manholes. There will be a price increase of approximately \$2,500 for the difference in material costs between the Intraflow inside drop and the outside drop manhole.	Amber Egofske (Alliance): Torry, Thank you for the call this morning, understand your supplier will be able to produce the drop structure per plan. Thank you for your pursuit of this option. The RFI can be closed. Dan Bowar, PE* Sr. Project Manager (952) 646.0256 direct (612) 423.4103 cell
Closed	047	existing storm line discrepancy.	randy haram (Kraus-Anderson Construction Company)	Jul 10, 2024	randy haram (Kraus-Anderson Construction Company)	Jul 17, 2024	The existing storm line drawn in red, has an existing manhole in the area our new storm is to be installed. Can the new storm be moved as shown in blue.	See attached updated sheets c5.00 Utility Plan and c5.01 Basin Utility and Grading Plan and Profiles impacted by the unknown existing MH. Per EVS: The FES location is the same but the outlet control structure, inlet and outlet pipes as well as the underdrain connection shifted.
Closed	046	Protection Board @ Elevator Pit	Laurie Fronk (Kraus-Anderson Construction Company)	Jun 27, 2024	Laurie Fronk (Kraus-Anderson Construction Company)	Jul 3, 2024	For the elevator pit vertical wall shop drawings attached. They keep calling out provide specified protection board. But not telling me what type of protection board (per spec or spec section item #). The drain board acts as the protection board and that is what we have included. So are we to install just the drain board or drain board and insulation? Per details noted; 1E/3E on page a6.04 there nothing called out on the drawings.	Based on the product data received for the Tremco Paraseal, the manufacturer is not requiring a protection board. Protection board at elevator pit not required.
Closed	045	Pier rebar and anchor bolt conflict	randy haram (Kraus-Anderson Construction Company)	Jun 25, 2024	randy haram (Kraus-Anderson Construction Company)	Jun 27, 2024	On P1 piers the vertical rebar shares the space with the anchor bolts, can the space for the anchor bolts be lessened by 1 1/2". So the anchor bolts fit inside the rebar? Or can the rebar be offset from center to allow the anchor bolt to be placed?	Marsha Nelson (Meyer, Borgman & Johnson, Inc.): See response in the references below. Thanks
Closed	043	Plumbing plan and Utility plan discrepancies	randy haram (Kraus-Anderson Construction Company)	Jun 11, 2024	randy haram (Kraus-Anderson Construction Company)	-	-P1.00 shows 4" drain tile at the buildings perimeter, C5.00 shows 6" drain tile, which sizes is to be installed? -P1.00 shows sanitary invert at 1030.13, C5.00 shows sanitary invert at 1033.00 at which elevation should the sanitary invert be installed?	Julie MacLeod (Alliance): To be answered in upcoming PR012. Waiting on City review and approval.
Closed	044	Glass make up clarification	Brett Madlon (Removed)	Jun 7, 2024	Brett Madlon (Removed)	Jun 19, 2024	Confirm if glass is to be Low Iron or clear.	Glass is not to be Low Iron. See attached PR 13 for further clarification.
Closed	042	MWP-2 Metal Panel System	Laurie Fronk (Kraus-Anderson Construction Company)	Jun 6, 2024	Laurie Fronk (Kraus-Anderson Construction Company)	Jun 14, 2024	At the time of bidding, Centria IW-13A Metal Panels were specified for the MWP-2 Metal Panel System at one small area of the building. We currently have this system included, but the material cost for the custom color and very small quantity are not an economical option. As the location of this panel system is on the roof with little visibility from the ground level, we would like to propose a more economical option be selected for this application.	While it is anticipated there will be limited visibility of the stair overrun at grade level on the north side of the building, this portion of the building is highly visible from the south and west due to the significant grade change from south to north on the site. Proposed changes to the MWP-2 system at the stair overrun would require changes to the coping, detailing and finishes at the overrun element. The added costs for these other changes do not appear to be factored in to this RFI. When included we anticipate the savings to the County would be small. Following review with the County we do not accept these proposed alternates.
Closed	041	LG-1 & LG-3 Fixtures	Adam Von Behren (Removed)	May 29, 2024	Adam Von Behren (Removed)	Jun 12, 2024	Please see attached.	see attached
Closed	040	Glass size under manufacturers minimum size	Brett Madlon (Removed)	May 23, 2024	Brett Madlon (Removed)	May 30, 2024	Glass does not meet the manufacturers required size to be produced. ecommend removing intermediate vertical mullion to allow glass to remain in place. Please advise how you would like to proceed.	RRemove recommended mullion highlighted in red.

[Jump Back to Page 7](#)

Washington County Central Service Center

WC Service Center FRI Summary report

Status	ID	Title	Created by	Created on	Ball in court	Due date	Question	Official response
Closed	039	Various Questions Regarding Doors, Frames, & Hardware #2	Dayton Bredemus (Bredemus Hardware Co., Inc.)	May 23, 2024	Dayton Bredemus (Bredemus Hardware Co., Inc.)	Jun 7, 2024	Please see attached questions regarding reviewed submittals.	See attached for responses. KA to respond to question #7.
Closed	038	Glass size too big	Brett Madlon (Removed)	May 22, 2024	Brett Madlon (Removed)	Jun 5, 2024	There are several frames that have wider Dlo's with the height of 158" DLO. The glass weight is all around 11psf because of the STC rating. So, with the heavy glass and wide bays, I can't get the horizontals to load. Please advise us on how you would like to proceed?	Answered as part of the comments on submittal: 08 4413-1 Glazed Aluminum Curtain Wall - SD
Closed	036	Plumbing Pipe Sleeves	Jack Grubish (Ryan Mechanical, Inc.)	May 17, 2024	Jack Grubish (Ryan Mechanical, Inc.)	May 27, 2024	Please verify the following pipe penetrations through the foundation wall of the building: 4" Drain Tile Sleeve off of grid line 7 -Who is required to install the sleeve, plumber or Earthwork? -Carbon steel for sleeve material? -diameter of sleeve to be 6" to allow for 1" annular space? -What will be the foundation wall thickness at this location? 6" Storm Sleeve between grid lines 2 and 3 -Carbon steel for sleeve material? -diameter of sleeve to be 8" to allow for 1" annular space? -foundation wall thickness is 1' 8 1/2" ? 4" Waste Sleeve Between grid lines 13 and 14 -Carbon steel for sleeve material? -diameter of sleeve to be 6" to allow for 1" annular space? -foundation wall thickness is 2' 0" ? 6" Fire Protection Water Between gridlines L and K -Carbon steel for sleeve material? -diameter of sleeve to be 8" to allow for 1" annular space? -foundation wall thickness is 1' 5" ? 3" Dom Water Between gridlines L and K -Carbon steel for sleeve material? -diameter of sleeve to be 5" to allow for 1" annular space? -foundation wall thickness is 1' 5" ? 8" Storm Sleeve between grid lines 12 and 13 -Carbon steel for sleeve material? -diameter of sleeve to be 10" to allow for 1" annular space? -foundation wall thickness is 1' 5"	See attached for comments. Sprinkler pipe penetrations through foundation to be coordinated.
Closed	037	Brickledge elevation on south elevation	Kyle Schwark (AxeL H. Ohman, Inc)	May 17, 2024	Kyle Schwark (AxeL H. Ohman, Inc)	May 27, 2024	Just glancing through the drawings and have a couple questions. Sheet A3.1 & A3.2 On the east elevation the brick ledge is 99'-4", however on the southeast elevation the brickledge changes to 99'-0". This is not a typical elevation increment for norman size brick. Is this a typo and it should be 99'-4" as well? The entire south elevation is showing the brickledge at 99'-0" The west elevation shows a brickledge of 99'-4" as well. If it is at 99'-0", I will have additional questions like where/how the transition occurs and what to do about the coursing heights Please advise	Brickledge elevation on south and southeast elevations should be 99'-4". Reference Detail 5E/a7.11 for typical brickledge.
Closed	035	Added tie backs @ south central elevation	Ross Johnson (Removed)	May 10, 2024	Ross Johnson (Removed)	May 15, 2024	Please see request from detailer for added tie backs for window frame support at frames 2B, 3B, and 4B.	Design intent for these frames is to span horizontally. There are full-height steel tubes on either side of each opening. Refer to Structural drawings and sheet S2.02
Closed	034	StructureCraft #8 Rebar with Threaded End for Coupler	Ben Albrecht (Kraus-Anderson Construction Company)	May 10, 2024	Ben Albrecht (Kraus-Anderson Construction Company)	May 17, 2024	It was noted in the rebar shops that per the DLT shop drawings, a 1-#8 piece of reinforcement with a threaded end/coupler is required at gridline 7 with a minimum of 72 inches of embedment. This RFI is get clarification details from MBJ. Some information requested: 1) Overall Length? 2) Rebar projection from outside face of CMU? 3) Amount of threaded rebar required? 4) Elevation of rebar?	Please reference MBJ's official response and sketches in the newest RFI attachment.
Closed	033	Extra 1/2" of Concrete at Polished Floor Areas	Ben Albrecht (Kraus-Anderson Construction Company)	May 6, 2024	Ben Albrecht (Kraus-Anderson Construction Company)	-	See detail 5/S7.01. Metro Manufacturing is requesting confirmation by the design team if an extra 1/2" of concrete needs to be accounted for in the polished floor areas. This affects the steel at the top of the feature stair and at the bridge.	The extra 1/2" of concrete is not required since the polished concrete alternate was not accepted.
Closed	032	Casework, Panel and Trim Clarifications	Ben Albrecht (Kraus-Anderson Construction Company)	May 6, 2024	Ben Albrecht (Kraus-Anderson Construction Company)	May 13, 2024	1. There is a wall on 1C/A8.08 that does not have a elevation. Will it have PLAM panels on both sides of it? What is the wall height? Will the countertop overhang on the side that connects to the steel beam? 2. The countertop on 5B/A8.09 Show that it is supposed to be Aligned with the 1/2" PLAM panels. When the panels are attached to the wall with adhesive they will stick a extra 1/16" off the wall. The Removable PLAM panels on ball catches will extrude off the wall by about 7/16", do we want the counter to be even with that? 3. What is the material at the end of these low walls on 1B/A8.09? What is the height of the counter top above it? It does not specify. Do the panels around these walls need to be removable as well, Or just under then passthroughs? 4. Is there a Reason for the different sized wood trim around the SWP-1 panels in 1C/A8.06? We are planning on making the trim 1" around all the Elevators. Will this be fine? 5. What QS ARE the Legs for the Quartz island going to be? The elevations and cuts say different things. ARCH. Ref is 2D/A8.06.	See attached markup for response.

[Jump Back to Page 7](#)

Washington County Central Service Center

WC Service Center FRI Summary report

Status	ID	Title	Created by	Created on	Ball in court	Due date	Question	Official response
Closed	031	22 07 19 - Colored Vs. Painted Insulation	Jack Grubish (Ryan Mechanical, Inc.)	Apr 17, 2024	Jack Grubish (Ryan Mechanical, Inc.)	Apr 25, 2024	Upon our Insulation Subcontractor's review of the Engineer Reviewed 22 07 19 Insulation Package, see the below comment made: "After reviewing the comments made by the engineer in the returned submittal, our plumbing insulation subcontractor made a comment about the color of the PVC jacket. Keynote #1 on plan sheets M2.01 and M2.02 states the PVC jacket should be paintable. Please confirm the PVC jacket is to be painted as opposed to providing pre-colored jacketing." Pre colored jacketing is more expensive that regular white colored jacketing that can simply be painted.	Comments on submittal 22 07 19 are related to Plumbing Piping Insulation. Keynote 1 on sheets m1.01 and m2.01 references mechanical hydronic piping insulation as scheduled in division 23 0700. The insulation at the exposed hydronic piping at the PRTS Licensing 126 area with keynote 1 is to be white kraft paper with white PVC elbows. No painting will be required.
Closed	030	22 40 00 - Sinks: S1, S2 and S-1B Cafe Sink	Jack Grubish (Ryan Mechanical, Inc.)	Apr 17, 2024	Jack Grubish (Ryan Mechanical, Inc.)	Apr 25, 2024	Good morning, During the submittal process, we were told to revise our S1 and S2 sinks from the previously specified Elkay GEGR2521 to the Elkay ELUHAD191655 sink. The ELUHAD191655 sink has a higher cost than the GEGR2521. Additionally, we were told to add an S-1B sink in room 212 Café. Please verify if this sink will either replace the original S1 sink or if it is an additional sink to the whole project. In the final engineer reviewed and approved 22 40 00 Plumbing Fixtures Submittal, it was noted that the switch from round to Square Floor Drains will be documented in PR 04, will these changes to the sinks be documented as well?	Sink S1-B replaced the originally specified sink. A PR will be issued for the sink change.
Closed	029	Selective Coordination Study	Adam Von Behren (Removed)	Mar 26, 2024	Adam Von Behren (Removed)	Apr 1, 2024	Please see attached.	The specification section will be issued under a forthcoming proposal request.
Closed	028	26 3213 - Engine Generators Submittal Review	Adam Von Behren (Removed)	Mar 25, 2024	Adam Von Behren (Removed)	Mar 29, 2024	Please see attached.	Per EP's response: The specification listed Generac, Cummins, MTU, Kohler and Cat as approved equals. However, per the counties preference the generator should be Cummins since that's what they've been using on their other buildings. Can the contractor let us know the cost delta between the Generac unit and the comparable Cummins unit?
Closed	027	Monument Signs	Kyle Schwark (Axel H. Ohman, Inc)	Mar 8, 2024	Kyle Schwark (Axel H. Ohman, Inc)	Mar 29, 2024	On detail 1B/a7.20 the height of the concrete wall (including below grade) is 7'-4", however, on 8/55.01 the height is 8'-4". Which is correct?	ARCHITECTURAL DETAIL 1B/a7.20 IS CORRECT. FINISHED HEIGHT OF MONUMENT SIGN ABOVE GRADE TO BE 4'-0" A.F.F.
Closed	025	Mock Up	Kyle Schwark (Axel H. Ohman, Inc)	Feb 21, 2024	Kyle Schwark (Axel H. Ohman, Inc)	Mar 4, 2024	Can Architect provide a drawing with dimensions for the mockup panels. My suppliers will need to produce shop drawings for this mock-up. I also need to have a shop drawing for rebar and concrete foundation for my work. Thanks	Refer to 1C/a7.20 and 4Ca7.20 for mock up extents
Closed	024	Concrete Paving Section 32 13 13	Kyle Schwark (Axel H. Ohman, Inc)	Feb 13, 2024	Kyle Schwark (Axel H. Ohman, Inc)	Mar 6, 2024	There are a few concerns regarding the specialty concrete finish. Per specification section 321313 it states to use the following products: rock salt, dry shake hardener, top cast surface retarder along with color pigment. With the current schedule putting us late into the season, it is required by ready-mix suppliers that colored concrete be placed before October 1st to ensure discoloration will not occur. There will also not be a warranty if place after September 30th. The specifications contradict means for placement of colored concrete and specialty items. Surface retarder and color shake on hardener are unable to be applied at the same time due to the top portion being pressure washed off after. With the late season schedule, any surface retarder utilized may freeze to the concrete and potentially can't be removed. Rock salt has been mostly used in warmer climates and this may effect the surface of the concrete differently during late season construction, especially when salt/deicing chemicals are applied soon after. The rock salt may also not deteriorate right away if washing operations cannot be performed.	Alliance preference is for both grey and integrally colored flatwork to be placed in Spring 2024.
Closed	023	DLT penetrations at GL 11-12 L	Shoaib Ali (StructureCraft Builders USA, Inc.)	Feb 13, 2024	Shoaib Ali (StructureCraft Builders USA, Inc.)	Feb 16, 2024	Requesting to adjust the position of 3 penetrations at floor level. As the y are clashing with reinforcement for other larger penetrations.	Alliance has no objections
Closed	022	Condensing Unit Pits Details	Kyle Schwark (Axel H. Ohman, Inc)	Feb 8, 2024	Kyle Schwark (Axel H. Ohman, Inc)	Feb 28, 2024	In addendum #4 they wanted concrete contractor to include concrete pits for condensing unit refrigeration line on Detail 1/M303 and Plan M200. Nothing is shown for size and reinforcing for these pits. Please provide information	Condensing unit pit details will be included in the forthcoming PR-01
Closed	026	Various Questions Regarding Doors, Frames, & Hardware	Dayton Bredemus (Bredemus Hardware Co., Inc.)	Feb 6, 2024	Dayton Bredemus (Bredemus Hardware Co., Inc.)	Mar 6, 2024	Please respond to attached list of RFI questions. Thank you	see comments on attached

[Jump Back to Page 7](#)

Washington County Central Service Center

WC Service Center FRI Summary report

Status	ID	Title	Created by	Created on	Ball in court	Due date	Question	Official response
Closed	020	Cladding connections into DLT	Shoaib Ali (StructureCraft Builders USA, Inc.)	Feb 1, 2024	Shoaib Ali (StructureCraft Builders USA, Inc.)	Feb 9, 2024	Please specify on plans spacings and locations of the cladding connection to the DLT at all locations so that we can install reinforcing screws in the shop accordingly. Refer to details 3, 12, 13, 14, 15 on S7.06 and similar.	yes, this was resolved via email dated Feb 8, 2024; RE: S439 - WCSC - Request for Cladding Connection Details and Layout. by changing 2 screws out of four in the cladding to DLT connection. The cladding contractor will substitute 2 out of the 4 screws in there connection from the initially detail call out as 2.75" screws to be changed to 6" screws. Shoaib Ali on 2/23/2024 at 11:18 AM
Closed	019	Request for Clarification on Dimensions from Grid Line for DLT Coating Area	Shoaib Ali (StructureCraft Builders USA, Inc.)	Jan 30, 2024	Shoaib Ali (StructureCraft Builders USA, Inc.)	Feb 5, 2024	We would like to request for you to provide clarification on Dimensions from Grid Line for DLT Coating Area.	See comments on the attached in referenced
Closed	018	Column Recess at GL7 - SC RFI 018	Shoaib Ali (StructureCraft Builders USA, Inc.)	Jan 23, 2024	Shoaib Ali (StructureCraft Builders USA, Inc.)	Jan 29, 2024	Detail: 16/S7.01 Please clarify if the column notch should also be provided on this side of the columns at GL7. If so, please specify if it should be applied along the whole columns length, Level 1 to Roof. Please clarify the notch intent at this single story column as well. Column notch on both sides of the column along GL8 from Level 1 to Roof. Column notch on this side of the column only along GL9 from Level 1 to Roof.	see attached file for comments
Closed	017	Envelope detail at terrace Roof - SC RFI 017	Shoaib Ali (StructureCraft Builders USA, Inc.)	Jan 15, 2024	Shoaib Ali (StructureCraft Builders USA, Inc.)	Jan 22, 2024	Detail 3B/a7.13 Please provide dimension from GL2 to envelope CL so we can reference it to center the Roof DLT envelope detail. We assume that this detail is applicable through the whole width of the DLT panels at this location (from DLT overhang at GLD to DLT overhang at GLA).	The dimension from Gridline 2 to the envelope centerline is 2'-11 3/4". This applies to the envelope from Gridline A through Gridline D.
Closed	016	Rod Hangers Layout - SC RFI 016	Shoaib Ali (StructureCraft Builders USA, Inc.)	Jan 3, 2024	Shoaib Ali (StructureCraft Builders USA, Inc.)	-	Requesting clarification on rod hangers layout dimensions from GL. If unspecified, rods will be centered on GL. Please confirm or provide dimensions for precise installation.	The dimensions indicated on the attached document are correct to the center of the rod hangers.
Closed	015	Request for Confirmation on Column Notch Dimensions and Flooring Build-Up - SCB RFI 015	Shoaib Ali (StructureCraft Builders USA, Inc.)	Dec 6, 2023	Shoaib Ali (StructureCraft Builders USA, Inc.)	Dec 13, 2023	Seeking confirmation regarding the dimensional specifications for the column notch and flooring build-up. Could you please verify if the typical 1" dimension, measured from top of the 2" concrete slab, designated for the column notch, is deemed acceptable for all locations, including areas where the topping slab measures 2.5" thick? This particular specification aims to allow for a 1/2" reveal. Should concerns arise regarding the cleaning process beneath this 1/2" reveal, we propose a potential solution of increasing the aforementioned 1" dimension to 1 1/2" uniformly across all locations. Our assumption is that there will be no stepped transitions at the finished floors, and we anticipate a build-up of 1/2" flooring material over the 2" concrete topping to compensate for any differences in elevation. Your prompt clarification on these specifications would be greatly appreciated.	Increase column notch reveal (at base of column) to 1-1/2" uniformly across all locations.
Closed	014	MEP and Glulam Clashes	Shoaib Ali (StructureCraft Builders USA, Inc.)	Nov 27, 2023	Shoaib Ali (StructureCraft Builders USA, Inc.)	Dec 1, 2023	Please refer to comments on the following pages related to current MEP-Glulam clashes and advise. Latest MEP model (102423_WCSC_MEP) received has been used as reference.	We believe you are working from an older MEP model. We will be forwarding updated models to you for clarification as soon as they are available from our MEP consultant group.
Closed	012	Required Clarification on Detail 1/S7.05 - SC RFI 13	Laurie Fronk (Kraus-Anderson Construction Company)	Oct 26, 2023	Laurie Fronk (Kraus-Anderson Construction Company)	Nov 2, 2023	Please review and respond to the attached StructureCraft RFI regarding required clarification on detail 1/S7.05. Thank you	Answered in Addenda 003 & 004.
Closed	011	Slab Edge Typical Detail 1B/a7.11 - SC RFI 12	Laurie Fronk (Kraus-Anderson Construction Company)	Oct 26, 2023	Laurie Fronk (Kraus-Anderson Construction Company)	Nov 30, 2023	Please review and respond to the attached StructureCraft RFI regarding Slab Edge Typical Detail 1B/a7.11. Thank you	Answered in Addenda 003 & 004.
Closed	010	Required Dimensions for DLT at Stair Grid Line 7 to 8 - SC RFI 10	Laurie Fronk (Kraus-Anderson Construction Company)	Oct 26, 2023	Laurie Fronk (Kraus-Anderson Construction Company)	Nov 2, 2023	Please review and respond to the attached StructureCraft RFI regarding required Dimensions for DLT at Stair Grid Line 7 to 8. Thank you	Answered in Addenda 003 & 004.
Closed	009	Envelope Detail @ Terrace - SC RFI 09	Laurie Fronk (Kraus-Anderson Construction Company)	Oct 26, 2023	Laurie Fronk (Kraus-Anderson Construction Company)	Nov 2, 2023	Please review and respond to the attached StructureCraft RFI regarding envelope detail @ terrace. Thank you	Answered in Addenda 003 & 004.
Closed	008	Confirm Beams and Columns Unique Species - SC RFI 08	Laurie Fronk (Kraus-Anderson Construction Company)	Oct 26, 2023	Laurie Fronk (Kraus-Anderson Construction Company)	Nov 2, 2023	Please review and respond to the attached StructureCraft RFI regarding confirming beams and columns unique species. Thank you	Answered in Addenda 003 & 004.

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Page 22 of 23

[Jump Back to Page 7](#)

Washington County Central Service Center

WC Service Center FRI Summary report

Status	ID	Title	Created by	Created on	Ball in court	Due date	Question	Official response
Closed	007	Confirmation on Beam Elevations - SC RFI 07	Laurie Fronk (Kraus-Anderson Construction Company)	Oct 26, 2023	Laurie Fronk (Kraus-Anderson Construction Company)	Nov 2, 2023	Please review and respond to the attached StructureCraft RFI regarding beam elevation confirmation. Thank you	Answered in Addenda 003 & 004.
Closed	006	Beam Between GL J-H and 7-8 - RFI 06	Laurie Fronk (Kraus-Anderson Construction Company)	Oct 26, 2023	Laurie Fronk (Kraus-Anderson Construction Company)	Nov 2, 2023	Please review and respond to the attached StructureCraft RFI regarding beam between GL J-H and 7-8. Thank you	This has been answered in BP 2 addenda.
Closed	005	DLT Edge @ GL D1 - SC RFI 05	Laurie Fronk (Kraus-Anderson Construction Company)	Oct 26, 2023	Laurie Fronk (Kraus-Anderson Construction Company)	Nov 2, 2023	Please respond to the attached StructureCraft RFI regarding DLT Edge @ GL D1. Thank you	This has been answered in BP 2 addenda.
Closed	004	Timber Column @ Stair Plinth 4/S7.11 - SC RFI 04	Laurie Fronk (Kraus-Anderson Construction Company)	Oct 26, 2023	Laurie Fronk (Kraus-Anderson Construction Company)	Nov 2, 2023	Please respond to the attached StructureCraft RFI regarding Timber Column @ Stair Plinth 4/S7.11. Thank you	Answered in Addenda 003 & 004.
Closed	003	Slab Edge Detail 9/S7.02 - SC RFI 03	Laurie Fronk (Kraus-Anderson Construction Company)	Oct 26, 2023	Laurie Fronk (Kraus-Anderson Construction Company)	Nov 2, 2023	Please respond to the attached StructureCraft RFI regarding slab edge detail 9/S7.02.	This has been answered in BP 2 addenda.
Closed	002	Typical DLT Panels Gap - SC RFI 02	Laurie Fronk (Kraus-Anderson Construction Company)	Oct 26, 2023	Laurie Fronk (Kraus-Anderson Construction Company)	Nov 2, 2023	Please respond to the attached StructureCraft RFI regarding typical DLT panels gap. Thank you	This has been answered in BP 2 addenda.
Closed	001	Top of Pier Elevation - SC RFI 01	Laurie Fronk (Kraus-Anderson Construction Company)	Oct 26, 2023	Laurie Fronk (Kraus-Anderson Construction Company)	Nov 2, 2023	Please respond to the attached StructureCraft RFI regarding top of pier elevation. Thank you	Answered in Addendum 004.
Closed	013	DLT Edge at Grid Line N CMU - SCB RFI 011	Shoaib Ali (StructureCraft Builders USA, Inc.)	Oct 26, 2023	Shoaib Ali (StructureCraft Builders USA, Inc.)	Nov 2, 2023	S2.02: 1. Please clarify if this dimension is from GLN to CMU face. 2. Please confirm that DLT can be 1" away from inside face of CMU for the extension of the wall. 3. DLT to respect typ. slab edge dimension past the wall. S2.03: 1. Please confirm that DLT edge at Roof should be aligned with DLT edge at L2. 2. Slab dimension is not consistent with the one shown on L2. ARCH 1. Detail 5E/a7.14 Arch details should be updated accordingly. 2. Detail 6E/a7.13 Arch details should be updated accordingly.	This has been answered in BP 2 addenda.

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Submittal item summary

Rosemount PWPD Submittal item summary

Rosemount PWPD Submittal item summary



Created on	Sep 15, 2025, 1:44 PM CDT
Created by	Ken Francois (Kraus-Anderson Construction Company)
Total items	991
Sorted by	Number (Descending)

Contents

#Unspecified-0: MNIC134.....	16
#Unspecified-0: MNIC134.....	16
#Unspecified-0: MNIC134.....	16
#Unspecified-0: AIA G707.....	16
#Unspecified-0: AIA G706A.....	16
#Unspecified-0: AIA G706.....	16
#Unspecified-0: MNIC134.....	16
#Unspecified-0: AIA G707.....	16
#Unspecified-0: AIA G706A.....	16
#Unspecified-0: AIA G706.....	16
#Unspecified-0: MNIC134.....	16
#Unspecified-0: AIA G707.....	16
#Unspecified-0: AIA G706A.....	16
#Unspecified-0: AIA G706.....	16
#Unspecified-0: MNIC134.....	16
#Unspecified-0: AIA G707.....	16
#Unspecified-0: AIA G706A.....	16
#Unspecified-0: MNIC134.....	16
#Unspecified-0: AIA G707.....	16
#Unspecified-0: AIA G706A.....	17
#Unspecified-0: MNIC134.....	17
#Unspecified-0: AIA G707.....	17
#Unspecified-0: AIA G706A.....	17
#Unspecified-0: AIA G706.....	17
#Unspecified-0: AIA G707.....	17
#Unspecified-0: AIA G706A.....	17
#Unspecified-0: AIA G706.....	17
#Unspecified-0: MNIC134.....	17
#1048-0: AIA G706A.....	17
#1047-0: AIA G706.....	17
#1046-0: AIA G707.....	17
#1045-0: MNIC134.....	17
#1044-0: AIA G734.....	17
#1043-0: AIA G706.....	17
#1042-0: AIA G707.....	17
#1041-0: AIA G707.....	18
#1040-0: AIA G706A.....	18
#1039-0: MNIC134.....	18
#1038-0: AIA G706.....	18
#1037-0: AIA G707.....	18
#1036-0: AIA G706A.....	18
#1035-0: MNIC134.....	18
#1034-0: AIA G706.....	18
#1033-0: MNIC134.....	18
#1032-0: MNIC134.....	18
#1031-0: AIA G706.....	18
#1030-0: AIA G706A.....	18

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

#1029-0: AIA G707	18
#1028-0: AIA G707	18
#1027-0: AIA G706A	19
#1026-0: AIA G706	19
#1025-0: MNIC134	19
#1024-0: MNIC134	19
#1023-0: AIA G706A	19
#1022-0: AIA G706	19
#1021-0: AIA G707	19
#1020-0: MNIC134	19
#1019-0: MNIC134	19
#1018-0: MNIC134	19
#1017-0: MNIC134	19
#1016-0: AIA G707	19
#1015-0: AIA G707	19
#1014-0: AIA G706A	19
#1013-0: AIA G706A	20
#1012-0: AIA G706	20
#1011-0: AIA G706	20
#1010-0: AIA G707	20
#1009-0: MNIC134	20
#1008-0: AIA G707	20
#1007-0: AIA G706A	20
#1006-0: AIA G706	20
#1005-0: AIA G707	20
#1004-0: AIA G706A	20
#1003-0: AIA G706	20
#1002-0: AIA G707	20
#1001-0: AIA G734	20
#1000-0: AIA G734	20
#999-0: MNIC134	21
#998-0: AIA G706A	21
#997-0: AIA G706	21
#996-0: MNIC134	21
#995-0: AIA G707	21
#994-0: AIA G706A	21
#993-0: AIA G706	21
#992-0: AIA G734	21
#991-0: AIA G734	21
#990-0: AIA G734	21
#989-0: AIA G734	21
#988-0: MNIC134	21
#987-0: AIA G706	21
#986-0: AIA G706A	21
#985-0: AIA G734	22
#984-0: AIA G734	22
#983-0: AIA G734	22
#982-0: MNIC134	22
#981-0: MNIC134	22
#980-0: MNIC134	22
#979-0: AIA G734	22
#978-0: MNIC134	22
#977-0: AIA G706A	22
#976-0: AIA G706	22
#975-0: MNIC134	22
#974-0: AIA G734	22
#973-0: MNIC134	22
#972-0: AIA G734	22
#971-0: AIA G734	23
#970-0: AIA G734	23
#969-0: AIA G734	23
#968-0: AIA G706A	23
#967-0: AIA G706	23
#966-0: AIA G707	23
#965-0: AIA G734	23
#964-0: AIA G734	23
#963-0: AIA G734	23
#962-0: AIA G734	23
#961-0: AIA G734	23
#960-0: AIA G734	23

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

#959-0: AIA G734.....	23
#958-0: AIA G734.....	23
#957-0: AIA G734.....	24
#956-0: AIA G734.....	24
#955-0: AIA G734.....	24
#954-0: AIA G734.....	24
#953-0: AIA G734.....	24
#952-0: AIA G734.....	24
#951-0: AIA G734.....	24
#950-0: AIA G734.....	24
#949-0: AIA G707.....	24
#948-0: AIA G707.....	24
#947-0: AIA G734.....	24
#946-0: MNIC134.....	24
#945-0: AIA G706A.....	24
#944-0: AIA G706.....	24
#943-0: AIA G734.....	25
#942-0: MNIC134.....	25
#941-0: Plumbing As-Builts.....	25
#940-0: AIA G707.....	25
#939-0: AIA G706A.....	25
#938-0: AIA G706.....	25
#937-0: AIA G707.....	25
#936-0: AIA G706A.....	25
#935-0: AIA G706.....	25
#934-0: AIA G706.....	25
#933-0: AIA G706A.....	25
#932-0: AIA G707.....	25
#931-0: AIA G707.....	25
#930-0: AIA G707.....	25
#929-0: AIA G706A.....	26
#928-0: AIA G707.....	26
#927-0: AIA G706.....	26
#926-0: AIA G706A.....	26
#925-0: AIA G706.....	26
#924-0: AIA G706A.....	26
#923-0: AIA G707.....	26
#922-0: AIA G706.....	26
#921-0: AIA G706A.....	26
#920-0: AIA G707.....	26
#919-0: AIA G706.....	26
#918-0: AIA G706A.....	26
#917-0: AIA G707.....	26
#916-0: AIA G706A.....	26
#915-0: AIA G706.....	27
#914-0: AIA G706.....	27
#913-0: AIA G707.....	27
#912-0: AIA G706A.....	27
#911-0: Irrigation As-Builts.....	27
#910-0: AIA G706.....	27
#909-0: AIA G706A.....	27
#908-0: Control System Screen Layout Submittal.....	27
#907-0: AIA G706.....	27
#906-0: AIA G706A.....	27
#905-0: AIA G707.....	27
#904-0: Mezzanine Gates/Closure Plates on Plank in Room 1263/1264 per PCO 68/PR 28 Shop Drawings.....	27
#903-0: Display Case Frames in Corridor C2 Shop Drawings.....	27
#902-0: Lobby Wood Paneling Shop Drawings - Revised.....	27
#901-0: Cold Storage Overhead Doors.....	28
#900-0: ADA Room Signs/Dusted Crystal Film Samples.....	28
#899-0: Electrical Panel Schedules.....	28
#898-0: Security Gates Product Data/Shop Drawings.....	28
#897-0: Wall Graphic Panels.....	28
#896-1: Navy Island Samples.....	28
#895-0: Piping Submittal per PR 25.....	28
#894-0: Rosemount P&P Works - 27 62 00 - Electronic Access Control Systems, 3.18.24, Rev0.....	28
#893-0: Rosemount P&P Works - 27 64 00 - Video Surveillance System, 3.18.24, Rev0.....	28
#892-0: Draft Key Schedule.....	28
#891-0: Garage Lube Piping System.....	28
#890-0: Salt - Fabric Sample.....	28

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus	Rosemount PWPD Submittal item summary
#889-0: Canopy Samples	29
#888-0: Resinous Flooring Samples	29
#887-0: Glazed Aluminum Curtain Wall Shop Drawings - RESUBMITTAL	29
#886-1: Salt - Foundation Shop Drawings	29
#885-0: Waterstop	29
#884-0: Hydronic Piping - Victaulic	29
#883-0: Waterproofing for Wash Bay	29
#882-0: Lube Reel Support Shop Drawing	29
#881-0: Quik-Shield 112XC Cold-Weather Spray Foam Product Data	29
#880-0: Brine room drain	29
#879-0: Ships Ladder Shop Drawings	29
#878-0: Expansion Fittings and Loops	30
#877-0: COMMUNICATION EQUIPMENT ROOMS	30
#876-0: PATHWAYS FOR TECHNOLOGY SYSTEMS	30
#875-0: COMMUNICATIONS BACKBONE CABLING	30
#874-0: HVAC Pipe Insulation	30
#873-0: Underground Hydronic Piping	30
#872-0: Enclosed Switches & Controllers Submittal	30
#871-0: Rooftop Duct Supports	30
#870-0: Condensing Units (FCU) Product Data/Shop Drawings - REVISED	30
#869-0: Indoor, Direct Gas-Fired Heating and Ventilating Product Data/Shop Drawings - REVISED	30
#868-0: Packaged, Outdoor, Central-Station Air Handling Product Data/Shop Drawings - REVISED	31
#867-0: Fire Detection & Alarm Submittals	31
#866-0: Diamond Dowels	31
#865-0: Cold-Formed Metal Framing Shop Drawings - Field Use	31
#864-0: Outdoor Rooftop Ducts Product Data REVISION	31
#863-0: High Density Storage Shop Drawings	31
#862-0: GROUNDING AND BONDING FOR COMMUNICATION SYSTEMS	31
#861-0: Interbuilding OSP Backbone Cabling and Pathway	31
#860-0: COMMUNICATIONS HORIZONTAL CABLING	31
#859-0: COMMUNICATIONS CONNECTING CORDS	31
#858-0: CATV RF DISTRIBUTION SYSTEM	31
#857-0: Laboratory Fume Hoods	31
#856-0: Rosemount Pour Schedule	32
#855-0: CMU and Exterior Concrete Sealants	32
#854-0: AD Systems Samples	32
#853-0: Salt - Fabric Shop Drawings	32
#852-0: Plumbing Insulation	32
#851-0: Duct Insulation	32
#850-0: SLEEVES AND SLEEVE SEALS	32
#849-1: 230923 - Direct-digital Control System HVAC Submittal	32
#848-0: AD Systems Shop Drawings	32
#847-0: Louver Color Chart	32
#846-0: Cold Formed Framing Product Data	32
#845-0: Rebar Shop Drawings-Cold Storage Building	32
#844-0: RTU Equipment - Screen Color Samples	32
#843-0: Detention Doors and Frames Questions	33
#842-0: Security Glass in Detention Door Lites	33
#841-0: Domestic Water Piping Specialties - Product Data	33
#840-0: Domestic Water Piping - Product Data	33
#839-0: Type D Coronet Factory Drawings	33
#838-0: Gun Range Shop Drawings	33
#837-0: Sound Door Shop Drawings	33
#836-0: Aggregate Base Course	33
#835-0: Facility Natural Gas Piping	33
#834-0: Alternate Storm Structure #1 per RFI#9	33
#833-0: Rosemount Police & Public Works, Structural Steel Drawings for Approval (areas D, E & F)	33
#832-0: LRFD Joist Calcs - ASI 1	33
#831-0: Preliminary Arc Flash Study	33
#830-0: Rebar Shop Drawings-Granular Storage and Wash Bay	33
#829-0: Dampers	34
#828-0: SOUND ATTENUATORS	34
#827-0: SECURITY BARS	34
#825-0: Crane Critical Pick Forms	34
#822-0: Cavity Insulation-INSUL-2B	34
#821-0: Concrete Color Chart	34
#820-0: Curb and Gutter Mix Designs	34
#819-0: Bollards	34
#818-0: Passing Bacteria Test #2	34
#817-0: Snowmelt	34



[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus	Rosemount PWPD Submittal item summary
#816-0: RTU Equipment Screens	34
#815-0: Radiant Heaters - Infrared	34
#814-0: Outdoor Rooftop Ducts	34
#813-0: Hydronic Piping Specialties Additional	34
#812-0: General Duty Valves	34
#811-0: Filter Banks	35
#809-0: Passing Bacteria Test #1	35
#808-1: Molin Crane Plan & Crane Rigger Loads	35
#807-0: Precast Joint Sealant Layout	35
#806-0: General Duty Valves for Plumbing Piping	35
#805-0: Type F5 Light Fixture Submittal	35
#804-0: Final "For Construction" Precast Plans	35
#803-0: Moisture Barrier	35
#802-0: Precast Form Liner	35
#801-0: Structural Steel Drawings for Approval (areas A, B & C only)	35
#800-0: Joist & Deck Drawings for Approval	35
#799-0: Sanitary Waste and Vent Piping	35
#798-0: Light Pole Base Concrete	35
#797-0: Identification	35
#795-0: Hangers and Supports	35
#794-0: Meters and Gages	36
#793-0: Wattstopper Occupancy Sensors for Ventilation System	36
#792-0: Metal wall & Soffit Panel Samples	36
#791-0: Air King Industrial Fan Submittal	36
#790-0: USB Receptacle Submittal	36
#789-0: Heat Trace Submittals	36
#788-0: Floor Box Submittal	36
#787-0: EV Charger Submittal	36
#786-0: EnviroFan Ceiling Fan Submittals	36
#785-0: PATHWAYS FOR TECHNOLOGY SYSTEMS	36
#784-0: Trench drains	36
#783-0: Identification for Plumbing	36
#782-0: Hangers and Supports for Plumbing	36
#781-0: Meters and Gauges for Plumbing	36
#780-1: 221319 - Sanitary Waste Piping Specialties	37
#779-0: Flat Panel Baseboard Radiators Color Chart	37
#778-0: Storm Shelter Lid Shoring Shop Drawings	37
#777-0: Insul-2B	37
#776-0: Mockup Submittal-Part #1	37
#775-0: Anchor Bolt Drawings for Approval	37
#774-0: Precast Retaining Wall Shop Drawings	37
#773-0: Precast Joint Seal Submittal	37
#772-1: 1.3-A - O&M Manuals	37
#771-1: 1.2-A - Product Data/Shop Drawings	37
#770-0: 3.6-D - Demonstration	37
#769-0: 1.4-D - Warranty	37
#768-0: 1.4-B - O&M Manuals	37
#767-0: 1.3-B - Product Data	37
#766-0: 3.14-A - Warranty	38
#765-0: 1.2-E - As-Builts	38
#764-0: 1.2-B - Product Data/Shop Drawings	38
#763-0: 1.2-B - Product Data	38
#762-0: 1.2-B - Product Data/Shop Drawings	38
#761-0: 1.2-C - As-Builts	38
#760-0: 1.2-B - Product Data	38
#759-0: 1.2-B - Product Data/Shop Drawings	38
#758-0: 1.2-B - Product Data	38
#757-0: 1.2-B - Product Data	38
#756-0: 1.2-D - Samples	38
#755-0: 1.2-B - Product Data/Test Reports	38
#754-0: 3.7-A - Maintenance Data	38
#753-0: 1.5-D.1 - Warranty	38
#752-0: 1.5-C.1 - Schedules	38
#751-0: 1.5-B.4 - Samples	38
#750-0: 1.5-B.1 - Product Data	38
#749-0: 1.6-A - Special Warranty	39
#748-0: 1.4-A - Samples	39
#747-0: 1.3-E - Maintenance Data	39
#746-0: 1.3-B - Samples	39
#745-0: 1.3-A - Product Data/Certificates	39

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

#744-0: 1.2-H - Maintenance Data.....	39
#743-0: 1.2-B - Product Data.....	39
#742-0: 3.7-A - O&M Training And Demonstration.....	39
#741-0: 1.4-C-1 - O&M Manuals.....	39
#740-0: 1.4-A - Product Data/Shop Drawings.....	39
#739-0: 1.2-E - Attic Stock.....	39
#738-0: 1.2-D-1 - Maintenance Data.....	39
#737-0: 1.2-B - Samples.....	39
#736-0: 1.2-A - Product Data.....	39
#735-0: 1.2-E-1 - Maintenance Data.....	39
#733-0: 1.2-A - Product Data/Shop Drawings.....	39
#732-0: 3.7-A - Demonstration.....	40
#731-0: 1.4-A - Product Data/Shop Drawings.....	40
#730-0: 1.10-A - Warranty.....	40
#728-0: 3.7-A - Demonstration.....	40
#727-0: 1.6-A - Special Warranty.....	40
#726-0: 1.3-E - O&M Manuals.....	40
#724-1: 1.3-A - Product Data/Shop Drawings.....	40
#723-0: 1.3-D - Paving Joint Layout.....	40
#722-0: 1.3-C - Mix Design.....	40
#721-0: 1.3-B - Samples.....	40
#720-0: 1.3-A - Product Data.....	40
#719-0: 1.2-B - Product Data.....	40
#718-0: 1.2-D - Test Reports.....	40
#717-0: 1.2-C - Mix Design.....	40
#716-0: 1.2-B - Concrete Cylinder Test Results.....	40
#715-0: 1.2-D - Test Reports.....	40
#714-0: 1.2-C - Mix Design.....	40
#713-0: 1.2-B.1 - Test Reports.....	41
#712-0: 1.2-B - Product Data.....	41
#711-0: 1.2-C - Samples.....	41
#710-0: 1.2-B - Product Data.....	41
#709-0: 3.3-A - Maintenance Data.....	41
#708-0: 1.2-B - Product Data.....	41
#707-0: 1.3-C - Samples.....	41
#706-0: 1.3-B - Product Data/Test Reports.....	41
#705-0: 3.07-A - Demonstration.....	41
#704-0: 1.06-B - Manufacturers Warranty.....	41
#703-0: 1.04-I - Attic Stock.....	41
#702-0: 1.04-G - As-Builts.....	41
#701-0: 1.04-F - O&M Manuals.....	41
#700-0: 1.04-C - Product Data/Shop Drawings/Calculations.....	41
#699-0: 3.08-A - Warranty.....	41
#698-0: 3.16-A - Warranty.....	41
#697-0: 1.08-B - Calculations.....	41
#696-0: 3.08-A - Demonstration.....	42
#695-0: 3.04-B - Warranty.....	42
#694-0: 3.03-A - Demonstration.....	42
#693-0: 1.08-B - O&M.....	42
#692-0: 3.08-A - Demonstration.....	42
#690-0: 3.10-A.4 - Demonstration.....	42
#689-0: 3.10-A.3 - As-Builts.....	42
#688-0: 3.09-A - Demonstration.....	42
#687-0: 3.02-A - Attic Stock.....	42
#686-0: 2.02-E.1 - Shop Drawings.....	42
#685-0: 1.09-B - O&M.....	42
#684-0: 3.03-A - Warranty.....	42
#683-0: 3.02-A - Demonstration.....	42
#682-0: 3.03-A - Warranty.....	42
#681-0: 3.02-A - Demonstration.....	42
#680-0: 3.04-A - Warranty.....	42
#679-0: 3.03-A - Demonstration.....	42
#678-0: 3.03-A - Warranty.....	42
#677-0: 3.02-A - Demonstration.....	43
#676-0: 3.03-A - Warranty.....	43
#675-0: 3.02-A - Demonstration.....	43
#674-0: 3.03-A - Warranty.....	43
#673-0: 3.02-A - Demonstration.....	43
#672-0: 3.03-A - Warranty.....	43
#671-0: 3.02-A - O&M Training And Demonstration.....	43

Rosemount PWRD Submittal item summary

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWRPD Submittal item summary

#670-0: 3.15-A - Warranty.....	43
#669-0: 3.14-A - Demonstration.....	43
#668-0: 3.03-B - Warranty.....	43
#667-0: 3.02-A - Demonstration.....	43
#666-0: 1.08-A - As-Builts.....	43
#665-0: 1.06-A - Shop Drawings.....	43
#664-0: 3.23-B - Warranty.....	43
#663-0: 2.11-A - Attic Stock.....	43
#662-0: 1.17-H-1 - O&M Manuals.....	43
#661-0: 1.13-B - Product Data/Shop Drawings.....	43
#660-0: 3.07-A - O&M Training And Demonstration.....	44
#659-0: 1.08-A - Manufacturers Warranty.....	44
#658-0: 1.05-A - Product Data.....	44
#657-0: 3.07-A - Demonstration.....	44
#656-0: Warranty/O&M.....	44
#655-2: 1.05-B - Product Data.....	44
#654-0: 1.08-B - Manufacturers Warranty.....	44
#653-0: 1.06-C - O&M Manuals.....	44
#652-0: 1.06-B - Product Data.....	44
#651-0: 3.05-C - Demonstration.....	44
#650-0: 1.09-B - Manufacturers Warranty.....	44
#649-0: 1.05-F - Attic Stock.....	44
#648-0: 1.05-E - As-Builts.....	44
#647-0: 1.05-B - Product Data.....	44
#646-0: 3.05-C - Demonstration.....	44
#645-0: 1.09-A - Warranty.....	44
#644-0: 1.05-J - Attic Stock.....	45
#643-0: 1.05-I - As-Builts.....	45
#642-0: 1.05-H - O&M Manuals.....	45
#641-0: 1.05-B - Product Data/Shop Drawings.....	45
#640-0: 1.05-E - Maintenance Data.....	45
#639-0: 1.05-D - As-Builts.....	45
#638-0: 1.05-B - Product Data/Shop Drawings.....	45
#637-0: 1.05-F - Attic Stock.....	45
#636-0: 1.05-E - Maintenance Data.....	45
#635-0: 1.05-D - As-Builts.....	45
#634-0: 1.05-B - Product Data/Shop Drawings.....	45
#633-0: 1.04-B - Product Data.....	45
#632-0: 1.05-D - As-Builts.....	45
#631-0: 1.05-C - O&M Manuals.....	45
#630-0: 1.05-B - Product Data.....	45
#629-0: 1.05-F - Attic Stock.....	45
#628-0: 1.05-E - Maintenance Data.....	45
#627-0: 1.05-D - As-Builts.....	46
#626-0: 1.05-B - Product Data/Shop Drawings.....	46
#625-0: 1.04-E - Attic Stock.....	46
#624-0: 1.04-D - Maintenance Data.....	46
#623-0: 1.04-B - Product Data/Shop Drawings.....	46
#622-0: 3.06-C - Demonstration.....	46
#621-0: 1.05-F - Attic Stock.....	46
#620-0: 1.05-E - Maintenance Data.....	46
#619-0: 1.05-D - As-Builts.....	46
#618-1: 1.05-B - Product Data/Shop Drawings.....	46
#617-0: 1.08-A - Warranty.....	46
#616-0: 1.05-D - As-Builts.....	46
#615-0: 1.05-C - Maintenance Data.....	46
#614-0: 1.05-A - Product Data/Shop Drawings.....	46
#613-0: 1.06-D - As-Builts.....	46
#612-0: 1.06-B - Product Data/Shop Drawings.....	46
#611-0: 3.06-A - Demonstration.....	47
#610-0: 1.07-B - Manufacturers Warranty.....	47
#609-0: 1.04-E - As-Builts.....	47
#608-0: 1.04-B - Product Data/Shop Drawings.....	47
#607-0: 3.04-A - O&M Training And Demonstration.....	47
#606-0: 1.04-B - Product Data.....	47
#605-0: 1.05-B - Product Data.....	47
#604-0: 1.10 - Shop Drawings.....	47
#603-0: 1.4-A - Warranty.....	47
#602-0: 1.3-A - O&M Manuals.....	47
#601-0: 1.2-A - Product Data/Shop Drawings.....	47



[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus	Rosemount PYPD Submittal item summary
#600-0: 1.3-A - Warranty.....	47
#599-1: 1.2-D - O&M Manuals.....	47
#598-0: 1.2-A - Product Data/Shop Drawings.....	47
#597-0: 1.4-A - Warranty.....	47
#596-0: 1.3-A - O&M Manuals.....	48
#595-0: 1.2-A - Product Data.....	48
#594-0: 1.4-A - O&M Manuals.....	48
#593-0: 1.2-A - Product Data/Shop Drawings.....	48
#592-0: 1.3-A - O&M Manuals.....	48
#591-0: 1.2-A - Product Data/Shop Drawings.....	48
#590-0: 3.4-A - Demonstration.....	48
#589-0: 1.5-A - O&M Manuals.....	48
#588-0: 1.4-A - Special Warranty.....	48
#587-0: 1.2-A - Product Data.....	48
#586-0: 1.3-A - Warranty.....	48
#585-0: 1.2-D - O&M Manuals.....	48
#584-0: 1.2-A - Product Data/Shop Drawings.....	48
#583-0: 1.3-E - Warranty.....	48
#582-0: 1.3-D - O&M Manuals.....	49
#580-0: 1.6-A - O&M Manuals.....	49
#579-0: 1.5-A - Warranty.....	49
#578-0: 1.2-A - Product Data/Shop Drawings.....	49
#577-0: 3.3-C - Demonstration.....	49
#576-0: 1.4-A - Warranty.....	49
#575-0: 1.2-C - O&M Manuals.....	49
#574-0: 1.2-A - Product Data/Shop Drawings.....	49
#573-0: 1.4-A - Special Warranty.....	49
#572-0: 1.3-B - O&M Manuals.....	49
#571-0: 1.2-A - Product Data.....	49
#570-0: 1.4-A - O&M Manuals.....	49
#569-0: 1.3-A - Special Warranty.....	49
#568-0: 1.2-A - Product Data.....	49
#567-0: 3.4-A - Demonstration.....	50
#566-0: 1.5-A - O&M Manuals.....	50
#565-0: 1.4-A - Special Warranty.....	50
#564-0: 1.2-A - Product Data/Shop Drawings.....	50
#563-0: 1.2-A - Product Data.....	50
#561-0: 1.3-A - Product Data/Shop Drawings.....	50
#560-0: 1.5-A - O&M Manuals.....	50
#558-0: 1.3-A - Product Data/Shop Drawings.....	50
#557-1: 1.3-A - O&M Manuals.....	50
#555-0: 1.2-A - Product Data.....	50
#554-0: 3.6-A - Demonstration.....	50
#553-0: 1.2-B - O&M Manuals.....	50
#552-1: 1.2-A - Product Data.....	50
#551-0: 1.6-A - O&M Manuals.....	50
#550-0: 1.5-A - Warranty.....	51
#549-0: 1.3-A - Product Data.....	51
#548-0: 1.3-A - O&M Manuals.....	51
#547-0: 1.2-A - Product Data/Shop Drawings.....	51
#546-0: 1.3-A - O&M Manuals.....	51
#545-0: 3.6-A - Demonstration.....	51
#544-0: 1.6-A - Special Warranty.....	51
#543-0: 1.4-A - O&M Manuals.....	51
#542-0: 1.3-A - Product Data/Shop Drawings.....	51
#541-0: 3.5-A - Demonstration.....	51
#540-0: 1.3-A - Product Data/Shop Drawings.....	51
#539-0: 3.8-A - Demonstration.....	51
#538-0: 1.3-A - Product Data/Shop Drawings.....	51
#537-0: 1.4-A - O&M Manuals.....	51
#536-0: 1.2-A - Product Data.....	51
#534-0: 1.5-A - O&M Manuals.....	52
#533-0: 1.2-A - Product Data.....	52
#532-0: 1.5-A.7 - O&M/As-Builts.....	52
#530-0: 1.10-A - Warranty.....	52
#529-1: 3.11-A - Reports.....	52
#528-0: 1.3-A - Strategies And Procedures Plan.....	52
#527-0: 1.3-A - O&M Manuals.....	52
#526-0: 1.3-A - O&M Manuals.....	52
#525-0: 1.4-A - Maintenance Data.....	52



[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus	Rosemount PWPD Submittal item summary
#523-0: 1.3-A - Shop Drawings.....	52
#522-0: 1.5-A - O&M Manuals	52
#521-0: 1.2-A - Product Data	52
#520-1: 1.3-B - O&M Manuals	52
#519-1: 1.3-A - Product Data	52
#518-0: 3.3-A - Demonstration.....	52
#517-1: 1.5-A - O&M Manuals	53
#516-1: 1.3-A - Product Data/Shop Drawings	53
#515-1: 1.5-A - O&M Manuals	53
#514-0: 3.5-A - Demonstration.....	53
#513-0: 1.4-A - Special Warranty.....	53
#512-0: 1.2-A - Product Data	53
#511-0: 1.2-D - Warranty	53
#510-0: 1.2-C - O&M Manuals	53
#509-1: 1.2-A - Product Data/Shop Drawings	53
#508-0: 3.6-A - Demonstration.....	53
#507-0: 1.5-A - Attic Stock.....	53
#506-0: 1.4-A - Special Warranty.....	53
#505-0: 1.2-C - O&M Manuals	53
#504-0: 1.2-A - Product Data	53
#503-0: 3.6-A - Warranty.....	53
#502-0: 1.1-D-7 - O&M Manuals	54
#501-0: 1.1-D-5 - As-Builts	54
#500-0: 1.1-D-3 - Product Data/Shop Drawings	54
#499-0: 3.4-A - Demonstration.....	54
#498-0: 1.4-A - O&M Manuals	54
#497-0: 1.3-A - Product Data/Shop Drawings	54
#496-0: 1.3-B - O&M Manuals	54
#495-0: 1.3-A - Product Data	54
#494-1: 1.2-A - Product Data	54
#493-0: 1.3-B - Product Data	54
#492-0: 3.3-A - Warranty.....	54
#491-0: 3.2-A - Demonstration.....	54
#490-0: 1.2-A - Product Data	54
#489-0: 1.4-A-3 - Warranty	54
#488-0: 1.4-A - O&M Manuals	55
#487-0: 1.2-A - Product Data	55
#486-0: 1.4-A-6 - Warranty	55
#485-0: 1.4-A - O&M Manuals	55
#484-0: 1.2-A - O&M Manuals	55
#483-0: 3.12-A - O&M	55
#482-0: 1.7-A - As-Builts	55
#481-0: 1.6-A - Warranty.....	55
#480-0: 1.3-A - Product Data/Shop Drawings	55
#478-0: 1.2-A - Product Data	55
#477-0: 1.6-A - Warranty.....	55
#476-0: 1.2-C - Maintenance Data	55
#475-1: 1.2-B - Shop Drawings.....	55
#473-0: 1.7-A - Warranty	55
#472-0: 1.3-B - Samples	56
#471-0: 1.3-A - Product Data	56
#470-0: 2.4-C - Shop Drawings.....	56
#469-0: 1.6-C - Special Warranty.....	56
#468-0: 1.6-B - Warranty.....	56
#467-0: 1.6-A - Special Warranty.....	56
#466-0: 1.3-D - Samples	56
#465-0: 1.3-C - Product Data	56
#464-0: 1.3-B - Shop Drawings.....	56
#463-1: 1.3-A - Delegated-Design Submittal	56
#462-0: 1.5-A - Maintenance Data	56
#461-0: 1.4-E - Sample Warranty	56
#460-0: 1.4-D - Calculations.....	56
#459-0: 1.4-C - Samples	56
#458-0: 1.4-B - Shop Drawings.....	56
#457-0: 1.4-A - Product Data	56
#456-0: 1.3-A - Warranty.....	56
#455-0: 1.5-A - Maintenance Data	57
#454-1: 1.4-D - Mic Designs.....	57
#453-0: 1.4-E - Sample Warranty	57
#452-0: 1.4-C - Samples	57

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

#451-0: 1.4-B - Shop Drawings.....	57
#450-0: 1.4-A - Product Data.....	57
#449-0: 1.3-A - Warranty.....	57
#448-0: 1.3-G - Attic Stock.....	57
#447-0: 1.3-F-1 - Maintenance Data.....	57
#446-0: 1.3-D - Samples.....	57
#445-0: 1.3-B - Shop Drawings.....	57
#444-0: 1.3-A - Product Data.....	57
#442-0: 1.1-B - Product Data.....	57
#441-0: 1.3-C-1 - Maintenance Data.....	57
#440-0: 1.3-A.3 - Samples.....	57
#437-0: 1.2-D - Maintenance Data.....	58
#436-0: 1.2-C - Samples.....	58
#432-0: 1.2-A - Product Data.....	58
#431-0: 3.4-A - Demonstration.....	58
#430-0: 1.2-F - Maintenance Data.....	58
#429-0: 1.2-E - Samples.....	58
#428-0: 1.2-D - Warranty.....	58
#427-0: 1.2-B - Shop Drawings.....	58
#425-0: 1.6-A - Manufacturers Warranty.....	58
#424-0: 1.3-B - Product Data.....	58
#423-0: 1.4-A - Warranty.....	58
#422-0: 1.3-D - Maintenance Data.....	58
#421-0: 1.3-C - Calculations.....	58
#420-2: 1.3-B - Shop Drawings.....	58
#418-0: 1.2-B - Shop Drawings.....	59
#417-0: 1.2-A - Product Data.....	59
#416-0: 3.6-A - Demonstration.....	59
#415-0: 1.3-C - Warranty.....	59
#414-0: 1.3-B - O&M Manuals.....	59
#413-0: 1.2-A - Product Data.....	59
#412-1: 1.2-A - Product Data.....	59
#411-0: 1.2-C-1 - O&M Manuals.....	59
#410-0: 1.2-B - Delegated-Design Submittal.....	59
#409-0: 1.2-A - Product Data.....	59
#408-0: 1.2-C - Samples.....	59
#407-0: 1.2-B - Shop Drawings.....	59
#406-1: 1.2-A - Product Data.....	59
#405-0: 1.5-C - Warranty.....	59
#404-0: 1.2-E-1 - Maintenance Data.....	60
#402-1: 1.2-C - Samples.....	60
#401-0: 1.2-B - Shop Drawings.....	60
#400-0: 1.2-A - Product Data.....	60
#399-0: 1.2-B - Maintenance Data.....	60
#398-0: 1.2-A - Product Data.....	60
#397-0: 1.5-A - Special Warranty.....	60
#396-0: 1.3-F - Attic Stock.....	60
#395-0: 1.3-E-1 - Maintenance Data.....	60
#394-0: 1.3-B - Samples.....	60
#393-0: 1.3-A - Product Data.....	60
#392-0: 1.2-B - Maintenance Data.....	60
#391-0: 1.2-A - Product Data.....	60
#390-0: 1.6-A - Special Warranty.....	60
#389-0: 1.2-C-1 - O&M Manuals.....	60
#388-0: 1.2-B - Shop Drawings.....	61
#387-0: 1.2-A - Product Data.....	61
#386-0: 3.6-B - Demonstration.....	61
#385-0: 1.8-C - Manufacturers Warranty.....	61
#384-0: 1.5-H - O&M Manuals.....	61
#383-0: 1.5-F - Design Data.....	61
#382-0: 1.5-D - Samples.....	61
#381-0: 1.5-C - Shop Drawings.....	61
#380-0: 1.5-B - Product Data.....	61
#379-0: 3.5-A - Demonstration.....	61
#378-0: 1.6-A - Special Warranty.....	61
#377-0: 1.3-H - Attic Stock.....	61
#376-0: 1.3-G-1 - O&M Manuals.....	61
#375-0: 1.3-F-7 - Sample Warranty.....	61
#374-0: 1.3-E - Delegated-Design Submittal.....	61
#373-0: 1.3-D - Samples.....	61

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

#372-0: 1.3-B - Shop Drawings.....	62
#371-0: 1.3-A - Product Data.....	62
#370-0: 1.6-A - Warranty.....	62
#369-0: 1.3-D - Maintenance Data.....	62
#368-0: 1.3-C - Samples.....	62
#367-1: 1.3-B - Shop Drawings.....	62
#366-0: 1.3-A - Product Data.....	62
#365-0: 1.5-A - Warranty.....	62
#364-2: 1.2-B - Samples.....	62
#363-3: 1.2-A - Shop Drawings.....	62
#362-0: 1.2-C-1 - Maintenance Data.....	62
#361-0: 1.2-B - Samples.....	62
#360-0: 1.2-A - Product Data.....	62
#359-0: 1.2-D - Attic Stock.....	62
#358-0: 1.4-C - Shop Drawings.....	63
#357-0: 1.4-B - Product Data.....	63
#356-0: 1.2-B - Samples.....	63
#355-0: 1.2-A - Product Data.....	63
#354-0: 1.2-E - Attic Stock.....	63
#353-0: 1.2-B - Samples.....	63
#352-0: 1.2-A - Product Data.....	63
#351-0: 1.4-A - Special Warranty.....	63
#350-0: 1.3-B - Attic Stock.....	63
#349-0: 1.2-E-1 - O&M Manuals.....	63
#348-0: 1.2-C - Samples.....	63
#347-0: 1.2-B - Shop Drawings.....	63
#346-0: 1.2-A - Product Data.....	63
#345-0: 1.7-A - Special Warranty.....	63
#344-0: 1.2-B - Samples.....	63
#343-0: 1.2-C - Maintenance Data.....	64
#342-0: 1.2-A - Shop Drawings.....	64
#341-0: 1.2-B - Samples.....	64
#340-0: 1.2-A - Product Data.....	64
#339-0: 1.2-D - Attic Stock.....	64
#338-0: 1.2-C - O&M Manuals.....	64
#337-0: 1.2-B - Shop Drawings.....	64
#336-0: 1.2-A - Product Data.....	64
#335-0: 1.6-A - Special Warranty.....	64
#334-0: 1.2-F - Attic Stock.....	64
#333-0: 1.2-E-1 - Maintenance Data.....	64
#332-0: 1.2-D-3 - Warranty.....	64
#331-0: 1.2-C - Samples.....	64
#329-0: 1.2-A - Product Data.....	64
#328-0: 1.3-E-1 - Maintenance Data.....	64
#326-0: 1.3-A - Product Data.....	64
#325-0: 1.2-D - Attic Stock.....	64
#324-0: 1.2-C-1 - Maintenance Data.....	65
#322-0: 1.2-A - Product Data.....	65
#321-0: 1.2-E - Attic Stock.....	65
#320-0: 1.2-D-1 - Maintenance Data.....	65
#319-1: 1.2-C - Samples.....	65
#318-0: 1.2-B - Shop Drawings.....	65
#317-1: 1.2-A - Product Data.....	65
#315-0: 1.4-A - Warranty.....	65
#314-0: 1.2-D - Attic Stock.....	65
#313-0: 1.2-C-1 - O&M Manuals.....	65
#312-1: 1.2-B - Samples.....	65
#311-0: 1.2-A - Product Data.....	65
#310-0: 1.3-E - Attic Stock.....	65
#309-0: 1.3-D - O&M Manuals.....	65
#308-0: 1.3-C - Samples.....	66
#307-0: 1.3-B - Shop Drawings.....	66
#306-0: 1.3-A - Product Data.....	66
#305-0: 1.2-A - Product Data.....	66
#304-0: 1.2-A - Product Data.....	66
#303-0: 1.9-A - Manufacturers Warranty.....	66
#302-0: 1.4-E-5 - Sample Warranty.....	66
#301-0: 1.4-D - Delegated-Design Submittal.....	66
#300-0: 1.4-E-3 - Test Reports.....	66
#299-0: 1.4-C - Schedules.....	66

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

#298-0: 1.4-B - Samples	66
#297-0: 1.4-A - Product Data	66
#296-0: 1.7-A - Manufacturers Warranty	66
#295-0: 1.3-C - Delegated-Design Submittal	66
#294-0: 1.3-B - Samples	67
#293-0: 1.3-A - Product Data	67
#292-0: 3.7-A - Demonstration	67
#291-0: 2.8-B - Electric Strikes Warranty	67
#290-0: 2.6-A.1 - Mechanical Locks-Latching Devices Warranty	67
#289-0: 1.8-A - Attic Stock	67
#287-0: 1.7-B - Warranty	67
#284-0: 1.3-G - O&M Manuals	67
#279-1: 1.3-B - Schedules	67
#278-1: 1.3-A - Product Data	67
#277-0: 1.6-A - Warranty	67
#276-0: 1.4-B - Shop Drawings	67
#274-0: 1.4-A - Special Warranty	67
#272-0: 1.2-D - Maintenance Data	67
#271-0: 1.2-B - Shop Drawings	67
#270-0: 1.2-A - Product Data	67
#269-0: 1.8-A - Warranty	68
#268-0: 1.4-A - Attic Stock	68
#267-0: 1.3-D.9 - Sample Warranty	68
#266-0: 1.3-D.5 - Test Reports	68
#265-0: 1.3-C - Samples	68
#264-1: 1.3-B - Shop Drawings	68
#263-1: 1.3-A - Product Data	68
#262-0: 1.6-A - Special Warranty	68
#261-0: 1.2-D - Samples	68
#259-0: 1.2-B - Shop Drawings	68
#258-0: 1.2-C - Product Data	68
#257-0: 1.2-A - Product Data	68
#256-0: 1.6-A - Special Warranty	68
#255-0: 1.4-A - Special Warranty	68
#254-0: 1.2-E - Maintenance Data	68
#253-1: 1.2-B - Shop Drawings	68
#252-0: 1.2-A - Product Data	69
#251-0: 1.3-E - Maintenance Data	69
#250-1: 1.3-C - Samples	69
#248-0: 1.3-A - Product Data	69
#247-0: 1.4-A - Warranty	69
#246-0: 1.2-D - Maintenance Data	69
#245-0: 1.2-C - Samples	69
#244-0: 1.2-B - Shop Drawings	69
#241-0: 1.8-A - Warranty	69
#239-0: 1.7-A - Warranty	69
#236-0: 1.4-B - Shop Drawings	69
#235-0: 1.4-D - Attic Stock	69
#234-0: 1.4-A - Product Data	69
#233-0: 1.7-A - Warranty	69
#231-0: 1.7-B - Warranty	69
#229-0: 1.7-A - Special Warranty	70
#226-0: 1.3-E - Warranty	70
#223-0: 3.6-A - O&M Training And Demonstration	70
#222-0: 3.5-A - Maintenance Data	70
#221-0: 1.2-C - Samples	70
#220-1: 1.2-B - Shop Drawings	70
#218-0: 3.6-A - Training And Demonstration	70
#217-0: 1.2-C.3 - Maintenance Data	70
#216-0: 1.2-C.1 - Samples	70
#215-0: 1.2-C - Samples	70
#214-1: 1.2-B - Shop Drawings	70
#212-0: 1.2-A - Product Data	70
#211-0: 1.4-D - Color Chart	70
#209-0: 1.4-A - Product Data	70
#208-0: 1.7-A - Special Warranty	70
#205-2: 1.3-B.3 - Samples	71
#204-1: 1.3-B.2 - Shop Drawings	71
#203-0: 1.3-B.1 - Product Data	71
#202-1: 1.3-D - Schedules	71

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

#200-1: 1.3-B - Product Data	71
#199-0: 1.8-A - Special Warranty.....	71
#198-0: 1.5-B - Product Data	71
#197-0: 1.5-A - Schedules	71
#196-0: 3.7-A - Demonstration.....	71
#195-0: 1.8-A - Warranty.....	71
#194-0: 1.4-E - Maintenance Data	71
#193-0: 1.4-D-1 - Test Reports.....	71
#192-0: 1.5-A - Special Warranty.....	71
#191-0: 1.4-C - Samples	71
#190-0: 1.4-B - Shop Drawings.....	71
#188-0: 1.2-G - Sample Warranty	71
#187-0: 1.2-C - Samples	72
#186-0: 1.2-B - Samples	72
#185-0: Product Data/Color Chart.....	72
#184-0: 1.2-A - Product Data	72
#183-0: 1.5-A - Special Warranty.....	72
#181-0: 1.2-D-1 - O&M Manuals	72
#180-0: 1.3-C-1 - O&M Manuals	72
#179-0: 1.3-A-4 - Sample Warranty.....	72
#178-0: 1.3-A-3 - Sealant Manufacturers Color Charts	72
#177-0: 1.2-A - Product Data	72
#176-0: 1.3-E-1 - Maintenance Data	72
#175-0: 1.4-A - O&M Training And Demonstration.....	72
#174-0: 1.3-B - Product Schedule	72
#173-0: 1.3-A - Product Data	72
#172-0: 1.8-A - Special Warranty.....	72
#171-0: 1.2-B - Shop Drawings.....	72
#170-0: 1.7-A - Special Warranty.....	73
#168-0: 1.3-C - Samples	73
#167-0: 1.3-A - Product Data	73
#166-0: 1.4-G - Maintenance Data	73
#165-0: 1.4-D - Wind Uplift Resistance Submittal.....	73
#164-0: 1.4-B-2 - Shop Drawings	73
#163-0: 1.7-A - Special Warranty.....	73
#162-0: 1.4-B-1 - Product Data.....	73
#161-0: 1.2-B - Shop Drawings.....	73
#160-0: 1.2-D-1 - Maintenance Data	73
#158-0: 1.8-A - Special Warranty.....	73
#156-0: 1.3-F-1 - Maintenance Data	73
#153-0: 1.3-B - Samples	73
#152-1: 1.3-A - Product Data	73
#151-0: 1.5-A - Special Warranty.....	73
#149-0: 1.2-A - Product Data	74
#147-0: 1.2-A - Product Data	74
#146-0: 1.3-A-2 - Shop Drawings	74
#145-0: 1.3-A-1 - Product Data	74
#144-0: 1.5-B - Mockups	74
#143-0: 1.4-A - Product Data	74
#142-0: 1.5-A - Warranty.....	74
#141-0: 1.2-D-1 - O&M Manuals	74
#140-0: 1.2-C - Samples	74
#138-1: 1.2-B - Shop Drawings.....	74
#137-0: 1.2-A - Product Data	74
#136-0: 1.2-E-1 - O&M Manuals	74
#135-0: 1.2-C - Samples	74
#134-0: 1.2-A - Product Data	74
#133-0: 1.2-A - Product Data	74
#132-0: 1.2-B-1 - Warranty	74
#131-0: 1.2-A - Product Data	75
#130-0: 1.2-A - Product Data	75
#129-0: Shop Stair & Mezzanine Shop Drawing - Resubmittal.....	75
#128-0: 1.3-A - Product Data	75
#127-0: 1.2-A - Product Data	75
#125-0: 1.2-B - Shop Drawings.....	75
#124-0: 1.2-A - Product Data	75
#123-1: 1.2-A - Product Data	75
#122-2: 1.3-B - Shop Drawings.....	75
#121-0: 1.2-A - Shop Drawings.....	75
#120-0: 1.3-B - Shop Drawings.....	75

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPDP Submittal item summary

#119-0: 1.3-B - Shop Drawings.....	75
#118-0: 1.3-A - Product Data.....	75
#117-0: 1.3-A - Product Data.....	75
#116-0: 1.2-C - Attic Stock.....	75
#115-0: 1.2-A - Product Data.....	75
#114-0: 1.2-B - Samples.....	75
#113-0: 1.3-C - Mockups.....	75
#112-0: 1.3-G - Mix Design.....	76
#111-0: 1.2-B - Shop Drawings.....	76
#110-0: 1.3-D - Samples.....	76
#109-0: 1.4-A - Product Data.....	76
#108-0: 1.4-B - Mix Design.....	76
#107-0: 1.3-A - Product Data.....	76
#106-0: 1.3-B - Design Mixes.....	76
#105-0: 1.3-A - Product Data.....	76
#104-0: 1.3-B - Samples.....	76
#103-0: 1.3-C - Shop Drawings.....	76
#102-0: 1.4-C - Shop Drawings.....	76
#101-0: Rebar Shop Drawings-Slab on Grade.....	76
#99-0: Underslab Insulation.....	76
#98-1: Traffic Control Options.....	76
#96-0: Rebar Shop Drawings-Footing and Foundations.....	76
#95-0: Belair Blue Silt Fence.....	76
#94-0: Sanitary Sewer Shop Drawings.....	77
#88-0: Concrete Accessories.....	77
#87-1: Masonry Accessories.....	77
#86-1: Masonry Mortar.....	77
#85-0: CMU Product Data.....	77
#84-0: Concrete Mix Designs.....	77
#83-0: Concrete Storm Sewer Product Data.....	77
#82-1: Aquanox Sluice Gate Model.....	77
#81-1: Flared End Sheet Piling.....	77
#80-0: 1.2-B - Product Data.....	77
#79-0: 3.14-B - Warranty.....	77
#78-2: 1.2-B - Product Data/Shop Drawings.....	77
#76-1: 1.2-B - Product Data.....	77
#75-0: 1.2-C - Shop Drawings.....	77
#74-0: 1.2-B - Product Data.....	77
#72-0: 1.2-B - Product Data.....	78
#71-0: 1.2-G-1 - O&M Manuals.....	78
#70-0: 1.2-B - Product Data.....	78
#69-0: 1.2-B - Product Data.....	78
#68-0: 1.2-C - Schedules.....	78
#66-0: 1.2-B - Product Data.....	78
#65-0: 1.2-C - Certifications.....	78
#64-0: 1.2-G - Schedules.....	78
#63-0: 1.2-B - Product Data.....	78
#62-0: 3.10-A - Demonstration.....	78
#61-0: 1.5-A - Warranty.....	78
#60-0: 1.2-F.5 - Sample Warranty.....	78
#57-0: 1.1-C - Mix Design.....	78
#56-0: 1.2-B - Product Data.....	78
#55-0: 1.2-D - Test Reports.....	78
#54-0: 1.2-C - Mix Design.....	78
#53-0: 1.2-D - Test Reports.....	78
#52-0: 1.2-C - Mix Design.....	79
#51-1: 1.2-B - Product Data.....	79
#50-0: 1.2-B - Riprap-Granular Filter Product Data.....	79
#49-0: 1.2-B.2 - Product Data.....	79
#48-1: 1.2-C - Geotextile Product Data.....	79
#47-0: 1.2-C - Samples.....	79
#46-0: 1.2-C - Schedules.....	79
#45-0: 1.2-A - Product Data.....	79
#44-0: 1.2-B - Product Data.....	79
#43-1: 1.3-B - Product Data.....	79
#42-4: 1.2-B - Shop Drawings.....	79
#41-0: 1.6-A - Warranty.....	79
#40-0: 1.3-C - Samples.....	79
#39-0: 1.2-C - Maintenance Data.....	79
#38-0: 1.3-A.4 - Sample Warranty.....	79



[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus	Rosemount PWPD Submittal item summary
#37-0: 1.3-A.2 - Product Data	79
#36-0: 1.4-C - Shop Drawings	80
#35-0: 1.4-B - Product Data	80
#34-0: 1.3-A.1 - Schedules	80
#33-0: 1.3-C-1 - O&M Manuals	80
#32-0: 1.3-D - Attic Stock	80
#31-0: 1.5-A - Warranty	80
#30-0: 1.3-A.1 - Product Data	80
#29-0: 1.3-A.3 - Color Charts	80
#27-0: 1.3-A - Field Use	80
#26-0: 1.2-A - Product Data	80
#25-0: 1.4-D - Steel Reinforcement Shop Drawings	80
#24-0: 1.2-B - Shop Drawings	80
#23-0: 1.2-A - Shop Drawings	80
#22-0: 1.3-B - Shop Drawings	80
#21-0: 1.2-A - Product Data	80
#20-0: 1.4-F - Mockups	80
#19-0: 1.3-C - Thermal Breaks Shop Drawings	80
#18-0: 1.3-D - Samples	81
#17-0: 1.3-B - Shop Drawings	81
#16-0: 1.3-A - Product Data	81
#15-0: 1.3-G - Mix Design	81
#14-0: 1.3-C - List of Materials Used in Mock-Up	81
#13-0: 1.3-I - Cold-Weather And Hot-Weather Procedures	81
#12-0: 1.3-B - Samples	81
#11-0: 1.3-A - Product Data	81
#10-0: 1.3-A - Product Data	81
#9-0: 1.3-F.1 - Certificates	81
#8-0: 1.3-C - Shop Drawings	81
#7-0: 1.4-E.4 - Shoring Shop Drawings	81
#6-0: 1.3-B - Design Mixes	81
#5-0: 1.3-D - Samples	81
#4-0: 1.2-B - Shop Drawings	81
#3-0: 1.4-B - Mix Design	81
#2-0: 1.4-C - Construction Joint Layout Shop Drawings	82
#1-0: 1.4-A - Product Data	82

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPDP Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
MNIC134	#Unspecified	Required Waiting for Submission	WS 26-A-5 ELECTRICAL	0	Closeout	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)	Nov 1, 2024 (318 days late)	26-A-001		
MNIC134	#Unspecified	Required Waiting for Submission	WS 23-A-5 HVAC	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nov 1, 2024 (318 days late)	23-A-001		
MNIC134	#Unspecified	Required Waiting for Submission	WS 11-B-5 CANOPY, FUELING, & TANK SYSTEMS	0	Closeout	Adam Johnson (Zahl-Petroleum Maintenance Company)	Adam Johnson (Zahl-Petroleum Maintenance Company)	Nov 1, 2024 (318 days late)	11-B-001		
AIA G707	#Unspecified	Required Waiting for Submission	WS 11-B-4 CANOPY, FUELING, & TANK SYSTEMS	0	Closeout	Adam Johnson (Zahl-Petroleum Maintenance Company)	Adam Johnson (Zahl-Petroleum Maintenance Company)	Nov 1, 2024 (318 days late)	11-B-001		
AIA G706A	#Unspecified	Required Waiting for Submission	WS 11-B-3 CANOPY, FUELING, & TANK SYSTEMS	0	Closeout	Adam Johnson (Zahl-Petroleum Maintenance Company)	Adam Johnson (Zahl-Petroleum Maintenance Company)	Nov 1, 2024 (318 days late)	11-B-001		
AIA G706	#Unspecified	Required Waiting for Submission	WS 11-B-2 CANOPY, FUELING, & TANK SYSTEMS	0	Closeout	Adam Johnson (Zahl-Petroleum Maintenance Company)	Adam Johnson (Zahl-Petroleum Maintenance Company)	Nov 1, 2024 (318 days late)	11-B-001		
MNIC134	#Unspecified	Required Waiting for Submission	WS 10-E-5 MOVABLE PARTITIONS	0	Closeout	Brian Nenovich (Acoustics Associates, Inc.)	Brian Nenovich (Acoustics Associates, Inc.)	Nov 1, 2024 (318 days late)	10-E-001		
AIA G707	#Unspecified	Required Waiting for Submission	WS 10-E-4 MOVABLE PARTITIONS	0	Closeout	Brian Nenovich (Acoustics Associates, Inc.)	Brian Nenovich (Acoustics Associates, Inc.)	Nov 1, 2024 (318 days late)	10-E-001		
AIA G706A	#Unspecified	Required Waiting for Submission	WS 10-E-3 MOVABLE PARTITIONS	0	Closeout	Brian Nenovich (Acoustics Associates, Inc.)	Brian Nenovich (Acoustics Associates, Inc.)	Nov 1, 2024 (318 days late)	10-E-001		
AIA G706	#Unspecified	Required Waiting for Submission	WS 10-E-2 MOVABLE PARTITIONS	0	Closeout	Brian Nenovich (Acoustics Associates, Inc.)	Brian Nenovich (Acoustics Associates, Inc.)	Nov 1, 2024 (318 days late)	10-E-001		
MNIC134	#Unspecified	Required Waiting for Submission	WS 09-B-5 TILE	0	Closeout	Lee Ahola (Grazzini Brothers & Company)	Lee Ahola (Grazzini Brothers & Company)	Nov 1, 2024 (318 days late)	09-B-001		
AIA G707	#Unspecified	Required Waiting for Submission	WS 09-B-4 TILE	0	Closeout	Lee Ahola (Grazzini Brothers & Company)	Lee Ahola (Grazzini Brothers & Company)	Nov 1, 2024 (318 days late)	09-B-001		
AIA G706A	#Unspecified	Required Waiting for Submission	WS 09-B-3 TILE	0	Closeout	Lee Ahola (Grazzini Brothers & Company)	Lee Ahola (Grazzini Brothers & Company)	Nov 1, 2024 (318 days late)	09-B-001		
AIA G706	#Unspecified	Required Waiting for Submission	WS 09-B-2 TILE	0	Closeout	Lee Ahola (Grazzini Brothers & Company)	Lee Ahola (Grazzini Brothers & Company)	Nov 1, 2024 (318 days late)	09-B-001		
MNIC134	#Unspecified	Required Waiting for Submission	WS 08-F-5 ALUMINUM STOREFRONT, ENTRANCES, CURTAINWALL	0	Closeout	Kyle Paulson (United Glass, Inc.)	Kyle Paulson (United Glass, Inc.)	Nov 1, 2024 (318 days late)	08-F-001		
AIA G707	#Unspecified	Required Waiting for Submission	WS 08-F-4 ALUMINUM STOREFRONT, ENTRANCES, CURTAINWALL	0	Closeout	Kyle Paulson (United Glass, Inc.)	Kyle Paulson (United Glass, Inc.)	Nov 1, 2024 (318 days late)	08-F-001		
AIA G706A	#Unspecified	Required Waiting for Submission	WS 08-F-3 ALUMINUM STOREFRONT, ENTRANCES, CURTAINWALL	0	Closeout	Kyle Paulson (United Glass, Inc.)	Kyle Paulson (United Glass, Inc.)	Nov 1, 2024 (318 days late)	08-F-001		
AIA G706	#Unspecified	Required Waiting for Submission	WS 08-F-2 ALUMINUM STOREFRONT, ENTRANCES, CURTAINWALL	0	Closeout	Kyle Paulson (United Glass, Inc.)	Kyle Paulson (United Glass, Inc.)	Nov 1, 2024 (318 days late)	08-F-001		

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPDP Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
MNIC134	#Unspecified	Required Waiting for Submission	WS 08-D-5 SPECIALTY DOOR	0	Closeout	Steve Boyer (Star Equipment)	Steve Boyer (Star Equipment)	Dec 6, 2024 (283 days late)	08-D-001		
AIA G707	#Unspecified	Required Waiting for Submission	WS 08-D-4 SPECIALTY DOOR	0	Closeout	Steve Boyer (Star Equipment)	Steve Boyer (Star Equipment)	Dec 6, 2024 (283 days late)	08-D-001		
AIA G706A	#Unspecified	Required Waiting for Submission	WS 08-D-3 SPECIALTY DOOR	0	Closeout	Steve Boyer (Star Equipment)	Steve Boyer (Star Equipment)	Dec 6, 2024 (283 days late)	08-D-001		
AIA G706	#Unspecified	Required Waiting for Submission	WS 08-D-2 SPECIALTY DOOR	0	Closeout	Steve Boyer (Star Equipment)	Steve Boyer (Star Equipment)	Dec 6, 2024 (283 days late)	08-D-001		
AIA G707	#Unspecified	Required Waiting for Submission	WS 08-A-4 DOORS, FRAMES, AND HARDWARE - MATERIAL ONLY	0	Closeout	Lee Kriskovich (Twin City Hardware Company)	Lee Kriskovich (Twin City Hardware Company)	Nov 1, 2024 (318 days late)	08-A-001		
AIA G706A	#Unspecified	Required Waiting for Submission	WS 08-A-3 DOORS, FRAMES, AND HARDWARE - MATERIAL ONLY	0	Closeout	Lee Kriskovich (Twin City Hardware Company)	Lee Kriskovich (Twin City Hardware Company)	Nov 1, 2024 (318 days late)	08-A-001		
AIA G706	#Unspecified	Required Waiting for Submission	WS 08-A-2 DOORS, FRAMES, AND HARDWARE - MATERIAL ONLY	0	Closeout	Lee Kriskovich (Twin City Hardware Company)	Lee Kriskovich (Twin City Hardware Company)	Nov 1, 2024 (318 days late)	08-A-001		
MNIC134	#Unspecified	Required Waiting for Submission	WS 03-B-5 STRUCTURAL PRECAST	0	Closeout	Ryan Bednar (Molin Concrete Products)	Ryan Bednar (Molin Concrete Products)	Nov 20, 2024 (299 days late)	03-B-001		
AIA G706A	#1048	Closed	WS 26-A-3 ELECTRICAL	0	Closeout	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)		26-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706	#1047	Closed	WS 26-A-2 ELECTRICAL	0	Closeout	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)		26-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G707	#1046	Closed	WS 26-A-4 ELECTRICAL	0	Closeout	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)		26-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
MNIC134	#1045	Closed	WS 22-A-5 PLUMBING	0	Closeout	RJ Mechanical, Inc.	RJ Mechanical, Inc.		22-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G734	#1044	Closed	WS 08-D-1 SPECIALTY DOOR	0	Closeout	Steve Boyer (Star Equipment)	Steve Boyer (Star Equipment)		08-D-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706	#1043	Closed	WS 23-A-2 HVAC	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G707	#1042	Closed	WS 09-K-4 WALL COVERING AND PAINTING	0	Closeout	Duwayne Reinhardt	Duwayne Reinhardt		09-K-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
AIA G707	#1041	Closed	WS 23-A-4 HVAC	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706A	#1040	Closed	WS 23-A-3 HVAC	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
MNIC134	#1039	Closed	WS 32-A-5 ASPHALT PAVING	0	Closeout	Barb Balfe (McNamara Contracting, Inc.)	Barb Balfe (McNamara Contracting, Inc.)		32-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706	#1038	Closed	WS 32-A-2 ASPHALT PAVING	0	Closeout	Barb Balfe (McNamara Contracting, Inc.)	Barb Balfe (McNamara Contracting, Inc.)		32-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G707	#1037	Closed	WS 32-A-4 ASPHALT PAVING	0	Closeout	Barb Balfe (McNamara Contracting, Inc.)	Barb Balfe (McNamara Contracting, Inc.)		32-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706A	#1036	Closed	WS 32-A-3 ASPHALT PAVING	0	Closeout	Barb Balfe (McNamara Contracting, Inc.)	Barb Balfe (McNamara Contracting, Inc.)		32-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
MNIC134	#1035	Closed	WS 09-K-5 WALL COVERING AND PAINTING	0	Closeout	Duwayne Reinhardt	Duwayne Reinhardt		09-K-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706	#1034	Closed	WS 13-J-2 SALT BUILDING	0	Closeout	Ben Striegel	Ben Striegel		13-J-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
MNIC134	#1033	Closed	WS 32-F-5 IRRIGATION AND LANDSCAPE	0	Closeout	Joe Grygelko (Autumn Ridge Landscaping, Inc.)	Joe Grygelko (Autumn Ridge Landscaping, Inc.)		32-F-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
MNIC134	#1032	Closed	WS 06-A-5 CARPENTRY	0	Closeout	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706	#1031	Closed	WS 22-A-2 PLUMBING	0	Closeout	RJ Mechanical, Inc.	RJ Mechanical, Inc.		22-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706A	#1030	Closed	WS 22-A-3 PLUMBING	0	Closeout	RJ Mechanical, Inc.	RJ Mechanical, Inc.		22-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G707	#1029	Closed	WS 22-A-4 PLUMBING	0	Closeout	RJ Mechanical, Inc.	RJ Mechanical, Inc.		22-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G707	#1028	Closed	WS 06-A-4 CARPENTRY	0	Closeout	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
AIA G706A	#1027	Closed	WS 06-A-3 CARPENTRY	0	Closeout	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706	#1026	Closed	WS 06-A-2 CARPENTRY	0	Closeout	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
MNIC134	#1025	Closed	WS 13-J-5 SALT BUILDING	0	Closeout	Ben Striegel	Ben Striegel		13-J-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
MNIC134	#1024	Closed	WS 03-A-5 CONCRETE & MASONRY	0	Closeout	Erik Peterson (Hollenback & Nelson, Inc.)	Erik Peterson (Hollenback & Nelson, Inc.)		03-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706A	#1023	Closed	WS 05-A-3 STRUCTURAL STEEL - MATERIAL	0	Closeout	perry haberer (Construction Systems, Inc.)	perry haberer (Construction Systems, Inc.)		05-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706	#1022	Closed	WS 05-A-2 STRUCTURAL STEEL - MATERIAL	0	Closeout	perry haberer (Construction Systems, Inc.)	perry haberer (Construction Systems, Inc.)		05-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G707	#1021	Closed	WS 05-A-4 STRUCTURAL STEEL - MATERIAL	0	Closeout	perry haberer (Construction Systems, Inc.)	perry haberer (Construction Systems, Inc.)		05-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
MNIC134	#1020	Closed	WS 14-B-5 HEAVY DUTY VEHICLE LIFTS	0	Closeout	Austin Truso	Austin Truso		14-B-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
MNIC134	#1019	Closed	WS 14-A-5 LIGHT DUTY VEHICLE LIFTS	0	Closeout	Austin Truso	Austin Truso		14-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
MNIC134	#1018	Closed	WS 21-A-5 FIRE SUPPRESSION	0	Closeout	NOVA Fire Protection, Inc	NOVA Fire Protection, Inc		21-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
MNIC134	#1017	Closed	WS 32-D-5 FENCE	0	Closeout	Nate Schwaab (Peterson Companies, Inc.)	Nate Schwaab (Peterson Companies, Inc.)		32-D-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G707	#1016	Closed	WS 32-D-4 FENCE	0	Closeout	Nate Schwaab (Peterson Companies, Inc.)	Nate Schwaab (Peterson Companies, Inc.)		32-D-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G707	#1015	Closed	WS 32-F-4 IRRIGATION AND LANDSCAPE	0	Closeout	Joe Grygelko (Autumn Ridge Landscaping, Inc.)	Joe Grygelko (Autumn Ridge Landscaping, Inc.)		32-F-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706A	#1014	Closed	WS 32-F-3 IRRIGATION AND LANDSCAPE	0	Closeout	Joe Grygelko (Autumn Ridge Landscaping, Inc.)	Joe Grygelko (Autumn Ridge Landscaping, Inc.)		32-F-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
AIA G706A	#1013	Closed	WS 09-K-3 WALL COVERING AND PAINTING	0	Closeout	Duwayne Reinhardt	Duwayne Reinhardt		09-K-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706	#1012	Closed	WS 09-K-2 WALL COVERING AND PAINTING	0	Closeout	Duwayne Reinhardt	Duwayne Reinhardt		09-K-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706	#1011	Closed	WS 32-F-2 IRRIGATION AND LANDSCAPE	0	Closeout	Joe Grygelko (Autumn Ridge Landscaping, Inc.)	Joe Grygelko (Autumn Ridge Landscaping, Inc.)		32-F-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G707	#1010	Closed	WS 07-K-4 JOINT SEALANT	0	Closeout	corey scholl (Carciofini Company)	corey scholl (Carciofini Company)		07-K-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
MNIC134	#1009	Closed	WS 11-D-5 CRANES & HOISTS	0	Closeout	Tom Edwards (Superior Crane Corporation)	Tom Edwards (Superior Crane Corporation)		11-D-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G707	#1008	Closed	WS 11-D-4 CRANES & HOISTS	0	Closeout	Tom Edwards (Superior Crane Corporation)	Tom Edwards (Superior Crane Corporation)		11-D-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706A	#1007	Closed	WS 11-D-3 CRANES & HOISTS	0	Closeout	Tom Edwards (Superior Crane Corporation)	Tom Edwards (Superior Crane Corporation)		11-D-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706	#1006	Closed	WS 11-D-2 CRANES & HOISTS	0	Closeout	Tom Edwards (Superior Crane Corporation)	Tom Edwards (Superior Crane Corporation)		11-D-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G707	#1005	Closed	WS 03-A-4 CONCRETE & MASONRY	0	Closeout	Erik Peterson (Hollenback & Nelson, Inc.)	Erik Peterson (Hollenback & Nelson, Inc.)		03-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706A	#1004	Closed	WS 03-A-3 CONCRETE & MASONRY	0	Closeout	Erik Peterson (Hollenback & Nelson, Inc.)	Erik Peterson (Hollenback & Nelson, Inc.)		03-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706	#1003	Closed	WS 03-A-2 CONCRETE & MASONRY	0	Closeout	Erik Peterson (Hollenback & Nelson, Inc.)	Erik Peterson (Hollenback & Nelson, Inc.)		03-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G707	#1002	Closed	WS 09-C-4 CEILING AND ACOUSTICAL TREATMENT	0	Closeout	Tom Piccione (Sonus Interiors, Inc.)	Tom Piccione (Sonus Interiors, Inc.)		09-C-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G734	#1001	Closed	WS 07-H-1 ROOFING	0	Closeout	Andy Berwald (Berwald Roofing Company, Inc.)	Andy Berwald (Berwald Roofing Company, Inc.)		07-H-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G734	#1000	Closed	WS 09-K-1 WALL COVERING AND PAINTING	0	Closeout	Duwayne Reinhardt	Duwayne Reinhardt		09-K-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
MNIC134	#999	Closed	WS 09-C-5 CEILING AND ACOUSTICAL TREATMENT	0	Closeout	Tom Piccione (Sonus Interiors, Inc.)	Tom Piccione (Sonus Interiors, Inc.)		09-C-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706A	#998	Closed	WS 09-C-3 CEILING AND ACOUSTICAL TREATMENT	0	Closeout	Tom Piccione (Sonus Interiors, Inc.)	Tom Piccione (Sonus Interiors, Inc.)		09-C-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706	#997	Closed	WS 09-C-2 CEILING AND ACOUSTICAL TREATMENT	0	Closeout	Tom Piccione (Sonus Interiors, Inc.)	Tom Piccione (Sonus Interiors, Inc.)		09-C-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
MNIC134	#996	Closed	WS 07-H-5 ROOFING	0	Closeout	Andy Berwald (Berwald Roofing Company, Inc.)	Andy Berwald (Berwald Roofing Company, Inc.)		07-H-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G707	#995	Closed	WS 07-H-4 ROOFING	0	Closeout	Andy Berwald (Berwald Roofing Company, Inc.)	Andy Berwald (Berwald Roofing Company, Inc.)		07-H-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706A	#994	Closed	WS 07-H-3 ROOFING	0	Closeout	Andy Berwald (Berwald Roofing Company, Inc.)	Andy Berwald (Berwald Roofing Company, Inc.)		07-H-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706	#993	Closed	WS 07-H-2 ROOFING	0	Closeout	Andy Berwald (Berwald Roofing Company, Inc.)	Andy Berwald (Berwald Roofing Company, Inc.)		07-H-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G734	#992	Closed	WS 11-B-1 CANOPY, FUELING, & TANK SYSTEMS	0	Closeout	Adam Johnson (Zahl-Petroleum Maintenance Company)	Adam Johnson (Zahl-Petroleum Maintenance Company)		11-B-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G734	#991	Closed	WS 23-A-1 HVAC	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G734	#990	Closed	WS 26-A-1 ELECTRICAL	0	Closeout	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)		26-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G734	#989	Closed	WS 09-C-1 CEILING AND ACOUSTICAL TREATMENT	0	Closeout	Tom Piccione (Sonus Interiors, Inc.)	Tom Piccione (Sonus Interiors, Inc.)		09-C-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
MNIC134	#988	Closed	WS 07-K-5 JOINT SEALANT	0	Closeout	corey scholl (Carciofini Company)	corey scholl (Carciofini Company)		07-K-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706	#987	Closed	WS 07-K-2 JOINT SEALANT	0	Closeout	corey scholl (Carciofini Company)	corey scholl (Carciofini Company)		07-K-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706A	#986	Closed	WS 07-K-3 JOINT SEALANT	0	Closeout	corey scholl (Carciofini Company)	corey scholl (Carciofini Company)		07-K-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
AIA G734	#985	Closed	WS 06-A-1 CARPENTRY	0	Closeout	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G734	#984	Closed	WS 08-F-1 ALUMINUM STOREFRONT, ENTRANCES, CURTAINWALL	0	Closeout	Kyle Paulson (United Glass, Inc.)	Kyle Paulson (United Glass, Inc.)		08-F-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G734	#983	Closed	WS 22-A-1 PLUMBING	0	Closeout	RJ Mechanical, Inc.	RJ Mechanical, Inc.		22-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
MNIC134	#982	Closed	WS 05-D-5 MISC. METALS - INSTALL	0	Closeout	Randy Pawlicki (Patriot Erectors, Inc.)	Randy Pawlicki (Patriot Erectors, Inc.)		05-D-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
MNIC134	#981	Closed	WS 07-F-5 METAL PANELS	0	Closeout	Bruce Reed (Division V Sheet Metal, Inc.)	Bruce Reed (Division V Sheet Metal, Inc.)		07-F-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
MNIC134	#980	Closed	WS 09-A-5 DRYWALL	0	Closeout	Charlie Howe (Custom Drywall, Inc.)	Charlie Howe (Custom Drywall, Inc.)		09-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G734	#979	Closed	WS 09-B-1 TILE	0	Closeout	Lee Ahola (Grazzini Brothers & Company)	Lee Ahola (Grazzini Brothers & Company)		09-B-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
MNIC134	#978	Closed	WS 13-I-5 METAL BUILDING SYSTEM	0	Closeout	Ebert Construction	Ebert Construction		13-I-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706A	#977	Closed	WS 31-A-3 SITE CLEARING, EARTHWORK, & UTILITIES	0	Closeout	Belair Sitework Services	Belair Sitework Services		31-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706	#976	Closed	WS 31-A-2 SITE CLEARING, EARTHWORK, & UTILITIES	0	Closeout	Belair Sitework Services	Belair Sitework Services		31-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
MNIC134	#975	Closed	WS 31-A-5 SITE CLEARING, EARTHWORK, & UTILITIES	0	Closeout	Belair Sitework Services	Belair Sitework Services		31-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G734	#974	Closed	WS 32-F-1 IRRIGATION AND LANDSCAPE	0	Closeout	Joe Grygelko (Autumn Ridge Landscaping, Inc.)	Joe Grygelko (Autumn Ridge Landscaping, Inc.)		32-F-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
MNIC134	#973	Closed	WS 09-D-5 FLOORING	0	Closeout	Manuel Cuevas (Multiple Concepts Interiors, Inc.)	Manuel Cuevas (Multiple Concepts Interiors, Inc.)		09-D-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G734	#972	Closed	WS 05-A-1 STRUCTURAL STEEL - MATERIAL	0	Closeout	perry haberer (Construction Systems, Inc.)	perry haberer (Construction Systems, Inc.)		05-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
AIA G734	#971	Closed	WS 07-K-1 JOINT SEALANT	0	Closeout	corey scholl (Carciofini Company)	corey scholl (Carciofini Company)		07-K-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G734	#970	Closed	WS 05-C-1 MISC. METALS - MATERIAL	0	Closeout	Nickie Scholl (Tru-Steel Services and Erection, LLC)	Nickie Scholl (Tru-Steel Services and Erection, LLC)		05-C-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G734	#969	Closed	WS 11-D-1 CRANES & HOISTS	0	Closeout	Tom Edwards (Superior Crane Corporation)	Tom Edwards (Superior Crane Corporation)		11-D-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706A	#968	Closed	WS 09-D-3 FLOORING	0	Closeout	Manuel Cuevas (Multiple Concepts Interiors, Inc.)	Manuel Cuevas (Multiple Concepts Interiors, Inc.)		09-D-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706	#967	Closed	WS 09-D-2 FLOORING	0	Closeout	Manuel Cuevas (Multiple Concepts Interiors, Inc.)	Manuel Cuevas (Multiple Concepts Interiors, Inc.)		09-D-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G707	#966	Closed	WS 09-D-4 FLOORING	0	Closeout	Manuel Cuevas (Multiple Concepts Interiors, Inc.)	Manuel Cuevas (Multiple Concepts Interiors, Inc.)		09-D-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G734	#965	Closed	WS 09-D-1 FLOORING	0	Closeout	Manuel Cuevas (Multiple Concepts Interiors, Inc.)	Manuel Cuevas (Multiple Concepts Interiors, Inc.)		09-D-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G734	#964	Closed	WS 03-A-1 CONCRETE & MASONRY	0	Closeout	Erik Peterson (Hollenback & Nelson, Inc.)	Erik Peterson (Hollenback & Nelson, Inc.)		03-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G734	#963	Closed	WS 05-D-1 MISC. METALS - INSTALL	0	Closeout	Randy Pawlicki (Patriot Erectors, Inc.)	Randy Pawlicki (Patriot Erectors, Inc.)		05-D-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G734	#962	Closed	WS 08-A-1 DOORS, FRAMES, AND HARDWARE - MATERIAL ONLY	0	Closeout	Lee Kriskovich (Twin City Hardware Company)	Lee Kriskovich (Twin City Hardware Company)		08-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G734	#961	Closed	WS 09-A-1 DRYWALL	0	Closeout	Charlie Howe (Custom Drywall, Inc.)	Charlie Howe (Custom Drywall, Inc.)		09-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G734	#960	Closed	WS 21-A-1 FIRE SUPPRESSION	0	Closeout	NOVA Fire Protection, Inc	NOVA Fire Protection, Inc		21-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G734	#959	Closed	WS 32-D-1 FENCE	0	Closeout	Nate Schwaab (Peterson Companies, Inc.)	Nate Schwaab (Peterson Companies, Inc.)		32-D-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G734	#958	Closed	WS 32-A-1 ASPHALT PAVING	0	Closeout	Barb Balfe (McNamara Contracting, Inc.)	Barb Balfe (McNamara Contracting, Inc.)		32-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
AIA G734	#957	Closed	WS 31-A-1 SITE CLEARING, EARTHWORK, & UTILITIES	0	Closeout	Belair Sitework Services	Belair Sitework Services		31-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G734	#956	Closed	WS 13-J-1 SALT BUILDING	0	Closeout	Ben Striegel	Ben Striegel		13-J-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G734	#955	Closed	WS 14-B-1 HEAVY DUTY VEHICLE LIFTS	0	Closeout	Austin Truso	Austin Truso		14-B-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G734	#954	Closed	WS 14-A-1 LIGHT DUTY VEHICLE LIFTS	0	Closeout	Austin Truso	Austin Truso		14-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G734	#953	Closed	WS 13-I-1 METAL BUILDING SYSTEM	0	Closeout	Ebert Construction	Ebert Construction		13-I-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G734	#952	Closed	WS 07-F-1 METAL PANELS	0	Closeout	Bruce Reed (Division V Sheet Metal, Inc.)	Bruce Reed (Division V Sheet Metal, Inc.)		07-F-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G734	#951	Closed	WS 10-E-1 MOVABLE PARTITIONS	0	Closeout	Brian Nenovich (Acoustics Associates, Inc.)	Brian Nenovich (Acoustics Associates, Inc.)		10-E-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G734	#950	Closed	WS 03-B-1 STRUCTURAL PRECAST	0	Closeout	Ryan Bednar (Molin Concrete Products)	Ryan Bednar (Molin Concrete Products)		03-B-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G707	#949	Closed	WS 31-A-4 SITE CLEARING, EARTHWORK, & UTILITIES	0	Closeout	Belair Sitework Services	Belair Sitework Services		31-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G707	#948	Closed	WS 11-K-4 GUN RANGE	0	Closeout	David Johnson (Action Target, Inc.)	David Johnson (Action Target, Inc.)		11-K-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G734	#947	Closed	WS 11-K-1 GUN RANGE	0	Closeout	David Johnson (Action Target, Inc.)	David Johnson (Action Target, Inc.)		11-K-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
MNIC134	#946	Closed	WS 11-K-5 GUN RANGE	0	Closeout	David Johnson (Action Target, Inc.)	David Johnson (Action Target, Inc.)		11-K-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706A	#945	Closed	WS 11-K-3 GUN RANGE	0	Closeout	David Johnson (Action Target, Inc.)	David Johnson (Action Target, Inc.)		11-K-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706	#944	Closed	WS 11-K-2 GUN RANGE	0	Closeout	David Johnson (Action Target, Inc.)	David Johnson (Action Target, Inc.)		11-K-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
AIA G734	#943	Closed	WS 01-J-1 CONSTRUCTION CLEANING	0	Closeout	Janelle Bittmann (Wild Cat Cleaning Services, LLC)	Janelle Bittmann (Wild Cat Cleaning Services, LLC)		01-J-002		Approved Rachel Struckman (Kraus-Anderson Construction Company)
MNIC134	#942	Closed	WS 01-J-5 CONSTRUCTION CLEANING	0	Closeout	Janelle Bittmann (Wild Cat Cleaning Services, LLC)	Janelle Bittmann (Wild Cat Cleaning Services, LLC)		01-J-002		Approved Rachel Struckman (Kraus-Anderson Construction Company)
Plumbing As-Built	#941	Closed	220000 Plumbing	0	Closeout	Kasey Lange (Rj Mechanical, Inc.)	Kasey Lange (Rj Mechanical, Inc.)		22-A-001	• For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G707	#940	Closed	WS 09-A-4 DRYWALL	0	Closeout	Charlie Howe (Custom Drywall, Inc.)	Charlie Howe (Custom Drywall, Inc.)		09-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706A	#939	Closed	WS 05-C-3 MISC. METALS - MATERIAL	0	Closeout	Nickie Scholl (Tru-Steel Services and Erection, LLC)	Nickie Scholl (Tru-Steel Services and Erection, LLC)		05-C-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706	#938	Closed	WS 05-C-2 MISC. METALS - MATERIAL	0	Closeout	Nickie Scholl (Tru-Steel Services and Erection, LLC)	Nickie Scholl (Tru-Steel Services and Erection, LLC)		05-C-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G707	#937	Closed	WS 05-C-4 MISC. METALS - MATERIAL	0	Closeout	Nickie Scholl (Tru-Steel Services and Erection, LLC)	Nickie Scholl (Tru-Steel Services and Erection, LLC)		05-C-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706A	#936	Closed	WS 09-A-3 DRYWALL	0	Closeout	Charlie Howe (Custom Drywall, Inc.)	Charlie Howe (Custom Drywall, Inc.)		09-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706	#935	Closed	WS 09-A-2 DRYWALL	0	Closeout	Charlie Howe (Custom Drywall, Inc.)	Charlie Howe (Custom Drywall, Inc.)		09-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706	#934	Closed	WS 07-F-2 METAL PANELS	0	Closeout	Bruce Reed (Division V Sheet Metal, Inc.)	Bruce Reed (Division V Sheet Metal, Inc.)		07-F-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706A	#933	Closed	WS 07-F-3 METAL PANELS	0	Closeout	Bruce Reed (Division V Sheet Metal, Inc.)	Bruce Reed (Division V Sheet Metal, Inc.)		07-F-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G707	#932	Closed	WS 07-F-4 METAL PANELS	0	Closeout	Bruce Reed (Division V Sheet Metal, Inc.)	Bruce Reed (Division V Sheet Metal, Inc.)		07-F-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G707	#931	Closed	WS 05-D-4 MISC. METALS - INSTALL	0	Closeout	Randy Pawlicki (Patriot Erectors, Inc.)	Randy Pawlicki (Patriot Erectors, Inc.)		05-D-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G707	#930	Closed	WS 13-J-4 SALT BUILDING	0	Closeout	Ben Striegel	Ben Striegel		13-J-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
AIA G706A	#929	Closed	WS 13-J-3 SALT BUILDING	0	Closeout	Ben Striegel	Ben Striegel		13-J-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G707	#928	Closed	WS 01-J-4 CONSTRUCTION CLEANING	0	Closeout	Janelle Bittmann (Wild Cat Cleaning Services, LLC)	Janelle Bittmann (Wild Cat Cleaning Services, LLC)		01-J-002		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706	#927	Closed	WS 05-D-2 MISC. METALS - INSTALL	0	Closeout	Randy Pawlicki (Patriot Erectors, Inc.)	Randy Pawlicki (Patriot Erectors, Inc.)		05-D-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706A	#926	Closed	WS 05-D-3 MISC. METALS - INSTALL	0	Closeout	Randy Pawlicki (Patriot Erectors, Inc.)	Randy Pawlicki (Patriot Erectors, Inc.)		05-D-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706	#925	Closed	WS 14-A-2 LIGHT DUTY VEHICLE LIFTS	0	Closeout	Austin Truso	Austin Truso		14-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706A	#924	Closed	WS 14-A-3 LIGHT DUTY VEHICLE LIFTS	0	Closeout	Austin Truso	Austin Truso		14-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G707	#923	Closed	WS 14-A-4 LIGHT DUTY VEHICLE LIFTS	0	Closeout	Austin Truso	Austin Truso		14-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706	#922	Closed	WS 14-B-2 HEAVY DUTY VEHICLE LIFTS	0	Closeout	Austin Truso	Austin Truso		14-B-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706A	#921	Closed	WS 14-B-3 HEAVY DUTY VEHICLE LIFTS	0	Closeout	Austin Truso	Austin Truso		14-B-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G707	#920	Closed	WS 14-B-4 HEAVY DUTY VEHICLE LIFTS	0	Closeout	Austin Truso	Austin Truso		14-B-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706	#919	Closed	WS 21-A-2 FIRE SUPPRESSION	0	Closeout	NOVA Fire Protection, Inc	NOVA Fire Protection, Inc		21-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706A	#918	Closed	WS 21-A-3 FIRE SUPPRESSION	0	Closeout	NOVA Fire Protection, Inc	NOVA Fire Protection, Inc		21-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G707	#917	Closed	WS 21-A-4 FIRE SUPPRESSION	0	Closeout	NOVA Fire Protection, Inc	NOVA Fire Protection, Inc		21-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706A	#916	Closed	WS 01-J-3 CONSTRUCTION CLEANING	0	Closeout	Janelle Bittmann (Wild Cat Cleaning Services, LLC)	Janelle Bittmann (Wild Cat Cleaning Services, LLC)		01-J-002		Approved Rachel Struckman (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
AIA G706	#915	Closed	WS 01-J-2 CONSTRUCTION CLEANING	0	Closeout	Janelle Bittmann (Wild Cat Cleaning Services, LLC)	Janelle Bittmann (Wild Cat Cleaning Services, LLC)		01-J-002		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706	#914	Closed	WS 03-B-2 STRUCTURAL PRECAST	0	Closeout	Ryan Bednar (Molin Concrete Products)	Ryan Bednar (Molin Concrete Products)		03-B-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G707	#913	Closed	WS 03-B-4 STRUCTURAL PRECAST	0	Closeout	Ryan Bednar (Molin Concrete Products)	Ryan Bednar (Molin Concrete Products)		03-B-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706A	#912	Closed	WS 03-B-3 STRUCTURAL PRECAST	0	Closeout	Ryan Bednar (Molin Concrete Products)	Ryan Bednar (Molin Concrete Products)		03-B-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
Irrigation As-Built	#911	Closed	328400 PLANTING IRRIGATION	0	Closeout	Joe Grygelko (Autumn Ridge Landscaping, Inc.)	Joe Grygelko (Autumn Ridge Landscaping, Inc.)		32-F-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706	#910	Closed	WS 32-D-2 FENCE	0	Closeout	Nate Schwaab (Peterson Companies, Inc.)	Nate Schwaab (Peterson Companies, Inc.)		32-D-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706A	#909	Closed	WS 32-D-3 FENCE	0	Closeout	Nate Schwaab (Peterson Companies, Inc.)	Nate Schwaab (Peterson Companies, Inc.)		32-D-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
Control System Screen Layout Submittal	#908	Closed	274100 AUDIO VISUAL SYSTEMS	0	Submittal	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)		26-A-001	• Furnish as Corrected Jason Anderson (True North Consulting Group) • Make Corrections Noted Architect by Michael Healy (BKV Group)	Furnish as Corrected Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706	#907	Closed	WS 13-I-2 METAL BUILDING SYSTEM	0	Closeout	Ebert Construction	Ebert Construction		13-I-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G706A	#906	Closed	WS 13-I-3 METAL BUILDING SYSTEM	0	Closeout	Ebert Construction	Ebert Construction		13-I-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
AIA G707	#905	Closed	WS 13-I-4 METAL BUILDING SYSTEM	0	Closeout	Ebert Construction	Ebert Construction		13-I-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
Mezzanine Gates/Closure Plates on Plank in Room 1263/1264 per PCO 68/PR 28 Shop Drawings	#904	Closed	055000 METAL FABRICATIONS	0	Submittal	Randy Pawlicki (Patriot Erectors, Inc.)	Randy Pawlicki (Patriot Erectors, Inc.)		05-D-001	• No Exceptions Taken Andrew Cooper (Oertel Architects, Ltd.) • Approved as Noted Architect by Michael Healy (BKV Group)	Approved as Noted Rachel Struckman (Kraus-Anderson Construction Company)
Display Case Frames in Corridor C2 Shop Drawings	#903	Closed	109000 MISCELLANEOUS SPECIALTIES	0	Submittal	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001	• Approved as Noted Architect by Michael Healy (BKV Group)	Approved as Noted Rachel Struckman (Kraus-Anderson Construction Company)
Lobby Wood Paneling Shop Drawings - Revised	#902	Closed	064000 ARCHITECTURAL WOODWORK	0	Submittal	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001	• Make Corrections Noted Architect by Rachel Struckman (Kraus-Anderson Construction Company)	Make Corrections Noted Rachel Struckman (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
Cold Storage Overhead Doors	#901	Closed	083600 SECTIONAL OVERHEAD DOORS	0	Shop Drawings	Steve Boyer (Star Equipment)	Steve Boyer (Star Equipment)		08-D-001	Make Corrections Noted Architect by Michael Healy (BKV Group)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)
ADA Room Signs/Dusted Crystal Film Samples	#900	Closed	101400 SIGNAGE	0	Submittal	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001	Make Corrections Noted Architect by Michael Healy (BKV Group)	Make Corrections Noted Rachel Struckman (Kraus-Anderson Construction Company)
Electrical Panel Schedules	#899	Closed	260500 GENERAL REQUIREMENTS	0	Submittal	Daniel thury (Muska Electric Company)	Daniel thury (Muska Electric Company)		26-A-001	- Reviewed John Krebs - Approved Architect by Michael Healy (BKV Group)	Approved Rachel Struckman (Kraus-Anderson Construction Company)
Security Gates Product Data/Shop Drawings	#898	Closed	109000 MISCELLANEOUS SPECIALTIES	0	Submittal	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001	Approved Architect by Michael Healy (BKV Group)	Approved Rachel Struckman (Kraus-Anderson Construction Company)
Wall Graphic Panels	#897	Closed	097200 WALL COVERINGS	0	Shop Drawings	Duwayne Reinhardt	Duwayne Reinhardt			Make Corrections Noted Architect by Michael Healy (BKV Group)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)
Navy Island Samples	#896	Closed	095423 LINEAR METAL CEILINGS	1	Samples	Tom Piccione (Sonus Interiors, Inc.)	Tom Piccione (Sonus Interiors, Inc.)		09-C-001	Approved as Noted Architect by Michael Healy (BKV Group)	Approved Rachel Struckman (Kraus-Anderson Construction Company)
Piping Submittal per PR 25	#895	Closed	331000 WATER UTILITIES	0	PD and SD	Bill Thibault (Removed)	Bill Thibault (Removed)		31-A-001	- Make Corrections Noted John Penshorn - Make Corrections Noted Architect by Michael Healy (BKV Group)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)
Rosemount P&P Works - 27 62 00 - Electronic Access Control Systems, 3.18.24, Rev0	#894	Closed	276200 ELECTRONIC ACCESS CONTROL SYSTEM	0	Submittal	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)			- Furnish as Corrected Jason Anderson (True North Consulting Group) - Make Corrections Noted Architect by Michael Healy (BKV Group)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)
Rosemount P&P Works - 27 64 00 - Video Surveillance System, 3.18.24, Rev0	#893	Closed	276400 VIDEO SURVEILLANCE SYSTEM	0	Submittal	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)			- Furnish as Corrected Jason Anderson (True North Consulting Group) - Make Corrections Noted Architect by Michael Healy (BKV Group)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)
Draft Key Schedule	#892	Open Reviewed	081113 HOLLOW METAL DOORS AND FRAMES	0	Schedule	Lee Kriskovich (Twin City Hardware Company)	Mathias Tobin (Kraus-Anderson Construction Company)			For Record Only Architect by Michael Healy (BKV Group)	
Garage Lube Piping System	#891	Closed	221613 GARAGE LUBE PIPING SYSTEM	0	Submittal	Kasey Lange (RJ Mechanical, Inc.)	Kasey Lange (RJ Mechanical, Inc.)			- Reviewed Brian Ringsven - Approved as Noted Architect by Michael Healy (BKV Group)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)
Salt - Fabric Sample	#890	Closed	131000 PRE-ENGINEERED FABRIC COVERED BUILDING	0	Submittal	Ben Striegel	Ben Striegel		13-J-001	- No Exceptions Taken Andrew Cooper (Oertel Architects, Ltd.) - Approved Architect by John Stark (Removed)	Reviewed Rachel Struckman (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPDP Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
Canopy Samples	#889	Closed	11-B Canopy, Fueling, and Tank Systems	0	Samples	Adam Johnson (Zahl-Petroleum Maintenance Company)	Adam Johnson (Zahl-Petroleum Maintenance Company)			- Make Corrections Noted Andrew Cooper (Oertel Architects, Ltd.) - Approved as Noted Architect by John Stark (Removed)	Review Comments Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)
Resinous Flooring Samples	#888	Closed	096723 RESINOUS FLOORING	0	Samples	Multiple Concepts Interiors, Inc.	Multiple Concepts Interiors, Inc.			Approved Architect by John Stark (Removed)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)
Glazed Aluminum Curtain Wall Shop Drawings - RESUBMITTAL	#887	Closed	084413 GLAZED ALUMINUM CURTAIN WALLS	0	Submittal	Kyle Paulson (United Glass, Inc.)	Kyle Paulson (United Glass, Inc.)		08-F-001	Approved as Noted Architect by John Stark (Removed)	Make Corrections Noted Rachel Struckman (Kraus-Anderson Construction Company)
Salt - Foundation Shop Drawings	#886	Closed	13-J Salt Building	1	Shop Drawings	Ben Striegel	Ben Striegel		13-J-001	Approved Architect by John Stark (Removed)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
Waterstop	#885	Closed	033000 CAST-IN-PLACE CONCRETE	0	Product Data	Erik Peterson (Hollenback & Nelson, Inc.)	Erik Peterson (Hollenback & Nelson, Inc.)		03-A-001	Approved Architect by John Stark (Removed)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)
Hydronic Piping - Victaulic	#884	Closed	232113 HYDRONIC PIPING	0	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	- Reviewed as Noted Brian Ringsven - Approved as Noted Architect by John Stark (Removed)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)
Waterproofing for Wash Bay	#883	Closed	033000 CAST-IN-PLACE CONCRETE	0	Product Data	Erik Peterson (Hollenback & Nelson, Inc.)	Erik Peterson (Hollenback & Nelson, Inc.)			Approved Architect by John Stark (Removed)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)
Lube Reel Support Shop Drawing	#882	Closed	055000 METAL FABRICATIONS	0	Submittal	Terry Thornberg (Tru-Steel Services and Erection, LLC)	Terry Thornberg (Tru-Steel Services and Erection, LLC)		05-C-001	Approved Architect by John Stark (Removed)	Reviewed Rachel Struckman (Kraus-Anderson Construction Company)
Quik-Shield 112XC Cold-Weather Spray Foam Product Data	#881	Closed	072100 THERMAL INSULATION	0	Submittal	Charlie Howe (Custom Drywall, Inc.)	Charlie Howe (Custom Drywall, Inc.)		09-A-001	Approved Architect by John Stark (Removed)	Reviewed Rachel Struckman (Kraus-Anderson Construction Company)
Brine room drain	#880	Closed	221319 Sanitary Waste Piping Specialties	0	Submittal	Kasey Lange (RJ Mechanical, Inc.)	Kasey Lange (RJ Mechanical, Inc.)		22-A-001	- Not Reviewed Brian Ringsven - Approved Architect by John Stark (Removed)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)
Ships Ladder Shop Drawings	#879	Closed	055000 METAL FABRICATIONS	0	Shop Drawings	Terry Thornberg (Tru-Steel Services and Erection, LLC)	Terry Thornberg (Tru-Steel Services and Erection, LLC)		05-A-001	For Record Only Architect by John Stark (Removed)	For Record Only Mathias Tobin (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPDP Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
Expansion Fittings and Loops	#878	Closed	230516 EXPANSION FITTINGS AND LOOPS FOR HVAC PIPING	0	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	- Reviewed Brian Ringsven - Approved as Noted Architect by John Stark (Removed)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)
COMMUNICATION EQUIPMENT ROOMS	#877	Closed	271100 COMMUNICATIONS EQUIPMENT ROOMS	0	Submittal	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)		26-A-001	- Furnish as Corrected Jason Anderson (True North Consulting Group) - Approved as Noted Architect by John Stark (Removed)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)
PATHWAYS FOR TECHNOLOGY SYSTEMS	#876	Closed	270528 PATHWAYS FOR TECHNOLOGY SYSTEMS	0	Submittal	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)		26-A-001	- Furnish as Corrected Jason Anderson (True North Consulting Group) - Approved as Noted Architect by John Stark (Removed)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)
COMMUNICATIONS BACKBONE CABLING	#875	Closed	271300 BACKBONE COMMUNICATIONS CABLING	0	Submittal	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)		26-A-001	- Reviewed Jason Anderson (True North Consulting Group) - Approved as Noted Architect by John Stark (Removed)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)
HVAC Pipe Insulation	#874	Closed	230700 HVAC INSULATION	0	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	- Reviewed Brian Ringsven - Approved as Noted Architect by John Stark (Removed)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)
Underground Hydronic Piping	#873	Closed	232113.13 UNDERGROUND HYDRONIC PIPING	0	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	- Reviewed Brian Ringsven - Approved as Noted Architect by John Stark (Removed)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)
Enclosed Switches & Controllers Submittal	#872	Closed	262816.16 ENCLOSED SWITCHES	0	Submittal	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)			- Reviewed John Krebs - Approved as Noted Architect by John Stark (Removed)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)
Rooftop Duct Supports	#871	Closed	233113 METAL DUCTS	0	Shop Drawings	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)			- Reviewed as Noted Brian Ringsven - Approved as Noted Architect by John Stark (Removed)	Review Comments Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)
Condensing Units (FCU) Product Data/Shop Drawings - REVISED	#870	Closed	238219 FAN COIL UNITS	0	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	- Reviewed Brian Ringsven - Approved as Noted Architect by John Stark (Removed)	Reviewed Rachel Struckman (Kraus-Anderson Construction Company)
Indoor, Direct Gas-Fired Heating and Ventilating Product Data/Shop Drawings - REVISED	#869	Closed	237339 INDOOR, DIRECT GAS- FIRED HEATING AND VENTILATING	0	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	- Reviewed Brian Ringsven - Approved as Noted Architect by John Stark (Removed)	Reviewed Rachel Struckman (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPDP Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
Packaged, Outdoor, Central-Station Air Handling Product Data/ Shop Drawings - REVISED	#868	Closed	237413 PACKAGED, OUTDOOR, CENTRAL-STATION AIR-HANDLING	0	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	- Reviewed Brian Ringsven - Approved as Noted Architect by John Stark (Removed)	Reviewed Rachel Struckman (Kraus-Anderson Construction Company)
Fire Detection & Alarm Submittals	#867	Closed	284600 FIRE DETECTION AND ALARM	0	Submittal	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)			- Reviewed John Krebs - Approved as Noted Architect by John Stark (Removed)	Reviewed Rachel Struckman (Kraus-Anderson Construction Company)
Diamond Dowels	#866	Closed	033000 CAST-IN-PLACE CONCRETE	0	Product Data	Erik Peterson (Hollenback & Nelson, Inc.)	Erik Peterson (Hollenback & Nelson, Inc.)			Approved Architect by John Stark (Removed)	No Exceptions Taken Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)
Cold-Formed Metal Framing Shop Drawings - Field Use	#865	Closed	054000 COLD-FORMED METAL FRAMING	0	Submittal	Charlie Howe (Custom Drywall, Inc.)	Charlie Howe (Custom Drywall, Inc.)		09-A-001	For Record Only Architect by John Stark (Removed)	For Record Only Rachel Struckman (Kraus-Anderson Construction Company)
Outdoor Rooftop Ducts Product Data REVISION	#864	Closed	233113 METAL DUCTS	0	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	- Reviewed Brian Ringsven - Approved Architect by John Stark (Removed)	Reviewed Rachel Struckman (Kraus-Anderson Construction Company)
High Density Storage Shop Drawings	#863	Closed	105626 High Density Storage System	0	Submittal	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001	Approved as Noted Architect by John Stark (Removed)	Make Corrections Noted Rachel Struckman (Kraus-Anderson Construction Company)
GROUNDING AND BONDING FOR COMMUNICATION SYSTEMS	#862	Closed	270526 GROUNDING AND BONDING FOR COMMUNICATIONS SYSTEMS	0	Submittal	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)			- Reviewed Jason Anderson (True North Consulting Group) - Approved as Noted Architect by John Stark (Removed)	Reviewed Rachel Struckman (Kraus-Anderson Construction Company)
Interbuilding OSP Backbone Cabling and Pathway	#861	Closed	271323 INTERBUILDING OSP BACKBONE CABLING & PATHWAY	0	Submittal	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)			- Reviewed Jason Anderson (True North Consulting Group) - Approved as Noted Architect by John Stark (Removed)	Reviewed Rachel Struckman (Kraus-Anderson Construction Company)
COMMUNICATIONS HORIZONTAL CABLING	#860	Closed	271500 HORIZONTAL UTP CABLING	0	Submittal	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)			- Furnish as Corrected Jason Anderson (True North Consulting Group) - Approved as Noted Architect by John Stark (Removed)	Make Corrections Noted Rachel Struckman (Kraus-Anderson Construction Company)
COMMUNICATIONS CONNECTING CORDS	#859	Closed	271600 COMMUNICATIONS CONNECTING CORDS	0	Submittal	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)			- Approved as Noted Jason Anderson (True North Consulting Group) - Approved as Noted Architect by John Stark (Removed)	Make Corrections Noted Rachel Struckman (Kraus-Anderson Construction Company)
CATV RF DISTRIBUTION SYSTEM	#858	Closed	271700 CATV RF DISTRIBUTION SYSTEM	0	Submittal	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)			- Furnish as Corrected Jason Anderson (True North Consulting Group) - Approved as Noted Architect by John Stark (Removed)	Make Corrections Noted Rachel Struckman (Kraus-Anderson Construction Company)
Laboratory Fume Hoods	#857	Closed	115313 LABORATORY FUME HOODS	0	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)			- For Record Only Brian Ringsven - Make Corrections Noted Architect by Michael Healy (BKV Group)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
Rosemount Pour Schedule	#856	Closed	033000 CAST-IN-PLACE CONCRETE	0	Shop Drawings	Erik Peterson (Hollenback & Nelson, Inc.)	Erik Peterson (Hollenback & Nelson, Inc.)			Approved as Noted Architect by John Stark (Removed)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)
CMU and Exterior Concrete Sealants	#855	Closed	079200 JOINT SEALANTS	0	Product Data	Erik Peterson (Hollenback & Nelson, Inc.)	Erik Peterson (Hollenback & Nelson, Inc.)			Approved as Noted Architect by John Stark (Removed)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)
AD Systems Samples	#854	Closed	083400 SPECIAL FUNCTION DOORS	0	Samples	Lee Kriskovich (Twin City Hardware Company)	Lee Kriskovich (Twin City Hardware Company)		08-A-001	Approved Architect by Michael Healy (BKV Group)	Approved Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)
Salt - Fabric Shop Drawings	#853	Closed	131000 PRE-ENGINEERED FABRIC COVERED BUILDING	0	Shop Drawings	Ben Striegel	Ben Striegel		13-J-001	For Record Only Architect by Michael Healy (BKV Group)	For Record Only Mathias Tobin (Kraus-Anderson Construction Company)
Plumbing Insulation	#852	Closed	220700 Plumbing Insulation	0	Submittal	Kasey Lange (RJ Mechanical, Inc.)	Kasey Lange (RJ Mechanical, Inc.)			- Reviewed Brian Ringsven - Approved as Noted Architect by Michael Healy (BKV Group)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)
Duct Insulation	#851	Closed	230700 HVAC INSULATION	0	Product Data	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)			- Reviewed Brian Ringsven - Approved as Noted Architect by Michael Healy (BKV Group)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)
SLEEVES AND SLEEVE SEALS	#850	Closed	230517 SLEEVES AND SLEEVE SEALS FOR HVAC PIPING	0	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)			- Reviewed Brian Ringsven - Approved Architect by Michael Healy (BKV Group)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
230923 - Direct-digital Control System HVAC Submittal	#849	Closed	230923 DIRECT-DIGITAL CONTROL SYSTEM FOR HVAC	1	Submittal	Eric Johnson (Northern Air Corporation dba NAC Mechanical & Electrical Services)	Eric Johnson (Northern Air Corporation dba NAC Mechanical & Electrical Services)			- Reviewed as Noted Brian Ringsven - Approved as Noted Architect by John Stark (Removed)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)
AD Systems Shop Drawings	#848	Closed	083400 SPECIAL FUNCTION DOORS	0	Shop Drawings	Lee Kriskovich (Twin City Hardware Company)	Lee Kriskovich (Twin City Hardware Company)		08-A-001	Make Corrections Noted Michael Healy (BKV Group)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)
Louver Color Chart	#847	Closed	233724 LOUVERS	0	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	Make Corrections Noted Michael Healy (BKV Group)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)
Cold Formed Framing Product Data	#846	Closed	054000 COLD-FORMED METAL FRAMING	0	Product Data	Charlie Howe (Custom Drywall, Inc.)	Charlie Howe (Custom Drywall, Inc.)		09-A-001	Approved Michael Healy (BKV Group)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
Rebar Shop Drawings-Cold Storage Building	#845	Closed	033000 CAST-IN-PLACE CONCRETE	0	Shop Drawings	Erik Peterson (Hollenback & Nelson, Inc.)	Erik Peterson (Hollenback & Nelson, Inc.)			Approved as Noted Michael Healy (BKV Group)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)
RTU Equipment - Screen Color Samples	#844	Closed	237413 PACKAGED, OUTDOOR, CENTRAL-STATION AIR-HANDLING	0	Samples	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	Make Corrections Noted Michael Healy (BKV Group)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)

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Page 32 of 82

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
Detention Doors and Frames Questions	#843	Closed	083463 DETENTION DOORS AND FRAMES	0	Other	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001	Make Corrections Noted Michael Healy (BKV Group)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)
Security Glass in Detention Door Lites	#842	Closed	088853 SECURITY GLAZING	0	PD and SD	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001	Make Corrections Noted Michael Healy (BKV Group)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)
Domestic Water Piping Specialties - Product Data	#841	Closed	221119 DOMESTIC WATER PIPING SPECIALTIES	0	Submittal	Kasey Lange (RJ Mechanical, Inc.)	Kasey Lange (RJ Mechanical, Inc.)			- Reviewed as Noted Brian Ringsven - Make Corrections Noted Michael Healy (BKV Group)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)
Domestic Water Piping - Product Data	#840	Closed	221116 Domestic Water Piping	0	Submittal	Kasey Lange (RJ Mechanical, Inc.)	Kasey Lange (RJ Mechanical, Inc.)			- Reviewed Brian Ringsven - Approved Michael Healy (BKV Group)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
Type D Coronet Factory Drawings	#839	Closed	265100 INTERIOR LIGHTING	0	Product Data	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)			- Reviewed John Krebs - Approved Michael Healy (BKV Group)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
Gun Range Shop Drawings	#838	Closed	11-K Gun Range	0	Shop Drawings	Action Target, Inc.	Action Target, Inc.		11-K-001	Make Corrections Noted Michael Healy (BKV Group)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)
Sound Door Shop Drawings	#837	Closed	083473.14 METAL SOUND CONTROL DOOR ASSEMBLIES	0	Shop Drawings	Lee Kriskovich (Twin City Hardware Company)	Lee Kriskovich (Twin City Hardware Company)		08-A-001	Make Corrections Noted Michael Healy (BKV Group)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)
Aggregate Base Course	#836	Closed	321123 AGGREGATE BASE COURSES	0	Product Data	Turner Moen (Removed)	Turner Moen (Removed)			- Reviewed John Penshorn - Approved Michael Healy (BKV Group) - For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
Facility Natural Gas Piping	#835	Closed	221523 Facility Natural Gas Piping	0	Submittal	Kasey Lange (RJ Mechanical, Inc.)	Kasey Lange (RJ Mechanical, Inc.)			- Reviewed as Noted Brian Ringsven - Make Corrections Noted Michael Healy (BKV Group)	Reviewed as Noted Mathias Tobin (Kraus-Anderson Construction Company)
Alternate Storm Structure #1 per RFI#9	#834	Closed	334000 STORM DRAINAGE UTILITIES	0	Shop Drawings	Turner Moen (Removed)	Turner Moen (Removed)			- Reviewed as Noted John Penshorn - Make Corrections Noted Architect by Michael Healy (BKV Group)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)
Rosemount Police & Public Works, Structural Steel Drawings for Approval (areas D, E & F)	#833	Closed	051200 STRUCTURAL STEEL FRAMING	0	Shop Drawings	Joshua Miedema (Construction Systems, Inc.)	Joshua Miedema (Construction Systems, Inc.)			- Approved as Noted Jake Jacobsen (Removed) - For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)
LRFD Joist Calcs - ASI 1	#832	Closed	05-A Structural Steel - Material Only	0	Submittal	perry haberer (Construction Systems, Inc.)	perry haberer (Construction Systems, Inc.)		05-A-001	- For Record Only Michael Healy (BKV Group) - For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	For Record Only Mathias Tobin (Kraus-Anderson Construction Company)
Preliminary Arc Flash Study	#831	Closed	262300 LOW-VOLTAGE SWITCHGEAR	0	Reports	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)		26-A-001	- Reviewed as Noted John Krebs - Approved as Noted Michael Healy (BKV Group) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)
Rebar Shop Drawings- Granular Storage and Wash Bay	#830	Closed	033000 CAST-IN-PLACE CONCRETE	0	Shop Drawings	Erik Peterson (Hollenback & Nelson, Inc.)	Erik Peterson (Hollenback & Nelson, Inc.)			- Make Corrections Noted Michael Healy (BKV Group) - For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
Dampers	#829	Closed	233300 AIR DUCT ACCESSORIES	0	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)			- Reviewed Brian Ringsven - Approved Michael Healy (BKV Group) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
SOUND ATTENUATORS	#828	Closed	23-A HVAC	0	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)			- Reviewed Brian Ringsven - Approved as Noted Architect by Michael Healy (BKV Group)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)
SECURITY BARS	#827	Closed	23-A HVAC	0	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)			- Reviewed Brian Ringsven - Approved Michael Healy (BKV Group) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
Crane Critical Pick Forms	#825	Closed	034100 PLANT-PRECAST STRUCTURAL CONCRETE	0	Other	Ryan Bednar (Molin Concrete Products)	Ryan Bednar (Molin Concrete Products)			- For Record Only Michael Healy (BKV Group) - For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	For Record Only Mathias Tobin (Kraus-Anderson Construction Company)
Cavity Insulation-INSUL-2B	#822	Closed	042000 UNIT MASONRY	0	Product Data	Erik Peterson (Hollenback & Nelson, Inc.)	Erik Peterson (Hollenback & Nelson, Inc.)			- Approved as Noted Michael Healy (BKV Group) - For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)
Concrete Color Chart	#821	Required Waiting for Submission	321316 DECORATIVE CONCRETE PAVING	0	Product Data	Erik Peterson (Hollenback & Nelson, Inc.)	Erik Peterson (Hollenback & Nelson, Inc.)	Aug 31, 2023 (746 days late)			
Curb and Gutter Mix Designs	#820	Closed	321613 CONCRETE CURBS AND GUTTERS	0	Product Data	Erik Peterson (Hollenback & Nelson, Inc.)	Erik Peterson (Hollenback & Nelson, Inc.)			- Reviewed John Penshorn - Reviewed Angelina LaPorte (Removed)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
Bollards	#819	Closed	055000 METAL FABRICATIONS	0	Shop Drawings	Erik Peterson (Hollenback & Nelson, Inc.)	Erik Peterson (Hollenback & Nelson, Inc.)			- Make Corrections Noted Michael Healy (BKV Group) - For Record Only Angelina LaPorte (Removed)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)
Passing Bacteria Test #2	#818	Closed	331000 WATER UTILITIES	0	Reports	Turner Moen (Removed)	Turner Moen (Removed)			- Reviewed John Penshorn - Reviewed Angelina LaPorte (Removed)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
Snowmelt	#817	Closed	238316 RADIANT-HEATING HYDRONIC PIPING	0	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)			- Reviewed as Noted Brian Ringsven - Reviewed as Noted Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed as Noted Mathias Tobin (Kraus-Anderson Construction Company)
RTU Equipment Screens	#816	Closed	237413 PACKAGED, OUTDOOR, CENTRAL-STATION AIR-HANDLING	0	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)			- Reviewed as Noted Brian Ringsven - Reviewed as Noted Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed as Noted Mathias Tobin (Kraus-Anderson Construction Company)
Radiant Heaters - Infrared	#815	Closed	235524 GAS FIRED RADIANT HEATERS	0	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)			- Reviewed Brian Ringsven - Reviewed Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
Outdoor Rooftop Ducts	#814	Closed	233113 METAL DUCTS	0	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)			- Reviewed Brian Ringsven - Reviewed Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
Hydronic Piping Specialties Additional	#813	Closed	232116 HYDRONIC PIPING SPECIALTIES	0	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)			- Reviewed Brian Ringsven - Reviewed Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
General Duty Valves	#812	Closed	230523 GENERAL-DUTY VALVES FOR HVAC PIPING	0	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)			- Reviewed Brian Ringsven - Reviewed Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPDP Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
Filter Banks	#811	Closed	23-A HVAC	0	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)			- Reviewed Brian Ringsven - Reviewed Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
Passing Bacteria Test #1	#809	Closed	331000 WATER UTILITIES	0	Reports	Turner Moen (Removed)	Turner Moen (Removed)			- Reviewed John Penshorn - Reviewed Angelina LaPorte (Removed)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
Molin Crane Plan & Crane Rigger Loads	#808	Closed	034500 ARCHITECTURAL PRECAST CONCRETE	1	Other	Ryan Bednar (Molin Concrete Products)	Ryan Bednar (Molin Concrete Products)			Not Reviewed Angelina LaPorte (Removed)	Not Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
Precast Joint Sealant Layout	#807	Closed	079200 JOINT SEALANTS	0	Submittal	Ryan Bednar (Molin Concrete Products)	Ryan Bednar (Molin Concrete Products)			- Make Corrections Noted Michael Healy (BKV Group) - For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)
General Duty Valves for Plumbing Piping	#806	Closed	220523 General Duty Valves for Plumbing Piping	0	Product Data	Kasey Lange (RJ Mechanical, Inc.)	Kasey Lange (RJ Mechanical, Inc.)			- Reviewed Brian Ringsven - Reviewed Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
Type F5 Light Fixture Submittal	#805	Closed	265100 INTERIOR LIGHTING	0	Product Data	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)			- Reviewed as Noted John Krebs - Reviewed as Noted Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed as Noted Mathias Tobin (Kraus-Anderson Construction Company)
Final "For Construction" Precast Plans	#804	Closed	034100 PLANT-PRECAST STRUCTURAL CONCRETE	0	Shop Drawings	Ryan Bednar (Molin Concrete Products)	Ryan Bednar (Molin Concrete Products)			- For Record Only Michael Healy (BKV Group) - For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	For Record Only Mathias Tobin (Kraus-Anderson Construction Company)
Moisture Barrier	#803	Closed	074213 FORMED METAL WALL PANELS	0	Product Data	Bruce Reed (Division V Sheet Metal, Inc.)	Bruce Reed (Division V Sheet Metal, Inc.)		07-F-001	Approved as Noted Angelina LaPorte (Removed)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)
Precast Form Liner	#802	Closed	034500 ARCHITECTURAL PRECAST CONCRETE	0	Mockup	Ryan Bednar (Molin Concrete Products)	Ryan Bednar (Molin Concrete Products)		03-B-001	Approved Angelina LaPorte (Removed)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
Structural Steel Drawings for Approval (areas A, B & C only)	#801	Closed	051200 STRUCTURAL STEEL FRAMING	0	Submittal	Joshua Miedema (Construction Systems, Inc.)	Joshua Miedema (Construction Systems, Inc.)			Approved as Noted Angelina LaPorte (Removed)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)
Joist & Deck Drawings for Approval	#800	Closed	052100 STEEL JOIST FRAMING	0	Submittal	Joshua Miedema (Construction Systems, Inc.)	Joshua Miedema (Construction Systems, Inc.)			Approved as Noted Angelina LaPorte (Removed)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)
Sanitary Waste and Vent Piping	#799	Closed	221316 Sanitary Waste and Vent Piping	0	Product Data	Kasey Lange (RJ Mechanical, Inc.)	Kasey Lange (RJ Mechanical, Inc.)			- Reviewed Brian Ringsven - Reviewed Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
Light Pole Base Concrete	#798	Closed	26-A Electrical & Low Voltage	0	Shop Drawings	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)			Approved Angelina LaPorte (Removed)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
Identification	#797	Closed	230553 IDENTIFICATION	0	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)			- Reviewed Brian Ringsven - Reviewed Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
Hangers and Supports	#795	Closed	230529 HANGERS AND SUPPORTS	0	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)			- Reviewed Brian Ringsven - Reviewed Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
Meters and Gages	#794	Closed	230519 METERS AND GAGES FOR HVAC PIPING	0	Product Data	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)			- Reviewed Brian Ringsven - Reviewed Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
Wattstopper Occupancy Sensors for Ventilation System	#793	Closed	26-A Electrical & Low Voltage	0	Product Data	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)			- Reviewed John Krebs - Reviewed Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
Metal wall & Soffit Panel Samples	#792	Closed	074213 FORMED METAL WALL PANELS	0	Samples	Chris Deal (Division V Sheet Metal, Inc.)	Chris Deal (Division V Sheet Metal, Inc.)			- Make Corrections Noted Michael Healy (BKV Group) - For Record Only Angelina LaPorte (Removed)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)
Air King Industrial Fan Submittal	#791	Closed	26-A Electrical & Low Voltage	0	Product Data	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)			- Reviewed John Krebs - Reviewed Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
USB Receptacle Submittal	#790	Closed	262726 WIRING DEVICES	0	Product Data	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)			- Reviewed John Krebs - Reviewed Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
Heat Trace Submittals	#789	Closed	26-A Electrical & Low Voltage	0	Product Data	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)			- Reviewed John Krebs - Reviewed Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
Floor Box Submittal	#788	Closed	262726 WIRING DEVICES	0	Product Data	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)			- Reviewed John Krebs - Reviewed Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
EV Charger Submittal	#787	Closed	26-A Electrical & Low Voltage	0	Product Data	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)			- Reviewed John Krebs - Reviewed Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
EnviroFan Ceiling Fan Submittals	#786	Closed	26-A Electrical & Low Voltage	0	Product Data	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)			- Reviewed John Krebs - Reviewed Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
PATHWAYS FOR TECHNOLOGY SYSTEMS	#785	Closed	270528 PATHWAYS FOR TECHNOLOGY SYSTEMS	0	Product Data	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)		26-A-001	- Approved as Noted Jason Anderson (True North Consulting Group) - Approved as Noted Architect by John Stark (Removed)	Make Corrections Noted Ken Francois (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)
Trench drains	#784	Closed	221319 Sanitary Waste Piping Specialties	0	Submittal	Kasey Lange (RJ Mechanical, Inc.)	Kasey Lange (RJ Mechanical, Inc.)			- Reviewed Brian Ringsven - Reviewed Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
Identification for Plumbing	#783	Closed	220553 Identification for Plumbing	0	Submittal	Kasey Lange (RJ Mechanical, Inc.)	Kasey Lange (RJ Mechanical, Inc.)			- Reviewed Brian Ringsven - Reviewed Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
Hangers and Supports for Plumbing	#782	Closed	220529 Hangers and Supports for Plumbing	0	Submittal	Kasey Lange (RJ Mechanical, Inc.)	Kasey Lange (RJ Mechanical, Inc.)			- Reviewed Brian Ringsven - Reviewed Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
Meters and Gauges for Plumbing	#781	Closed	220519 METERS AND GAGES FOR PLUMBING PIPING	0	Submittal	Kasey Lange (RJ Mechanical, Inc.)	Kasey Lange (RJ Mechanical, Inc.)			- Reviewed Brian Ringsven - Reviewed Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
221319 - Sanitary Waste Piping Specialties	#780	Closed	221319 Sanitary Waste Piping Specialties	1	Product Data	Kasey Lange (R) Mechanical, Inc.)	Kasey Lange (R) Mechanical, Inc.)			- Reviewed as Noted Brian Ringsven - Reviewed as Noted Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed as Noted Mathias Tobin (Kraus-Anderson Construction Company)
Flat Panel Baseboard Radiators Color Chart	#779	Closed	238213 FLAT PANEL BASEBOARD RADIATORS	0	Submittal	Kasey Lange (R) Mechanical, Inc.)	Kasey Lange (R) Mechanical, Inc.)		22-A-001	- Reviewed Brian Ringsven - Reviewed Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
Storm Shelter Lid Shoring Shop Drawings	#778	Closed	033000 CAST-IN-PLACE CONCRETE	0	Shop Drawings	Erik Peterson (Hollenback & Nelson, Inc.)	Erik Peterson (Hollenback & Nelson, Inc.)			Not Reviewed Angelina LaPorte (Removed)	For Record Only Mathias Tobin (Kraus-Anderson Construction Company)
Insul-2B	#777	Closed	072100 THERMAL INSULATION	0	Product Data	Chris Deal (Division V Sheet Metal, Inc.)	Chris Deal (Division V Sheet Metal, Inc.)			- Approved Michael Healy (BKV Group) - For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
Mockup Submittal-Part #1	#776	Closed	034500 ARCHITECTURAL PRECAST CONCRETE	0	Submittal	Ryan Bednar (Molin Concrete Products)	Ryan Bednar (Molin Concrete Products)			- Approved as Noted Jake Jacobsen (Removed) - Approved as Noted Angelina LaPorte (Removed) by Ken Francois (Kraus-Anderson Construction Company)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)
Anchor Bolt Drawings for Approval	#775	Closed	051200 STRUCTURAL STEEL FRAMING	0	Shop Drawings	Joshua Miedema (Construction Systems, Inc.)	Joshua Miedema (Construction Systems, Inc.)			- Approved as Noted Jake Jacobsen (Removed) - For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)
Precast Retaining Wall Shop Drawings	#774	Closed	034500 ARCHITECTURAL PRECAST CONCRETE	0	Submittal	Ryan Bednar (Molin Concrete Products)	Ryan Bednar (Molin Concrete Products)		03-B-001	Approved as Noted Angelina LaPorte (Removed)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)
Precast Joint Seal Submittal	#773	Closed	079200 JOINT SEALANTS	0	Submittal	Ryan Bednar (Molin Concrete Products)	Ryan Bednar (Molin Concrete Products)		03-B-001	- Approved as Noted Michael Healy (BKV Group) - For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.3-A - O&M Manuals	#772	Open Submitted	233423 HVAC POWER VENTILATORS	1	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Rachel Struckman (Kraus-Anderson Construction Company)		23-A-001		
1.2-A - Product Data/Shop Drawings	#771	Closed	233423 HVAC POWER VENTILATORS	1	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	- Reviewed Brian Ringsven - Make Corrections Noted Michael Healy (BKV Group) - Make Corrections Noted Architect by Rachel Struckman (Kraus-Anderson Construction Company)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)
3.6-D - Demonstration	#770	Closed	412100 MATERIAL HANDLING EQUIPMENT (OVERHEAD CRANE SYSTE	0	Closeout	Tom Edwards (Superior Crane Corporation)	Tom Edwards (Superior Crane Corporation)		11-D-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.4-D - Warranty	#769	Closed	412100 MATERIAL HANDLING EQUIPMENT (OVERHEAD CRANE SYSTE	0	Closeout	Tom Edwards (Superior Crane Corporation)	Tom Edwards (Superior Crane Corporation)		11-D-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.4-B - O&M Manuals	#768	Closed	412100 MATERIAL HANDLING EQUIPMENT (OVERHEAD CRANE SYSTE	0	Closeout	Tom Edwards (Superior Crane Corporation)	Tom Edwards (Superior Crane Corporation)		11-D-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.3-B - Product Data	#767	Closed	412100 MATERIAL HANDLING EQUIPMENT (OVERHEAD CRANE SYSTE	0	Submittal	Tom Edwards (Superior Crane Corporation)	Tom Edwards (Superior Crane Corporation)		11-D-001	- Make Corrections Noted Andrew Cooper (Oertel Architects, Ltd.) - Make Corrections Noted Architect by John Stark (Removed)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
3.14-A - Warranty	#766	Closed	334713 POND LINERS	0	Closeout	Belair Sitework Services	Belair Sitework Services		31-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-E - As-Builts	#765	Closed	334713 POND LINERS	0	Closeout	Belair Sitework Services	Belair Sitework Services		31-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-B - Product Data/Shop Drawings	#764	Draft	334713 POND LINERS	0	Submittal	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.2-B - Product Data	#763	Draft	334100 SUBDRAINAGE	0	Submittal	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.2-B - Product Data/Shop Drawings	#762	Draft	334000 STORM DRAINAGE UTILITIES	0	Submittal	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.2-C - As-Builts	#761	Closed	333000 SANITARY SEWERAGE	0	Closeout	Belair Sitework Services	Belair Sitework Services		31-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-B - Product Data	#760	Draft	333000 SANITARY SEWERAGE	0	Submittal	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.2-B - Product Data/Shop Drawings	#759	Draft	331000 WATER UTILITIES	0	Submittal	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.2-B - Product Data	#758	Draft	330597 IDENTIFICATION AND SIGNAGE FOR UTILITIES	0	Submittal	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.2-B - Product Data	#757	Draft	330517 ADJUST MISCELLANEOUS STRUCTURES	0	Submittal	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.2-D - Samples	#756	Draft	330505 TRENCHING AND BACKFILLING	0	Samples	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.2-B - Product Data/Test Reports	#755	Draft	330505 TRENCHING AND BACKFILLING	0	Submittal	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
3.7-A - Maintenance Data	#754	Closed	329500 NATIVE GRASSES AND FORBS	0	Closeout	Joe Grygelko (Autumn Ridge Landscaping, Inc.)	Joe Grygelko (Autumn Ridge Landscaping, Inc.)		32-F-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.5-D.1 - Warranty	#753	Required Waiting for Submission	329500 NATIVE GRASSES AND FORBS	0	Closeout	Joe Grygelko (Autumn Ridge Landscaping, Inc.)	Joe Grygelko (Autumn Ridge Landscaping, Inc.)	Dec 6, 2024 (283 days late)	32-F-001		
1.5-C.1 - Schedules	#752	Open Submitted	329500 NATIVE GRASSES AND FORBS	0	Submittal	Joe Grygelko (Autumn Ridge Landscaping, Inc.)	Rachel Struckman (Kraus-Anderson Construction Company)		32-F-001		
1.5-B.4 - Samples	#751	Open Submitted	329500 NATIVE GRASSES AND FORBS	0	Submittal	Joe Grygelko (Autumn Ridge Landscaping, Inc.)	Rachel Struckman (Kraus-Anderson Construction Company)		32-F-001		
1.5-B.1 - Product Data	#750	Required Waiting for Submission	329500 NATIVE GRASSES AND FORBS	0	Submittal	Joe Grygelko (Autumn Ridge Landscaping, Inc.)	Joe Grygelko (Autumn Ridge Landscaping, Inc.)	May 17, 2024 (486 days late)	32-F-001		

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
1.6-A - Special Warranty	#749	Required Waiting for Submission	329300 LANDSCAPING	0	Closeout	Joe Grygelko (Autumn Ridge Landscaping, Inc.)	Joe Grygelko (Autumn Ridge Landscaping, Inc.)	Dec 6, 2024 (283 days late)	32-F-001		
1.4-A - Samples	#748	Open Submitted	329300 LANDSCAPING	0	Submittal	Joe Grygelko (Autumn Ridge Landscaping, Inc.)	Rachel Struckman (Kraus-Anderson Construction Company)		32-F-001		
1.3-E - Maintenance Data	#747	Closed	329300 LANDSCAPING	0	Closeout	Joe Grygelko (Autumn Ridge Landscaping, Inc.)	Joe Grygelko (Autumn Ridge Landscaping, Inc.)		32-F-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.3-B - Samples	#746	Required Waiting for Submission	329300 LANDSCAPING	0	Submittal	Joe Grygelko (Autumn Ridge Landscaping, Inc.)	Joe Grygelko (Autumn Ridge Landscaping, Inc.)	May 17, 2024 (486 days late)	32-F-001		
1.3-A - Product Data/ Certificates	#745	Required Waiting for Submission	329300 LANDSCAPING	0	Submittal	Joe Grygelko (Autumn Ridge Landscaping, Inc.)	Joe Grygelko (Autumn Ridge Landscaping, Inc.)	May 17, 2024 (486 days late)	32-F-001		
1.2-H - Maintenance Data	#744	Required Waiting for Submission	329200 LAWNS AND GRASSES	0	Closeout	Joe Grygelko (Autumn Ridge Landscaping, Inc.)	Joe Grygelko (Autumn Ridge Landscaping, Inc.)	Dec 6, 2024 (283 days late)	32-F-001		
1.2-B - Product Data	#743	Required Waiting for Submission	329200 LAWNS AND GRASSES	0	Submittal	Joe Grygelko (Autumn Ridge Landscaping, Inc.)	Joe Grygelko (Autumn Ridge Landscaping, Inc.)	May 17, 2024 (486 days late)	32-F-001		
3.7-A - O&M Training And Demonstration	#742	Required Waiting for Submission	328400 PLANTING IRRIGATION	0	Closeout	Joe Grygelko (Autumn Ridge Landscaping, Inc.)	Joe Grygelko (Autumn Ridge Landscaping, Inc.)	Dec 6, 2024 (283 days late)	32-F-001		
1.4-C-1 - O&M Manuals	#741	Required Waiting for Submission	328400 PLANTING IRRIGATION	0	Closeout	Joe Grygelko (Autumn Ridge Landscaping, Inc.)	Joe Grygelko (Autumn Ridge Landscaping, Inc.)	Dec 6, 2024 (283 days late)	32-F-001		
1.4-A - Product Data/Shop Drawings	#740	Closed	328400 PLANTING IRRIGATION	0	Submittal	Joe Grygelko (Autumn Ridge Landscaping, Inc.)	Joe Grygelko (Autumn Ridge Landscaping, Inc.)		32-F-001	• Make Corrections Noted Architect by Michael Healy (BKV Group)	Make Corrections Noted Rachel Struckman (Kraus-Anderson Construction Company)
1.2-E - Attic Stock	#739	Required Waiting for Submission	323300 SITE FURNISHINGS	0	Closeout	Joe Grygelko (Autumn Ridge Landscaping, Inc.)	Joe Grygelko (Autumn Ridge Landscaping, Inc.)	Dec 6, 2024 (283 days late)	32-F-001		
1.2-D-1 - Maintenance Data	#738	Required Waiting for Submission	323300 SITE FURNISHINGS	0	Closeout	Joe Grygelko (Autumn Ridge Landscaping, Inc.)	Joe Grygelko (Autumn Ridge Landscaping, Inc.)	Dec 6, 2024 (283 days late)	32-F-001		
1.2-B - Samples	#737	Open Submitted	323300 SITE FURNISHINGS	0	Submittal	Joe Grygelko (Autumn Ridge Landscaping, Inc.)	Rachel Struckman (Kraus-Anderson Construction Company)		32-F-001		
1.2-A - Product Data	#736	Closed	323300 SITE FURNISHINGS	0	Submittal	Joe Grygelko (Autumn Ridge Landscaping, Inc.)	Joe Grygelko (Autumn Ridge Landscaping, Inc.)		32-F-001	• Approved as Noted Architect by Michael Healy (BKV Group)	Approved as Noted Rachel Struckman (Kraus-Anderson Construction Company) by Mathias Tobin (Kraus-Anderson Construction Company)
1.2-E-1 - Maintenance Data	#735	Closed	323119 DECORATIVE METAL FENCING	0	Closeout	Nate Schwaab (Peterson Companies, Inc.)	Nate Schwaab (Peterson Companies, Inc.)		32-D-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-A - Product Data/Shop Drawings	#733	Closed	323119 DECORATIVE METAL FENCING	0	Submittal	Nate Schwaab (Peterson Companies, Inc.)	Nate Schwaab (Peterson Companies, Inc.)		32-D-001	• Make Corrections Noted Michael Healy (BKV Group) • For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPDP Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
3.7-A - Demonstration	#732	Closed	323115 CHAIN LINK VERTICAL PIVOT GATES	0	Closeout	Nate Schwaab (Peterson Companies, Inc.)	Nate Schwaab (Peterson Companies, Inc.)		32-D-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.4-A - Product Data/Shop Drawings	#731	Closed	323115 CHAIN LINK VERTICAL PIVOT GATES	0	Submittal	Nate Schwaab (Peterson Companies, Inc.)	Nate Schwaab (Peterson Companies, Inc.)		32-D-001	- Make Corrections Noted Michael Healy (BKV Group) - For Record Only Mathias Tobin (Kraus-Anderson Construction Company)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.10-A - Warranty	#730	Closed	323115 CHAIN LINK VERTICAL PIVOT GATES	0	Closeout	Nate Schwaab (Peterson Companies, Inc.)	Nate Schwaab (Peterson Companies, Inc.)		32-D-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
3.7-A - Demonstration	#728	Open Submitted	323113 CHAIN LINK FENCING - EXTERIOR	0	Closeout	Nate Schwaab (Peterson Companies, Inc.)	Rachel Struckman (Kraus-Anderson Construction Company)		32-D-001		
1.6-A - Special Warranty	#727	Closed	323113 CHAIN LINK FENCING - EXTERIOR	0	Closeout	Nate Schwaab (Peterson Companies, Inc.)	Nate Schwaab (Peterson Companies, Inc.)		32-D-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.3-E - O&M Manuals	#726	Closed	323113 CHAIN LINK FENCING - EXTERIOR	0	Closeout	Nate Schwaab (Peterson Companies, Inc.)	Nate Schwaab (Peterson Companies, Inc.)		32-D-001		Review Comments Rachel Struckman (Kraus-Anderson Construction Company)
1.3-A - Product Data/Shop Drawings	#724	Closed	323113 CHAIN LINK FENCING - EXTERIOR	1	Submittal	Nate Schwaab (Peterson Companies, Inc.)	Nate Schwaab (Peterson Companies, Inc.)		32-D-001	- Approved Michael Healy (BKV Group) - For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
1.3-D - Paving Joint Layout	#723	Draft	321316 DECORATIVE CONCRETE PAVING	0	Submittal	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.3-C - Mix Design	#722	Draft	321316 DECORATIVE CONCRETE PAVING	0	Submittal	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.3-B - Samples	#721	Draft	321316 DECORATIVE CONCRETE PAVING	0	Samples	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.3-A - Product Data	#720	Draft	321316 DECORATIVE CONCRETE PAVING	0	Submittal	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.2-B - Product Data	#719	Draft	321723 PAVEMENT MARKINGS	0	Submittal	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.2-D - Test Reports	#718	Draft	321613 CONCRETE CURBS AND GUTTERS	0	Reports	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.2-C - Mix Design	#717	Draft	321613 CONCRETE CURBS AND GUTTERS	0	Submittal	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.2-B - Concrete Cylinder Test Results	#716	Draft	321613 CONCRETE CURBS AND GUTTERS	0	Submittal	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.2-D - Test Reports	#715	Draft	321313 CONCRETE PAVING	0	Reports	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.2-C - Mix Design	#714	Draft	321313 CONCRETE PAVING	0	Submittal	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPDP Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
1.2-B.1 - Test Reports	#713	Draft	321123 AGGREGATE BASE COURSES	0	Reports	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.2-B - Product Data	#712	Draft	313700 RIPRAP	0	Submittal	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.2-C - Samples	#711	Draft	313219 GEOSYNTHETIC SOIL STABILIZATION AND LAYER SEPAR	0	Samples	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.2-B - Product Data	#710	Draft	313219 GEOSYNTHETIC SOIL STABILIZATION AND LAYER SEPAR	0	Submittal	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
3.3-A - Maintenance Data	#709	Draft	312500 EROSION AND SEDIMENTATION CONTROLS	0	Other	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.2-B - Product Data	#708	Draft	312500 EROSION AND SEDIMENTATION CONTROLS	0	Submittal	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.3-C - Samples	#707	Draft	312300 EXCAVATION AND FILL	0	Samples	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.3-B - Product Data/Test Reports	#706	Draft	312300 EXCAVATION AND FILL	0	Submittal	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
3.07-A - Demonstration	#705	Closed	284600 FIRE DETECTION AND ALARM	0	Closeout	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)		26-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.06-B - Manufacturers Warranty	#704	Open Submitted	284600 FIRE DETECTION AND ALARM	0	Closeout	Justin Roering (Muska Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
1.04-I - Attic Stock	#703	Open Submitted	284600 FIRE DETECTION AND ALARM	0	Closeout	Justin Roering (Muska Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
1.04-G - As-Builts	#702	Open Submitted	284600 FIRE DETECTION AND ALARM	0	Closeout	Justin Roering (Muska Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
1.04-F - O&M Manuals	#701	Open Submitted	284600 FIRE DETECTION AND ALARM	0	Closeout	Justin Roering (Muska Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
1.04-C - Product Data/Shop Drawings/Calculations	#700	Closed	284600 FIRE DETECTION AND ALARM	0	Submittal	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)		26-A-001	- For Record Only John Krebs - For Record Only Architect by John Stark (Removed)	For Record Only Mathias Tobin (Kraus-Anderson Construction Company)
3.08-A - Warranty	#699	Closed	276400 VIDEO SURVEILLANCE SYSTEM	0	Closeout	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)		26-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
3.16-A - Warranty	#698	Open Submitted	276200 ELECTRONIC ACCESS CONTROL SYSTEM	0	Closeout	Justin Roering (Muska Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
1.08-B - Calculations	#697	Open Submitted	276200 ELECTRONIC ACCESS CONTROL SYSTEM	0	Submittal	Justin Roering (Muska Electric Company)	Mathias Tobin (Kraus-Anderson Construction Company)		26-A-001		

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
3.08-A -Demonstration	#696	Open Submitted	276000 PHYSICAL SECURITY GENERAL REQUIREMENTS	0	Closeout	Justin Roering (Musk Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
3.04-B - Warranty	#695	Open Submitted	276000 PHYSICAL SECURITY GENERAL REQUIREMENTS	0	Closeout	Justin Roering (Musk Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
3.03-A -Demonstration	#694	Open Submitted	276000 PHYSICAL SECURITY GENERAL REQUIREMENTS	0	Closeout	Justin Roering (Musk Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
1.08-B - O&M	#693	Open Submitted	276000 PHYSICAL SECURITY GENERAL REQUIREMENTS	0	Closeout	Justin Roering (Musk Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
3.08-A -Demonstration	#692	Closed	274100 AUDIO VISUAL SYSTEMS	0	Closeout	Justin Roering (Musk Electric Company)	Justin Roering (Musk Electric Company)		26-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
3.10-A.4 - Demonstration	#690	Open Submitted	274000 AV	0	Closeout	Justin Roering (Musk Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
3.10-A.3 - As-Built	#689	Open In Review	274000 AV	0	Closeout	Justin Roering (Musk Electric Company)	Jason Anderson	Sep 19, 2025	26-A-001		
3.09-A -Demonstration	#688	Closed	274000 AV	0	Closeout	Justin Roering (Musk Electric Company)	Justin Roering (Musk Electric Company)		26-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
3.02-A - Attic Stock	#687	Open Submitted	274000 AV	0	Closeout	Justin Roering (Musk Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
2.02-E.1 - Shop Drawings	#686	Closed	274000 AV	0	Submittal	Justin Roering (Musk Electric Company)	Justin Roering (Musk Electric Company)		26-A-001	- Furnish as Corrected Jason Anderson (True North Consulting Group) - Make Corrections Noted Architect by Michael Healy (BKV Group)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.09-B - O&M	#685	Open Submitted	274000 AV	0	Closeout	Justin Roering (Musk Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
3.03-A - Warranty	#684	Open In Review	271700 CATV RF DISTRIBUTION SYSTEM	0	Closeout	Justin Roering (Musk Electric Company)	Jason Anderson	Apr 2, 2025 (166 days late)	26-A-001		
3.02-A -Demonstration	#683	Open Submitted	271700 CATV RF DISTRIBUTION SYSTEM	0	Closeout	Justin Roering (Musk Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
3.03-A - Warranty	#682	Open Submitted	271600 COMMUNICATIONS CONNECTING CORDS	0	Closeout	Justin Roering (Musk Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
3.02-A -Demonstration	#681	Open Submitted	271600 COMMUNICATIONS CONNECTING CORDS	0	Closeout	Justin Roering (Musk Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
3.04-A - Warranty	#680	Open Submitted	271500 HORIZONTAL UTP CABLING	0	Closeout	Justin Roering (Musk Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
3.03-A -Demonstration	#679	Open Submitted	271500 HORIZONTAL UTP CABLING	0	Closeout	Justin Roering (Musk Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
3.03-A - Warranty	#678	Open Submitted	271300 BACKBONE COMMUNICATIONS CABLING	0	Closeout	Justin Roering (Musk Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPDP Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
3.02-A -Demonstration	#677	Open Submitted	271300 BACKBONE COMMUNICATIONS CABLING	0	Closeout	Justin Roering (Muska Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
3.03-A - Warranty	#676	Open In Review	271100 COMMUNICATIONS EQUIPMENT ROOMS	0	Closeout	Justin Roering (Muska Electric Company)	Jason Anderson	Apr 2, 2025 (166 days late)	26-A-001		
3.02-A -Demonstration	#675	Open Submitted	271100 COMMUNICATIONS EQUIPMENT ROOMS	0	Closeout	Justin Roering (Muska Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
3.03-A - Warranty	#674	Open Submitted	270537 FIRESTOPPING FOR TECHNOLOGY SYSTEMS	0	Closeout	Justin Roering (Muska Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
3.02-A -Demonstration	#673	Open Submitted	270537 FIRESTOPPING FOR TECHNOLOGY SYSTEMS	0	Closeout	Justin Roering (Muska Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
3.03-A - Warranty	#672	Open Submitted	270528 PATHWAYS FOR TECHNOLOGY SYSTEMS	0	Closeout	Justin Roering (Muska Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
3.02-A - O&M Training And Demonstration	#671	Open Submitted	270528 PATHWAYS FOR TECHNOLOGY SYSTEMS	0	Closeout	Justin Roering (Muska Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
3.15-A - Warranty	#670	Open Submitted	270526 GROUNDING AND BONDING FOR COMMUNICATIONS SYSTEMS	0	Closeout	Justin Roering (Muska Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
3.14-A -Demonstration	#669	Open Submitted	270526 GROUNDING AND BONDING FOR COMMUNICATIONS SYSTEMS	0	Closeout	Justin Roering (Muska Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
3.03-B - Warranty	#668	Open Submitted	270500 COMMUNICATIONS GENERAL REQUIREMENTS	0	Closeout	Justin Roering (Muska Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
3.02-A -Demonstration	#667	Open Submitted	270500 COMMUNICATIONS GENERAL REQUIREMENTS	0	Closeout	Justin Roering (Muska Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
1.08-A - As-Built	#666	Open Submitted	270500 COMMUNICATIONS GENERAL REQUIREMENTS	0	Closeout	Justin Roering (Muska Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
1.06-A - Shop Drawings	#665	Open Submitted	270500 COMMUNICATIONS GENERAL REQUIREMENTS	0	Submittal	Justin Roering (Muska Electric Company)	Mathias Tobin (Kraus-Anderson Construction Company)		26-A-001		
3.23-B - Warranty	#664	Open Submitted	270000 GENERAL TECHNOLOGY REQUIREMENTS	0	Closeout	Justin Roering (Muska Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
2.11-A - Attic Stock	#663	Open Submitted	270000 GENERAL TECHNOLOGY REQUIREMENTS	0	Closeout	Justin Roering (Muska Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
1.17-H-1 - O&M Manuals	#662	Open Submitted	270000 GENERAL TECHNOLOGY REQUIREMENTS	0	Closeout	Justin Roering (Muska Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
1.13-B - Product Data/Shop Drawings	#661	Open Submitted	270000 GENERAL TECHNOLOGY REQUIREMENTS	0	Submittal	Justin Roering (Muska Electric Company)	Mathias Tobin (Kraus-Anderson Construction Company)		26-A-001		

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPDP Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
3.07-A - O&M Training And Demonstration	#660	Closed	265600 EXTERIOR LIGHTING	0	Closeout	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)		26-A-001	• For Record Only John Krebs	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.08-A - Manufacturers Warranty	#659	Closed	265600 EXTERIOR LIGHTING	0	Closeout	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)		26-A-001	• For Record Only John Krebs	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.05-A - Product Data	#658	Closed	265600 EXTERIOR LIGHTING	0	Submittal	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)		26-A-001	• Reviewed as Noted John Krebs • Reviewed as Noted Angelina LaPorte (Removed) • Reviewed as Noted Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed as Noted Mathias Tobin (Kraus-Anderson Construction Company)
3.07-A - Demonstration	#657	Closed	265100 INTERIOR LIGHTING	0	Closeout	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)		26-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
Warranty/O&M	#656	Closed	265100 INTERIOR LIGHTING	0	Closeout	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)		26-A-001	• For Record Only John Krebs	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.05-B - Product Data	#655	Closed	265100 INTERIOR LIGHTING	2	Submittal	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)		26-A-001	• Reviewed John Krebs • Reviewed Angelina LaPorte (Removed) • For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
1.08-B - Manufacturers Warranty	#654	Open Submitted	264300 SURGE PROTECTIVE DEVICES	0	Closeout	Justin Roering (Muska Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
1.06-C - O&M Manuals	#653	Open Submitted	264300 SURGE PROTECTIVE DEVICES	0	Closeout	Justin Roering (Muska Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
1.06-B - Product Data	#652	Open Submitted	264300 SURGE PROTECTIVE DEVICES	0	Submittal	Justin Roering (Muska Electric Company)	Mathias Tobin (Kraus-Anderson Construction Company)		26-A-001		
3.05-C - Demonstration	#651	Open Submitted	263600 TRANSFER SWITCHES	0	Closeout	Justin Roering (Muska Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
1.09-B - Manufacturers Warranty	#650	Open Submitted	263600 TRANSFER SWITCHES	0	Closeout	Justin Roering (Muska Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
1.05-F - Attic Stock	#649	Open Submitted	263600 TRANSFER SWITCHES	0	Closeout	Justin Roering (Muska Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
1.05-E - As-Builts	#648	Closed	263600 TRANSFER SWITCHES	0	Closeout	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)		26-A-001	• For Record Only John Krebs	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.05-B - Product Data	#647	Closed	263600 TRANSFER SWITCHES	0	Submittal	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)		26-A-001	• Reviewed as Noted John Krebs • Make Corrections Noted Michael Healy (BKV Group) • For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)
3.05-C - Demonstration	#646	Closed	263213 ENGINE GENERATORS	0	Closeout	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)		26-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.09-A - Warranty	#645	Open Submitted	263213 ENGINE GENERATORS	0	Closeout	Justin Roering (Muska Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPDP Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
1.05-J - Attic Stock	#644	Open Submitted	263213 ENGINE GENERATORS	0	Closeout	Justin Roering (Muska Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
1.05-I - As-Built	#643	Closed	263213 ENGINE GENERATORS	0	Closeout	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)		26-A-001	For Record Only John Krebs	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.05-H - O&M Manuals	#642	Open Submitted	263213 ENGINE GENERATORS	0	Closeout	Justin Roering (Muska Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
1.05-B - Product Data/Shop Drawings	#641	Closed	263213 ENGINE GENERATORS	0	Submittal	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)		26-A-001	- Reviewed as Noted John Krebs - Reviewed as Noted Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed as Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.05-E - Maintenance Data	#640	Open Submitted	262913 ENCLOSED CONTROLLERS	0	Closeout	Justin Roering (Muska Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
1.05-D - As-Built	#639	Closed	262913 ENCLOSED CONTROLLERS	0	Closeout	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)		26-A-001	For Record Only John Krebs	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.05-B - Product Data/Shop Drawings	#638	Open Submitted	262913 ENCLOSED CONTROLLERS	0	Submittal	Justin Roering (Muska Electric Company)	Mathias Tobin (Kraus-Anderson Construction Company)		26-A-001		
1.05-F - Attic Stock	#637	Open Submitted	262816.16 ENCLOSED SWITCHES	0	Closeout	Justin Roering (Muska Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
1.05-E - Maintenance Data	#636	Open Submitted	262816.16 ENCLOSED SWITCHES	0	Closeout	Justin Roering (Muska Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
1.05-D - As-Built	#635	Closed	262816.16 ENCLOSED SWITCHES	0	Closeout	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)		26-A-001	- For Record Only John Krebs - For Record Only Rachel Struckman (Kraus-Anderson Construction Company)	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.05-B - Product Data/Shop Drawings	#634	Open Submitted	262816.16 ENCLOSED SWITCHES	0	Submittal	Justin Roering (Muska Electric Company)	Mathias Tobin (Kraus-Anderson Construction Company)		26-A-001		
1.04-B - Product Data	#633	Open Submitted	262813 FUSES	0	Submittal	Justin Roering (Muska Electric Company)	Mathias Tobin (Kraus-Anderson Construction Company)		26-A-001		
1.05-D - As-Built	#632	Closed	262726 WIRING DEVICES	0	Closeout	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)		26-A-001	For Record Only John Krebs	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.05-C - O&M Manuals	#631	Open Submitted	262726 WIRING DEVICES	0	Closeout	Justin Roering (Muska Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
1.05-B - Product Data	#630	Closed	262726 WIRING DEVICES	0	Submittal	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)		26-A-001	- Reviewed as Noted John Krebs - Reviewed as Noted Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed as Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.05-F - Attic Stock	#629	Open Submitted	262416 PANELBOARDS	0	Closeout	Justin Roering (Muska Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
1.05-E - Maintenance Data	#628	Draft	262416 PANELBOARDS	0	Other	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
1.05-D - As-Builts	#627	Closed	262416 PANELBOARDS	0	Closeout	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)		26-A-001	For Record Only John Krebs	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.05-B - Product Data/Shop Drawings	#626	Draft	262416 PANELBOARDS	0	Submittal	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.04-E - Attic Stock	#625	Open Submitted	262413 SWITCHBOARDS	0	Closeout	Justin Roering (Muska Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
1.04-D - Maintenance Data	#624	Open Submitted	262413 SWITCHBOARDS	0	Closeout	Justin Roering (Muska Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
1.04-B - Product Data/Shop Drawings	#623	Closed	262413 SWITCHBOARDS	0	Submittal	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)		26-A-001	- Reviewed as Noted John Krebs - Reviewed as Noted Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed as Noted Mathias Tobin (Kraus-Anderson Construction Company)
3.06-C - Demonstration	#622	Open Submitted	262300 LOW-VOLTAGE SWITCHGEAR	0	Closeout	Justin Roering (Muska Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
1.05-F - Attic Stock	#621	Open Submitted	262300 LOW-VOLTAGE SWITCHGEAR	0	Closeout	Justin Roering (Muska Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
1.05-E - Maintenance Data	#620	Open Submitted	262300 LOW-VOLTAGE SWITCHGEAR	0	Closeout	Justin Roering (Muska Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
1.05-D - As-Builts	#619	Closed	262300 LOW-VOLTAGE SWITCHGEAR	0	Closeout	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)		26-A-001	For Record Only John Krebs	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.05-B - Product Data/Shop Drawings	#618	Closed	262300 LOW-VOLTAGE SWITCHGEAR	1	Submittal	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)		26-A-001	- Reviewed as Noted John Krebs - Make Corrections Noted Michael Healy (BKV Group) - For Record Only Mathias Tobin (Kraus-Anderson Construction Company)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.08-A - Warranty	#617	Open Submitted	262200 LOW-VOLTAGE TRANSFORMERS	0	Closeout	Justin Roering (Muska Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
1.05-D - As-Builts	#616	Closed	262200 LOW-VOLTAGE TRANSFORMERS	0	Closeout	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)		26-A-001	For Record Only John Krebs	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.05-C - Maintenance Data	#615	Open Submitted	262200 LOW-VOLTAGE TRANSFORMERS	0	Closeout	Justin Roering (Muska Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
1.05-A - Product Data/Shop Drawings	#614	Closed	262200 LOW-VOLTAGE TRANSFORMERS	0	Submittal	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)		26-A-001	- Reviewed John Krebs - Reviewed Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
1.06-D - As-Builts	#613	Closed	262100 LOW-VOLTAGE ELECTRICAL SERVICE ENTRANCE	0	Closeout	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)		26-A-001	For Record Only John Krebs	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.06-B - Product Data/Shop Drawings	#612	Open Submitted	262100 LOW-VOLTAGE ELECTRICAL SERVICE ENTRANCE	0	Submittal	Justin Roering (Muska Electric Company)	Mathias Tobin (Kraus-Anderson Construction Company)		26-A-001		

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
3.06-A - Demonstration	#611	Open Submitted	260923 LIGHTING CONTROL DEVICES	0	Closeout	Justin Roering (Muska Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
1.07-B - Manufacturers Warranty	#610	Closed	260923 LIGHTING CONTROL DEVICES	0	Closeout	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)		26-A-001	For Record Only John Krebs	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.04-E - As-Builts	#609	Closed	260923 LIGHTING CONTROL DEVICES	0	Closeout	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)		26-A-001	For Record Only John Krebs	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.04-B - Product Data/Shop Drawings	#608	Closed	260923 LIGHTING CONTROL DEVICES	0	Submittal	Justin Roering (Muska Electric Company)	Justin Roering (Muska Electric Company)		26-A-001	- Reviewed as Noted John Krebs - Approved as Noted Jake Jacobsen (Removed)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)
3.04-A - O&M Training And Demonstration	#607	Open Submitted	260918 REMOTE CONTROL SWITCHING DEVICES	0	Closeout	Justin Roering (Muska Electric Company)	Rachel Struckman (Kraus-Anderson Construction Company)		26-A-001		
1.04-B - Product Data	#606	Open Submitted	260918 REMOTE CONTROL SWITCHING DEVICES	0	Submittal	Justin Roering (Muska Electric Company)	Mathias Tobin (Kraus-Anderson Construction Company)		26-A-001		
1.05-B - Product Data	#605	Draft	260533.16 BOXES FOR ELECTRICAL SYSTEMS	0	Submittal	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.10 - Shop Drawings	#604	Draft	260500 GENERAL REQUIREMENTS	0	Shop Drawings	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.4-A - Warranty	#603	Closed	238316 RADIANT-HEATING HYDRONIC PIPING	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.3-A - O&M Manuals	#602	Closed	238316 RADIANT-HEATING HYDRONIC PIPING	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-A - Product Data/Shop Drawings	#601	Closed	238316 RADIANT-HEATING HYDRONIC PIPING	0	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	- Reviewed Brian Ringsven - Reviewed Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
1.3-A - Warranty	#600	Closed	238239 ELECTRIC HEATERS	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-D - O&M Manuals	#599	Closed	238239 ELECTRIC HEATERS	1	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-A - Product Data/Shop Drawings	#598	Closed	238239 ELECTRIC HEATERS	0	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	- Reviewed as Noted Brian Ringsven - Reviewed as Noted Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed as Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.4-A - Warranty	#597	Closed	238238 UNIT HEATERS	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
1.3-A - O&M Manuals	#596	Closed	238238 UNIT HEATERS	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-A - Product Data	#595	Closed	238238 UNIT HEATERS	0	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	- Reviewed Brian Ringsven - Reviewed Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
1.4-A - O&M Manuals	#594	Closed	238219 FAN COIL UNITS	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-A - Product Data/Shop Drawings	#593	Closed	238219 FAN COIL UNITS	0	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	- Reviewed Brian Ringsven - Reviewed Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
1.3-A - O&M Manuals	#592	Closed	238213 FLAT PANEL BASEBOARD RADIATORS	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-A - Product Data/Shop Drawings	#591	Closed	238213 FLAT PANEL BASEBOARD RADIATORS	0	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	- Reviewed Brian Ringsven - Reviewed Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
3.4-A - Demonstration	#590	Open Submitted	238126 SPLIT-SYSTEM AIR-CONDITIONERS	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Rachel Struckman (Kraus-Anderson Construction Company)		23-A-001		
1.5-A - O&M Manuals	#589	Closed	238126 SPLIT-SYSTEM AIR-CONDITIONERS	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.4-A - Special Warranty	#588	Closed	238126 SPLIT-SYSTEM AIR-CONDITIONERS	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-A - Product Data	#587	Closed	238126 SPLIT-SYSTEM AIR-CONDITIONERS	0	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	- Reviewed as Noted Brian Ringsven - Make Corrections Noted Michael Healy (BKV Group) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.3-A - Warranty	#586	Closed	237433 DEDICATED OUTDOOR-AIR UNITS	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-D - O&M Manuals	#585	Closed	237433 DEDICATED OUTDOOR-AIR UNITS	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-A - Product Data/Shop Drawings	#584	Closed	237433 DEDICATED OUTDOOR-AIR UNITS	0	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	- Reviewed Brian Ringsven - Reviewed Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
1.3-E - Warranty	#583	Closed	237414 PACKAGED OUTDOOR CONSTANT VOLUME AIR-HANDLING U	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
1.3-D - O&M Manuals	#582	Closed	237414 PACKAGED OUTDOOR CONSTANT VOLUME AIR- HANDLING U	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus- Anderson Construction Company)
1.6-A - O&M Manuals	#580	Closed	237413 PACKAGED, OUTDOOR, CENTRAL-STATION AIR- HANDLING	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus- Anderson Construction Company)
1.5-A - Warranty	#579	Closed	237413 PACKAGED, OUTDOOR, CENTRAL-STATION AIR- HANDLING	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus- Anderson Construction Company)
1.2-A - Product Data/Shop Drawings	#578	Closed	237413 PACKAGED, OUTDOOR, CENTRAL-STATION AIR- HANDLING	0	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	- Reviewed as Noted Brian Ringsven - Reviewed as Noted Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed as Noted Mathias Tobin (Kraus- Anderson Construction Company)
3.3-C - Demonstration	#577	Open Submitted	237339 INDOOR, DIRECT GAS- FIRED HEATING AND VENTILATING	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Rachel Struckman (Kraus- Anderson Construction Company)		23-A-001		
1.4-A - Warranty	#576	Closed	237339 INDOOR, DIRECT GAS- FIRED HEATING AND VENTILATING	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus- Anderson Construction Company)
1.2-C - O&M Manuals	#575	Closed	237339 INDOOR, DIRECT GAS- FIRED HEATING AND VENTILATING	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus- Anderson Construction Company)
1.2-A - Product Data/Shop Drawings	#574	Closed	237339 INDOOR, DIRECT GAS- FIRED HEATING AND VENTILATING	0	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	- Reviewed as Noted Brian Ringsven - Make Corrections Noted Michael Healy (BKV Group) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Make Corrections Noted Mathias Tobin (Kraus- Anderson Construction Company)
1.4-A - Special Warranty	#573	Closed	235700 HEAT EXCHANGERS FOR HVAC	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus- Anderson Construction Company)
1.3-B - O&M Manuals	#572	Closed	235700 HEAT EXCHANGERS FOR HVAC	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus- Anderson Construction Company)
1.2-A - Product Data	#571	Closed	235700 HEAT EXCHANGERS FOR HVAC	0	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	- Reviewed Brian Ringsven - Reviewed Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
1.4-A - O&M Manuals	#570	Closed	235533 FUEL-FIRED UNIT HEATERS	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus- Anderson Construction Company)
1.3-A - Special Warranty	#569	Closed	235533 FUEL-FIRED UNIT HEATERS	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus- Anderson Construction Company)
1.2-A - Product Data	#568	Closed	235533 FUEL-FIRED UNIT HEATERS	0	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	- Reviewed Brian Ringsven - Approved Michael Healy (BKV Group) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Approved Mathias Tobin (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
3.4-A - Demonstration	#567	Closed	235216 CONDENSING BOILERS	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.5-A - O&M Manuals	#566	Closed	235216 CONDENSING BOILERS	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	• For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.4-A - Special Warranty	#565	Closed	235216 CONDENSING BOILERS	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	• For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-A - Product Data/Shop Drawings	#564	Closed	235216 CONDENSING BOILERS	0	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	• Reviewed Brian Ringsven • Reviewed Angelina LaPorte (Removed) • Reviewed as Noted Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
1.2-A - Product Data	#563	Closed	235116 BREECHINGS AND ACCESSORIES	0	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	• Reviewed Brian Ringsven • Approved Michael Healy (BKV Group) • For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
1.3-A - Product Data/Shop Drawings	#561	Closed	233724 LOUVERS	0	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	• Reviewed as Noted Brian Ringsven • Approved as Noted Michael Healy (BKV Group) • For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.5-A - O&M Manuals	#560	Closed	233723 HVAC GRAVITY VENTILATORS	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	• For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.3-A - Product Data/Shop Drawings	#558	Closed	233723 HVAC GRAVITY VENTILATORS	0	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	• Reviewed as Noted Brian Ringsven • Approved as Noted Michael Healy (BKV Group) • No Exceptions Taken Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.3-A - O&M Manuals	#557	Closed	233713 DIFFUSERS, REGISTERS, AND GRILLES	1	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	• For Record Only Brian Ringsven	For Record Only Rachel Struckman (Kraus-Anderson Construction Company)
1.2-A - Product Data	#555	Closed	233713 DIFFUSERS, REGISTERS, AND GRILLES	0	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	• Reviewed as Noted Brian Ringsven • Reviewed as Noted Angelina LaPorte (Removed) • For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed as Noted Mathias Tobin (Kraus-Anderson Construction Company)
3.6-A - Demonstration	#554	Closed	233600 AIR TERMINAL UNITS	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-B - O&M Manuals	#553	Closed	233600 AIR TERMINAL UNITS	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	• For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-A - Product Data	#552	Closed	233600 AIR TERMINAL UNITS	1	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	• Reviewed Brian Ringsven • Approved as Noted Michael Healy (BKV Group) • Approved as Noted Architect by Rachel Struckman (Kraus-Anderson Construction Company)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.6-A - O&M Manuals	#551	Closed	233516 FUME EXHAUST SYSTEMS	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	• For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
1.5-A - Warranty	#550	Closed	233516 FUME EXHAUST SYSTEMS	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.3-A - Product Data	#549	Closed	233516 FUME EXHAUST SYSTEMS	0	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	- Reviewed as Noted Brian Ringsven - Make Corrections Noted Michael Healy (BKV Group) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.3-A - O&M Manuals	#548	Closed	233439 AIR DESTRATIFICATION FANS	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-A - Product Data/Shop Drawings	#547	Closed	233439 AIR DESTRATIFICATION FANS	0	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	- Reviewed as Noted Brian Ringsven - Reviewed as Noted Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed as Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.3-A - O&M Manuals	#546	Closed	233113 METAL DUCTS	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	Not Required Brian Ringsven	Not Required Rachel Struckman (Kraus-Anderson Construction Company)
3.6-A - Demonstration	#545	Open Submitted	232923 VARIABLE-FREQUENCY MOTOR CONTROLLERS	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Rachel Struckman (Kraus-Anderson Construction Company)		23-A-001		
1.6-A - Special Warranty	#544	Closed	232923 VARIABLE-FREQUENCY MOTOR CONTROLLERS	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.4-A - O&M Manuals	#543	Closed	232923 VARIABLE-FREQUENCY MOTOR CONTROLLERS	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.3-A - Product Data/Shop Drawings	#542	Closed	232923 VARIABLE-FREQUENCY MOTOR CONTROLLERS	0	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	- Reviewed Brian Ringsven - Approved Michael Healy (BKV Group) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
3.5-A - Demonstration	#541	Open Submitted	232500 HVAC WATER TREATMENT	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Rachel Struckman (Kraus-Anderson Construction Company)		23-A-001		
1.3-A - Product Data/Shop Drawings	#540	Closed	232500 HVAC WATER TREATMENT	0	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	- Reviewed Brian Ringsven - Reviewed Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
3.8-A - Demonstration	#539	Open Submitted	232123 HYDRONIC PUMPS	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Rachel Struckman (Kraus-Anderson Construction Company)		23-A-001		
1.3-A - Product Data/Shop Drawings	#538	Closed	232123 HYDRONIC PUMPS	0	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	- Reviewed as Noted Brian Ringsven - Reviewed as Noted Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed as Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.4-A - O&M Manuals	#537	Closed	232116 HYDRONIC PIPING SPECIALTIES	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-A - Product Data	#536	Closed	232116 HYDRONIC PIPING SPECIALTIES	0	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	- Reviewed Brian Ringsven - Reviewed Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
1.5-A - O&M Manuals	#534	Closed	232113 HYDRONIC PIPING	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-A - Product Data	#533	Closed	232113 HYDRONIC PIPING	0	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	- Reviewed Brian Ringsven - Approved Architect by Michael Healy (BKV Group)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
1.5-A.7 - O&M/As-Built	#532	Closed	230923 DIRECT-DIGITAL CONTROL SYSTEM FOR HVAC	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.10-A - Warranty	#530	Closed	230923 DIRECT-DIGITAL CONTROL SYSTEM FOR HVAC	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)
3.11-A - Reports	#529	Closed	230593 TESTING, ADJUSTING, AND BALANCING FOR HVAC	1	Reports	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.3-A - Strategies And Procedures Plan	#528	Open Submitted	230593 TESTING, ADJUSTING, AND BALANCING FOR HVAC	0	Submittal	Nick Haglin (Thelen Heating & Roofing, Inc.)	Mathias Tobin (Kraus-Anderson Construction Company)		23-A-001		
1.3-A - O&M Manuals	#527	Closed	230523 GENERAL-DUTY VALVES FOR HVAC PIPING	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.3-A - O&M Manuals	#526	Closed	230519 METERS AND GAGES FOR HVAC PIPING	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.4-A - Maintenance Data	#525	Closed	230516 EXPANSION FITTINGS AND LOOPS FOR HVAC PIPING	0	Closeout	Nick Haglin (Thelen Heating & Roofing, Inc.)	Nick Haglin (Thelen Heating & Roofing, Inc.)		23-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.3-A - Shop Drawings	#523	Draft	230500 COMMON WORK RESULTS FOR HVAC	0	Shop Drawings	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)		23-A-001		
1.5-A - O&M Manuals	#522	Closed	224500 EMERGENCY PLUMBING FIXTURES	0	Closeout	RJ Mechanical, Inc.	RJ Mechanical, Inc.		22-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-A - Product Data	#521	Closed	224500 EMERGENCY PLUMBING FIXTURES	0	Submittal	Kasey Lange (RJ Mechanical, Inc.)	Kasey Lange (RJ Mechanical, Inc.)		22-A-001	- Reviewed Brian Ringsven - Reviewed Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
1.3-B - O&M Manuals	#520	Closed	224000 PLUMBING FIXTURES	1	Closeout	RJ Mechanical, Inc.	RJ Mechanical, Inc.		22-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.3-A - Product Data	#519	Closed	224000 PLUMBING FIXTURES	1	Submittal	Kasey Lange (RJ Mechanical, Inc.)	Kasey Lange (RJ Mechanical, Inc.)		22-A-001	- Reviewed Brian Ringsven - Reviewed Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
3.3-A - Demonstration	#518	Closed	223600 HOT WATER PRESSURE WASHING SYSTEMS	0	Closeout	RJ Mechanical, Inc.	RJ Mechanical, Inc.		22-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
1.5-A - O&M Manuals	#517	Closed	223600 HOT WATER PRESSURE WASHING SYSTEMS	1	Closeout	RJ Mechanical, Inc.	RJ Mechanical, Inc.		22-A-001	For Record Only Brian Ringsven by Rachel Struckman (Kraus-Anderson Construction Company)	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.3-A - Product Data/Shop Drawings	#516	Closed	223600 HOT WATER PRESSURE WASHING SYSTEMS	1	Submittal	Kasey Lange (RJ Mechanical, Inc.)	Kasey Lange (RJ Mechanical, Inc.)		22-A-001	- Reviewed Brian Ringsven - Reviewed Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
1.5-A - O&M Manuals	#515	Closed	223400 FUEL-FIRED DOMESTIC WATER HEATERS	1	Closeout	RJ Mechanical, Inc.	RJ Mechanical, Inc.		22-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)
3.5-A - Demonstration	#514	Closed	223400 FUEL-FIRED DOMESTIC WATER HEATERS	0	Closeout	RJ Mechanical, Inc.	RJ Mechanical, Inc.		22-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.4-A - Special Warranty	#513	Closed	223400 FUEL-FIRED DOMESTIC WATER HEATERS	0	Closeout	RJ Mechanical, Inc.	RJ Mechanical, Inc.		22-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-A - Product Data	#512	Closed	223400 FUEL-FIRED DOMESTIC WATER HEATERS	0	Submittal	Kasey Lange (RJ Mechanical, Inc.)	Kasey Lange (RJ Mechanical, Inc.)		22-A-001	- Reviewed Brian Ringsven - Reviewed Angelina LaPorte (Removed)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
1.2-D - Warranty	#511	Closed	223250 WATER RECLAMATION SYSTEM	0	Closeout	RJ Mechanical, Inc.	RJ Mechanical, Inc.		22-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-C - O&M Manuals	#510	Closed	223250 WATER RECLAMATION SYSTEM	0	Closeout	RJ Mechanical, Inc.	RJ Mechanical, Inc.		22-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-A - Product Data/Shop Drawings	#509	Closed	223250 WATER RECLAMATION SYSTEM	1	Submittal	Kasey Lange (RJ Mechanical, Inc.)	Kasey Lange (RJ Mechanical, Inc.)		22-A-001	- Reviewed Brian Ringsven - Reviewed Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
3.6-A - Demonstration	#508	Open Submitted	223100 DOMESTIC WATER SOFTENERS	0	Closeout	RJ Mechanical, Inc.	Rachel Struckman (Kraus-Anderson Construction Company)		22-A-001		
1.5-A - Attic Stock	#507	Open Submitted	223100 DOMESTIC WATER SOFTENERS	0	Closeout	RJ Mechanical, Inc.	Rachel Struckman (Kraus-Anderson Construction Company)		22-A-001		
1.4-A - Special Warranty	#506	Closed	223100 DOMESTIC WATER SOFTENERS	0	Closeout	RJ Mechanical, Inc.	RJ Mechanical, Inc.		22-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-C - O&M Manuals	#505	Closed	223100 DOMESTIC WATER SOFTENERS	0	Closeout	RJ Mechanical, Inc.	RJ Mechanical, Inc.		22-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-A - Product Data	#504	Closed	223100 DOMESTIC WATER SOFTENERS	0	Submittal	Kasey Lange (RJ Mechanical, Inc.)	Kasey Lange (RJ Mechanical, Inc.)		22-A-001	- Reviewed as Noted Brian Ringsven - Reviewed as Noted Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed as Noted Mathias Tobin (Kraus-Anderson Construction Company)
3.6-A - Warranty	#503	Closed	221613 GARAGE LUBE PIPING SYSTEM	0	Closeout	RJ Mechanical, Inc.	RJ Mechanical, Inc.		22-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPDP Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
1.1-D-7 - O&M Manuals	#502	Closed	221613 GARAGE LUBE PIPING SYSTEM	0	Closeout	RJ Mechanical, Inc.	RJ Mechanical, Inc.		22-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.1-D-5 - As-Built	#501	Closed	221613 GARAGE LUBE PIPING SYSTEM	0	Closeout	RJ Mechanical, Inc.	RJ Mechanical, Inc.		22-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.1-D-3 - Product Data/Shop Drawings	#500	Closed	221613 GARAGE LUBE PIPING SYSTEM	0	Submittal	Kasey Lange (RJ Mechanical, Inc.)	Kasey Lange (RJ Mechanical, Inc.)		22-A-001	- Reviewed as Noted Brian Ringsven - Make Corrections Noted Michael Healy (BKV Group) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)
3.4-A - Demonstration	#499	Closed	221519 GENERAL-SERVICE PACKAGED AIR COMPRESSORS AND RE	0	Closeout	RJ Mechanical, Inc.	RJ Mechanical, Inc.		22-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.4-A - O&M Manuals	#498	Closed	221519 GENERAL-SERVICE PACKAGED AIR COMPRESSORS AND RE	0	Closeout	RJ Mechanical, Inc.	RJ Mechanical, Inc.		22-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.3-A - Product Data/Shop Drawings	#497	Closed	221519 GENERAL-SERVICE PACKAGED AIR COMPRESSORS AND RE	0	Submittal	Kasey Lange (RJ Mechanical, Inc.)	Kasey Lange (RJ Mechanical, Inc.)			- Review Comments Brian Ringsven - Review Comments Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Review Comments Mathias Tobin (Kraus-Anderson Construction Company)
1.3-B - O&M Manuals	#496	Closed	221500 GENERAL SERVICE COMPRESSED-AIR SYSTEMS	0	Closeout	RJ Mechanical, Inc.	RJ Mechanical, Inc.		22-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.3-A - Product Data	#495	Closed	221500 GENERAL SERVICE COMPRESSED-AIR SYSTEMS	0	Submittal	Kasey Lange (RJ Mechanical, Inc.)	Kasey Lange (RJ Mechanical, Inc.)		22-A-001	- Reviewed Brian Ringsven - Reviewed Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
1.2-A - Product Data	#494	Closed	221423 STORM DRAINAGE PIPING SPECIALTIES	1	Submittal	Kasey Lange (RJ Mechanical, Inc.)	Kasey Lange (RJ Mechanical, Inc.)		22-A-001	- Reviewed Brian Ringsven - Reviewed Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
1.3-B - Product Data	#493	Closed	221413 FACILITY STORM DRAINAGE PIPING	0	Submittal	Kasey Lange (RJ Mechanical, Inc.)	Kasey Lange (RJ Mechanical, Inc.)		22-A-001	- Reviewed Brian Ringsven - Reviewed Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
3.3-A - Warranty	#492	Closed	221123.13 DOMESTIC-WATER PACKAGED BOOSTER PUMPS	0	Closeout	RJ Mechanical, Inc.	RJ Mechanical, Inc.		22-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)
3.2-A - Demonstration	#491	Open Submitted	221123.13 DOMESTIC-WATER PACKAGED BOOSTER PUMPS	0	Closeout	RJ Mechanical, Inc.	Rachel Struckman (Kraus-Anderson Construction Company)		22-A-001		
1.2-A - Product Data	#490	Closed	221123.13 DOMESTIC-WATER PACKAGED BOOSTER PUMPS	0	Submittal	Kasey Lange (RJ Mechanical, Inc.)	Kasey Lange (RJ Mechanical, Inc.)		22-A-001	- Review Comments Brian Ringsven - Review Comments Angelina LaPorte (Removed)	Review Comments Mathias Tobin (Kraus-Anderson Construction Company)
1.4-A-3 - Warranty	#489	Closed	221123 DOMESTIC WATER PUMPS	0	Closeout	RJ Mechanical, Inc.	RJ Mechanical, Inc.		22-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWP Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
1.4-A - O&M Manuals	#488	Closed	221123 DOMESTIC WATER PUMPS	0	Closeout	RJ Mechanical, Inc.	RJ Mechanical, Inc.		22-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-A - Product Data	#487	Closed	221123 DOMESTIC WATER PUMPS	0	Submittal	Kasey Lange (RJ Mechanical, Inc.)	Kasey Lange (RJ Mechanical, Inc.)		22-A-001	- Reviewed Brian Ringsven - Reviewed Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
1.4-A-6 - Warranty	#486	Closed	221119 DOMESTIC WATER PIPING SPECIALTIES	0	Closeout	RJ Mechanical, Inc.	RJ Mechanical, Inc.		22-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.4-A - O&M Manuals	#485	Closed	221119 DOMESTIC WATER PIPING SPECIALTIES	0	Closeout	RJ Mechanical, Inc.	RJ Mechanical, Inc.		22-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-A - O&M Manuals	#484	Closed	220519 METERS AND GAGES FOR PLUMBING PIPING	0	Closeout	RJ Mechanical, Inc.	RJ Mechanical, Inc.		22-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)
3.12-A - O&M	#483	Closed	211300 FIRE-SUPPRESSION SPRINKLER SYSTEMS	0	Closeout	NOVA Fire Protection, Inc	NOVA Fire Protection, Inc		21-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.7-A - As-Built	#482	Closed	211300 FIRE-SUPPRESSION SPRINKLER SYSTEMS	0	Closeout	NOVA Fire Protection, Inc	NOVA Fire Protection, Inc		21-A-001	For Record Only Brian Ringsven	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.6-A - Warranty	#481	Closed	211300 FIRE-SUPPRESSION SPRINKLER SYSTEMS	0	Closeout	NOVA Fire Protection, Inc	NOVA Fire Protection, Inc		21-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.3-A - Product Data/Shop Drawings	#480	Closed	211300 FIRE-SUPPRESSION SPRINKLER SYSTEMS	0	Submittal	Brennan Willits (NOVA Fire Protection, Inc)	Brennan Willits (NOVA Fire Protection, Inc)		21-A-001	- Reviewed as Noted Brian Ringsven - Make Corrections Noted Architect by Michael Healy (BKV Group)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.2-A - Product Data	#478	Closed	210529 HANGERS AND SUPPORTS FOR FIRE SUPPRESSION PIPING AND EQUIPMENT	0	Submittal	Brennan Willits (NOVA Fire Protection, Inc)	Brennan Willits (NOVA Fire Protection, Inc)		21-A-001	Approved as Noted Architect by John Stark (Removed)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)
1.6-A - Warranty	#477	Closed	144500 VEHICLE LIFTING	0	Closeout	Austin Truso	Austin Truso		14-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-C - Maintenance Data	#476	Closed	144500 VEHICLE LIFTING	0	Closeout	Austin Truso	Austin Truso		14-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-B - Shop Drawings	#475	Closed	144500 VEHICLE LIFTING	1	Submittal	Austin Truso	Austin Truso		14-A-001	- Make Corrections Noted Andrew Cooper (Oertel Architects, Ltd.) - Make Corrections Noted Michael Healy (BKV Group) - For Record Only Mathias Tobin (Kraus-Anderson Construction Company)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.7-A - Warranty	#473	Closed	134600 BALLISTIC RESISTANT ASSEMBLIES	0	Closeout	Charlie Howe (Custom Drywall, Inc.)	Charlie Howe (Custom Drywall, Inc.)		09-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
1.3-B - Samples	#472	Closed	134600 BALLISTIC RESISTANT ASSEMBLIES	0	Submittal	Charlie Howe (Custom Drywall, Inc.)	Charlie Howe (Custom Drywall, Inc.)		09-A-001	Approved Angelina LaPorte (Removed)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
1.3-A - Product Data	#471	Closed	134600 BALLISTIC RESISTANT ASSEMBLIES	0	Submittal	Charlie Howe (Custom Drywall, Inc.)	Charlie Howe (Custom Drywall, Inc.)		09-A-001	- Approved as Noted Michael Healy (BKV Group) - For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Approved as Noted Ken Francois (Kraus-Anderson Construction Company) by Mathias Tobin (Kraus-Anderson Construction Company)
2.4-C - Shop Drawings	#470	Draft	133421 PRE-ENGINEERED BUILDINGS	0	Shop Drawings	Former Member	Mathias Tobin (Kraus-Anderson Construction Company)		13-I-001		
1.6-C - Special Warranty	#469	Draft	133421 PRE-ENGINEERED BUILDINGS	0	Other	Former Member	Mathias Tobin (Kraus-Anderson Construction Company)		13-I-001		
1.6-B - Warranty	#468	Draft	133421 PRE-ENGINEERED BUILDINGS	0	Other	Former Member	Mathias Tobin (Kraus-Anderson Construction Company)		13-I-001		
1.6-A - Special Warranty	#467	Draft	133421 PRE-ENGINEERED BUILDINGS	0	Other	Former Member	Mathias Tobin (Kraus-Anderson Construction Company)		13-I-001		
1.3-D - Samples	#466	Closed	133421 PRE-ENGINEERED BUILDINGS	0	Samples	Rob' Erdman (Ebert Construction)	Rob' Erdman (Ebert Construction)		13-I-001	Make Corrections Noted Michael Healy (BKV Group)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.3-C - Product Data	#465	Required Waiting for Submission	133421 PRE-ENGINEERED BUILDINGS	0	Submittal	Rob' Erdman (Ebert Construction)	Rob' Erdman (Ebert Construction)	Aug 14, 2023 (763 days late)	13-I-001		
1.3-B - Shop Drawings	#464	Closed	133421 PRE-ENGINEERED BUILDINGS	0	Shop Drawings	Rob' Erdman (Ebert Construction)	Rob' Erdman (Ebert Construction)		13-I-001	- Make Corrections Noted Michael Healy (BKV Group) - Make Corrections Noted Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.3-A - Delegated-Design Submittal	#463	Closed	133421 PRE-ENGINEERED BUILDINGS	1	Shop Drawings	Rob' Erdman (Ebert Construction)	Rob' Erdman (Ebert Construction)		13-I-001	- Approved Michael Healy (BKV Group) - Approved Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
1.5-A - Maintenance Data	#462	Draft	133420 CONCRETE BIN STORAGE STRUCTURES	0	Other	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.4-E - Sample Warranty	#461	Draft	133420 CONCRETE BIN STORAGE STRUCTURES	0	Other	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.4-D - Calculations	#460	Draft	133420 CONCRETE BIN STORAGE STRUCTURES	0	Submittal	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.4-C - Samples	#459	Draft	133420 CONCRETE BIN STORAGE STRUCTURES	0	Samples	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.4-B - Shop Drawings	#458	Draft	133420 CONCRETE BIN STORAGE STRUCTURES	0	Shop Drawings	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.4-A - Product Data	#457	Draft	133420 CONCRETE BIN STORAGE STRUCTURES	0	Submittal	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.3-A - Warranty	#456	Draft	133420 CONCRETE BIN STORAGE STRUCTURES	0	Other	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
1.5-A - Maintenance Data	#455	Closed	131000 PRE-ENGINEERED FABRIC COVERED BUILDING	0	Closeout	Ben Striegel	Ben Striegel		13-J-001		Approved Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)
1.4-D - Mic Designs	#454	Closed	131000 PRE-ENGINEERED FABRIC COVERED BUILDING	1	Submittal	Ben Striegel	Ben Striegel		13-J-001	• Make Corrections Noted Architect by Michael Healy (BKV Group)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.4-E - Sample Warranty	#453	Required Waiting for Submission	131000 PRE-ENGINEERED FABRIC COVERED BUILDING	0	Submittal	Ben Striegel	Ben Striegel	Jun 28, 2023 (810 days late)	13-J-001		
1.4-C - Samples	#452	Closed	131000 PRE-ENGINEERED FABRIC COVERED BUILDING	0	Submittal	Ben Striegel	Ben Striegel		13-J-001	• For Record Only Architect by Michael Healy (BKV Group)	For Record Only Mathias Tobin (Kraus-Anderson Construction Company)
1.4-B - Shop Drawings	#451	Closed	131000 PRE-ENGINEERED FABRIC COVERED BUILDING	0	Submittal	Ben Striegel	Ben Striegel		13-J-001	• Make Corrections Noted Architect by Michael Healy (BKV Group)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.4-A - Product Data	#450	Required Waiting for Submission	131000 PRE-ENGINEERED FABRIC COVERED BUILDING	0	Submittal	Ben Striegel	Ben Striegel	Jun 28, 2023 (810 days late)	13-J-001		
1.3-A - Warranty	#449	Closed	131000 PRE-ENGINEERED FABRIC COVERED BUILDING	0	Closeout	Ben Striegel	Ben Striegel		13-J-001		Approved Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)
1.3-G - Attic Stock	#448	Required Waiting for Submission	125500 DETENTION FURNITURE	0	Closeout	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)	Nov 1, 2024 (318 days late)	06-A-001		
1.3-F-1 - Maintenance Data	#447	Closed	125500 DETENTION FURNITURE	0	Closeout	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001		Not Required Rachel Struckman (Kraus-Anderson Construction Company)
1.3-D - Samples	#446	Required Waiting for Submission	125500 DETENTION FURNITURE	0	Submittal	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)	Jun 28, 2023 (810 days late)	06-A-001		
1.3-B - Shop Drawings	#445	Closed	125500 DETENTION FURNITURE	0	Submittal	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001	• Make Corrections Noted Michael Healy (BKV Group) • For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.3-A - Product Data	#444	Closed	125500 DETENTION FURNITURE	0	Submittal	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001	• Make Corrections Noted Michael Healy (BKV Group) • For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.1-B - Product Data	#442	Closed	124800 ENTRANCE FLOORING	0	Submittal	tball tball (Removed)	tball tball (Removed)		09-D-001	• Approved Michael Healy (BKV Group) • For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
1.3-C-1 - Maintenance Data	#441	Closed	123665 LABORATORY WORKSURFACES	0	Closeout	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001		Not Required Rachel Struckman (Kraus-Anderson Construction Company)
1.3-A.3 - Samples	#440	Required Waiting for Submission	123665 LABORATORY WORKSURFACES	0	Submittal	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)	Jun 28, 2023 (810 days late)	06-A-001		

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
1.2-D - Maintenance Data	#437	Closed	123661 SIMULATED STONE COUNTERTOPS	0	Closeout	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-C - Samples	#436	Closed	123661 SIMULATED STONE COUNTERTOPS	0	Submittal	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001	- Not Required Dora Deak (BKV Group) by Mathias Tobin (Kraus-Anderson Construction Company) - Make Corrections Noted Architect by Michael Healy (BKV Group)	Make Corrections Noted Rachel Struckman (Kraus-Anderson Construction Company)
1.2-A - Product Data	#432	Required Waiting for Submission	123616 METAL COUNTERTOPS	0	Submittal	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)	Jun 28, 2023 (810 days late)	06-A-001		
3.4-A - Demonstration	#431	Open Submitted	122000 WINDOW TREATMENTS	0	Closeout	Jeremy Belsheim (Tekton Construction Company)	Rachel Struckman (Kraus-Anderson Construction Company)		06-A-001		
1.2-F - Maintenance Data	#430	Closed	122000 WINDOW TREATMENTS	0	Closeout	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-E - Samples	#429	Closed	122000 WINDOW TREATMENTS	0	Submittal	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001	Approved as Noted Angelina LaPorte (Removed)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.2-D - Warranty	#428	Closed	122000 WINDOW TREATMENTS	0	Closeout	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-B - Shop Drawings	#427	Closed	122000 WINDOW TREATMENTS	0	Submittal	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001	Approved as Noted Architect by John Stark (Removed)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)
1.6-A - Manufacturers Warranty	#425	Closed	116723 SHOOTING RANGE EQUIPMENT	0	Closeout	David Johnson (Action Target, Inc.)	David Johnson (Action Target, Inc.)		11-K-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.3-B - Product Data	#424	Closed	116723 SHOOTING RANGE EQUIPMENT	0	Submittal	wdavis wdavis (Removed)	wdavis wdavis (Removed)		11-K-001	Approved Architect by Michael Healy (BKV Group)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
1.4-A - Warranty	#423	Required Waiting for Submission	116000 VEHICLE FUELING SYSTEM	0	Closeout	Adam Johnson (Zahl-Petroleum Maintenance Company)	Adam Johnson (Zahl-Petroleum Maintenance Company)	Nov 1, 2024 (318 days late)	11-B-001		
1.3-D - Maintenance Data	#422	Required Waiting for Submission	116000 VEHICLE FUELING SYSTEM	0	Closeout	Adam Johnson (Zahl-Petroleum Maintenance Company)	Adam Johnson (Zahl-Petroleum Maintenance Company)	Nov 1, 2024 (318 days late)	11-B-001		
1.3-C - Calculations	#421	Closed	116000 VEHICLE FUELING SYSTEM	0	Submittal	Adam Johnson (Zahl-Petroleum Maintenance Company)	Adam Johnson (Zahl-Petroleum Maintenance Company)		11-B-001	Not Reviewed Angelina LaPorte (Removed)	Not Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
1.3-B - Shop Drawings	#420	Closed	116000 VEHICLE FUELING SYSTEM	2	Submittal	Adam Johnson (Zahl-Petroleum Maintenance Company)	Adam Johnson (Zahl-Petroleum Maintenance Company)		11-B-001	No Exceptions Taken Andrew Cooper (Oertel Architects, Ltd.)	No Exceptions Taken Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
1.2-B - Shop Drawings	#418	Draft	115313 LABORATORY FUME HOODS	0	Shop Drawings	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.2-A - Product Data	#417	Draft	115313 LABORATORY FUME HOODS	0	Product Data	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
3.6-A - Demonstration	#416	Closed	111170 VEHICLE WASH EQUIPMENT	0	Closeout	RJ Mechanical, Inc.	RJ Mechanical, Inc.		22-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.3-C - Warranty	#415	Closed	111170 VEHICLE WASH EQUIPMENT	0	Closeout	RJ Mechanical, Inc.	RJ Mechanical, Inc.		22-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.3-B - O&M Manuals	#414	Closed	111170 VEHICLE WASH EQUIPMENT	0	Closeout	RJ Mechanical, Inc.	RJ Mechanical, Inc.		22-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-A - Product Data	#413	Closed	111170 VEHICLE WASH EQUIPMENT	0	Submittal	Kasey Lange (RJ Mechanical, Inc.)	Kasey Lange (RJ Mechanical, Inc.)		22-A-001	Approved as Noted Architect by John Stark (Removed)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)
1.2-A - Product Data	#412	Closed	109000 MISCELLANEOUS SPECIALTIES	1	Submittal	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001	- Make Corrections Noted Michael Healy (BKV Group) - For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.2-C-1 - O&M Manuals	#411	Closed	107500 FLAGPOLES	0	Closeout	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-B - Delegated-Design Submittal	#410	Required Waiting for Submission	107500 FLAGPOLES	0	Submittal	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)	Jun 28, 2023 (810 days late)	06-A-001		
1.2-A - Product Data	#409	Closed	107500 FLAGPOLES	0	Submittal	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001	- Make Corrections Noted Michael Healy (BKV Group) - For Record Only Angelina LaPorte (Removed)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.2-C - Samples	#408	Closed	105170 LAW ENFORCEMENT LOCKERS	0	Submittal	Paul Niedenfuer (Tekton Construction Company)	Paul Niedenfuer (Tekton Construction Company)		06-A-001	Approved as Noted Angelina LaPorte (Removed)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.2-B - Shop Drawings	#407	Closed	105170 LAW ENFORCEMENT LOCKERS	0	Submittal	Paul Niedenfuer (Tekton Construction Company)	Paul Niedenfuer (Tekton Construction Company)		06-A-001	- Approved as Noted Michael Healy (BKV Group) - For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.2-A - Product Data	#406	Closed	105170 LAW ENFORCEMENT LOCKERS	1	Submittal	Paul Niedenfuer (Tekton Construction Company)	Paul Niedenfuer (Tekton Construction Company)		06-A-001	Approved as Noted Angelina LaPorte (Removed)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.5-C - Warranty	#405	Closed	105110 LOCKERS	0	Closeout	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
1.2-E-1 - Maintenance Data	#404	Closed	105110 LOCKERS	0	Closeout	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-C - Samples	#402	Closed	105110 LOCKERS	1	Submittal	Paul Niedenfuer (Tekton Construction Company)	Paul Niedenfuer (Tekton Construction Company)		06-A-001	• Approved as Noted Angelina LaPorte (Removed)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.2-B - Shop Drawings	#401	Closed	105110 LOCKERS	0	Submittal	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001	• Make Corrections Noted Architect by Michael Healy (BKV Group)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.2-A - Product Data	#400	Closed	105110 LOCKERS	0	Submittal	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001	• Make Corrections Noted Architect by Michael Healy (BKV Group)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.2-B - Maintenance Data	#399	Closed	104400 FIRE PROTECTION SPECIALTIES	0	Closeout	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-A - Product Data	#398	Closed	104400 FIRE PROTECTION SPECIALTIES	0	Submittal	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001	• Approved Angelina LaPorte (Removed)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
1.5-A - Special Warranty	#397	Closed	102863 DETENTION TOILET ACCESSORIES	0	Closeout	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.3-F - Attic Stock	#396	Required Waiting for Submission	102863 DETENTION TOILET ACCESSORIES	0	Closeout	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)	Nov 1, 2024 (318 days late)	06-A-001		
1.3-E-1 - Maintenance Data	#395	Closed	102863 DETENTION TOILET ACCESSORIES	0	Closeout	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.3-B - Samples	#394	Required Waiting for Submission	102863 DETENTION TOILET ACCESSORIES	0	Submittal	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)	Jun 28, 2023 (810 days late)	06-A-001		
1.3-A - Product Data	#393	Closed	102863 DETENTION TOILET ACCESSORIES	0	Submittal	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001	• Approved as Noted Angelina LaPorte (Removed)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.2-B - Maintenance Data	#392	Closed	102800 TOILET AND BATH ACCESSORIES	0	Closeout	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-A - Product Data	#391	Closed	102800 TOILET AND BATH ACCESSORIES	0	Submittal	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001	• Make Corrections Noted Michael Healy (BKV Group) • For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.6-A - Special Warranty	#390	Closed	102600 WALL AND DOOR PROTECTION	0	Closeout	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-C-1 - O&M Manuals	#389	Closed	102600 WALL AND DOOR PROTECTION	0	Closeout	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
1.2-B - Shop Drawings	#388	Closed	102600 WALL AND DOOR PROTECTION	0	Submittal	Paul Niedenfuer (Tekton Construction Company)	Paul Niedenfuer (Tekton Construction Company)		06-A-001	• Approved as Noted Angelina LaPorte (Removed)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.2-A - Product Data	#387	Closed	102600 WALL AND DOOR PROTECTION	0	Submittal	Paul Niedenfuer (Tekton Construction Company)	Paul Niedenfuer (Tekton Construction Company)		06-A-001	• Approved as Noted Angelina LaPorte (Removed)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)
3.6-B - Demonstration	#386	Required Waiting for Submission	102310 GLAZED INTERIOR WALL AND DOOR ASSEMBLIES	0	Closeout	Kyle Paulson (United Glass, Inc.)	Kyle Paulson (United Glass, Inc.)	Nov 1, 2024 (318 days late)	08-F-001		
1.8-C - Manufacturers Warranty	#385	Required Waiting for Submission	102310 GLAZED INTERIOR WALL AND DOOR ASSEMBLIES	0	Closeout	Kyle Paulson (United Glass, Inc.)	Kyle Paulson (United Glass, Inc.)	Nov 1, 2024 (318 days late)	08-F-001		
1.5-H - O&M Manuals	#384	Required Waiting for Submission	102310 GLAZED INTERIOR WALL AND DOOR ASSEMBLIES	0	Closeout	Kyle Paulson (United Glass, Inc.)	Kyle Paulson (United Glass, Inc.)	Nov 1, 2024 (318 days late)	08-F-001		
1.5-F - Design Data	#383	Closed	102310 GLAZED INTERIOR WALL AND DOOR ASSEMBLIES	0	Submittal	Kyle Paulson (United Glass, Inc.)	Kyle Paulson (United Glass, Inc.)		08-F-001	• Make Corrections Noted Michael Healy (BKV Group) • For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.5-D - Samples	#382	Closed	102310 GLAZED INTERIOR WALL AND DOOR ASSEMBLIES	0	Submittal	Kyle Paulson (United Glass, Inc.)	Kyle Paulson (United Glass, Inc.)		08-F-001	• Make Corrections Noted Michael Healy (BKV Group) • For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.5-C - Shop Drawings	#381	Closed	102310 GLAZED INTERIOR WALL AND DOOR ASSEMBLIES	0	Submittal	Kyle Paulson (United Glass, Inc.)	Kyle Paulson (United Glass, Inc.)		08-F-001	• Make Corrections Noted Michael Healy (BKV Group)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.5-B - Product Data	#380	Closed	102310 GLAZED INTERIOR WALL AND DOOR ASSEMBLIES	0	Submittal	Kyle Paulson (United Glass, Inc.)	Kyle Paulson (United Glass, Inc.)		08-F-001	• Make Corrections Noted Michael Healy (BKV Group) • For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)
3.5-A - Demonstration	#379	Required Waiting for Submission	102239 FOLDING PANEL PARTITIONS	0	Closeout	Brian Nenovich (Acoustics Associates, Inc.)	Brian Nenovich (Acoustics Associates, Inc.)	Nov 1, 2024 (318 days late)	10-E-001		
1.6-A - Special Warranty	#378	Required Waiting for Submission	102239 FOLDING PANEL PARTITIONS	0	Closeout	Brian Nenovich (Acoustics Associates, Inc.)	Brian Nenovich (Acoustics Associates, Inc.)	Nov 1, 2024 (318 days late)	10-E-001		
1.3-H - Attic Stock	#377	Required Waiting for Submission	102239 FOLDING PANEL PARTITIONS	0	Closeout	Brian Nenovich (Acoustics Associates, Inc.)	Brian Nenovich (Acoustics Associates, Inc.)	Nov 1, 2024 (318 days late)	10-E-001		
1.3-G-1 - O&M Manuals	#376	Required Waiting for Submission	102239 FOLDING PANEL PARTITIONS	0	Closeout	Brian Nenovich (Acoustics Associates, Inc.)	Brian Nenovich (Acoustics Associates, Inc.)	Nov 1, 2024 (318 days late)	10-E-001		
1.3-F.7 - Sample Warranty	#375	Required Waiting for Submission	102239 FOLDING PANEL PARTITIONS	0	Submittal	Brian Nenovich (Acoustics Associates, Inc.)	Brian Nenovich (Acoustics Associates, Inc.)	Jun 28, 2023 (810 days late)	10-E-001		
1.3-E - Delegated-Design Submittal	#374	Required Waiting for Submission	102239 FOLDING PANEL PARTITIONS	0	Submittal	Brian Nenovich (Acoustics Associates, Inc.)	Brian Nenovich (Acoustics Associates, Inc.)	Jun 28, 2023 (810 days late)	10-E-001		
1.3-D - Samples	#373	Closed	102239 FOLDING PANEL PARTITIONS	0	Submittal	Brian Nenovich (Acoustics Associates, Inc.)	Brian Nenovich (Acoustics Associates, Inc.)		10-E-001	• Approved as Noted Architect by John Stark (Removed)	Approved as Noted Rachel Struckman (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
1.3-B - Shop Drawings	#372	Closed	102239 FOLDING PANEL PARTITIONS	0	Submittal	Brian Nenovich (Acoustics Associates, Inc.)	Brian Nenovich (Acoustics Associates, Inc.)		10-E-001	Approved as Noted Architect by John Stark (Removed)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)
1.3-A - Product Data	#371	Closed	102239 FOLDING PANEL PARTITIONS	0	Submittal	Brian Nenovich (Acoustics Associates, Inc.)	Brian Nenovich (Acoustics Associates, Inc.)		10-E-001	Approved as Noted Architect by John Stark (Removed)	Review Comments Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)
1.6-A - Warranty	#370	Closed	102113 TOILET COMPARTMENTS	0	Closeout	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.3-D - Maintenance Data	#369	Closed	102113 TOILET COMPARTMENTS	0	Closeout	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.3-C - Samples	#368	Closed	102113 TOILET COMPARTMENTS	0	Submittal	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001	Approved as Noted Angelina LaPorte (Removed)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.3-B - Shop Drawings	#367	Closed	102113 TOILET COMPARTMENTS	1	Submittal	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001	- Make Corrections Noted Michael Healy (BKV Group) - Make Corrections Noted Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.3-A - Product Data	#366	Closed	102113 TOILET COMPARTMENTS	0	Submittal	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001	Approved as Noted Angelina LaPorte (Removed)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.5-A - Warranty	#365	Closed	101400 SIGNAGE	0	Closeout	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-B - Samples	#364	Required Waiting for Submission	101400 SIGNAGE	2	Submittal	Paul Niedenfuier (Tekton Construction Company)	Paul Niedenfuier (Tekton Construction Company)	Sep 22, 2023 (724 days late)	06-A-001		
1.2-A - Shop Drawings	#363	Closed	101400 SIGNAGE	3	Submittal	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001	Make Corrections Noted Architect by Michael Healy (BKV Group)	Make Corrections Noted Rachel Struckman (Kraus-Anderson Construction Company)
1.2-C-1 - Maintenance Data	#362	Closed	101100 VISUAL DISPLAY UNITS	0	Closeout	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-B - Samples	#361	Closed	101100 VISUAL DISPLAY UNITS	0	Submittal	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001	Approved Angelina LaPorte (Removed)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
1.2-A - Product Data	#360	Closed	101100 VISUAL DISPLAY UNITS	0	Submittal	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001	Approved Angelina LaPorte (Removed)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
1.2-D - Attic Stock	#359	Open Submitted	099123 INTERIOR PAINTING	0	Closeout	Duwayne Reinhardt	Rachel Struckman (Kraus-Anderson Construction Company)		09-K-001		

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPDP Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
1.4-C - Shop Drawings	#358	Draft	101453 TRAFFIC SIGNAGE	0	Shop Drawings	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.4-B - Product Data	#357	Draft	101453 TRAFFIC SIGNAGE	0	Product Data	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.2-B - Samples	#356	Closed	099123 INTERIOR PAINTING	0	Submittal	Duwayne Reinhardt	Duwayne Reinhardt		09-K-001	• Make Corrections Noted Michael Healy (BKV Group) • Make Corrections Noted Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.2-A - Product Data	#355	Open Submitted	099123 INTERIOR PAINTING	0	Submittal	Duwayne Reinhardt	Mathias Tobin (Kraus-Anderson Construction Company)		09-K-001		
1.2-E - Attic Stock	#354	Open Submitted	099113 EXTERIOR PAINTING	0	Closeout	Duwayne Reinhardt	Rachel Struckman (Kraus-Anderson Construction Company)		09-K-001		
1.2-B - Samples	#353	Open Submitted	099113 EXTERIOR PAINTING	0	Submittal	Duwayne Reinhardt	Mathias Tobin (Kraus-Anderson Construction Company)		09-K-001		
1.2-A - Product Data	#352	Open Submitted	099113 EXTERIOR PAINTING	0	Submittal	Duwayne Reinhardt	Mathias Tobin (Kraus-Anderson Construction Company)		09-K-001		
1.4-A - Special Warranty	#351	Closed	098433 ACOUSTIC WALL PANELING	0	Closeout	Tom Piccione (Sonus Interiors, Inc.)	Tom Piccione (Sonus Interiors, Inc.)		09-C-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.3-B - Attic Stock	#350	Required Waiting for Submission	098433 ACOUSTIC WALL PANELING	0	Closeout	Tom Piccione (Sonus Interiors, Inc.)	Tom Piccione (Sonus Interiors, Inc.)	Nov 1, 2024 (318 days late)	09-C-001		
1.2-E-1 - O&M Manuals	#349	Closed	098433 ACOUSTIC WALL PANELING	0	Closeout	Tom Piccione (Sonus Interiors, Inc.)	Tom Piccione (Sonus Interiors, Inc.)		09-C-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-C - Samples	#348	Closed	098433 ACOUSTIC WALL PANELING	0	Submittal	Tom Piccione (Sonus Interiors, Inc.)	Tom Piccione (Sonus Interiors, Inc.)		09-C-001	• Approved Architect by John Stark (Removed)	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-B - Shop Drawings	#347	Closed	098433 ACOUSTIC WALL PANELING	0	Submittal	Tom Piccione (Sonus Interiors, Inc.)	Tom Piccione (Sonus Interiors, Inc.)		09-C-001	• Make Corrections Noted Architect by Michael Healy (BKV Group)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)
1.2-A - Product Data	#346	Closed	098433 ACOUSTIC WALL PANELING	0	Submittal	Tom Piccione (Sonus Interiors, Inc.)	Tom Piccione (Sonus Interiors, Inc.)		09-C-001	• Approved as Noted Michael Healy (BKV Group) • For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.7-A - Special Warranty	#345	Closed	097816 PRESERVED GARDENS	0	Closeout	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-B - Samples	#344	Closed	097816 PRESERVED GARDENS	0	Submittal	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001	• Approved Angelina LaPorte (Removed)	Approved Mathias Tobin (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPDP Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
1.2-C - Maintenance Data	#343	Closed	097816 PRESERVED GARDENS	0	Closeout	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-A - Shop Drawings	#342	Closed	097816 PRESERVED GARDENS	0	Submittal	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001	• Approved Angelina LaPorte (Removed)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
1.2-B - Samples	#341	Closed	097733 FRP WALL PANELING	0	Submittal	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001	• Approved Angelina LaPorte (Removed)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
1.2-A - Product Data	#340	Closed	097733 FRP WALL PANELING	0	Submittal	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001	• Approved Angelina LaPorte (Removed)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
1.2-D - Attic Stock	#339	Open Submitted	097200 WALL COVERINGS	0	Closeout	Duwayne Reinhardt	Rachel Struckman (Kraus-Anderson Construction Company)		09-K-001		
1.2-C - O&M Manuals	#338	Closed	097200 WALL COVERINGS	0	Closeout	Duwayne Reinhardt	Duwayne Reinhardt		09-K-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-B - Shop Drawings	#337	Open Submitted	097200 WALL COVERINGS	0	Submittal	Duwayne Reinhardt	Mathias Tobin (Kraus-Anderson Construction Company)		09-K-001		
1.2-A - Product Data	#336	Closed	097200 WALL COVERINGS	0	Submittal	Duwayne Reinhardt	Duwayne Reinhardt		09-K-001	• Approved Michael Healy (BKV Group) • For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
1.6-A - Special Warranty	#335	Required Waiting for Submission	096800 CARPETING	0	Submittal	tball tball (Removed)	tball tball (Removed)	Jun 28, 2023 (810 days late)	09-D-001		
1.2-F - Attic Stock	#334	Open Submitted	096800 CARPETING	0	Closeout	Manuel Cuevas (Multiple Concepts Interiors, Inc.)	Rachel Struckman (Kraus-Anderson Construction Company)		09-D-001		
1.2-E-1 - Maintenance Data	#333	Closed	096800 CARPETING	0	Closeout	Manuel Cuevas (Multiple Concepts Interiors, Inc.)	Manuel Cuevas (Multiple Concepts Interiors, Inc.)		09-D-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-D.3 - Warranty	#332	Closed	096800 CARPETING	0	Closeout	Manuel Cuevas (Multiple Concepts Interiors, Inc.)	Manuel Cuevas (Multiple Concepts Interiors, Inc.)		09-D-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-C - Samples	#331	Closed	096800 CARPETING	0	Submittal	tball tball (Removed)	tball tball (Removed)		09-D-001	• Approved Angelina LaPorte (Removed)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
1.2-A - Product Data	#329	Closed	096800 CARPETING	0	Submittal	tball tball (Removed)	tball tball (Removed)		09-D-001	• Approved Michael Healy (BKV Group) • For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	For Record Only Mathias Tobin (Kraus-Anderson Construction Company)
1.3-E-1 - Maintenance Data	#328	Closed	096723 RESINOUS FLOORING	0	Closeout	Manuel Cuevas (Multiple Concepts Interiors, Inc.)	Manuel Cuevas (Multiple Concepts Interiors, Inc.)		09-D-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.3-A - Product Data	#326	Closed	096723 RESINOUS FLOORING	0	Submittal	tball tball (Removed)	tball tball (Removed)		09-D-001	• Approved as Noted Michael Healy (BKV Group) • For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.2-D - Attic Stock	#325	Required Waiting for Submission	096500 RESILIENT FLOORING	0	Closeout	Manuel Cuevas (Multiple Concepts Interiors, Inc.)	Manuel Cuevas (Multiple Concepts Interiors, Inc.)	Nov 1, 2024 (318 days late)	09-D-001		

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPDP Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
1.2-C-1 - Maintenance Data	#324	Closed	096500 RESILIENT FLOORING	0	Closeout	Manuel Cuevas (Multiple Concepts Interiors, Inc.)	Manuel Cuevas (Multiple Concepts Interiors, Inc.)		09-D-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-A - Product Data	#322	Closed	096500 RESILIENT FLOORING	0	Submittal	tball tball (Removed)	tball tball (Removed)		09-D-001	- Approved Michael Healy (BKV Group) - For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
1.2-E - Attic Stock	#321	Required Waiting for Submission	095423 LINEAR METAL CEILINGS	0	Closeout	Tom Piccione (Sonus Interiors, Inc.)	Tom Piccione (Sonus Interiors, Inc.)	Nov 1, 2024 (318 days late)	09-C-001		
1.2-D-1 - Maintenance Data	#320	Closed	095423 LINEAR METAL CEILINGS	0	Closeout	Tom Piccione (Sonus Interiors, Inc.)	Tom Piccione (Sonus Interiors, Inc.)		09-C-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-C - Samples	#319	Closed	095423 LINEAR METAL CEILINGS	1	Submittal	Tom Piccione (Sonus Interiors, Inc.)	Tom Piccione (Sonus Interiors, Inc.)		09-C-001	Make Corrections Noted Architect by Michael Healy (BKV Group)	Make Corrections Noted Rachel Struckman (Kraus-Anderson Construction Company)
1.2-B - Shop Drawings	#318	Closed	095423 LINEAR METAL CEILINGS	0	Submittal	Tom Piccione (Sonus Interiors, Inc.)	Tom Piccione (Sonus Interiors, Inc.)		09-C-001	Approved as Noted Architect by John Stark (Removed)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)
1.2-A - Product Data	#317	Closed	095423 LINEAR METAL CEILINGS	1	Submittal	Tom Piccione (Sonus Interiors, Inc.)	Tom Piccione (Sonus Interiors, Inc.)		09-C-001	Make Corrections Noted Architect by Michael Healy (BKV Group)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)
1.4-A - Warranty	#315	Closed	095113 ACOUSTICAL PANEL CEILINGS	0	Closeout	Tom Piccione (Sonus Interiors, Inc.)	Tom Piccione (Sonus Interiors, Inc.)		09-C-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-D - Attic Stock	#314	Required Waiting for Submission	095113 ACOUSTICAL PANEL CEILINGS	0	Closeout	Tom Piccione (Sonus Interiors, Inc.)	Tom Piccione (Sonus Interiors, Inc.)	Nov 1, 2024 (318 days late)	09-C-001		
1.2-C-1 - O&M Manuals	#313	Closed	095113 ACOUSTICAL PANEL CEILINGS	0	Closeout	Tom Piccione (Sonus Interiors, Inc.)	Tom Piccione (Sonus Interiors, Inc.)		09-C-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-B - Samples	#312	Closed	095113 ACOUSTICAL PANEL CEILINGS	1	Submittal	Tom Piccione (Sonus Interiors, Inc.)	Tom Piccione (Sonus Interiors, Inc.)		09-C-001	Approved Architect by John Stark (Removed)	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-A - Product Data	#311	Closed	095113 ACOUSTICAL PANEL CEILINGS	0	Submittal	Sonus Interiors, Inc.	Sonus Interiors, Inc.		09-C-001	- Approved as Noted Jake Jacobsen (Removed) - For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.3-E - Attic Stock	#310	Required Waiting for Submission	093000 TILING	0	Closeout	Lee Ahola (Grazzini Brothers & Company)	Lee Ahola (Grazzini Brothers & Company)	Nov 1, 2024 (318 days late)	09-B-001		
1.3-D - O&M Manuals	#309	Required Waiting for Submission	093000 TILING	0	Closeout	Lee Ahola (Grazzini Brothers & Company)	Lee Ahola (Grazzini Brothers & Company)	Nov 1, 2024 (318 days late)	09-B-001		

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
1.3-C - Samples	#308	Closed	093000 TILING	0	Submittal	Lee Ahola (Grazzini Brothers & Company)	Lee Ahola (Grazzini Brothers & Company)		09-B-001	Approved as Noted Architect by John Stark (Removed)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)
1.3-B - Shop Drawings	#307	Closed	093000 TILING	0	Submittal	Lee Ahola (Grazzini Brothers & Company)	Lee Ahola (Grazzini Brothers & Company)		09-B-001	Approved as Noted Architect by John Stark (Removed)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.3-A - Product Data	#306	Closed	093000 TILING	0	Submittal	Lee Ahola (Grazzini Brothers & Company)	Lee Ahola (Grazzini Brothers & Company)		09-B-001	Approved as Noted Architect by John Stark (Removed)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)
1.2-A - Product Data	#305	Closed	092900 GYPSUM BOARD	0	Submittal	Charlie Howe (Custom Drywall, Inc.)	Charlie Howe (Custom Drywall, Inc.)		09-A-001	- Approved Jake Jacobsen (Removed) - For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Approved Ken Francois (Kraus-Anderson Construction Company) by Mathias Tobin (Kraus-Anderson Construction Company)
1.2-A - Product Data	#304	Closed	092216 NON-STRUCTURAL METAL FRAMING	0	Submittal	Charlie Howe (Custom Drywall, Inc.)	Charlie Howe (Custom Drywall, Inc.)		09-A-001	Approved Angelina LaPorte (Removed)	Approved Ken Francois (Kraus-Anderson Construction Company) by Mathias Tobin (Kraus-Anderson Construction Company)
1.9-A - Manufacturers Warranty	#303	Draft	088853 SECURITY GLAZING	0	Other	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.4-E.5 - Sample Warranty	#302	Draft	088853 SECURITY GLAZING	0	Submittal	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.4-D - Delegated-Design Submittal	#301	Draft	088853 SECURITY GLAZING	0	Submittal	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.4-E.3 - Test Reports	#300	Draft	088853 SECURITY GLAZING	0	Reports	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.4-C - Schedules	#299	Draft	088853 SECURITY GLAZING	0	Schedule	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.4-B - Samples	#298	Draft	088853 SECURITY GLAZING	0	Samples	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.4-A - Product Data	#297	Draft	088853 SECURITY GLAZING	0	Product Data	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.7-A - Manufacturers Warranty	#296	Required Waiting for Submission	088000 GLAZING	0	Closeout	Kyle Paulson (United Glass, Inc.)	Kyle Paulson (United Glass, Inc.)	Nov 1, 2024 (318 days late)	08-F-001		
1.3-C - Delegated-Design Submittal	#295	Closed	088000 GLAZING	0	Submittal	Kyle Paulson (United Glass, Inc.)	Kyle Paulson (United Glass, Inc.)		08-F-001	- Approved Michael Healy (BKV Group) - For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Approved Mathias Tobin (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
1.3-B - Samples	#294	Closed	088000 GLAZING	0	Submittal	Kyle Paulson (United Glass, Inc.)	Kyle Paulson (United Glass, Inc.)		08-F-001	- Approved Michael Healy (BKV Group) - Approved Mathias Tobin (Kraus-Anderson Construction Company)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
1.3-A - Product Data	#293	Closed	088000 GLAZING	0	Submittal	Kyle Paulson (United Glass, Inc.)	Kyle Paulson (United Glass, Inc.)		08-F-001	Approved Michael Healy (BKV Group)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
3.7-A - Demonstration	#292	Required Waiting for Submission	087100 DOOR HARDWARE	0	Closeout	Amy Farquhar (Twin City Hardware Company)	Amy Farquhar (Twin City Hardware Company)	Nov 1, 2024 (318 days late)	08-A-001		
2.8-B - Electric Strikes Warranty	#291	Closed	087100 DOOR HARDWARE	0	Closeout	Amy Farquhar (Twin City Hardware Company)	Amy Farquhar (Twin City Hardware Company)		08-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
2.6-A.1 - Mechanical Locks-Latching Devices Warranty	#290	Closed	087100 DOOR HARDWARE	0	Closeout	Amy Farquhar (Twin City Hardware Company)	Amy Farquhar (Twin City Hardware Company)		08-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.8-A - Attic Stock	#289	Required Waiting for Submission	087100 DOOR HARDWARE	0	Closeout	Amy Farquhar (Twin City Hardware Company)	Amy Farquhar (Twin City Hardware Company)	Nov 1, 2024 (318 days late)	08-A-001		
1.7-B - Warranty	#287	Closed	087100 DOOR HARDWARE	0	Closeout	Amy Farquhar (Twin City Hardware Company)	Amy Farquhar (Twin City Hardware Company)		08-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.3-G - O&M Manuals	#284	Closed	087100 DOOR HARDWARE	0	Closeout	Amy Farquhar (Twin City Hardware Company)	Amy Farquhar (Twin City Hardware Company)		08-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.3-B - Schedules	#279	Closed	087100 DOOR HARDWARE	1	Submittal	Lee Kriskovich (Twin City Hardware Company)	Lee Kriskovich (Twin City Hardware Company)		08-A-001	- Approved as Noted Michael Healy (BKV Group) - For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.3-A - Product Data	#278	Closed	087100 DOOR HARDWARE	1	Submittal	Lee Kriskovich (Twin City Hardware Company)	Lee Kriskovich (Twin City Hardware Company)		08-A-001	- Approved as Noted Michael Healy (BKV Group) - For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.6-A - Warranty	#277	Closed	086250 TUBULAR DAYLIGHTING DEVICE	0	Closeout	Andy Berwald (Berwald Roofing Company, Inc.)	Andy Berwald (Berwald Roofing Company, Inc.)		07-H-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.4-B - Shop Drawings	#276	Closed	086250 TUBULAR DAYLIGHTING DEVICE	0	Submittal	Andy Berwald (Berwald Roofing Company, Inc.)	Andy Berwald (Berwald Roofing Company, Inc.)		07-H-001	- Approved Michael Healy (BKV Group) - For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
1.4-A - Special Warranty	#274	Required Waiting for Submission	086200 UNIT SKYLIGHTS	0	Submittal	Andy Berwald (Berwald Roofing Company, Inc.)	Andy Berwald (Berwald Roofing Company, Inc.)	Jun 28, 2023 (810 days late)	07-H-001		
1.2-D - Maintenance Data	#272	Closed	086200 UNIT SKYLIGHTS	0	Closeout	Andy Berwald (Berwald Roofing Company, Inc.)	Andy Berwald (Berwald Roofing Company, Inc.)		07-H-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-B - Shop Drawings	#271	Closed	086200 UNIT SKYLIGHTS	0	Submittal	Andy Berwald (Berwald Roofing Company, Inc.)	Andy Berwald (Berwald Roofing Company, Inc.)		07-H-001	- Make Corrections Noted Michael Healy (BKV Group) - For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.2-A - Product Data	#270	Required Waiting for Submission	086200 UNIT SKYLIGHTS	0	Submittal	Andy Berwald (Berwald Roofing Company, Inc.)	Andy Berwald (Berwald Roofing Company, Inc.)	Jun 28, 2023 (810 days late)	07-H-001		

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Page 67 of 82

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPDP Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
1.8-A - Warranty	#269	Required Waiting for Submission	085663 DETENTION WINDOWS	0	Closeout	Kyle Paulson (United Glass, Inc.)	Kyle Paulson (United Glass, Inc.)	Nov 1, 2024 (318 days late)	08-F-001		
1.4-A - Attic Stock	#268	Required Waiting for Submission	085663 DETENTION WINDOWS	0	Closeout	Kyle Paulson (United Glass, Inc.)	Kyle Paulson (United Glass, Inc.)	Nov 1, 2024 (318 days late)	08-F-001		
1.3-D.9 - Sample Warranty	#267	Required Waiting for Submission	085663 DETENTION WINDOWS	0	Submittal	Kyle Paulson (United Glass, Inc.)	Kyle Paulson (United Glass, Inc.)	Jun 28, 2023 (810 days late)	08-F-001		
1.3-D.5 - Test Reports	#266	Required Waiting for Submission	085663 DETENTION WINDOWS	0	Submittal	Kyle Paulson (United Glass, Inc.)	Kyle Paulson (United Glass, Inc.)	Jun 28, 2023 (810 days late)	08-F-001		
1.3-C - Samples	#265	Required Waiting for Submission	085663 DETENTION WINDOWS	0	Submittal	Kyle Paulson (United Glass, Inc.)	Kyle Paulson (United Glass, Inc.)	Jun 28, 2023 (810 days late)	08-F-001		
1.3-B - Shop Drawings	#264	Closed	085663 DETENTION WINDOWS	1	Submittal	Kyle Paulson (United Glass, Inc.)	Kyle Paulson (United Glass, Inc.)		08-F-001	• Approved as Noted John Stark (Removed)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)
1.3-A - Product Data	#263	Required Waiting for Submission	085663 DETENTION WINDOWS	1	Submittal	Kyle Paulson (United Glass, Inc.)	Kyle Paulson (United Glass, Inc.)	Sep 28, 2023 (718 days late)	08-F-001		
1.6-A - Special Warranty	#262	Closed	085619 PASS-THROUGH WINDOWS	0	Submittal	Kyle Paulson (United Glass, Inc.)	Kyle Paulson (United Glass, Inc.)		08-F-001	• No Exceptions Taken Architect by John Stark (Removed)	No Exceptions Taken Mathias Tobin (Kraus-Anderson Construction Company)
1.2-D - Samples	#261	Closed	085619 PASS-THROUGH WINDOWS	0	Submittal	Kyle Paulson (United Glass, Inc.)	Kyle Paulson (United Glass, Inc.)		08-F-001	• Approved Architect by Michael Healy (BKV Group)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
1.2-B - Shop Drawings	#259	Required Waiting for Submission	085619 PASS-THROUGH WINDOWS	0	Submittal	Kyle Paulson (United Glass, Inc.)	Kyle Paulson (United Glass, Inc.)	Jun 28, 2023 (810 days late)	08-F-001		
1.2-C - Product Data	#258	Closed	084413 GLAZED ALUMINUM CURTAIN WALLS	0	Submittal	Kyle Paulson (United Glass, Inc.)	Kyle Paulson (United Glass, Inc.)		08-F-001	• Approved Michael Healy (BKV Group) • For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
1.2-A - Product Data	#257	Closed	085619 PASS-THROUGH WINDOWS	0	Submittal	Kyle Paulson (United Glass, Inc.)	Kyle Paulson (United Glass, Inc.)		08-F-001	• Approved as Noted Michael Healy (BKV Group) • For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.6-A - Special Warranty	#256	Required Waiting for Submission	084113 ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS	0	Submittal	Kyle Paulson (United Glass, Inc.)	Kyle Paulson (United Glass, Inc.)	Jun 28, 2023 (810 days late)	08-F-001		
1.4-A - Special Warranty	#255	Required Waiting for Submission	084413 GLAZED ALUMINUM CURTAIN WALLS	0	Submittal	Kyle Paulson (United Glass, Inc.)	Kyle Paulson (United Glass, Inc.)	Jun 28, 2023 (810 days late)	08-F-001		
1.2-E - Maintenance Data	#254	Required Waiting for Submission	084413 GLAZED ALUMINUM CURTAIN WALLS	0	Closeout	Kyle Paulson (United Glass, Inc.)	Kyle Paulson (United Glass, Inc.)	Nov 1, 2024 (318 days late)	08-F-001		
1.2-B - Shop Drawings	#253	Closed	084413 GLAZED ALUMINUM CURTAIN WALLS	1	Submittal	Kyle Paulson (United Glass, Inc.)	Kyle Paulson (United Glass, Inc.)		08-F-001	• Approved as Noted Architect by John Stark (Removed)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
1.2-A - Product Data	#252	Closed	084413 GLAZED ALUMINUM CURTAIN WALLS	0	Submittal	Kyle Paulson (United Glass, Inc.)	Kyle Paulson (United Glass, Inc.)		08-F-001	- Approved Michael Healy (BKV Group) - For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
1.3-E - Maintenance Data	#251	Required Waiting for Submission	084113 ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS	0	Closeout	Kyle Paulson (United Glass, Inc.)	Kyle Paulson (United Glass, Inc.)	Nov 1, 2024 (318 days late)	08-F-001		
1.3-C - Samples	#250	Closed	084113 ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS	1	Submittal	Kyle Paulson (United Glass, Inc.)	Kyle Paulson (United Glass, Inc.)		08-F-001	- Approved Michael Healy (BKV Group) - For Record Only Mathias Tobin (Kraus-Anderson Construction Company)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
1.3-A - Product Data	#248	Closed	084113 ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS	0	Submittal	Kyle Paulson (United Glass, Inc.)	Kyle Paulson (United Glass, Inc.)		08-F-001	- Approved Michael Healy (BKV Group) - For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
1.4-A - Warranty	#247	Required Waiting for Submission	083600 SECTIONAL OVERHEAD DOORS	0	Closeout	Steve Boyer (Star Equipment)	Steve Boyer (Star Equipment)	Dec 6, 2024 (283 days late)	08-D-001		
1.2-D - Maintenance Data	#246	Required Waiting for Submission	083600 SECTIONAL OVERHEAD DOORS	0	Closeout	Steve Boyer (Star Equipment)	Steve Boyer (Star Equipment)	Dec 6, 2024 (283 days late)	08-D-001		
1.2-C - Samples	#245	Required Waiting for Submission	083600 SECTIONAL OVERHEAD DOORS	0	Submittal	Steve Boyer (Star Equipment)	Steve Boyer (Star Equipment)	Jun 28, 2023 (810 days late)	08-D-001		
1.2-B - Shop Drawings	#244	Closed	083600 SECTIONAL OVERHEAD DOORS	0	Submittal	Steve Boyer (Star Equipment)	Steve Boyer (Star Equipment)		08-D-001	Approved as Noted Architect by John Stark (Removed)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)
1.8-A - Warranty	#241	Closed	083473.16 WOOD SOUND CONTROL DOOR ASSEMBLIES	0	Closeout	Amy Farquhar (Twin City Hardware Company)	Amy Farquhar (Twin City Hardware Company)		08-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.7-A - Warranty	#239	Closed	083473.14 METAL SOUND CONTROL DOOR ASSEMBLIES	0	Closeout	Amy Farquhar (Twin City Hardware Company)	Amy Farquhar (Twin City Hardware Company)		08-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.4-B - Shop Drawings	#236	Closed	083463 DETENTION DOORS AND FRAMES	0	Submittal	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001	- Make Corrections Noted Michael Healy (BKV Group) - For Record Only Angelina LaPorte (Removed)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.4-D - Attic Stock	#235	Required Waiting for Submission	083463 DETENTION DOORS AND FRAMES	0	Closeout	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)	Nov 1, 2024 (318 days late)	06-A-001		
1.4-A - Product Data	#234	Closed	083463 DETENTION DOORS AND FRAMES	0	Submittal	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001	- Approved Michael Healy (BKV Group) - For Record Only Angelina LaPorte (Removed)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
1.7-A - Warranty	#233	Closed	083453.13 FORCED ENTRY DOORS AND FRAMES	0	Closeout	Amy Farquhar (Twin City Hardware Company)	Amy Farquhar (Twin City Hardware Company)		08-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.7-B - Warranty	#231	Draft	083453.12 ATTACK RESISTANT DOORS AND FRAMES	0	Closeout	Andy Berwald (Berwald Roofing Company, Inc.)	Rachel Struckman (Kraus-Anderson Construction Company)				

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPDP Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
1.7-A - Special Warranty	#229	Draft	083453.12 ATTACK RESISTANT DOORS AND FRAMES	0	Closeout	Andy Berwald (Berwald Roofing Company, Inc.)	Rachel Struckman (Kraus- Anderson Construction Company)				
1.3-E - Warranty	#226	Closed	083400 SPECIAL FUNCTION DOORS	0	Closeout	Amy Farquhar (Twin City Hardware Company)	Amy Farquhar (Twin City Hardware Company)		08-A-001		Approved Rachel Struckman (Kraus- Anderson Construction Company)
3.6-A - O&M Training And Demonstration	#223	Closed	083324 OVERHEAD RAPID COILING DOORS	0	Closeout	Steve Boyer (Star Equipment)	Steve Boyer (Star Equipment)		08-D-001		Approved Rachel Struckman (Kraus- Anderson Construction Company)
3.5-A - Maintenance Data	#222	Required Waiting for Submission	083324 OVERHEAD RAPID COILING DOORS	0	Closeout	Steve Boyer (Star Equipment)	Steve Boyer (Star Equipment)	Dec 6, 2024 (283 days late)	08-D-001		
1.2-C - Samples	#221	Closed	083324 OVERHEAD RAPID COILING DOORS	0	Submittal	Steve Boyer (Star Equipment)	Steve Boyer (Star Equipment)		08-D-001	• Approved Architect by John Stark (Removed)	Approved Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus- Anderson Construction Company)
1.2-B - Shop Drawings	#220	Closed	083324 OVERHEAD RAPID COILING DOORS	1	Submittal	Steve Boyer (Star Equipment)	Steve Boyer (Star Equipment)		08-D-001	• Make Corrections Noted Architect by Michael Healy (BKV Group)	Make Corrections Noted Rachel Struckman (Kraus- Anderson Construction Company)
3.6-A - Training And Demonstration	#218	Required Waiting for Submission	083313 COILING COUNTER DOORS	0	Closeout	Steve Boyer (Star Equipment)	Steve Boyer (Star Equipment)	Dec 6, 2024 (283 days late)	08-D-001		
1.2-C-3 - Maintenance Data	#217	Required Waiting for Submission	083313 COILING COUNTER DOORS	0	Closeout	Steve Boyer (Star Equipment)	Steve Boyer (Star Equipment)	Dec 6, 2024 (283 days late)	08-D-001		
1.2-C-1 - Samples	#216	Closed	083313 COILING COUNTER DOORS	0	Submittal	Steve Boyer (Star Equipment)	Steve Boyer (Star Equipment)		08-D-001	• Approved Architect by John Stark (Removed)	Approved Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus- Anderson Construction Company)
1.2-C - Samples	#215	Required Waiting for Submission	083313 COILING COUNTER DOORS	0	Submittal	Steve Boyer (Star Equipment)	Steve Boyer (Star Equipment)	Jun 28, 2023 (810 days late)	08-D-001		
1.2-B - Shop Drawings	#214	Required Waiting for Submission	083313 COILING COUNTER DOORS	1	Submittal	Steve Boyer (Star Equipment)	Steve Boyer (Star Equipment)	Dec 6, 2023 (649 days late)	08-D-001		
1.2-A - Product Data	#212	Closed	083113 ACCESS DOORS AND FRAMES	0	Submittal	Paul Niedenfuer (Tekton Construction Company)	Paul Niedenfuer (Tekton Construction Company)		06-A-001	• Approved Angelina LaPorte (Removed)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
1.4-D - Color Chart	#211	Closed	081613 FRP DOORS AND FRAMES	0	Submittal	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001	• Approved as Noted Angelina LaPorte (Removed)	Approved as Noted Mathias Tobin (Kraus- Anderson Construction Company)
1.4-A - Product Data	#209	Closed	081613 FRP DOORS AND FRAMES	0	Submittal	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001	• Approved as Noted Angelina LaPorte (Removed)	Approved as Noted Mathias Tobin (Kraus- Anderson Construction Company)
1.7-A - Special Warranty	#208	Closed	081400 WOOD DOORS	0	Closeout	Amy Farquhar (Twin City Hardware Company)	Amy Farquhar (Twin City Hardware Company)		08-A-001		Approved Rachel Struckman (Kraus- Anderson Construction Company)

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
1.3-B.3 - Samples	#205	Closed	081400 WOOD DOORS	2	Submittal	Lee Kriskovich (Twin City Hardware Company)	Lee Kriskovich (Twin City Hardware Company)		08-A-001	• Approved Angelina LaPorte (Removed)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
1.3-B.2 - Shop Drawings	#204	Closed	081400 WOOD DOORS	1	Submittal	Lee Kriskovich (Twin City Hardware Company)	Lee Kriskovich (Twin City Hardware Company)		08-A-001	• Approved as Noted Angelina LaPorte (Removed)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.3-B.1 - Product Data	#203	Closed	081400 WOOD DOORS	0	Submittal	Lee Kriskovich (Twin City Hardware Company)	Lee Kriskovich (Twin City Hardware Company)		08-A-001	• Approved as Noted Angelina LaPorte (Removed)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.3-D - Schedules	#202	Closed	081113 HOLLOW METAL DOORS AND FRAMES	1	Submittal	Lee Kriskovich (Twin City Hardware Company)	Lee Kriskovich (Twin City Hardware Company)		08-A-001	• Approved as Noted Angelina LaPorte (Removed)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.3-B - Product Data	#200	Closed	081113 HOLLOW METAL DOORS AND FRAMES	1	Submittal	Lee Kriskovich (Twin City Hardware Company)	Lee Kriskovich (Twin City Hardware Company)		08-A-001	• Approved Angelina LaPorte (Removed)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
1.8-A - Special Warranty	#199	Closed	087163 DETENTION DOOR HARDWARE	0	Closeout	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.5-B - Product Data	#198	Closed	087163 DETENTION DOOR HARDWARE	0	Submittal	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001	• Approved Michael Healy (BKV Group) • For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
1.5-A - Schedules	#197	Closed	087163 DETENTION DOOR HARDWARE	0	Submittal	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001	• Approved Michael Healy (BKV Group) • For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
3.7-A - Demonstration	#196	Required Waiting for Submission	084500 FIXED TRANSLUCENT WALL ASSEMBLIES	0	Closeout	Kyle Paulson (United Glass, Inc.)	Kyle Paulson (United Glass, Inc.)	Nov 1, 2024 (318 days late)	08-F-001		
1.8-A - Warranty	#195	Required Waiting for Submission	084500 FIXED TRANSLUCENT WALL ASSEMBLIES	0	Closeout	Kyle Paulson (United Glass, Inc.)	Kyle Paulson (United Glass, Inc.)	Nov 1, 2024 (318 days late)	08-F-001		
1.4-E - Maintenance Data	#194	Required Waiting for Submission	084500 FIXED TRANSLUCENT WALL ASSEMBLIES	0	Closeout	Kyle Paulson (United Glass, Inc.)	Kyle Paulson (United Glass, Inc.)	Nov 1, 2024 (318 days late)	08-F-001		
1.4-D.1 - Test Reports	#193	Closed	084500 FIXED TRANSLUCENT WALL ASSEMBLIES	0	Submittal	Kyle Paulson (United Glass, Inc.)	Kyle Paulson (United Glass, Inc.)		08-F-001	• For Record Only Michael Healy (BKV Group)	For Record Only Mathias Tobin (Kraus-Anderson Construction Company)
1.5-A - Special Warranty	#192	Draft	079215 SECURITY JOINT SEALANTS	0	Other	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.4-C - Samples	#191	Closed	084500 FIXED TRANSLUCENT WALL ASSEMBLIES	0	Submittal	Kyle Paulson (United Glass, Inc.)	Kyle Paulson (United Glass, Inc.)		08-F-001	• Approved Architect by John Stark (Removed)	Approved Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)
1.4-B - Shop Drawings	#190	Closed	084500 FIXED TRANSLUCENT WALL ASSEMBLIES	0	Submittal	Kyle Paulson (United Glass, Inc.)	Kyle Paulson (United Glass, Inc.)		08-F-001	• Make Corrections Noted Michael Healy (BKV Group)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.2-G - Sample Warranty	#188	Draft	079215 SECURITY JOINT SEALANTS	0	Submittal	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
1.2-C - Samples	#187	Draft	079215 SECURITY JOINT SEALANTS	0	Samples	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.2-B - Samples	#186	Closed	079215 SECURITY JOINT SEALANTS	0	Samples	corey scholl (Carciofini Company)	corey scholl (Carciofini Company)		07-K-001	• Approved as Noted Architect by Michael Healy (BKV Group)	Approved as Noted Rachel Struckman (Kraus-Anderson Construction Company)
Product Data/Color Chart	#185	Closed	079200 JOINT SEALANTS	0	Product Data	corey scholl (Carciofini Company)	corey scholl (Carciofini Company)		07-K-001	• Approved Architect by John Stark (Removed)	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-A - Product Data	#184	Closed	079215 SECURITY JOINT SEALANTS	0	Product Data	corey scholl (Carciofini Company)	corey scholl (Carciofini Company)		07-K-001	• Approved as Noted Architect by Michael Healy (BKV Group)	Reviewed Rachel Struckman (Kraus-Anderson Construction Company)
1.5-A - Special Warranty	#183	Draft	079200 JOINT SEALANTS	0	Other	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.2-D-1 - O&M Manuals	#181	Closed	077200 ROOF ACCESSORIES	0	Closeout	Andy Berwald (Berwald Roofing Company, Inc.)	Andy Berwald (Berwald Roofing Company, Inc.)		07-H-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.3-C-1 - O&M Manuals	#180	Closed	079200 JOINT SEALANTS	0	Closeout	corey scholl (Carciofini Company)	corey scholl (Carciofini Company)		07-K-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.3-A.4 - Sample Warranty	#179	Draft	079200 JOINT SEALANTS	0	Other	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.3-A.3 - Sealant Manufacturers Color Charts	#178	Draft	079200 JOINT SEALANTS	0	Other	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.2-A - Product Data	#177	Closed	077200 ROOF ACCESSORIES	0	Submittal	Andy Berwald (Berwald Roofing Company, Inc.)	Andy Berwald (Berwald Roofing Company, Inc.)		07-H-001	• Approved as Noted Angelina LaPorte (Removed)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.3-E-1 - Maintenance Data	#176	Closed	076200 SHEET METAL FLASHING AND TRIM - FLAT ROOF	0	Closeout	Andy Berwald (Berwald Roofing Company, Inc.)	Andy Berwald (Berwald Roofing Company, Inc.)		07-H-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.4-A - O&M Training And Demonstration	#175	Draft	078413 PENETRATION FIRESTOPPING	0	Other	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.3-B - Product Schedule	#174	Draft	078413 PENETRATION FIRESTOPPING	0	Product Data	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.3-A - Product Data	#173	Closed	078413 PENETRATION FIRESTOPPING	0	Product Data	corey scholl (Carciofini Company)	corey scholl (Carciofini Company)		07-K-001	• Approved Architect by John Stark (Removed)	Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.8-A - Special Warranty	#172	Closed	075323 EPDM MEMBRANE ROOFING	0	Closeout	Andy Berwald (Berwald Roofing Company, Inc.)	Andy Berwald (Berwald Roofing Company, Inc.)		07-H-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-B - Shop Drawings	#171	Closed	077200 ROOF ACCESSORIES	0	Submittal	Andy Berwald (Berwald Roofing Company, Inc.)	Andy Berwald (Berwald Roofing Company, Inc.)		07-H-001	• Approved Angelina LaPorte (Removed)	Approved Mathias Tobin (Kraus-Anderson Construction Company)

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Page 72 of 82

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPDP Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
1.7-A - Special Warranty	#170	Closed	076200 SHEET METAL FLASHING AND TRIM - FLAT ROOF	0	Closeout	Andy Berwald (Berwald Roofing Company, Inc.)	Andy Berwald (Berwald Roofing Company, Inc.)		07-H-001		Approved Rachel Struckman (Kraus- Anderson Construction Company)
1.3-C - Samples	#168	Required Waiting for Submission	076200 SHEET METAL FLASHING AND TRIM - FLAT ROOF	0	Submittal	Andy Berwald (Berwald Roofing Company, Inc.)	Andy Berwald (Berwald Roofing Company, Inc.)	Jun 28, 2023 (810 days late)	07-H-001		
1.3-A - Product Data	#167	Closed	076200 SHEET METAL FLASHING AND TRIM - FLAT ROOF	0	Submittal	Andy Berwald (Berwald Roofing Company, Inc.)	Andy Berwald (Berwald Roofing Company, Inc.)		07-H-001	- Approved as Noted Michael Healy (BKV Group) - For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Approved as Noted Mathias Tobin (Kraus- Anderson Construction Company)
1.4-G - Maintenance Data	#166	Closed	075323 EPDM MEMBRANE ROOFING	0	Closeout	Andy Berwald (Berwald Roofing Company, Inc.)	Andy Berwald (Berwald Roofing Company, Inc.)		07-H-001		Approved Rachel Struckman (Kraus- Anderson Construction Company)
1.4-D - Wind Uplift Resistance Submittal	#165	Required Waiting for Submission	075323 EPDM MEMBRANE ROOFING	0	Submittal	Andy Berwald (Berwald Roofing Company, Inc.)	Andy Berwald (Berwald Roofing Company, Inc.)	Jun 28, 2023 (810 days late)	07-H-001		
1.4-B.2 - Shop Drawings	#164	Closed	075323 EPDM MEMBRANE ROOFING	0	Submittal	Andy Berwald (Berwald Roofing Company, Inc.)	Andy Berwald (Berwald Roofing Company, Inc.)		07-H-001	- Make Corrections Noted Michael Healy (BKV Group) - For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Make Corrections Noted Mathias Tobin (Kraus- Anderson Construction Company)
1.7-A - Special Warranty	#163	Closed	074519 METAL PANEL SOFFITING	0	Closeout	Bruce Reed (Division V Sheet Metal, Inc.)	Bruce Reed (Division V Sheet Metal, Inc.)		07-F-001		Approved Rachel Struckman (Kraus- Anderson Construction Company)
1.4-B.1 - Product Data	#162	Closed	075323 EPDM MEMBRANE ROOFING	0	Submittal	Andy Berwald (Berwald Roofing Company, Inc.)	Andy Berwald (Berwald Roofing Company, Inc.)		07-H-001	- Approved Michael Healy (BKV Group) - For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
1.2-B - Shop Drawings	#161	Closed	074519 METAL PANEL SOFFITING	0	Submittal	Chris Deal (Division V Sheet Metal, Inc.)	Chris Deal (Division V Sheet Metal, Inc.)		07-F-001	Make Corrections Noted Architect by Michael Healy (BKV Group)	Make Corrections Noted Mathias Tobin (Kraus- Anderson Construction Company)
1.2-D.1 - Maintenance Data	#160	Closed	074519 METAL PANEL SOFFITING	0	Closeout	Bruce Reed (Division V Sheet Metal, Inc.)	Bruce Reed (Division V Sheet Metal, Inc.)		07-F-001		Approved Rachel Struckman (Kraus- Anderson Construction Company)
1.8-A - Special Warranty	#158	Closed	074243 ALUMINUM COMPOSITE WALL PANELS	0	Closeout	Bruce Reed (Division V Sheet Metal, Inc.)	Bruce Reed (Division V Sheet Metal, Inc.)		07-F-001		Approved Rachel Struckman (Kraus- Anderson Construction Company)
1.3-F.1 - Maintenance Data	#156	Closed	074243 ALUMINUM COMPOSITE WALL PANELS	0	Closeout	Bruce Reed (Division V Sheet Metal, Inc.)	Bruce Reed (Division V Sheet Metal, Inc.)		07-F-001		Approved Rachel Struckman (Kraus- Anderson Construction Company)
1.3-B - Samples	#153	Closed	074243 ALUMINUM COMPOSITE WALL PANELS	0	Submittal	Chris Deal (Division V Sheet Metal, Inc.)	Chris Deal (Division V Sheet Metal, Inc.)		07-F-001	Approved as Noted Angelina LaPorte (Removed)	Approved as Noted Mathias Tobin (Kraus- Anderson Construction Company)
1.3-A - Product Data	#152	Closed	074243 ALUMINUM COMPOSITE WALL PANELS	1	Submittal	Chris Deal (Division V Sheet Metal, Inc.)	Chris Deal (Division V Sheet Metal, Inc.)		07-F-001	Make Corrections Noted Architect by Michael Healy (BKV Group)	Make Corrections Noted Mathias Tobin (Kraus- Anderson Construction Company)
1.5-A - Special Warranty	#151	Closed	074213 FORMED METAL WALL PANELS	0	Closeout	Bruce Reed (Division V Sheet Metal, Inc.)	Bruce Reed (Division V Sheet Metal, Inc.)		07-F-001		Approved Rachel Struckman (Kraus- Anderson Construction Company)

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
1.2-A - Product Data	#149	Closed	074213 FORMED METAL WALL PANELS	0	Submittal	Chris Deal (Division V Sheet Metal, Inc.)	Chris Deal (Division V Sheet Metal, Inc.)		07-F-001	- Approved as Noted Michael Healy (BKV Group) - For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.2-A - Product Data	#147	Closed	072100 THERMAL INSULATION	0	Product Data	Charlie Howe (Custom Drywall, Inc.)	Charlie Howe (Custom Drywall, Inc.)		09-A-001	- Approved as Noted Michael Healy (BKV Group) - For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.3-A.2 - Shop Drawings	#146	Draft	072726 FLUID-APPLIED MEMBRANE AIR BARRIERS	0	Shop Drawings	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.3-A.1 - Product Data	#145	Draft	072726 FLUID-APPLIED MEMBRANE AIR BARRIERS	0	Product Data	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.5-B - Mockups	#144	Draft	072400 FLUID-APPLIED INSULATION COATING	0	Submittal	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.4-A - Product Data	#143	Draft	072400 FLUID-APPLIED INSULATION COATING	0	Product Data	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.5-A - Warranty	#142	Closed	066116 CAST POLYMER SOLID SURFACING	0	Closeout	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-D-1 - O&M Manuals	#141	Closed	066116 CAST POLYMER SOLID SURFACING	0	Closeout	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-C - Samples	#140	Required Waiting for Submission	066116 CAST POLYMER SOLID SURFACING	0	Submittal	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)	Jun 28, 2023 (810 days late)	06-A-001		
1.2-B - Shop Drawings	#138	Closed	064000 ARCHITECTURAL WOODWORK	1	Submittal	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001	Approved as Noted Architect by John Stark (Removed)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.2-A - Product Data	#137	Required Waiting for Submission	066116 CAST POLYMER SOLID SURFACING	0	Submittal	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)	Jun 28, 2023 (810 days late)	06-A-001		
1.2-E-1 - O&M Manuals	#136	Closed	064000 ARCHITECTURAL WOODWORK	0	Closeout	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		06-A-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-C - Samples	#135	Required Waiting for Submission	064000 ARCHITECTURAL WOODWORK	0	Submittal	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)	Jun 28, 2023 (810 days late)	06-A-001		
1.2-A - Product Data	#134	Required Waiting for Submission	064000 ARCHITECTURAL WOODWORK	0	Submittal	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)	Jun 28, 2023 (810 days late)	06-A-001		
1.2-A - Product Data	#133	Closed	061600 SHEATHING	0	Product Data	Charlie Howe (Custom Drywall, Inc.)	Charlie Howe (Custom Drywall, Inc.)		09-A-001	- Approved as Noted Michael Healy (BKV Group) - For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.2-B-1 - Warranty	#132	Draft	061316 INSULATING SHEATHING SYSTEMS	0	Other	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
1.2-A - Product Data	#131	Required Waiting for Submission	055100 METAL STAIRS	0	Product Data	diane diane (Removed)	diane diane (Removed)	Aug 18, 2023 (759 days late)	05-C-001		
1.2-A - Product Data	#130	Draft	061316 INSULATING SHEATHING SYSTEMS	0	Product Data	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
Shop Stair & Mezzanine Shop Drawing - Resubmittal	#129	Closed	055100 METAL STAIRS	0	Shop Drawings	Terry Thornberg (Tru-Steel Services and Erection, LLC)	Terry Thornberg (Tru-Steel Services and Erection, LLC)		05-C-001	• Approved as Noted Architect by <i>John Stark (Removed)</i>	Approved as Noted Rachel Struckman (Kraus-Anderson Construction Company)
1.3-A - Product Data	#128	Required Waiting for Submission	055000 METAL FABRICATIONS	0	Product Data	diane diane (Removed)	diane diane (Removed)	Aug 18, 2023 (759 days late)	05-C-001		
1.2-A - Product Data	#127	Closed	061053 MISCELLANEOUS ROUGH CARPENTRY	0	Submittal	Paul Niedenfuer (Tekton Construction Company)	Paul Niedenfuer (Tekton Construction Company)		06-A-001	• Approved Michael Healy (BKV Group) • For Record Only Angelina LaPorte (Removed) by <i>Mathias Tobin (Kraus-Anderson Construction Company)</i>	Approved Mathias Tobin (Kraus-Anderson Construction Company)
1.2-B - Shop Drawings	#125	Required Waiting for Submission	055213 PIPE AND TUBE RAILINGS	0	Shop Drawings	diane diane (Removed)	diane diane (Removed)	Aug 18, 2023 (759 days late)	05-C-001		
1.2-A - Product Data	#124	Required Waiting for Submission	055213 PIPE AND TUBE RAILINGS	0	Product Data	diane diane (Removed)	diane diane (Removed)	Aug 18, 2023 (759 days late)	05-C-001		
1.2-A - Product Data	#123	Closed	054000 COLD-FORMED METAL FRAMING	1	Submittal	Charlie Howe (Custom Drywall, Inc.)	Charlie Howe (Custom Drywall, Inc.)		09-A-001	• Approved Michael Healy (BKV Group)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
1.3-B - Shop Drawings	#122	Closed	055000 METAL FABRICATIONS	2	Shop Drawings	Terry Thornberg (Tru-Steel Services and Erection, LLC)	Terry Thornberg (Tru-Steel Services and Erection, LLC)		05-C-001	• Approved as Noted John Stark (Removed) • Approved as Noted Michael Healy (BKV Group) by <i>Mathias Tobin (Kraus-Anderson Construction Company)</i>	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.2-A - Shop Drawings	#121	Draft	053123 STEEL ROOF DECK	0	Shop Drawings	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.3-B - Shop Drawings	#120	Draft	051200 STRUCTURAL STEEL FRAMING	0	Shop Drawings	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.3-B - Shop Drawings	#119	Draft	052100 STEEL JOIST FRAMING	0	Shop Drawings	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.3-A - Product Data	#118	Draft	052100 STEEL JOIST FRAMING	0	Product Data	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.3-A - Product Data	#117	Draft	051200 STRUCTURAL STEEL FRAMING	0	Product Data	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.2-C - Attic Stock	#116	Draft	050553 SECURITY FASTENERS	0	Closeout	Andy Berwald (Berwald Roofing Company, Inc.)	Rachel Struckman (Kraus-Anderson Construction Company)				
1.2-A - Product Data	#115	Draft	050553 SECURITY FASTENERS	0	Product Data	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.2-B - Samples	#114	Draft	050553 SECURITY FASTENERS	0	Samples	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.3-C - Mockups	#113	Draft	042000 UNIT MASONRY	0	Submittal	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPDP Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
1.3-G - Mix Design	#112	Draft	042000 UNIT MASONRY	0	Submittal	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.2-B - Shop Drawings	#111	Draft	034100 PLANT-PRECAST STRUCTURAL CONCRETE	0	Shop Drawings	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.3-D - Samples	#110	Draft	034500 ARCHITECTURAL PRECAST CONCRETE	0	Samples	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.4-A - Product Data	#109	Draft	033000 CAST-IN-PLACE CONCRETE	0	Product Data	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.4-B - Mix Design	#108	Draft	033000 CAST-IN-PLACE CONCRETE	0	Submittal	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.3-A - Product Data	#107	Draft	034500 ARCHITECTURAL PRECAST CONCRETE	0	Product Data	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.3-B - Design Mixes	#106	Draft	034500 ARCHITECTURAL PRECAST CONCRETE	0	Submittal	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.3-A - Product Data	#105	Draft	042000 UNIT MASONRY	0	Product Data	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.3-B - Samples	#104	Draft	042000 UNIT MASONRY	0	Samples	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.3-C - Shop Drawings	#103	Draft	034500 ARCHITECTURAL PRECAST CONCRETE	0	Shop Drawings	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
1.4-C - Shop Drawings	#102	Draft	033000 CAST-IN-PLACE CONCRETE	0	Shop Drawings	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)				
Rebar Shop Drawings-Slab on Grade	#101	Closed	033000 CAST-IN-PLACE CONCRETE	0	Shop Drawings	Erik Peterson (Hollenback & Nelson, Inc.)	Erik Peterson (Hollenback & Nelson, Inc.)			Approved as Noted Angelina LaPorte (Removed)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)
Underslab Insulation	#99	Closed	033000 CAST-IN-PLACE CONCRETE	0	Product Data	Erik Peterson (Hollenback & Nelson, Inc.)	Erik Peterson (Hollenback & Nelson, Inc.)			- Approved as Noted Jake Jacobsen (Removed) - For Record Only Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)
Traffic Control Options	#98	Closed	333000 SANITARY SEWERAGE	1	Shop Drawings	Turner Moen (Removed)	Turner Moen (Removed)		31-A-001	- Reviewed John Penshorn - Reviewed Angelina LaPorte (Removed)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
Rebar Shop Drawings-Footing and Foundations	#96	Closed	033000 CAST-IN-PLACE CONCRETE	0	Shop Drawings	Erik Peterson (Hollenback & Nelson, Inc.)	Erik Peterson (Hollenback & Nelson, Inc.)		03-A-001	Approved as Noted Angelina LaPorte (Removed)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)
Belair Blue Silt Fence	#95	Closed	31-A Site Clearing, Earthwork and Utilities	0	Submittal	Turner Moen (Removed)	Turner Moen (Removed)			- Reviewed John Penshorn - Reviewed Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
Sanitary Sewer Shop Drawings	#94	Closed	333000 SANITARY SEWERAGE	0	Shop Drawings	Turner Moen (Removed)	Turner Moen (Removed)			- Make Corrections Noted John Penshorn - Make Corrections Noted Angelina LaPorte (Removed)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)
Concrete Accessories	#88	Closed	033000 CAST-IN-PLACE CONCRETE	0	Product Data	Erik Peterson (Hollenback & Nelson, Inc.)	Erik Peterson (Hollenback & Nelson, Inc.)			- Approved Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
Masonry Accessories	#87	Closed	042000 UNIT MASONRY	1	Product Data	Erik Peterson (Hollenback & Nelson, Inc.)	Erik Peterson (Hollenback & Nelson, Inc.)			Approved Angelina LaPorte (Removed)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
Masonry Mortar	#86	Closed	042000 UNIT MASONRY	1	Product Data	Erik Peterson (Hollenback & Nelson, Inc.)	Erik Peterson (Hollenback & Nelson, Inc.)		03-A-001	Approved Angelina LaPorte (Removed)	No Exceptions Taken Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)
CMU Product Data	#85	Closed	042000 UNIT MASONRY	0	Product Data	Erik Peterson (Hollenback & Nelson, Inc.)	Erik Peterson (Hollenback & Nelson, Inc.)		03-A-001	- Make Corrections Noted Ashley Higgins (Removed) by Mathias Tobin (Kraus-Anderson Construction Company) - Make Corrections Noted Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)
Concrete Mix Designs	#84	Closed	033000 CAST-IN-PLACE CONCRETE	0	Product Data	Erik Peterson (Hollenback & Nelson, Inc.)	Erik Peterson (Hollenback & Nelson, Inc.)			- Approved Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
Concrete Storm Sewer Product Data	#83	Closed	334000 STORM DRAINAGE UTILITIES	0	Product Data	Turner Moen (Removed)	Turner Moen (Removed)		31-A-001	- Make Corrections Noted John Penshorn - Make Corrections Noted Angelina LaPorte (Removed)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)
Aquanox Sluice Gate Model	#82	Closed	334000 STORM DRAINAGE UTILITIES	1	Shop Drawings	Turner Moen (Removed)	Turner Moen (Removed)		31-A-001	- Reviewed John Penshorn - Reviewed Angelina LaPorte (Removed)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
Flared End Sheet Piling	#81	Closed	334000 STORM DRAINAGE UTILITIES	1	Product Data	Turner Moen (Removed)	Turner Moen (Removed)		31-A-001	- Reviewed John Penshorn - Reviewed Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed Ken Francois (Kraus-Anderson Construction Company) by Mathias Tobin (Kraus-Anderson Construction Company)
1.2-B - Product Data	#80	Required Waiting for Submission	334100 SUBDRAINAGE	0	Submittal	Turner Moen (Removed)	Turner Moen (Removed)	May 1, 2023 (868 days late)	31-A-001		
3.14-B - Warranty	#79	Draft	334713 POND LINERS	0	Warranty/ Guarantee	Former Member			31-A-001		
1.2-B - Product Data/Shop Drawings	#78	Closed	334713 POND LINERS	2	Submittal	Turner Moen (Removed)	Turner Moen (Removed)		31-A-001	- Reviewed John Penshorn - Review Comments Angelina LaPorte (Removed)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
1.2-B - Product Data	#76	Closed	333000 SANITARY SEWERAGE	1	Submittal	Turner Moen (Removed)	Turner Moen (Removed)		31-A-001	- Reviewed John Penshorn - Reviewed Angelina LaPorte (Removed)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
1.2-C - Shop Drawings	#75	Closed	334000 STORM DRAINAGE UTILITIES	0	Submittal	Turner Moen (Removed)	Turner Moen (Removed)		31-A-001	- Make Corrections Noted John Penshorn - Make Corrections Noted Angelina LaPorte (Removed)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.2-B - Product Data	#74	Closed	334000 STORM DRAINAGE UTILITIES	0	Submittal	Turner Moen (Removed)	Turner Moen (Removed)		31-A-001	- Make Corrections Noted John Penshorn - Make Corrections Noted Angelina LaPorte (Removed)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPDP Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
1.2-B - Product Data	#72	Closed	330597 IDENTIFICATION AND SIGNAGE FOR UTILITIES	0	Submittal	Turner Moen (Removed)	Turner Moen (Removed)		31-A-001	- Make Corrections Noted John Penshorn - Make Corrections Noted Angelina LaPorte (Removed)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.2-G-1 - O&M Manuals	#71	Closed	323114 HIGH-SECURITY CHAIN LINK FENCES AND GATES	0	Closeout	Nate Schwaab (Peterson Companies, Inc.)	Nate Schwaab (Peterson Companies, Inc.)		32-D-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-B - Product Data	#70	Closed	331000 WATER UTILITIES	0	Submittal	Turner Moen (Removed)	Turner Moen (Removed)		31-A-001	- Reviewed as Noted John Penshorn - Reviewed as Noted Angelina LaPorte (Removed)	Reviewed as Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.2-B - Product Data	#69	Required Waiting for Submission	330517 ADJUST MISCELLANEOUS STRUCTURES	0	Submittal	Turner Moen (Removed)	Turner Moen (Removed)	May 1, 2023 (868 days late)	31-A-001		
1.2-C - Schedules	#68	Required Waiting for Submission	330505 TRENCHING AND BACKFILLING	0	Submittal	Turner Moen (Removed)	Turner Moen (Removed)	May 1, 2023 (868 days late)	31-A-001		
1.2-B - Product Data	#66	Required Waiting for Submission	330505 TRENCHING AND BACKFILLING	0	Submittal	Turner Moen (Removed)	Turner Moen (Removed)	May 1, 2023 (868 days late)	31-A-001		
1.2-C - Certifications	#65	Open Submitted	329200 LAWNS AND GRASSES	0	Submittal	Joe Grygelko (Autumn Ridge Landscaping, Inc.)	Mathias Tobin (Kraus-Anderson Construction Company)		32-F-001		
1.2-G - Schedules	#64	Open Submitted	329200 LAWNS AND GRASSES	0	Submittal	Joe Grygelko (Autumn Ridge Landscaping, Inc.)	Mathias Tobin (Kraus-Anderson Construction Company)		32-F-001		
1.2-B - Product Data	#63	Open Submitted	329200 LAWNS AND GRASSES	0	Submittal	Joe Grygelko (Autumn Ridge Landscaping, Inc.)	Mathias Tobin (Kraus-Anderson Construction Company)		32-F-001		
3.10-A - Demonstration	#62	Open Submitted	323114 HIGH-SECURITY CHAIN LINK FENCES AND GATES	0	Closeout	Nate Schwaab (Peterson Companies, Inc.)	Rachel Struckman (Kraus-Anderson Construction Company)		32-D-001		
1.5-A - Warranty	#61	Closed	323114 HIGH-SECURITY CHAIN LINK FENCES AND GATES	0	Closeout	Nate Schwaab (Peterson Companies, Inc.)	Nate Schwaab (Peterson Companies, Inc.)		32-D-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.2-F.5 - Sample Warranty	#60	Closed	323114 HIGH-SECURITY CHAIN LINK FENCES AND GATES	0	Submittal	Nate Schwaab (Peterson Companies, Inc.)	Nate Schwaab (Peterson Companies, Inc.)		32-D-001	- Approved Michael Healy (BKV Group) - Approved Angelina LaPorte (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
1.1.C - Mix Design	#57	Required Waiting for Submission	321200 FLEXIBLE PAVING	0	Submittal	Jake Wetzel (McNamara Contracting, Inc.)	Jake Wetzel (McNamara Contracting, Inc.)	May 1, 2023 (868 days late)	32-A-001		
1.2-B - Product Data	#56	Required Waiting for Submission	321723 PAVEMENT MARKINGS	0	Submittal	Jake Wetzel (McNamara Contracting, Inc.)	Jake Wetzel (McNamara Contracting, Inc.)	May 1, 2023 (868 days late)	32-A-001		
1.2-D - Test Reports	#55	Required Waiting for Submission	321313 CONCRETE PAVING	0	Submittal	Crystal Snow (Hollenback & Nelson, Inc.)	Crystal Snow (Hollenback & Nelson, Inc.)	May 1, 2023 (868 days late)	03-A-001		
1.2-C - Mix Design	#54	Required Waiting for Submission	321613 CONCRETE CURBS AND GUTTERS	0	Submittal	Crystal Snow (Hollenback & Nelson, Inc.)	Crystal Snow (Hollenback & Nelson, Inc.)	May 1, 2023 (868 days late)	03-A-001		
1.2-D - Test Reports	#53	Required Waiting for Submission	321613 CONCRETE CURBS AND GUTTERS	0	Submittal	Crystal Snow (Hollenback & Nelson, Inc.)	Crystal Snow (Hollenback & Nelson, Inc.)	May 1, 2023 (868 days late)	03-A-001		

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
1.2-C - Mix Design	#52	Required Waiting for Submission	321313 CONCRETE PAVING	0	Submittal	Crystal Snow (Hollenback & Nelson, Inc.)	Crystal Snow (Hollenback & Nelson, Inc.)	May 1, 2023 (868 days late)	03-A-001		
1.2-B - Product Data	#51	Closed	312500 EROSION AND SEDIMENTATION CONTROLS	1	Submittal	Turner Moen (Removed)	Turner Moen (Removed)		31-A-001	- Reviewed John Penshorn - Reviewed Angelina LaPorte (Removed)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
1.2-B - Riprap-Granular Filter Product Data	#50	Closed	313700 RIPRAP	0	Submittal	Turner Moen (Removed)	Turner Moen (Removed)		31-A-001	- Reviewed John Penshorn - Approved as Noted Michael Healy (BKV Group) - Approved as Noted Angelina LaPorte (Removed)	Approved as Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.2-B.2 - Product Data	#49	Required Waiting for Submission	321123 AGGREGATE BASE COURSES	0	Submittal	Jake Wetzel (McNamara Contracting, Inc.)	Jake Wetzel (McNamara Contracting, Inc.)	May 1, 2023 (868 days late)	32-A-001		
1.2-C - Geotextile Product Data	#48	Closed	313700 RIPRAP	1	Submittal	Turner Moen (Removed)	Turner Moen (Removed)		31-A-001	- Make Corrections Noted John Penshorn - Make Corrections Noted Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company)
1.2-C - Samples	#47	Required Waiting for Submission	313219 GEOSYNTHETIC SOIL STABILIZATION AND LAYER SEPAR	0	Submittal	Jake Wetzel (McNamara Contracting, Inc.)	Jake Wetzel (McNamara Contracting, Inc.)	May 1, 2023 (868 days late)	32-A-001		
1.2-C - Schedules	#46	Closed	312500 EROSION AND SEDIMENTATION CONTROLS	0	Submittal	Turner Moen (Removed)	Turner Moen (Removed)		31-A-001	- Reviewed John Penshorn - Reviewed Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
1.2-A - Product Data	#45	Closed	144500 VEHICLE LIFTING	0	Submittal	Austin Truso	Austin Truso		14-B-001	Rejected Architect by Michael Healy (BKV Group)	Rejected Mathias Tobin (Kraus-Anderson Construction Company)
1.2-B - Product Data	#44	Required Waiting for Submission	313219 GEOSYNTHETIC SOIL STABILIZATION AND LAYER SEPAR	0	Submittal	Jake Wetzel (McNamara Contracting, Inc.)	Jake Wetzel (McNamara Contracting, Inc.)	May 1, 2023 (868 days late)	32-A-001		
1.3-B - Product Data	#43	Closed	312300 EXCAVATION AND FILL	1	Submittal	Turner Moen (Removed)	Turner Moen (Removed)		31-A-001	- Reviewed John Penshorn - Review Comments Angelina LaPorte (Removed) - For Record Only Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Reviewed Mathias Tobin (Kraus-Anderson Construction Company)
1.2-B - Shop Drawings	#42	Closed	144500 VEHICLE LIFTING	4	Submittal	Austin Truso	Austin Truso		14-B-001	No Exceptions Taken Andrew Cooper (Oertel Architects, Ltd.)	No Exceptions Taken Mathias Tobin (Kraus-Anderson Construction Company)
1.6-A - Warranty	#41	Closed	144500 VEHICLE LIFTING	0	Closeout	Austin Truso	Austin Truso		14-B-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.3-C - Samples	#40	Required Waiting for Submission	312300 EXCAVATION AND FILL	0	Submittal	Turner Moen (Removed)	Turner Moen (Removed)	May 1, 2023 (868 days late)	31-A-001		
1.2-C - Maintenance Data	#39	Closed	144500 VEHICLE LIFTING	0	Closeout	Austin Truso	Austin Truso		14-B-001		Approved Rachel Struckman (Kraus-Anderson Construction Company)
1.3-A.4 - Sample Warranty	#38	Required Waiting for Submission	079200 JOINT SEALANTS	0	Submittal	Crystal Snow (Hollenback & Nelson, Inc.)	Crystal Snow (Hollenback & Nelson, Inc.)	May 1, 2023 (868 days late)	03-A-001		
1.3-A.2 - Product Data	#37	Required Waiting for Submission	079200 JOINT SEALANTS	0	Submittal	Crystal Snow (Hollenback & Nelson, Inc.)	Crystal Snow (Hollenback & Nelson, Inc.)	May 1, 2023 (868 days late)	03-A-001		

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPDP Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
1.4-C - Shop Drawings	#36	Required Waiting for Submission	101453 TRAFFIC SIGNAGE	0	Submittal	Jake Wetzel (McNamara Contracting, Inc.)	Jake Wetzel (McNamara Contracting, Inc.)	May 1, 2023 (868 days late)	32-A-001		
1.4-B - Product Data	#35	Required Waiting for Submission	101453 TRAFFIC SIGNAGE	0	Submittal	Jake Wetzel (McNamara Contracting, Inc.)	Jake Wetzel (McNamara Contracting, Inc.)	May 1, 2023 (868 days late)	32-A-001		
1.3-A.1 - Schedules	#34	Required Waiting for Submission	079200 JOINT SEALANTS	0	Submittal	Crystal Snow (Hollenback & Nelson, Inc.)	Crystal Snow (Hollenback & Nelson, Inc.)	May 1, 2023 (868 days late)	03-A-001		
1.3-C-1 - O&M Manuals	#33	Closed	079200 JOINT SEALANTS	0	Closeout	Erik Peterson (Hollenback & Nelson, Inc.)	Erik Peterson (Hollenback & Nelson, Inc.)		03-A-001		Not Required Rachel Struckman (Kraus-Anderson Construction Company)
1.3-D - Attic Stock	#32	Required Waiting for Submission	079200 JOINT SEALANTS	0	Closeout	corey scholl (Carciofini Company)	corey scholl (Carciofini Company)	Nov 1, 2024 (318 days late)	07-K-001		
1.5-A - Warranty	#31	Draft	079200 JOINT SEALANTS	0	Warranty/ Guarantee	Former Member	Rachel Struckman (Kraus-Anderson Construction Company)		03-A-001		
1.3-A.1 - Product Data	#30	Closed	072726 FLUID-APPLIED MEMBRANE AIR BARRIERS	0	Submittal	Erik Peterson (Hollenback & Nelson, Inc.)	Erik Peterson (Hollenback & Nelson, Inc.)		03-A-001	• Approved Angelina LaPorte (Removed)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
1.3-A.3 - Color Charts	#29	Required Waiting for Submission	079200 JOINT SEALANTS	0	Submittal	Crystal Snow (Hollenback & Nelson, Inc.)	Crystal Snow (Hollenback & Nelson, Inc.)	May 1, 2023 (868 days late)	03-A-001		
1.3-A - Field Use	#27	Closed	052100 STEEL JOIST FRAMING	0	Submittal	perry haberer (Construction Systems, Inc.)	perry haberer (Construction Systems, Inc.)		05-A-001	• For Record Only Architect by John Stark (Removed)	For Record Only Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)
1.2-A - Product Data	#26	Required Waiting for Submission	072100 THERMAL INSULATION	0	Submittal	Crystal Snow (Hollenback & Nelson, Inc.)	Crystal Snow (Hollenback & Nelson, Inc.)	May 1, 2023 (868 days late)	03-A-001		
1.4-D - Steel Reinforcement Shop Drawings	#25	Required Waiting for Submission	033000 CAST-IN-PLACE CONCRETE	0	Submittal	Crystal Snow (Hollenback & Nelson, Inc.)	Crystal Snow (Hollenback & Nelson, Inc.)	May 1, 2023 (868 days late)	03-A-001		
1.2-B - Shop Drawings	#24	Required Waiting for Submission	053113 STEEL FLOOR DECKING	0	Submittal	perry haberer (Construction Systems, Inc.)	perry haberer (Construction Systems, Inc.)	May 1, 2023 (868 days late)	05-A-001		
1.2-A - Shop Drawings	#23	Required Waiting for Submission	053123 STEEL ROOF DECK	0	Submittal	perry haberer (Construction Systems, Inc.)	perry haberer (Construction Systems, Inc.)	May 1, 2023 (868 days late)	05-A-001		
1.3-B - Shop Drawings	#22	Required Waiting for Submission	052100 STEEL JOIST FRAMING	0	Submittal	perry haberer (Construction Systems, Inc.)	perry haberer (Construction Systems, Inc.)	May 1, 2023 (868 days late)	05-A-001		
1.2-A - Product Data	#21	Required Waiting for Submission	053113 STEEL FLOOR DECKING	0	Submittal	perry haberer (Construction Systems, Inc.)	perry haberer (Construction Systems, Inc.)	May 1, 2023 (868 days late)	05-A-001		
1.4-F - Mockups	#20	Required Waiting for Submission	042000 UNIT MASONRY	0	Submittal	Crystal Snow (Hollenback & Nelson, Inc.)		May 1, 2023 (868 days late)	03-A-001		
1.3-C - Thermal Breaks Shop Drawings	#19	Required Waiting for Submission	051200 STRUCTURAL STEEL FRAMING	0	Submittal	perry haberer (Construction Systems, Inc.)	perry haberer (Construction Systems, Inc.)	May 1, 2023 (868 days late)	05-A-001		

[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPDP Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
1.3-D - Samples	#18	Required Waiting for Submission	051200 STRUCTURAL STEEL FRAMING	0	Submittal	perry haberer (Construction Systems, Inc.)		May 1, 2023 (868 days late)	05-A-001		
1.3-B - Shop Drawings	#17	Required Waiting for Submission	051200 STRUCTURAL STEEL FRAMING	0	Submittal	perry haberer (Construction Systems, Inc.)		May 1, 2023 (868 days late)	05-A-001		
1.3-A - Product Data	#16	Required Waiting for Submission	051200 STRUCTURAL STEEL FRAMING	0	Submittal	perry haberer (Construction Systems, Inc.)	perry haberer (Construction Systems, Inc.)	May 1, 2023 (868 days late)	05-A-001		
1.3-G - Mix Design	#15	Required Waiting for Submission	042000 UNIT MASONRY	0	Submittal	Crystal Snow (Hollenback & Nelson, Inc.)	Crystal Snow (Hollenback & Nelson, Inc.)	May 1, 2023 (868 days late)	03-A-001		
1.3-C - List of Materials Used in Mock-Up	#14	Required Waiting for Submission	042000 UNIT MASONRY	0	Submittal	Crystal Snow (Hollenback & Nelson, Inc.)		May 1, 2023 (868 days late)	03-A-001		
1.3-I - Cold-Weather And Hot-Weather Procedures	#13	Required Waiting for Submission	042000 UNIT MASONRY	0	Submittal	Crystal Snow (Hollenback & Nelson, Inc.)		May 1, 2023 (868 days late)	03-A-001		
1.3-B - Samples	#12	Closed	042000 UNIT MASONRY	0	Submittal	Crystal Snow (Hollenback & Nelson, Inc.)	Crystal Snow (Hollenback & Nelson, Inc.)		03-A-001	• Approved Angelina LaPorte (Removed)	Approved Mathias Tobin (Kraus-Anderson Construction Company)
1.3-A - Product Data	#11	Required Waiting for Submission	034500 ARCHITECTURAL PRECAST CONCRETE	0	Submittal	Ryan Bednar (Molin Concrete Products)		May 1, 2023 (868 days late)	03-B-001		
1.3-A - Product Data	#10	Required Waiting for Submission	042000 UNIT MASONRY	0	Submittal	Crystal Snow (Hollenback & Nelson, Inc.)		May 1, 2023 (868 days late)	03-A-001		
1.3-F.1 - Certificates	#9	Required Waiting for Submission	034500 ARCHITECTURAL PRECAST CONCRETE	0	Submittal	Ryan Bednar (Molin Concrete Products)	Ryan Bednar (Molin Concrete Products)	May 1, 2023 (868 days late)	03-B-001		
1.3-C - Shop Drawings	#8	Closed	034500 ARCHITECTURAL PRECAST CONCRETE	0	Submittal	Ryan Bednar (Molin Concrete Products)	Ryan Bednar (Molin Concrete Products)		03-B-001	• Approved as Noted Angelina LaPorte (Removed) • Approved as Noted Jake Jacobsen (Removed) by Rachel Struckman (Kraus-Anderson Construction Company)	Make Corrections Noted Rachel Struckman (Kraus-Anderson Construction Company)
1.4-E.4 - Shoring Shop Drawings	#7	Required Waiting for Submission	033000 CAST-IN-PLACE CONCRETE	0	Submittal	Crystal Snow (Hollenback & Nelson, Inc.)	Crystal Snow (Hollenback & Nelson, Inc.)	May 1, 2023 (868 days late)	03-A-001		
1.3-B - Design Mixes	#6	Required Waiting for Submission	034500 ARCHITECTURAL PRECAST CONCRETE	0	Submittal	Ryan Bednar (Molin Concrete Products)	Ryan Bednar (Molin Concrete Products)	May 1, 2023 (868 days late)	03-B-001		
1.3-D - Samples	#5	Closed	034500 ARCHITECTURAL PRECAST CONCRETE	0	Submittal	Ryan Bednar (Molin Concrete Products)	Ryan Bednar (Molin Concrete Products)		03-B-001	• Approved Michael Healy (BKV Group) • Approved Jake Jacobsen (Removed) by Mathias Tobin (Kraus-Anderson Construction Company)	Approved Rachel Struckman (Kraus-Anderson Construction Company) by Mathias Tobin (Kraus-Anderson Construction Company)
1.2-B - Shop Drawings	#4	Closed	034100 PLANT-PRECAST STRUCTURAL CONCRETE	0	Submittal	Ryan Bednar (Molin Concrete Products)	Ryan Bednar (Molin Concrete Products)		03-B-001	• Approved as Noted Angelina LaPorte (Removed)	Make Corrections Noted Mathias Tobin (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)
1.4-B - Mix Design	#3	Required Waiting for Submission	033000 CAST-IN-PLACE CONCRETE	0	Submittal	Crystal Snow (Hollenback & Nelson, Inc.)	Crystal Snow (Hollenback & Nelson, Inc.)	May 1, 2023 (868 days late)	03-A-001		



[Jump Back to Page 8](#)

Rosemount Police & Public Works Campus

Rosemount PWPD Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
1.4-C - Construction Joint Layout Shop Drawings	#2	Required Waiting for Submission	033000 CAST-IN-PLACE CONCRETE	0	Submittal	Crystal Snow (Hollenback & Nelson, Inc.)	Crystal Snow (Hollenback & Nelson, Inc.)	May 1, 2023 (868 days late)	03-A-001		
1.4-A - Product Data	#1	Required Waiting for Submission	033000 CAST-IN-PLACE CONCRETE	0	Submittal	Crystal Snow (Hollenback & Nelson, Inc.)	Crystal Snow (Hollenback & Nelson, Inc.)	May 1, 2023 (868 days late)	03-A-001		

[Jump Back to Page 8](#)

Washington County Central Service Center

Submittal item summary

WC Service Center - Submittal item summary

WC Service Center - Submittal item summary



Created on	Sep 15, 2025, 1:41 PM CDT
Created by	Ken Francois (Kraus-Anderson Construction Company)
Total items	592
Sorted by	Number (Descending)

Contents

#WS06A-Unspecified-0: AIA G706	10
#WS 32F-3-0: AIA G706	10
#WS 32F-2-0: AIA G706A	10
#WS 32F-1-0: AIA G707	10
#WS 32F-Unspecified-0: MN IC34	10
#WS 32A-2-0: AIA G706A	10
#WS 32A-1-0: AIA G706	10
#WS 32A-Unspecified-0: MN IC34	10
#WS 32A-Unspecified-0: AIA G707	10
#WS 31A-Unspecified-0: MN IC34	10
#WS 31A-Unspecified-0: AIA G707	10
#WS 31A-Unspecified-0: AIA G706A	10
#WS 31A-Unspecified-0: AIA G706	10
#WS 26C-3-0: AIA G706	10
#WS 26C-2-0: AIA G706A	10
#WS 26C-1-0: AIA G707	10
#WS 26C-Unspecified-0: MN IC34	10
#WS 26A-Unspecified-0: MN IC34	10
#WS 26A-Unspecified-0: AIA G707	10
#WS 26A-Unspecified-0: AIA G706A	11
#WS 26A-Unspecified-0: AIA G706	11
#WS 25A-Unspecified-0: AIA G706A	11
#WS 25A-Unspecified-0: AIA G706	11
#WS 25-A-2-0: WS 25A MN IC34	11
#WS 25-A-1-0: WS 25A G707	11
#WS 23B-2-0: AIA G706A	11
#WS 23B-1-0: AIA G706	11
#WS 23B-Unspecified-0: MN IC34	11
#WS 23A-Unspecified-0: AIA G707	11
#WS 22A-Unspecified-0: MN IC34	11
#WS 22A-Unspecified-0: AIA G707	11
#WS 22A-Unspecified-0: AIA G706A	11
#WS 22A-Unspecified-0: AIA G706	11
#WS 21A-Unspecified-0: MN IC34	11
#WS 21A-Unspecified-0: AIA G707	11
#WS 21A-Unspecified-0: AIA G706A	11
#WS 21A-Unspecified-0: AIA G706	11
#WS 14B-4-0: AIA G707	11
#WS 14B-3-0: MN IC34	12
#WS 14B-2-0: AIA G706A	12
#WS 14B-1-0: AIA G706	12
#WS 09K-Unspecified-0: MN IC34	12
#WS 09K-Unspecified-0: AIA G707	12
#WS 09K-Unspecified-0: AIA G706A	12
#WS 09K-Unspecified-0: AIA G706	12

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

#WS 09G-2-0: AIA G706A.....	12
#WS 09G-1-0: AIA G706.....	12
#WS 09G-Unspecified-0: MN IC34.....	12
#WS 09G-Unspecified-0: AIA G707.....	12
#WS 09D-3-0: AIA G707.....	12
#WS 09D-2-0: AIA G706A.....	12
#WS 09D-1-0: AIA G706.....	12
#WS 09D-Unspecified-0: MN IC34.....	12
#WS 09C-Unspecified-0: MN IC34.....	12
#WS 09C-Unspecified-0: AIA G707.....	12
#WS 09C-Unspecified-0: AIA G706A.....	12
#WS 09C-Unspecified-0: AIA G706.....	12
#WS 09B-2-0: AIA G706.....	13
#WS 09B-1-0: AIA G706A.....	13
#WS 09B-Unspecified-0: MN IC34.....	13
#WS 09B-Unspecified-0: AIA G707.....	13
#WS 09A-2-0: AIA G706.....	13
#WS 09A-1-0: AIA G706A.....	13
#WS 09A-Unspecified-0: MN IC34.....	13
#WS 09A-Unspecified-0: AIA G707.....	13
#WS 08F-Unspecified-0: MN IC34.....	13
#WS 08F-Unspecified-0: AIA G707.....	13
#WS 08F-Unspecified-0: AIA G706A.....	13
#WS 08F-Unspecified-0: AIA G706.....	13
#WS 08A-3-0: AIA G707.....	13
#WS 08A-2-0: AIA G706A.....	13
#WS 08A-1-0: AIA G706.....	13
#WS 07K-2-0: AIA G706A.....	13
#WS 07K-1-0: AIA G706.....	13
#WS 07K-Unspecified-0: MN IC34.....	13
#WS 07K-Unspecified-0: AIA G707.....	13
#WS 07H-4-0: AIA G706.....	14
#WS 07H-3-0: AIA G706A.....	14
#WS 07H-2-0: AIA G707.....	14
#WS 07H-1-0: MN IC34.....	14
#WS 07F-4-0: AIA G706.....	14
#WS 07F-3-0: AIA G706A.....	14
#WS 07F-2-0: AIA G707.....	14
#WS 07F-1-0: MN IC34.....	14
#WS 06B-3-0: AIA G707.....	14
#WS 06B-2-0: AIA G706.....	14
#WS 06B-1-0: AIA G706A.....	14
#WS 06B-Unspecified-0: MN IC34.....	14
#WS 06A-Unspecified-0: MN IC34.....	14
#WS 06A-Unspecified-0: AIA G707.....	14
#WS 06A-Unspecified-0: AIA G706A.....	14
#WS 05A-Unspecified-0: MN IC34.....	14
#WS 05A-Unspecified-0: AIA G707.....	14
#WS 05A-Unspecified-0: AIA G706A.....	14
#WS 05A-Unspecified-0: AIA G706.....	14
#WS 03A-2-0: AIA G706A.....	15
#WS 03A-1-0: AIA G706.....	15
#WS 03A-Unspecified-0: MN IC34.....	15
#WS 03A-Unspecified-0: AIA G707.....	15
#SOW-1-0: Scope Mark up Structural Drawings.....	15
#33 60 00-2-0: Subdrainage Piping Product Data.....	15
#33 60 00-1-1: Subdrainage Piping Shop Drawings.....	15
#33 60 00-Unspecified-0: Subdrainage Piping Asbuilts.....	15
#33 00 00-2-0: Utilities Product Data.....	15
#33 00 00-1-1: Utilities Shop Drawings.....	15
#33 00 00-Unspecified-0: Utilities General.....	15
#32 9300-2-0: PLANTS Warranty.....	15
#32 9300-1-2: PLANTS Product Data.....	15
#32 9300-Unspecified-0: PLANTS Maintenance Data.....	15
#32 9210-Unspecified-0: NATIVE SEEDING Maintenance Data.....	16
#32 8000-2-2: DESIGNBUILD IRRIGATION SYSTEM Shop Drawings.....	16
#32 8000-1-1: DESIGNBUILD IRRIGATION SYSTEM PD HC-24.....	16
#32 3223-3-0: SEGMENTAL RETAINING WALLS Samples.....	16
#32 3223-2-1: SEGMENTAL RETAINING WALLS Shop Drawings.....	16
#32 3223-1-0: SEGMENTAL RETAINING WALLS Product Data.....	16

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

#32 3223-Unspecified-0: SEGMENTAL RETAINING WALLS Warranty.....	16
#32 3223-Unspecified-0: SEGMENTAL RETAINING WALLS Attic Stock.....	16
#32 3100-Unspecified-0: FENCING AND GATES Warranty.....	16
#32 3100-Unspecified-0: FENCING AND GATES Product Data.....	16
#32 17 23-2-0: PAVEMENT MARKINGS TRAFFIC SIGNAGE PRODUCT DATA.....	16
#32 13 13-3-0: CONCRETE PAVING SAMPLES.....	16
#32 13 13-2-0: Concrete Paving Product Data.....	16
#32 13 13-1-1: Concrete Paving Mix Design.....	17
#32 12 16-2-0: Signage.....	17
#32 12 16-1-0: ASPHALT PAVING MIX DESIGNS.....	17
#31 37 00-Unspecified-0: Riprap Product Data.....	17
#31 22 19-Unspecified-0: Finish Grading Samples.....	17
#31 10 00-Unspecified-0: Site Clearing Asbuilts.....	17
#28 4600-2-0: Fire Detection And Alarm O&M Training And Demonstration.....	17
#28 4600-1-1: Fire Detection And Alarm Shop Drawings.....	17
#28 4600-Unspecified-0: Fire Detection And Alarm Manufacturers Warranty.....	17
#28 4600-Unspecified-0: Fire Detection And Alarm O&M Manuals.....	17
#28 4600-Unspecified-0: Fire Detection And Alarm Asbuilts.....	17
#28 4600-Unspecified-0: Fire Detection And Alarm Warranty.....	17
#27 5119-2-0: Sound Masking Systems O&M Training And Demonstration.....	17
#27 5119-1-0: Sound Masking Systems Product Data.....	17
#27 5119-Unspecified-0: Sound Masking Systems Manufacturers Warranty.....	17
#27 5119-Unspecified-0: Sound Masking Systems Warranty.....	17
#27 5119-Unspecified-0: Sound Masking Systems O&M Manuals.....	18
#27 5119-Unspecified-0: Sound Masking Systems Asbuilts.....	18
#27 1500-2-1: Horizontal Utp Cabling Maintenance Data.....	18
#27 1500-1-2: Horizontal Utp Cabling Shop Drawings.....	18
#27 1300-2-0: Backbone Communications Cabling O&M Training And Demonstration.....	18
#27 1300-1-0: Backbone Communications Cabling Shop Drawings.....	18
#27 1300-Unspecified-0: Backbone Communications Cabling Maintenance Data.....	18
#27 1300-Unspecified-0: Backbone Communications Cabling Warranty.....	18
#27 1300-Unspecified-0: Backbone Communications Cabling Warranty.....	18
#27 1100-1-0: Communications Equipment Room Fittings Product Data.....	18
#27 0526-2-0: Grounding And Bonding For Communications Systems O&M Manuals.....	18
#27 0526-1-0: Grounding And Bonding For Communications Systems Product Data.....	18
#27 05 29-1-0: HANGERS & SUPPORTS PRODUCT DATA/SHOPS.....	18
#26 5600-5-1: EXTERIOR LIGHTING O & M MANUAL.....	18
#26 5600-4-0: Type P3 Exterior lighting Product Data.....	19
#26 5600-3-1: Product Data.....	19
#26 5600-2-1: EXTERIOR LIGHTING TYPES F1 & F2.....	19
#26 5600-1-1: Exterior Lighting Product Data.....	19
#26 5600-Unspecified-0: Exterior Lighting Manufacturers Warranty.....	19
#26 5600-Unspecified-0: Exterior Lighting Training And Demonstration.....	19
#26 5100-4-1: INTERIOR LIGHTING O & M MANUALS.....	19
#26 5100-3-1: INTERIOR LIGHTING SAMPLES.....	19
#26 5100-2-2: INTERIOR LIGHTING SHOP DRAWINGS.....	19
#26 5100-1-4: Interior Lighting Product Data.....	19
#26 5100-Unspecified-0: Interior Lighting Warranty.....	19
#26 5100-Unspecified-0: Interior Lighting Manufacturers Warranty.....	19
#26 5100-Unspecified-0: Interior Lighting Training And Demonstration.....	19
#26 4300-2-0: Surge Protective Devices O&M Manuals.....	19
#26 4300-1-0: Surge Protective Devices Product Data.....	20
#26 3600-5-0: Transfer Switches Asbuilts.....	20
#26 3600-4-0: Transfer Switches O&M Training And Demonstration.....	20
#26 3600-2-1: 26 3600 MTS.....	20
#26 3600-1-1: Transfer Switches Product Data.....	20
#26 3600-Unspecified-0: Transfer Switches Warranty.....	20
#26 3213-4-0: Engine Generators Asbuilts.....	20
#26 3213-3-0: Engine Generators O&M Manuals.....	20
#26 3213-2-0: Generator Color Selection.....	20
#26 3213-1-1: Engine Generators Product Data.....	20
#26 3213-Unspecified-0: Engine Generators Warranty.....	20
#26 3213-Unspecified-0: Engine Generators Attic Stock.....	20
#26 3213-Unspecified-0: Engine Generators Training And Demonstration.....	20
#26 2726-1-0: Wiring Devices Product Data.....	20
#26 2713-2-0: Electricity Metering Maintenance Data.....	20
#26 2713-1-0: Electricity Metering Product Data.....	21
#26 2416-1-0: Panelboards Product Data.....	21
#26 2200-2-0: Low Voltage Transformers.....	21
#26 2200-1-1: Lowvoltage Transformers Product Data.....	21

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

#26 0923-3-0: Lighting Control Devices Training And Demonstration.....	21
#26 0923-2-0: Lighting Control Devices O & M.....	21
#26 0923-1-0: Lighting Control Devices Product Data.....	21
#26 0923-Unspecified-0: Lighting Control Devices Manufacturers Warranty.....	21
#26 0918-Unspecified-0: Remote Control Switching Devices O&M Training And Demonstration	21
#26 0533-16-1-0: Boxes For Electrical Systems Product Data	21
#26 31 00-7-0: TRAINING & DEMONSTRATION	21
#26 31 00-6-0: AS BUILDS.....	21
#26 31 00-5-1: PRODUCT DATA	21
#26 31 00-4-1: SHOP DRAWINGS.....	21
#26 31 00-Unspecified-0: WARRANTY.....	22
#26 31 00-Unspecified-0: O&M MANUALS.....	22
#26 0000-1-0: Electrical As Builds.....	22
#23 8316-Unspecified-0: Radiant Heating Hydronic Piping Product Data.....	22
#23 8316-Unspecified-0: Radiant Heating Hydronic Piping Warranty.....	22
#23 8239-2-0: Electric Heaters Warranty.....	22
#23 8239-1-1: Electric Heaters Product Data.....	22
#23 8238-3-0: Hot Water Unit Heaters Warranty.....	22
#23 8238-2-0: Hot Water Unit Heaters O&M Manuals.....	22
#23 8238-1-0: Hot Water Unit Heaters Product Data	22
#23 8236-1-1: FINNED TUBE RADIATION	22
#23 8213-3-0: Flat Panel Baseboard Radiators O&M Manuals.....	22
#23 8213-2-0: FLAT PANEL BASEBOARD RADIATORS COLOR CHART	22
#23 8213-1-0: Flat Panel Baseboard Radiators Product Data	22
#23 8126-3-0: Splitsystem Airconditioners O&M Training And Demonstration.....	22
#23 8126-2-0: Splitsystem Airconditioners O&M Manuals.....	22
#23 8126-1-0: Splitsystem Airconditioners Product Data.....	23
#23 8126-Unspecified-0: Splitsystem Airconditioners Special Warranty.....	23
#23 8126-Unspecified-0: Splitsystem Airconditioners Warranty.....	23
#23 7313-2-0: AHU O&M.....	23
#23 7313-1-0: Modular Indoor Centralstation Airhandling Units Product Data	23
#23 6200-3-0: Packaged Compressor And Condenser Units Warranty.....	23
#23 6200-2-0: Packaged Compressor And Condenser Units O&M Manuals.....	23
#23 6200-1-0: Packaged Compressor And Condenser Units Product Data	23
#23 5533-2-0: Fuel-fired Unit Heaters Special Warranty	23
#23 5533-1-0: Fuel-fired Unit Heaters O&M Manuals.....	23
#23 5216-7-0: Condensing Boilers Special Warranty.....	23
#23 5216-6-0: Condensing Boilers Warranty.....	23
#23 5216-5-0: Condensing Boilers O&M Training And Demonstration	23
#23 5216-4-0: Condensing Boilers Maintenance Data	23
#23 5216-2-0: Condensing Boilers - REVISED MANUFACTURER	23
#23 5216-1-0: Condensing Boilers Product Data	23
#23 3724-2-0: Louvers Samples.....	24
#23 3724-1-0: Louvers Product Data.....	24
#23 3723-1-0: Hvac Gravity Ventilators O&M Manuals.....	24
#23 3713-3-0: Diffusers, Registers, And Grilles O&M Manuals	24
#23 3713-2-2: Diffusers, Registers, And Grilles Product Data	24
#23 3713-1-0: Diffusers, Registers, And Grilles PD	24
#23 3600-2-0: Air Terminal Units O&M Manuals	24
#23 3600-1-0: Air Terminal Units Product Data.....	24
#23 3439-2-0: Air Destratification Fans Warranty	24
#23 3439-1-0: Air Destratification Fans Product Data.....	24
#23 3423-3-0: Hvac Power Ventilators Warranty.....	24
#23 3423-2-0: Hvac Power Ventilators O&M Manuals.....	24
#23 3423-1-0: Hvac Power Ventilators Product Data	24
#23 3113-2-0: Metal Ducts O&M Manuals.....	25
#23 3113-1-0: METAL DUCT SEALANT	25
#23 2923-3-0: Variablefrequency Motor Controllers Special Warranty.....	25
#23 2923-2-0: Variablefrequency Motor Controllers O&M Manuals	25
#23 2923-1-0: Variablefrequency Motor Controllers Product Data	25
#23 2500-1-0: Hvac Water Treatment Product Data	25
#23 2300-2-0: Refrigerant Piping O&M Manuals.....	25
#23 2300-1-0: Refrigerant Piping Product Data	25
#23 2123-1-0: Hydronic Pumps Product Data	25
#23 2116-2-0: Hydronic Piping Specialties Warranty.....	25
#23 2116-1-0: Hydronic Piping Specialties Product Data.....	25
#23 2116-Unspecified-0: Hydronic Piping Specialties O&M Manuals.....	25
#23 2113-2-0: Hydronic Piping O&M Manuals.....	25
#23 2113-1-0: Hydronic Piping Product Data	25
#23 2113-Unspecified-0: Hydronic Piping Warranty.....	25

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

#23 0923-1-1: Direct Digital Control System For Hvac Shop Drawings	26
#23 0923-Unspecified-0: Direct Digital Control System For Hvac Warranty	26
#23 0923-Unspecified-0: Direct Digital Control System For Hvac Manufacturers Instructions	26
#23 0800-1-1: Commissioning Of Hvac Updated Submittals	26
#23 0800-Unspecified-0: Commissioning Of Hvac O&M Training And Demonstration	26
#23 0800-Unspecified-0: Commissioning Of Hvac Maintenance Data	26
#23 0800-Unspecified-0: Commissioning Of Hvac Asbuilts	26
#23 0800-Unspecified-0: Commissioning Of Hvac O&M Manuals	26
#23 0719-1-0: MECHANICAL EQUIPMENT AND PIPING PRODUCT DATA	26
#23 0700-1-0: Hvac Insulation Product Data	26
#23 0593-Unspecified-0: Testing, Adjusting, And Balancing For Hvac Strategies And Procedures Plan	26
#23 0593-Unspecified-0: Testing, Adjusting, And Balancing For Hvac Reports	26
#23 0593-Unspecified-0: Testing, Adjusting, And Balancing For Hvac Reports	26
#23 0553-2-0: ID For HVAC Piping Valve Tags	26
#23 0553-1-0: Identification For Hvac Piping And Equipment Product Data	26
#23 0523-2-0: Generalduty Valves For Hvac Piping O&M Manuals	26
#23 0523-1-0: GENERAL DUTY VALVES FOR HVAC PIPING	27
#23 0519-1-0: Meters And Gages For Hvac Piping O&M Manuals	27
#23 0500-1-0: Common Work Results For Hvac Shop Drawings	27
#23 51 16-1-0: BOILER STACK PRODUCT DATA/SHOP	27
#23 0001-1-1: Work Scope 23A As Builds	27
#23 00 00-2-0: SOUND ATTENUATORS PRODUCT DATA	27
#23 00 00-1-0: UNDERGROUND DUCT PRODUCT DATA	27
#22 4500-3-0: Emergency Plumbing Fixtures Warranty	27
#22 4500-2-0: Emergency Plumbing Fixtures O&M Manuals	27
#22 4500-1-0: Emergency Plumbing Fixtures Product Data	27
#22 4000-3-0: Plumbing Fixtures O&M Manuals	27
#22 4000-2-0: PLUMBING FIXTURES - PCO 136 ACORN URINIAL PD	27
#22 4000-1-1: Plumbing Fixtures Product Data	27
#22 3400-3-0: Fuel-fired Domestic Water Heaters Special Warranty	27
#22 3400-2-0: Fuel-fired Domestic Water Heaters O&M Manuals	27
#22 3400-1-0: Fuel-fired Domestic Water Heaters Product Data	28
#22 3400-Unspecified-0: Fuel-fired Domestic Water Heaters O&M Training And Demonstration	28
#22 3100-3-0: Domestic Water Softening Special Warranty	28
#22 3100-2-0: Domestic Water Softening O&M Manuals	28
#22 3100-1-0: Domestic Water Softening Product Data	28
#22 3100-Unspecified-0: Domestic Water Softening Attic Stock	28
#22 3100-Unspecified-0: Domestic Water Softening O&M Training And Demonstration	28
#22 1523-1-1: Facility Natural Gas Piping Product Data	28
#22 1429-4-0: Sump Pumps Warranty	28
#22 1429-3-0: Sump Pumps O&M Manuals	28
#22 1429-2-0: Sump Pumps Product Data	28
#22 1429-1-0: Sump Pumps Shop Drawings	28
#22 1423-1-0: Storm Drainage Piping Specialties Product Data	28
#22 1420-1-0: Subdrainage Product Data	28
#22 1413-1-0: Facility Storm Drainage Piping Product Data	29
#22 1319-1-1: Sanitary Waste Piping Specialties Product Data	29
#22 1123.13-4-0: Domesticwater Packaged Booster Pumps Warranty	29
#22 1123.13-3-0: Domesticwater Packaged Booster Pumps Training And Demonstration	29
#22 1123.13-2-0: Domesticwater Packaged Booster Pumps Shop Drawings	29
#22 1123.13-1-0: Domesticwater Packaged Booster Pumps Product Data	29
#22 1123-4-0: Domestic Water Pumps Warranty	29
#22 1123-3-0: Domestic Water Pumps O&M Manuals	29
#22 1123-2-0: Domestic Water Pumps Wiring Diagram	29
#22 1123-1-0: Domestic Water Pumps Product Data	29
#22 1119-3-0: Domestic Water Piping Specialties Warranty	29
#22 1119-2-0: Domestic Water Piping Specialties O&M Manuals	29
#22 1119-1-1: Domestic Water Specialties Product Data	29
#22 0719-3-0: Plumbing Piping Insulation - Plenum Rated PVC Pipe Insulation PD	29
#22 0719-2-0: Plumbing Piping Insulation Samples	30
#22 0719-1-0: Plumbing Piping Insulation Product Data	30
#22 0553-2-0: Identification For Plumbing Piping And Equipment Asbuilts	30
#22 0553-1-0: Identification For Plumbing Piping And Equipment Product Data	30
#22 0523-1-0: Generalduty Valves For Plumbing Piping Product Data	30
#22 00 00-1-0: Valve Schedule	30
#21 13 00-3-1: FIRE SUPPRESSION PRODUCT DATA	30
#21 13 00-2-0: FIRE SUPPRESSION CALCULATIONS	30
#21 13 00-1-2: FIRE SUPPRESSION SHOP DRAWINGS	30
#21 13 00-Unspecified-0: FIRE SUPPRESSION SPRINKLER SYSTEMS As Builds	30
#21 13 00-Unspecified-0: FIRE SUPPRESSION SPRINKLER SYSTEMS Warranty	30

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

#21 13 00-Unspecified-0: FIRE SUPPRESSION SPRINKLER SYSTEMS Shop Drawings.....	30
#14 21 23-2-0: Protection Elevator Pads Color Chart.....	30
#14 21 23-1-0: Mrl Electric Traction Passenger Elevators Shop Drawings.....	30
#14 21 23-Unspecified-0: Warranty Certificate.....	31
#14 21 23-Unspecified-0: O&M.....	31
#14 21 23-Unspecified-0: Mrl Electric Traction Passenger Elevators Warranty.....	31
#12 9300-2-0: SITE FURNISHING PD & SHOPS.....	31
#12 9300-1-0: Tables and Shades PD & Color Selection.....	31
#12 9300-Unspecified-0: SITE FURNISHINGS Maintenance Data.....	31
#12 24 13-6-0: Roller Shade Systems Maintenance Data.....	31
#12 24 13-5-0: Roller Shade Systems Warranty.....	31
#12 24 13-4-0: Roller Shade Systems - Catch Pin Bracket PD.....	31
#12 24 13-3-0: Roller Shade Systems Samples.....	31
#12 24 13-2-0: Roller Shade Systems Product Data.....	31
#12 24 13-1-0: Roller Shade Systems Shop Drawings.....	31
#11 30 13-1-0: Residential Appliances Warranty.....	31
#10 75 00-2-0: Flagpoles Samples.....	31
#10 75 00-1-0: Flagpoles Product Data.....	32
#10 75 00-Unspecified-0: Flagpoles O&M Manuals.....	32
#10 44 00-2-0: Fire Protection Specialties O&M Manuals.....	32
#10 44 00-1-0: Fire Protection Specialties Product Data.....	32
#10 28 00-1-0: Toilet, Bath, And Laundry Accessories Product Data.....	32
#10 26 00-2-0: Wall And Door Protection Samples.....	32
#10 26 00-1-0: Wall And Door Protection Product Data.....	32
#10 14 00-4-0: Signage Samples ASI 008.....	32
#10 14 00-3-1: EXTERIOR SIGNAGE SHOPS & PD.....	32
#10 14 00-2-0: EV CHARGING STATION SIGNAGE.....	32
#10 14 00-1-1: Interior Signage Shops & PD.....	32
#10 14 00-Unspecified-0: SIGNAGE Warranty.....	32
#10 11 00-5-0: Visual Display Surfaces O&M Manuals.....	32
#10 11 00-4-0: Visual Display Surfaces Warranty.....	32
#10 11 00-3-0: Visual Display Surfaces Shop Drawings.....	33
#10 11 00-2-0: Visual Display Surfaces Samples.....	33
#10 11 00-1-0: Visual Display Surfaces Product Data.....	33
#09 90 00-3-0: Painting And Coating O&M Manuals.....	33
#09 90 00-2-0: Painting And Coating Samples.....	33
#09 90 00-1-1: Painting And Coating Product Data.....	33
#09 90 00-Unspecified-0: Painting And Coating Warranty.....	33
#09 90 00-Unspecified-0: Painting And Coating Attic Stock.....	33
#09 77 20-3-0: Fiberglass Reinforced Plastic Panels Warranty.....	33
#09 77 20-2-0: Fiberglass Reinforced Plastic Panels Samples.....	33
#09 77 20-1-0: Fiberglass Reinforced Plastic Panels Product Data.....	33
#09 72 00-4-0: Wall Coverings O&M Manuals.....	33
#09 72 00-3-0: Wall Coverings Shop Drawings.....	33
#09 72 00-2-0: Wall Coverings Samples.....	34
#09 72 00-1-0: Wall Coverings Product Data.....	34
#09 72 00-Unspecified-0: Wall Coverings Attic Stock.....	34
#09 68 13-7-0: Carpet Tile O&M Manuals.....	34
#09 68 13-6-0: Carpet Tile Attic Stock.....	34
#09 68 13-5-1: CARPET TILE - OBEX TILE CUT - GRAIN PATTERN SAMPLE.....	34
#09 68 13-4-0: Carpet Tile Samples.....	34
#09 68 13-3-0: Carpet Tile Product Data Sheets.....	34
#09 68 13-2-0: Carpet Tile and Mat Product Data Sheets.....	34
#09 68 13-1-1: Carpet Tile Shop Drawings.....	34
#09 67 00-2-0: Fluid Applied Flooring Samples.....	34
#09 67 00-1-1: Fluid Applied Flooring Product Data.....	34
#09 66 23-6-0: PRECAST TERRAZZO STAIR TREAD SHOP DRAWINGS.....	34
#09 66 23-5-0: Resinous Matrix Terrazzo Add Shop Drawings.....	34
#09 66 23-4-0: Resinous Matrix Terrazzo Add Samples.....	35
#09 66 23-3-1: Terrazzo Sample and Divider Strip Sample.....	35
#09 66 23-2-0: NTMA Membership & Terrazo Previous Projects.....	35
#09 66 23-1-0: Resinous Matrix Terrazzo Add Product Data.....	35
#09 66 23-Unspecified-0: Resinous Matrix Terrazzo Add O&M Manuals.....	35
#09 65 00-5-0: Resilient Flooring O&M Manuals.....	35
#09 65 00-4-0: Resilient Flooring Attic Stock.....	35
#09 65 00-3-1: Resilient Flooring Shop Drawings.....	35
#09 65 00-2-0: Resilient Flooring Product Data Sheets.....	35
#09 65 00-1-0: Resilient Flooring Samples.....	35
#09 51 13-4-0: ACOUSTICAL PANEL CEILINGS - AWP-1 FABRIC SAMPLE.....	35
#09 51 13-3-0: Acoustical Panel Ceilings Samples.....	35

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

#09 51 13-2-0: AWP Shop Drawings.....	35
#09 51 13-1-1: Acoustic Panel Ceiling & Acoustic Wall Panel PD & Samples	36
#09 51 13-Unspecified-0: Acoustical Panel Ceilings Attic Stock.....	36
#09 30 00-6-0: Tile Attic Stock	36
#09 30 00-5-0: Tile O&M Manuals	36
#09 30 00-4-1: Tile Shop Drawings.....	36
#09 30 00-2-0: Tile Product Data	36
#09 30 00-1-0: Tile Samples.....	36
#09 21 16-1-0: Gypsum Board Assemblies Product Data.....	36
#08 3323-1-0: Overhead Coiling Doors Color Selector and Sample	36
#08 91 00-3-0: Louvers O&M Manuals.....	36
#08 91 00-2-0: Louvers Samples.....	36
#08 91 00-1-1: LOUVERS FOR MECHANICAL	36
#08 87 00-3-0: Architectural Glazing Film Shop Drawings	36
#08 87 00-2-0: Architectural Glazing Film Samples.....	36
#08 87 00-1-0: Architectural Glazing Film Product Data	37
#08 87 00-Unspecified-0: Architectural Glazing Film Warranty.....	37
#08 80 00-3-0: Glazing Edge Spacer Samples.....	37
#08 80 00-2-0: Glazing Samples.....	37
#08 80 00-1-1: Glazing Product Data	37
#08 80 00-Unspecified-0: Glazing Warranty.....	37
#08 71 00-1-1: Door Hardware Schedules.....	37
#08 71 00-Unspecified-0: Door Hardware Warranty.....	37
#08 44 13-5-2: Glazed Aluminum Curtain Walls - Interior Only Shop Drawings	37
#08 44 13-4-1: Glazed Aluminum Curtain Walls Product Data	37
#08 44 13-3-0: Brakemetal and Backpans.....	37
#08 44 13-2-0: Glazed Aluminum Curtain Walls Samples	37
#08 44 13-1-2: Glazed Aluminum Curtain Walls Shop Drawings	37
#08 44 13-Unspecified-0: Glazed Aluminum Curtain Walls Warranty	37
#08 42 26-2-0: Allglass Entrances And Storefronts Calculations	38
#08 42 26-1-0: Allglass Entrances And Storefronts Product Data	38
#08 42 26-Unspecified-0: Allglass Entrances And Storefronts Warranty	38
#08 42 26-Unspecified-0: Allglass Entrances And Storefronts Attic Stock	38
#08 41 13-5-0: BLACK ANODIZED METAL SAMPLES FOR STOREFRONTS AND DOORS	38
#08 41 13-4-1: Aluminumframed Entrances And Storefronts Product Data	38
#08 41 13-3-1: Aluminumframed Entrances And Storefronts Shop Drawings	38
#08 41 13-2-0: Interior Aluminum Fire Resistant Rated Door and Borrow Lite Frames (SF-5).....	38
#08 41 13-1-0: Aluminumframed Entrances And Storefronts Samples.....	38
#08 41 13-Unspecified-0: Aluminumframed Entrances And Storefronts Warranty.....	38
#08 33 00-3-0: High Speed Rolling Doors Samples.....	38
#08 33 00-2-0: High Speed Rolling Doors Product Data	38
#08 33 00-1-2: High Speed Rolling Doors Shop Drawings	38
#08 33 00-Unspecified-0: High Speed Rolling Doors O&M Manuals	39
#08 31 13-1-0: Access Doors And Frames Product Data	39
#08 14 00-4-0: Flush Wood Doors Warranty	39
#08 14 00-3-0: Flush Wood Doors Product Data	39
#08 14 00-2-1: Flush Wood Doors Samples.....	39
#08 14 00-1-2: Flush Wood Doors Shop Drawings.....	39
#08 11 13-2-0: HM DOORS AND FRAMES - INTEGRATED DOOR SHOP DRAWING	39
#08 11 13-1-0: Hollow Metal Doors And Frames Product Data	39
#08 0000-1-0: Door 127C Shop Drawing	39
#07 95 00-2-0: Expansion Control Shop Drawings.....	39
#07 95 00-1-0: Expansion Control Samples.....	39
#07 90 00-12-0: JOINT SEALANT - WS 08F	39
#07 90 00-11-0: Joint Protection Product Data	39
#07 90 00-10-0: Joint Protection Samples	40
#07 90 00-9-0: Joint Protection Product Data	40
#07 90 00-8-2: Joint Protection for Louvers Samples	40
#07 90 00-7-1: JOINT PROTECTION PRODUCT DATA	40
#07 90 00-6-1: JOINT SEALANTS - CONCRETE & MASONRY.....	40
#07 90 00-4-0: Joint Protection Samples.....	40
#07 90 00-3-0: Joint Protection Product Data	40
#07 90 00-2-0: Joint Protection Product Data	40
#07 90 00-1-1: Joint Protection Samples.....	40
#07 90 00-Unspecified-0: Joint Protection Samples	40
#07 90 00-Unspecified-0: Joint Protection Product Data	40
#07 84 00-7-0: Firestopping Product Data	40
#07 84 00-6-0: Firestopping Product Data	41
#07 84 00-5-0: Firestopping Product Data	41
#07 84 00-4-0: FIRESTOPPING PRODUCT DATA.....	41

[Jump Back to Page 8](#)

Washington County Central Service Center	WC Service Center - Submittal item summary
#07 84 00-3-0: Firestopping Product Data	41
#07 84 00-2-0: Firestopping Product Data	41
#07 84 00-1-0: Firestopping Product Data	41
#07 62 00-2-0: Sheet Metal Flashing And Trim Samples	41
#07 62 00-1-0: Sheet Metal Flashing And Trim Shop Drawings	41
#07 53 03-6-0: Epdm Elastomeric Membrane Roofing Fully Adhere Manufacturers Warranty	41
#07 53 03-5-0: Porcelain Paver Sample	41
#07 53 03-4-0: Epdm Elastomeric Membrane Roofing Fully Adhere Shop Drawings	41
#07 53 03-3-1: Epdm Elastomeric Membrane Roofing Fully Adhere Product Data	41
#07 42 43-4-0: Composite Wall Panels Warranty	42
#07 42 43-3-0: Composite Wall Panels Manufacturers Warranty	42
#07 42 43-2-1: Composite Wall Panels Samples	42
#07 42 43-1-1: COMPOSITE METAL WALL PANELS PRODUCT DATA	42
#07 42 13-8-0: Metal Wall Panels Add Manufacturers Warranty	42
#07 42 13-7-0: Metal Wall Panels Detail Revisions	42
#07 42 13-5-0: Metal Wall Panels Shop Drawings	42
#07 42 13-4-0: Metal Wall Panels Perforated Samples	42
#07 42 13-3-0: Thermally Broken Zee Support	42
#07 42 13-2-1: Metal Wall Panels Samples	42
#07 42 13-1-0: METAL WALL PANELS PRODUCT DATA	42
#07 27 00-1-1: AIR & VAPOR BARRIERS FOR METAL PANELS PRODUCT DATA	42
#07 21 19-2-1: Foamedinplace Insulation Product Data	42
#07 21 19-1-0: Foamed-In-Place Product Data	42
#07 21 16-4-0: Blanket Insulation Product Data	43
#07 21 16-3-0: Blanket Insulation Product Data	43
#07 21 16-2-0: Blanket Insulation Product Data	43
#07 21 16-1-0: 07 21 16 CAVITY INSULATION MINERAL WOOL SUBSTITUTION	43
#07 21 13-5-0: Board Insulation Product Data	43
#07 21 13-4-0: Board Insulation Product Data	43
#07 21 13-3-0: Mineral Wool Insulation Product Data	43
#07 21 13-2-2: Board Insulation Product Data	43
#07 21 13-1-1: Board Insulation Product Data	43
#07 13 10-2-0: Bentonite Sheet Waterproofing Shop Drawings	43
#07 13 10-1-0: Bentonite Sheet Waterproofing Product Data	43
#07 13 10-Unspecified-0: Bentonite Sheet Waterproofing Manufacturers Warranty	43
#07 13 10-Unspecified-0: Bentonite Sheet Waterproofing Warranty	44
#07 13 00-2-0: Sheet Waterproofing Shop Drawings	44
#07 13 00-1-0: Sheet Waterproofing Product Data	44
#07 13 00-Unspecified-0: Sheet Waterproofing Warranty	44
#07 13 00-Unspecified-0: Sheet Waterproofing Warranty	44
#07 13 00-Unspecified-0: Sheet Waterproofing Manufacturers Warranty	44
#07 13 00-Unspecified-0: Sheet Waterproofing Warranty	44
#07 11 00-1-0: Dampproofing Product Data	44
#07 11 00-Unspecified-0: Dampproofing Product Data	44
#06 61 19-4-0: Quartz Surfacing Fabrications O&M Manuals	44
#06 61 19-3-0: Quartz Surfacing Fabrications Warranty	44
#06 61 19-2-0: Quartz Surfacing Fabrications Samples	44
#06 61 19-1-0: Quartz Surfacing Fabrications Product Data	44
#06 41 00-7-0: ARCHITECTURAL WOOD CASEWORK - COUNTERTOP SEAM LOCATION SHOPS	44
#06 41 00-6-0: Architectural Casework Shops - PR 042	44
#06 41 00-5-0: Additional P-L Color Sample	44
#06 41 00-4-0: Architectural Drawer/Door Pulls Finish Selection	45
#06 41 00-3-0: Architectural Wood Casework Samples	45
#06 41 00-2-2: Architectural Wood Casework Color Selection	45
#06 41 00-1-2: Architectural Wood Casework Shop Drawings	45
#06 20 00-2-0: Finish Carpentry Product Data	45
#06 20 00-1-0: Finish Carpentry Samples	45
#06 18 00-17-0: Mass Timber Handling Guide	45
#06 18 00-15-0: MASS TIMBER CONSTRUCTION - ACOUSTIC UNDERLAYMENT	45
#06 18 00-14-0: IFC Sealed Form and Drawings	45
#06 18 00-13-0: DLT LAYOUT 3D MODEL FOR FIELD USE	45
#06 18 00-12-0: Trimble Model for DLT	45
#06 18 00-11-0: Mass Timber Glulam IFA Layout Shop Drawing	45
#06 18 00-10-0: Calculation Report - IFA	45
#06 18 00-9-0: Glulam Layout IFA	46
#06 18 00-8-0: DLT IFA-B - Penetration Coordination	46
#06 18 00-7-0: DLT Lay Shop Drawings	46
#06 18 00-6-0: Mass Timber Handling Guide	46
#06 18 00-5-0: StructureCraft Mass Timber Cleaning Guide	46
#06 18 00-4-0: Mass Timber Construction DelegatedDesign Submittal	46

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

#06 18 00-3-1: Mass Timber Construction DLT Samples.....	46
#06 18 00-2-0: Mass Timber DLT Product Data	46
#06 18 00-1-0: Mass Timber Construction Shop Drawings	46
#06 10 53-2-1: Miscellaneous Rough Carpentry Product Data.....	46
#06 10 53-1-0: MISC ROUGH CARPENTRY - PR 1 COMPOSITE WOOD SAMPLES	46
#05 52 00-1-1: Metal Terrace Railings Shop Drawings	46
#05 52 00-Unspecified-0: Metal Railings Samples.....	46
#05 51 00-3-4: Metal West Stairs Shop Drawings.....	47
#05 51 00-2-4: METAL EAST STAIRS SHOP DRAWINGS	47
#05 51 00-1-1: Metal Feature Stairs Shop Drawings.....	47
#05 51 00-Unspecified-0: Metal Stairs Samples.....	47
#05 50 00-9-0: Metal Fabrication - Fin Grilles Shop Drawings	47
#05 50 00-8-1: Desk Supports Shop Drawings	47
#05 50 00-7-0: Metal Fabrications - Roof Stair PD & Shop Drawing.....	47
#05 50 00-6-3: Metal Fabrications - Roof Stair Shops & Calcs.....	47
#05 50 00-5-0: Metal Fabrications - Stair Bridge Steel Weldment Sample.....	47
#05 50 00-3-3: METAL FABRICATIONS - STRUCTURAL STAIR CALCULATIONS	47
#05 50 00-1-1: METAL FABRICATIONS - TRASH ENCLOSURE SHOP DRAWING.....	47
#05 50 00-Unspecified-0: Metal Fabrications Calculations	47
#05 40 00-3-0: Coldformed Metal Framing Product Data	47
#05 40 00-2-0: Coldformed Metal Framing Shop Drawings.....	47
#05 40 00-1-0: Coldformed Metal Framing Calculations	48
#05 31 23-Unspecified-0: Steel Roof Decking Product Data.....	48
#05 31 23-Unspecified-0: Steel Roof Decking Qualification Data.....	48
#05 31 00-Unspecified-0: Steel Decking Test Reports	48
#05 31 00-Unspecified-0: Steel Decking Reports.....	48
#05 31 00-Unspecified-0: Steel Decking Reports.....	48
#05 31 00-Unspecified-0: Steel Decking Certificates.....	48
#05 12 13-1-0: Architecturally Exposed Structural Steel Frami Product Data.....	48
#05 12 13-Unspecified-0: Architecturally Exposed Structural Steel Frami Certificates	48
#05 12 00-3-0: Structural Steel Framing Product Data	48
#05 12 00-2-1: Structural Steel Framing Shop Drawings	48
#05 12 00-1-2: STRUCTURAL STEEL CHANNEL FRAMING SHOPS	48
#05 12 00-Unspecified-0: Structural Steel Framing Test Reports.....	48
#05 12 00-Unspecified-0: Structural Steel Framing Reports.....	48
#05 12 00-Unspecified-0: Structural Steel Framing Qualification Data	48
#05 12 00-Unspecified-0: Structural Steel Framing Certificates	49
#05 12 00-Unspecified-0: Structural Steel Framing Certificates	49
#04 72 00-4-1: CAST STONE MASONRY MIX DESIGN	49
#04 72 00-3-0: Cast Stone Masonry Shop Drawings	49
#04 72 00-1-1: Cast Stone Masonry Samples.....	49
#04 72 00-Unspecified-0: Cast Stone Masonry Attic Stock	49
#04 20 00-5-0: Unit Masonry Mockups	49
#04 20 00-4-0: UNIT MASONRY - CELL VENT SAMPLES	49
#04 20 00-3-0: Unit Masonry Samples	49
#04 20 00-2-1: UNIT MASONRY - BRICK SHAPES	49
#04 20 00-1-0: Unit Masonry Product Data	49
#04 20 00-Unspecified-0: Unit Masonry Attic Stock	49
#04 05 03-4-0: Revised Brick Shape Submittal	49
#04 05 03-3-0: Masonry Mortar And Grout Test Reports	50
#04 05 03-2-0: Masonry Mortar And Grout Samples	50
#04 05 03-1-1: Masonry Mortar And Grout Design Data.....	50
#03 35 00-Unspecified-0: Polished Concrete Finishing Product Data	50
#03 35 00-Unspecified-0: Polished Concrete Finishing Mockups.....	50
#03 30 00-3-0: CIP Concrete Product Data.....	50
#03 30 00-2-0: Castinplace Concrete Mix Design	50
#03 30 00-1-0: CIP Concrete Rebar Shop Drawings	50

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
AIA G706	#WS06A-Unspecified	Required Waiting for Submission	WS06A Carpentry	0	Closeout	Tekton Construction Company	Tekton Construction Company	Sep 26, 2025	WS 06-A-001		
AIA G706	#WS 32F-3	Closed	WS 32F Landscape & Irrigation	0	Closeout	Clarissa Meissner (Cedar Ridge Landscaping, Inc.)	Clarissa Meissner (Cedar Ridge Landscaping, Inc.)		WS 32-F-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
AIA G706A	#WS 32F-2	Closed	WS 32F Landscape & Irrigation	0	Closeout	Clarissa Meissner (Cedar Ridge Landscaping, Inc.)	Clarissa Meissner (Cedar Ridge Landscaping, Inc.)		WS 32-F-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
AIA G707	#WS 32F-1	Closed	WS 32F Landscape & Irrigation	0	Closeout	Clarissa Meissner (Cedar Ridge Landscaping, Inc.)	Clarissa Meissner (Cedar Ridge Landscaping, Inc.)		WS 32-F-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
MN IC34	#WS 32F-Unspecified	Required Waiting for Submission	WS 32F Landscape & Irrigation	0	Closeout	Clarissa Meissner (Cedar Ridge Landscaping, Inc.)	Clarissa Meissner (Cedar Ridge Landscaping, Inc.)	Aug 22, 2025 (24 days late)	WS 32-F-001		
AIA G706A	#WS 32A-2	Closed	WS 32A Asphalt Paving	0	Closeout	Charlie Beauchamp (Northwest Asphalt, Inc.)	Charlie Beauchamp (Northwest Asphalt, Inc.)		WS 32-A-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
AIA G706	#WS 32A-1	Closed	WS 32A Asphalt Paving	0	Closeout	Charlie Beauchamp (Northwest Asphalt, Inc.)	Charlie Beauchamp (Northwest Asphalt, Inc.)		WS 32-A-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
MN IC34	#WS 32A-Unspecified	Required Waiting for Submission	WS 32A Asphalt Paving	0	Closeout	Charlie Beauchamp (Northwest Asphalt, Inc.)	Charlie Beauchamp (Northwest Asphalt, Inc.)	Aug 22, 2025 (24 days late)	WS 32-A-001		
AIA G707	#WS 32A-Unspecified	Required Waiting for Submission	WS 32A Asphalt Paving	0	Closeout	Charlie Beauchamp (Northwest Asphalt, Inc.)	Charlie Beauchamp (Northwest Asphalt, Inc.)	Aug 22, 2025 (24 days late)	WS 32-A-001		
MN IC34	#WS 31A-Unspecified	Required Waiting for Submission	WS 31A Site Clearing & Earthwork	0	Closeout	Mindy Hackett (Miller Excavating, Inc.)	Mindy Hackett (Miller Excavating, Inc.)	Aug 22, 2025 (24 days late)	WS 31-A-001		
AIA G707	#WS 31A-Unspecified	Required Waiting for Submission	WS 31A Site Clearing & Earthwork	0	Closeout	Mindy Hackett (Miller Excavating, Inc.)	Mindy Hackett (Miller Excavating, Inc.)	Aug 22, 2025 (24 days late)	WS 31-A-001		
AIA G706A	#WS 31A-Unspecified	Required Waiting for Submission	WS 31A Site Clearing & Earthwork	0	Closeout	Mindy Hackett (Miller Excavating, Inc.)	Mindy Hackett (Miller Excavating, Inc.)	Aug 22, 2025 (24 days late)	WS 31-A-001		
AIA G706	#WS 31A-Unspecified	Required Waiting for Submission	WS 31A Site Clearing & Earthwork	0	Closeout	Mindy Hackett (Miller Excavating, Inc.)	Mindy Hackett (Miller Excavating, Inc.)	Aug 22, 2025 (24 days late)	WS 31-A-001		
AIA G706	#WS 26C-3	Closed	WS 26C Solar Panels	0	Closeout	Russel Gilberg (Energy Concepts, LLC)	Russel Gilberg (Energy Concepts, LLC)		26 31 00-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
AIA G706A	#WS 26C-2	Closed	WS 26C Solar Panels	0	Closeout	Russel Gilberg (Energy Concepts, LLC)	Russel Gilberg (Energy Concepts, LLC)		26 31 00-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
AIA G707	#WS 26C-1	Closed	WS 26C Solar Panels	0	Closeout	Russel Gilberg (Energy Concepts, LLC)	Russel Gilberg (Energy Concepts, LLC)		26 31 00-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
MN IC34	#WS 26C-Unspecified	Required Waiting for Submission	WS 26C Solar Panels	0	Closeout	Russel Gilberg (Energy Concepts, LLC)	Russel Gilberg (Energy Concepts, LLC)	Sep 20, 2025	26 31 00-001		
MN IC34	#WS 26A-Unspecified	Required Waiting for Submission	WS 26A Electrical	0	Closeout	Bobbie Gothmann (Laketown Electric Corporation)	Bobbie Gothmann (Laketown Electric Corporation)	Aug 22, 2025 (24 days late)	WS 26-A-001		
AIA G707	#WS 26A-Unspecified	Required Waiting for Submission	WS 26A Electrical	0	Closeout	Bobbie Gothmann (Laketown Electric Corporation)	Bobbie Gothmann (Laketown Electric Corporation)	Aug 22, 2025 (24 days late)	WS 26-A-001		

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
AIA G706A	#WS 26A-Unspecified	Required Waiting for Submission	WS 26A Electrical	0	Closeout	Bobbie Gothmann (Laketown Electric Corporation)	Bobbie Gothmann (Laketown Electric Corporation)	Aug 22, 2025 (24 days late)	WS 26-A-001		
AIA G706	#WS 26A-Unspecified	Required Waiting for Submission	WS 26A Electrical	0	Closeout	Bobbie Gothmann (Laketown Electric Corporation)	Bobbie Gothmann (Laketown Electric Corporation)	Aug 22, 2025 (24 days late)	WS 26-A-001		
AIA G706A	#WS 25A-Unspecified	Required Waiting for Submission	WS 25A Temp Controls	0	Closeout	Lauren Brodt (Kraft Mechanical, LLC)	Lauren Brodt (Kraft Mechanical, LLC)	Aug 22, 2025 (24 days late)	WS 25-A-001		
AIA G706	#WS 25A-Unspecified	Required Waiting for Submission	WS 25A Temp Controls	0	Closeout	Lauren Brodt (Kraft Mechanical, LLC)	Lauren Brodt (Kraft Mechanical, LLC)	Aug 22, 2025 (24 days late)	WS 25-A-001		
WS 25A MN IC34	#WS 25-A-2	Required Waiting for Submission	WS 25-A Temperature Controls	0	Closeout	Lauren Brodt (Kraft Mechanical, LLC)	Lauren Brodt (Kraft Mechanical, LLC)	Aug 22, 2025 (24 days late)	WS 25-A-001		
WS 25A G707	#WS 25-A-1	Required Waiting for Submission	WS 25-A Temperature Controls	0	Closeout	Lauren Brodt (Kraft Mechanical, LLC)	Lauren Brodt (Kraft Mechanical, LLC)	Aug 22, 2025 (24 days late)	WS 25-A-001		
AIA G706A	#WS 23B-2	Closed	WS 23B HVAC	0	Closeout	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
AIA G706	#WS 23B-1	Closed	WS 23B HVAC	0	Closeout	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
MN IC34	#WS 23B-Unspecified	Required Waiting for Submission	WS 23B HVAC	0	Closeout	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)	Aug 22, 2025 (24 days late)	WS 23-A-001		
AIA G707	#WS 23A-Unspecified	Required Waiting for Submission	WS 23A HVAC	0	Closeout	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)	Aug 22, 2025 (24 days late)	WS 23-A-001		
MN IC34	#WS 22A-Unspecified	Required Waiting for Submission	WS 22A Plumbing	0	Closeout	Jack Grubish (Ryan Mechanical, Inc.)	Jack Grubish (Ryan Mechanical, Inc.)	Aug 22, 2025 (24 days late)	WS 22-A-001		
AIA G707	#WS 22A-Unspecified	Required Waiting for Submission	WS 22A Plumbing	0	Closeout	Jack Grubish (Ryan Mechanical, Inc.)	Jack Grubish (Ryan Mechanical, Inc.)	Aug 22, 2025 (24 days late)	WS 22-A-001		
AIA G706A	#WS 22A-Unspecified	Required Waiting for Submission	WS 22A Plumbing	0	Closeout	Jack Grubish (Ryan Mechanical, Inc.)	Jack Grubish (Ryan Mechanical, Inc.)	Aug 22, 2025 (24 days late)	WS 22-A-001		
AIA G706	#WS 22A-Unspecified	Required Waiting for Submission	WS 22A Plumbing	0	Closeout	Jack Grubish (Ryan Mechanical, Inc.)	Jack Grubish (Ryan Mechanical, Inc.)	Aug 22, 2025 (24 days late)	WS 22-A-001		
MN IC34	#WS 21A-Unspecified	Required Waiting for Submission	WS 21A Fire Suppression	0	Closeout	Paul Secord (Breth-Zenzen Fire Protection, LLC)	Paul Secord (Breth-Zenzen Fire Protection, LLC)	Aug 22, 2025 (24 days late)	WS 21-A-001		
AIA G707	#WS 21A-Unspecified	Required Waiting for Submission	WS 21A Fire Suppression	0	Closeout	Paul Secord (Breth-Zenzen Fire Protection, LLC)	Paul Secord (Breth-Zenzen Fire Protection, LLC)	Aug 22, 2025 (24 days late)	WS 21-A-001		
AIA G706A	#WS 21A-Unspecified	Required Waiting for Submission	WS 21A Fire Suppression	0	Closeout	Paul Secord (Breth-Zenzen Fire Protection, LLC)	Paul Secord (Breth-Zenzen Fire Protection, LLC)	Aug 22, 2025 (24 days late)	WS 21-A-001		
AIA G706	#WS 21A-Unspecified	Required Waiting for Submission	WS 21A Fire Suppression	0	Closeout	Paul Secord (Breth-Zenzen Fire Protection, LLC)	Paul Secord (Breth-Zenzen Fire Protection, LLC)	Aug 22, 2025 (24 days late)	WS 21-A-001		
AIA G707	#WS 14B-4	Closed	WS 14B Elevators	0	Closeout	Matt Johnson (KONE, Inc.)	Matt Johnson (KONE, Inc.)		WS 14-B-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
MN IC34	#WS 14B-3	Closed	WS 14B Elevators	0	Closeout	Matt Johnson (KONE, Inc.)	Matt Johnson (KONE, Inc.)		WS 14-B-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
AIA G706A	#WS 14B-2	Closed	WS 14B Elevators	0	Closeout	Matt Johnson (KONE, Inc.)	Matt Johnson (KONE, Inc.)		WS 14-B-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
AIA G706	#WS 14B-1	Closed	WS 14B Elevators	0	Closeout	Matt Johnson (KONE, Inc.)	Matt Johnson (KONE, Inc.)		WS 14-B-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
MN IC34	#WS 09K-Unspecified	Required Waiting for Submission	WS 09K Paint & Wallcovering	0	Closeout	Nicole Langer (Swanson & Youngdale, Inc.)	Nicole Langer (Swanson & Youngdale, Inc.)	Aug 22, 2025 (24 days late)	WS 09-K-001		
AIA G707	#WS 09K-Unspecified	Required Waiting for Submission	WS 09K Paint & Wallcovering	0	Closeout	Nicole Langer (Swanson & Youngdale, Inc.)	Nicole Langer (Swanson & Youngdale, Inc.)	Aug 22, 2025 (24 days late)	WS 09-K-001		
AIA G706A	#WS 09K-Unspecified	Required Waiting for Submission	WS 09K Paint & Wallcovering	0	Closeout	Nicole Langer (Swanson & Youngdale, Inc.)	Nicole Langer (Swanson & Youngdale, Inc.)	Aug 22, 2025 (24 days late)	WS 09-K-001		
AIA G706	#WS 09K-Unspecified	Required Waiting for Submission	WS 09K Paint & Wallcovering	0	Closeout	Nicole Langer (Swanson & Youngdale, Inc.)	Nicole Langer (Swanson & Youngdale, Inc.)	Aug 22, 2025 (24 days late)	WS 09-K-001		
AIA G706A	#WS 09G-2	Closed	WS 09G Terrazzo	0	Closeout	Tom Palmer (Advance Terrazzo & Tile Co., Inc.)	Tom Palmer (Advance Terrazzo & Tile Co., Inc.)		WS 09-G-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
AIA G706	#WS 09G-1	Closed	WS 09G Terrazzo	0	Closeout	Tom Palmer (Advance Terrazzo & Tile Co., Inc.)	Tom Palmer (Advance Terrazzo & Tile Co., Inc.)		WS 09-G-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
MN IC34	#WS 09G-Unspecified	Required Waiting for Submission	WS 09G Terrazzo	0	Closeout	Tom Palmer (Advance Terrazzo & Tile Co., Inc.)	Tom Palmer (Advance Terrazzo & Tile Co., Inc.)	Aug 22, 2025 (24 days late)	WS 09-G-001		
AIA G707	#WS 09G-Unspecified	Required Waiting for Submission	WS 09G Terrazzo	0	Closeout	Tom Palmer (Advance Terrazzo & Tile Co., Inc.)	Tom Palmer (Advance Terrazzo & Tile Co., Inc.)	Aug 22, 2025 (24 days late)	WS 09-G-001		
AIA G707	#WS 09D-3	Closed	WS 09D Flooring	0	Closeout	Emily Steen (Superset Tile & Stone)	Emily Steen (Superset Tile & Stone)		WS 09-D-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
AIA G706A	#WS 09D-2	Closed	WS 09D Flooring	0	Closeout	Emily Steen (Superset Tile & Stone)	Emily Steen (Superset Tile & Stone)		WS 09-D-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
AIA G706	#WS 09D-1	Closed	WS 09D Flooring	0	Closeout	Emily Steen (Superset Tile & Stone)	Emily Steen (Superset Tile & Stone)		WS 09-D-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
MN IC34	#WS 09D-Unspecified	Required Waiting for Submission	WS 09D Flooring	0	Closeout	Superset Tile & Stone	Superset Tile & Stone	Sep 19, 2025	WS 09-D-001		
MN IC34	#WS 09C-Unspecified	Required Waiting for Submission	WS 09C ACT Treatments	0	Closeout	Vlad Revniaga (Twin City Acoustics, Inc.)	Vlad Revniaga (Twin City Acoustics, Inc.)	Aug 22, 2025 (24 days late)	WS 09-C-001		
AIA G707	#WS 09C-Unspecified	Required Waiting for Submission	WS 09C ACT Treatments	0	Closeout	Vlad Revniaga (Twin City Acoustics, Inc.)	Vlad Revniaga (Twin City Acoustics, Inc.)	Aug 22, 2025 (24 days late)	WS 09-C-001		
AIA G706A	#WS 09C-Unspecified	Required Waiting for Submission	WS 09C ACT Treatments	0	Closeout	Vlad Revniaga (Twin City Acoustics, Inc.)	Vlad Revniaga (Twin City Acoustics, Inc.)	Aug 22, 2025 (24 days late)	WS 09-C-001		
AIA G706	#WS 09C-Unspecified	Required Waiting for Submission	WS 09C ACT Treatments	0	Closeout	Vlad Revniaga (Twin City Acoustics, Inc.)	Vlad Revniaga (Twin City Acoustics, Inc.)	Aug 22, 2025 (24 days late)	WS 09-C-001		

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
AIA G706	#WS 09B-2	Closed	WS 09B Tile	0	Closeout	Emily Steen (Superset Tile & Stone)	Emily Steen (Superset Tile & Stone)		WS 09-B-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
AIA G706A	#WS 09B-1	Closed	WS 09B Tile	0	Closeout	Emily Steen (Superset Tile & Stone)	Emily Steen (Superset Tile & Stone)		WS 09-B-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
MN IC34	#WS 09B-Unspecified	Required Waiting for Submission	WS 09B Tile	0	Closeout	Superset Tile & Stone	Superset Tile & Stone	Sep 19, 2025	WS 09-B-001		
AIA G707	#WS 09B-Unspecified	Required Waiting for Submission	WS 09B Tile	0	Closeout	Superset Tile & Stone	Superset Tile & Stone	Sep 19, 2025	WS 09-B-001		
AIA G706	#WS 09A-2	Closed	WS 09A Drywall	0	Closeout	Charlie Howe (Custom Drywall, Inc.)	Charlie Howe (Custom Drywall, Inc.)		WS 09-A-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
AIA G706A	#WS 09A-1	Closed	WS 09A Drywall	0	Closeout	Charlie Howe (Custom Drywall, Inc.)	Charlie Howe (Custom Drywall, Inc.)		WS 09-A-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
MN IC34	#WS 09A-Unspecified	Required Waiting for Submission	WS 09A Drywall	0	Closeout	Charlie Howe (Custom Drywall, Inc.)	Charlie Howe (Custom Drywall, Inc.)	Aug 22, 2025 (24 days late)	WS 09-A-001		
AIA G707	#WS 09A-Unspecified	Required Waiting for Submission	WS 09A Drywall	0	Closeout	Charlie Howe (Custom Drywall, Inc.)	Charlie Howe (Custom Drywall, Inc.)	Aug 22, 2025 (24 days late)	WS 09-A-001		
MN IC34	#WS 08F-Unspecified	Required Waiting for Submission	WS 08F Entrances & Glazing	0	Closeout	philw philw	philw philw	Aug 22, 2025 (24 days late)	WS 08-F-001		
AIA G707	#WS 08F-Unspecified	Required Waiting for Submission	WS 08F Entrances & Glazing	0	Closeout	philw philw	philw philw	Aug 22, 2025 (24 days late)	WS 08-F-001		
AIA G706A	#WS 08F-Unspecified	Required Waiting for Submission	WS 08F Entrances & Glazing	0	Closeout	philw philw	philw philw	Aug 22, 2025 (24 days late)	WS 08-F-001		
AIA G706	#WS 08F-Unspecified	Required Waiting for Submission	WS 08F Entrances & Glazing	0	Closeout	philw philw	philw philw	Aug 22, 2025 (24 days late)	WS 08-F-001		
AIA G707	#WS 08A-3	Closed	WS 08A Doors, Frames, HDWE	0	Closeout	Dayton Bredemus (Bredemus Hardware Co., Inc.)	Dayton Bredemus (Bredemus Hardware Co., Inc.)		WS 08-A-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
AIA G706A	#WS 08A-2	Closed	WS 08A Doors, Frames, HDWE	0	Closeout	Dayton Bredemus (Bredemus Hardware Co., Inc.)	Dayton Bredemus (Bredemus Hardware Co., Inc.)		WS 08-A-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
AIA G706	#WS 08A-1	Closed	WS 08A Doors, Frames, HDWE	0	Closeout	Dayton Bredemus (Bredemus Hardware Co., Inc.)	Dayton Bredemus (Bredemus Hardware Co., Inc.)		WS 08-A-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
AIA G706A	#WS 07K-2	Closed	WS 07K Joint Sealants	0	Closeout	Eric Kubinski (Right-Way Caulking, Inc.)	Eric Kubinski (Right-Way Caulking, Inc.)		WS 07-K-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
AIA G706	#WS 07K-1	Closed	WS 07K Joint Sealants	0	Closeout	Eric Kubinski (Right-Way Caulking, Inc.)	Eric Kubinski (Right-Way Caulking, Inc.)		WS 07-K-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
MN IC34	#WS 07K-Unspecified	Required Waiting for Submission	WS 07K Joint Sealants	0	Closeout	Eric Kubinski (Right-Way Caulking, Inc.)	Eric Kubinski (Right-Way Caulking, Inc.)	Aug 22, 2025 (24 days late)	WS 07-K-001		
AIA G707	#WS 07K-Unspecified	Required Waiting for Submission	WS 07K Joint Sealants	0	Closeout	Eric Kubinski (Right-Way Caulking, Inc.)	Eric Kubinski (Right-Way Caulking, Inc.)	Aug 22, 2025 (24 days late)	WS 07-K-001		

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
AIA G706	#WS 07H-4	Closed	WS 07H Roofing	0	Closeout	Matt Witte (Berwald Roofing Company, Inc.)	Matt Witte (Berwald Roofing Company, Inc.)		WS 07-H-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
AIA G706A	#WS 07H-3	Closed	WS 07H Roofing	0	Closeout	Matt Witte (Berwald Roofing Company, Inc.)	Matt Witte (Berwald Roofing Company, Inc.)		WS 07-H-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
AIA G707	#WS 07H-2	Closed	WS 07H Roofing	0	Closeout	Matt Witte (Berwald Roofing Company, Inc.)	Matt Witte (Berwald Roofing Company, Inc.)		WS 07-H-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
MN IC34	#WS 07H-1	Closed	WS 07H Roofing	0	Closeout	Matt Witte (Berwald Roofing Company, Inc.)	Matt Witte (Berwald Roofing Company, Inc.)		WS 07-H-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
AIA G706	#WS 07F-4	Closed	WS 07F Metal Panels	0	Closeout	Matt Witte (Berwald Roofing Company, Inc.)	Matt Witte (Berwald Roofing Company, Inc.)		WS 07-A-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
AIA G706A	#WS 07F-3	Closed	WS 07F Metal Panels	0	Closeout	Matt Witte (Berwald Roofing Company, Inc.)	Matt Witte (Berwald Roofing Company, Inc.)		WS 07-A-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
AIA G707	#WS 07F-2	Closed	WS 07F Metal Panels	0	Closeout	Matt Witte (Berwald Roofing Company, Inc.)	Matt Witte (Berwald Roofing Company, Inc.)		WS 07-A-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
MN IC34	#WS 07F-1	Closed	WS 07F Metal Panels	0	Closeout	Matt Witte (Berwald Roofing Company, Inc.)	Matt Witte (Berwald Roofing Company, Inc.)		WS 07-A-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
AIA G707	#WS 06B-3	Closed	WS 06B Mass Timber	0	Closeout	Shoaib Ali (StructureCraft Builders USA, Inc.)	Shoaib Ali (StructureCraft Builders USA, Inc.)		06 18 00-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
AIA G706	#WS 06B-2	Closed	WS 06B Mass Timber	0	Closeout	Shoaib Ali (StructureCraft Builders USA, Inc.)	Shoaib Ali (StructureCraft Builders USA, Inc.)		06 18 00-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
AIA G706A	#WS 06B-1	Closed	WS 06B Mass Timber	0	Closeout	Shoaib Ali (StructureCraft Builders USA, Inc.)	Shoaib Ali (StructureCraft Builders USA, Inc.)		06 18 00-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
MN IC34	#WS 06B-Unspecified	Required Waiting for Submission	WS 06B Mass Timber	0	Closeout	Shoaib Ali (StructureCraft Builders USA, Inc.)	Shoaib Ali (StructureCraft Builders USA, Inc.)	Aug 22, 2025 (24 days late)	06 18 00-001		
MN IC34	#WS 06A-Unspecified	Required Waiting for Submission	WS 06A Carpentry	0	Closeout	Tekton Construction Company	Tekton Construction Company	Sep 26, 2025	WS 06-A-001		
AIA G707	#WS 06A-Unspecified	Required Waiting for Submission	WS 06A Carpentry	0	Closeout	Tekton Construction Company	Tekton Construction Company	Sep 26, 2025	WS 06-A-001		
AIA G706A	#WS 06A-Unspecified	Required Waiting for Submission	WS 06A Carpentry	0	Closeout	Tekton Construction Company	Tekton Construction Company	Sep 26, 2025	WS 06-A-001		
MN IC34	#WS 05A-Unspecified	Required Waiting for Submission	WS 05A Structural Steel Supply	0	Closeout	Chris Kroohn (Metro Manufacturing, Inc.)	Chris Kroohn (Metro Manufacturing, Inc.)	Aug 22, 2025 (24 days late)	WS 05-A-001		
AIA G707	#WS 05A-Unspecified	Required Waiting for Submission	WS 05A Structural Steel Supply	0	Closeout	Chris Kroohn (Metro Manufacturing, Inc.)	Chris Kroohn (Metro Manufacturing, Inc.)	Aug 22, 2025 (24 days late)	WS 05-A-001		
AIA G706A	#WS 05A-Unspecified	Required Waiting for Submission	WS 05A Structural Steel Supply	0	Closeout	Chris Kroohn (Metro Manufacturing, Inc.)	Chris Kroohn (Metro Manufacturing, Inc.)	Aug 22, 2025 (24 days late)	WS 05-A-001		
AIA G706	#WS 05A-Unspecified	Required Waiting for Submission	WS 05A Structural Steel Supply	0	Closeout	Chris Kroohn (Metro Manufacturing, Inc.)	Chris Kroohn (Metro Manufacturing, Inc.)	Aug 22, 2025 (24 days late)	WS 05-A-001		

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
AIA G706A	#WS 03A-2	Closed	WS 03A Concrete & Masonry	0	Closeout	Kyle Schwark (Axel H. Ohman, Inc)	Kyle Schwark (Axel H. Ohman, Inc)		WS 03-A-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
AIA G706	#WS 03A-1	Closed	WS 03A Concrete & Masonry	0	Closeout	Kyle Schwark (Axel H. Ohman, Inc)	Kyle Schwark (Axel H. Ohman, Inc)		WS 03-A-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
MN IC34	#WS 03A-Unspecified	Required Waiting for Submission	WS 03A Concrete & Masonry	0	Closeout	Kyle Schwark (Axel H. Ohman, Inc)	Kyle Schwark (Axel H. Ohman, Inc)	Aug 22, 2025 (24 days late)	WS 03-A-001		
AIA G707	#WS 03A-Unspecified	Required Waiting for Submission	WS 03A Concrete & Masonry	0	Closeout	Kyle Schwark (Axel H. Ohman, Inc)	Kyle Schwark (Axel H. Ohman, Inc)	Aug 22, 2025 (24 days late)	WS 03-A-001		
Scope Mark up Structural Drawings	#SOW-1	Closed	SOW Scope of Work	0	Submittal	Shoaib Ali (StructureCraft Builders USA, Inc.)	Shoaib Ali (StructureCraft Builders USA, Inc.)			- Reviewed Ken Francois (Kraus-Anderson Construction Company) by Laurie Fronk (Kraus-Anderson Construction Company) - For Record Only Architect by Julie MacLeod (Alliance) - Review Comments Julie MacLeod (Alliance) by Laurie Fronk (Kraus-Anderson Construction Company)	Review Comments Laurie Fronk (Kraus-Anderson Construction Company)
Subdrainage Piping Product Data	#33 60 00-2	Closed	33 60 00 SUBDRAINAGE PIPING	0	SUBMITTALS	Miller Excavating, Inc.	Miller Excavating, Inc.			- Approved as Noted Architect by Kelli Burns (Alliance) - Approved as Noted Civil Engineer by Dan Bowar - Approved as Noted Architect by Laurie Fronk (Kraus-Anderson Construction Company)	Approved as Noted KA Project Manager by Laurie Fronk (Kraus-Anderson Construction Company)
Subdrainage Piping Shop Drawings	#33 60 00-1	Closed	33 60 00 SUBDRAINAGE PIPING	1	SUBMITTALS	Miller Excavating, Inc.	Miller Excavating, Inc.		WS 31-A-001	Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Fronk (Kraus-Anderson Construction Company)
Subdrainage Piping Asbuilts	#33 60 00-Unspecified	Required Waiting for Submission	33 60 00 SUBDRAINAGE PIPING	0	CLOSE OUTS	Torry Kraftson (Miller Excavating, Inc.)	Torry Kraftson (Miller Excavating, Inc.)	Jun 6, 2025 (101 days late)	WS 31-A-001		
Utilities Product Data	#33 00 00-2	Closed	33 00 00 UTILITIES	0	SUBMITTALS	Miller Excavating, Inc.	Miller Excavating, Inc.		WS 31-A-001	Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Fronk (Kraus-Anderson Construction Company)
Utilities Shop Drawings	#33 00 00-1	Closed	33 00 00 UTILITIES	1	SUBMITTALS	Miller Excavating, Inc.	Miller Excavating, Inc.		WS 31-A-001	Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Fronk (Kraus-Anderson Construction Company)
Utilities General	#33 00 00-Unspecified	Required Waiting for Submission	33 00 00 UTILITIES	0	CLOSE OUTS	Mindy Hackett (Miller Excavating, Inc.)	Mindy Hackett (Miller Excavating, Inc.)	Aug 22, 2025 (24 days late)	WS 31-A-001		
PLANTS Warranty	#32 9300-2	Closed	32 9300 PLANTS	0	CLOSEOUTS	Clarissa Meissner (Cedar Ridge Landscaping, Inc.)	Clarissa Meissner (Cedar Ridge Landscaping, Inc.)		WS 32-F-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
PLANTS Product Data	#32 9300-1	Closed	32 9300 PLANTS	2	SUBMITTALS	Clarissa Meissner (Cedar Ridge Landscaping, Inc.)	Clarissa Meissner (Cedar Ridge Landscaping, Inc.)		WS 32-F-001	Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Fronk (Kraus-Anderson Construction Company)
PLANTS Maintenance Data	#32 9300-Unspecified	Required Waiting for Submission	32 9300 PLANTS	0	CLOSEOUTS	Clarissa Meissner (Cedar Ridge Landscaping, Inc.)	Clarissa Meissner (Cedar Ridge Landscaping, Inc.)	Jun 6, 2025 (101 days late)	WS 32-F-001		

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
NATIVE SEEDING Maintenance Data	#32 9210-Unspecified	Required Waiting for Submission	32 9210 NATIVE SEEDING	0	CLOSEOUTS	Clarissa Meissner (Cedar Ridge Landscaping, Inc.)	Clarissa Meissner (Cedar Ridge Landscaping, Inc.)	Jun 6, 2025 (101 days late)	WS 32-F-001		
DESIGNBUILD IRRIGATION SYSTEM Shop Drawings	#32 8000-2	Closed	32 8000 DESIGNBUILD IRRIGATION SYSTEM	2	SUBMITTALS	Clarissa Meissner (Cedar Ridge Landscaping, Inc.)	Clarissa Meissner (Cedar Ridge Landscaping, Inc.)		WS 32-F-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
DESIGNBUILD IRRIGATION SYSTEM PD HC-24	#32 8000-1	Closed	32 8000 DESIGNBUILD IRRIGATION SYSTEM	1	SUBMITTALS	Clarissa Meissner (Cedar Ridge Landscaping, Inc.)	Clarissa Meissner (Cedar Ridge Landscaping, Inc.)		WS 32-F-001	• Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
SEGMENTAL RETAINING WALLS Samples	#32 3223-3	Closed	32 3223 SEGMENTAL RETAINING WALLS	0	SUBMITTALS	Clarissa Meissner (Cedar Ridge Landscaping, Inc.)	Clarissa Meissner (Cedar Ridge Landscaping, Inc.)		WS 32-F-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
SEGMENTAL RETAINING WALLS Shop Drawings	#32 3223-2	Closed	32 3223 SEGMENTAL RETAINING WALLS	1	SUBMITTALS	Clarissa Meissner (Cedar Ridge Landscaping, Inc.)	Clarissa Meissner (Cedar Ridge Landscaping, Inc.)		WS 32-F-001	• Review Comments Architect by Laurie Frank (Kraus-Anderson Construction Company)	Review Comments KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
SEGMENTAL RETAINING WALLS Product Data	#32 3223-1	Closed	32 3223 SEGMENTAL RETAINING WALLS	0	SUBMITTALS	Clarissa Meissner (Cedar Ridge Landscaping, Inc.)	Clarissa Meissner (Cedar Ridge Landscaping, Inc.)		WS 32-F-001	• Review Comments Architect by Laurie Frank (Kraus-Anderson Construction Company)	Review Comments KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
SEGMENTAL RETAINING WALLS Warranty	#32 3223-Unspecified	Required Waiting for Submission	32 3223 SEGMENTAL RETAINING WALLS	0	CLOSEOUTS	Clarissa Meissner (Cedar Ridge Landscaping, Inc.)	Clarissa Meissner (Cedar Ridge Landscaping, Inc.)	Jun 6, 2025 (101 days late)	WS 32-F-001		
SEGMENTAL RETAINING WALLS Attic Stock	#32 3223-Unspecified	Required Waiting for Submission	32 3223 SEGMENTAL RETAINING WALLS	0	CLOSEOUTS	Clarissa Meissner (Cedar Ridge Landscaping, Inc.)	Clarissa Meissner (Cedar Ridge Landscaping, Inc.)	Jun 6, 2025 (101 days late)	WS 32-F-001		
FENCING AND GATES Warranty	#32 3100-Unspecified	Draft	32 3100 FENCING AND GATES	0	CLOSEOUTS	Former Member	Laurie Frank (Kraus-Anderson Construction Company)				
FENCING AND GATES Product Data	#32 3100-Unspecified	Draft	32 3100 FENCING AND GATES	0	SUBMITTALS	Former Member	Laurie Frank (Kraus-Anderson Construction Company)				
PAVEMENT MARKINGS TRAFFIC SIGNAGE PRODUCT DATA	#32 17 23-2	Closed	32 17 23 PAVEMENT MARKINGS	0	SUBMITTALS	Charlie Beauchamp (Northwest Asphalt, Inc.)	Charlie Beauchamp (Northwest Asphalt, Inc.)		WS 32-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
CONCRETE PAVING SAMPLES	#32 13 13-3	Closed	32 13 13 CONCRETE PAVING	0	SUBMITTALS	Kyle Schwark (Axel H. Ohman, Inc)	Kyle Schwark (Axel H. Ohman, Inc)		WS 03-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Concrete Paving Product Data	#32 13 13-2	Closed	32 13 13 CONCRETE PAVING	0	SUBMITTALS	Kyle Schwark (Axel H. Ohman, Inc)	Kyle Schwark (Axel H. Ohman, Inc)		WS 03-A-001	• Approved Architect by Kelli Burns (Alliance)	No Exceptions Taken KA Project Manager by Rachel Struckman (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
Concrete Paving Mix Design	#32 13 13-1	Closed	32 13 13 CONCRETE PAVING	1	SUBMITTALS	Kyle Schwark (Axel H. Ohman, Inc)	Kyle Schwark (Axel H. Ohman, Inc)		WS 03-A-001	Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted Ben Albrecht (Kraus-Anderson Construction Company) by Laurie Frank (Kraus-Anderson Construction Company)
Signage	#32 12 16-2	Open Reviewed	32 12 16 ASPHALT PAVING	0	Submittal	Charlie Beauchamp (Northwest Asphalt, Inc.)	Ben Albrecht (Kraus-Anderson Construction Company)			Approved Architect by Kelli Burns (Alliance)	
ASPHALT PAVING MIX DESIGNS	#32 12 16-1	Closed	32 12 16 ASPHALT PAVING	0	SUBMITTALS	Charlie Beauchamp (Northwest Asphalt, Inc.)	Charlie Beauchamp (Northwest Asphalt, Inc.)		WS 32-A-001	Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Riprap Product Data	#31 37 00-Unspecified	Required Waiting for Submission	31 37 00 RIPRAP	0	SUBMITTALS	Miller Excavating, Inc.	Miller Excavating, Inc.	Feb 16, 2024 (577 days late)	WS 31-A-001		
Finish Grading Samples	#31 22 19-Unspecified	Required Waiting for Submission	31 22 19 FINISH GRADING	0	SUBMITTALS	Miller Excavating, Inc.	Miller Excavating, Inc.	Feb 16, 2024 (577 days late)	WS 31-A-001		
Site Clearing Asbuilts	#31 10 00-Unspecified	Required Waiting for Submission	31 10 00 SITE CLEARING	0	CLOSE OUTS	Torry Kraftson (Miller Excavating, Inc.)	Torry Kraftson (Miller Excavating, Inc.)	Jun 6, 2025 (101 days late)	WS 31-A-001		
Fire Detection And Alarm O&M Training And Demonstration	#28 4600-2	Closed	28 4600 FIRE DETECTION AND ALARM	0	CLOSE OUTS	Bobbie Gothmann (Laketown Electric Corporation)	Bobbie Gothmann (Laketown Electric Corporation)		WS 26-A-001		Approved Laurie Frank (Kraus-Anderson Construction Company)
Fire Detection And Alarm Shop Drawings	#28 4600-1	Closed	28 4600 FIRE DETECTION AND ALARM	1	SUBMITTALS	Laketown Electric Corporation	Laketown Electric Corporation		WS 26-A-001	Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Fire Detection And Alarm Manufacturers Warranty	#28 4600-Unspecified	Required Waiting for Submission	28 4600 FIRE DETECTION AND ALARM	0	CLOSE OUTS	Bobbie Gothmann (Laketown Electric Corporation)	Bobbie Gothmann (Laketown Electric Corporation)	Aug 22, 2025 (24 days late)	WS 26-A-001		
Fire Detection And Alarm O&M Manuals	#28 4600-Unspecified	Required Waiting for Submission	28 4600 FIRE DETECTION AND ALARM	0	CLOSE OUTS	Paul Secord (Breth-Zenzen Fire Protection, LLC)	Paul Secord (Breth-Zenzen Fire Protection, LLC)	Aug 15, 2025 (31 days late)	WS 21-A-001		
Fire Detection And Alarm Asbuilts	#28 4600-Unspecified	Required Waiting for Submission	28 4600 FIRE DETECTION AND ALARM	0	CLOSE OUTS	Bobbie Gothmann (Laketown Electric Corporation)	Bobbie Gothmann (Laketown Electric Corporation)	Jun 6, 2025 (101 days late)	WS 26-A-001		
Fire Detection And Alarm Warranty	#28 4600-Unspecified	Required Waiting for Submission	28 4600 FIRE DETECTION AND ALARM	0	CLOSE OUTS	Bobbie Gothmann (Laketown Electric Corporation)	Bobbie Gothmann (Laketown Electric Corporation)	Aug 22, 2025 (24 days late)	WS 26-A-001		
Sound Masking Systems O&M Training And Demonstration	#27 5119-2	Closed	27 5119 SOUND MASKING SYSTEMS	0	CLOSE OUTS	Bobbie Gothmann (Laketown Electric Corporation)	Bobbie Gothmann (Laketown Electric Corporation)		WS 26-A-001		Approved Laurie Frank (Kraus-Anderson Construction Company)
Sound Masking Systems Product Data	#27 5119-1	Closed	27 5119 SOUND MASKING SYSTEMS	0	SUBMITTALS	Laketown Electric Corporation	Laketown Electric Corporation		WS 26-A-001	- Approved as Noted Architect by Kelli Burns (Alliance) - Approved as Noted Architect by Laurie Frank (Kraus-Anderson Construction Company)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Sound Masking Systems Manufacturers Warranty	#27 5119-Unspecified	Required Waiting for Submission	27 5119 SOUND MASKING SYSTEMS	0	CLOSE OUTS	Bobbie Gothmann (Laketown Electric Corporation)	Bobbie Gothmann (Laketown Electric Corporation)	Aug 22, 2025 (24 days late)	WS 26-A-001		
Sound Masking Systems Warranty	#27 5119-Unspecified	Required Waiting for Submission	27 5119 SOUND MASKING SYSTEMS	0	CLOSE OUTS	Bobbie Gothmann (Laketown Electric Corporation)	Bobbie Gothmann (Laketown Electric Corporation)	Aug 22, 2025 (24 days late)	WS 26-A-001		

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
Sound Masking Systems O&M Manuals	#27 5119- Unspecified	Required Waiting for Submission	27 5119 SOUND MASKING SYSTEMS	0	CLOSE OUTS	Bobbie Gothmann (Laketown Electric Corporation)	Bobbie Gothmann (Laketown Electric Corporation)	Jun 13, 2025 (94 days late)	WS 26-A-001		
Sound Masking Systems Asbuilts	#27 5119- Unspecified	Required Waiting for Submission	27 5119 SOUND MASKING SYSTEMS	0	CLOSE OUTS	Bobbie Gothmann (Laketown Electric Corporation)	Bobbie Gothmann (Laketown Electric Corporation)	Jun 6, 2025 (101 days late)	WS 26-A-001		
Horizontal Utp Cabling Maintenance Data	#27 1500-2	Required Waiting for Submission	27 1500 HORIZONTAL UTP CABLING	1	CLOSE OUTS	Bobbie Gothmann (Laketown Electric Corporation)	Bobbie Gothmann (Laketown Electric Corporation)	Jun 27, 2025 (80 days late)	WS 26-A-001		
Horizontal Utp Cabling Shop Drawings	#27 1500-1	Closed	27 1500 HORIZONTAL UTP CABLING	2	SUBMITTALS	Laketown Electric Corporation	Laketown Electric Corporation		WS 26-A-001	• Approved as Noted Architect by <i>Amber Egojske (Alliance)</i>	Approved as Noted KA Project Manager by <i>Laurie Frank (Kraus-Anderson Construction Company)</i>
Backbone Communications Cabling O&M Training And Demonstration	#27 1300-2	Closed	27 1300 BACKBONE COMMUNICATIONS CABLING	0	CLOSE OUTS	Bobbie Gothmann (Laketown Electric Corporation)	Bobbie Gothmann (Laketown Electric Corporation)		WS 26-A-001		Approved Laurie Frank (Kraus-Anderson Construction Company)
Backbone Communications Cabling Shop Drawings	#27 1300-1	Closed	27 1300 BACKBONE COMMUNICATIONS CABLING	0	SUBMITTALS	Laketown Electric Corporation	Laketown Electric Corporation		WS 26-A-001	• Approved as Noted Architect by <i>Kelli Burns (Alliance)</i>	Approved as Noted KA Project Manager by <i>Laurie Frank (Kraus-Anderson Construction Company)</i>
Backbone Communications Cabling Maintenance Data	#27 1300- Unspecified	Required Waiting for Submission	27 1300 BACKBONE COMMUNICATIONS CABLING	0	CLOSE OUTS	Bobbie Gothmann (Laketown Electric Corporation)	Bobbie Gothmann (Laketown Electric Corporation)	Jun 6, 2025 (101 days late)	WS 26-A-001		
Backbone Communications Cabling Warranty	#27 1300- Unspecified	Required Waiting for Submission	27 1300 BACKBONE COMMUNICATIONS CABLING	0	CLOSE OUTS	Bobbie Gothmann (Laketown Electric Corporation)	Bobbie Gothmann (Laketown Electric Corporation)	Aug 22, 2025 (24 days late)	WS 26-A-001		
Backbone Communications Cabling Warranty	#27 1300- Unspecified	Required Waiting for Submission	27 1300 BACKBONE COMMUNICATIONS CABLING	0	CLOSE OUTS	Bobbie Gothmann (Laketown Electric Corporation)	Bobbie Gothmann (Laketown Electric Corporation)	Aug 22, 2025 (24 days late)	WS 26-A-001		
Communications Equipment Room Fittings Product Data	#27 1100-1	Closed	27 1100 COMMUNICATIONS EQUIPMENT ROOM FITTINGS	0	SUBMITTALS	Laketown Electric Corporation	Laketown Electric Corporation		WS 26-A-001	• Approved Architect by <i>Kelli Burns (Alliance)</i>	Approved KA Project Manager by <i>Laurie Frank (Kraus-Anderson Construction Company)</i>
Grounding And Bonding For Communications Systems O&M Manuals	#27 0526-2	Closed	27 0526 GROUNDING AND BONDING FOR COMMUNICATIONS SYSTEMS	0	CLOSE OUTS	Bobbie Gothmann (Laketown Electric Corporation)	Bobbie Gothmann (Laketown Electric Corporation)		WS 26-A-001	• For Record Only Matt Beckett (Emanuelson-Podas, Inc.)	For Record Only Laurie Frank (Kraus-Anderson Construction Company)
Grounding And Bonding For Communications Systems Product Data	#27 0526-1	Closed	27 0526 GROUNDING AND BONDING FOR COMMUNICATIONS SYSTEMS	0	SUBMITTALS	Laketown Electric Corporation	Laketown Electric Corporation		WS 26-A-001	• Approved Architect by <i>Kelli Burns (Alliance)</i>	Approved KA Project Manager by <i>Laurie Frank (Kraus-Anderson Construction Company)</i>
HANGERS & SUPPORTS PRODUCT DATA/SHOPS	#27 05 29-1	Closed	27 05 29 HANGERS & SUPPORTS	0	SUBMITTALS	Laketown Electric Corporation	Laketown Electric Corporation		WS 26-A-001	• Approved Architect by <i>Kelli Burns (Alliance)</i>	Approved Laurie Frank (Kraus-Anderson Construction Company)
EXTERIOR LIGHTING O & M MANUAL	#26 5600-5	Closed	26 5600 EXTERIOR LIGHTING	1	CLOSEOUTS	Bobbie Gothmann (Laketown Electric Corporation)	Bobbie Gothmann (Laketown Electric Corporation)		WS 26-A-001	• For Record Only Matt Beckett (Emanuelson-Podas, Inc.)	For Record Only Laurie Frank (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
Type P3 Exterior lighting Product Data	#26 5600-4	Closed	26 5600 EXTERIOR LIGHTING	0	Product Data	Bobbie Gothmann (Laketown Electric Corporation)	Bobbie Gothmann (Laketown Electric Corporation)		WS 26-A-001	• Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Product Data	#26 5600-3	Required Waiting for Submission	26 5600 EXTERIOR LIGHTING	1	SUBMITTALS	Bobbie Gothmann (Laketown Electric Corporation)	Bobbie Gothmann (Laketown Electric Corporation)	Jun 7, 2024 (465 days late)			
EXTERIOR LIGHTING TYPES F1 & F2	#26 5600-2	Closed	26 5600 EXTERIOR LIGHTING	1	SUBMITTALS	Bobbie Gothmann (Laketown Electric Corporation)	Bobbie Gothmann (Laketown Electric Corporation)		WS 26-A-001		Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Exterior Lighting Product Data	#26 5600-1	Closed	26 5600 EXTERIOR LIGHTING	1	SUBMITTALS	Laketown Electric Corporation	Laketown Electric Corporation		WS 26-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Exterior Lighting Manufacturers Warranty	#26 5600- Unspecified	Required Waiting for Submission	26 5600 EXTERIOR LIGHTING	0	CLOSE OUTS	Bobbie Gothmann (Laketown Electric Corporation)	Bobbie Gothmann (Laketown Electric Corporation)	Aug 22, 2025 (24 days late)	WS 26-A-001		
Exterior Lighting Training And Demonstration	#26 5600- Unspecified	Required Waiting for Submission	26 5600 EXTERIOR LIGHTING	0	CLOSE OUTS	Bobbie Gothmann (Laketown Electric Corporation)	Bobbie Gothmann (Laketown Electric Corporation)	Jun 27, 2025 (80 days late)	WS 26-A-001		
INTERIOR LIGHTING O & M MANUALS	#26 5100-4	Closed	26 5100 INTERIOR LIGHTING	1	CLOSEOUTS	Bobbie Gothmann (Laketown Electric Corporation)	Bobbie Gothmann (Laketown Electric Corporation)		WS 26-A-001	• For Record Only Matt Beckett (Emanuelson-Podas, Inc.)	For Record Only Laurie Frank (Kraus-Anderson Construction Company)
INTERIOR LIGHTING SAMPLES	#26 5100-3	Closed	26 5100 INTERIOR LIGHTING	1	SUBMITTALS	Bobbie Gothmann (Laketown Electric Corporation)	Bobbie Gothmann (Laketown Electric Corporation)		WS 26-A-001	• Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
INTERIOR LIGHTING SHOP DRAWINGS	#26 5100-2	Closed	26 5100 INTERIOR LIGHTING	2	SUBMITTALS	Bobbie Gothmann (Laketown Electric Corporation)	Bobbie Gothmann (Laketown Electric Corporation)		WS 26-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Interior Lighting Product Data	#26 5100-1	Closed	26 5100 INTERIOR LIGHTING	4	SUBMITTALS	Laketown Electric Corporation	Laketown Electric Corporation		WS 26-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Interior Lighting Warranty	#26 5100- Unspecified	Required Waiting for Submission	26 5100 INTERIOR LIGHTING	0	CLOSE OUTS	Bobbie Gothmann (Laketown Electric Corporation)	Bobbie Gothmann (Laketown Electric Corporation)	Aug 22, 2025 (24 days late)	WS 26-A-001		
Interior Lighting Manufacturers Warranty	#26 5100- Unspecified	Required Waiting for Submission	26 5100 INTERIOR LIGHTING	0	CLOSE OUTS	Bobbie Gothmann (Laketown Electric Corporation)	Bobbie Gothmann (Laketown Electric Corporation)	Aug 22, 2025 (24 days late)	WS 26-A-001		
Interior Lighting Training And Demonstration	#26 5100- Unspecified	Required Waiting for Submission	26 5100 INTERIOR LIGHTING	0	CLOSE OUTS	Bobbie Gothmann (Laketown Electric Corporation)	Bobbie Gothmann (Laketown Electric Corporation)	Jun 6, 2025 (101 days late)	WS 26-A-001		
Surge Protective Devices O&M Manuals	#26 4300-2	Closed	26 4300 SURGE PROTECTIVE DEVICES	0	CLOSE OUTS	Bobbie Gothmann (Laketown Electric Corporation)	Bobbie Gothmann (Laketown Electric Corporation)		WS 26-A-001	• Reviewed Matt Beckett (Emanuelson-Podas, Inc.)	Reviewed Laurie Frank (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
Surge Protective Devices Product Data	#26 4300-1	Closed	26 4300 SURGE PROTECTIVE DEVICES	0	SUBMITTALS	Laketown Electric Corporation	Laketown Electric Corporation		WS 26-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Transfer Switches Asbuilts	#26 3600-5	Closed	26 3600 TRANSFER SWITCHES	0	CLOSE OUTS	Bobbie Gothmann (Laketown Electric Corporation)	Bobbie Gothmann (Laketown Electric Corporation)		WS 26-A-001	• Reviewed Matt Beckett (Emanuelson-Podas, Inc.)	Reviewed Laurie Frank (Kraus-Anderson Construction Company)
Transfer Switches O&M Training And Demonstration	#26 3600-4	Closed	26 3600 TRANSFER SWITCHES	0	CLOSE OUTS	Bobbie Gothmann (Laketown Electric Corporation)	Bobbie Gothmann (Laketown Electric Corporation)		WS 26-A-001	• Reviewed Matt Beckett (Emanuelson-Podas, Inc.)	Reviewed Laurie Frank (Kraus-Anderson Construction Company)
26 3600 MTS	#26 3600-2	Closed	26 3600 TRANSFER SWITCHES	1	Submittal	Bobbie Gothmann (Laketown Electric Corporation)	Bobbie Gothmann (Laketown Electric Corporation)			• Approved as Noted Architect by Laurie Frank (Kraus-Anderson Construction Company)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Transfer Switches Product Data	#26 3600-1	Closed	26 3600 TRANSFER SWITCHES	1	SUBMITTALS	Laketown Electric Corporation	Laketown Electric Corporation		WS 26-A-001	• Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Transfer Switches Warranty	#26 3600- Unspecified	Required Waiting for Submission	26 3600 TRANSFER SWITCHES	0	CLOSE OUTS	Bobbie Gothmann (Laketown Electric Corporation)	Bobbie Gothmann (Laketown Electric Corporation)	Aug 22, 2025 (24 days late)	WS 26-A-001		
Engine Generators Asbuilts	#26 3213-4	Closed	26 3213 ENGINE GENERATORS	0	CLOSE OUTS	Bobbie Gothmann (Laketown Electric Corporation)	Bobbie Gothmann (Laketown Electric Corporation)		WS 26-A-001	• Reviewed Matt Beckett (Emanuelson-Podas, Inc.)	Reviewed Laurie Frank (Kraus-Anderson Construction Company)
Engine Generators O&M Manuals	#26 3213-3	Closed	26 3213 ENGINE GENERATORS	0	CLOSE OUTS	Bobbie Gothmann (Laketown Electric Corporation)	Bobbie Gothmann (Laketown Electric Corporation)		WS 26-A-001	• Reviewed Matt Beckett (Emanuelson-Podas, Inc.)	Reviewed Laurie Frank (Kraus-Anderson Construction Company)
Generator Color Selection	#26 3213-2	Closed	26 3213 ENGINE GENERATORS	0	Submittal	Adam Von Behren (Removed)	Adam Von Behren (Removed)		WS 26-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Engine Generators Product Data	#26 3213-1	Closed	26 3213 ENGINE GENERATORS	1	SUBMITTALS	Laketown Electric Corporation	Laketown Electric Corporation		WS 26-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Engine Generators Warranty	#26 3213- Unspecified	Required Waiting for Submission	26 3213 ENGINE GENERATORS	0	CLOSE OUTS	Bobbie Gothmann (Laketown Electric Corporation)	Bobbie Gothmann (Laketown Electric Corporation)	Aug 22, 2025 (24 days late)	WS 26-A-001		
Engine Generators Attic Stock	#26 3213- Unspecified	Open Submitted	26 3213 ENGINE GENERATORS	0	CLOSE OUTS	Bobbie Gothmann (Laketown Electric Corporation)	Laurie Frank (Kraus-Anderson Construction Company)		WS 26-A-001		
Engine Generators Training And Demonstration	#26 3213- Unspecified	Required Waiting for Submission	26 3213 ENGINE GENERATORS	0	CLOSE OUTS	Bobbie Gothmann (Laketown Electric Corporation)	Bobbie Gothmann (Laketown Electric Corporation)	Jun 27, 2025 (80 days late)	WS 26-A-001		
Wiring Devices Product Data	#26 2726-1	Closed	26 2726 WIRING DEVICES	0	SUBMITTALS	Laketown Electric Corporation	Laketown Electric Corporation		WS 26-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Rachel Struckman (Kraus-Anderson Construction Company)
Electricity Metering Maintenance Data	#26 2713-2	Closed	26 2713 ELECTRICITY METERING	0	CLOSE OUTS	Bobbie Gothmann (Laketown Electric Corporation)	Bobbie Gothmann (Laketown Electric Corporation)		WS 26-A-001	• Reviewed Matt Beckett (Emanuelson-Podas, Inc.)	Reviewed Laurie Frank (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
Electricity Metering Product Data	#26 2713-1	Closed	26 2713 ELECTRICITY METERING	0	SUBMITTALS	Laketown Electric Corporation	Laketown Electric Corporation		WS 26-A-001	• Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Panelboards Product Data	#26 2416-1	Closed	26 2416 PANELBOARDS	0	SUBMITTALS	Laketown Electric Corporation	Laketown Electric Corporation		WS 26-A-001	• Reviewed as Noted Architect by Julie MacLeod (Alliance)	Reviewed as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Low Voltage Transformers	#26 2200-2	Closed	26 2200 LOWVOLTAGE TRANSFORMERS	0	Submittal	Bobbie Gothmann (Laketown Electric Corporation)	Bobbie Gothmann (Laketown Electric Corporation)		WS 26-A-001	• Approved as Noted Architect by Amber Egojske (Alliance)	Approved as Noted Ben Albrecht (Kraus-Anderson Construction Company) by Laurie Frank (Kraus-Anderson Construction Company)
Lowvoltage Transformers Product Data	#26 2200-1	Closed	26 2200 LOWVOLTAGE TRANSFORMERS	1	SUBMITTALS	Laketown Electric Corporation	Laketown Electric Corporation		WS 26-A-001		Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Lighting Control Devices Training And Demonstration	#26 0923-3	Closed	26 0923 LIGHTING CONTROL DEVICES	0	CLOSE OUTS	Bobbie Gothmann (Laketown Electric Corporation)	Bobbie Gothmann (Laketown Electric Corporation)		WS 26-A-001		Approved Laurie Frank (Kraus-Anderson Construction Company)
Lighting Control Devices O & M	#26 0923-2	Closed	26 0923 LIGHTING CONTROL DEVICES	0	CLOSE OUTS	Bobbie Gothmann (Laketown Electric Corporation)	Bobbie Gothmann (Laketown Electric Corporation)		WS 26-A-001	• Make Corrections Noted Matt Beckett (Emanuelson-Podas, Inc.)	Make Corrections Noted Laurie Frank (Kraus-Anderson Construction Company)
Lighting Control Devices Product Data	#26 0923-1	Closed	26 0923 LIGHTING CONTROL DEVICES	0	SUBMITTALS	Laketown Electric Corporation	Laketown Electric Corporation		WS 26-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Lighting Control Devices Manufacturers Warranty	#26 0923- Unspecified	Required Waiting for Submission	26 0923 LIGHTING CONTROL DEVICES	0	CLOSE OUTS	Bobbie Gothmann (Laketown Electric Corporation)	Bobbie Gothmann (Laketown Electric Corporation)	Aug 22, 2025 (24 days late)	WS 26-A-001		
Remote Control Switching Devices O&M Training And Demonstration	#26 0918- Unspecified	Open Submitted	26 0918 REMOTE CONTROL SWITCHING DEVICES	0	CLOSE OUTS	Bobbie Gothmann (Laketown Electric Corporation)	Laurie Frank (Kraus-Anderson Construction Company)		WS 26-A-001		
Boxes For Electrical Systems Product Data	#26 0533.16-1	Closed	26 0533.16 BOXES FOR ELECTRICAL SYSTEMS	0	SUBMITTALS	Laketown Electric Corporation	Laketown Electric Corporation		WS 26-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
TRAINING & DEMONSTRATION	#26 31 00-7	Closed	26 31 00 PHOTOVOLTAIC COLLECTORS	0	CLOSEOUTS	Russel Gilberg (Energy Concepts, LLC)	Russel Gilberg (Energy Concepts, LLC)		26 31 00-001	• Approved Laurie Frank (Kraus-Anderson Construction Company)	Approved Laurie Frank (Kraus-Anderson Construction Company)
AS BUILDS	#26 31 00-6	Closed	26 31 00 PHOTOVOLTAIC COLLECTORS	0	CLOSEOUTS	Russel Gilberg (Energy Concepts, LLC)	Russel Gilberg (Energy Concepts, LLC)		26 31 00-001	• Make Corrections Noted Matt Beckett (Emanuelson-Podas, Inc.)	Make Corrections Noted Laurie Frank (Kraus-Anderson Construction Company)
PRODUCT DATA	#26 31 00-5	Closed	26 31 00 PHOTOVOLTAIC COLLECTORS	1	SUBMITTALS	Russel Gilberg (Energy Concepts, LLC)	Russel Gilberg (Energy Concepts, LLC)		26 31 00-001	• Approved Architect by Kelli Burns (Alliance)	Approved Laurie Frank (Kraus-Anderson Construction Company)
SHOP DRAWINGS	#26 31 00-4	Closed	26 31 00 PHOTOVOLTAIC COLLECTORS	1	SUBMITTALS	Russel Gilberg (Energy Concepts, LLC)	Russel Gilberg (Energy Concepts, LLC)		26 31 00-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted Laurie Frank (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
WARRANTY	#26 31 00-Unspecified	Open Submitted	26 31 00 PHOTOVOLTAIC COLLECTORS	0	CLOSEOUTS	Russel Gilberg (Energy Concepts, LLC)	Laurie Fronk (Kraus-Anderson Construction Company)		26 31 00-001		
O&M MANUALS	#26 31 00-Unspecified	Open Submitted	26 31 00 PHOTOVOLTAIC COLLECTORS	0	CLOSEOUTS	Russel Gilberg (Energy Concepts, LLC)	Laurie Fronk (Kraus-Anderson Construction Company)		26 31 00-001		
Electrical As Builds	#26 0000-1	Closed	26 0000 Electrical As Builds	0	CLOSEOUTS	Bobbie Gothmann (Laketown Electric Corporation)	Bobbie Gothmann (Laketown Electric Corporation)		WS 26-A-001	• For Record Only Matt Beckett (Emanuelson-Podas, Inc.)	For Record Only Laurie Fronk (Kraus-Anderson Construction Company)
Radiant Heating Hydronic Piping Product Data	#23 8316-Unspecified	Required Waiting for Submission	23 8316 RADIANT HEATING HYDRONIC PIPING	0	SUBMITTALS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)	Feb 16, 2024 (577 days late)			
Radiant Heating Hydronic Piping Warranty	#23 8316-Unspecified	Required Waiting for Submission	23 8316 RADIANT HEATING HYDRONIC PIPING	0	CLOSE OUTS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)	Aug 22, 2025 (24 days late)	WS 23-A-001		
Electric Heaters Warranty	#23 8239-2	Closed	23 8239 ELECTRIC HEATERS	0	CLOSE OUTS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
Electric Heaters Product Data	#23 8239-1	Closed	23 8239 ELECTRIC HEATERS	1	SUBMITTALS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001	• Approved KA Project Manager by Laurie Fronk (Kraus-Anderson Construction Company) • Approved Architect by Laurie Fronk (Kraus-Anderson Construction Company)	Approved KA Project Manager by Laurie Fronk (Kraus-Anderson Construction Company)
Hot Water Unit Heaters Warranty	#23 8238-3	Closed	23 8238 HOT WATER UNIT HEATERS	0	CLOSE OUTS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
Hot Water Unit Heaters O&M Manuals	#23 8238-2	Closed	23 8238 HOT WATER UNIT HEATERS	0	CLOSE OUTS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001	• Reviewed Noah Olson (Emanuelson-Podas, Inc.)	Reviewed Laurie Fronk (Kraus-Anderson Construction Company)
Hot Water Unit Heaters Product Data	#23 8238-1	Closed	23 8238 HOT WATER UNIT HEATERS	0	SUBMITTALS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001	• Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Fronk (Kraus-Anderson Construction Company)
FINNED TUBE RADIATION	#23 8236-1	Closed	23 8236 Finned Tube Radiation	1	SUBMITTALS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001	• Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Fronk (Kraus-Anderson Construction Company)
Flat Panel Baseboard Radiators O&M Manuals	#23 8213-3	Closed	23 8213 FLAT PANEL BASEBOARD RADIATORS	0	CLOSE OUTS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001	• Reviewed Noah Olson (Emanuelson-Podas, Inc.)	Reviewed Laurie Fronk (Kraus-Anderson Construction Company)
FLAT PANEL BASEBOARD RADIATORS COLOR CHART	#23 8213-2	Closed	23 8213 FLAT PANEL BASEBOARD RADIATORS	0	SUBMITTALS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Fronk (Kraus-Anderson Construction Company)
Flat Panel Baseboard Radiators Product Data	#23 8213-1	Closed	23 8213 FLAT PANEL BASEBOARD RADIATORS	0	SUBMITTALS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Fronk (Kraus-Anderson Construction Company)
Splitsystem Airconditioners O&M Training And Demonstration	#23 8126-3	Closed	23 8126 SPLITSYSTEM AIRCONDITIONERS	0	CLOSE OUTS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
Splitsystem Airconditioners O&M Manuals	#23 8126-2	Closed	23 8126 SPLITSYSTEM AIRCONDITIONERS	0	CLOSE OUTS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001	• Reviewed Noah Olson (Emanuelson-Podas, Inc.)	Reviewed Laurie Fronk (Kraus-Anderson Construction Company)

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Page 22 of 50

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
Splitsystem Airconditioners Product Data	#23 8126-1	Closed	23 8126 SPLITSYSTEM AIRCONDITIONERS	0	SUBMITTALS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001	- Reviewed KA Project Manager by Ben Albrecht (Kraus-Anderson Construction Company) - Review Comments Architect by Julie MacLeod (Alliance)	Review Comments KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Splitsystem Airconditioners Special Warranty	#23 8126-Unspecified	Required Waiting for Submission	23 8126 SPLITSYSTEM AIRCONDITIONERS	0	CLOSE OUTS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)	Aug 22, 2025 (24 days late)	WS 23-A-001		
Splitsystem Airconditioners Warranty	#23 8126-Unspecified	Required Waiting for Submission	23 8126 SPLITSYSTEM AIRCONDITIONERS	0	CLOSE OUTS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)	Aug 22, 2025 (24 days late)	WS 23-A-001		
AHU O&M	#23 7313-2	Closed	23 7313 MODULAR INDOOR CENTRALSTATION AIRHANDLING UNITS	0	CLOSEOUTS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001	Reviewed Noah Olson (Emanuelson-Podas, Inc.)	Reviewed Laurie Frank (Kraus-Anderson Construction Company)
Modular Indoor Centralstation Airhandling Units Product Data	#23 7313-1	Closed	23 7313 MODULAR INDOOR CENTRALSTATION AIRHANDLING UNITS	0	SUBMITTALS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001	- Reviewed KA Project Manager by Ben Albrecht (Kraus-Anderson Construction Company) - Review Comments Architect by Julie MacLeod (Alliance)	Review Comments KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Packaged Compressor And Condenser Units Warranty	#23 6200-3	Closed	23 6200 PACKAGED COMPRESSOR AND CONDENSER UNITS	0	CLOSE OUTS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001		Reviewed Laurie Frank (Kraus-Anderson Construction Company)
Packaged Compressor And Condenser Units O&M Manuals	#23 6200-2	Closed	23 6200 PACKAGED COMPRESSOR AND CONDENSER UNITS	0	CLOSE OUTS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001	Reviewed Noah Olson (Emanuelson-Podas, Inc.)	Reviewed Laurie Frank (Kraus-Anderson Construction Company)
Packaged Compressor And Condenser Units Product Data	#23 6200-1	Closed	23 6200 PACKAGED COMPRESSOR AND CONDENSER UNITS	0	SUBMITTALS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001	- Reviewed KA Project Manager by Ben Albrecht (Kraus-Anderson Construction Company) - Review Comments Architect by Julie MacLeod (Alliance)	Review Comments KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Fueled Unit Heaters Special Warranty	#23 5533-2	Closed	23 5533 FUELFIRE UNIT HEATERS	0	CLOSE OUTS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001		Not Required Laurie Frank (Kraus-Anderson Construction Company)
Fueled Unit Heaters O&M Manuals	#23 5533-1	Closed	23 5533 FUELFIRE UNIT HEATERS	0	CLOSE OUTS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001		Not Required Laurie Frank (Kraus-Anderson Construction Company)
Condensing Boilers Special Warranty	#23 5216-7	Closed	23 5216 CONDENSING BOILERS	0	CLOSE OUTS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001		Reviewed Laurie Frank (Kraus-Anderson Construction Company)
Condensing Boilers Warranty	#23 5216-6	Closed	23 5216 CONDENSING BOILERS	0	CLOSE OUTS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001		Not Required Laurie Frank (Kraus-Anderson Construction Company)
Condensing Boilers O&M Training And Demonstration	#23 5216-5	Closed	23 5216 CONDENSING BOILERS	0	CLOSE OUTS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001		Approved Laurie Frank (Kraus-Anderson Construction Company)
Condensing Boilers Maintenance Data	#23 5216-4	Closed	23 5216 CONDENSING BOILERS	0	CLOSE OUTS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001	Review Comments Noah Olson (Emanuelson-Podas, Inc.) by Laurie Frank (Kraus-Anderson Construction Company)	Review Comments Laurie Frank (Kraus-Anderson Construction Company)
Condensing Boilers - REVISED MANUFACTURER	#23 5216-2	Closed	23 5216 CONDENSING BOILERS	0	SUBMITTALS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001	Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted Laurie Frank (Kraus-Anderson Construction Company)
Condensing Boilers Product Data	#23 5216-1	Closed	23 5216 CONDENSING BOILERS	0	SUBMITTALS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001	- Reviewed KA Project Manager by Ben Albrecht (Kraus-Anderson Construction Company) - Review Comments Architect by Julie MacLeod (Alliance)	Review Comments KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
Louvers Samples	#23 3724-2	Closed	23 3724 LOUVERS	0	SUBMITTALS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001		Not Required KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Louvers Product Data	#23 3724-1	Closed	23 3724 LOUVERS	0	SUBMITTALS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001	Reviewed KA Project Manager by Ben Albrecht (Kraus-Anderson Construction Company) Revise and resubmit Architect by Julie MacLeod (Alliance) Revise and resubmit Mechanical Engineer by Adam Bruns (Emanuelson-Podas, Inc.) Revise and resubmit Mark Hancock (Removed) by Laurie Frank (Kraus-Anderson Construction Company) Revise and resubmit Architect by Laurie Frank (Kraus-Anderson Construction Company)	Revise and resubmit KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Hvac Gravity Ventilators O&M Manuals	#23 3723-1	Closed	23 3723 HVAC GRAVITY VENTILATORS	0	CLOSE OUTS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001		Not Required Laurie Frank (Kraus-Anderson Construction Company)
Diffusers, Registers, And Grilles O&M Manuals	#23 3713-3	Closed	23 3713 DIFFUSERS, REGISTERS, AND GRILLES	0	CLOSE OUTS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001		Not Required Laurie Frank (Kraus-Anderson Construction Company)
Diffusers, Registers, And Grilles Product Data	#23 3713-2	Closed	23 3713 DIFFUSERS, REGISTERS, AND GRILLES	2	SUBMITTALS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001	Reviewed KA Project Manager by samantha kane (Removed) Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Diffusers, Registers, And Grilles PD	#23 3713-1	Closed	23 3713 DIFFUSERS, REGISTERS, AND GRILLES	0	SUBMITTALS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001	Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Air Terminal Units O&M Manuals	#23 3600-2	Closed	23 3600 AIR TERMINAL UNITS	0	CLOSE OUTS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001	Reviewed Noah Olson (Emanuelson-Podas, Inc.)	Reviewed Laurie Frank (Kraus-Anderson Construction Company)
Air Terminal Units Product Data	#23 3600-1	Closed	23 3600 AIR TERMINAL UNITS	0	SUBMITTALS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001	Reviewed KA Project Manager by Ben Albrecht (Kraus-Anderson Construction Company) Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Air Destratification Fans Warranty	#23 3439-2	Closed	23 3439 AIR DESTRATIFICATION FANS	0	CLOSE OUTS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001		For Record Only Laurie Frank (Kraus-Anderson Construction Company)
Air Destratification Fans Product Data	#23 3439-1	Closed	23 3439 AIR DESTRATIFICATION FANS	0	SUBMITTALS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001	Reviewed KA Project Manager by Ben Albrecht (Kraus-Anderson Construction Company) No Exceptions Taken Architect by Julie MacLeod (Alliance)	No Exceptions Taken KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Hvac Power Ventilators Warranty	#23 3423-3	Closed	23 3423 HVAC POWER VENTILATORS	0	CLOSE OUTS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001		For Record Only Laurie Frank (Kraus-Anderson Construction Company)
Hvac Power Ventilators O&M Manuals	#23 3423-2	Closed	23 3423 HVAC POWER VENTILATORS	0	CLOSE OUTS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001	Reviewed Noah Olson (Emanuelson-Podas, Inc.)	Reviewed Laurie Frank (Kraus-Anderson Construction Company)
Hvac Power Ventilators Product Data	#23 3423-1	Closed	23 3423 HVAC POWER VENTILATORS	0	SUBMITTALS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001	Reviewed KA Project Manager by Ben Albrecht (Kraus-Anderson Construction Company) Reviewed Architect by Julie MacLeod (Alliance)	Reviewed KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
Metal Ducts O&M Manuals	#23 3113-2	Closed	23 3113 METAL DUCTS	0	CLOSE OUTS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001		Not Required Laurie Fronk (Kraus-Anderson Construction Company)
METAL DUCT SEALANT	#23 3113-1	Closed	23 3113 METAL DUCTS	0	SUBMITTALS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001	• Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Fronk (Kraus-Anderson Construction Company)
Variablefrequency Motor Controllers Special Warranty	#23 2923-3	Closed	23 2923 VARIABLEFREQUENCY MOTOR CONTROLLERS	0	CLOSE OUTS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001		For Record Only Laurie Fronk (Kraus-Anderson Construction Company)
Variablefrequency Motor Controllers O&M Manuals	#23 2923-2	Closed	23 2923 VARIABLEFREQUENCY MOTOR CONTROLLERS	0	CLOSE OUTS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001	• Reviewed Noah Olson (Emanuelson-Podas, Inc.)	Reviewed Laurie Fronk (Kraus-Anderson Construction Company)
Variablefrequency Motor Controllers Product Data	#23 2923-1	Closed	23 2923 VARIABLEFREQUENCY MOTOR CONTROLLERS	0	SUBMITTALS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001	• Approved Architect by Kelli Burns (Alliance)	Approved Laurie Fronk (Kraus-Anderson Construction Company)
Hvac Water Treatment Product Data	#23 2500-1	Closed	23 2500 HVAC WATER TREATMENT	0	SUBMITTALS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001	• Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Fronk (Kraus-Anderson Construction Company)
Refrigerant Piping O&M Manuals	#23 2300-2	Closed	23 2300 REFRIGERANT PIPING	0	CLOSE OUTS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001		Approved as Noted Laurie Fronk (Kraus-Anderson Construction Company)
Refrigerant Piping Product Data	#23 2300-1	Closed	23 2300 REFRIGERANT PIPING	0	SUBMITTALS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Fronk (Kraus-Anderson Construction Company)
Hydronic Pumps Product Data	#23 2123-1	Closed	23 2123 HYDRONIC PUMPS	0	SUBMITTALS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001	• Reviewed KA Project Manager by Ben Albrecht (Kraus-Anderson Construction Company) • Review Comments Architect by Julie MacLeod (Alliance)	Review Comments KA Project Manager by Laurie Fronk (Kraus-Anderson Construction Company)
Hydronic Piping Specialties Warranty	#23 2116-2	Closed	23 2116 HYDRONIC PIPING SPECIALTIES	0	CLOSE OUTS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001		For Record Only Laurie Fronk (Kraus-Anderson Construction Company)
Hydronic Piping Specialties Product Data	#23 2116-1	Closed	23 2116 HYDRONIC PIPING SPECIALTIES	0	SUBMITTALS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001	• Reviewed KA Project Manager by Ben Albrecht (Kraus-Anderson Construction Company) • No Exceptions Taken Architect by Julie MacLeod (Alliance)	No Exceptions Taken KA Project Manager by Laurie Fronk (Kraus-Anderson Construction Company)
Hydronic Piping Specialties O&M Manuals	#23 2116- Unspecified	Required Waiting for Submission	23 2116 HYDRONIC PIPING SPECIALTIES	0	CLOSE OUTS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)	Jun 13, 2025 (94 days late)	WS 23-A-001		
Hydronic Piping O&M Manuals	#23 2113-2	Closed	23 2113 HYDRONIC PIPING	0	CLOSE OUTS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001	• Reviewed Noah Olson (Emanuelson-Podas, Inc.)	Reviewed Laurie Fronk (Kraus-Anderson Construction Company)
Hydronic Piping Product Data	#23 2113-1	Closed	23 2113 HYDRONIC PIPING	0	SUBMITTALS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001	• Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Fronk (Kraus-Anderson Construction Company)
Hydronic Piping Warranty	#23 2113- Unspecified	Required Waiting for Submission	23 2113 HYDRONIC PIPING	0	CLOSE OUTS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)	Aug 22, 2025 (24 days late)	WS 23-A-001		

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
Direct Digital Control System For Hvac Shop Drawings	#23 0923-1	Closed	23 0923 DIRECT DIGITAL CONTROL SYSTEM FOR HVAC	1	SUBMITTALS	Mark Pieper (Kraft Mechanical, LLC)	Mark Pieper (Kraft Mechanical, LLC)		WS 25-A-001	• Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Direct Digital Control System For Hvac Warranty	#23 0923- Unspecified	Required Waiting for Submission	23 0923 DIRECT DIGITAL CONTROL SYSTEM FOR HVAC	0	CLOSE OUTS	Lauren Brodt (Kraft Mechanical, LLC)	Lauren Brodt (Kraft Mechanical, LLC)	Sep 12, 2025 (3 days late)	WS 25-A-001		
Direct Digital Control System For Hvac Manufacturers Instructions	#23 0923- Unspecified	Required Waiting for Submission	23 0923 DIRECT DIGITAL CONTROL SYSTEM FOR HVAC	0	CLOSE OUTS	Lauren Brodt (Kraft Mechanical, LLC)	Lauren Brodt (Kraft Mechanical, LLC)	Jun 13, 2025 (94 days late)	WS 25-A-001		
Commissioning Of Hvac Updated Submittals	#23 0800-1	Closed	23 0800 COMMISSIONING OF HVAC	1	SUBMITTALS	Mark Pieper (Kraft Mechanical, LLC)	Mark Pieper (Kraft Mechanical, LLC)		WS 25-A-001	• Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Commissioning Of Hvac O&M Training And Demonstration	#23 0800- Unspecified	Required Waiting for Submission	23 0800 COMMISSIONING OF HVAC	0	CLOSE OUTS	Lauren Brodt (Kraft Mechanical, LLC)	Lauren Brodt (Kraft Mechanical, LLC)	Jun 6, 2025 (101 days late)	WS 25-A-001		
Commissioning Of Hvac Maintenance Data	#23 0800- Unspecified	Required Waiting for Submission	23 0800 COMMISSIONING OF HVAC	0	CLOSE OUTS	Lauren Brodt (Kraft Mechanical, LLC)	Lauren Brodt (Kraft Mechanical, LLC)	Jun 13, 2025 (94 days late)	WS 25-A-001		
Commissioning Of Hvac Asbuilts	#23 0800- Unspecified	Required Waiting for Submission	23 0800 COMMISSIONING OF HVAC	0	CLOSE OUTS	Lauren Brodt (Kraft Mechanical, LLC)	Lauren Brodt (Kraft Mechanical, LLC)	Jun 6, 2025 (101 days late)	WS 25-A-001		
Commissioning Of Hvac O&M Manuals	#23 0800- Unspecified	Required Waiting for Submission	23 0800 COMMISSIONING OF HVAC	0	CLOSE OUTS	Lauren Brodt (Kraft Mechanical, LLC)	Lauren Brodt (Kraft Mechanical, LLC)	Jun 13, 2025 (94 days late)	WS 25-A-001		
MECHANICAL EQUIPMENT AND PIPING PRODUCT DATA	#23 0719-1	Closed	23 0719 MECHANICAL EQUIPMENT AND PIPING	0	SUBMITTALS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001	• Approved Architect by Kelli Burns (Alliance)	Approved as Noted Laurie Frank (Kraus-Anderson Construction Company)
Hvac Insulation Product Data	#23 0700-1	Closed	23 0700 HVAC INSULATION	0	SUBMITTALS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001	• Reviewed KA Project Manager by Ben Albrecht (Kraus-Anderson Construction Company) • Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Testing, Adjusting, And Balancing For Hvac Strategies And Procedures Plan	#23 0593- Unspecified	Required Waiting for Submission	23 0593 TESTING, ADJUSTING, AND BALANCING FOR HVAC	0	SUBMITTALS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)	Feb 16, 2024 (577 days late)	WS 23-A-001		
Testing, Adjusting, And Balancing For Hvac Reports	#23 0593- Unspecified	Required Waiting for Submission	23 0593 TESTING, ADJUSTING, AND BALANCING FOR HVAC	0	SUBMITTALS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)	Feb 16, 2024 (577 days late)	WS 23-A-001		
Testing, Adjusting, And Balancing For Hvac Reports	#23 0593- Unspecified	Required Waiting for Submission	23 0593 TESTING, ADJUSTING, AND BALANCING FOR HVAC	0	CLOSE OUTS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)	Jun 6, 2025 (101 days late)	WS 23-A-001		
ID for HVAC Piping Valve Tags	#23 0553-2	Closed	23 0553 IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT	0	CLOSEOUTS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)			• Reviewed Noah Olson (Emanuelson-Podas, Inc.)	Reviewed Laurie Frank (Kraus-Anderson Construction Company)
Identification For Hvac Piping And Equipment Product Data	#23 0553-1	Closed	23 0553 IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT	0	SUBMITTALS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001	• Reviewed KA Project Manager by Ben Albrecht (Kraus-Anderson Construction Company) • Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Generalduty Valves For Hvac Piping O&M Manuals	#23 0523-2	Closed	23 0523 GENERALDUTY VALVES FOR HVAC PIPING	0	CLOSE OUTS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001	• Reviewed Noah Olson (Emanuelson-Podas, Inc.)	Reviewed Laurie Frank (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
GENERAL DUTY VALVES FOR HVAC PIPING	#23 0523-1	Closed	23 0523 GENERAL DUTY VALVES FOR HVAC PIPING	0	SUBMITTALS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001	• Approved Architect by <i>Kelli Burns (Alliance)</i>	Approved KA Project Manager by <i>Laurie Fronk (Kraus-Anderson Construction Company)</i>
Meters And Gages For Hvac Piping O&M Manuals	#23 0519-1	Closed	23 0519 METERS AND GAGES FOR HVAC PIPING	0	CLOSE OUTS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001	• Reviewed Noah Olson (Emanuelson-Podas, Inc.)	Reviewed Laurie Fronk (Kraus-Anderson Construction Company)
Common Work Results For Hvac Shop Drawings	#23 0500-1	Closed	23 0500 COMMON WORK RESULTS FOR HVAC	0	SUBMITTALS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001	• Approved as Noted Architect by <i>Kelli Burns (Alliance)</i>	Approved as Noted KA Project Manager by <i>Laurie Fronk (Kraus-Anderson Construction Company)</i>
BOILER STACK PRODUCT DATA/SHOP	#23 51 16-1	Closed	23 51 16 BRECHING & ACCESSORIES	0	SUBMITTALS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001	• Reviewed KA Project Manager by <i>Ben Albrecht (Kraus-Anderson Construction Company)</i> • Approved Architect by <i>Kelli Burns (Alliance)</i>	Approved Laurie Fronk (Kraus-Anderson Construction Company)
Work Scope 23A As Builds	#23 0001-1	Closed	23 0001 Work Scope 23A As Builds	1	CLOSEOUTS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001	• Reviewed Noah Olson (Emanuelson-Podas, Inc.)	Reviewed Laurie Fronk (Kraus-Anderson Construction Company)
SOUND ATTENUATORS PRODUCT DATA	#23 00 00-2	Closed	23 00 00 UNDERGROUND DUCT	0	CLOSE OUTS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001	• Approved as Noted Architect by <i>Kelli Burns (Alliance)</i>	Approved as Noted Laurie Fronk (Kraus-Anderson Construction Company)
UNDERGROUND DUCT PRODUCT DATA	#23 00 00-1	Closed	23 00 00 UNDERGROUND DUCT	0	CLOSE OUTS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001	• Approved as Noted Architect by <i>Kelli Burns (Alliance)</i>	Approved as Noted Laurie Fronk (Kraus-Anderson Construction Company)
Emergency Plumbing Fixtures Warranty	#22 4500-3	Closed	22 4500 EMERGENCY PLUMBING FIXTURES	0	CLOSE OUTS	Jack Grubish (Ryan Mechanical, Inc.)	Jack Grubish (Ryan Mechanical, Inc.)		WS 22-A-001		For Record Only Laurie Fronk (Kraus-Anderson Construction Company)
Emergency Plumbing Fixtures O&M Manuals	#22 4500-2	Closed	22 4500 EMERGENCY PLUMBING FIXTURES	0	CLOSE OUTS	Jack Grubish (Ryan Mechanical, Inc.)	Jack Grubish (Ryan Mechanical, Inc.)		WS 22-A-001	• Reviewed Noah Olson (Emanuelson-Podas, Inc.)	Reviewed Laurie Fronk (Kraus-Anderson Construction Company)
Emergency Plumbing Fixtures Product Data	#22 4500-1	Closed	22 4500 EMERGENCY PLUMBING FIXTURES	0	SUBMITTALS	Jack Grubish (Ryan Mechanical, Inc.)	Jack Grubish (Ryan Mechanical, Inc.)		WS 22-A-001	• Approved Architect by <i>Kelli Burns (Alliance)</i>	Approved KA Project Manager by <i>Laurie Fronk (Kraus-Anderson Construction Company)</i>
Plumbing Fixtures O&M Manuals	#22 4000-3	Closed	22 4000 PLUMBING FIXTURES	0	CLOSE OUTS	Jack Grubish (Ryan Mechanical, Inc.)	Jack Grubish (Ryan Mechanical, Inc.)		WS 22-A-001	• Reviewed Noah Olson (Emanuelson-Podas, Inc.)	Reviewed Laurie Fronk (Kraus-Anderson Construction Company)
PLUMBING FIXTURES - PCO 136 ACORN URINIAL PD	#22 4000-2	Closed	22 4000 PLUMBING FIXTURES	0	Submittal	Jack Grubish (Ryan Mechanical, Inc.)	Jack Grubish (Ryan Mechanical, Inc.)		WS 22-A-001	• Approved as Noted Architect by <i>Kelli Burns (Alliance)</i>	Approved as Noted Laurie Fronk (Kraus-Anderson Construction Company)
Plumbing Fixtures Product Data	#22 4000-1	Closed	22 4000 PLUMBING FIXTURES	1	SUBMITTALS	Jack Grubish (Ryan Mechanical, Inc.)	Jack Grubish (Ryan Mechanical, Inc.)		WS 22-A-001	• Approved as Noted Architect by <i>Kelli Burns (Alliance)</i>	Approved as Noted KA Project Manager by <i>Laurie Fronk (Kraus-Anderson Construction Company)</i>
Fueled Domestic Water Heaters Special Warranty	#22 3400-3	Closed	22 3400 FUELFIRE DOMESTIC WATER HEATERS	0	CLOSE OUTS	Jack Grubish (Ryan Mechanical, Inc.)	Jack Grubish (Ryan Mechanical, Inc.)		WS 22-A-001		For Record Only Laurie Fronk (Kraus-Anderson Construction Company)
Fueled Domestic Water Heaters O&M Manuals	#22 3400-2	Closed	22 3400 FUELFIRE DOMESTIC WATER HEATERS	0	CLOSE OUTS	Jack Grubish (Ryan Mechanical, Inc.)	Jack Grubish (Ryan Mechanical, Inc.)		WS 22-A-001	• Reviewed Noah Olson (Emanuelson-Podas, Inc.)	Reviewed Laurie Fronk (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
Fueled Domestic Water Heaters Product Data	#22 3400-1	Closed	22 3400 FUELFIRE DOMESTIC WATER HEATERS	0	SUBMITTALS	Jack Grubish (Ryan Mechanical, Inc.)	Jack Grubish (Ryan Mechanical, Inc.)		WS 22-A-001	• Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Fueled Domestic Water Heaters O&M Training And Demonstration	#22 3400-Unspecified	Required Waiting for Submission	22 3400 FUELFIRE DOMESTIC WATER HEATERS	0	CLOSE OUTS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)	Jun 6, 2025 (101 days late)			
Domestic Water Softening Special Warranty	#22 3100-3	Closed	22 3100 DOMESTIC WATER SOFTENING	0	CLOSE OUTS	Jack Grubish (Ryan Mechanical, Inc.)	Jack Grubish (Ryan Mechanical, Inc.)		WS 22-A-001		For Record Only Laurie Frank (Kraus-Anderson Construction Company)
Domestic Water Softening O&M Manuals	#22 3100-2	Closed	22 3100 DOMESTIC WATER SOFTENING	0	CLOSE OUTS	Jack Grubish (Ryan Mechanical, Inc.)	Jack Grubish (Ryan Mechanical, Inc.)		WS 22-A-001	• Reviewed Noah Olson (Emanuelson-Podas, Inc.)	Reviewed Laurie Frank (Kraus-Anderson Construction Company)
Domestic Water Softening Product Data	#22 3100-1	Closed	22 3100 DOMESTIC WATER SOFTENING	0	SUBMITTALS	Jack Grubish (Ryan Mechanical, Inc.)	Jack Grubish (Ryan Mechanical, Inc.)		WS 22-A-001	• Reviewed Architect by Amber Egofske (Alliance)	Reviewed KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Domestic Water Softening Attic Stock	#22 3100-Unspecified	Required Waiting for Submission	22 3100 DOMESTIC WATER SOFTENING	0	CLOSE OUTS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)	Jun 6, 2025 (101 days late)			
Domestic Water Softening O&M Training And Demonstration	#22 3100-Unspecified	Required Waiting for Submission	22 3100 DOMESTIC WATER SOFTENING	0	CLOSE OUTS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)	Jun 6, 2025 (101 days late)			
Facility Natural Gas Piping Product Data	#22 1523-1	Closed	22 1523 FACILITY NATURAL GAS PIPING	1	SUBMITTALS	Jack Grubish (Ryan Mechanical, Inc.)	Jack Grubish (Ryan Mechanical, Inc.)		WS 22-A-001	• Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Sump Pumps Warranty	#22 1429-4	Closed	22 1429 SUMP PUMPS	0	CLOSE OUTS	Jack Grubish (Ryan Mechanical, Inc.)	Jack Grubish (Ryan Mechanical, Inc.)		WS 22-A-001		For Record Only Laurie Frank (Kraus-Anderson Construction Company)
Sump Pumps O&M Manuals	#22 1429-3	Closed	22 1429 SUMP PUMPS	0	CLOSE OUTS	Jack Grubish (Ryan Mechanical, Inc.)	Jack Grubish (Ryan Mechanical, Inc.)		WS 22-A-001	• Reviewed Noah Olson (Emanuelson-Podas, Inc.)	Reviewed Laurie Frank (Kraus-Anderson Construction Company)
Sump Pumps Product Data	#22 1429-2	Closed	22 1429 SUMP PUMPS	0	SUBMITTALS	Jack Grubish (Ryan Mechanical, Inc.)	Jack Grubish (Ryan Mechanical, Inc.)		WS 22-A-001		Not Required KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Sump Pumps Shop Drawings	#22 1429-1	Closed	22 1429 SUMP PUMPS	0	SUBMITTALS	Jack Grubish (Ryan Mechanical, Inc.)	Jack Grubish (Ryan Mechanical, Inc.)		WS 22-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Storm Drainage Piping Specialties Product Data	#22 1423-1	Closed	22 1423 STORM DRAINAGE PIPING SPECIALTIES	0	SUBMITTALS	Jack Grubish (Ryan Mechanical, Inc.)	Jack Grubish (Ryan Mechanical, Inc.)		WS 22-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Subdrainage Product Data	#22 1420-1	Closed	22 1420 SUBDRAINAGE	0	SUBMITTALS	Jack Grubish (Ryan Mechanical, Inc.)	Jack Grubish (Ryan Mechanical, Inc.)		WS 22-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
Facility Storm Drainage Piping Product Data	#22 1413-1	Closed	22 1413 FACILITY STORM DRAINAGE PIPING	0	SUBMITTALS	Jack Grubish (Ryan Mechanical, Inc.)	Jack Grubish (Ryan Mechanical, Inc.)		WS 22-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Sanitary Waste Piping Specialties Product Data	#22 1319-1	Closed	22 1319 SANITARY WASTE PIPING SPECIALTIES	1	SUBMITTALS	Jack Grubish (Ryan Mechanical, Inc.)	Jack Grubish (Ryan Mechanical, Inc.)		WS 22-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Domesticwater Packaged Booster Pumps Warranty	#22 1123.13-4	Closed	22 1123.13 DOMESTICWATER PACKAGED BOOSTER PUMPS	0	CLOSE OUTS	Jack Grubish (Ryan Mechanical, Inc.)	Jack Grubish (Ryan Mechanical, Inc.)		WS 22-A-001		For Record Only Laurie Frank (Kraus-Anderson Construction Company)
Domesticwater Packaged Booster Pumps Training And Demonstration	#22 1123.13-3	Closed	22 1123.13 DOMESTICWATER PACKAGED BOOSTER PUMPS	0	CLOSE OUTS	Jack Grubish (Ryan Mechanical, Inc.)	Jack Grubish (Ryan Mechanical, Inc.)		WS 22-A-001		Approved Laurie Frank (Kraus-Anderson Construction Company)
Domesticwater Packaged Booster Pumps Shop Drawings	#22 1123.13-2	Closed	22 1123.13 DOMESTICWATER PACKAGED BOOSTER PUMPS	0	SUBMITTALS	Jack Grubish (Ryan Mechanical, Inc.)	Jack Grubish (Ryan Mechanical, Inc.)		WS 22-A-001	• Reviewed Architect by Amber Egofske (Alliance)	Reviewed KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Domesticwater Packaged Booster Pumps Product Data	#22 1123.13-1	Closed	22 1123.13 DOMESTICWATER PACKAGED BOOSTER PUMPS	0	SUBMITTALS	Jack Grubish (Ryan Mechanical, Inc.)	Jack Grubish (Ryan Mechanical, Inc.)		WS 22-A-001		Not Required KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Domestic Water Pumps Warranty	#22 1123-4	Closed	22 1123 DOMESTIC WATER PUMPS	0	CLOSE OUTS	Jack Grubish (Ryan Mechanical, Inc.)	Jack Grubish (Ryan Mechanical, Inc.)		WS 22-A-001		For Record Only Laurie Frank (Kraus-Anderson Construction Company)
Domestic Water Pumps O&M Manuals	#22 1123-3	Closed	22 1123 DOMESTIC WATER PUMPS	0	CLOSE OUTS	Jack Grubish (Ryan Mechanical, Inc.)	Jack Grubish (Ryan Mechanical, Inc.)		WS 22-A-001	• Reviewed Noah Olson (Emanuelson-Podas, Inc.)	Reviewed Laurie Frank (Kraus-Anderson Construction Company)
Domestic Water Pumps Wiring Diagram	#22 1123-2	Closed	22 1123 DOMESTIC WATER PUMPS	0	SUBMITTALS	Jack Grubish (Ryan Mechanical, Inc.)	Jack Grubish (Ryan Mechanical, Inc.)		WS 22-A-001	• Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Domestic Water Pumps Product Data	#22 1123-1	Closed	22 1123 DOMESTIC WATER PUMPS	0	SUBMITTALS	Jack Grubish (Ryan Mechanical, Inc.)	Jack Grubish (Ryan Mechanical, Inc.)		WS 22-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Domestic Water Piping Specialties Warranty	#22 1119-3	Closed	22 1119 DOMESTIC WATER PIPING SPECIALTIES	0	CLOSE OUTS	Jack Grubish (Ryan Mechanical, Inc.)	Jack Grubish (Ryan Mechanical, Inc.)		WS 22-A-001		For Record Only Laurie Frank (Kraus-Anderson Construction Company)
Domestic Water Piping Specialties O&M Manuals	#22 1119-2	Closed	22 1119 DOMESTIC WATER PIPING SPECIALTIES	0	CLOSE OUTS	Jack Grubish (Ryan Mechanical, Inc.)	Jack Grubish (Ryan Mechanical, Inc.)		WS 22-A-001	• Reviewed Noah Olson (Emanuelson-Podas, Inc.)	Reviewed Laurie Frank (Kraus-Anderson Construction Company)
Domestic Water Specialties Product Data	#22 1119-1	Closed	22 1119 DOMESTIC WATER PIPING SPECIALTIES	1	SUBMITTALS	Jack Grubish (Ryan Mechanical, Inc.)	Jack Grubish (Ryan Mechanical, Inc.)		WS 22-A-001	• Approved Architect by Kelli Burns (Alliance)	Approved Laurie Frank (Kraus-Anderson Construction Company)
Plumbing Piping Insulation - Plenum Rated PVC Pipe Insulation PD	#22 0719-3	Closed	22 0719 PLUMBING PIPING INSULATION	0	SUBMITTALS	Jack Grubish (Ryan Mechanical, Inc.)	Jack Grubish (Ryan Mechanical, Inc.)		WS 22-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted Laurie Frank (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
Plumbing Piping Insulation Samples	#22 0719-2	Closed	22 0719 PLUMBING PIPING INSULATION	0	SUBMITTALS	Jack Grubish (Ryan Mechanical, Inc.)	Jack Grubish (Ryan Mechanical, Inc.)		WS 22-A-001		For Record Only KA Project Manager by Ben Albrecht (Kraus-Anderson Construction Company)
Plumbing Piping Insulation Product Data	#22 0719-1	Closed	22 0719 PLUMBING PIPING INSULATION	0	SUBMITTALS	Jack Grubish (Ryan Mechanical, Inc.)	Jack Grubish (Ryan Mechanical, Inc.)		WS 22-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Identification For Plumbing Piping And Equipment Asbuilts	#22 0553-2	Closed	22 0553 IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT	0	CLOSE OUTS	Jack Grubish (Ryan Mechanical, Inc.)	Jack Grubish (Ryan Mechanical, Inc.)		WS 22-A-001		Approved Laurie Frank (Kraus-Anderson Construction Company)
Identification For Plumbing Piping And Equipment Product Data	#22 0553-1	Closed	22 0553 IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT	0	SUBMITTALS	Jack Grubish (Ryan Mechanical, Inc.)	Jack Grubish (Ryan Mechanical, Inc.)		WS 22-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
General duty Valves For Plumbing Piping Product Data	#22 0523-1	Closed	22 0523 GENERAL DUTY VALVES FOR PLUMBING PIPING	0	SUBMITTALS	Jack Grubish (Ryan Mechanical, Inc.)	Jack Grubish (Ryan Mechanical, Inc.)		WS 22-A-001	• Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Valve Schedule	#22 00 00-1	Closed	22 00 00 Valve Schedule	0	Submittal	Lauren Brodt (Kraft Mechanical, LLC)	Lauren Brodt (Kraft Mechanical, LLC)		WS 25-A-001	• Approved Architect by Laurie Frank (Kraus-Anderson Construction Company)	Approved Laurie Frank (Kraus-Anderson Construction Company)
FIRE SUPPRESSION PRODUCT DATA	#21 13 00-3	Closed	21 13 00 Fire Suppression	1	Submittal	Paul Secord (Breth-Zenzen Fire Protection, LLC)	Paul Secord (Breth-Zenzen Fire Protection, LLC)		WS 21-A-001	• No Exceptions Taken Architect by Amber Egojske (Alliance)	No Exceptions Taken KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
FIRE SUPPRESSION CALCULATIONS	#21 13 00-2	Closed	21 13 00 Fire Suppression	0	SUBMITTALS	Paul Secord (Breth-Zenzen Fire Protection, LLC)	Paul Secord (Breth-Zenzen Fire Protection, LLC)		WS 21-A-001	• Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
FIRE SUPPRESSION SHOP DRAWINGS	#21 13 00-1	Closed	21 13 00 Fire Suppression	2	SUBMITTALS	Paul Secord (Breth-Zenzen Fire Protection, LLC)	Paul Secord (Breth-Zenzen Fire Protection, LLC)		WS 21-A-001	• Approved as Noted Architect by Amber Egojske (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
FIRE SUPPRESSION SPRINKLER SYSTEMS AS Builts	#21 13 00- Unspecified	Required Waiting for Submission	21 13 00 Fire Suppression	0	CLOSEOUTS	Paul Secord (Breth-Zenzen Fire Protection, LLC)	Paul Secord (Breth-Zenzen Fire Protection, LLC)	Aug 15, 2025 (31 days late)	WS 21-A-001		
FIRE SUPPRESSION SPRINKLER SYSTEMS Warranty	#21 13 00- Unspecified	Required Waiting for Submission	21 13 00 Fire Suppression	0	CLOSEOUTS	Paul Secord (Breth-Zenzen Fire Protection, LLC)	Paul Secord (Breth-Zenzen Fire Protection, LLC)	Aug 22, 2025 (24 days late)	WS 21-A-001		
FIRE SUPPRESSION SPRINKLER SYSTEMS Shop Drawings	#21 13 00- Unspecified	Required Waiting for Submission	21 13 00 Fire Suppression	0	SUBMITTALS	Paul Secord (Breth-Zenzen Fire Protection, LLC)	Paul Secord (Breth-Zenzen Fire Protection, LLC)	Aug 22, 2025 (24 days late)	WS 21-A-001		
Protection Elevator Pads Color Chart	#14 21 23-2	Closed	14 21 23 MRL ELECTRIC TRACTION PASSENGER ELEVATORS	0	SUBMITTALS	Matt Johnson (KONE, Inc.)	Matt Johnson (KONE, Inc.)		WS 14-B-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted Laurie Frank (Kraus-Anderson Construction Company)
Mrl Electric Traction Passenger Elevators Shop Drawings	#14 21 23-1	Closed	14 21 23 MRL ELECTRIC TRACTION PASSENGER ELEVATORS	0	SUBMITTALS	KONE, Inc.	KONE, Inc.		WS 14-B-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)

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Page 30 of 50

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
Warranty Certificate	#14 21 23- Unspecified	Open Submitted	14 21 23 MRL ELECTRIC TRACTION PASSENGER ELEVATORS	0	Closeout	Tara Rajdl (KONE, Inc.)	KA Project Manager				
O&M	#14 21 23- Unspecified	Open Submitted	14 21 23 MRL ELECTRIC TRACTION PASSENGER ELEVATORS	0	Closeout	Tara Rajdl (KONE, Inc.)	KA Project Manager				
Mrl Electric Traction Passenger Elevators Warranty	#14 21 23- Unspecified	Draft	14 21 23 MRL ELECTRIC TRACTION PASSENGER ELEVATORS	0	CLOSE OUTS	Former Member	Laurie Fronk (Kraus-Anderson Construction Company)				
SITE FURNISHING PD & SHOPS	#12 9300-2	Closed	12 9300 SITE FURNISHINGS	0	SUBMITTALS	Clarissa Meissner (Cedar Ridge Landscaping, Inc.)	Clarissa Meissner (Cedar Ridge Landscaping, Inc.)		WS 32-F-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Fronk (Kraus-Anderson Construction Company)
Tables and Shades PD & Color Selection	#12 9300-1	Closed	12 9300 SITE FURNISHINGS	0	SUBMITTALS	Clarissa Meissner (Cedar Ridge Landscaping, Inc.)	Clarissa Meissner (Cedar Ridge Landscaping, Inc.)		WS 32-F-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted Ben Albrecht (Kraus-Anderson Construction Company) by Laurie Fronk (Kraus-Anderson Construction Company)
SITE FURNISHINGS Maintenance Data	#12 9300- Unspecified	Required Waiting for Submission	12 9300 SITE FURNISHINGS	0	CLOSEOUTS	Clarissa Meissner (Cedar Ridge Landscaping, Inc.)	Clarissa Meissner (Cedar Ridge Landscaping, Inc.)	Aug 22, 2025 (24 days late)	WS 32-F-001		
Roller Shade Systems Maintenance Data	#12 24 13-6	Closed	12 24 13 ROLLER SHADE SYSTEMS	0	CLOSE OUTS	Tekton Construction Company	Tekton Construction Company		WS 06-A-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
Roller Shade Systems Warranty	#12 24 13-5	Closed	12 24 13 ROLLER SHADE SYSTEMS	0	CLOSE OUTS	Tekton Construction Company	Tekton Construction Company		WS 06-A-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
Roller Shade Systems - Catch Pin Bracket PD	#12 24 13-4	Closed	12 24 13 ROLLER SHADE SYSTEMS	0	SUBMITTALS	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		WS 06-A-001	• Approved Architect by Kelli Burns (Alliance)	Approved Laurie Fronk (Kraus-Anderson Construction Company)
Roller Shade Systems Samples	#12 24 13-3	Closed	12 24 13 ROLLER SHADE SYSTEMS	0	SUBMITTALS	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		WS 06-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Fronk (Kraus-Anderson Construction Company)
Roller Shade Systems Product Data	#12 24 13-2	Closed	12 24 13 ROLLER SHADE SYSTEMS	0	SUBMITTALS	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		WS 06-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Fronk (Kraus-Anderson Construction Company)
Roller Shade Systems Shop Drawings	#12 24 13-1	Closed	12 24 13 ROLLER SHADE SYSTEMS	0	SUBMITTALS	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		WS 06-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Fronk (Kraus-Anderson Construction Company)
Residential Appliances Warranty	#11 30 13-1	Closed	11 30 13 RESIDENTIAL APPLIANCES	0	CLOSE OUTS	Tekton Construction Company	Tekton Construction Company		WS 06-A-001		Not Required Laurie Fronk (Kraus-Anderson Construction Company)
Flagpoles Samples	#10 75 00-2	Closed	10 75 00 FLAGPOLES	0	SUBMITTALS	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		WS 06-A-001		Not Required KA Project Manager by Laurie Fronk (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
Flagpoles Product Data	#10 75 00-1	Closed	10 75 00 FLAGPOLES	0	SUBMITTALS	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		WS 06-A-001	- Approved Architect by Kelli Burns (Alliance) - Approved Architect by Laurie Frank (Kraus-Anderson Construction Company)	Approved KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Flagpoles O&M Manuals	#10 75 00-Unspecified	Required Waiting for Submission	10 75 00 FLAGPOLES	0	CLOSE OUTS	Tekton Construction Company	Tekton Construction Company	Sep 26, 2025	WS 06-A-001		
Fire Protection Specialties O&M Manuals	#10 44 00-2	Closed	10 44 00 FIRE PROTECTION SPECIALTIES	0	CLOSE OUTS	Tekton Construction Company	Tekton Construction Company		WS 06-A-001		Approved Laurie Frank (Kraus-Anderson Construction Company)
Fire Protection Specialties Product Data	#10 44 00-1	Closed	10 44 00 FIRE PROTECTION SPECIALTIES	0	SUBMITTALS	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		WS 06-A-001	Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Toilet, Bath, And Laundry Accessories Product Data	#10 28 00-1	Closed	10 28 00 TOILET, BATH, AND LAUNDRY ACCESSORIES	0	SUBMITTALS	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		WS 06-A-001	Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Wall And Door Protection Samples	#10 26 00-2	Closed	10 26 00 WALL AND DOOR PROTECTION	0	SUBMITTALS	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		WS 06-A-001	Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Wall And Door Protection Product Data	#10 26 00-1	Closed	10 26 00 WALL AND DOOR PROTECTION	0	SUBMITTALS	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		WS 06-A-001	Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Signage Samples ASI 008	#10 14 00-4	Closed	10 14 00 SIGNAGE	0	SUBMITTALS	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		WS 06-A-001	Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
EXTERIOR SIGNAGE SHOPS & PD	#10 14 00-3	Closed	10 14 00 SIGNAGE	1	SUBMITTALS	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		WS 06-A-001	Make Corrections Noted Architect by Julie MacLeod (Alliance)	Make Corrections Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
EV CHARGING STATION SIGNAGE	#10 14 00-2	Closed	10 14 00 SIGNAGE	0	SUBMITTALS	Charlie Beauchamp (Northwest Asphalt, Inc.)	Charlie Beauchamp (Northwest Asphalt, Inc.)		WS 32-A-001	Reviewed Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Interior Signage Shops & PD	#10 14 00-1	Open Reviewed	10 14 00 SIGNAGE	1	SUBMITTALS	Jeremy Belsheim (Tekton Construction Company)	KA Project Manager		WS 06-A-001	Revise and resubmit Architect by Kelli Burns (Alliance)	
SIGNAGE Warranty	#10 14 00-Unspecified	Required Waiting for Submission	10 14 00 SIGNAGE	0	SUBMITTALS	Tekton Construction Company	Tekton Construction Company	Sep 26, 2025	WS 06-A-001		
Visual Display Surfaces O&M Manuals	#10 11 00-5	Closed	10 11 00 VISUAL DISPLAY SURFACES	0	CLOSE OUTS	Tekton Construction Company	Tekton Construction Company		WS 06-A-001		Approved Laurie Frank (Kraus-Anderson Construction Company)
Visual Display Surfaces Warranty	#10 11 00-4	Closed	10 11 00 VISUAL DISPLAY SURFACES	0	CLOSE OUTS	Tekton Construction Company	Tekton Construction Company		WS 06-A-001		Not Required Laurie Frank (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
Visual Display Surfaces Shop Drawings	#10 11 00-3	Closed	10 11 00 VISUAL DISPLAY SURFACES	0	SUBMITTALS	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		WS 06-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Visual Display Surfaces Samples	#10 11 00-2	Closed	10 11 00 VISUAL DISPLAY SURFACES	0	SUBMITTALS	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		WS 06-A-001	• Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Visual Display Surfaces Product Data	#10 11 00-1	Closed	10 11 00 VISUAL DISPLAY SURFACES	0	SUBMITTALS	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		WS 06-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Painting And Coating O&M Manuals	#09 90 00-3	Closed	09 90 00 PAINTING AND COATING	0	CLOSE OUTS	Nicole Langer (Swanson & Youngdale, Inc.)	Nicole Langer (Swanson & Youngdale, Inc.)		WS 09-K-001		Approved as Noted Laurie Frank (Kraus-Anderson Construction Company)
Painting And Coating Samples	#09 90 00-2	Closed	09 90 00 PAINTING AND COATING	0	SUBMITTALS	Swanson & Youngdale, Inc.	Swanson & Youngdale, Inc.		WS 09-K-001	• Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Painting And Coating Product Data	#09 90 00-1	Closed	09 90 00 PAINTING AND COATING	1	SUBMITTALS	Swanson & Youngdale, Inc.	Swanson & Youngdale, Inc.		WS 09-K-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Painting And Coating Warranty	#09 90 00- Unspecified	Required Waiting for Submission	09 90 00 PAINTING AND COATING	0	CLOSE OUTS	Nicole Langer (Swanson & Youngdale, Inc.)	Nicole Langer (Swanson & Youngdale, Inc.)	Aug 22, 2025 (24 days late)	WS 09-K-001		
Painting And Coating Attic Stock	#09 90 00- Unspecified	Required Waiting for Submission	09 90 00 PAINTING AND COATING	0	CLOSE OUTS	Nicole Langer (Swanson & Youngdale, Inc.)	Nicole Langer (Swanson & Youngdale, Inc.)	Jun 6, 2025 (101 days late)	WS 09-K-001		
Fiberglass Reinforced Plastic Panels Warranty	#09 77 20-3	Closed	09 77 20 FIBERGLASS REINFORCED PLASTIC PANELS	0	CLOSE OUTS	Tekton Construction Company	Tekton Construction Company		WS 06-A-001		Approved Laurie Frank (Kraus-Anderson Construction Company)
Fiberglass Reinforced Plastic Panels Samples	#09 77 20-2	Closed	09 77 20 FIBERGLASS REINFORCED PLASTIC PANELS	0	SUBMITTALS	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		WS 06-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Fiberglass Reinforced Plastic Panels Product Data	#09 77 20-1	Closed	09 77 20 FIBERGLASS REINFORCED PLASTIC PANELS	0	SUBMITTALS	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		WS 06-A-001	• Reviewed as Noted Architect by Amber Egojske (Alliance)	Reviewed as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Wall Coverings O&M Manuals	#09 72 00-4	Closed	09 72 00 WALL COVERINGS	0	CLOSE OUTS	Nicole Langer (Swanson & Youngdale, Inc.)	Nicole Langer (Swanson & Youngdale, Inc.)		WS 09-K-001		Approved Laurie Frank (Kraus-Anderson Construction Company)
Wall Coverings Shop Drawings	#09 72 00-3	Closed	09 72 00 WALL COVERINGS	0	SUBMITTALS	Swanson & Youngdale, Inc.	Swanson & Youngdale, Inc.		WS 09-K-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
Wall Coverings Samples	#09 72 00-2	Closed	09 72 00 WALL COVERINGS	0	SUBMITTALS	Swanson & Youngdale, Inc.	Swanson & Youngdale, Inc.		WS 09-K-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Wall Coverings Product Data	#09 72 00-1	Closed	09 72 00 WALL COVERINGS	0	SUBMITTALS	Swanson & Youngdale, Inc.	Swanson & Youngdale, Inc.		WS 09-K-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Wall Coverings Attic Stock	#09 72 00-Unspecified	Required Waiting for Submission	09 72 00 WALL COVERINGS	0	CLOSE OUTS	Nicole Langer (Swanson & Youngdale, Inc.)	Nicole Langer (Swanson & Youngdale, Inc.)	Jun 6, 2025 (101 days late)	WS 09-K-001		
Carpet Tile O&M Manuals	#09 68 13-7	Closed	09 68 13 CARPET TILE	0	CLOSE OUTS	Emily Boesen (Superset Tile & Stone)	Emily Boesen (Superset Tile & Stone)		WS 09-D-001		Approved Laurie Frank (Kraus-Anderson Construction Company)
Carpet Tile Attic Stock	#09 68 13-6	Closed	09 68 13 CARPET TILE	0	CLOSE OUTS	Emily Steen (Superset Tile & Stone)	Emily Steen (Superset Tile & Stone)		WS 09-D-001		Approved Laurie Frank (Kraus-Anderson Construction Company)
CARPET TILE - OBEX TILE CUT - GRAIN PATTERN SAMPLE	#09 68 13-5	Closed	09 68 13 CARPET TILE	1	SUBMITTALS	Emily Boesen (Superset Tile & Stone)	Emily Boesen (Superset Tile & Stone)		WS 09-D-001	• Approved Architect by Kelli Burns (Alliance)	Approved Laurie Frank (Kraus-Anderson Construction Company)
Carpet Tile Samples	#09 68 13-4	Closed	09 68 13 CARPET TILE	0	SUBMITTALS	Emily Boesen (Superset Tile & Stone)	Emily Boesen (Superset Tile & Stone)		WS 09-D-001		No Exceptions Taken Laurie Frank (Kraus-Anderson Construction Company)
Carpet Tile Product Data Sheets	#09 68 13-3	Closed	09 68 13 CARPET TILE	0	SUBMITTALS	Emily Boesen (Superset Tile & Stone)	Emily Boesen (Superset Tile & Stone)				Not Required KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Carpet Tile and Mat Product Data Sheets	#09 68 13-2	Closed	09 68 13 CARPET TILE	0	Submittal	Emily Boesen (Superset Tile & Stone)	Emily Boesen (Superset Tile & Stone)		WS 09-D-001	• Review Comments Architect by Julie MacLeod (Alliance)	Review Comments KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Carpet Tile Shop Drawings	#09 68 13-1	Closed	09 68 13 CARPET TILE	1	SUBMITTALS	Emily Boesen (Superset Tile & Stone)	Emily Boesen (Superset Tile & Stone)		WS 09-D-001	• Approved as Noted Architect by Julie MacLeod (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Fluid Applied Flooring Samples	#09 67 00-2	Closed	09 67 00 FLUID APPLIED FLOORING	0	SUBMITTALS	Emily Boesen (Superset Tile & Stone)	Emily Boesen (Superset Tile & Stone)		WS 09-D-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Fluid Applied Flooring Product Data	#09 67 00-1	Closed	09 67 00 FLUID APPLIED FLOORING	1	SUBMITTALS	Emily Boesen (Superset Tile & Stone)	Emily Boesen (Superset Tile & Stone)		WS 09-D-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
PRECAST TERRAZZO STAIR TREAD SHOP DRAWINGS	#09 66 23-6	Closed	09 66 23 RESINOUS MATRIX TERRAZZO ADD	0	SUBMITTALS	Tom Palmer (Advance Terrazzo & Tile Co., Inc.)	Tom Palmer (Advance Terrazzo & Tile Co., Inc.)		WS 09-G-001	• Approved as Noted Architect by Julie MacLeod (Alliance)	Approved as Noted Laurie Frank (Kraus-Anderson Construction Company)
Resinous Matrix Terrazzo Add Shop Drawings	#09 66 23-5	Closed	09 66 23 RESINOUS MATRIX TERRAZZO ADD	0	SUBMITTALS	Tom Palmer (Advance Terrazzo & Tile Co., Inc.)	Tom Palmer (Advance Terrazzo & Tile Co., Inc.)		WS 09-G-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)

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Page 34 of 50

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
Resinous Matrix Terrazzo Add Samples	#09 66 23-4	Closed	09 66 23 RESINOUS MATRIX TERRAZZO ADD	0	SUBMITTALS	Tom Palmer (Advance Terrazzo & Tile Co., Inc.)	Tom Palmer (Advance Terrazzo & Tile Co., Inc.)		WS 09-G-001	• Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Terrazzo Sample and Divider Strip Sample	#09 66 23-3	Required Waiting for Submission	09 66 23 RESINOUS MATRIX TERRAZZO ADD	1	Submittal	Tom Palmer (Advance Terrazzo & Tile Co., Inc.)	Tom Palmer (Advance Terrazzo & Tile Co., Inc.)	May 17, 2024 (486 days late)			
NTMA Membership & Terrazo Previous Projects	#09 66 23-2	Closed	09 66 23 RESINOUS MATRIX TERRAZZO ADD	0	Submittal	Tom Palmer (Advance Terrazzo & Tile Co., Inc.)	Tom Palmer (Advance Terrazzo & Tile Co., Inc.)		WS 09-G-001	• Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Resinous Matrix Terrazzo Add Product Data	#09 66 23-1	Closed	09 66 23 RESINOUS MATRIX TERRAZZO ADD	0	SUBMITTALS	Tom Palmer (Advance Terrazzo & Tile Co., Inc.)	Tom Palmer (Advance Terrazzo & Tile Co., Inc.)		WS 09-G-001	• Review Comments Architect by Julie MacLeod (Alliance)	Review Comments KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Resinous Matrix Terrazzo Add O&M Manuals	#09 66 23-Unspecified	Required Waiting for Submission	09 66 23 RESINOUS MATRIX TERRAZZO ADD	0	CLOSE OUTS	Tom Palmer (Advance Terrazzo & Tile Co., Inc.)	Tom Palmer (Advance Terrazzo & Tile Co., Inc.)	Jun 13, 2025 (94 days late)	WS 09-G-001		
Resilient Flooring O&M Manuals	#09 65 00-5	Closed	09 65 00 RESILIENT FLOORING	0	CLOSE OUTS	Emily Boesen (Superset Tile & Stone)	Emily Boesen (Superset Tile & Stone)		WS 09-D-001		Approved Laurie Frank (Kraus-Anderson Construction Company)
Resilient Flooring Attic Stock	#09 65 00-4	Closed	09 65 00 RESILIENT FLOORING	0	CLOSE OUTS	Emily Steen (Superset Tile & Stone)	Emily Steen (Superset Tile & Stone)		WS 09-D-001		Approved Laurie Frank (Kraus-Anderson Construction Company)
Resilient Flooring Shop Drawings	#09 65 00-3	Closed	09 65 00 RESILIENT FLOORING	1	SUBMITTALS	Emily Boesen (Superset Tile & Stone)	Emily Boesen (Superset Tile & Stone)		WS 09-D-001	• Approved as Noted Architect by Julie MacLeod (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Resilient Flooring Product Data Sheets	#09 65 00-2	Closed	09 65 00 RESILIENT FLOORING	0	Submittal	Emily Boesen (Superset Tile & Stone)	Emily Boesen (Superset Tile & Stone)		WS 09-D-001	• Review Comments Architect by Julie MacLeod (Alliance)	Review Comments KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Resilient Flooring Samples	#09 65 00-1	Closed	09 65 00 RESILIENT FLOORING	0	SUBMITTALS	Jason Busch (Superset Tile & Stone)	Jason Busch (Superset Tile & Stone)		WS 09-D-001	• Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
ACOUSTICAL PANEL CEILINGS - AWP-1 FABRIC SAMPLE	#09 51 13-4	Closed	09 51 13 ACOUSTICAL PANEL CEILINGS	0	SUBMITTALS	Vlad Revniaga (Twin City Acoustics, Inc.)	Vlad Revniaga (Twin City Acoustics, Inc.)				Approved Laurie Frank (Kraus-Anderson Construction Company)
Acoustical Panel Ceilings Samples	#09 51 13-3	Closed	09 51 13 ACOUSTICAL PANEL CEILINGS	0	SUBMITTALS	Vlad Revniaga (Twin City Acoustics, Inc.)	Vlad Revniaga (Twin City Acoustics, Inc.)		WS 09-C-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
AWP Shop Drawings	#09 51 13-2	Closed	09 51 13 ACOUSTICAL PANEL CEILINGS	0	SUBMITTALS	Vlad Revniaga (Twin City Acoustics, Inc.)	Vlad Revniaga (Twin City Acoustics, Inc.)		WS 09-C-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
Acoustic Panel Ceiling & Acoustic Wall Panel PD & Samples	#09 51 13-1	Closed	09 51 13 ACOUSTICAL PANEL CEILINGS	1	Submittal	Vlad Revniaga (Twin City Acoustics, Inc.)	Vlad Revniaga (Twin City Acoustics, Inc.)		WS 09-C-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted Ben Albrecht (Kraus-Anderson Construction Company) by Laurie Frank (Kraus-Anderson Construction Company)
Acoustical Panel Ceilings Attic Stock	#09 51 13- Unspecified	Required Waiting for Submission	09 51 13 ACOUSTICAL PANEL CEILINGS	0	CLOSE OUTS	Vlad Revniaga (Twin City Acoustics, Inc.)	Vlad Revniaga (Twin City Acoustics, Inc.)	Jun 6, 2025 (101 days late)	WS 09-C-001		
Tile Attic Stock	#09 30 00-6	Closed	09 30 00 TILE	0	CLOSE OUTS	Emily Steen (Superset Tile & Stone)	Emily Steen (Superset Tile & Stone)		WS 09-B-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
Tile O&M Manuals	#09 30 00-5	Closed	09 30 00 TILE	0	CLOSE OUTS	Emily Boesen (Superset Tile & Stone)	Emily Boesen (Superset Tile & Stone)		WS 09-B-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
Tile Shop Drawings	#09 30 00-4	Closed	09 30 00 TILE	1	SUBMITTALS	Emily Boesen (Superset Tile & Stone)	Emily Boesen (Superset Tile & Stone)		WS 09-B-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Tile Product Data	#09 30 00-2	Closed	09 30 00 TILE	0	SUBMITTALS	Emily Boesen (Superset Tile & Stone)	Emily Boesen (Superset Tile & Stone)		WS 09-B-001	• Review Comments Architect by Julie MacLeod (Alliance)	Review Comments KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Tile Samples	#09 30 00-1	Closed	09 30 00 TILE	0	SUBMITTALS	Jason Busch (Superset Tile & Stone)	Jason Busch (Superset Tile & Stone)		WS 09-B-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Gypsum Board Assemblies Product Data	#09 21 16-1	Closed	09 21 16 GYPSUM BOARD ASSEMBLIES	0	SUBMITTALS	Charlie Howe (Custom Drywall, Inc.)	Charlie Howe (Custom Drywall, Inc.)		WS 09-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Overhead Coiling Doors Color Selector and Sample	#08 3323-1	Closed	08 3323 Overhead Coiling Doors PR 04	0	Submittal	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		WS 06-A-001	• Approved Architect by Kelli Burns (Alliance)	Approved Laurie Fronk (Kraus-Anderson Construction Company)
Louvers O&M Manuals	#08 91 00-3	Closed	08 91 00 LOUVERS	0	CLOSE OUTS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001		Reviewed Laurie Fronk (Kraus-Anderson Construction Company)
Louvers Samples	#08 91 00-2	Closed	08 91 00 LOUVERS	0	SUBMITTALS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted Laurie Fronk (Kraus-Anderson Construction Company)
LOUVERS FOR MECHANICAL	#08 91 00-1	Closed	08 91 00 LOUVERS	1	SUBMITTALS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Architectural Glazing Film Shop Drawings	#08 87 00-3	Closed	08 87 00 ARCHITECTURAL GLAZING FILM	0	SUBMITTALS	philw philw	philw philw		WS 08-F-001		Not Reviewed Laurie Fronk (Kraus-Anderson Construction Company)
Architectural Glazing Film Samples	#08 87 00-2	Closed	08 87 00 ARCHITECTURAL GLAZING FILM	0	SUBMITTALS	Brett Madlon (Removed)	Brett Madlon (Removed)		WS 08-F-001	• Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
Architectural Glazing Film Product Data	#08 87 00-1	Closed	08 87 00 ARCHITECTURAL GLAZING FILM	0	SUBMITTALS	Ross Johnson (Removed)	Ross Johnson (Removed)		WS 08-F-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Architectural Glazing Film Warranty	#08 87 00-Unspecified	Required Waiting for Submission	08 87 00 ARCHITECTURAL GLAZING FILM	0	CLOSE OUTS	philw philw	philw philw	Aug 22, 2025 (24 days late)	WS 08-F-001		
Glazing Edge Spacer Samples	#08 80 00-3	Closed	08 80 00 GLAZING	0	SUBMITTALS	philw philw	philw philw		WS 08-F-001		Not Reviewed Laurie Frank (Kraus-Anderson Construction Company)
Glazing Samples	#08 80 00-2	Closed	08 80 00 GLAZING	0	SUBMITTALS	philw philw	philw philw		WS 08-F-001	• Approved as Noted Architect by Amber Egojske (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Glazing Product Data	#08 80 00-1	Closed	08 80 00 GLAZING	1	SUBMITTALS	philw philw	philw philw		WS 08-F-001	• Approved as Noted Architect by Amber Egojske (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Glazing Warranty	#08 80 00-Unspecified	Required Waiting for Submission	08 80 00 GLAZING	0	CLOSE OUTS	philw philw	philw philw	Aug 22, 2025 (24 days late)	WS 08-F-001		
Door Hardware Schedules	#08 71 00-1	Closed	08 71 00 DOOR HARDWARE	1	SUBMITTALS	Dayton Bredemus (Bredemus Hardware Co., Inc.)	Dayton Bredemus (Bredemus Hardware Co., Inc.)		WS 08-A-001	• Approved as Noted Architect by Amber Egojske (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Door Hardware Warranty	#08 71 00-Unspecified	Required Waiting for Submission	08 71 00 DOOR HARDWARE	0	CLOSE OUTS	Dayton Bredemus (Bredemus Hardware Co., Inc.)	Dayton Bredemus (Bredemus Hardware Co., Inc.)	Aug 22, 2025 (24 days late)	WS 08-A-001		
Glazed Aluminum Curtain Walls - Interior Only Shop Drawings	#08 44 13-5	Closed	08 44 13 GLAZED ALUMINUM CURTAIN WALLS	2	SUBMITTALS	philw philw	philw philw		WS 08-F-001	• Approved as Noted Architect by Amber Egojske (Alliance)	Approved as Noted Laurie Frank (Kraus-Anderson Construction Company)
Glazed Aluminum Curtain Walls Product Data	#08 44 13-4	Closed	08 44 13 GLAZED ALUMINUM CURTAIN WALLS	1	SUBMITTALS	philw philw	philw philw		WS 08-F-001	• Approved as Noted Architect by Amber Egojske (Alliance)	Approved as Noted Laurie Frank (Kraus-Anderson Construction Company)
Brakemetal and Backpans	#08 44 13-3	Closed	08 44 13 GLAZED ALUMINUM CURTAIN WALLS	0	Submittal	Brett Madlon (Removed)	Brett Madlon (Removed)		WS 08-F-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted Ben Albrecht (Kraus-Anderson Construction Company) by Rachel Struckman (Kraus-Anderson Construction Company)
Glazed Aluminum Curtain Walls Samples	#08 44 13-2	Closed	08 44 13 GLAZED ALUMINUM CURTAIN WALLS	0	SUBMITTALS	Brett Madlon (Removed)	Brett Madlon (Removed)		WS 08-F-001	• Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Glazed Aluminum Curtain Walls Shop Drawings	#08 44 13-1	Closed	08 44 13 GLAZED ALUMINUM CURTAIN WALLS	2	SUBMITTALS	philw philw	philw philw		WS 08-F-001		Make Corrections Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Glazed Aluminum Curtain Walls Warranty	#08 44 13-Unspecified	Required Waiting for Submission	08 44 13 GLAZED ALUMINUM CURTAIN WALLS	0	CLOSE OUTS	philw philw	philw philw	Aug 22, 2025 (24 days late)	WS 08-F-001		

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
Allglass Entrances And Storefronts Calculations	#08 42 26-2	Closed	08 42 26 ALLGLASS ENTRANCES AND STOREFRONTS	0	SUBMITTALS	philw philw	philw philw		WS 08-F-001	• Approved as Noted Architect by Amber Egojske (Alliance)	Approved as Noted Laurie Frank (Kraus-Anderson Construction Company)
Allglass Entrances And Storefronts Product Data	#08 42 26-1	Closed	08 42 26 ALLGLASS ENTRANCES AND STOREFRONTS	0	SUBMITTALS	Brett Madlon (Removed)	Brett Madlon (Removed)		WS 08-F-001	• Review Comments Architect by Julie MacLeod (Alliance)	Review Comments KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Allglass Entrances And Storefronts Warranty	#08 42 26-Unspecified	Required Waiting for Submission	08 42 26 ALLGLASS ENTRANCES AND STOREFRONTS	0	CLOSE OUTS	philw philw	philw philw	Aug 22, 2025 (24 days late)	WS 08-F-001		
Allglass Entrances And Storefronts Attic Stock	#08 42 26-Unspecified	Required Waiting for Submission	08 42 26 ALLGLASS ENTRANCES AND STOREFRONTS	0	CLOSE OUTS	philw philw	philw philw	Jun 27, 2025 (80 days late)	WS 08-F-001		
BLACK ANODIZED METAL SAMPLES FOR STOREFRONTS AND DOORS	#08 41 13-5	Closed	08 41 13 ALUMINUMFRAMED ENTRANCES AND STOREFRONTS	0	SUBMITTALS	Brett Madlon (Removed)	Brett Madlon (Removed)		WS 08-F-001	• Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Aluminumframed Entrances And Storefronts Product Data	#08 41 13-4	Closed	08 41 13 ALUMINUMFRAMED ENTRANCES AND STOREFRONTS	1	SUBMITTALS	Brett Madlon (Removed)	Brett Madlon (Removed)		WS 08-F-001	• Review Comments Architect by Julie MacLeod (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Aluminumframed Entrances And Storefronts Shop Drawings	#08 41 13-3	Closed	08 41 13 ALUMINUMFRAMED ENTRANCES AND STOREFRONTS	1	SUBMITTALS	philw philw	philw philw		WS 08-F-001	• Approved as Noted Architect by Amber Egojske (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Interior Aluminum Fire Resistant Rated Door and Borrow Lite Frames (SF-5)	#08 41 13-2	Closed	08 41 13 ALUMINUMFRAMED ENTRANCES AND STOREFRONTS	0	Submittal	Brett Madlon (Removed)	Brett Madlon (Removed)		WS 08-F-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted Ben Albrecht (Kraus-Anderson Construction Company) by Laurie Frank (Kraus-Anderson Construction Company)
Aluminumframed Entrances And Storefronts Samples	#08 41 13-1	Closed	08 41 13 ALUMINUMFRAMED ENTRANCES AND STOREFRONTS	0	SUBMITTALS	Brett Madlon (Removed)	Brett Madlon (Removed)		WS 08-F-001	• Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Aluminumframed Entrances And Storefronts Warranty	#08 41 13-Unspecified	Required Waiting for Submission	08 41 13 ALUMINUMFRAMED ENTRANCES AND STOREFRONTS	0	CLOSE OUTS	philw philw	philw philw	Aug 22, 2025 (24 days late)	WS 08-F-001		
High Speed Rolling Doors Samples	#08 33 00-3	Closed	08 33 00 HIGH SPEED ROLLING DOORS	0	SUBMITTALS	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		WS 06-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
High Speed Rolling Doors Product Data	#08 33 00-2	Closed	08 33 00 HIGH SPEED ROLLING DOORS	0	SUBMITTALS	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		WS 06-A-001	• Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
High Speed Rolling Doors Shop Drawings	#08 33 00-1	Closed	08 33 00 HIGH SPEED ROLLING DOORS	2	SUBMITTALS	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		WS 06-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
High Speed Rolling Doors O&M Manuals	#08 33 00-Unspecified	Required Waiting for Submission	08 33 00 HIGH SPEED ROLLING DOORS	0	CLOSE OUTS	Tekton Construction Company	Tekton Construction Company	Sep 26, 2025	WS 06-A-001		
Access Doors And Frames Product Data	#08 31 13-1	Closed	08 31 13 ACCESS DOORS AND FRAMES	0	SUBMITTALS	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		WS 06-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Flush Wood Doors Warranty	#08 14 00-4	Closed	08 14 00 FLUSH WOOD DOORS	0	CLOSE OUTS	Dayton Bredemus (Bredemus Hardware Co., Inc.)	Dayton Bredemus (Bredemus Hardware Co., Inc.)		WS 08-A-001		Approved Laurie Frank (Kraus-Anderson Construction Company)
Flush Wood Doors Product Data	#08 14 00-3	Closed	08 14 00 FLUSH WOOD DOORS	0	SUBMITTALS	Dayton Bredemus (Bredemus Hardware Co., Inc.)	Dayton Bredemus (Bredemus Hardware Co., Inc.)			• Reviewed as Noted Architect by Amber Egofske (Alliance)	Reviewed as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Flush Wood Doors Samples	#08 14 00-2	Closed	08 14 00 FLUSH WOOD DOORS	1	SUBMITTALS	Dayton Bredemus (Bredemus Hardware Co., Inc.)	Dayton Bredemus (Bredemus Hardware Co., Inc.)		WS 08-A-001	• Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Flush Wood Doors Shop Drawings	#08 14 00-1	Closed	08 14 00 FLUSH WOOD DOORS	2	SUBMITTALS	Dayton Bredemus (Bredemus Hardware Co., Inc.)	Dayton Bredemus (Bredemus Hardware Co., Inc.)		WS 08-A-001	• Approved as Noted Architect by Amber Egofske (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
HM DOORS AND FRAMES - INTEGRATED DOOR SHOP DRAWING	#08 11 13-2	Closed	08 11 13 HOLLOW METAL DOORS AND FRAMES	0	SUBMITTALS	Dayton Bredemus (Bredemus Hardware Co., Inc.)	Dayton Bredemus (Bredemus Hardware Co., Inc.)			• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Hollow Metal Doors And Frames Product Data	#08 11 13-1	Closed	08 11 13 HOLLOW METAL DOORS AND FRAMES	0	SUBMITTALS	Dayton Bredemus (Bredemus Hardware Co., Inc.)	Dayton Bredemus (Bredemus Hardware Co., Inc.)		WS 08-A-001	• Review Comments Architect by Laurie Frank (Kraus-Anderson Construction Company)	Review Comments KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Door 127C Shop Drawing	#08 0000-1	Closed	08 0000 Door 127C	0	SUBMITTALS	philw philw	philw philw		WS 08-F-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted Laurie Frank (Kraus-Anderson Construction Company)
Expansion Control Shop Drawings	#07 95 00-2	Closed	07 95 00 EXPANSION CONTROL	0	SUBMITTALS	Andy Berwald (Berwald Roofing Company, Inc.)	Andy Berwald (Berwald Roofing Company, Inc.)		WS 07-H-001		Not Required KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Expansion Control Samples	#07 95 00-1	Closed	07 95 00 EXPANSION CONTROL	0	SUBMITTALS	Andy Berwald (Berwald Roofing Company, Inc.)	Andy Berwald (Berwald Roofing Company, Inc.)		WS 07-H-001		Not Required KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
JOINT SEALANT - WS 08F	#07 90 00-12	Closed	07 90 00 JOINT PROTECTION	0	Submittal	philw philw	philw philw		WS 08-F-001	• Approved Architect by Kelli Burns (Alliance)	Approved Laurie Frank (Kraus-Anderson Construction Company)
Joint Protection Product Data	#07 90 00-11	Closed	07 90 00 JOINT PROTECTION	0	SUBMITTALS	Laketown Electric Corporation	Laketown Electric Corporation		WS 26-A-001	• Approved Architect by Kelli Burns (Alliance)	No Exceptions Taken KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
Joint Protection Samples	#07 90 00-10	Closed	07 90 00 JOINT PROTECTION	0	SUBMITTALS	Andy Berwald (Berwald Roofing Company, Inc.)	Andy Berwald (Berwald Roofing Company, Inc.)		WS 07-H-001		Not Required KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Joint Protection Product Data	#07 90 00-9	Closed	07 90 00 JOINT PROTECTION	0	SUBMITTALS	Andy Berwald (Berwald Roofing Company, Inc.)	Andy Berwald (Berwald Roofing Company, Inc.)		WS 07-H-001		Not Required KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Joint Protection for Louvers Samples	#07 90 00-8	Closed	07 90 00 JOINT PROTECTION	2	SUBMITTALS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
JOINT PROTECTION PRODUCT DATA	#07 90 00-7	Closed	07 90 00 JOINT PROTECTION	1	SUBMITTALS	Rick Peterson (Thelen Heating & Roofing, Inc.)	Rick Peterson (Thelen Heating & Roofing, Inc.)		WS 23-A-001		Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
JOINT SEALANTS - CONCRETE & MASONRY	#07 90 00-6	Closed	07 90 00 JOINT PROTECTION	1	SUBMITTALS	Kyle Schwark (Axel H. Ohman, Inc)	Kyle Schwark (Axel H. Ohman, Inc)		WS 03-A-001	• Approved as Noted Architect by Amber Egojske (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Joint Protection Samples	#07 90 00-4	Closed	07 90 00 JOINT PROTECTION	0	SUBMITTALS	Jack Grubish (Ryan Mechanical, Inc.)	Jack Grubish (Ryan Mechanical, Inc.)		WS 22-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Joint Protection Product Data	#07 90 00-3	Closed	07 90 00 JOINT PROTECTION	0	SUBMITTALS	Jack Grubish (Ryan Mechanical, Inc.)	Jack Grubish (Ryan Mechanical, Inc.)		WS 22-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Joint Protection Product Data	#07 90 00-2	Closed	07 90 00 JOINT PROTECTION	0	SUBMITTALS	Eric Kubinski (Right-Way Caulking, Inc.)	Eric Kubinski (Right-Way Caulking, Inc.)		WS 07-K-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Joint Protection Samples	#07 90 00-1	Closed	07 90 00 JOINT PROTECTION	1	SUBMITTALS	Eric Kubinski (Right-Way Caulking, Inc.)	Eric Kubinski (Right-Way Caulking, Inc.)		WS 07-K-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Joint Protection Samples	#07 90 00-Unspecified	Required Waiting for Submission	07 90 00 JOINT PROTECTION	0	SUBMITTALS	Ross Johnson (Removed)	Ross Johnson (Removed)	Feb 16, 2024 (577 days late)			
Joint Protection Product Data	#07 90 00-Unspecified	Required Waiting for Submission	07 90 00 JOINT PROTECTION	0	SUBMITTALS	Ross Johnson (Removed)	Ross Johnson (Removed)	Feb 16, 2024 (577 days late)			
Firestopping Product Data	#07 84 00-7	Closed	07 84 00 FIRESTOPPING	0	SUBMITTALS	Laketown Electric Corporation	Laketown Electric Corporation		WS 26-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
Firestopping Product Data	#07 84 00-6	Closed	07 84 00 FIRESTOPPING	0	SUBMITTALS	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		WS 06-A-001		Not Required KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Firestopping Product Data	#07 84 00-5	Closed	07 84 00 FIRESTOPPING	0	SUBMITTALS	Charlie Howe (Custom Drywall, Inc.)	Charlie Howe (Custom Drywall, Inc.)		WS 09-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
FIRESTOPPING PRODUCT DATA	#07 84 00-4	Closed	07 84 00 FIRESTOPPING	0	SUBMITTALS	Paul Secord (Breth-Zenzen Fire Protection, LLC)	Paul Secord (Breth-Zenzen Fire Protection, LLC)		WS 21-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Firestopping Product Data	#07 84 00-3	Closed	07 84 00 FIRESTOPPING	0	SUBMITTALS	Kyle Schwark (Axel H. Ohman, Inc)	Kyle Schwark (Axel H. Ohman, Inc)		WS 03-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted Ben Albrecht (Kraus-Anderson Construction Company) by Laurie Frank (Kraus-Anderson Construction Company)
Firestopping Product Data	#07 84 00-2	Closed	07 84 00 FIRESTOPPING	0	SUBMITTALS	Eric Kubinski (Right-Way Caulking, Inc.)	Eric Kubinski (Right-Way Caulking, Inc.)		WS 07-K-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Firestopping Product Data	#07 84 00-1	Closed	07 84 00 FIRESTOPPING	0	SUBMITTALS	Jack Grubish (Ryan Mechanical, Inc.)	Jack Grubish (Ryan Mechanical, Inc.)		WS 22-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Sheet Metal Flashing And Trim Samples	#07 62 00-2	Closed	07 62 00 SHEET METAL FLASHING AND TRIM	0	SUBMITTALS	Andy Berwald (Berwald Roofing Company, Inc.)	Andy Berwald (Berwald Roofing Company, Inc.)		WS 07-H-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Sheet Metal Flashing And Trim Shop Drawings	#07 62 00-1	Closed	07 62 00 SHEET METAL FLASHING AND TRIM	0	SUBMITTALS	Andy Berwald (Berwald Roofing Company, Inc.)	Andy Berwald (Berwald Roofing Company, Inc.)		WS 07-H-001		Not Required KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Epdm Elastomeric Membrane Roofing Fully Adhere Manufacturers Warranty	#07 53 03-6	Closed	07 53 03 EPDM ELASTOMERIC MEMBRANE ROOFING FULLY ADHERE	0	CLOSE OUTS	Matt Witte (Berwald Roofing Company, Inc.)	Matt Witte (Berwald Roofing Company, Inc.)		WS 07-H-001		Approved Laurie Frank (Kraus-Anderson Construction Company)
Porcelain Paver Sample	#07 53 03-5	Closed	07 53 03 EPDM ELASTOMERIC MEMBRANE ROOFING FULLY ADHERE	0	SUBMITTALS	Andy Berwald (Berwald Roofing Company, Inc.)	Andy Berwald (Berwald Roofing Company, Inc.)		WS 07-H-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted Laurie Frank (Kraus-Anderson Construction Company)
Epdm Elastomeric Membrane Roofing Fully Adhere Shop Drawings	#07 53 03-4	Closed	07 53 03 EPDM ELASTOMERIC MEMBRANE ROOFING FULLY ADHERE	0	SUBMITTALS	Andy Berwald (Berwald Roofing Company, Inc.)	Andy Berwald (Berwald Roofing Company, Inc.)		WS 07-H-001	• Approved as Noted Architect by Amber Egojske (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Epdm Elastomeric Membrane Roofing Fully Adhere Product Data	#07 53 03-3	Closed	07 53 03 EPDM ELASTOMERIC MEMBRANE ROOFING FULLY ADHERE	1	SUBMITTALS	Andy Berwald (Berwald Roofing Company, Inc.)	Andy Berwald (Berwald Roofing Company, Inc.)		WS 07-H-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
Composite Wall Panels Warranty	#07 42 43-4	Closed	07 42 43 COMPOSITE WALL PANELS	0	CLOSE OUTS	Matt Witte (Berwald Roofing Company, Inc.)	Matt Witte (Berwald Roofing Company, Inc.)		WS 07-A-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
Composite Wall Panels Manufacturers Warranty	#07 42 43-3	Closed	07 42 43 COMPOSITE WALL PANELS	0	CLOSE OUTS	Matt Witte (Berwald Roofing Company, Inc.)	Matt Witte (Berwald Roofing Company, Inc.)		WS 07-A-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
Compostie Wall Panels Samples	#07 42 43-2	Closed	07 42 43 COMPOSITE WALL PANELS	1	SUBMITTALS	Matt Witte (Berwald Roofing Company, Inc.)	Matt Witte (Berwald Roofing Company, Inc.)		WS 07-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Fronk (Kraus-Anderson Construction Company)
COMPOSITE METAL WALL PANELS PRODUCT DATA	#07 42 43-1	Closed	07 42 43 COMPOSITE WALL PANELS	1	SUBMITTALS	Matt Witte (Berwald Roofing Company, Inc.)	Matt Witte (Berwald Roofing Company, Inc.)		WS 07-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Rachel Struckman (Kraus-Anderson Construction Company)
Metal Wall Panels Add Manufacturers Warranty	#07 42 13-8	Closed	07 42 13 METAL WALL PANELS ADD	0	CLOSE OUTS	Matt Witte (Berwald Roofing Company, Inc.)	Matt Witte (Berwald Roofing Company, Inc.)		WS 07-A-001		Approved Laurie Fronk (Kraus-Anderson Construction Company)
Metal Wall Panels Detail Revisions	#07 42 13-7	Closed	07 42 13 METAL WALL PANELS ADD	0	SUBMITTALS	Andy Berwald (Berwald Roofing Company, Inc.)	Andy Berwald (Berwald Roofing Company, Inc.)		WS 07-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted Laurie Fronk (Kraus-Anderson Construction Company)
Metal Wall Panels Shop Drawings	#07 42 13-5	Closed	07 42 13 METAL WALL PANELS ADD	0	SUBMITTALS	Andy Berwald (Berwald Roofing Company, Inc.)	Andy Berwald (Berwald Roofing Company, Inc.)		WS 07-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted Laurie Fronk (Kraus-Anderson Construction Company)
Metal Wall Panels Perforated Samples	#07 42 13-4	Closed	07 42 13 METAL WALL PANELS ADD	0	Submittal	Andy Berwald (Berwald Roofing Company, Inc.)	Andy Berwald (Berwald Roofing Company, Inc.)		WS 07-A-001	• Approved as Noted Architect by Amber Egojske (Alliance)	Approved as Noted Laurie Fronk (Kraus-Anderson Construction Company)
Thermally Broken Zee Support	#07 42 13-3	Closed	07 42 13 METAL WALL PANELS ADD	0	Product Data	Brian Berwald (Berwald Roofing Company, Inc.)	Brian Berwald (Berwald Roofing Company, Inc.)			• Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Fronk (Kraus-Anderson Construction Company)
Metal Wall Panels Samples	#07 42 13-2	Closed	07 42 13 METAL WALL PANELS ADD	1	SUBMITTALS	Matt Witte (Berwald Roofing Company, Inc.)	Matt Witte (Berwald Roofing Company, Inc.)		WS 07-A-001	• Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Fronk (Kraus-Anderson Construction Company)
METAL WALL PANELS PRODUCT DATA	#07 42 13-1	Closed	07 42 13 METAL WALL PANELS ADD	0	SUBMITTALS	Matt Witte (Berwald Roofing Company, Inc.)	Matt Witte (Berwald Roofing Company, Inc.)		WS 07-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Fronk (Kraus-Anderson Construction Company)
AIR & VAPOR BARRIERS FOR METAL PANELS PRODUCT DATA	#07 27 00-1	Closed	07 27 00 AIR BARRIERS	1	SUBMITTALS	Matt Witte (Berwald Roofing Company, Inc.)	Matt Witte (Berwald Roofing Company, Inc.)		WS 07-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Fronk (Kraus-Anderson Construction Company)
Foamedinplace Insulation Product Data	#07 21 19-2	Closed	07 21 19 FOAMEDINPLACE INSULATION	1	SUBMITTALS	Charlie Howe (Custom Drywall, Inc.)	Charlie Howe (Custom Drywall, Inc.)		WS 09-A-001	• Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Fronk (Kraus-Anderson Construction Company)
Foamed-In-Place Product Data	#07 21 19-1	Closed	07 21 19 FOAMEDINPLACE INSULATION	0	SUBMITTALS	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		WS 06-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Rachel Struckman (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
Blanket Insulation Product Data	#07 21 16-4	Closed	07 21 16 BLANKET INSULATION	0	SUBMITTALS	Andy Berwald (Berwald Roofing Company, Inc.)	Andy Berwald (Berwald Roofing Company, Inc.)		WS 07-H-001		Not Required KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Blanket Insulation Product Data	#07 21 16-3	Closed	07 21 16 BLANKET INSULATION	0	SUBMITTALS	Charlie Howe (Custom Drywall, Inc.)	Charlie Howe (Custom Drywall, Inc.)		WS 09-A-001	• Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Blanket Insulation Product Data	#07 21 16-2	Closed	07 21 16 BLANKET INSULATION	0	SUBMITTALS	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		WS 06-A-001	• Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
07 21 16 CAVITY INSULATION MINERAL WOOL SUBSTITUTION	#07 21 16-1	Closed	07 21 16 BLANKET INSULATION	0	SUBMITTALS	Kyle Schwark (Axel H. Ohman, Inc)	Kyle Schwark (Axel H. Ohman, Inc)		WS 03-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Board Insulation Product Data	#07 21 13-5	Closed	07 21 13 BOARD INSULATION	0	SUBMITTALS	Andy Berwald (Berwald Roofing Company, Inc.)	Andy Berwald (Berwald Roofing Company, Inc.)		WS 07-H-001		Not Required KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Board Insulation Product Data	#07 21 13-4	Closed	07 21 13 BOARD INSULATION	0	SUBMITTALS	Charlie Howe (Custom Drywall, Inc.)	Charlie Howe (Custom Drywall, Inc.)		WS 09-A-001	• Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Mineral Wool Insulation Product Data	#07 21 13-3	Closed	07 21 13 BOARD INSULATION	0	Submittal	Matt Witte (Berwald Roofing Company, Inc.)	Matt Witte (Berwald Roofing Company, Inc.)		WS 07-A-001	• Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Board Insulation Product Data	#07 21 13-2	Closed	07 21 13 BOARD INSULATION	2	SUBMITTALS	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		WS 06-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Board Insulation Product Data	#07 21 13-1	Closed	07 21 13 BOARD INSULATION	1	SUBMITTALS	Kyle Schwark (Axel H. Ohman, Inc)	Kyle Schwark (Axel H. Ohman, Inc)		WS 03-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Bentonite Sheet Waterproofing Shop Drawings	#07 13 10-2	Closed	07 13 10 BENTONITE SHEET WATERPROOFING	0	SUBMITTALS	Kyle Schwark (Axel H. Ohman, Inc)	Kyle Schwark (Axel H. Ohman, Inc)		WS 03-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Bentonite Sheet Waterproofing Product Data	#07 13 10-1	Closed	07 13 10 BENTONITE SHEET WATERPROOFING	0	SUBMITTALS	Kyle Schwark (Axel H. Ohman, Inc)	Kyle Schwark (Axel H. Ohman, Inc)		WS 03-A-001	• Approved as Noted Architect by Laurie Frank (Kraus-Anderson Construction Company)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Bentonite Sheet Waterproofing Manufacturers Warranty	#07 13 10-Unspecified	Required Waiting for Submission	07 13 10 BENTONITE SHEET WATERPROOFING	0	CLOSE OUTS	Kyle Schwark (Axel H. Ohman, Inc)	Kyle Schwark (Axel H. Ohman, Inc)	Aug 22, 2025 (24 days late)	WS 03-A-001		

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
Bentonite Sheet Waterproofing Warranty	#07 13 10-Unspecified	Required Waiting for Submission	07 13 10 BENTONITE SHEET WATERPROOFING	0	SUBMITTALS	Kyle Schwark (Axel H. Ohman, Inc)	Kyle Schwark (Axel H. Ohman, Inc)	Aug 22, 2025 (24 days late)	WS 03-A-001		
Sheet Waterproofing Shop Drawings	#07 13 00-2	Closed	07 13 00 SHEET WATERPROOFING	0	SUBMITTALS	Kyle Schwark (Axel H. Ohman, Inc)	Kyle Schwark (Axel H. Ohman, Inc)		WS 03-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Fronk (Kraus-Anderson Construction Company)
Sheet Waterproofing Product Data	#07 13 00-1	Closed	07 13 00 SHEET WATERPROOFING	0	SUBMITTALS	Kyle Schwark (Axel H. Ohman, Inc)	Kyle Schwark (Axel H. Ohman, Inc)		WS 03-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Fronk (Kraus-Anderson Construction Company)
Sheet Waterproofing Warranty	#07 13 00-Unspecified	Required Waiting for Submission	07 13 00 SHEET WATERPROOFING	0	CLOSE OUTS	Kyle Schwark (Axel H. Ohman, Inc)	Kyle Schwark (Axel H. Ohman, Inc)	Aug 22, 2025 (24 days late)	WS 03-A-001		
Sheet Waterproofing Warranty	#07 13 00-Unspecified	Draft	07 13 00 SHEET WATERPROOFING	0	CLOSE OUTS	Former Member	Laurie Fronk (Kraus-Anderson Construction Company)				
Sheet Waterproofing Manufacturers Warranty	#07 13 00-Unspecified	Required Waiting for Submission	07 13 00 SHEET WATERPROOFING	0	CLOSE OUTS	Kyle Schwark (Axel H. Ohman, Inc)	Kyle Schwark (Axel H. Ohman, Inc)	Aug 22, 2025 (24 days late)	WS 03-A-001		
Sheet Waterproofing Warranty	#07 13 00-Unspecified	Draft	07 13 00 SHEET WATERPROOFING	0	SUBMITTALS	Former Member	Laurie Fronk (Kraus-Anderson Construction Company)				
Dampproofing Product Data	#07 11 00-1	Closed	07 11 00 DAMPPROOFING	0	SUBMITTALS	Kyle Schwark (Axel H. Ohman, Inc)	Kyle Schwark (Axel H. Ohman, Inc)		WS 03-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Fronk (Kraus-Anderson Construction Company)
Dampproofing Product Data	#07 11 00-Unspecified	Draft	07 11 00 DAMPPROOFING	0	SUBMITTALS	Former Member	Laurie Fronk (Kraus-Anderson Construction Company)				
Quartz Surfacing Fabrications O&M Manuals	#06 61 19-4	Closed	06 61 19 QUARTZ SURFACING FABRICATIONS	0	CLOSE OUTS	Tekton Construction Company	Tekton Construction Company		WS 06-A-001		Reviewed Laurie Fronk (Kraus-Anderson Construction Company)
Quartz Surfacing Fabrications Warranty	#06 61 19-3	Closed	06 61 19 QUARTZ SURFACING FABRICATIONS	0	CLOSE OUTS	Tekton Construction Company	Tekton Construction Company		WS 06-A-001		Reviewed Laurie Fronk (Kraus-Anderson Construction Company)
Quartz Surfacing Fabrications Samples	#06 61 19-2	Closed	06 61 19 QUARTZ SURFACING FABRICATIONS	0	SUBMITTALS	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		WS 06-A-001	• Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Fronk (Kraus-Anderson Construction Company)
Quartz Surfacing Fabrications Product Data	#06 61 19-1	Closed	06 61 19 QUARTZ SURFACING FABRICATIONS	0	SUBMITTALS	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		WS 06-A-001	• Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Rachel Struckman (Kraus-Anderson Construction Company)
ARCHITECTURAL WOOD CASEWORK - COUNTERTOP SEAM LOCATION SHOPS	#06 41 00-7	Closed	06 41 00 ARCHITECTURAL WOOD CASEWORK	0	Submittal	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		WS 06-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted Laurie Fronk (Kraus-Anderson Construction Company)
Architectural Casework Shops - PR 042	#06 41 00-6	Closed	06 41 00 ARCHITECTURAL WOOD CASEWORK	0	SUBMITTALS	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		WS 06-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted Laurie Fronk (Kraus-Anderson Construction Company)
Additional P-L Color Sample	#06 41 00-5	Closed	06 41 00 ARCHITECTURAL WOOD CASEWORK	0	Submittal	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		WS 06-A-001	• Approved Architect by Kelli Burns (Alliance)	Approved Laurie Fronk (Kraus-Anderson Construction Company)

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Page 44 of 50

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
Architectural Drawer/Door Pulls Finish Selection	#06 41 00-4	Closed	06 41 00 ARCHITECTURAL WOOD CASEWORK	0	SUBMITTALS	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		WS 06-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Architectural Wood Casework Samples	#06 41 00-3	Closed	06 41 00 ARCHITECTURAL WOOD CASEWORK	0	SUBMITTALS	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		WS 06-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Architectural Wood Casework Color Selection	#06 41 00-2	Closed	06 41 00 ARCHITECTURAL WOOD CASEWORK	2	SUBMITTALS	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		WS 06-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Architectural Wood Casework Shop Drawings	#06 41 00-1	Closed	06 41 00 ARCHITECTURAL WOOD CASEWORK	2	SUBMITTALS	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		WS 06-A-001	• Approved as Noted Architect by Julie MacLeod (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Finish Carpentry Product Data	#06 20 00-2	Closed	06 20 00 FINISH CARPENTRY	0	SUBMITTALS	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		WS 06-A-001	• Review Comments Architect by Julie MacLeod (Alliance)	Review Comments KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Finish Carpentry Samples	#06 20 00-1	Closed	06 20 00 FINISH CARPENTRY	0	SUBMITTALS	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		WS 06-A-001	• Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Mass Timber Handling Guide	#06 18 00-17	Closed	06 18 00 Mass Timber Construction	0	Product Data	Matthew Sztuhar (StructureCraft Builders USA, Inc.)	Matthew Sztuhar (StructureCraft Builders USA, Inc.)				Reviewed Laurie Frank (Kraus-Anderson Construction Company)
MASS TIMBER CONSTRUCTION - ACOUSTIC UNDERLAYMENT	#06 18 00-15	Closed	06 18 00 Mass Timber Construction	0	SUBMITTALS	Kyle Schwark (Axel H. Ohman, Inc)	Kyle Schwark (Axel H. Ohman, Inc)		WS 03-A-001	• Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
IFC Sealed Form and Drawings	#06 18 00-14	Closed	06 18 00 Mass Timber Construction	0	Submittal	Shoaib Ali (StructureCraft Builders USA, Inc.)	Shoaib Ali (StructureCraft Builders USA, Inc.)				Not Required KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
DLT LAYOUT 3D MODEL FOR FIELD USE	#06 18 00-13	Closed	06 18 00 Mass Timber Construction	0	SUBMITTALS	Shoaib Ali (StructureCraft Builders USA, Inc.)	Shoaib Ali (StructureCraft Builders USA, Inc.)		06 18 00-001		Not Required Laurie Frank (Kraus-Anderson Construction Company)
Trimble Model for DLT	#06 18 00-12	Closed	06 18 00 Mass Timber Construction	0	Submittal	Shoaib Ali (StructureCraft Builders USA, Inc.)	Shoaib Ali (StructureCraft Builders USA, Inc.)				Not Required KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Mass Timber Glulam IFA Layout Shop Drawing	#06 18 00-11	Closed	06 18 00 Mass Timber Construction	0	SUBMITTALS	Shoaib Ali (StructureCraft Builders USA, Inc.)	Shoaib Ali (StructureCraft Builders USA, Inc.)		06 18 00-001	• Review Comments Architect by Laurie Frank (Kraus-Anderson Construction Company)	Review Comments Laurie Frank (Kraus-Anderson Construction Company)
Calculation Report - IFA	#06 18 00-10	Closed	06 18 00 Mass Timber Construction	0	Submittal	Shoaib Ali (StructureCraft Builders USA, Inc.)	Shoaib Ali (StructureCraft Builders USA, Inc.)			• Reviewed Ken Francois (Kraus-Anderson Construction Company) by Laurie Frank (Kraus-Anderson Construction Company) • Review Comments Architect by Julie MacLeod (Alliance)	Review Comments Laurie Frank (Kraus-Anderson Construction Company)

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Page 45 of 50

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
Gilulam Layout IFA	#06 18 00-9	Closed	06 18 00 Mass Timber Construction	0	Submittal	Shoalb Ali (StructureCraft Builders USA, Inc.)	Shoalb Ali (StructureCraft Builders USA, Inc.)			- Reviewed Ken Francois (Kraus-Anderson Construction Company) by Laurie Fronk (Kraus-Anderson Construction Company) - Review Comments Architect by Julie MacLeod (Alliance)	Approved as Noted Laurie Fronk (Kraus-Anderson Construction Company)
DLT IFA-B - Penetration Coordination	#06 18 00-8	Closed	06 18 00 Mass Timber Construction	0	Submittal	Shoalb Ali (StructureCraft Builders USA, Inc.)	Shoalb Ali (StructureCraft Builders USA, Inc.)			- Reviewed Ken Francois (Kraus-Anderson Construction Company) by Laurie Fronk (Kraus-Anderson Construction Company) - Reviewed as Noted Architect by Julie MacLeod (Alliance)	Reviewed as Noted Laurie Fronk (Kraus-Anderson Construction Company)
DLT Lay Shop Drawings	#06 18 00-7	Closed	06 18 00 Mass Timber Construction	0	Submittal	Shoalb Ali (StructureCraft Builders USA, Inc.)	Shoalb Ali (StructureCraft Builders USA, Inc.)		06 18 00-001	- Reviewed Ken Francois (Kraus-Anderson Construction Company) by Laurie Fronk (Kraus-Anderson Construction Company) - Review Comments Architect by Julie MacLeod (Alliance) - Review Comments Julie MacLeod (Alliance) by Laurie Fronk (Kraus-Anderson Construction Company) - Review Comments Architect by Laurie Fronk (Kraus-Anderson Construction Company)	Furnish as Corrected Laurie Fronk (Kraus-Anderson Construction Company)
Mass Timber Handling Guide	#06 18 00-6	Closed	06 18 00 Mass Timber Construction	0	Submittal	Shoalb Ali (StructureCraft Builders USA, Inc.)	Shoalb Ali (StructureCraft Builders USA, Inc.)				Not Required Laurie Fronk (Kraus-Anderson Construction Company)
StructureCraft Mass Timber Cleaning Guide	#06 18 00-5	Closed	06 18 00 Mass Timber Construction	0	Submittal	Shoalb Ali (StructureCraft Builders USA, Inc.)	Shoalb Ali (StructureCraft Builders USA, Inc.)				Not Required Laurie Fronk (Kraus-Anderson Construction Company)
Mass Timber Construction DelegatedDesign Submittal	#06 18 00-4	Closed	06 18 00 Mass Timber Construction	0	Submittal	Shoalb Ali (StructureCraft Builders USA, Inc.)	Shoalb Ali (StructureCraft Builders USA, Inc.)		06 18 00-001		Reviewed Laurie Fronk (Kraus-Anderson Construction Company)
Mass Timber Construction DLT Samples	#06 18 00-3	Closed	06 18 00 Mass Timber Construction	1	Submittal	Shoalb Ali (StructureCraft Builders USA, Inc.)	Shoalb Ali (StructureCraft Builders USA, Inc.)		06 18 00-001	- Not Reviewed Ken Francois (Kraus-Anderson Construction Company) by Laurie Fronk (Kraus-Anderson Construction Company) - Review Comments Architect by Laurie Fronk (Kraus-Anderson Construction Company)	Approved as Noted Laurie Fronk (Kraus-Anderson Construction Company)
Mass Timber DLT Product Data	#06 18 00-2	Closed	06 18 00 Mass Timber Construction	0	Submittal	Shoalb Ali (StructureCraft Builders USA, Inc.)	Shoalb Ali (StructureCraft Builders USA, Inc.)		06 18 00-001		Reviewed Laurie Fronk (Kraus-Anderson Construction Company)
Mass Timber Construction Shop Drawings	#06 18 00-1	Closed	06 18 00 Mass Timber Construction	0	Submittal	Shoalb Ali (StructureCraft Builders USA, Inc.)	Shoalb Ali (StructureCraft Builders USA, Inc.)		06 18 00-001		Reviewed Laurie Fronk (Kraus-Anderson Construction Company)
Miscellaneous Rough Carpentry Product Data	#06 10 53-2	Closed	06 10 53 MISCELLANEOUS ROUGH CARPENTRY	1	SUBMITTALS	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		WS 06-A-001	Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Fronk (Kraus-Anderson Construction Company)
MISC ROUGH CARPENTRY - PR 1 COMPOSITE WOOD SAMPLES	#06 10 53-1	Closed	06 10 53 MISCELLANEOUS ROUGH CARPENTRY	0	SUBMITTALS	Jeremy Belsheim (Tekton Construction Company)	Jeremy Belsheim (Tekton Construction Company)		WS 06-A-001	Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted Laurie Fronk (Kraus-Anderson Construction Company)
Metal Terrace Railings Shop Drawings	#05 52 00-1	Closed	05 52 00 METAL RAILINGS	1	SUBMITTALS	Chris Kroohn (Metro Manufacturing, Inc.)	Chris Kroohn (Metro Manufacturing, Inc.)		WS 05-A-001	Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Fronk (Kraus-Anderson Construction Company)
Metal Railings Samples	#05 52 00- Unspecified	Required Waiting for Submission	05 52 00 METAL RAILINGS	0	SUBMITTALS	Chris Kroohn (Metro Manufacturing, Inc.)	Chris Kroohn (Metro Manufacturing, Inc.)	Feb 16, 2024 (577 days late)	WS 05-A-001		

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
Metal West Stairs Shop Drawings	#05 51 00-3	Closed	05 51 00 METAL STAIRS	4	SUBMITTALS	Chris Kroohn (Metro Manufacturing, Inc.)	Chris Kroohn (Metro Manufacturing, Inc.)		WS 05-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
METAL EAST STAIRS SHOP DRAWINGS	#05 51 00-2	Closed	05 51 00 METAL STAIRS	4	SUBMITTALS	Chris Kroohn (Metro Manufacturing, Inc.)	Chris Kroohn (Metro Manufacturing, Inc.)		WS 05-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Metal Feature Stairs Shop Drawings	#05 51 00-1	Closed	05 51 00 METAL STAIRS	1	SUBMITTALS	Chris Kroohn (Metro Manufacturing, Inc.)	Chris Kroohn (Metro Manufacturing, Inc.)		WS 05-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Metal Stairs Samples	#05 51 00-Unspecified	Required Waiting for Submission	05 51 00 METAL STAIRS	0	SUBMITTALS	Chris Kroohn (Metro Manufacturing, Inc.)	Chris Kroohn (Metro Manufacturing, Inc.)	Feb 16, 2024 (577 days late)	WS 05-A-001		
Metal Fabrication - Fin Grilles Shop Drawings	#05 50 00-9	Closed	05 50 00 METAL FABRICATIONS	0	SUBMITTALS	Chris Kroohn (Metro Manufacturing, Inc.)	Chris Kroohn (Metro Manufacturing, Inc.)		WS 05-A-001	• No Exceptions Taken Architect by Amber Egojske (Alliance)	No Exceptions Taken Laurie Frank (Kraus-Anderson Construction Company)
Desk Supports Shop Drawings	#05 50 00-8	Closed	05 50 00 METAL FABRICATIONS	1	Submittal	Chris Kroohn (Metro Manufacturing, Inc.)	Chris Kroohn (Metro Manufacturing, Inc.)		WS 05-A-001	• Approved as Noted Architect by Julie MacLeod (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Metal Fabrications - Roof Stair PD & Shop Drawing	#05 50 00-7	Closed	05 50 00 METAL FABRICATIONS	0	SUBMITTALS	Chris Kroohn (Metro Manufacturing, Inc.)	Chris Kroohn (Metro Manufacturing, Inc.)		WS 05-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted Laurie Frank (Kraus-Anderson Construction Company)
Metal Fabrications - Roof Stair Shops & Calcs	#05 50 00-6	Required Waiting for Submission	05 50 00 METAL FABRICATIONS	3	SUBMITTALS	Chris Kroohn (Metro Manufacturing, Inc.)	Chris Kroohn (Metro Manufacturing, Inc.)	Aug 12, 2024 (399 days late)	WS 05-A-001		
Metal Fabrications - Stair Bridge Steel Weldment Sample	#05 50 00-5	Closed	05 50 00 METAL FABRICATIONS	0	SUBMITTALS	Chris Kroohn (Metro Manufacturing, Inc.)	Chris Kroohn (Metro Manufacturing, Inc.)		WS 05-A-001	• Revise and resubmit Architect by Kelli Burns (Alliance)	Revise and resubmit KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
METAL FABRICATIONS - STRUCTURAL STAIR CALCULATIONS	#05 50 00-3	Required Waiting for Submission	05 50 00 METAL FABRICATIONS	3	SUBMITTALS	Chris Kroohn (Metro Manufacturing, Inc.)	Chris Kroohn (Metro Manufacturing, Inc.)	Jun 4, 2024 (468 days late)	WS 05-A-001		
METAL FABRICATIONS - TRASH ENCLOSURE SHOP DRAWING	#05 50 00-1	Closed	05 50 00 METAL FABRICATIONS	1	SUBMITTALS	Chris Kroohn (Metro Manufacturing, Inc.)	Chris Kroohn (Metro Manufacturing, Inc.)		WS 05-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Metal Fabrications Calculations	#05 50 00-Unspecified	Required Waiting for Submission	05 50 00 METAL FABRICATIONS	0	SUBMITTALS	Chris Kroohn (Metro Manufacturing, Inc.)	Chris Kroohn (Metro Manufacturing, Inc.)	Feb 16, 2024 (577 days late)	WS 05-A-001		
Coldformed Metal Framing Product Data	#05 40 00-3	Closed	05 40 00 COLDFORMED METAL FRAMING	0	SUBMITTALS	Charlie Howe (Custom Drywall, Inc.)	Charlie Howe (Custom Drywall, Inc.)		WS 09-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Coldformed Metal Framing Shop Drawings	#05 40 00-2	Closed	05 40 00 COLDFORMED METAL FRAMING	0	SUBMITTALS	Charlie Howe (Custom Drywall, Inc.)	Charlie Howe (Custom Drywall, Inc.)		WS 09-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)

Created by Ken Francois with Autodesk® Construction Cloud™ on Sep 15, 2025 at 1:41 PM CDT

Page 47 of 50

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
Coldformed Metal Framing Calculations	#05 40 00-1	Closed	05 40 00 COLDFORMED METAL FRAMING	0	SUBMITTALS	Charlie Howe (Custom Drywall, Inc.)	Charlie Howe (Custom Drywall, Inc.)		WS 09-A-001	Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Steel Roof Decking Product Data	#05 31 23-Unspecified	Required Waiting for Submission	05 31 23 STEEL ROOF DECKING	0	SUBMITTALS	Chris Kroohn (Metro Manufacturing, Inc.)	Chris Kroohn (Metro Manufacturing, Inc.)	Feb 23, 2024 (570 days late)	WS 05-A-001		
Steel Roof Decking Qualification Data	#05 31 23-Unspecified	Draft	05 31 23 STEEL ROOF DECKING	0	SUBMITTALS	Former Member	Laurie Fronk (Kraus-Anderson Construction Company)				
Steel Decking Test Reports	#05 31 00-Unspecified	Draft	05 31 00 STEEL DECKING	0	SUBMITTALS	Former Member	Laurie Fronk (Kraus-Anderson Construction Company)				
Steel Decking Reports	#05 31 00-Unspecified	Draft	05 31 00 STEEL DECKING	0	SUBMITTALS	Former Member	Laurie Fronk (Kraus-Anderson Construction Company)				
Steel Decking Reports	#05 31 00-Unspecified	Draft	05 31 00 STEEL DECKING	0	SUBMITTALS	Former Member	Laurie Fronk (Kraus-Anderson Construction Company)				
Steel Decking Certificates	#05 31 00-Unspecified	Draft	05 31 00 STEEL DECKING	0	SUBMITTALS	Former Member	Laurie Fronk (Kraus-Anderson Construction Company)				
Architecturally Exposed Structural Steel Framing Product Data	#05 12 13-1	Closed	05 12 13 ARCHITECTURALLY EXPOSED STRUCTURAL STEEL FRAMING	0	SUBMITTALS	Chris Kroohn (Metro Manufacturing, Inc.)	Chris Kroohn (Metro Manufacturing, Inc.)		WS 05-A-001	Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Architecturally Exposed Structural Steel Framing Certificates	#05 12 13-Unspecified	Draft	05 12 13 ARCHITECTURALLY EXPOSED STRUCTURAL STEEL FRAMING	0	SUBMITTALS	Former Member	Laurie Fronk (Kraus-Anderson Construction Company)				
Structural Steel Framing Product Data	#05 12 00-3	Closed	05 12 00 STRUCTURAL STEEL FRAMING	0	SUBMITTALS	Chris Kroohn (Metro Manufacturing, Inc.)	Chris Kroohn (Metro Manufacturing, Inc.)		WS 05-A-001	- Approved as Noted Architect by Kelli Burns (Alliance) - Approved as Noted Structural Engineer by Laurie Frank (Kraus-Anderson Construction Company) - Approved as Noted Architect by Laurie Frank (Kraus-Anderson Construction Company)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Structural Steel Framing Shop Drawings	#05 12 00-2	Closed	05 12 00 STRUCTURAL STEEL FRAMING	1	SUBMITTALS	Chris Kroohn (Metro Manufacturing, Inc.)	Chris Kroohn (Metro Manufacturing, Inc.)		WS 05-A-001	Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
STRUCTURAL STEEL CHANNEL FRAMING SHOPS	#05 12 00-1	Closed	05 12 00 STRUCTURAL STEEL FRAMING	2	SUBMITTALS	Chris Kroohn (Metro Manufacturing, Inc.)	Chris Kroohn (Metro Manufacturing, Inc.)		WS 05-A-001	Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Structural Steel Framing Test Reports	#05 12 00-Unspecified	Draft	05 12 00 STRUCTURAL STEEL FRAMING	0	SUBMITTALS	Former Member	Laurie Fronk (Kraus-Anderson Construction Company)				
Structural Steel Framing Reports	#05 12 00-Unspecified	Draft	05 12 00 STRUCTURAL STEEL FRAMING	0	SUBMITTALS	Former Member	Laurie Fronk (Kraus-Anderson Construction Company)				
Structural Steel Framing Qualification Data	#05 12 00-Unspecified	Draft	05 12 00 STRUCTURAL STEEL FRAMING	0	SUBMITTALS	Former Member	Laurie Fronk (Kraus-Anderson Construction Company)				

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
Structural Steel Framing Certificates	#05 12 00-Unspecified	Draft	05 12 00 STRUCTURAL STEEL FRAMING	0	SUBMITTALS	Former Member	Laurie Fronk (Kraus-Anderson Construction Company)				
Structural Steel Framing Certificates	#05 12 00-Unspecified	Draft	05 12 00 STRUCTURAL STEEL FRAMING	0	SUBMITTALS	Former Member	Laurie Fronk (Kraus-Anderson Construction Company)				
CAST STONE MASONRY MIX DESIGN	#04 72 00-4	Closed	04 72 00 CAST STONE MASONRY	1	SUBMITTALS	Kyle Schwark (Axel H. Ohman, Inc)	Kyle Schwark (Axel H. Ohman, Inc)		WS 03-A-001	• Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Fronk (Kraus-Anderson Construction Company)
Cast Stone Masonry Shop Drawings	#04 72 00-3	Closed	04 72 00 CAST STONE MASONRY	0	SUBMITTALS	Kyle Schwark (Axel H. Ohman, Inc)	Kyle Schwark (Axel H. Ohman, Inc)		WS 03-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Fronk (Kraus-Anderson Construction Company)
Cast Stone Masonry Samples	#04 72 00-1	Closed	04 72 00 CAST STONE MASONRY	1	SUBMITTALS	Kyle Schwark (Axel H. Ohman, Inc)	Kyle Schwark (Axel H. Ohman, Inc)		WS 03-A-001	• Approved Architect by Kelli Burns (Alliance)	No Exceptions Taken KA Project Manager by Rachel Struckman (Kraus-Anderson Construction Company)
Cast Stone Masonry Attic Stock	#04 72 00-Unspecified	Draft	04 72 00 CAST STONE MASONRY	0	CLOSE OUTS	Former Member	Laurie Fronk (Kraus-Anderson Construction Company)				
Unit Masonry Mockups	#04 20 00-5	Closed	04 20 00 UNIT MASONRY	0	SUBMITTALS	Kyle Schwark (Axel H. Ohman, Inc)	Kyle Schwark (Axel H. Ohman, Inc)		WS 03-A-001		Approved KA Project Manager by Laurie Fronk (Kraus-Anderson Construction Company)
UNIT MASONRY - CELL VENT SAMPLES	#04 20 00-4	Closed	04 20 00 UNIT MASONRY	0	SUBMITTALS	Kyle Schwark (Axel H. Ohman, Inc)	Kyle Schwark (Axel H. Ohman, Inc)		WS 03-A-001	• Approved Architect by Kelli Burns (Alliance)	No Exceptions Taken KA Project Manager by Rachel Struckman (Kraus-Anderson Construction Company)
Unit Masonry Samples	#04 20 00-3	Closed	04 20 00 UNIT MASONRY	0	SUBMITTALS	Kyle Schwark (Axel H. Ohman, Inc)	Kyle Schwark (Axel H. Ohman, Inc)		WS 03-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Fronk (Kraus-Anderson Construction Company)
UNIT MASONRY - BRICK SHAPES	#04 20 00-2	Closed	04 20 00 UNIT MASONRY	1	SUBMITTALS	Kyle Schwark (Axel H. Ohman, Inc)	Kyle Schwark (Axel H. Ohman, Inc)		WS 03-A-001		Approved KA Project Manager by Laurie Fronk (Kraus-Anderson Construction Company)
Unit Masonry Product Data	#04 20 00-1	Closed	04 20 00 UNIT MASONRY	0	SUBMITTALS	Kyle Schwark (Axel H. Ohman, Inc)	Kyle Schwark (Axel H. Ohman, Inc)		WS 03-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Fronk (Kraus-Anderson Construction Company)
Unit Masonry Attic Stock	#04 20 00-Unspecified	Draft	04 20 00 UNIT MASONRY	0	CLOSE OUTS	Former Member	Laurie Fronk (Kraus-Anderson Construction Company)				
Revised Brick Shape Submittal	#04 05 03-4	Closed	04 05 03 MASONRY MORTAR AND GROUT	0	Submittal	Kyle Schwark (Axel H. Ohman, Inc)	Kyle Schwark (Axel H. Ohman, Inc)		WS 03-A-001	• Approved Architect by Kelli Burns (Alliance)	Approved Ben Albrecht (Kraus-Anderson Construction Company) by Laurie Fronk (Kraus-Anderson Construction Company)

[Jump Back to Page 8](#)

Washington County Central Service Center

WC Service Center - Submittal item summary

Title	Number	Status	Spec	Rev	Type	Responsible contractor	Ball in court	Ball in court due date	Package	Review response(s)	Final response
Masonry Mortar And Grout Test Reports	#04 05 03-3	Closed	04 05 03 MASONRY MORTAR AND GROUT	0	SUBMITTALS	Kyle Schwark (Axel H. Ohman, Inc)	Kyle Schwark (Axel H. Ohman, Inc)		WS 03-A-001	• Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Masonry Mortar And Grout Samples	#04 05 03-2	Closed	04 05 03 MASONRY MORTAR AND GROUT	0	SUBMITTALS	Kyle Schwark (Axel H. Ohman, Inc)	Kyle Schwark (Axel H. Ohman, Inc)		WS 03-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
Masonry Mortar And Grout Design Data	#04 05 03-1	Closed	04 05 03 MASONRY MORTAR AND GROUT	1	SUBMITTALS	Kyle Schwark (Axel H. Ohman, Inc)	Kyle Schwark (Axel H. Ohman, Inc)		WS 03-A-001	• Approved Architect by Kelli Burns (Alliance)	Approved Ben Albrecht (Kraus-Anderson Construction Company) by Laurie Frank (Kraus-Anderson Construction Company)
Polished Concrete Finishing Product Data	#03 35 00- Unspecified	Required Waiting for Submission	03 35 00 POLISHED CONCRETE FINISHING	0	SUBMITTALS	Laurie Fronk (Kraus-Anderson Construction Company)	Laurie Fronk (Kraus-Anderson Construction Company)	Feb 16, 2024 (577 days late)			
Polished Concrete Finishing Mockups	#03 35 00- Unspecified	Required Waiting for Submission	03 35 00 POLISHED CONCRETE FINISHING	0	SUBMITTALS	Laurie Fronk (Kraus-Anderson Construction Company)	Laurie Fronk (Kraus-Anderson Construction Company)	Feb 16, 2024 (577 days late)			
CIP Concrete Product Data	#03 30 00-3	Closed	03 30 00 CASTINPLACE CONCRETE	0	SUBMITTALS	Kyle Schwark (Axel H. Ohman, Inc)	Kyle Schwark (Axel H. Ohman, Inc)		WS 03-A-001	• Approved Architect by Kelli Burns (Alliance)	Approved Laurie Fronk (Kraus-Anderson Construction Company)
Castinplace Concrete Mix Design	#03 30 00-2	Closed	03 30 00 CASTINPLACE CONCRETE	0	SUBMITTALS	Kyle Schwark (Axel H. Ohman, Inc)	Kyle Schwark (Axel H. Ohman, Inc)		WS 03-A-001	• Approved Architect by Kelli Burns (Alliance)	Approved KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)
CIP Concrete Rebar Shop Drawings	#03 30 00-1	Closed	03 30 00 CASTINPLACE CONCRETE	0	SUBMITTALS	Kyle Schwark (Axel H. Ohman, Inc)	Kyle Schwark (Axel H. Ohman, Inc)		WS 03-A-001	• Approved as Noted Architect by Kelli Burns (Alliance)	Approved as Noted KA Project Manager by Laurie Frank (Kraus-Anderson Construction Company)

[Jump Back to Page 10](#)

Meeting minutes

Meeting 12: OAC Meeting



Date: Sep 5, 2024 **Time:** 9:00 AM - 10:00 AM CDT **Meeting location:** Zoom

Invitees & Attendance

Organizers

- ☒ Ben Albrecht (Kraus-Anderson Construction Company)
- ☐ Dan Kjellberg (Kraus-Anderson Construction Company)

Invitees

- ☐ Amanda Meyer (City of Cottage Grove)
- ☒ Dan schauer (Kraus-Anderson Construction Company)
- ☐ Dustin Phillips (Kraus-Anderson Construction Company)
- ☐ Jake Wollensak (Wold Architects & Engineers)
- ☒ Kayla Simpson (Wold Architects & Engineers)
- ☒ Lee Mann (Stantec)
- ☒ Rachel Struckman (Kraus-Anderson Construction Company)
- ☒ Rick Alt (City of Cottage Grove)
- ☐ Ryan Burfeind (City of Cottage Grove)

Description

OAC Meeting #12

Additional Attendees: Brian Bluhm, Cottage Grove

Meeting Discussion

Submittals

1. Design Team Court Ongoing
 - 5/30 Update: See attached log. Canopy PD & SD in structural engineer's court.
 - 6/27 Update: 12 submittals in design team court. Mostly mechanical. Revised shop drawing and calcs for metal fabrications is hottest item right now.
 - 8/8 Update: Send out log with MM.

Item attachments

[CGU&E Submittals Design Team_5-30-2024.pdf](#)

[Jump Back to Page 10](#)

City of Cottage Grove New Utility & Engineering Building

OAC Meeting

Created on Apr 18, 2024 by Ben Albrecht

Last updated on Aug 28, 2024 by Ben Albrecht

2. Contractor Items Outstanding
- Ongoing
- 3/21 Update: 110 outstanding items by contractors.
 - 4/4 Update: 95 outstanding items by contractors. Goal is 50 or less in two weeks.
 - 4/18 Update: 65 outstanding items by contractors as of 7 AM this morning.
 - Combined packages
 - Two Autodesk reminders going out weekly
 - Following up with contractors individually
 - Precast going into production 4/29. Structural steel, joists and decking going into production.
 - Current focus is outstanding MEP submittals (35 items)
 - 5/2 Update: 49 outstanding items by contractors
 - 11 items to revise and re-submit
 - Priority items are concrete mix design with upcoming footing pours, any longer leads such as metal fab. shops
 - 5/16 Update:
 - Concrete mix designs for footings and foundation walls/piers were approved and returned. Rev. 2 of the mix design submittal package was pushed through for design team review.
 - Precast mock-up review
 - Wold - Reviewed 1x1" samples and compared to Water Treatment Plant. Source from same quarry. Good to go.
 - 5/30 Update:
 - Pushing contractors to get fire suppression, mechanical and electrical submittals completed.
 - 6/13 Update:
 - 25 Submittals outstanding. Clean up on duplicated submittal items - sitting at about 15-20 outstanding.
 - 6/27 Update:
 - 20 submittals outstanding
 - 8/8 Update:
 - Remaining items of note:
 - Electrical submittals - 4 submittals
 - Glazing sample
 - Tile Mockup - Review tile work onsite. No separate mockup.

Created on Apr 18, 2024 by Ben Albrecht

Last updated on Aug 22, 2024 by Ben Albrecht

PCO Updates

1. PCO 17, RFI #12 - Fluid Applied Flooring/Carpet Clarifications
- Closed

[Jump Back to Page 10](#)

City of Cottage Grove New Utility & Engineering Building

OAC Meeting

- 6/13: No costs from MCI yet.
- 7/25: Need cost update
- 8/8: Close out if no co
- 9/5: Back and forth with MCI/Wold. Cove at bottom of curb requested. MCI (confirm).
Waiting on pricing

Closed on Sep 5, 2024 by Ben Albrecht

2. PCO 25, PR #10 - Building Enclosure Const. Review & Carpet Rev.

Ongoing

- 6/27: Waiting on costs from contractors.
- 7/25: Received \$19K cost from Jackson. Received \$7K cost from S&Y. KA reviewing and vetting. Sending final notice to other contractors for confirmation of cost/no cost.
- 8/8: S&Y's cost after vetting reduced to \$4,593. Asked for follow up from Jackson. Expecting this cost to change.
- 9/5: Confirm question from Wold, and then push through as COR.

Created on Jun 27, 2024 by Ben Albrecht

Last updated on Sep 5, 2024 by Ben Albrecht

3. PCO 28 - Roof frames at Exhaust Fans & Roof Drains

Closed

- 7/25: Larger openings that 5 1/2 inches require frames per plan detail. CU and roof top air units coordinated for framing as shown on structural plan, but mechanical and steel supply did not coordinate on exhaust fans and roof drains. Waiting on costs. KA to review when received.
- 7/25: Work needs to be done. CSI fabricating frames for Spartan install.
- 8/8: Costs received from CSI for frame construction of \$14K. Spartan costs to install was provided at \$7K. Follow up with Wold and City to review once fully vetted.
- 8/22: Review with team.

Closed on Sep 5, 2024 by Ben Albrecht

4. PCO 38 - PR #11 DLI Review Changes

Ongoing

- 7/25: Expecting some costs from Miller. KA to review when received.
- 8/8: Waiting on cost.
- 8/22: Cost from Miller of \$24,738.26 for PR #11 changes. KA reviewing. Sent to Stantec/ design team to review concurrently.
- 9/5: Provided no issues with this cost, send through as COR.

Created on Jul 31, 2024 by Ben Albrecht

Last updated on Sep 5, 2024 by Ben Albrecht

5. PCO 44 - Trench Drain Mud Slab

Open

[Jump Back to Page 10](#)

City of Cottage Grove New Utility & Engineering Building

OAC Meeting

- 8/22: Means and methods as discussed previously. Finalized \$11,330.00 cost from Axel. \$1,498.27 cost from Miller for additional excavation. Backcharge SCR (RJ Mech.). \$0 cost to owner.

Created on Aug 22, 2024 by Ben Albrecht

Last updated on Aug 22, 2024 by Ben Albrecht

6. PCO 45 - PR #13: Streets Plan, Plumbing, and Lighting Revisions

Open
- 8/22: Credit of (\$29,223.22) from McNamara Paving for removed asphalt. Waiting on credit back from concrete paving for removed C&G.
 - 9/5: Provided no issues with this cost, send through as COR.

Created on Aug 22, 2024 by Ben Albrecht

Last updated on Sep 5, 2024 by Ben Albrecht

7. PCO 47 - RFI #28: Missing concrete for brick ledge. Received \$1,025 cost from Axel. KA reviewing.

Open

Created on Sep 5, 2024 by Ben Albrecht

Last updated on Sep 5, 2024 by Ben Albrecht

8. PCO 50 - Received \$1,543 cost for CMU mechanical opening from Axel. KA reviewing.

Open

Created on Sep 5, 2024 by Ben Albrecht

Last updated on Sep 5, 2024 by Ben Albrecht

9. PCO 27 - Jackson provided credit for mechanical roof curbs of \$5,350

Open

Created on Sep 5, 2024 by Ben Albrecht

Last updated on Sep 5, 2024 by Ben Albrecht

Owner FFE

1. Owner FFE Proposal

Ongoing
- 4/4 Update: Wold is working on proposal to send to the city this week.
 - 4/18 Update: FFE proposal received. Lee confirmed that the City received the proposal, and will discuss with Ryan on how they want to proceed.
 - 5/2 Update: Meeting to be scheduled on 5/13. Some of the equipment is spec'd out and falls under contractors. Wold and KA to confirm which items. Looking for those submittals soon to get wrapped up.
 - 5/16: Two show rooms in the next few weeks. Henrickson offered a few dates between June 4-6. Wold and ownership to meet on June 5th at lunch time.
 - 5/16: Budget update on FFE as we progress.
 - 5/16: Appliances (shop drawings to share with ownership group)
 - 6/13 Update: Rick and Amanda attended June 5th FFE meeting. Went well. Progressing with next steps for FFE.

[Jump Back to Page 10](#)

City of Cottage Grove New Utility & Engineering Building

OAC Meeting

- 6/27 Update: Sample chairs being delivered to Public Works. Meeting with them tomorrow.
- 8/8 Update: Came in within budget. Preparing formal proposal.
- 9/5 Update: Furniture wrapped up. Shelving in progress and still need purchase order. Move in furniture end of December or first week of January.

Created on Apr 18, 2024 by Ben Albrecht

Last updated on Sep 5, 2024 by Ben Albrecht

Site Coordination for Site Electrical and Grading

1. 7/25: Planned for Monday 7/29

Ongoing
- 8/8: Reviewed last week during site meeting. Agreed to follow up by week of 8/5.
- 8/8: Wold/Stantec done with their review. Miller to complete flyover 8/9, and provide information by Monday 8/12.
- 8/22: Narrative on volume provide. City needs data to compare their calculation. Looking for CAD file for drone survey.
- 9/5: Data provided to City and Stantec. Reviewing. File format not compatible with CAD.

Created on Jul 25, 2024 by Ben Albrecht

Last updated on Sep 5, 2024 by Ben Albrecht

Commissioning

1. 8/8: Proposals requested from KFI and Dunham. Expecting costs to come through by end of this week. To follow up design team on any questions/clarifications as needed. Will share pricing when received.

Open
- 8/22: Cover updates on proposal requests.
- 9/5: Dunham proposal received.

Created on Aug 8, 2024 by Ben Albrecht

Last updated on Sep 5, 2024 by Ben Albrecht

Pavement Sawcut on Ideal Avenue

1. ROW coordination submit to Lee, Ryan, and Crystal for review.

Closed

Closed on Sep 5, 2024 by Ben Albrecht

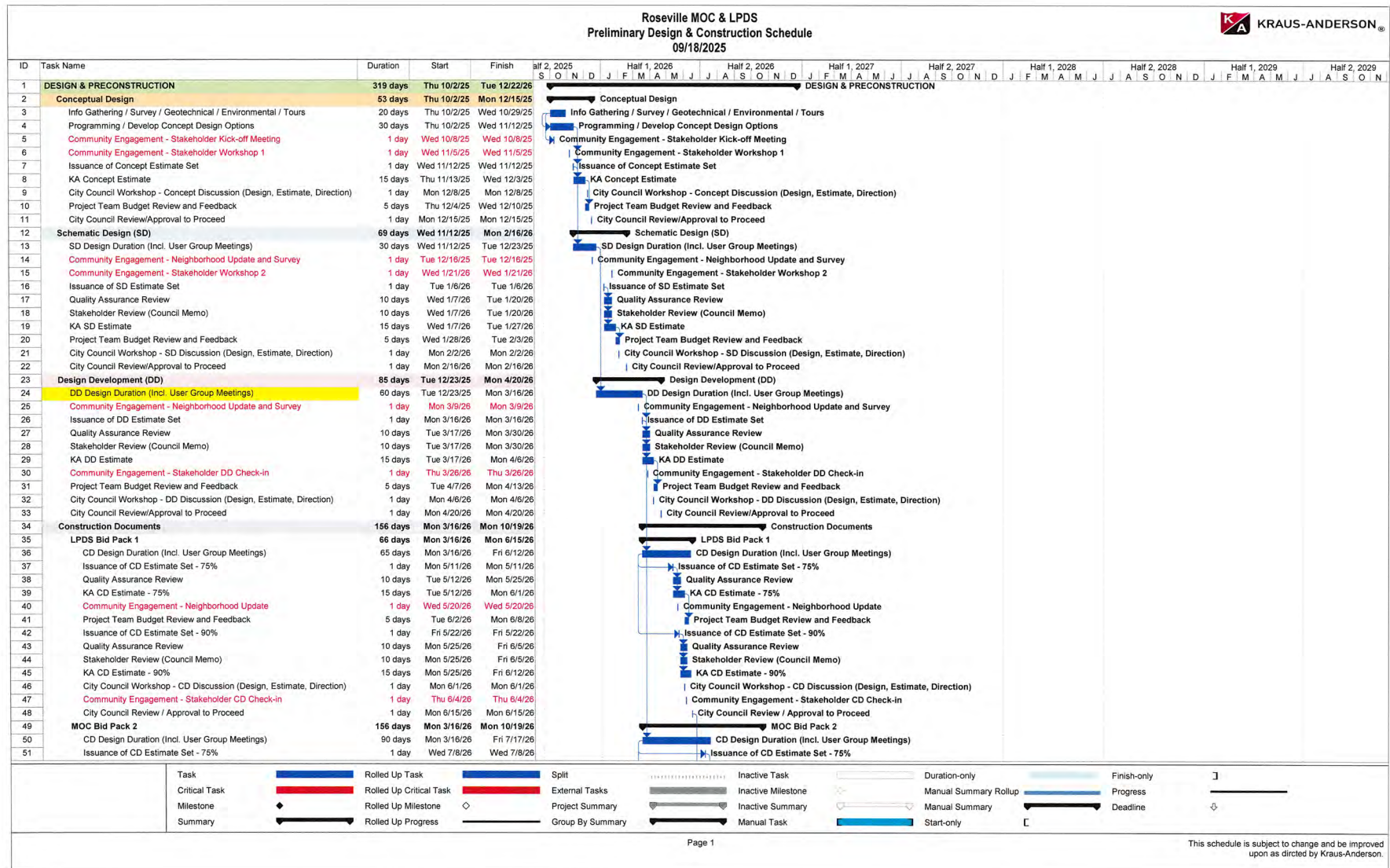
Meeting Summary

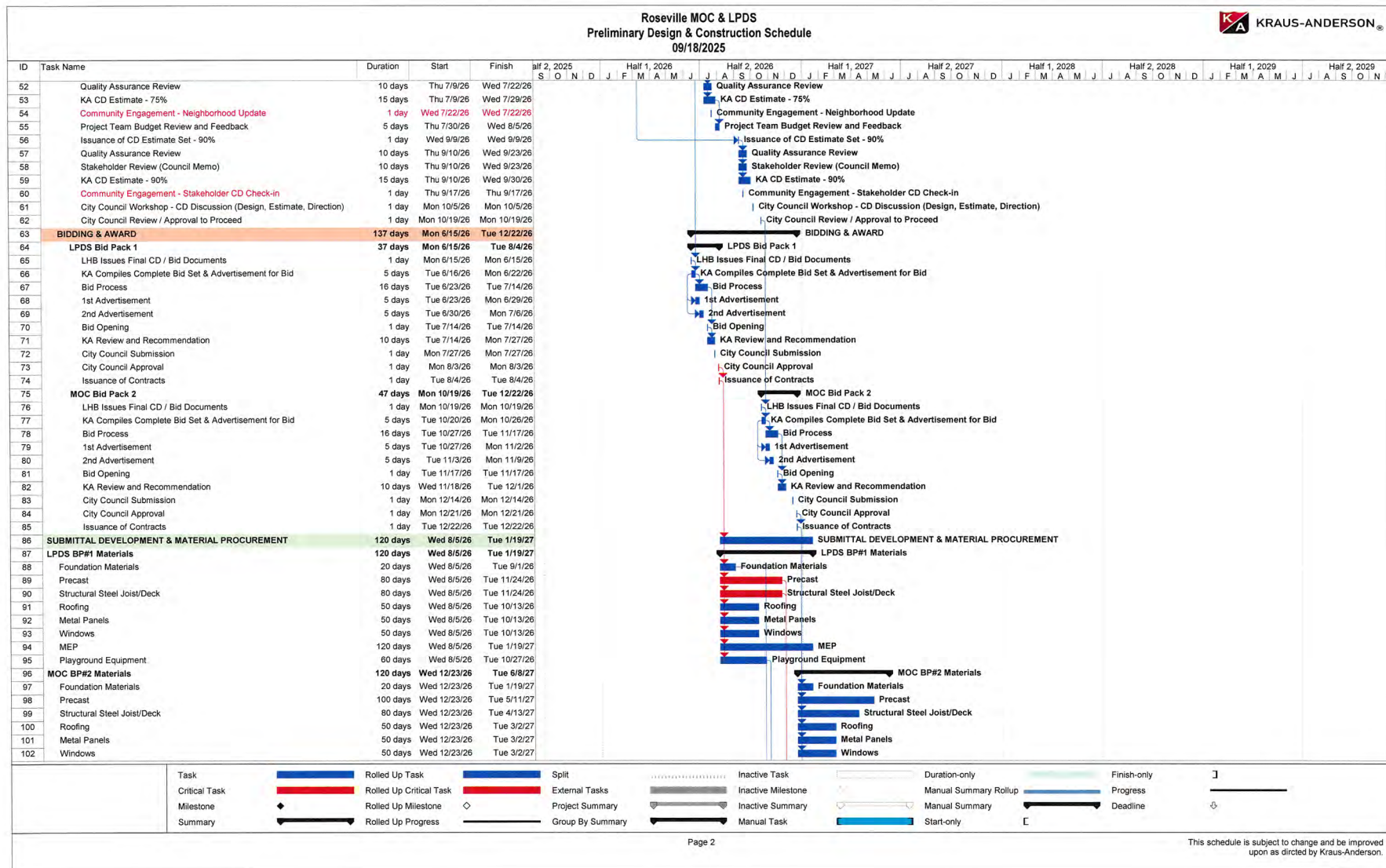
This meeting has no summary

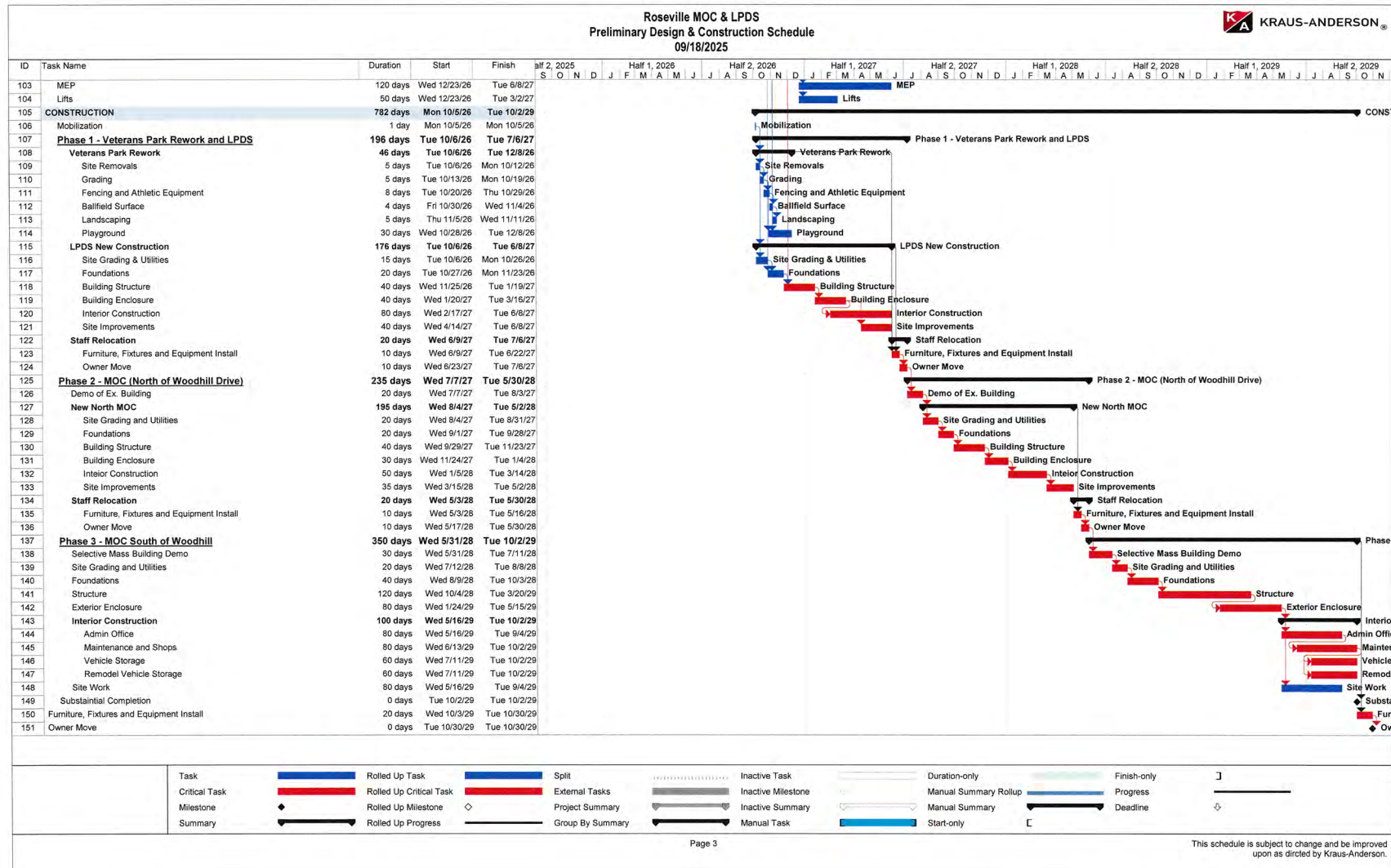
ATTACHMENT | COST ESTIMATES + FINAL PROJECT COSTS FOR ROSEMOUNT PUBLIC WORKS + POLICE (C3.1)

[Jump Back to Page 11](#)Rosemount Public Works and Police Department
City of Rosemount
1/7/2025

Description	Rosemount PW & PD					
	Original Budget 12.16.21	Concept Estimate (PW-Better, PD-Best) 04/26/22	SD Estimate "With priority 1 & 2 VE" 10/04/22	DD Estimate "With priority 1 & 2 VE" 01/05/23	Construction Update 10/15/2024	
Update Date	12.16.21	04/26/22	10/04/22	01/05/23	01/07/25	
PROJECT REVENUE / FUNDING			A	B		
Bond Referendum	\$40,000,000.00	\$55,000,000.00	\$55,000,000.00	\$60,000,000.00	\$58,168,898.00	Council Approved Budget May 2023
State Revenue						
TOTAL PROJECT REVENUE	\$40,000,000.00	\$55,000,000.00	\$55,000,000.00	\$60,000,000.00	\$58,168,898.00	
Construction Update (months)	15	15	17	17	17	
PROJECT AREA BREAKDOWN						
New Construction GSF - PW	70,346	107,016	113,430	111,383	111,383	Public Works (varies depending on how the main lobby is split)
New Construction GSF - PD	48,629	48,879	47,755	48,718	48,718	Police Department (varies depending on how the main lobby is split)
Total GSF	118,975	155,895	161,185	160,101	160,101	Formula
Site Area (Acres)	20	20	20	20	20	
CONSTRUCTION COSTS						
New Construction - BP1	\$12,310,550	\$22,380,908	\$29,845,018	\$29,462,474	\$ 14,756,715.00	
New Construction - BP2	\$14,345,555	\$14,874,229	\$15,747,369	\$17,606,803	\$ 30,153,487.90	Includes Landscape rebid
BS Upgrade Costs	\$0	\$0	\$0	\$0	\$0	
Value Engineering / Outstanding Scopes of Work	\$0	\$0	(\$2,177,113)	(\$1,382,309)	\$0	
Remove Add Alternates	\$0	\$0	\$0	\$0	\$0	
Design Contingency	\$666,403	\$931,378	\$800,000	\$0	\$0	
Total Bid Day	\$27,322,508	\$38,186,515	\$44,215,274	\$45,686,967.67	\$44,909,202.90	Formula
Escalation		\$1,909,326	\$2,210,764	\$2,284,348	\$0	0%
Construction Contingency						
Remaining Contingency	\$1,366,125	\$1,909,326	\$2,210,764	\$1,827,479	\$954,742	2.13%
Pending Change Orders					\$11,244.67	PCO Log Totals
Executed Change Orders					\$1,429,473.41	Executed Change Orders
Construction Management						
General Conditions	\$500,000	\$500,000	\$680,000	\$680,000	\$680,000	17mo Construction
Pre-Construction Services	\$38,000	\$38,000	\$38,000	\$38,000	\$38,000	Amend #1
Site Services & Reimbursable	\$772,421	\$900,000	\$1,020,000	\$1,020,000	\$1,047,701	Amend #1
CONSTRUCTION COSTS SUB TOTAL	\$29,989,054	\$43,533,167	\$50,384,802	\$51,526,795	\$49,060,364	
Construction Cost / GSF	\$252.06	\$279.25	\$312.47	\$321.84	\$306.43	Construction Costs Sub Total / Total GSF
Percent Construction Cost	75%	80%	84%	84%	85%	Construction Costs Sub Total / Total Project Cost
SOFT COSTS						
Design Fees and Reimbursable						
A/E Fee	\$1,940,543	\$2,816,961	\$3,259,025	\$2,850,000	\$2,850,000	
A/E Reimbursable	\$97,027	\$70,424	\$81,476	\$114,000	\$114,000	
Other Consultant Fees	\$0	\$0	\$0	\$0	\$0	
Construction Management Fee	\$495,000	\$693,085	\$802,507	\$821,680	\$786,882	Amend #1
Permit, Plan Reviews & Fees						
Building Permit & Plan Review	\$111,247	\$154,703	\$178,818	\$184,705	\$181,594	City Permit Fee schedule;
Plumbing Plan Review & Plumbing Permit	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	Estimate
Dept. of Health (DOH) - Food Service Plan	\$1,000	\$1,000	\$1,000	\$1,000	\$0	Estimate
Dept. of Health (DOH) - Water Main	\$0	\$0	\$0	\$0	\$0	Estimate
City Project Review & Inspection Fee	\$72,310	\$100,557	\$116,232	\$120,058	\$118,036	Confirm Inspection Fee; typical 65% of Permit
State Surcharge	\$2,600	\$2,600	\$2,600	\$22,843	\$3,826	Based on DOLI Calculator.
Metropolitan Council SAC	\$99,400	\$99,400	\$99,400	\$99,400	\$134,190	Met Council Calculator, Founda Online
WREC / WAC	\$3,750	\$3,750	\$3,750	\$3,750	\$0	1.5% of value + \$0.0005; based on \$250k
SREC / SAC	\$3,750	\$3,750	\$3,750	\$3,750	\$0	1.5% of value + \$0.0005; based on \$250k
Trunk Utilities (Storm, Sanitary, Water)	\$0	\$0	\$0	\$0	\$0	City Based Utility Costs; Often a Rural Cost
Park Dedication Fee	\$0	\$0	\$0	\$0	\$0	Verify
City/County Road Special Assessment	\$75,000	\$0	\$0	\$0	\$0	Verify Biocayne Improvements
Sign Permits	\$500	\$500	\$500	\$500	\$500	Estimate
Utilities - Connections						
Power	\$15,000	\$15,000	\$15,000	\$15,000	\$22,505	Per Xcel packet 7/6/23. Temp power Xcel packet 8/2/23
Gas	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	Estimate
Fiber	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	Estimate
Phone	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	Estimate
Pre-Construction Surveys & Studies						
Site Survey	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	Part of Design / Verify w/ Architect
Geotechnical Survey - Soil Borings	\$20,000	\$24,500	\$24,500	\$24,500	\$24,500	WSB; Stage 1-\$9500; stage 2 opt-\$7500
Environmental Study (EAW Ph1/Ph2)	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	Part of Design / Verify w/ Architect
Wetland Delineation, Watershed, MPCA	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	Part of Design / Verify w/ Architect
Traffic & Parking Study	\$0	\$0	\$0	\$0	\$0	Part of Design / Verify w/ Architect
Hazardous Material Survey	\$0	\$0	\$0	\$0	\$0	Part of Design / Verify w/ Owner
Testing & Inspections						
Construction Surveying	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	KA to Solicited / Verify w/ Owner
Construction Testing & Inspections	\$300,000	\$400,000	\$400,000	\$400,000	\$300,000	8/20: Braun contract \$283K + \$11K peer review.
HVAC - Testing & Balancing	\$41,641	\$54,563	\$56,415	\$56,035	\$0	w/in Construction WS 23A
HVAC - Commissioning	\$77,334	\$101,332	\$104,770	\$104,066	\$60,000	Hallberg proposal
Bidding, Legal, Finance & Misc.						
Bid Advertisement, Printing, Plan Distribution	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	Verify w/ Owner
Bond Issuance Fees	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	Verify w/ Owner
Legal Fee Allowance	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	Verify w/ Owner
Salary Changeback	\$0	\$0	\$0	\$0	\$0	Verify w/ Owner
Builders Risk Insurance	\$10,000	\$10,000	\$10,000	\$10,000	\$70,000	Per Logan email 6/20/23
Land Purchase	\$0	\$0	\$0	\$0	\$0	Verify w/ Owner; May be separate Budget
Land Acquisition Expenses	\$0	\$0	\$0	\$0	\$0	Verify w/ Owner; May be separate Budget
District Purchase Orders						
Final Cleaning	\$0	\$0	\$0	\$0	\$0	w/in Construction
Abatement	\$0	\$0	\$0	\$0	\$0	Separate Budget?
Moving, Storage, Transition	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	Verify w/ Owner
Signage	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	
Misc. Owner Expenditure	\$5,764	\$0	\$0	\$0	\$0	Verify w/ Owner
Soft Cost Contingency	\$182,543	\$241,556	\$271,937	\$127,757	\$247,252	5%
FF&E Expenses						
Furniture Allowance/Costs	\$951,800	\$700,000	\$640,000	\$640,000	\$712,000	PW @ 15,000sf - PD @ 48,000sf x \$10/sf
Specialty Equipment (PD)	\$1,000,000	\$1,000,000	\$400,000	\$400,000	\$400,000	See PD Equipment List
Equipment Allowance (PW)	\$2,000,000	\$2,000,000	\$1,900,000	\$1,900,000	\$750,000	See PW Equipment List
Technology Allowance	\$1,546,675	\$1,500,000	\$1,280,000	\$1,280,000	\$731,629	Remaining IT Budget
Cell Booster				\$110,928	\$110,928	Konecna Quote (covers both PD & PW)
800MHz Radio System				\$83,974	\$83,974	Konecna Quote (covers both PD & PW)
Logis Server Room and Fiber to building				\$45,590	\$45,590	Logis
Network Equipment (Switches, Controllers, Access points)				\$189,200	\$189,200	Logis
UPS Battery Back up				\$10,920	\$10,920	CDW
PCs for conference rooms				\$5,546	\$5,546	CDW
Click Share Devices				\$14,795	\$14,795	SHI
PD Work Station Computers				\$46,083	\$46,083	16 Work Stations (Two Monitors/station, keyboard, Laptop, docking)
PD Evidence Tech				\$15,569	\$15,569	
DAS Installation	#			\$11,335	\$11,335	Muska
Cable Patch work for Server rooms & IDF				\$6,738	\$6,738	Muska
Network Configuration				\$6,800	\$6,800	LOGIS
Computer Work Station Relocation	#			\$914	\$914	Alexander Mobility
Furnishings / Consultant Fees	\$384,893	\$384,000	\$0	\$0	\$0	x%; Verify with AE
FFE Contingency	\$294,168	\$278,200	\$0	\$0	\$187,100	5%; Verify with Owner
SOFT COSTS SUB-TOTAL	\$10,010,946	\$10,914,881	\$9,930,679	\$9,458,044.40	\$8,491,384.77	
Soft Costs / SP	\$84.14	\$70.01	\$61.61	\$59.08	\$53.04	
Percent Soft Costs	25%	20%	16%	16%	16%	
TOTAL PROJECT COSTS	\$40,000,000	\$54,448,048	\$60,315,481	\$60,984,839.16	\$57,551,748.82	Constr. Cost + Soft Costs
Percent Cost / GSF	\$338.21	\$349.08	\$374.08	\$381.01	\$353.04	Total Project Cost / Total GSF
VARIANCE (OVER) / UNDER	\$0	\$551,952	(\$5,295,481)	(\$584,839.16)	\$617,149.18	Total Project Revenue / Total Project Costs

[Jump Back to Page 11](#)

[Jump Back to Page 11](#)

[Jump Back to Page 11](#)

ATTACHMENT D1

Workforce and Equal Pay Declaration Page

This form is **required for all businesses** executing government contracts under the following:

Select one:

- ☒ Businesses executing a contract with **State or Metropolitan agencies** in excess of \$100,000 ([Workforce Certificate](#)) and if applicable \$500,000 ([Equal Pay Certificate](#))
- ☐ Businesses executing a contract with **University of Minnesota** for general obligation bond funded capital projects in excess of \$100,000 ([Workforce Certificate](#)) and if applicable \$500,000 ([Equal Pay Certificate](#))
- ☐ Businesses executing a contract with **Political Subdivisions** for general obligation bond funded capital projects in excess of \$250,000 ([Workforce Certificate](#)) and if applicable \$1,000,000 ([Equal Pay Certificate](#))

Select all that apply:**We are a Certificate holder:**

- ☒ Workforce Certificate under the name: Kraus-Anderson Construction Company
- ☒ Equal Pay Certificate under the name: Kraus-Anderson Construction Company

We are applying/have applied for the following certificate(s):

- ☐ Workforce Certificate Application date (MM/DD/YYYY): _____
- ☐ Equal Pay Certificate Application date (MM/DD/YYYY): _____

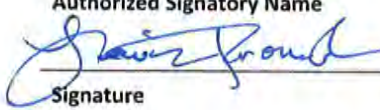
We have not applied for one or both certificates:

- ☐ Our Company does not yet have a Workforce Certificate or Equal Pay Certificate. We acknowledge that a Workforce and, if applicable, Equal Pay Certificate, or approved exemption by MDHR is required before a contract can be executed.

We are Exempt:

- ☐ We attest to MDHR that we have not employed 40 or more employees on a single day during the prior 12 months in Minnesota or the state in where we have our primary place of business. MDHR may request the names of our employees during the previous 12 months, the date of separation, if applicable, and the current employment status and count.

Business Information

Kraus-Anderson Construction Co		
Vendor/Supplier ID	Business Name	Name of Contracting Agency
Laurie Trousil	Director, I&D	Sept. 17, 2025
Authorized Signatory Name	Title	Date
	laurie.trousil@krausanderson.co	612.255.2454
Signature	Email	Phone

For assistance with this form, email the Minnesota Department of Human Rights Compliance.MDHR@state.mn.us

ATTACHMENT D2**Tax Identification Form****PRIME CONTRACTOR RESPONSE
TAX IDENTIFICATION AND REGISTRATION FORM**OFFICIAL NAME OF COMPANY: Kraus-Anderson Construction CompanyA. If a Corporation, what is the state of Incorporation? Minnesota

B. If a Partnership, state full names of Copartners: _____

C. If a Limited Liability Company, what is the state in which formed: _____

D. If a sole proprietorship, are you an independent contractor? ☐ Yes ☐ NoE. SOCIAL SECURITY OR FEDERAL TAX I.D. # 41-0808757MINNESOTA STATE TAX I.D.# 90-54104

Minn. Stat. § 270C.65, Subd. 3, Minnesota Contract Vendors are required to provide their Minnesota Tax Identification Number (or and Federal Employer Identification Number (or Social Security Number). Non-Minnesota Contract Vendors are required to provide their Federal Employer I.D. Number (or Social Security Number) only. This information may be used in the enforcement of Federal and State Tax Laws. Supplying these numbers could result in action to require a Contract Vendor to file tax returns and pay delinquent State Tax Liabilities. These numbers will be available to Federal and State Tax Authorities and State personnel involved in the payment of State obligations.

F. BUILDING CONSTRUCTION CONTRACTOR REGISTRATION NO.: _____

Or LICENSE NO.: BC008368 TYPE OF LICENSE: Residential

Per Minn. Stat. § 326B.701, unless exempt, any Person, as defined by Minn. Stat. § 181.723, subd. 1(a), who performs public or private construction services must register with the Department of Labor and Industry (DLI). Registration is required prior to receiving a contract award. For additional information, and to register, go to www.dli.mn.gov/register or call 651.284.5074.

G. STATE OF MINNESOTA VENDOR ID# 0000211213

Contractors are required to have a Minnesota Vendor ID prior to receiving a Contract Award. For information on requesting or registering your Minnesota Vendor ID: <http://mn.gov/mmb/accounting/swift/vendor-resources/>.



ATTACHMENT D3
E-Verify Certification
(use when preconstruction services are provided)

Effective July 21, 2011, state law mandates that contracts “for services valued in excess of \$50,000 must require certification from the vendor and any subcontractors that, as of the date services on behalf of the state of Minnesota will be performed, the vendor and all subcontractors have implemented or are in the process of implementing the federal E-Verify program for all newly hired employees in the United States who will perform work on behalf of the State of Minnesota.”

E-Verify is a federal system established by the Department of Homeland Security to determine the immigration and work-eligibility status of prospective employees. Detailed E-Verify program information for employers can be found at <http://www.dhs.gov/e-verify>.

By signing relevant solicitation responses and contracts, a vendor is certifying compliance with the statutory requirement with respect to its own business.

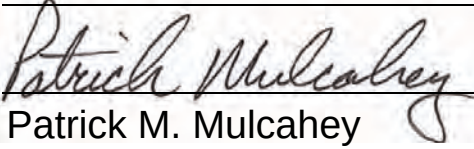
Additionally, prior to the initiation of services, a vendor must obtain written certification from all subcontractors who will participate in the performance of the contract. The certification below has been prepared for prime contractors to use for this purpose. All subcontractor certifications must be kept on file with the contract vendor and made available to the state upon request.

CERTIFICATION (In accordance with Minn. Stat. §16C.075)

By the date of the performance of services, the company shown below will have implemented or will be in the process of implementing the E-Verify program for all newly hired employees in the United States who will perform work on behalf of the State of Minnesota.

I certify that the company shown below is in compliance with the above statement and that I am authorized to sign on its behalf.

Name of Company: Kraus-Anderson Construction Company

Authorized signature: 

Printed name: Patrick M. Mulcahey

Title: Vice President, Director of Operations

Date: September 19, 2025

Telephone Number: 612-255-2381

E-mail address: pat.mulcahey@krausanderson.com

The state reserves the right to determine how it will respond to any instances of non-compliance or false certification of compliance. Potential state actions include, but are not limited to cancellation of the contract and/or suspending or debarring the contract vendor from state purchasing.



ATTACHMENT D4
PRIME CONTRACTOR RESPONSE
Responsible Contractor Compliance Verification
Minn. Stat. § 16C.285

The undersigned is an owner or officer of the company named below (the "Company") and signs this statement under oath verifying that at the time it responded to the solicitation document on the above-referenced project ("Project"), the Company was in compliance with each of the minimum criteria in Minn. Stat. § 16C.285, subd. 3 (hereinafter "subdivision 3"), with the exception of clause (7).

Any prime contractor or subcontractor or motor carrier that does not meet the minimum criteria in subdivision 3 or fails to verify that it meets those criteria is not a responsible contractor and is not eligible to be awarded a construction contract for the project or to perform work on the project.

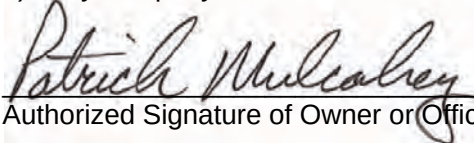
A false statement under oath verifying compliance with any of the minimum criteria shall render the prime contractor or subcontractor or motor carrier that make the false statement ineligible to be awarded a construction contract on the project and may result in termination of a contract awarded to a prime contractor or subcontractor or motor carrier that submits a false statement.

Prior to execution of the construction contract for the Project, the Prime Contractor will submit to the contracting authority a supplemental verification confirming compliance with Minn. Stat. § 16C.285, subd. 3, clause (7), (see Attachment D4.1). If the Prime Contractor retains additional subcontractors with which it will have a direct contractual relationship following contract award, the Prime Contractor will submit any supplemental verification confirming compliance with Minn. Stat. § 16C.285, subd. 3, clause (7) within 14 days after retaining any such additional subcontractors (see Attachment D4.2).

A prime contractor shall submit to the contracting authority upon request copies of the signed verifications of compliance from all subcontractors of any tier and motor carriers, pursuant to subdivision 3, clause (7).

I certify by signing this form under oath that I am an owner or officer of the company, and that:

- 1) My company meets each of the Minimum Criteria to be a responsible contractor as defined and is in compliance with Minn. Stat. § 16C.285,
- 2) If my company is awarded a contract, I will submit Attachment D4.1 prior to Guaranteed Maximum Price (GMP) contract amendment execution, and
- 3) If my company is awarded a contract, I will also submit Attachment D4.2 as required.


Authorized Signature of Owner or Officer

Patrick M. Mulcahey
Print Name

Vice President, Director of Operations
Title

Kraus-Anderson Construction Company

Company Name

September 19, 2025
Date



CITY OF ROSEVILLE

MAINTENANCE OPERATIONS CENTER AND LICENSE/ PASSPORT DANCE STUDIO

Request for Qualifications
Construction Manager at Risk
August 25, 2025



CONSTRUCTION

830 Boone Avenue North
Golden Valley, Minnesota 55427

CONTACT
Brad Barickman
Vice President Community
612-919-3291
brad.barickman@rjmconstruction.com



TABLE OF CONTENTS

ATTACHMENT B

ATTACHMENT C

COVER LETTER

SURETY AND INSURANCE

ATTACHMENT D

FIRM, EXPERIENCE
AND REFERENCES

PROJECT TEAM AND TEAM MEMBER
EXPERIENCE

SAFETY PROGRAM AND RECORD

COST OF SERVICES

EXHIBITS

PROJECT EXPERIENCE

CERTIFICATE OF INSURANCE

SURETY LETTER



Attachment B

Proposal Declaration and Acknowledgement

Required

Respondent must complete and submit this Attachment as the response cover page.

Check to confirm statements are true:	
1. No attempt has been made or will be made by us to induce any other person or firm to not submit Qualifications in response to this RFQ.	☒
2. No personnel currently employed by the City of Roseville participated, directly or indirectly, in any activities related to the preparation of this Submittal.	☒
3. To the best of our knowledge there are no relevant facts or circumstances which could give rise to organizational conflicts of interest.	☒
4. Respondent has reviewed and is familiar with this RFQ and its attachments.	☒
5. Respondent understands and acknowledges all RFQ requirements.	☒
6. Respondent is able to furnish Bonds and Insurance required by this RFQ.	☒
7. Respondent is NOT currently debarred, at a State or Federal level, from doing business with public entities.	☒
8. The Respondent understands they shall not assign any part of its interest in the Contract without prior written consent of the City of Roseville	☒
9. Respondent is able to start project as noted in the included timeline	☒

I certify under penalty of perjury that I am a duly authorized representative of the Respondent listed below, I have carefully examined all RFQ Documents and documents referenced in this RFQ, I understand all instructions, requirements, specifications, terms and conditions, and all statements, information, costs, and schedules submitted in response to the RFQ are current, complete, true and accurate. I am in full compliance with all applicable Federal, State and local laws, rules, regulations and ordinances governing my business practices.

RJM Construction, LLC

8-25-2025

Legal Name of Firm and type of business

Date of Submission

Brad Barickman, VP of Community



Printed Name of Respondent's
Representative and Title

Signature of Respondent's Representative

brad.barickman@rjmconstruction.com

952-937-8600

E-mail Address of Respondent

Firm's Phone Number

830 Boone Ave. N, Golden Valley, MN 55427

Firm's Mailing Address

Attachment C

Main Contact Person and Addenda Acknowledgement

Respondent to confirm receipt of addenda issued.

Respondent's main contact person during the period of proposal and/or contract evaluation

Brad Barickman

Vice President of Community

Name

Title

brad.barickman@rjmconstruction.com

Email Address

612-919-3291

Telephone Number

Fax Number

830 Boone Avenue North, Golden Valley, MN 55427

Mailing Address

Addenda Acknowledgement

Responders are responsible for checking for any addendums to this RFQ.

Respondent acknowledges receipt of the following Addenda, and has incorporated the requirements of such addenda into the Proposal (LIST ALL ADDENDA ISSUED FOR THIS RFQ):

No. 1	Date 8/7/25
No. 2	Date 8/15/25
No. 3	Date 8/25/15
No.	Date
No.	Date
No.	Date



August 25, 2025

Jesse Freihammer | Project Manager

Sally Ricard | Database Specialist

RE: Construction Manager at Risk, City of Roseville MOC and LPCDS (Project)

Dear Mr. Freihammer and Ms. Ricard,

Thank you for considering RJM Construction for the City of Roseville Maintenance Operations Center and license/ Passport Dance Studio for Construction Management Services. We welcome the opportunity to work with your team to address the critical need to provide a modern-day fire facility serving the City of Roseville.

We believe we can best exceed the goals established by the project team based on the following:

PUBLIC WORKS FACILITY EXPERTS

RJM brings over 20 years of continuous experience in designing and building municipal facilities—including public works, maintenance, public safety, and city halls. Our team deeply understands the unique operational demands of these environments, from specialized equipment requirements and workflow optimization to seasonal functionality. This expertise enables us to create spaces that not only improve efficiency but also support the daily needs of your staff, ensuring long-term performance and adaptability.

LEADERSHIP IN CONSTRUCTION MANAGEMENT

As pioneers of the Construction Management at Risk (CM at Risk) delivery model, RJM introduced this innovative approach with the City of Eden Prairie in 2007. We have since executed it successfully across a variety of public, private, and non-profit projects. Our extensive experience ensures a seamless process, eliminating learning curves and guaranteeing effective project execution.

YOUR ADVOCATE

RJM's reputation for excellence has been established through partnerships with clients in both the public and private sectors. Our unwavering commitment to prioritizing the best interests of our clients, such as the City of Roseville, has earned us repeat business and a proven track record of success. Our team's extensive experience allows us to deliver efficient and timely results without the need for a prolonged learning curve.

RJM Construction is prepared to mobilize immediately in accordance with the project timeline. We confirm receipt of Addendum 1, dated August 7, 2025, Addendum 2, dated August 15, 2025 and Addendum 3, dated August 22, 2025, and contract documents AIA A133 and A201. RJM's legal team did not have adequate time to review the documents. Terms of the agreements will be negotiated at the time of award.

Thank you for the opportunity to be considered. We're eager to contribute our expertise and collaborate on a successful project for the City of Roseville. Please don't hesitate to reach out to me directly at 952-837-8614 with any questions or further information needed

Sincerely,

A blue ink signature of Brad Barickman, written in a cursive style.

Brad Barickman | Vice President, Community | RJM Construction, LLC | brad.barickman@rjmconstruction.com

SURETY AND INSURANCE



BRAND

Driven by your vision

Confirm ability to meet insurance requirements listed in Attachment D of the RFQ. Confirm ability to obtain necessary bonding for this project.

RJM Construction is fully equipped to meet the insurance requirements specified in Attachment D of the RFQ and to secure the requisite bonding for the project. For further details, please refer to the attached Certificate of Insurance and Bonding Letter.

Explanation of measures taken to protect against subcontractor work default and sub-subcontractor nonpayment claims.

To safeguard against the risk of subcontractor payment default, RJM Construction requires all subcontractors, across every bid category, to furnish both payment and performance bonds. This proactive measure protects the interests of both the City and RJM Construction, ensuring financial security and uninterrupted project execution.

Beyond bonding requirements, RJM Construction implements a comprehensive subcontractor qualification process. We are committed to working with a diverse and highly capable network of subcontractors and vendors. Each candidate undergoes a detailed assessment of their experience, financial stability, and resource availability. Our evaluation process emphasizes a balanced approach considering cost, qualifications, and capacity to ensure the lowest bidder is also the most suitable and reliable.

This disciplined approach enables us to build a subcontractor team that not only delivers competitive pricing but also brings the expertise and dependability essential to the success of your project.

Additionally, RJM Construction utilizes a proprietary subcontract agreement, developed and refined over more than 25 years of industry experience. This custom contract is designed to ensure clear expectations, enforceable obligations, and full compliance, ultimately providing strong contractual protection for our owner clients.

Another potential option is subcontractor default insurance (SDI). RJM will review the pros/cons of subcontractor bonding and SDI with the City of Roseville to find the most suitable option to meet the needs of the city and the project.

Attachment D

Qualifications Forms

Respondent to complete the following.

1. **SURETY** (PASS / FAIL) *If respondent answers "no" to 1.1, the response will fail and not be considered.*

- 1.1. Is the Respondent able to obtain payment and performance bonding for the project work, Cost of Work estimated to be \$59,000,000, with the ability to obtain bonding for additional work packages, if the size of the project increases by up to 10%?

☒ Yes ☐ No

- 1.2. Does the Respondent intend to require payment and performance bonds from its Subcontractors, or take out Respondent's own low-deductible subcontractor default insurance (SDI) to protect itself from Subcontractor default or payment claims?

X Yes ☐ No (If "No", explain what measures Respondent will require to protect itself against Subcontractor work default and sub-Subcontractor nonpayment claims. Owner reserves the right to not consider Respondent if its explanation is deemed unsatisfactory.)

2. **INSURANCE** (PASS / FAIL) *If respondent answers "no" to this requirement, the response will fail and not be considered.*

- 2.1. Is the Respondent able to obtain the following insurance coverages and minimum limits for this contract?

☒ Yes ☐ No

- 2.2. Is the Respondent able to obtain Workers' Compensation insurance for this contract from a Workers' Compensation insurer insurance listed by A.M. Best with a rating of A- (minus) and a Financial Size Category of VII or better (except if coverage is in the Assigned Risk Plan or the prospective Respondent is a self-insurer) and authorized to do business in the State of MN?

☒ Yes ☐ No

Commercial General Liability		
Per Occurrence		\$5,000,000
Annual Aggregate (per project/per location)		\$5,000,000
Annual Aggregate for Products & Completed Operations		\$5,000,000
Fire Damage		\$50,000
Medical Expense		\$5,000
Contractor's Pollution Liability		
Per Occurrence		\$2,000,000
Aggregate		\$2,000,000
Employers' Liability		
Bodily Injury by Accident		\$100,000
Bodily Injury by Disease Aggregate		\$500,000
Bodily Injury by Disease per Employee		\$100,000
Other Coverage		
Automobile Liability (Combined Single Limit)		\$5,000,000
Umbrella or Excess Liability may be used to supplement Respondent's policy limits to satisfy full policy limits required above		
Workers' Compensation		Statutory
Additional Insured-Primary/Non-Contributory, to the extent permitted by law, for both ongoing and completed operations		Yes
Builder's Risk - "All Risk" (Any deductible is the sole responsibility of the selected Respondent and shall not exceed \$10,000)	Construction Cost	

2.3. Is the Respondent able to obtain the above insurance coverages and minimum limits for this contract in compliance with the following conditions: Insurance Companies must either (1) have an A.M. Best rating of A- (minus) and a Financial Size Category of VII or better, and be authorized to do business in the State of Minnesota or (2) be domiciled in the State of Minnesota and have a Certificate of Authority/Compliance from the Minnesota Department of Commerce if they are not rated by A.M. Best ?

☒ Yes

☐ No

3. **EXPERIENCE WITH COMPARABLE PROJECT (25 POINTS)** *If the Respondent does not have required experience listed for each project, the project will be scored zero for the project in this portion of the evaluation.*

Firm's Experience with Comparable Projects as Construction Manager at Risk; capability to

perform, technical competence and their availability and familiarity with the project locale. Additionally, the Respondent must have completed a minimum of three (3) projects with a construction value of at least 5,000,000 within the last 10 years.

The Respondent must have successfully completed (i.e., achieved substantial completion) comparable projects (scope of work and cost) within the last ten (10) years of the date of issuance of this RFQ. Experience as a Construction Manager at Risk is preferred. If the entity submitting this Proposal is a joint venture, then Joint Venture entity must demonstrate the required previous construction experience as a joint venture. Projects must have been managed and constructed by the business entity identified in this Proposal. Projects completed by present employees of the Respondent for former employers are not acceptable.

- 3.1. Over the past ten (10) years has your firm failed or refused to perform or complete any work it was obligated to complete pursuant to that project's contract documents?

☐ Yes

☒ No

If Yes, please explain what work and why.

- 3.2. Are there any outstanding liens against any projects that your firm has been involved in?

☐ Yes

☒ No

If Yes, please provide details.

- 3.3. Have you completed any projects in the City of Roseville?

☒ Yes

☐ No

If Yes, please list the projects.

RJM Construction has completed several projects in the City of Roseville for Park Dental and is currently working on PNHS TRIA and Children's Physical Rehab Clinic projects.

- 3.4. Complete and submit the Project Data Sheet(s), which start on the next page, for three (3) projects in order of importance/relevance. Project Data Sheets are limited to one (1) page.

FIRM EXPERIENCE & REFERENCES



BUILD RELATIONSHIPS

Provide at least three (3) examples of previous comparable projects in scale and nature completed in the last ten (10) years, while acting as Construction Manager at Risk.

See project examples and completed project forms.

List any projects completed in the City of Roseville.

RJM Construction is currently working in the City of Roseville on the following projects::

- PNHS TRIA Roseville
- Children's Roseville Physical Rehab Clinic

Additionally, RJM Construction has completed several projects for Park Dental located in City of Roseville.

List all claims that were filed on the projects listed above. Provide the following details: nature of dispute, initial claim amount, settlement amount and method of resolution.

RJM Construction has not had any claims filed on the projects listed above. As a result there are no disputes, claim amounts, settlements, or resolutions to disclose.

References

TERESA KELLER

City of Woodbury

Public Works Project

651-714-3593

GRANT RIEMER

City of Ramsey

Public Works Project

763-427-1410

JOHN GUNTER

Xcel Energy

Sioux Falls + Grand Forks

Service Centers

612.330.6253

FIRM EXPERIENCE AND REFERENCES



Over the past ten (10) years has your firm failed or refused to perform or complete any work it was obligated to complete pursuant to that project's contract documents? If so, please explain the work that was not completed and provide the reason.

No. Over the past ten (10) years, RJM Construction has not failed or refused to perform or complete any work we were contractually obligated to complete. All projects have been carried out in accordance with their respective contract documents.

Are there any outstanding liens against any projects that your firm has been involved in? If so, please provide details.

At RJM, we are dedicated to delivering exceptional results for our owner clients by holding all subcontractors to the highest standards of workmanship and accountability. When subcontracted work does not meet expectations and requires rework, it can lead to additional costs for RJM and other project partners. In such cases, and in accordance with contractual provisions, RJM may deduct the associated costs from the responsible subcontractor's contract sum.

Recently, RJM was involved in a situation where a subcontractor disputed a deduction related to corrective work. Rather than resolving the matter through direct communication, the subcontractor elected to file a lien against the project. In response, RJM has taken immediate legal action to protect the interests of the owner and to pursue removal of the lien from the property.

RJM remains committed to upholding quality, maintaining transparency, and safeguarding our clients' investments throughout every phase of the project.

PROJECT 1				Project Owner	City of Woodbury
Project Name	Woodbury Public Works			Project Owner Contact	Teresa Keller
Project Location	Woodbury, Minnesota			Project Owner Contact Email	teresa.keller@ci.woodbury.mn.gov
Construction Cost	\$31.2 M			Project Architect Firm Name	HCM Architects
Construction Commencement Date	May 2018			Project Architect Contact	Dan Lind
Construction Completion Date (substantial completion date)	July 2019			Project Architect Contact Email	lind@hcmarchitects.com
Project Size (square feet, etc.)	100,000 SF			Proposed Team Members from Attachment C 4.0 that worked on this project	Curtis Sell, Mark Dongoske
Type of Services Provided (Design, Pre-Construction, Construction, etc.)	Pre-construction, Estimating, Construction Management				
Construction Delivery Method (CMAR, Design-Build, etc.)	CMAR				
Percent of change orders	Value Engineering: <u>4</u> %	Owner Initiated: <u>2</u> %	Unforeseen Conditions: <u>1.5</u> %	Construction Document Related: <u>0.5</u> %	
<u>Briefly</u> describe how this project is similar to the City's Project. Identify any challenges you encountered on the project and <u>briefly</u> describe how these issues were resolved. List any claims that were filed on the project including nature of dispute, initial claim amount, settlement amount and method of resolution.					
RJM Construction was hired by the City of Woodbury to oversee their public works expansion project. Crews demolished the original parks maintenance building on the west side of Tower Drive and replaced it with a new 25,000-square-foot facility for the public works department. An 18,800-square-foot cold storage building was also built to house the city's winterized/summarized equipment during season changes. An 88,000-square-foot warm storage addition was constructed to the south of the existing east building to store equipment such as plow trucks, city vehicles, and miscellaneous equipment. In addition to the warm storage, a 10,000-square-foot metal building lean-to addition to the east of the existing building was constructed to be the new home for parks and maintenance department equipment. The existing building on the east side also received a new entrance addition and conference room/office addition along Tower Drive, and a complete interior remodel to provide a functional and collaborative space for the city employees. The team worked strategically to ensure minimal disruption to daily public works operations.					

PROJECT 2				Project Owner	City of Ramsey
Project Name	Ramsey Public Works			Project Owner Contact	Grant Riemer
Project Location	Ramsey, Minnesota			Project Owner Contact Email	griemer@ci.ramsey.mn.us
Construction Cost	\$24.2 M			Project Architect Firm Name	Oretel Architects
Construction Commencement Date	September 2019			Project Architect Contact	Andrew Cooper
Construction Completion Date (substantial completion date)	December 2021			Project Architect Contact Email	acooper@oertelarchitects.com
Project Size (square feet, etc.)	93,000 SF			Proposed Team Members from Attachment C 4.0 that worked on this project	Curtis Sell, Mark Dongoske
Type of Services Provided (Design, Pre-Construction, Construction, etc.)	Pre-Construction, Estimating, Construction Management				
Construction Delivery Method (CMAR, Design-Build, etc.)	CMA				
Percent of change orders	Value Engineering: <u>12</u> %	Owner Initiated: <u>3</u> %	Unforeseen Conditions: <u>0.5</u> %	Construction Document Related: <u>0.5</u> %	
<u>Briefly</u> describe how this project is similar to the City's Project. Identify any challenges you encountered on the project and <u>briefly</u> describe how these issues were resolved. List any claims that were filed on the project including nature of dispute, initial claim amount, settlement amount and method of resolution.					
RJM worked with the City of Ramsey to build a new 93,000-square-foot public works facility which was completed on budget and ahead of schedule. We welcomed this opportunity to offer our Construction Management Agency (CMA) services to the team at the City of Ramsey to replace the outdated existing facility. The new, efficient space was created to serve the community, city staff, vehicles, and equipment. The building includes a storage area for the city's vehicle fleet, a fleet maintenance shop, offices for public works employees, and a community space. MEP components relating to power, compressed air, and water connections are all especially critical to the operation of this type of facility. Our project team worked closely with all subcontractors to ensure the work met the design vision and owner expectations.					

PROJECT 3				Project Owner	Xcel Energy
Project Name	Xcel Energy Service Centers			Project Owner Contact	John Gunter
Project Location	Grand Forks, North Dakota and Sioux Falls, South Dakota			Project Owner Contact Email	John.a.gunter@xcelenergy.com
Construction Cost	ND:\$21M SD: \$20M			Project Architect Firm Name	TKDA
Construction Commencement Date	ND: Aug 2023 SD: Feb 2024			Project Architect Contact	Craig Coil
Construction Completion Date (substantial completion date)	ND: Dec 2024 SD: Aug 2025			Project Architect Contact Email	Craig.coil@tkda.com
Project Size (square feet, etc.)	ND: 40,000 SF SD: 45,349 SF			Proposed Team Members from Attachment C 4.0 that worked on this project	Curtis Sell, Aaron Chappuis, Mark Dongoske
Type of Services Provided (Design, Pre-Construction, Construction, etc.)	Pre-Construction, Construction				
Construction Delivery Method (CMAR, Design-Build, etc.)	CMAR				
Percent of change orders	Value Engineering: __0__%	Owner Initiated: __1__%	Unforeseen Conditions: __.15__%	Construction Document Related: __4.67__%	
<u>Briefly</u> describe how this project is similar to the City's Project. Identify any challenges you encountered on the project and <u>briefly</u> describe how these issues were resolved. List any claims that were filed on the project including nature of dispute, initial claim amount, settlement amount and method of resolution.					
The Xcel Energy Grand Forks Service Center project includes a 10,000-square-foot vehicle storage building and a 30,000-square-foot service center. The vehicle storage area features a fully equipped weld shop and paint booth, while the service center offers office space, warehouse areas, and dedicated fleet bays with advanced tools. To ensure vehicle maintenance, the facility will also have a wash bay and a Quick Lane Bay for expedited servicing, enhancing operational efficiency and customer service. The Xcel Energy Sioux Falls service center project entails a significant renovation of an existing warehouse, transforming it into contemporary office space and enhancing operational efficiency. Additionally, fleet bay expansions will include a precast addition designed for vehicle cleaning, maintenance, and repairs, featuring specialized bays to support fleet needs. These upgrades aim to address increasing operational demands and improve workplace functionality.					



Key

 Preconstruction

 Construction

ROSEVILLE

ARCHITECT TBD



CONSTRUCTION



PRECONSTRUCTION



BRAD BARICKMAN

VICE PRESIDENT
COMMUNITY



CONSTRUCTION



BRIAN POGALZ

CHIEF ESTIMATOR



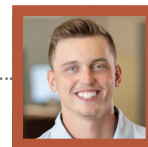
CURTIS SELL

PRECON PROJECT MANAGER /
PROJECT EXECUTIVE



CHRIS LIEDMAN

MEP DIRECTOR



AARON CHAPPUIS

PROJECT MANAGER



MARK DONGOSKE

SUPERINTENDENT

Roseville RFQ for MOC and LPCDS

Project Role	Preconstruction Project Manager	Construction Project Manager
Name of Individual	Curtis Sell	Aaron Chappuis
Email Address	curtis.sell@rjmconstruction.com	aaron.chappuis@rjmconstruction.com
Individual's Firm Name	RJM Construction	RJM Construction
Individual's Firm Location	Golden Valley, MN	Golden Valley, MN
Years working within Firm	13 Years	4 Years
Years working within Industry	Over 12 Years	4 Years
Number of projects completed with other Team Members	1. Construction Project Mgr #2 2. Site Superintendent #4 3. Mechanical Coordinator #5 4. Electrical Coordinator #5 5. Project Scheduler #2 6. Project Estimator #5 7. Sustainability (B3) Manager #5	1. Preconstruction Project Manager #2 2. Site Superintendent #2 3. Mechanical Coordinator #5 4. Electrical Coordinator #5 5. Project Scheduler #n/a 6. Project Estimator #5 7. Sustainability (B3) Manager #5
Identify the name, cost, and completion date for up to three <u>comparable</u> projects	1a. Woodbury Public Works 1b. \$30M 1c. July 2019 2a. Ramsey Public Works 2b. \$23.5M 2c. December 2021 3a. Xcel Energy Service Center, ND 3b. \$21M 3c. December 2024	1a. Xcel Energy Service Center, ND 1b. \$21M 1a. December 2024 2a. Xcel Energy Service Center, SD 2b. \$20M 2c. August 2025
Briefly describe the Individual's Responsibilities for this Project	Key Responsibilities: • Plan project workflow including schedule, materials, and workforce • Assist estimating team during preconstruction including final bidding • Recommend course of action based on client needs and requirements • Proactively reassess project scope based on new information and analysis • Closely monitor schedule, budget, and quality to ensure project vision is achieved • Work with superintendent and consultants to drive efficiencies	Key Responsibilities: • Plan project workflow including schedule, materials, and workforce • Assist estimating team during preconstruction including final bidding • Proactively reassess project scope based on new information and analysis • Closely monitor schedule, budget, and quality to ensure project vision is achieved • Work with superintendent and consultants to drive efficiencies • Recommend course of action based on client needs and requirements
Percent of Time on Project	Pre-Construction: 10% Construction: 10%	Pre-Construction: 5% Construction: 15%

Project Role	Site Superintendent	Mechanical Coordinator
Name of Individual	Mark Dongoske	Chris Liedman
Email Address	mark.dongoske@rjmconstruction.com	chris.liedman@rjmconstruction.com
Individual's Firm Name	RJM Construction	RJM Construction
Individual's Firm Location	Golden Valley, MN	Golden Valley, MN
Years working within Firm	21 Years	1 Year
Years working within Industry	40 Years	25 Years
Number of projects completed with other Team Members	1.Preconstruction Project Manager #4 2.Construction Project Manager #2 3.Mechanical Coordinator #1 4.Electrical Coordinator #1 5.Project Scheduler #2 6.Project Estimator #10 7.Sustainability (B3) Manager #1	1. Preconstruction Project Manager #5 2. Construction Project Mgr #5 3. Site Superintendent #1 4. Electrical Coordinator #n/a 5. Project Scheduler #5 6. Project Estimator #10 7. Sustainability (B3) Manager # n/a
Identify the name, cost, and completion date for up to three <u>comparable</u> projects	1a. Woodbury Public Works 1b. \$30M 1b. July 2019 2a. Ramsey Public Works 2b. \$23.5M 2c. December 2021 3a. Xcel Energy Service Center, ND 3b. \$21M 3c. December 2024	1a. City of Chaska Safety Facility 1b. \$49M 1c. Fall 2025 2a. City of Virginia Community Center 2b. \$38M 2c. August 2021 3a. Xcel Energy Service Center, ND 3b. \$21M 3c. December 2024
<u>Briefly</u> describe the Individual's Responsibilities for this Project	Working in tandem with RJM's project manager, Mark is accountable for running the day-to-day operations on the construction site and closely monitoring the project schedule to achieve project success. Key Responsibilities: • Direct all field personnel and manage subcontractor activities • Ensure that quality control standards and safety protocols are upheld at all times • Maintain construction schedule and proactively identify and resolve any disruptions • Order materials, schedule inspections as necessary • Maintain an efficient, organized, safe, and clean job site	As RJM's Director of Mechanical Electrical and Plumbing Design and Coordination, Chris will provide MEP expertise from design through occupancy and optimized facility operations. Chris has a reputation for understanding the client's goals, digging into details, and using a collaborative approach to achieve project objectives. He has dedicated his career to expertise in facility infrastructure and systems, optimizing occupant comfort, code compliance, energy efficiency, and total cost of ownership.
Percent of Time on Project	Pre-Construction: 5% Construction: 100%	Pre-Construction: 5% Construction: 5%

Project Role	Electrical Coordinator	Project Scheduler
Name of Individual	Chris Liedman	Aaron Chappuis
Email Address	chris.liedman@rjmconstruction.com	aaron.chappuis@rjmconstruction.com
Individual's Firm Name	RJM Construction	RJM Construction
Individual's Firm Location	Golden Valley, MN	Golden Valley, MN
Years working within Firm	1 Year	4 Years
Years working within Industry	25 Years	4 Years
Number of projects completed with other Team Members	1. Project Manager #5 2. Construction Project Mgr #5 3. Site Superintendent #1 4. Mechanical Coordinator #n/a 5. Project Scheduler #5 6. Project Estimator #10 7. Sustainability (B3) Mgr # n/a	1. Project Manager #2 2. Construction Project Mgr #n/a 3. Site Superintendent #2 4. Mechanical Coordinator #5 5. Electrical Coordinator #5 6. Project Estimator #5 7. Sustainability (B3) Manager #5
Identify the name, cost, and completion date for up to three <u>comparable</u> projects	1a. City of Chaska Safety Facility 1b. \$49M 1d. Fall 2025 2a. City of Virginia Community Center 2b. \$38M 2a. August 2021 3a. Xcel Energy Service Center, ND 3b. \$21M 3c. December 2024	1c. Xcel Energy Service Center, ND 1d. \$21M 1e. December 2024 2c. Xcel Energy Service Center, SD 2d. \$20M 2a. August 2025
Briefly describe the Individual's Responsibilities for this Project	As RJM's Director of Mechanical Electrical and Plumbing Design and Coordination, Chris will provide MEP expertise from design through occupancy and optimized facility operations. Chris has a reputation for understanding the client's goals, digging into details and using a collaborative approach to achieve project objectives. He has dedicated his career to expertise in facility infrastructure and systems, optimizing occupant comfort, code compliance, energy efficiency, and total cost of ownership.	Key Responsibilities: - Plan project workflow including schedule, materials, and workforce - Assist estimating team during preconstruction including final bidding - Proactively reassess project scope based on new information and analysis - Closely monitor schedule, budget, and quality to ensure project vision is achieved - Work with superintendent and consultants to drive efficiencies - Recommend course of action based on client needs and requirements
Percent of Time on Project	Pre-Construction: 5% Construction: 5%	Pre-Construction: 5% Construction: 15%

Project Role	Project Estimator	Sustainability (B3) Manager
Name of Individual	Brian Pogalz	Chris Liedman
Email Address	brian.pogalz@rjmconstruction.com	chris.liedman@rjmconstruction.com
Individual's Firm Name	RJM Construction	RJM Construction
Individual's Firm Location	Golden Valley, MN	Golden Valley, MN
Years working within Firm	2 Years	1 Year
Years working within Industry	27 Years	25 Years
Number of projects completed with other Team Members	1. Project Manager #5 2. Construction Project Mgr #5 3. Site Superintendent #1 4. Mechanical Coordinator #10 5. Electrical Coordinator #10 6. Project Scheduler #5 7. Sustainability (B3) Manager #10	1. Project Manager #5 2. Construction Project Mgr #5 3. Site Superintendent #1 4. Mechanical Coordinator #n/a 5. Electrical Coordinator #n/a 6. Project Scheduler #5 7. Project Estimator #10
Identify the name, cost, and completion date for up to three <u>comparable</u> projects	1a. City of Chaska Safety Facility 1b. 49M 1c. Fall 2025 2a. City of Virginia Community Center 2b. \$38M 2b. August 2021	1a. City of Chaska Safety Facility 1b. \$49M 1d. Fall 2025 2a. City of Virginia Community Center 2b. \$38M 2c. August 2021 3a. Xcel Energy Service Center, ND 3b. \$21M 3c. December 2024
<u>Briefly</u> describe the Individual's Responsibilities for this Project	Brian brings over 25 years of valuable industry experience to the RJM team with a dedicated focus in preconstruction services over the last decade. In his role as Chief Estimator, Brian oversees preconstruction and estimating ensuring the incorporation of unique project details. He directs the team to develop and uphold precise budgets from the schematic design phase through the final construction documents, while also championing sustainability goals to minimize environmental impact and maximize resource efficiency.	Chris has been in the construction industry for nearly 25 years, specializing in mechanical and electrical systems for the last 18 years. He has been on the owner's representative, trade partner and general contractor side of MEP systems throughout his career and has a unique eye for details that matter to the owner/client. Through collaboration, communication, and conviction, Chris has successfully led project teams through design and construction of advanced MEP projects while working closely with trade partners, designers, and owners/clients.
Percent of Time on Project	Pre-Construction: 25% Construction: 0%	Pre-Construction: 25% Construction: 0%



CURTIS SELL

PRECONSTRUCTION PROJECT MANAGER PROJECT EXECUTIVE



952-837-8685



curtis.sell@rjmconstruction.com

EDUCATION

Bachelor of Science
Construction Management
Minnesota State
University - Mankato

TRAINING & CERTS

Erosion and Stormwater
Management Certification/
Site Management
University of Minnesota
OSHA 30

REFERENCES

Ms. Teresa Keller
City of Woodbury
651-714-3500

Mr. Dave Berkowitz
City of Andover
763-767-5133

Mr. Grant Riemer
City of Ramsey
763-433-9863

Mr. Andrew Cooper
Oertel Architects
651-696-5186

Ms. Stacy Collins
Mohagen Hansen
952-426-7429

Mr. Denton Mack
Sperides Reiners Architects
952-996-9662

ROLE DESCRIPTION

Curtis brings over 12 years of experience in the construction industry, all with RJM Construction. In his role as project executive, Curtis leads project teams with a focus on operational excellence and client satisfaction. His responsibilities include oversight of preconstruction planning, contract administration, budget management, team coordination, and schedule execution. Curtis is known for his ability to manage fast-paced, detail-intensive projects, ensuring that each phase is executed with precision and efficiency. His involvement spans from early project development through final completion, maintaining continuity and clear communication throughout the entire process.

Key Responsibilities:

- Plan project workflow including schedule, materials, and workforce
- Assist estimating team during preconstruction including final bidding
- Recommend course of action based on client needs and requirements
- Proactively reassess project scope based on new information and analysis
- Closely monitor schedule, budget, and quality to ensure project vision is achieved
- Work with superintendent and consultants to drive efficiencies

RELEVANT EXPERIENCE

PROJECT

Lino Lakes Public Works

Ramsey Public Works

Andover Public Works Expansion

Woodbury Public Works

Xcel Energy Sioux Falls Service Center

Xcel Energy Grand Forks Service Center

Andover Community Center Expansion

Paradise Commons

Ferrari Twin Cities Performance Center

Audi Minneapolis

LOCATION

Lino Lakes, MN

Ramsey, MN

Andover, MN

Woodbury, MN

Sioux Falls, SD

Grand Forks, ND

Andover, MN

Waconia, MN

Golden Valley, MN

Golden Valley, MN





AARON CHAPPUIS

CONSTRUCTION PROJECT MANAGER



651-894-2970



aaron.chappuis@rjmconstruction.com

EDUCATION

Bachelor of Science
Construction Management
Minnesota State
University, Mankato

REFERENCES

Mr. Dan Beckering
Southwest Christian High School
612-360-9893

Mr. John Gunter
Xcel Energy
763-807-2969

Ms. Karen Reynhout
Animal Emergency &
Referral Center
651-501-3759 ext. 3007

Mr. Josh Felix
BGW Architects
435-720-2394

Mr. Craig Coil
TKDA
763-234-8741

Mr. Steve Iaria
KOMA
651-295-8466

ROLE DESCRIPTION

Aaron brings valuable expertise to the RJM team with his well-rounded history varying in size and complexity. Aaron has proven that collaboration with team members is the key to project success and he always puts the client's needs and concerns first. Passionate and driven, Aaron strives to provide a seamless construction process and make the project an enjoyable experience, from conception to completion, for all team members.

Key Responsibilities:

- Plan project workflow including schedule, materials, and workforce
- Assist estimating team during preconstruction including final bidding
- Proactively reassess project scope based on new information and analysis
- Closely monitor schedule, budget, and quality to ensure project vision is achieved
- Work with superintendent and consultants to drive efficiencies
- Recommend course of action based on client needs and requirements

RELEVANT EXPERIENCE

PROJECT	LOCATION
Lino Lakes Public Works	Lino Lakes, MN
Southwest Christian High School Fieldhouse Addition	Chaska, MN
Xcel Energy Service Center	Sioux Falls, SD
Xcel Energy Service Center	Grand Forks, ND
Animal Emergency and Referral Center	Oakdale, MN
Municipal Building Commission City Office Improvements Phase 1	Minneapolis, MN
Municipal Building Commission City Office Improvements Phase 2	Minneapolis, MN





MARK DONGOSKE

SUPERINTENDENT



612-490-7026



mark.dongoske@rjmconstruction.com

EXPERIENCE

RJM & Industry: 40 years

TRAINING & CERTS

OSHA 30

AED/CPR Certified

REFERENCES

Mr. Justin Femrite
City of Elk River
763-635-1000

Mr. Aaron Blom
City of Montevideo
320-269-9340

Ms. Teresa Keller
City of Woodbury
651-714-3593

Ms. Pam Anderson
JLG Architects
612-767-3773

Mr. Thomas Moorse
HTG Architects
952-278-8880

Mr. Dan Lind
HCM Architects
612-904-1332

ROLE DESCRIPTION

Mark started his career working in the construction industry in 1983. Mark has worked on a variety of project types including municipal facilities, healthcare facilities, tenant buildouts, residential, and more.

Working in tandem with RJM's project manager, Mark is accountable for running the day-to-day operations on the construction site and closely monitoring the project schedule to achieve project success.

Key Responsibilities:

- Direct all field personnel and manage subcontractor activities
- Ensure that quality control standards and safety protocols are upheld at all times
- Maintain construction schedule and proactively identify and resolve any disruptions
- Order materials, schedule inspections as necessary
- Maintain regular communications and positive relationships with clients, contractors, vendors, and team members
- Maintain an efficient, organized, safe, and clean job site

RELEVANT EXPERIENCE

PROJECT

Andover Public Works Expansion
Ramsey Public Works
Woodbury Public Works
Elk River Public Works
Montevideo Public Works
Chanhassen Public Works
Medina Public Works
Rogers Police Station Remodel
Xcel Energy Shorewood

LOCATION

Andover, MN
Ramsey, MN
Woodbury, MN
Elk River, MN
Montevideo, MN
Chanhassen, MN
Medina, MN
Rogers, MN
Shorewood, MN





BRIAN POGALZ

CHIEF ESTIMATOR



651-238-2938



brian.pogalz@rjmconstruction.com

EDUCATION

Bachelor of Architecture
& Bachelor of Science,
Environmental Design
North Dakota State University

REFERENCES

Mr. Adam Neumann
Bigos Management
763-234-0526

Mr. Alex Polinski
Altus Development
612-919-0505

Mr. Burt Coffin
ESG
612-310-7707

Mr. Ward Issacson
Pope Architects
651-642-9200

Ms. Melanie Baumhover
BWBR
651-290-1988

ROLE DESCRIPTION

Brian brings over 25 years of valuable industry experience to the RJM team, with a dedicated focus in preconstruction services over the last decade. In his role as Chief Estimator, Brian oversees preconstruction and estimating, ensuring the incorporation of unique project details. He directs the team to develop accurate budgets from schematic design to final construction, achieving optimal value for clients in educational, community, corporate, and healthcare markets.

His dedication to budget control, value analysis, and client relationships is evident in the high-quality finished products. Brian's mission is to challenge the status quo and focus towards creative solutions that incorporate value and quality into each project built.

RELEVANT EXPERIENCE

PROJECT

Lino Lakes Public Works

Chaska Public Safety Facility

Lakeville Regional Public Safety
Training Facility

Apple Valley Police Department

North Loop Minneapolis Bus Garage

East Side Storage and Maintenance Facility

Grand Forks Air Force Base Fire Station

Restoration Professionals Warehouse/
Vehicle Storage & Office Facility

Ramsey County Managers Office

Dakota County SMART Center

Maple Grove Community Center Expansion

Runestone Community Center

LOCATION

Lino Lakes, MN

Chaska, MN

Lakeville, MN

Apple Valley, MN

Minneapolis, MN

Minneapolis, MN

Grand Forks, ND

St. Paul, MN

St. Paul, MN

Inver Grove Heights, MN

Maple Grove, MN

Alexandria, MN



SUPPORT TEAM



CHRIS LIEDMAN

MEP DIRECTOR

✉ chris.liedman@rjmconstruction.com

As RJM's Director of Mechanical Electrical and Plumbing Design and Coordination, Chris will provide MEP expertise from design through occupancy and optimized facility operations. Chris has a reputation for understanding the client's goals, digging into details and using a collaborative approach to achieve project objectives. He has dedicated his career to expertise in facility infrastructure and systems, optimizing occupant comfort, code compliance, energy efficiency, and total cost of ownership.



KALE FISCHER

SAFETY DIRECTOR

✉ kale.fischer@rjmconstruction.com

As Safety Director, Kale provides oversight directly in relation to the safety aspects of every project. He analyzes the proposed safety plan and offers guidance to the team for continual improvement. Kale leads subcontractors through the RJM safety orientation prior to the start of project work. Combining his hands-on experience with his keen attention to detail and communication skills, Kale ensures that safety is held to the highest standard to ensure project success and client satisfaction.



MIKE JOHNSON

DIRECTOR OF QUALITY CONTROL

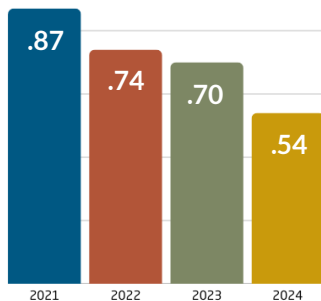
✉ mike.johnson@rjmconstruction.com

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

SAFETY PROGRAM AND RECORD

COST OF SERVICES

RJM EMR



RECENT SAFETY RECOGNITION & AWARDS

**LECET Safety Driven
Contractor Award of
Excellence:**
2022, 2023, 2024

**AGC CHASE Level 3
Projects:** 2022, 2023,
2024. RJM has been a
CHASE member since
2015, and have had at
least 10 Level 3 projects
in the last 3 years

**OSHA Stand Down to
Falls:** Recognition in
2022, 2023, 2024

**Governors Bronze
Safety Award:** 2024

Has your firm had any accidents which resulted in construction fatalities on any of your construction sites in the last 5 years?

RJM Construction has not experienced any construction-related fatalities on our job sites within the past five (5) years, reflecting our strong commitment to safety and proactive risk management.

Has your firm received from OSHA any willful or repeated safety citations for which a final order has been issued within the last 5 years?

RJM Construction committed to maintaining the highest standards of safety across all our projects. We take our responsibility seriously and work diligently to ensure that all job sites are compliant with OSHA regulations and safe for all workers.

Within the last 5 years, RJM Construction LLC has not received any final orders or citations from OSHA. Approximately one year ago, during a routine OSHA inspection, a subcontractor on one of our projects was cited for an issue involving an extension cord. The issue was immediately corrected on-site during the inspection. RJM was not cited in connection with this matter.

Additionally, several years ago, there was an OSHA complaint at a project in South Dakota involving another subcontractor. While RJM was not cited or found at fault, we took proactive steps to support the investigation, address any concerns, and reinforce safety protocols across the project team.

While RJM may not be directly responsible for subcontractor violations, we take ownership of the overall safety culture on our projects. We remain committed to continuous improvement, accountability, and ensuring a safe working environment for everyone involved.

For the past five years please provide details of alleged violations associated with penalties and corrective action taken on your project sites as a result of inspections by OSHA, other applicable health and safety agencies and any environmental agencies.

Over the past five (5) years, RJM Construction has not had any alleged violations, penalties, or required corrective actions resulting from inspections by OSHA, other health and safety agencies, or environmental agencies on our project sites.

5. **SAFETY PROGRAM AND RECORD (15 POINTS)**

Qualifications requirements C 5.1 and C 5.2 are **PASS/FAIL**.

The Respondent must not have had willful or repeated safety citations within the last 5 years. The Respondent must answer both C 5.1 and C 5.2. Answering both questions is a pass/fail requirement. Failure to meet the requirements stated here, or failure to answer the questions, may be deemed to be non-responsive at the sole discretion of the City. If a Responder is deemed to be non-responsive their response will be rejected.

5.1. Has the Respondent received from OSHA any willful or repeated safety citations for which a final order has been issued within the last 5 years? **(PASS/FAIL)**

☐ Yes ☒ No

****If yes, please attach document of willful or repeated citations.**

5.2. Has the Respondent had any accidents which resulted in construction fatalities on any of your construction sites within the last 5 years? **(PASS/FAIL)**

☐ Yes ☒ No

If Yes, please provide details.

5.3. **Experience Modification Rate (EMR):** List your workers' compensation EMR for the years indicated. Please attach document.

Policy Year 2023: .70 Policy Year 2022: .74 Policy Year 2021: .87

5.4. **OSHA Violations:**

Has the Respondent received one or more OSHA violations in the past 5 years?

☐ Yes ☒ No

****If yes, document all OSHA violations for your organization. (Add rows as necessary):**

Inspection Date	Inspection #	State of Occurrence	Number of Violations

Attach a copy of the violation(s) and describe in writing the actions you have taken to correct the deficiency.

6. **Cost of Services (40 POINTS)**

Complete Fee Proposal Matrix Below based on fees for services as Construction Manager at Risk, include average hourly rate for key personnel as an attachment.

6.1 **Fee Proposal Matrix (lease complete spreadsheet attached as Exhibit D1)**

Based on 36 months of construction, list an amount for staff related General Conditions, which shall include:

- Personal Costs: Salaries for home office staff and on-site management including benefits, bonuses, vacation, personal time off, cell phone and mileage.
- Temporary Facilities: Office trailer including copiers, furniture, computers, phones, radios, office supplies, and other similar site-related costs. Exclude the following the general requirements costs that will be reimbursed at actual cost without profit or markup: utilities, dumpsters, temporary toilets, safety equipment, hoisting, snow removal, periodic and final clean.

6.2 Indicate your level of confidence that the fixed limit for the cost of the work set forth in the RFQ is appropriate and adequate for the scope of work proposed.

95 %

Provide an explanation for your level of confidence.

Based on the information provided, RJM is confident in the established budget currently assigned to the project.

ATTACHMENT D1 - CMaR RFP RESPONSE
To the City of Roseville
Maintenance Operations Center, License/Passport Center & Dance Studio
INSE RUM Construction HERE
8/25/25

Pre-Construction Services

Start Date: 10/15/2025
Finish Date: 10/15/2026

		Maintenance Operations Center		License/Passport Center & Dance Studio		Total Project	
Description	Hourly Rate	Hours	Total	Hours	Total	Hours	Total
Project Executive, Principal in Charge	\$210.00	52	\$ 10,920	26	\$ 5,460	78	\$ 16,380
General Superintendent			\$		\$		\$
Superintendent			\$		\$		\$
Senior Project Manager			\$		\$		\$
Project Manager	\$152.00	104	\$ 15,808		\$	104	\$ 15,808
Field Engineer			\$		\$		\$
Safety Director			\$		\$		\$
Administrative Assistant			\$		\$		\$
			\$		\$		\$
(Other)	\$158.00	208	\$ 32,864	52	\$ 8,216	260	\$ 41,080
			\$		\$		\$
Total PRECONSTRUCTION		364	\$ 59,592	78	\$ 13,676	442	\$ 73,268

Construction Management Fee

General Conditions		Maintenance Operations Center		License/Passport Center & Dance		Total Project	
		Project Cost	\$48,000,000	Project Cost	\$11,000,000		
		Approximate Duration	24 months	Approximate Duration	12 months		
Description	Hourly Rate	Hours	Total	Hours	Total	Hours	Total
Project Executive, Principal in Charge	\$210.00	208	\$ 43,680	52	\$ 10,920	260	\$ 54,600
General Superintendent	\$163.00	104	\$ 16,952	52	\$ 8,476	156	\$ 25,428
Superintendent	\$147.00	3,640	\$ 535,080	1,040	\$ 152,880	4,680	\$ 687,960
Senior Project Manager			\$		\$		\$
Project Manager	\$152.00	3,952	\$ 600,704	416	\$ 63,232	4,368	\$ 663,936
Field Engineer	\$121.00		\$	832	\$ 100,672	832	\$ 100,672
Safety Director	\$135.00	156	\$ 21,060	52	\$ 7,020	208	\$ 28,080
Administrative Assistant	\$89.00	416	\$ 37,024	104	\$ 9,256	520	\$ 46,280
			\$		\$		\$
(Other)	\$204.00	468	\$ 95,472	176	\$ 35,904	644	\$ 131,376
			\$		\$		\$
Total General Conditions			\$ 1,349,972		\$ 388,360		\$ 1,738,332

Approximate Duration - MOC 24 Months, LPCDS 12 Months

Project	Project Construction Cost	Fee as Percentage	Fee Total
Maintenance Operations Center Construction Management Fee	\$48,000,000	1.65 %	\$ 792,000
Maintenance Operations Center Insurance	\$48,000,000	.90 %	\$ 432,000
Maintenance Operations Center Bond Cost	\$48,000,000	.0008 %	\$ 40,000
License/Passport Center & Dance Studio Construction Management Fee	\$11,000,000	1.75 %	\$ 192,500
License/Passport Center & Dance Studio Insurance Cost	\$11,000,000	.90 %	\$ 99,000
License/Passport Center & Dance Studio Bond Cost	\$11,000,000	.0009 %	\$ 10,000
Total			\$ 1,565,500

Total Project Cost

\$ 3,377,100



EXHIBITS

PROJECT EXPERIENCE

CERTIFICATE OF INSURANCE

SURETY LETTER

WOODBURY PUBLIC WORKS EXPANSION

WOODBURY, MINNESOTA



PROJECT INFO

CLIENT
CITY OF WOODBURY

PROJECT TYPE
MUNICIPAL

SQUARE FEET
100,000

ARCHITECT
HCM ARCHITECTS

RJM Construction was hired by the City of Woodbury to oversee their public works expansion project. Crews demolished the original parks maintenance building on the west side of Tower Drive and replaced it with a new 25,000-square-foot facility for the public works department. An 18,800-square-foot cold storage building was also built to house the city's winterized/summerized equipment during season changes.

An 88,000-square-foot warm storage addition was constructed to the south of the existing east building to store equipment such as plow trucks, city vehicles, and miscellaneous equipment. In addition to the warm storage, a 10,000-square-foot metal building lean-to addition to the east of the existing building was constructed to be the new home for parks and maintenance department equipment.

The existing building on the east side also received a new entrance addition and conference room/office addition along Tower Drive, and a complete interior remodel to provide a functional and collaborative space for the city employees. The team worked strategically to ensure minimal disruption to daily public works operations.

RAMSEY PUBLIC WORKS

RAMSEY, MINNESOTA



PROJECT INFO

CLIENT
CITY OF RAMSEY

PROJECT TYPE
MUNICIPAL

SQUARE FEET
93,000

ARCHITECT
OERTEL ARCHITECTS

RJM worked with the City of Ramsey to build a new 93,000-square-foot public works facility which was completed on budget and ahead of schedule.

We welcomed this opportunity to offer our Construction Management Agency (CMA) services to the team at the City of Ramsey to replace the outdated existing facility.

The new, efficient space was created to serve the community, city staff, vehicles, and equipment. The building includes a storage area for the city's vehicle fleet, a fleet maintenance shop, offices for public works employees, and a community space.

MEP components relating to power, compressed air, and water connections are all especially critical to the operation of this type of facility. Our project team worked closely with all subcontractors to ensure the work met the design vision and owner expectations.

XCEL ENERGY SERVICE CENTERS

GRAND FORKS, ND + SIOUX FALLS, SD



PROJECT INFO

CLIENT
XCEL ENERGY

PROJECT TYPE
INDUSTRIAL

ND: SQUARE FEET
40,000

SD: SQUARE FEET
45,349

ARCHITECT
TKDA

The Xcel Energy Grand Forks Service Center project includes a 10,000-square-foot vehicle storage building and a 30,000-square-foot service center. The vehicle storage area features a fully equipped weld shop and paint booth, while the service center offers office space, warehouse areas, and dedicated fleet bays with advanced tools. To ensure vehicle maintenance, the facility will also have a wash bay and a Quick Lane Bay for expedited servicing, enhancing operational efficiency and customer service.

The Xcel Energy Sioux Falls service center project entails a significant renovation of an existing warehouse, transforming it into contemporary office space and enhancing operational efficiency. Additionally, fleet bay expansions will include a precast addition designed for vehicle cleaning, maintenance, and repairs, featuring specialized bays to support fleet needs. These upgrades aim to address increasing operational demands and improve workplace functionality.

WAYZATA CITY HALL RENOVATION

WAYZATA, MINNESOTA



PROJECT INFO

CLIENT
CITY OF WAYZATA

PROJECT TYPE
MUNICIPAL

SQUARE FEET
5,409

ARCHITECT
HGA ARCHITECTS

The City of Wayzata selected RJM Construction to remodel the City Hall to create additional workspaces and complete improvements for the motor vehicle, administration, and police departments.

The project was completed in three phases to work around the occupied spaces safely, allowing the City Hall and DMV to remain partially open during construction.

Working through COVID-19, the team provided a plan to address the daily challenges. Contractors were required to sign in and confirm they didn't have any symptoms, would wear masks, and adhere to social distancing. RJM worked with subcontractors to build acrylic panels for the city's reception desks to ensure safety once open to the public.

FITNESS & DANCE STUDIOS



City of Plymouth Community Center, Plymouth, MN

The City of Plymouth Community Center includes two full-size gymnasiums, indoor playground, a new all-season indoor walking track, rooms for various educational and recreational activities, dance and fitness studios, an art gallery, and more.

Worthington Community Center/YMCA, Worthington, MN

A new community center consisting of an indoor aquatics center, gymnasium, fitness area, administration offices, locker rooms, childcare center and outdoor pools on the Minnesota West collegiate campus.

Andover Community Center/YMCA, Andover, MN

The facility includes an ice arena, a three court field house, an indoor aquatic park with two pools, an upper-level fitness center and exercise studio and a kids' gymnasium. The building structure utilizes a combination of pre-cast concrete, masonry and exposed wood structure and curtain wall systems.

Dayton at Gaviidae YMCA, Minneapolis, MN

New corporate offices, pool, gym, locker rooms & workout areas including outdoor artificial turf exercise area on the roof.

Elk River Community YMCA, Elk River, MN

The Elk River Community YMCA incorporates precast, masonry and glass to make it a striking new facility. Included are a lap pool, activities pool, splash pad, water features and water slides. In addition, a gymnasium and community room was also built.

Forest Lake YMCA, Forest Lake, MN

The facility features a fitness center including space for cardio equipment, strength training, personal training and stretching; multiple studios that meet the ever-changing needs of fitness classes; dividable community room to accommodate a variety of programs; aquatic center including a leisure pool, lap pool and on-deck sauna and whirlpool; outdoor splash pad; walking track and gymnasium; outdoor playground and an indoor play maze.

Hastings YMCA, Hastings, MN

Southdale YMCA, Edina, MN

YWCA Midtown, Minneapolis, MN

Minnesota Valley YMCA, Burnsville, MN

PUBLIC SERVICE PROJECT EXPERTISE



PROJECT	CMa	CMr
Andover Public Works 2019 Andover, MN	X	
Apple Valley Central Maintenance Facility 2025 Apple Valley, MN	X	
Blaine City Hall and Police Department Improvements 2021 Blaine, MN		X
Carver County Lake Waconia Waterfront Service Center 2022 Cologne, MN	X	
Chanhassen Public Works 2010 Chanhassen, MN	X	
Chaska Public Safety Facility 2025 Chaska, MN	X	
Chaska Public Works Predesign Chaska, MN		
Elk River Municipal Utilities Field Services Facility 2021 Elk River, MN		X
Elk River Public Works 2013 Elk River, MN		X
HERO Center 2019 Cottage Grove, MN		X
Lakeville Regional Public Safety Training Facility 2025 Lakeville, MN		
Medina Public Works and Police Department 2013 Medina, MN		X
Montevideo Public Works 2021 Montevideo, MN		X
North Metro Range - Regional Training Facility 2019 Maple Grove, MN		X
Plymouth Fire Station #2 & #3 2022 Plymouth, MN		X
Ramsey Public Works 2021 Ramsey, MN	X	
Rogers Police Station 2015 Rogers, MN		X
Watertown Public Works and City Hall 2027 Watertown, SD		X
Woodbury Public Works 2019 Woodbury, MN		X
Wright County Sheriff's Office Training Center 2020 Maple Lake, MN	X	
Xcel Energy Grand Forks Service Center 2025 Grand Forks, North Dakota		X
Xcel Energy Sioux Falls Service Center 2024 Sioux Falls, South Dakota		X



CERTIFICATE OF LIABILITY INSURANCE

Page 1 of 3

DATE (MM/DD/YYYY)
08/19/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Willis Towers Watson Midwest, Inc. c/o 26 Century Blvd P.O. Box 305191 Nashville, TN 372305191 USA	CONTACT NAME: WTW Certificate Center PHONE (A/C, No. Ext): 1-877-945-7378 FAX (A/C, No): 1-888-467-2378 E-MAIL ADDRESS: certificates@wtwco.com																					
INSURED RJM Construction, LLC 830 Boone Avenue N Golden Valley, MN 55427	<table><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A:</td><td>Zurich American Insurance Company</td><td>16535</td></tr><tr><td>INSURER B:</td><td>Continental Insurance Company</td><td>35289</td></tr><tr><td>INSURER C:</td><td>American Guarantee and Liability Insurance</td><td>26247</td></tr><tr><td>INSURER D:</td><td>Steadfast Insurance Company</td><td>26387</td></tr><tr><td>INSURER E:</td><td></td><td></td></tr><tr><td>INSURER F:</td><td></td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	Zurich American Insurance Company	16535	INSURER B:	Continental Insurance Company	35289	INSURER C:	American Guarantee and Liability Insurance	26247	INSURER D:	Steadfast Insurance Company	26387	INSURER E:			INSURER F:		
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INSURER E:																						
INSURER F:																						

COVERAGES**CERTIFICATE NUMBER:** W40061502**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:	Y	Y	GLO 0084162-10	01/01/2025	01/01/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY	Y	Y	BAP 0084161-10	01/01/2025	01/01/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B	UMBRELLA LIAB ☒ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000	Y	Y	7018029834	01/01/2025	01/01/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☒ No	N/A	WC 0084166-10	01/01/2025	01/01/2026	☒ PER STATUTE E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Builders Risk	Y	Y	MBR 0084246-10	01/01/2025	01/01/2026	Limits Contract Value or \$5,000,000.00 whichever is less

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

SEE ATTACHED

CERTIFICATE HOLDER

City of Roseville 2660 Civic Center Dr Roseville, MN 55113	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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ACORD 25 (2016/03)

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SR ID: 28250912

BATCH: 4085432

Page 625 of 904



ADDITIONAL REMARKS SCHEDULE

AGENCY Willis Towers Watson Midwest, Inc.		NAMED INSURED RJM Construction, LLC 830 Boone Avenue N Golden Valley, MN 55427	
POLICY NUMBER See Page 1		EFFECTIVE DATE: See Page 1	
CARRIER See Page 1	NAIC CODE See Page 1		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 **FORM TITLE:** Certificate of Liability Insurance

Project Name: City of Roseville's Maintenance Operations Center and License/Passport Dance Studio

Project Address: 1757 Lexington Ave N, Saint Paul, MN 55113

Project Value: \$75,300,000

Project Duration: October 2026-October 2059

Builder's Risk policy to be bound upon award.

BDRK Deductible:

\$25,000 Fire Resistive/Masonry NC/NC

\$50,000 Frame/Joisted Masonry

\$100,000 Water Damage Deductible

Flood/Earthquake Deductible:

\$25,000 - Zones 3 and 4

\$100,000 - Zone 2

\$250,000 - Zone 1

TBD - Severe Storm Deductible

City of Roseville and any other per written contract are included as Additional Insureds as respects to General Liability, Auto Liability and Umbrella/Excess Liability as required by written contract.

General Liability, Auto Liability and Umbrella/Excess Liability policies shall be Primary and Non-contributory with any other insurance in force for or which may be purchased by Additional Insureds as required by written contract.

Waiver of Subrogation applies in favor of City of Roseville and any other per written contract with respects to General Liability, Auto Liability, Umbrella/Excess Liability and Workers Compensation as permitted by law, as required by written contract.

City of Roseville and any other per written contract are included as Additional Insureds as respects to Pollution Liability and Builders Risk Policy.

Pollution Liability and Builders Risk Policy shall be Primary and Non-contributory with any other insurance in force for or which may be purchased by Additional Insureds.

Waiver of Subrogation applies in favor of City of Roseville and any other per written contract with respects to Pollution Liability and Builders Risk Policy.

City of Roseville is included as Loss Payee, Lenders Loss Payable and Mortgagee as respects Builders Risk Policy.

Umbrella/Excess Follows Form.



ADDITIONAL REMARKS SCHEDULE

Page 3 of 3

AGENCY Willis Towers Watson Midwest, Inc.		NAMED INSURED RJM Construction, LLC 830 Boone Avenue N Golden Valley, MN 55427	
POLICY NUMBER See Page 1		EFFECTIVE DATE: See Page 1	
CARRIER See Page 1	NAIC CODE See Page 1		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

INSURER AFFORDING COVERAGE: Steadfast Insurance Company

NAIC#: 26387

POLICY NUMBER: EOC 0086225-10

EFF DATE: 01/01/2025

EXP DATE: 01/01/2026

ADDITIONAL INSURED: Y

SUBROGATION WAIVED: Y

TYPE OF INSURANCE:
Pollution Liability

LIMIT DESCRIPTION:
Each Claim
Aggregate

LIMIT AMOUNT:
\$2,000,000
\$2,000,000

Additional Insured – Automatic – Owners, Lessees Or Contractors



Policy No.	Eff. Date of Pol.	Exp. Date of Pol.	Eff. Date of End.	Producer No.	Add'l. Prem	Return Prem.
GLO 0084162-10	01/01/2025	01/01/2026		34937000	INCL	

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Named Insured: RJM CONSTRUCTION, LLC

Address (including ZIP Code):

830 BOONE AVE N.

GOLDEN VALLEY, MN 55427-4568

This endorsement modifies insurance provided under the:

Commercial General Liability Coverage Part

A. Section II – Who Is An Insured is amended to include as an additional insured any person or organization whom you are required to add as an additional insured on this policy under a written contract or written agreement. Such person or organization is an additional insured only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf,

in the performance of your ongoing operations or "your work" as included in the "products-completed operations hazard", which is the subject of the written contract or written agreement.

However, the insurance afforded to such additional insured:

1. Only applies to the extent permitted by law; and
2. Will not be broader than that which you are required by the written contract or written agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusion applies:

This insurance does not apply to:

"Bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of, or failure to render, any professional architectural, engineering or surveying services including:

- a. The preparing, approving or failing to prepare or approve maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or
- b. Supervisory, inspection, architectural or engineering activities.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of or the failure to render any professional architectural, engineering or surveying services.

C. The following is added to Paragraph 2. Duties In The Event Of Occurrence, Offense, Claim Or Suit of Section IV – Commercial General Liability Conditions:

The additional insured must see to it that:

1. We are notified as soon as practicable of an "occurrence" or offense that may result in a claim;
2. We receive written notice of a claim or "suit" as soon as practicable; and
3. A request for defense and indemnity of the claim or "suit" will promptly be brought against any policy issued by another insurer under which the additional insured may be an insured in any capacity. This provision does not apply to insurance on which the additional insured is a Named Insured if the written contract or written agreement requires that this coverage be primary and non-contributory.

D. For the purposes of the coverage provided by this endorsement:

1. The following is added to the Other Insurance Condition of Section IV – Commercial General Liability Conditions:

Primary and Noncontributory insurance

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured provided that:

- a. The additional insured is a Named Insured under such other insurance; and
 - b. You are required by written contract or written agreement that this insurance be primary and not seek contribution from any other insurance available to the additional insured.
- 2. The following paragraph is added to Paragraph 4.b. of the Other Insurance Condition of Section IV – Commercial General Liability Conditions:**

This insurance is excess over:

Any of the other insurance, whether primary, excess, contingent or on any other basis, available to an additional insured, in which the additional insured on our policy is also covered as an additional insured on another policy providing coverage for the same "occurrence", offense, claim or "suit". This provision does not apply to any policy in which the additional insured is a Named Insured on such other policy and where our policy is required by a written contract or written agreement to provide coverage to the additional insured on a primary and non-contributory basis.

E. This endorsement does not apply to an additional insured which has been added to this policy by an endorsement showing the additional insured in a Schedule of additional insureds, and which endorsement applies specifically to that identified additional insured.

F. With respect to the insurance afforded to the additional insureds under this endorsement, the following is added to Section III – Limits Of Insurance:

The most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the written contract or written agreement referenced in Paragraph A. of this endorsement; or
 2. Available under the applicable Limits of Insurance shown in the Declarations,
- whichever is less.

This endorsement shall not increase the applicable Limits of Insurance shown in the Declarations.

All other terms and conditions of this policy remain unchanged.

Waiver Of Subrogation (Blanket) Endorsement

Policy No.	Eff. Date of Pol.	Exp. Date of Pol.	Eff. Date of End.	Producer	Add'l Prem.	Return Prem.
GLO 0084162-10	01/01/2025	01/01/2026		34937000	\$ INCL	\$

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided under the:

Commercial General Liability Coverage Part

The following is added to the **Transfer Of Rights Of Recovery Against Others To Us Condition**:

If you are required by a written contract or agreement, which is executed before a loss, to waive your rights of recovery from others, we agree to waive our rights of recovery. This waiver of rights shall not be construed to be a waiver with respect to any other operations in which the insured has no contractual interest.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**LESSOR – ADDITIONAL INSURED AND LOSS PAYEE**

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

This endorsement changes the policy effective on the inception date of the policy unless another date is indicated below.

Named Insured:**Endorsement Effective Date:****SCHEDULE**

Insurance Company: ZURICH AMERICAN INSURANCE COMPANY	
Policy Number: BAP 0084161-10	Effective Date: 01-01-2025
Expiration Date: 01-01-2026	
Named Insured: RJM CONSTRUCTION, LLC	
Address: 830 BOONE AVE N GOLDEN VALLEY MN 55427-4568	
Additional Insured (Lessor): ALL LESSORS Address: -, MN USA 55427	
Designation Or Description Of "Leased Autos": ALL LEASED AUTOS	

Coverages	Limit Of Insurance
Covered Autos Liability	Each "Accident"
Comprehensive	Actual Cash Value Or Cost Of Repair Whichever Is Less, Minus Deductible For Each Covered "Leased Auto"
Collision	Actual Cash Value Or Cost Of Repair Whichever Is Less, Minus Deductible For Each Covered "Leased Auto"
Specified Causes Of Loss	Actual Cash Value Or Cost Of Repair Whichever Is Less, Minus Deductible For Each Covered "Leased Auto"
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Coverage

- Any "leased auto" designated or described in the Schedule will be considered a covered "auto" you own and not a covered "auto" you hire or borrow.
- For a "leased auto" designated or described in the Schedule, the **Who Is An Insured** provision under **Covered Autos Liability Coverage** is changed to include as an "insured" the lessor named in the Schedule. However, the lessor is an "insured" only for "bodily injury" or "property damage" resulting from the acts or omissions by:
 - You;
 - Any of your "employees" or agents; or
 - Any person, except the lessor or any "employee" or agent of the lessor, operating a "leased auto" with the permission of any of the above.
- The coverages provided under this endorsement apply to any "leased auto" described in the Schedule until the expiration date shown in the Schedule, or when the lessor or his or her agent takes possession of the "leased auto", whichever occurs first.

B. Loss Payable Clause

- We will pay, as interest may appear, you and the lessor named in this endorsement for "loss" to a "leased auto".

- The insurance covers the interest of the lessor unless the "loss" results from fraudulent acts or omissions on your part.
- If we make any payment to the lessor, we will obtain his or her rights against any other party.

C. Cancellation

- If we cancel the policy, we will mail notice to the lessor in accordance with the Cancellation Common Policy Condition.
- If you cancel the policy, we will mail notice to the lessor.
- Cancellation ends this agreement.

- The lessor is not liable for payment of your premiums.

E. Additional Definition

As used in this endorsement:

"Leased auto" means an "auto" leased or rented to you, including any substitute, replacement or extra "auto" needed to meet seasonal or other needs, under a leasing or rental agreement that requires you to provide direct primary insurance for the lessor.



Coverage Extension Endorsement

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

Policy No. BAP 0084161-10

Effective Date: 01/01/2025

This endorsement modifies insurance provided under the:

**Business Auto Coverage Form
Motor Carrier Coverage Form**

A. Amended Who Is An Insured

1. The following is added to the **Who Is An Insured** Provision in **Section II – Covered Autos Liability Coverage**:

The following are also "insureds":

- a. Any "employee" of yours is an "insured" while using a covered "auto" you don't own, hire or borrow for acts performed within the scope of employment by you. Any "employee" of yours is also an "insured" while operating an "auto" hired or rented under a contract or agreement in an "employee's" name, with your permission, while performing duties related to the conduct of your business.
- b. Anyone volunteering services to you is an "insured" while using a covered "auto" you don't own, hire or borrow to transport your clients or other persons in activities necessary to your business.
- c. Anyone else who furnishes an "auto" referenced in Paragraphs **A.1.a.** and **A.1.b.** in this endorsement.
- d. Where and to the extent permitted by law, any person(s) or organization(s) where required by written contract or written agreement with you executed prior to any "accident", including those person(s) or organization(s) directing your work pursuant to such written contract or written agreement with you, provided the "accident" arises out of operations governed by such contract or agreement and only up to the limits required in the written contract or written agreement, or the Limits of Insurance shown in the Declarations, whichever is less.

2. The following is added to the **Other Insurance** Condition in the Business Auto Coverage Form and the **Other Insurance – Primary and Excess Insurance Provisions Condition** in the Motor Carrier Coverage Form:

Coverage for any person(s) or organization(s), where required by written contract or written agreement with you executed prior to any "accident", will apply on a primary and non-contributory basis and any insurance maintained by the additional "insured" will apply on an excess basis. However, in no event will this coverage extend beyond the terms and conditions of the Coverage Form.

B. Amendment – Supplementary Payments

Paragraphs **a.(2)** and **a.(4)** of the **Coverage Extensions** Provision in **Section II – Covered Autos Liability Coverage** are replaced by the following:

- (2) Up to \$5,000 for the cost of bail bonds (including bonds for related traffic law violations) required because of an "accident" we cover. We do not have to furnish these bonds.
- (4) All reasonable expenses incurred by the "insured" at our request, including actual loss of earnings up to \$500 a day because of time off from work.

C. Fellow Employee Coverage

The **Fellow Employee** Exclusion contained in **Section II – Covered Autos Liability Coverage** does not apply.

D. Driver Safety Program Liability and Physical Damage Coverage

1. The following is added to the **Racing** Exclusion in **Section II – Covered Autos Liability Coverage**:

This exclusion does not apply to covered "autos" participating in a driver safety program event, such as, but not limited to, auto or truck rodeos and other auto or truck agility demonstrations.

2. The following is added to Paragraph 2. in **B. Exclusions** of **Section III – Physical Damage Coverage** of the Business Auto Coverage Form and Paragraph 2.b. in **B. Exclusions** of **Section IV – Physical Damage Coverage** of the Motor Carrier Coverage Form:

This exclusion does not apply to covered "autos" participating in a driver safety program event, such as, but not limited to, auto or truck rodeos and other auto or truck agility demonstrations.

E. Lease or Loan Gap Coverage

The following is added to the **Coverage** Provision of the **Physical Damage Coverage** Section:

Lease Or Loan Gap Coverage

In the event of a total "loss" to a covered "auto", we will pay any unpaid amount due on the lease or loan for a covered "auto", less:

- a. Any amount paid under the **Physical Damage Coverage** Section of the Coverage Form; and
- b. Any:
 - (1) Overdue lease or loan payments at the time of the "loss";
 - (2) Financial penalties imposed under a lease for excessive use, abnormal wear and tear or high mileage;
 - (3) Security deposits not returned by the lessor;
 - (4) Costs for extended warranties, credit life insurance, health, accident or disability insurance purchased with the loan or lease; and
 - (5) Carry-over balances from previous leases or loans.

F. Towing and Labor

Paragraph **A.2.** of the **Physical Damage Coverage** Section is replaced by the following:

We will pay up to \$75 for towing and labor costs incurred each time a covered "auto" that is a "private passenger type", light truck or medium truck is disabled. However, the labor must be performed at the place of disablement.

As used in this provision, "private passenger type" means a private passenger or station wagon type "auto" and includes an "auto" of the pickup or van type if not used for business purposes.

G. Extended Glass Coverage

The following is added to Paragraph **A.3.a.** of the **Physical Damage Coverage** Section:

If glass must be replaced, the deductible shown in the Declarations will apply. However, if glass can be repaired and is actually repaired rather than replaced, the deductible will be waived. You have the option of having the glass repaired rather than replaced.

H. Hired Auto Physical Damage – Increased Loss of Use Expenses

The **Coverage Extension** for **Loss Of Use Expenses** in the **Physical Damage Coverage** Section is replaced by the following:

Loss Of Use Expenses

For Hired Auto Physical Damage, we will pay expenses for which an "insured" becomes legally responsible to pay for loss of use of a vehicle rented or hired without a driver under a written rental contract or written rental agreement. We will pay for loss of use expenses if caused by:

- (1) Other than collision only if the Declarations indicate that Comprehensive Coverage is provided for any covered "auto";

- (2) Specified Causes Of Loss only if the Declarations indicate that Specified Causes Of Loss Coverage is provided for any covered "auto"; or
- (3) Collision only if the Declarations indicate that Collision Coverage is provided for any covered "auto".
- However, the most we will pay for any expenses for loss of use is \$100 per day, to a maximum of \$3000.

I. Personal Effects Coverage

The following is added to the **Coverage** Provision of the **Physical Damage Coverage** Section:

Personal Effects Coverage

- a. We will pay up to \$750 for "loss" to personal effects which are:
- (1) Personal property owned by an "insured"; and
 - (2) In or on a covered "auto".
- b. Subject to Paragraph a. above, the amount to be paid for "loss" to personal effects will be based on the lesser of:
- (1) The reasonable cost to replace; or
 - (2) The actual cash value.
- c. The coverage provided in Paragraphs a. and b. above, only applies in the event of a total theft of a covered "auto". No deductible applies to this coverage. However, we will not pay for "loss" to personal effects of any of the following:
- (1) Accounts, bills, currency, deeds, evidence of debt, money, notes, securities, or commercial paper or other documents of value.
 - (2) Bullion, gold, silver, platinum, or other precious alloys or metals; furs or fur garments; jewelry, watches, precious or semi-precious stones.
 - (3) Paintings, statuary and other works of art.
 - (4) Contraband or property in the course of illegal transportation or trade.
 - (5) Tapes, records, discs or other similar devices used with audio, visual or data electronic equipment.

Any coverage provided by this Provision is excess over any other insurance coverage available for the same "loss".

J. Tapes, Records and Discs Coverage

1. The Exclusion in Paragraph B.4.a. of **Section III – Physical Damage Coverage** in the Business Auto Coverage Form and the Exclusion in Paragraph B.2.c. of **Section IV – Physical Damage Coverage** in the Motor Carrier Coverage Form does not apply.
2. The following is added to Paragraph 1.a. **Comprehensive Coverage** under the **Coverage** Provision of the **Physical Damage Coverage** Section:

We will pay for "loss" to tapes, records, discs or other similar devices used with audio, visual or data electronic equipment. We will pay only if the tapes, records, discs or other similar audio, visual or data electronic devices:

- (a) Are the property of an "insured"; and
- (b) Are in a covered "auto" at the time of "loss".

The most we will pay for such "loss" to tapes, records, discs or other similar devices is \$500. The **Physical Damage Coverage Deductible** Provision does not apply to such "loss".

K. Airbag Coverage

The Exclusion in Paragraph B.3.a. of **Section III – Physical Damage Coverage** in the Business Auto Coverage Form and the Exclusion in Paragraph B.4.a. of **Section IV – Physical Damage Coverage** in the Motor Carrier Coverage Form does not apply to the accidental discharge of an airbag.

L. Two or More Deductibles

The following is added to the **Deductible** Provision of the **Physical Damage Coverage** Section:

If an accident is covered both by this policy or Coverage Form and by another policy or Coverage Form issued to you by us, the following applies for each covered "auto" on a per vehicle basis:

1. If the deductible on this policy or Coverage Form is the smaller (or smallest) deductible, it will be waived; or
2. If the deductible on this policy or Coverage Form is not the smaller (or smallest) deductible, it will be reduced by the amount of the smaller (or smallest) deductible.

M. Temporary Substitute Autos – Physical Damage

1. The following is added to **Section I – Covered Autos**:

Temporary Substitute Autos – Physical Damage

If Physical Damage Coverage is provided by this Coverage Form on your owned covered "autos", the following types of vehicles are also covered "autos" for Physical Damage Coverage:

Any "auto" you do not own when used with the permission of its owner as a temporary substitute for a covered "auto" you do own but is out of service because of its:

1. Breakdown;
 2. Repair;
 3. Servicing;
 4. "Loss"; or
 5. Destruction.
2. The following is added to the Paragraph **A. Coverage** Provision of the **Physical Damage Coverage** Section:

Temporary Substitute Autos – Physical Damage

We will pay the owner for "loss" to the temporary substitute "auto" unless the "loss" results from fraudulent acts or omissions on your part. If we make any payment to the owner, we will obtain the owner's rights against any other party.

The deductible for the temporary substitute "auto" will be the same as the deductible for the covered "auto" it replaces.

N. Amended Duties In The Event Of Accident, Claim, Suit Or Loss

Paragraph **a.** of the **Duties In The Event Of Accident, Claim, Suit Or Loss** Condition is replaced by the following:

- a. In the event of "accident", claim, "suit" or "loss", you must give us or our authorized representative prompt notice of the "accident", claim, "suit" or "loss". However, these duties only apply when the "accident", claim, "suit" or "loss" is known to you (if you are an individual), a partner (if you are a partnership), a member (if you are a limited liability company) or an executive officer or insurance manager (if you are a corporation). The failure of any agent, servant or employee of the "insured" to notify us of any "accident", claim, "suit" or "loss" shall not invalidate the insurance afforded by this policy.

Include, as soon as practicable:

- (1) How, when and where the "accident" or "loss" occurred and if a claim is made or "suit" is brought, written notice of the claim or "suit" including, but not limited to, the date and details of such claim or "suit";
- (2) The "insured's" name and address; and
- (3) To the extent possible, the names and addresses of any injured persons and witnesses.

If you report an "accident", claim, "suit" or "loss" to another insurer when you should have reported to us, your failure to report to us will not be seen as a violation of these amended duties provided you give us notice as soon as practicable after the fact of the delay becomes known to you.

O. Waiver of Transfer Of Rights Of Recovery Against Others To Us

The following is added to the **Transfer Of Rights Of Recovery Against Others To Us** Condition:

This Condition does not apply to the extent required of you by a written contract, executed prior to any "accident" or "loss", provided that the "accident" or "loss" arises out of operations contemplated by such contract. This waiver only applies to the person or organization designated in the contract.

P. Employee Hired Autos – Physical Damage

Paragraph **b.** of the **Other Insurance** Condition in the Business Auto Coverage Form and Paragraph **f.** of the **Other Insurance – Primary and Excess Insurance Provisions** Condition in the Motor Carrier Coverage Form are replaced by the following:

For Hired Auto Physical Damage Coverage, the following are deemed to be covered "autos" you own:

- (1) Any covered "auto" you lease, hire, rent or borrow; and
- (2) Any covered "auto" hired or rented under a written contract or written agreement entered into by an "employee" or elected or appointed official with your permission while being operated within the course and scope of that "employee's" employment by you or that elected or appointed official's duties as respect their obligations to you.

However, any "auto" that is leased, hired, rented or borrowed with a driver is not a covered "auto".

Q. Unintentional Failure to Disclose Hazards

The following is added to the **Concealment, Misrepresentation Or Fraud** Condition:

However, we will not deny coverage under this Coverage Form if you unintentionally:

- (1) Fail to disclose any hazards existing at the inception date of this Coverage Form; or
- (2) Make an error, omission, improper description of "autos" or other misstatement of information.

You must notify us as soon as possible after the discovery of any hazards or any other information that was not provided to us prior to the acceptance of this policy.

R. Hired Auto – World Wide Coverage

Paragraph **7.b.(5)** of the **Policy Period, Coverage Territory** Condition is replaced by the following:

- (5) Anywhere else in the world if a covered "auto" is leased, hired, rented or borrowed for a period of 60 days or less,

S. Bodily Injury Redefined

The definition of "bodily injury" in the **Definitions** Section is replaced by the following:

"Bodily injury" means bodily injury, sickness or disease, sustained by a person including death or mental anguish, resulting from any of these at any time. Mental anguish means any type of mental or emotional illness or disease.

T. Expected Or Intended Injury

The **Expected Or Intended Injury** Exclusion in Paragraph **B. Exclusions** under **Section II – Covered Auto Liability Coverage** is replaced by the following:

Expected Or Intended Injury

"Bodily injury" or "property damage" expected or intended from the standpoint of the "insured". This exclusion does not apply to "bodily injury" or "property damage" resulting from the use of reasonable force to protect persons or property.

U. Physical Damage – Additional Temporary Transportation Expense Coverage

Paragraph **A.4.a.** of **Section III – Physical Damage Coverage** is replaced by the following:

4. Coverage Extensions

a. Transportation Expenses

We will pay up to \$50 per day to a maximum of \$1,000 for temporary transportation expense incurred by you because of the total theft of a covered "auto" of the private passenger type. We will pay only for those covered "autos" for which you carry either Comprehensive or Specified Causes of Loss Coverage. We will pay for temporary transportation expenses incurred during the period beginning 48 hours after the theft and ending, regardless of the policy's expiration, when the covered "auto" is returned to use or we pay for its "loss".

V. Replacement of a Private Passenger Auto with a Hybrid or Alternative Fuel Source Auto

The following is added to Paragraph **A. Coverage** of the **Physical Damage Coverage** Section:

In the event of a total "loss" to a covered "auto" of the private passenger type that is replaced with a hybrid "auto" or "auto" powered by an alternative fuel source of the private passenger type, we will pay an additional 10% of the cost of the replacement "auto", excluding tax, title, license, other fees and any aftermarket vehicle upgrades, up to a maximum of \$2500. The covered "auto" must be replaced by a hybrid "auto" or an "auto" powered by an alternative fuel source within 60 calendar days of the payment of the "loss" and evidenced by a bill of sale or new vehicle lease agreement.

To qualify as a hybrid "auto", the "auto" must be powered by a conventional gasoline engine and another source of propulsion power. The other source of propulsion power must be electric, hydrogen, propane, solar or natural gas, either compressed or liquefied. To qualify as an "auto" powered by an alternative fuel source, the "auto" must be powered by a source of propulsion power other than a conventional gasoline engine. An "auto" solely propelled by biofuel, gasoline or diesel fuel or any blend thereof is not an "auto" powered by an alternative fuel source.

W. Return of Stolen Automobile

The following is added to the **Coverage Extension** Provision of the **Physical Damage Coverage** Section:

If a covered "auto" is stolen and recovered, we will pay the cost of transport to return the "auto" to you. We will pay only for those covered "autos" for which you carry either Comprehensive or Specified Causes of Loss Coverage.

All other terms, conditions, provisions and exclusions of this policy remain the same.



PARAMOUNT EXCESS AND UMBRELLA LIABILITY POLICY

Various provisions in this Policy restrict coverage. Read the entire Policy carefully to determine rights, duties and what is and is not covered.

The "Insurer" refers to the insurer providing this insurance as set forth on the Declarations of this Policy. Words and phrases that appear in **bold** have special meaning. Refer to the section entitled **DEFINITIONS**.

I. COVERAGES

A. Coverage A - Excess Follow Form Liability

The Insurer will pay on behalf of the **Insured** those **damages** in excess of the applicable **underlying limits**. Coverage hereunder will attach only after the full amount of the applicable **underlying limits** have been exhausted through payment in legal currency of covered loss under all applicable **underlying insurance** and to which this Coverage A applies.

Coverage A under this Policy will then apply in conformance with the provisions of the applicable **underlying insurance** except for the premium, limits of insurance, deductible, retentions, or any defense obligations and any other terms and conditions specifically set forth in this Policy.

Upon exhaustion of the applicable **underlying limits**, the Insurer shall only pay for **damages** in excess of the applicable **underlying limits**. This Coverage A does not provide coverage for any loss not covered by the applicable **underlying insurance** except and to the extent that such loss is not paid under the applicable **underlying insurance** solely by reason of the exhaustion of the applicable **underlying limits** through payment of loss thereunder.

This Coverage applies:

1. if the applicable **underlying insurance** is on an occurrence basis, then only if that which must take place in the policy period of the **underlying insurance** in order to trigger coverage, takes place during this **policy period**; and
2. if the applicable **underlying insurance** is on a claims made basis, then only if:
 - a. that which must take place in the **underlying insurance** in order to trigger coverage, takes place after the retroactive date and prior to the end of the **policy period**; and
 - b. the **claim** is first made during the **policy period**.

B. Coverage B - Umbrella Liability

The Insurer will pay on behalf of the **Insured** those **damages** in excess of the **retained amount**:

1. that an **Insured** becomes legally obligated to pay because of **bodily injury, property damage or personal and advertising injury**; or
2. because of liability for **bodily injury or property damage** assumed under an **insured contract**, provided the **bodily injury or property damage** occurs subsequent to the execution of such **insured contract**;

and provided that:

- a. the **bodily injury or property damage** occurs during the **policy period**;
- b. the **bodily injury or property damage** is caused by an **occurrence** that takes place in the **coverage territory**;

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

Schedule

ALL PERSONS AND/OR ORGANIZATIONS THAT ARE REQUIRED BY WRITTEN CONTRACT OR AGREEMENT WITH THE INSURED, EXECUTED PRIOR TO THE ACCIDENT OR LOSS, THAT WAIVER OF SUBROGATION BE PROVIDED UNDER THIS POLICY FOR WORK PERFORMED BY YOU AND FOR THAT PERSON AND/OR ORGANIZATION

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.
(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective **01-01-25** Policy No. **WC 0084166-10**
Insured **RJM CONSTRUCTION, LLC**
Insurance Company **AMERICAN GUARANTEE AND LIABILITY INSURANCE COMPANY**

Endorsement No.
Premium \$ **INCL.**

Countersigned By _____

G. Other Insurance

1. Except as specifically provided in Subsection **IX.G.2.** below, this policy is excess over any other applicable insurance available to the **Insured**, including but not limited to project-specific policies or wrap-up policies, whether such other insurance is stated to be primary, pro-rata, contributory, excess, contingent, self-insured, or otherwise, unless such other insurance is written specifically excess of this policy by reference in such other policy to this policy number.
 - a. When this policy is excess under this Subsection **IX.G.1.**, neither payments by the **Insured** to satisfy a Self-Insured Retention or Deductible applicable to any underlying policy nor payments by the underlying insurer will satisfy the Self-Insured Retention under this policy.
 - b. When this policy is excess under this Subsection **IX.G.1.** for a claim arising out of **Professional Services**, coverage under **Coverage A.2. Rectification** will not be available to the **Insured**.
 - c. When this policy is specifically written as excess over another insurance policy, Section **II. Supplementary Payments** will not be available to the **Insured**.
 - d. This policy will apply specifically as excess over any project-specific insurance policy subject to its limitations, conditions, provisions, and other terms; provided, however, unless specifically endorsed, this excess coverage will not be broader than the project-specific insurance policy and will not function as Difference in Conditions coverage.
2. Insurance provided under **Coverage C.1. Contractor's Pollution Liability** is primary and non-contributory unless:
 - a. an endorsement states that the coverage is excess or contingent upon the absence of other insurance;
 - b. any other insurance is available to cover liability for any **Loss** arising out of the premises or operations for which the **Insured** has been added as an additional insured on another policy;
 - c. other insurance is provided for **Transportation** under **Coverage C.1.b. Transportation** or non-owned disposal sites under **Coverage C.1.c. Non-Owned Disposal Sites**;
 - d. the **Insured** is not required by written contract or written agreement to provide insurance for an **Additional Insured** under Subsection **I.C.1.e. Additional Insured** on a primary basis; or
 - e. another insurance policy, in force prior to this **Policy Period**, is available to the **Insured** for any **Loss** or **Claim Expenses** also covered under the terms and conditions of this policy, even if the other insurance policy does not provide coverage in whole or in part for the **Loss** or **Claim Expenses**.

The insurance provided under **Coverage C.2. Mitigation** is primary. The coverage under **Coverage C.2. Mitigation** will not be available to the **Insured** on an excess basis.
3. When this policy is excess under Subsection **IX.G.1.** or Subsection **IX.G.2.** above and any other insurance has a duty to defend the **Insured** in a matter for which the **Insured** has notified us of a **Claim**, regardless of whether that other insurance covers the same **Damages, Loss, or Claim Expenses**, we shall have no duty to defend the **Claim** until the limits of all the other insurance have been exhausted by payment of **Claims**. If no other insurer defends and we have a duty to defend the **Claim**, we shall undertake the defense, but we shall be entitled to the **Insured's** rights against all other insurers. When this insurance is excess over other insurance, we shall pay only our share of the amount of the **Damages, Loss, or Claim Expenses**, if any, that exceeds the sum of:
 - a. the total amount that all such other insurance would pay for the **Damages, Loss, or Claim Expenses** in the absence of this insurance; and
 - b. the total of all deductible and self-insured amounts under all the other insurance.

4. When this insurance and other insurance apply to any payment on the same basis, whether primary, excess, or otherwise, we shall not be liable under this policy for a greater proportion of any payment than set out in the Limits of Liability or the following contribution provision, whichever is lower:

- a. Contribution by equal shares:

Under this approach, each insurer contributes equal amounts until it has paid its applicable limit or all of the payments have been paid, whichever occurs first; or

- b. Contribution by limits:

Under this approach, each insurer's share is based on the ratio of its applicable limit to the total available limits.

H. Policy Termination

This policy will terminate at the earliest of the following times:

1. Upon expiration of the **Policy Period** shown in the Declarations;
2. Cancellation as described below:
 - a. This policy may be cancelled by you by surrender thereof to us or any of our authorized representatives or by mailing to us written notice stating when, thereafter, cancellation will be effective;
 - b. If this policy has been in effect for less than sixty (60) days, this policy may be cancelled by us for any reason;
 - c. If this policy has been in effect for sixty (60) days or more or is a renewal of a policy issued by us, this policy may not be cancelled by us except for one (1) or more of the following reasons:
 - (1) Nonpayment of premium; or
 - (2) Fraud or material misrepresentation affecting the policy;
 - d. Written notice of cancellation will be mailed or delivered by us to you at least:
 - (1) fifteen (15) days prior to the effective date of cancellation, if this policy is cancelled for nonpayment of premium; or
 - (2) ninety (90) days prior to the effective date of cancellation, if this policy is cancelled for any other reason;
 - e. Premium:
 - (1) If this policy is cancelled pursuant to Subsection **IX.H.2.a.**, Subsection **IX.H.2.b.** or Subsection **IX.H.2.c.(2)**, we shall refund the unearned premium computed pro rata; or
 - (2) If we cancel for the reason specified in Subsection **IX.H.c.(1)**, there will be no return premium;
3. Nonrenewal:

If we elect not to renew this policy, we shall send written notice of nonrenewal at least sixty (60) days prior to expiration, unless you have obtained replacement coverage with another insurance company;
4. Unless not permitted under applicable state law, we shall have the right to terminate upon:
 - a. your acquisition by, merger into, or consolidation with another entity; or
 - b. the acquisition of fifty percent (50%) or more of your assets by another entity, such that you are not the surviving entity.

Any notice of cancellation or nonrenewal will be given as provided in this Subsection **IX.H. Policy Termination**.

I. Representations

The **Responsible Insureds** represent, warrant, and acknowledge that the Declarations, agreements, representations, and warranties in the written application for this policy are true and complete, are the basis of this policy, and are to be considered as incorporated into and constituting a part of this policy. This policy is issued in reliance upon the truth and completeness of such representations.

J. Separation of Insureds

The written application for this policy will be construed as a separate application by each **Insured**. No statement in the application or knowledge possessed by any **Insured** will be imputed to any other **Insured** for the purpose of determining if coverage is available. Only the statements in the application made by and knowledge possessed by any **Responsible Insured** will be imputed to all **Insureds** for the purpose of determining if coverage is available to the **Insured**.

However, in the event that such written application for this policy contains misrepresentations or omissions made with the intent to deceive or that materially affect either the acceptance of the risk or the hazard assumed by us under the policy, then coverage will be void *ab initio* as to all **Insureds**.

K. Sole Agent

If there is more than one (1) **Named Insured** in this policy, the **Named Insured** that is listed in the Declarations shall act on behalf of all **Insureds** for all purposes, including but not limited to the payment or return of premium, responsibility for payment of any Self-Insured Retention, receipt and acceptance of any endorsement issued to form a part of this policy, complying with all applicable claims provisions, giving and receiving notice of cancellation or nonrenewal, and the exercise of the rights provided in the Automatic Extended Reporting Period, Optional Extended Reporting Period, if applicable, or Subsection IX.L. **Subrogation**.

L. Subrogation

In the event of any payment under this policy, we shall be subrogated to all the **Insureds'** rights of recovery against any person or organization, and the **Insureds** shall execute and deliver instruments and papers and do whatever else is necessary to secure such rights. The **Insureds** shall do nothing to prejudice such rights.

We shall not exercise any such rights against any person(s), firm(s) or corporation(s) included in the definition of **Insured**, against the **Insured's** clients, or as may be required by a written contract or agreement if, prior to the **Claim**, the **Insured** contractually agreed to or entered into a legally enforceable waiver of subrogation.

For any recovery obtained through subrogation, after expenses incurred in such subrogation are deducted by the party bearing the expense, reimbursement will be made in the following order:

1. First, to any interest who has paid any amount in excess of the Limits of Liability provided under this policy;
2. Next, to us; and
3. Then to any interests as are entitled to claim the remainder, if any.

M. Policy Territory

Coverage under this policy will extend to **Claims, Wrongful Acts, Pollution Events** taking place and **Damages** or **Loss** incurred anywhere in the world, where permitted by applicable law. All premiums, Limits of Liability, Self-Insured Retentions, **Damages, Loss, Mitigation Costs and Expenses, Rectification Costs and Expenses, Protective Claim Attorneys' Fees and Expenses**, and **Claim Expenses**, and any other amounts paid under this policy are expressed and payable in the currency of the United States of America. If judgment is rendered, settlement is denominated, or another element of **Damages** or **Loss** under this policy is stated in a currency other than United States dollars, payment under this policy will be made in United States dollars at the rate of exchange published in *The Wall Street Journal* on the date the final judgment is reached, the amount of the settlement is agreed upon, or the other element of **Damages** or **Loss** are due, respectively, or, if not published on such date, the next date of publication of *The Wall Street Journal*.



August 20, 2025

City of Roseville
2660 Civic Center Drive
Roseville, MN 55113

RE: RJM Construction, LLC – Bonding Capacity
Project: City of Roseville's Maintenance Operations Center and License/Passport Center & Dance Studio
Estimated Contract Value: \$75,300,000

To Whom It May Concern:

It is our understanding that RJM Construction, LLC, has indicated that certain information on their surety relationship is required as part of your contractor prequalification process.

Markel Insurance Company has provided surety credit to RJM Construction, LLC for single projects of \$100,000,000 and an aggregate uncompleted backlog of \$200,000,000. RJM Construction, LLC currently has sufficient surety bonding capacity to obtain performance and payment bonds for 100% of the value of this project. Markel Insurance Company is rated A (Excellent) with a financial size of XV (\$2 Billion or greater) by A.M. Best. Markel Insurance Company is listed on the U.S. Treasury Department's Listing of Approved Sureties (Department Circular 570) and is authorized to transact business in all 50 states.

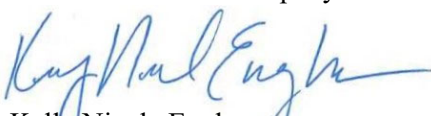
If RJM Construction, LLC is awarded a contract for the referenced project and requests that we provide the necessary performance and payment bonding, we will be prepared to execute the bonds in 100 percent of the contract value subject to our acceptable review of the contract terms and conditions, bond forms, appropriate contract funding and any other underwriting considerations at the time of the request.

Our consideration and issuance of bonds is a matter solely between RJM Construction, LLC and Markel Insurance Company and we assume no liability to third parties or to you by the issuance of this letter.

We trust that this information meets with your satisfaction. If there are further questions, please feel free to contact me.

Sincerely,

Markel Insurance Company


Kelly Nicole Enghauser
Attorney-in-Fact

P: 763.302.7197
E: kelly.enghauser@wtwco.com



Markel Surety
222 South Riverside Plaza, Suite 2400, Chicago, IL 60606
www.markelsurety.com

JOINT LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That SureTec Insurance Company, a Corporation duly organized and existing under the laws of the State of Texas and having its principal office in the County of Harris, Texas and Markel Insurance Company (the "Company"), a corporation duly organized and existing under the laws of the state of Illinois, and having its principal administrative office in Glen Allen, Virginia, does by these presents make, constitute and appoint:

Blake S. Bohlig, Michelle Halter, Heather R. Goedtel, Nicole Langer, Kelly Nicole Enghauser, Haley Pflug

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on their own behalf, individually as a surety or jointly, as co-sureties, and as their act and deed any and all bonds and other undertaking in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

In Unlimited Amounts

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolutions adopted by the Board of Directors of SureTec Insurance Company and Markel Insurance Company:

"RESOLVED, That the President, any Senior Vice President, Vice President, Assistant Vice President, Secretary, Assistant Secretary, Treasurer or Assistant Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the SureTec Insurance Company and Markel Insurance Company, as the case may be, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Markel Insurance Company and SureTec Insurance Company have caused their official seal to be hereunto affixed and these presents to be signed by their duly authorized officers on the 21st day of August, 2024.

SureTec Insurance Company

By:

Michael C. Keimig, President



Markel Insurance Company

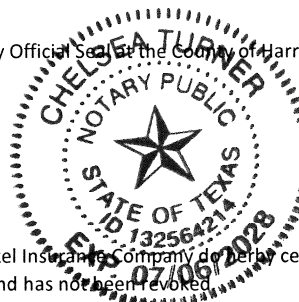
By:

Lindey Jennings, Vice President

State of Texas
County of Harris:

On this 21st day of August, 2024 A. D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICERS OF THE COMPANIES, to me personally known to be the individuals and officers described in, who executed the preceding instrument, and they acknowledged the execution of same, and being by me duly sworn, disposed and said that they are the officers of the said companies aforesaid, and that the seals affixed to the proceeding instrument are the Corporate Seals of said Companies, and the said Corporate Seals and their signatures as officers were duly affixed and subscribed to the said instrument by the authority and direction of the said companies, and that Resolutions adopted by the Board of Directors of said Companies referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal to the County of Harris, the day and year first above written.



By:

Chelsea Turner, Notary Public
My commission expires 7/6/2028

We, the undersigned Officers of SureTec Insurance Company and Markel Insurance Company do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, we have hereunto set our hands, and affixed the Seals of said Companies, on the 20th day of August, 2025.

SureTec Insurance Company

By:

M. Brent Beaty, Assistant Secretary

Markel Insurance Company

By:

Andrew Marquis, Assistant Secretary

ATTACHMENT A - PROPOSAL DECLARATION AND ACKNOWLEDGEMENT***Required***

Respondent must complete and submit this Attachment as the response cover page.

	Check to confirm statements are true:
1. The Respondent has reviewed the A133, and A 201 Contract referenced in section 1.2.	☒
2. No attempt has been made or will be made by us to induce any other person or firm to not submit a Proposal in response to this RFP.	☒
3. No personnel currently employed by the City participated, directly or indirectly, in any activities related to the preparation of this Submittal.	☒
4. To the best of our knowledge there are no relevant facts or circumstances which could give rise to organizational conflicts of interest.	☒
5. Respondent has reviewed and is familiar with this RFP.	☒
6. Respondent understands and acknowledges all RFP requirements.	☒
7. Respondent is able to furnish Bonds and Insurance required in the RFQ.	☒
8. Respondent is NOT currently debarred, at a State or Federal level, from doing business.	☒
9. The Respondent understands they shall not assign any part of its interest in the Contract without prior written consent of the City	☒

I certify under penalty of perjury that I am a duly authorized representative of the Respondent listed below, I have carefully examined all RFP Documents and documents referenced in this RFP, I understand all instructions, requirements, specifications, terms and conditions, and all statements, information, costs, and schedules submitted in response to the RFP are current, complete, true and accurate. I am in full compliance with all applicable Federal, State and local laws, rules, regulations and ordinances governing my business practices.

RJM Construction, LLC

Legal Name of Firm

9.19.2025

Date of Submission

Brad Barickman, VP of Community



Printed Name of Respondent's Representative

Signature of Respondent's Representative

brad.barickman@rjmconstruction.com

E-mail Address

952.937.8600

Phone Number

830 Boone Ave. N, Golden Valley, MN 55427

Mailing Address



CITY OF ROSEVILLE

MAINTENANCE OPERATIONS CENTER AND LICENSE/ PASSPORT DANCE STUDIO

Request for Proposal

Construction Manager at Risk
September 19, 2025



CONSTRUCTION

830 Boone Avenue North
Golden Valley, Minnesota 55427

CONTACT
Brad Barickman
Vice President Community
612-919-3291
brad.barickman@rjmconstruction.com

ATTACHMENT B – ADDENDA ACKNOWLEDGEMENT

Respondent to confirm receipt of addenda issued.

Responders are responsible for checking for any addendums to this RFP.

Respondent acknowledges receipt of the following Addenda, and has incorporated the requirements of such addenda into the Proposal (LIST ALL ADDENDA ISSUED FOR THIS RFP):

No. 1	Date 9/11/25
No.	Date
No.	Date
No.	Date
No.	Date
No.	Date

ATTACHMENT C – PROJECT MANAGEMENT APPLICATION

The response is limited to **10 pages**, font size 11 not counting attachments.

C.1 Project Team & Team Member Experience (10 POINTS)

C1.1. Will be determined from review of responses provided in RFQ

C2. Project Approach and Work Plan (20 POINTS)

C2.1. General Approach:

RJM will facilitate bid receipts and conduct the public opening process. Before issuing documents for bid, RJM will work with the City of Roseville staff and the design team to create comprehensive packages for each scope of work.

In 2007, the Minnesota Legislature enacted a law that enables public agencies to select contractors based on best value instead of solely low bid. Best-value contracting is a procurement process encompassing several factors besides price while awarding and executing construction contracts.

Another flexible option for the City is direct purchasing items through state contract and the Sourcwell program. RJM is an approved Sourcwell contractor and can assist the City with any direct purchases.

QUALIFIED SUBCONTRACTORS

Although the state statute for Construction Management at Risk and municipalities was officially passed in 2023, RJM has been performing a "hybrid" version of CMAR with municipalities since 2007. Our experience over the last 17 years has allowed us to develop a solicitation process for subcontractor selection that is both transparent and inclusive. To ensure all qualified contractors are given an equal opportunity, we first solicit Request for Qualifications (RFQ).

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

RJM recognizes the critical role of the Construction Manager as the advocate for and representative of the City of Roseville's interests throughout the construction process. While the city may undertake a construction project periodically, managing such projects is our daily expertise. Our primary aim is to alleviate the burden on your staff.

In addition to managing the overall schedule, the RJM project manager is the primary point of contact. They will manage all forms of documentation and information flow during construction. Key responsibilities include contract administration, budget management, and the project schedule.

As an early adopter of LEAN construction principles, RJM Construction incorporates details gained through recent market experience, constructability reviews, subcontractor-provided information regarding critical timelines and material lead times, and critical path milestones to establish a preliminary construction schedule. RJM Construction then conducts pull-planning sessions with the complete subcontractor base to ensure these resources align with the project expectations. These sessions allow us to validate sequencing, evaluate potential efficiency gains, and establish commitments to activity durations and crew sizes to produce a master schedule to meet or improve our initial schedule goals. Once construction begins, we can offer productivity assessments and variance reports to monitor workforce needs, ultimately protecting the project schedule.

EXPEDITING WORK OF SUBCONTRACTORS AND MATERIAL SUPPLIES

Maintaining strong and positive relationships with subcontractors protects the project's integrity and keeps everyone working as a team. RJM is proud to have received the Minnesota Subcontractors Association TOPS Award (Teamwork, Opportunities, and Partnering with Subcontractors) for several consecutive years, emphasizing our firm but fair approach. The project's success relies heavily on the subcontractors' ability to complete their work in a quality manner.

COORDINATION OF TRADES AND SUPPORTING DISCIPLINES

When working with our subcontracting partners, our philosophy is to be firm but fair, respectful but demanding. The project's success relies heavily on the success of the subcontractors to complete their work.

CHANGE ORDER PROCESS

RJM scrutinizes any change order requests before being presented to the client. We work with subcontractors in the field to develop options for resolution, often eliminating the proposed change.

QUALITY CONTROL

For the Roseville MOC & LPDC project, RJM will develop a custom quality control plan. The plan will focus on 3 high risk areas, the first being the building envelope (roof, exterior walls, windows, and doors), the second the subgrade work (minimize future settlement), and the third the vehicle maintenance equipment plan. The maintenance floor construction is the most critical period during the project. It starts with strict performance requirements in the project specifications to ensure only qualified firms are performing the work. This will be followed by pre-planning meetings for in-floor equipment installation. One of the critical elements our team will observe prior to concrete placement, is any in-floor lift equipment that needs to be blocked out or installed prior to construction. Once the concrete floor pour begins, it cannot be disrupted or left in an incomplete state. RJM's process ensures the floor is only poured once and there are no delays in timing. RJM strictly monitors.

PUNCHLIST PROCESS AND CLOSE-OUT

RJM excels in efficiently completing punch lists, assembling warranty information, and promptly collecting contractual contractor closeout documents. Prior to the official punch list walkthrough with the city and architect, RJM initiates a pre-punch list process internally. This involves thorough identification, documentation, and resolution of any outstanding items by our dedicated team.

C2.2. Challenges:

During our review of the project site on 9/12/25, we did not observe any unique challenges related to the site and the planned construction project. To further expand on any unique challenges, we will need to review the updated preliminary design drawings. We are accustomed to working through typical construction challenges encountered on similar projects and have not identified anything that would increase costs or increase the proposed project duration. Our proposed team has years of Public Service and new building construction experience, and do not believe there are any unique challenges to cause concern for the project team.

C2.3. Services:

ADVANTAGES OF SELECTING RJM

- **Municipal Expertise:** RJM Construction brings extensive experience working with over 50 municipalities on construction management projects. We lead the industry in CM at Risk projects with municipalities, showcasing our innovative approach, including the pioneering "hybrid" CM at Risk delivery model developed with the City of Eden Prairie in 2007. Our expertise extends beyond construction, as we efficiently manage state contract purchases, guide city staff through council approvals, and navigate complex CM Advisor and CM at Risk frameworks. With RJM, you benefit from a reliable partner committed to your project's success.
- **Total Project Ownership:** RJM understands the importance of advocating for the City's interests while reducing the burden on your staff. We take a proactive approach, guiding the project through every phase of design and construction and fostering close collaboration with the City and architect. Our emphasis on transparency and inclusivity helps uncover cost-saving opportunities and innovative solutions. We strive to deliver a project that not only meets but exceeds expectations, allowing your staff to focus on their core responsibilities while we manage the details.
- **Enhanced Budget Assurance:** RJM Construction stands out by offering a unique benefit that many construction managers do not: an additional estimate at 95% completion of the design. This critical step involves a final estimate to ensure that the nearly completed drawings and specifications are fully aligned with the budget and

validated by 100% of subcontractors. This final confirmation allows for precise tracking of expected final bid amounts, providing the City Council with added confidence that the project will stay within budget. Furthermore, this process offers a last opportunity to make minor adjustments to the plans before bidding, ensuring the project is delivered on budget and without unexpected costs.

In addition, the RJM estimating team will manage the entire project budget (soft costs, design fees, furniture, equipment, etc.) on behalf of the owner, reducing the burden on City staff.

VIRTUAL DESIGN

At RJM, we employ Virtual Design technology for all our projects by implementing Building Information Modeling (BIM) software. This enables us to deliver optimal results for our clients throughout the project life cycle.

Our steadfast dedication to utilizing Virtual Design technology and its capabilities empowers our teams to analyze and visualize complex scopes of work well ahead of onsite construction. This allows us to make critical decisions earlier in the project lifecycle, ensuring safer, more cost-efficient, and streamlined projects.

Through collaborative efforts with our design and trade partners, utilizing Virtual Design solutions, we ensure effective communication and comprehension of design concepts, identify off-site construction opportunities, reduce requests for information (RFIs), and more.

BUILDING INFORMATION MODELING (BIM) EXAMPLE

ANDOVER COMMUNITY CENTER ARENA EXPANSION

BIM (led by RJM) was utilized extensively to coordinate existing site utilities with new utilities, and mechanical and electrical systems inside the facility. In addition, a drone (led by RJM) was utilized to provide quick field measurements to aid contractors in quality takeoffs and assist in expediting the parking lot schedule due to challenging weather patterns.

C2.4. Value Engineering:

Value engineering is a critical component of our design process, aimed at enhancing project efficiency while maintaining the highest standards of quality. At RJM Construction, we prioritize value engineering to optimize cost savings and performance improvements without compromising the project's integrity.

We have attached a sample value engineering summary report from the City of Woodbury Public Works expansion project. This report is from the concept/feasibility study phase of the project. The list consisted of approximately 15 options for the client and design team to select in an effort to better align their project program with available funding. At the concept level typically value engineering options are associated with square footage and volume. For the Woodbury project our team identified approximately \$3-4 million of cost savings items for each project, of which the owner accepted almost all of them to achieve an approximately \$20 million project at the time of construction.

C2.5. Cost Model/Estimates:

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

COST MANAGEMENT & ESTIMATING ACCURACY

The timing and focus on the accuracy of progress estimates have never been more important. Our long-standing preconstruction process includes multiple progress estimates and active participation in design meetings providing cost, schedule, and constructability reviews. With current market conditions, progress estimating is critical in adhering to a budget as the industry is experiencing unprecedented cost increases and material lead times. The key

to our progress estimate accuracy is our three-tier approach of detailed takeoffs, historical cost data, and market feedback. Recently, our team has placed additional focus on engaging with trade partners to understand current and future market price expectations. This enhanced market focus, paired with our three-tier approach, has allowed our preliminary estimates to meet or come below our final bid estimate.

Conceptual Phase: This estimate is completed by reviewing the general project scope and utilizing gross square footage estimates as a starting point. Pricing adjustments are based on the unique project features in scope items such as site work, building structure, envelope, architectural finishes, and MEP (mechanical/electrical/plumbing) selections.

Schematic Design Phase: At the beginning of SD, estimates are applied to more detailed square footage. We then begin to fully define the overall layout of the building and can start to develop costs based on the desired design finishes. By the completion of this phase, the estimate will be supported with actual quantities of construction systems. This analysis will save design team resources and allow you to look at multiple scenarios for structure, enclosure, interiors, etc.

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

We have attached the cost model utilized for the City of Ramsey Public Works facility project. We utilized this same format at every major milestone of the design phase: schematic, design-development, progress construction documents, and final bidding. The final bids received were approximately 3% under preliminary estimate values. We propose utilizing the same cost model for the City of Roseville projects.

C2.6. Request for Information (RFI):

At RJM Construction, we leverage Procore's advanced RFI (Request for Information) process to effectively manage and document project inquiries and clarifications. The process begins with users initiating an RFI directly within Procore by filling out a detailed form that includes relevant attachments. Once submitted, the RFI is tracked and distributed to the appropriate stakeholders for review and response. Responders prepare and review their replies within Procore, ensuring that all updates and actions are thoroughly recorded in the system. Project documents are then adjusted based on the RFI response, and the resolution is verified before the RFI is formally closed. Additionally, Procore's drawings tool features the capability to incorporate RFIs, photos, and field markups directly into the public project drawing set, which is maintained in the project document history for reliable future reference.

We have attached 2 RFI logs for Ramsey and Xcel Energy projects. We are currently utilizing Procore project management software.

C2.7. Shop Drawings and Submittals:

RJM CONSTRUCTIONS' PROCESS FOR PROCESSING SHOP DRAWINGS AND SUBMITTALS

At RJM Construction, we use Procore, a comprehensive project management platform, to streamline the processing and tracking of shop drawings and submittals throughout the construction lifecycle. This approach enhances efficiency, transparency, and accuracy in managing project documentation, ensuring that all records are meticulously handled and readily accessible.

- 1. Integration with Procore's RFI Workflow:** Our process incorporates Procore's robust RFI (Request for Information) workflow to manage and monitor responses. The RFI tool is integrated with Procore's budget management, submittals, and drawings tools. This integration ensures precise tracking of all financial impacts related to RFIs and submittals, allowing us to manage revisions to project elements and updates to drawings efficiently.
- 2. Integration of RFIs and Markups:** Procore's innovative drawings tool allows RFIs, photos, and field markups to be directly integrated into the public project drawing set. This feature ensures that all changes and updates are

accurately captured and maintained in the project document history, providing reliable cloud-based storage for future reference.

C2.8. Subcontracting:

At RJM Construction, we prioritize working with a diverse range of subcontractors and vendors who are committed to quality, performance, and delivering the best value. To maintain an up-to-date and reliable vendor database, we use the cloud-based Textura PQM system. This platform helps us manage financial risks and identify the most qualified subcontractors across both existing and new markets.

Our new bid invitation software, BuildingConnected, enhances our subcontractor selection process by allowing us to rate subcontractors based on their previous performance. After project completion, our team provides feedback within the system, which updates each subcontractor's profile with a performance rating. This rating plays a crucial role in determining which subcontractors are invited to bid on future projects.

COORDINATION OF TRADES AND SUPPORTING DISCIPLINES

Our approach to subcontractor management is grounded in being firm yet fair, and respectful while maintaining high expectations. The success of a project heavily depends on subcontractors delivering quality work on schedule. We are dedicated to clear communication and fostering long-term partnerships with our subcontractors, akin to our commitment to clients.

Our coordination practices include:

- **Managing Submittals and Deliveries:** We lead the process for submittals, materials, and equipment deliveries, helping subcontractors prioritize their submissions to avoid delays.
- **Weekly Meetings:** We conduct weekly meetings with subcontractors to review upcoming tasks, crew sizes, and productivity expectations. We also address any delays caused by weather or other unforeseen factors to ensure recovery of lost time.
- **Facilitating RFIs:** We assist with subcontractor Requests for Information (RFIs), ensuring smooth communication and prompt resolution of any issues.

C2.9. Public Relations:

During the City of Roseville project, RJM Construction is dedicated to supporting transparent and effective communication. We aim to keep neighboring residents, visitors, and the media well-informed and engaged, ensuring a smooth and positive construction experience.

- **Visitor Information:** To keep visitors informed, we will install clear and informative signage around the site. These signs will provide essential information on construction activities and any potential impacts on access. Additionally, updates can be communicated through the city's website and social media platforms, helping visitors plan their visits and stay informed about the latest developments.
- **Holding Regular Meetings or Open Houses:** RJM has had great experiences in holding an open house Q&A with the community. RJM will communicate the work plan to the residents, be on hand to answer any questions, and make sure the residents are well-informed and know who to contact in the event of an issue.

C2.10. Site Coordination:

PROJECT STAGING TO MINIMIZE OPERATIONAL DISRUPTIONS

When it comes to renovating occupied public buildings, RJM Construction excels in managing projects with unique materials, building additions, and structural modifications. Our construction management delivery ensures early involvement and input during the design phase, adding immediate value to the overall project. The City of Roseville will benefit from our proactive planning, detailed staging, logistics management, and timely communication with all facility stakeholders.

ENSURING SEAMLESS OPERATIONS

RJM Construction's extensive experience working within and around occupied buildings guarantees that renovation work will proceed smoothly once the building addition is prepared for occupancy. We understand the critical importance of maintaining community programming during construction. Our team ensures the safety of staff and visitors while allowing staff to continue their essential work without disruption.

PROVEN EXPERTISE IN MULTI-PHASED PROJECTS

Our proposed team has successfully completed multi-phased recreation projects for:

- City of New Ulm Rec Center
- Plymouth Community Center
- Elk River Furniture & Things Ice Arena
- Andover Community Center
- City of Maple Grove CC/Rink 3 Expansion
- City of Bloomington Ice Gardens

Each of these facilities received substantial building additions and renovations while remaining operational. Our teams collaborated extensively with city staff on various aspects, including:

- Parking Studies at Andover: Addressing parking logistics and ensuring minimal disruption to facility operations.
- Temporary Space Arrangements at Plymouth: Providing suitable temporary spaces for members and staff to continue their activities seamlessly.

CONSTRUCTION DISRUPTION AVOIDANCE AND SITE LOGISTICS

To minimize disruptions and ensure the safety and convenience of residents and pedestrians, RJM Construction implements comprehensive disruption avoidance strategies. These strategies are designed to mitigate the impact of demolition activities on the surrounding community and public pathways.

DETAILED PLANNING AND COORDINATION

Before construction begins, RJM will develop a detailed plan with the City that outlines specific steps to minimize disruptions. This plan includes:

- Scheduling construction activities during off-peak hours to reduce noise and inconvenience to residents.
- Providing advance notice to nearby residents and businesses about the construction schedule.
- Establishing clear signage and barriers to redirect pedestrian traffic away from the demolition site and ensure safety.

RJM Construction will hold regularly scheduled disruption avoidance coordination meetings to review any upcoming changes that will impact the facility. This documentation can then be used by the City to proactively communicate with staff and the public.

C2.11. Noise and Dust Control:

We are committed to minimizing disruptions while ensuring the safety and convenience of residents, pedestrians, adjacent workplaces, and the wider community throughout all construction activities. Our proactive approach seeks to reduce the impact of construction on daily life, public spaces, and neighboring business and work environments.

C2.12. Communications:

RJM's preconstruction team is dedicated to working closely with the design team to provide the City Council with transparent updates on the project budget and prevailing market conditions throughout the design phase. Typically, these updates coincide with major design milestones, ensuring timely and informed decision-making. However, our approach is flexible, and we can adjust the frequency of updates to meet the city's preferences.

We understand that offering a range of options is crucial for the success of any project, particularly in today's challenging market environment. Our strategy involves presenting bid day alternate material selections or scope revisions that can be implemented after bids have been received. Should the bids align with the overall budget,

items can be seamlessly added back to the scope. Conversely, if the bids exceed budget expectations, we have the flexibility to remove certain items. For instance, apparatus bay doors, training aides, and material finishes can be reduced or opened to alternative mfg. as well as presented as bidding alternates. We can work with the team to provide alternative options that the city council can weigh in on. This approach ensures that the project receives the best value and retains the flexibility to adjust the project based on potential budget constraints, a critical consideration given the current market conditions.

In addition to offering options for flexibility, we take proactive measures to mitigate risks and minimize the city's exposure. One such measure involves procuring long-lead material items ahead of the final bidding for the entire project. For instance, structural support materials or electrical service equipment can be secured early, requiring only a small financial commitment for engineering and shop drawings. Importantly, this approach does not obligate the city to purchase the steel; it merely reserves the engineering and production slot. By adopting these proactive procurement strategies, we enable the project to commence earlier and mitigate the impact of material inflation, safeguarding the city's interests.

RJM will coordinate all project communications: scheduling, attending, participating in, and recording regular meetings. By leading this process, we can better monitor the project's advancement while keeping important construction milestone dates in mind. Meeting minutes will be distributed to the project team within 48 hours, with team assignments clearly outlined. Additionally, RJM will provide regular updates for the team to share with their extended teams.

RJM leverages Procore, a comprehensive project management platform, to ensure successful outcomes for all project stakeholders. Procore's customizable suite of internal and external applications keeps all stakeholders informed of progress and enables convenient access to project data at all times. Our internal use of Procore's tools includes tracking all communications and action plan checklists, ensuring all necessary project tasks are completed throughout the project's lifecycle. Additionally, we have integrated quality and safety assessments into Procore, making it a centralized repository for project information.

Externally, all project-related documentation is available to necessary team members, including submittals, Requests for Information (RFI), approved changes, meeting minutes, schedules, updated plans and specifications, and correspondences between parties. A submittal register is delivered, which tracks all items incorporated into the project and their lead times and assigns responsibility for reviews. The submittal register also identifies items that may have long lead times, which could impact the schedule, allowing the team to prioritize items to reduce any on-site impacts.

All meeting agendas, minutes, and supporting documents that are reviewed in weekly construction meetings are issued and stored long-term in Procore for access by all stakeholders. Even throughout the closeout process, RJM utilizes Procore to track completion and punch lists, identify non-conforming work, and assign responsibility and deadlines for the completion of these items, ensuring all work is completed on time.

SUSTAINABLE PROJECT EXAMPLES

- *Plymouth Community Center: B-3*
- *HERO Center: B-3*
- *Alexandria Community Center: B-3*
- *North Metro Range: B-3*
- *TRANE: LEED Gold*
- *Twin Cities Orthopedics: LEED NC*
- *Gold PepsiCo: LEED CI Silver*
- *AON Benfield: LEED-CI Gold*
- *HGA Architects Headquarters: LEED-CI Platinum*
- *Ford Center Renovation: LEED Gold*
- *Xcel Energy Fleet Services Building: LEED Silver*
- *Adelante Healthcare Peoria: LEED Gold*
- *Loose Wiles Building Renovation: LEED Certified*
- *LHB Architects: LEED-CI Platinum*
- *CenterPoint Energy: LEED Silver*
- *District Energy: LEED Gold and under the category of Green Building Design*
- *Hmong College Prep Academy Phase III: LEED Certified*
- *American Family Insurance EP Remodel (aka Regional Headquarters): LEED Silver*
- *Westwood Hills Nature Center: ILFI Net Zero Energy (NZE)*

C2.13. Sustainable Construction Methods:

Many paths and resources are available to help meet project goals for sustainability. Our team has considerable experience working with a variety of sustainability programs. While these programs have fluctuated in popularity over the last decade, we continuously promote and practice sustainable initiatives on our projects regardless of designation or requirement. The RJM team is an experienced partner in sustainable building practices, including Buildings, Benchmarks, & Beyond (B3), LEED, and ILFI Net Zero Energy (NZE). Our team has completed over 20 projects designed with this benchmarking. RJM was an active team member during preconstruction and design for all projects listed below, providing valuable cost and schedule input on sustainable materials and systems. In addition to completing a comprehensive review of what design considerations need to be considered to meet the certification program requirements.

As with all certification programs, MEP systems and design are critical and often the costliest upfront decisions. RJM's in-house MEP Coordination team will work alongside the architect during the design phase to provide valuable cost payback analysis and constructability input on systems being reviewed. Their understanding of upfront costs and long-term paybacks has proven to streamline decision-making during the design phase. The team brings extensive facilities operations experience and thoroughly understands the importance of controls and function from the end-user's perspective. Without this well-rounded experience, teams risk making short-sighted decisions that have long-term impacts. Our expertise in understanding the submittal timeline and historical cost information on sustainable building products and systems will add value and ensure the project remains on schedule from design to closeout.

C3. Cost Estimating (10 POINTS)

C3.1. Please provide cost estimates and final project costs for a project listed in section 3 of attachment D in the RFQ as an attachment, if the estimates were not the same as the final project cost, please explain the discrepancy.

PROJECT COSTS FROM PROJECTS IN ATTACHMENT D OF THE RFQ (Approximate Values, Escalated to 2025)

- Woodbury Public Works : Final Cost \$30 million; Preliminary Estimate Prior to Bid \$30.2 million
- Ramsey Public Works: Final Cost \$23.5million; Preliminary Estimate Prior to Bid \$24.2million
- Xcel Energy Service Center in Grand Forks: Final Cost \$21million; Preliminary Estimate Prior to Bid \$21.8 million

C4. Scheduling (10 POINTS)

C4.1 Provide a sample construction schedule as an attachment and provide narrative project plan for the Pre-Construction and Construction phase services.

- Schematic Design (SD) - September – October 2025
- SD Cost Estimate – November 2025
- City Council Update – November 2025
- Design-Development (DD) December '25 – February 2026
- DD Cost Estimate – March 2026
- City Council Update – April 2026
- Possible Early Procurement Options – March - April 2026
- **allows for site foundations to start on License Center and Dance Studio in spring/summer
- Progress Construction Documents (CD) - May – July 2026
- Progress CD Cost Estimate – June 2026
- City Council Update – Authorization to Bid – June 2026
- Project Bidding – June-July 2026
- Approve GMP – July 2026
- Permitting - July-August 2026
- Material Procurement – May – December 2026

- Construction Commencement
- Construction Phase 1 License Center and Dance Studio
 - Site prep/grading – Spring 2026
 - Building Construction – Summer 2026 – Summer 2027
 - Shared VFW Parking Lot – Summer 2027
 - Occupancy – Summer 2027
- Construction Phase 2 MOC Yard Site
 - Demolition existing retail – Spring 2027
 - Site prep/grading – Summer 2027
 - Building construction – Fall 2027 – Spring 2028
 - Occupancy – Spring 2028
- Construction Phase 3 MOC South of Woodhill
 - Demolition – Spring 2028
 - Building Construction/Renovation Summer 2028 – Summer 2029
 - Occupancy Summer 2029

C4.2. State what events or issues could impede your ability to achieve the substantial completion date stated in the RFP:

RJM Construction did not identify any events or issues that could impede our ability to achieve the substantial completion date stated in the RFP.

C4.3. Identify specific strategies to avoid and/or mitigate project construction delays. Provide an estimate of the earliest start date of the project following execution of a contract and indicate what could delay the start of the project.

RJM Construction employs several key strategies to avoid construction delays, drawing from our extensive experience and lessons learned from past projects. By implementing these strategies, RJM Construction effectively manages risks, adheres to schedules, and ensures projects are completed on time and within budget.

RJM CONSTRUCTION'S STRATEGIES TO PREVENT DELAYS

1. **Optimizing Bid Packages:** We break down bid packages into smaller, manageable parts, allowing multiple contractors to work on different tasks simultaneously. This approach is particularly effective for large-scale renovations and additions, enhancing both cost efficiency and schedule adherence.
2. **Streamlining Project Phasing:** By collaborating closely with the project team, we minimize the number of project phases. This reduces disruption and speeds up the overall timeline, helping keep the project on track.
3. **Coordinating with Mechanical Systems:** We review phasing plans with the head building engineer before finalizing them. This ensures that mechanical systems and zone points are properly aligned, preventing delays and additional costs.
4. **Prioritizing Thorough Planning:** We avoid rushing the project start or moving forward without a completed design. Adequate time for design and subcontractor selection helps reduce addendums, change orders, and schedule delays.
5. **Strategic Timing:** Our construction managers design bid packages to overlap construction and design phases, which results in faster completion and reduced costs. Early involvement helps prevent redesign delays and budget overruns, with our projects typically finishing 10-15% faster than traditional design-bid-build projects.
6. **Setting Realistic Budgets and Schedules:** We work closely with stakeholders from the start to establish a feasible budget and schedule, considering city operations and material availability. Our process includes interim checkpoints at risk reduction milestones to keep the project aligned with the schedule and budget. These checkpoints help identify potential delays early, allowing for prompt recovery plans.

Estimate the earliest start date/schedule: May 1, 2026, on-site construction can commence. A March 2026 early bid package date will allow enough time to procure long lead items for this type of structure. If necessary, an early long lead procurement package may be recommended. Design delays, supply chain disruptions, plan reviews, etc. can all have implications on project schedule, however RJM's job as the Construction Manager is to minimize or eliminate these constraints.

C4.4. Summarize the information, from RFQ Attachment C Section 3, comparing initial Contract Time to Actual Completion Time for all submitted comparable projects.

This question is not clear. Happy to answer the question, once understood.

C5. Fee Structure

C5.1.1 Provide any updates or modifications to the fee proposal in Attachment D1 in the RFQ, please use the same format. If no updates are included, the fee proposal from the RFQ will be used for scoring.

C5.1.2 Provide any additional information needed to clarify the proposed fee structure.

None

ATTACHMENT D1

Workforce and Equal Pay Declaration Page

This form is **required for all businesses** executing government contracts under the following:

Select one:

- ☒ Businesses executing a contract with **State or Metropolitan agencies** in excess of \$100,000 ([Workforce Certificate](#)) and if applicable \$500,000 ([Equal Pay Certificate](#))
- ☐ Businesses executing a contract with **University of Minnesota** for general obligation bond funded capital projects in excess of \$100,000 ([Workforce Certificate](#)) and if applicable \$500,000 ([Equal Pay Certificate](#))
- ☐ Businesses executing a contract with **Political Subdivisions** for general obligation bond funded capital projects in excess of \$250,000 ([Workforce Certificate](#)) and if applicable \$1,000,000 ([Equal Pay Certificate](#))

Select all that apply:

We are a Certificate holder:

- ☒ Workforce Certificate under the name: RJM Construction LLC
- ☒ Equal Pay Certificate under the name: RJM Construction LLC

We are applying/have applied for the following certificate(s):

- ☐ Workforce Certificate Application date (MM/DD/YYYY): _____
- ☐ Equal Pay Certificate Application date (MM/DD/YYYY): _____

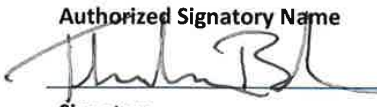
We have not applied for one or both certificates:

- ☐ Our Company does not yet have a Workforce Certificate or Equal Pay Certificate. We acknowledge that a Workforce and, if applicable, Equal Pay Certificate, or approved exemption by MDHR is required before a contract can be executed.

We are Exempt:

- ☐ We attest to MDHR that we have not employed 40 or more employees on a single day during the prior 12 months in Minnesota or the state in where we have our primary place of business. MDHR may request the names of our employees during the previous 12 months, the date of separation, if applicable, and the current employment status and count.

Business Information

0000363676	RJM Construction LLC	City of Roseville
Vendor/Supplier ID	Business Name	Name of Contracting Agency
Ted Beckman	President	9/19/2025
Authorized Signatory Name	Title	Date
	ted.beckman@rjmconstruction.com	952-837-8615
Signature	Email	Phone

For assistance with this form, email the Minnesota Department of Human Rights Compliance.MDHR@state.mn.us

ATTACHMENT D2

Tax Identification Form

PRIME CONTRACTOR RESPONSE TAX IDENTIFICATION AND REGISTRATION FORM

OFFICIAL NAME OF COMPANY: RJM Construction, LLC _____

A. If a Corporation, what is the state of Incorporation? _____

B. If a Partnership, state full names of Copartners: _____

C. If a Limited Liability Company, what is the state in which formed: Minnesota _____

D. If a sole proprietorship, are you an independent contractor? ____ Yes ____ No

E. SOCIAL SECURITY OR FEDERAL TAX I.D. # 26-2108283

MINNESOTA STATE TAX I.D.# 9463084

Minn. Stat. § 270C.65, Subd. 3, Minnesota Contract Vendors are required to provide their Minnesota Tax Identification Number (or and Federal Employer Identification Number (or Social Security Number). Non-Minnesota Contract Vendors are required to provide their Federal Employer I.D. Number (or Social Security Number) only. This information may be used in the enforcement of Federal and State Tax Laws. Supplying these numbers could result in action to require a Contract Vendor to file tax returns and pay delinquent State Tax Liabilities. These numbers will be available to Federal and State Tax Authorities and State personnel involved in the payment of State obligations.

F. BUILDING CONSTRUCTION CONTRACTOR REGISTRATION NO.: IR657025 _____

Or LICENSE NO.: _____ TYPE OF LICENSE: _____

Per Minn. Stat. § 326B.701, unless exempt, any Person, as defined by Minn. Stat. § 181.723, subd. 1(a), who performs public or private construction services must register with the Department of Labor and Industry (DLI). Registration is required prior to receiving a contract award. For additional information, and to register, go to www.dli.mn.gov/register or call 651.284.5074.

G. STATE OF MINNESOTA VENDOR ID# 0000363676 _____

Contractors are required to have a Minnesota Vendor ID prior to receiving a Contract Award. For information on requesting or registering your Minnesota Vendor ID:

<http://mn.gov/mmb/accounting/swift/vendor-resources/>.

ATTACHMENT D3
E-Verify Certification
(use when preconstruction services are provided)

Effective July 21, 2011, state law mandates that contracts "for services valued in excess of \$50,000 must require certification from the vendor and any subcontractors that, as of the date services on behalf of the state of Minnesota will be performed, the vendor and all subcontractors have implemented or are in the process of implementing the federal E-Verify program for all newly hired employees in the United States who will perform work on behalf of the State of Minnesota."

E-Verify is a federal system established by the Department of Homeland Security to determine the immigration and work-eligibility status of prospective employees. Detailed E-Verify program information for employers can be found at <http://www.dhs.gov/e-verify>.

By signing relevant solicitation responses and contracts, a vendor is certifying compliance with the statutory requirement with respect to its own business.

Additionally, prior to the initiation of services, a vendor must obtain written certification from all subcontractors who will participate in the performance of the contract. The certification below has been prepared for prime contractors to use for this purpose. All subcontractor certifications must be kept on file with the contract vendor and made available to the state upon request.

CERTIFICATION (In accordance with Minn. Stat. §16C.075)

By the date of the performance of services, the company shown below will have implemented or will be in the process of implementing the E-Verify program for all newly hired employees in the United States who will perform work on behalf of the State of Minnesota.

I certify that the company shown below is in compliance with the above statement and that I am authorized to sign on its behalf.

Name of Company: RJM Construction LLC

Authorized signature: 

Printed name: James Lockhart

Title: VP Risk Management

Date: 9/18/2025

Telephone Number: 952.837.8600

E-mail address: jim.lockhart@rjmconstruction.com

The state reserves the right to determine how it will respond to any instances of non-compliance or false certification of compliance. Potential state actions include, but are not limited to cancellation of the contract and/or suspending or debarring the contract vendor from state purchasing.

ATTACHMENT D4
PRIME CONTRACTOR RESPONSE
Responsible Contractor Compliance Verification
Minn. Stat. § 16C.285

The undersigned is an owner or officer of the company named below (the "Company") and signs this statement under oath verifying that at the time it responded to the solicitation document on the above-referenced project ("Project"), the Company was in compliance with each of the minimum criteria in Minn. Stat. § 16C.285, subd. 3 (hereinafter "subdivision 3"), with the exception of clause (7).

Any prime contractor or subcontractor or motor carrier that does not meet the minimum criteria in subdivision 3 or fails to verify that it meets those criteria is not a responsible contractor and is not eligible to be awarded a construction contract for the project or to perform work on the project.

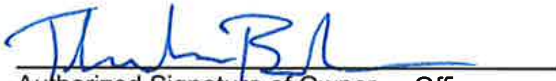
A false statement under oath verifying compliance with any of the minimum criteria shall render the prime contractor or subcontractor or motor carrier that make the false statement ineligible to be awarded a construction contract on the project and may result in termination of a contract awarded to a prime contractor or subcontractor or motor carrier that submits a false statement.

Prior to execution of the construction contract for the Project, the Prime Contractor will submit to the contracting authority a supplemental verification confirming compliance with Minn. Stat. § 16C.285, subd. 3, clause (7), (see Attachment D4.1). If the Prime Contractor retains additional subcontractors with which it will have a direct contractual relationship following contract award, the Prime Contractor will submit any supplemental verification confirming compliance with Minn. Stat. § 16C.285, subd. 3, clause (7) within 14 days after retaining any such additional subcontractors (see Attachment D4.2).

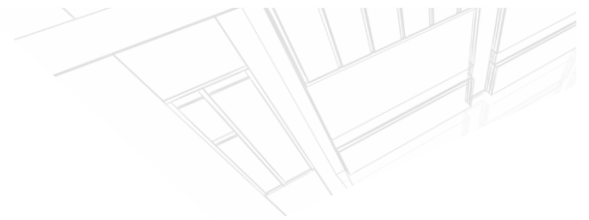
A prime contractor shall submit to the contracting authority upon request copies of the signed verifications of compliance from all subcontractors of any tier and motor carriers, pursuant to subdivision 3, clause (7).

I certify by signing this form under oath that I am an owner or officer of the company, and that:

- 1) My company meets each of the Minimum Criteria to be a responsible contractor as defined and is in compliance with Minn. Stat. § 16C.285,
- 2) If my company is awarded a contract, I will submit Attachment D4.1 prior to Guaranteed Maximum Price (GMP) contract amendment execution, and
- 3) If my company is awarded a contract, I will also submit Attachment D4.2 as required.


Authorized Signature of Owner or Officer
Ted Beckman
Print Name
President
Title

RJM Construction LLC
Company Name
9/18/25
Date



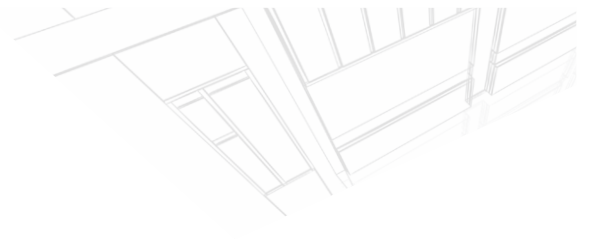
Attachments

C2.4 Value Engineering Example

C2.5 Cost Model Example

C2.6 RFI Project Example

C2.7 Shop Drawing Log Examples



C2.4 Value Engineering Example



August 14, 2017

Woodbury Public Works Team
Woodbury, MN

Re: City of Woodbury Public Works - 2027 Year Plan

Dear Woodbury Public Works Team,

RJM Construction is pleased to present a preliminary systems estimate for the Woodbury Public Works project. Our estimate is based on preliminary plans from HCM dated June 19, 2017.

Base Estimate - Ultimate Buildout : \$ 25,544,129

SCOPE REDUCTION TO 2027 YEAR PLAN

No. 1:	Omit Future 18,000 sf Cold Storage Addition	Deduct : \$ (1,248,970)
No. 2:	Omit Future 30,000 sf Warm Storage Addition	Deduct : \$ (2,299,763)
2027 Year Plan Total :		\$ 21,995,397

SCOPE REDUCTION TO 2022 YEAR PLAN

No. 1:	Omit 2301 Office/Lobby Additions including new stair.	Deduct : \$ (915,019)
No. 2:	Build 2301 Mezzanine structure only.	Deduct : \$ (451,624)
No. 3:	Omit 2300 Covered Storage and Bins.	Deduct : \$ (157,500)
No. 4:	Omit new Wash Bay at new 2300 Fleet Services building and renovate existing 2301 Wash Bay.	Deduct : \$ (207,048)
No. 5:	Eliminate (2) bays in 2300 Fleet Services building.	Deduct : \$ (159,117)
No. 6:	Omit replacement of north 2300 parking lot and resurface only.	Deduct : \$ (62,331)
No. 7:	Omit 6,400 sf of new 2301 Vehicle Storage building.	Deduct : \$ (376,464)
2022 Year Plan Total :		\$ 19,666,293

SCOPE REDUCTION TO 2017 CURRENT NEEDS

No. 1:	Omit 2301 Mezzanine buildout.	Deduct : \$ (360,614)
No. 2:	Omit 2300 Cold Storage building.	Deduct : \$ (1,459,175)
No. 3:	Omit 20,000 sf of new 2301 Vehicle Storage building (Does not include 6,400 sf already eliminated above).	Deduct : \$ (1,588,241)
2017 Current Needs Total :		\$ 16,258,263

ADDITIONAL PRICING OPTIONS

No. 1:	Eliminate canopy at Fuel Island.	Deduct :	\$	(80,000)
No. 2:	Eliminate infloor hydronic heat at 2300 Fleet Services.	Deduct :	\$	(200,000)
No. 3:	Eliminate HVAC upgrades at existing Warm Storage renovation.	Deduct :	\$	(201,600)
No. 4:	Eliminate scope at Fuel Island to only include (2) pumps, each side dispensing gasoline and diesel fuel and (2) fuel tanks.	Deduct :	\$	(86,250)
No. 5:	Provide pre-engineered metal building at 2301 Maintenance Shop addition in lieu of precast and structural steel building.	Deduct :	\$	(120,491)
No. 6:	Allowance to provide 300-500kw generator at 2301 Vehicle Storage and 2300 Fleet Services.	Add :	\$	818,400

Thank you for the opportunity to provide this estimate. Our team is experienced and competent in your market; this applied knowledge will assist the team in obtaining the best possible project value.

Sincerely,



Matt Severson
Estimator

PRELIMINARY SYSTEMS ESTIMATE

ESTIMATE DATE: August 14, 2017
PROJECT: City of Woodbury Public Works - 2027 Year Plan
ARCHITECT: HCM
DRAWING DATE: June 19, 2017

DESCRIPTION	Program Area	Unit	Unit Cost	Total Const. Cost
2301 Vehicle Storage Addition				
Footings, Foundations & Concrete Slab	35,000	SF	\$7.50	\$ 262,500
Building Structure - Structural Steel	35,000	SF	\$8.50	\$ 297,500
Building Enclosure - Precast	18,564	SF	\$33.75	\$ 626,535
Roofing	35,000	SF	\$9.00	\$ 315,000
Interiors	35,000	SF	\$2.50	\$ 87,500
Specialties/Furnishings	1	LS	\$10,000.00	\$ 10,000
Fire Protection	35,000	SF	\$2.50	\$ 87,500
Plumbing	35,000	SF	\$4.00	\$ 140,000
HVAC	35,000	SF	\$4.85	\$ 169,750
Electrical	35,000	SF	\$6.25	\$ 218,750
Low Voltage (Phone/Data, Security, A/V, Paging)	35,000	SF	\$0.50	\$ 17,500
Misc. Building Demo/Tie-In Allowance	1	LS	\$25,000.00	\$ 25,000
Sitework - Footings, Foundations & Pad	35,000	SF	\$3.50	\$ 122,500
General Conditions - Supervision/Project Management	1	LS		\$ 77,351
General Requirements/Temporary Services	1	LS		\$ 86,009
General Liability Insurance	1	LS		\$ 27,794
Builder's Risk Insurance	1	LS		\$ 8,338
Building Permit	0	LS		\$ -
Bonding/Sub Bonds	1	LS		\$ 24,574
Construction Contingency	5.00%			\$ 130,205
Contractor Fee	1.65%			\$ 45,116
2301 Vehicle Storage Addition Total Construction Estimate	35,000	SF	\$79	\$ 2,779,422

ESTIMATE DATE: August 14, 2017
PROJECT: City of Woodbury Public Works - 2027 Year Plan
ARCHITECT: HCM
DRAWING DATE: June 19, 2017

2301 Maintenance Shop Addition				
Footings, Foundations & Concrete Slab	11,131	SF	\$13.00	\$ 144,703
Building Structure - Structural Steel	11,131	SF	\$10.00	\$ 111,310
Building Enclosure - Precast	11,558	SF	\$30.00	\$ 346,740
Roofing	11,131	SF	\$11.00	\$ 122,441
Interiors	11,131	SF	\$15.00	\$ 166,965
Specialties/Furnishings	1	LS	\$10,000.00	\$ 10,000
Fire Protection	11,131	SF	\$2.50	\$ 27,828
Plumbing	11,131	SF	\$4.25	\$ 47,307
HVAC	11,131	SF	\$10.00	\$ 111,310
Electrical	11,131	SF	\$10.25	\$ 114,093
Low Voltage (Phone/Data, Security, A/V, Paging)	11,131	SF	\$2.00	\$ 22,262
Misc. Building Demo/Tie-In Allowance	1	LS	\$35,000.00	\$ 35,000
Sitework - Footings, Foundations & Pad	11,131	SF	\$7.00	\$ 77,917
General Conditions - Supervision/Project Management	1	LS		\$ 43,481
General Requirements/Temporary Services	1	LS		\$ 34,534
General Liability Insurance	1	LS		\$ 15,474
Builder's Risk Insurance	1	LS		\$ 4,642
Building Permit	0	LS		\$ -
Bonding/Sub Bonds	1	LS		\$ 13,814
Construction Contingency	5.00%			\$ 72,491
Contractor Fee	1.65%			\$ 25,118
2301 Maintenance Shop Addition Total Construction Estimate	11,131	SF	\$139	\$ 1,547,429

ESTIMATE DATE: August 14, 2017
PROJECT: City of Woodbury Public Works - 2027 Year Plan
ARCHITECT: HCM
DRAWING DATE: June 19, 2017

2301 Office/Lobby Building Additions				
Footings, Foundations & Concrete Slab	5,348	SF	\$19.00	\$ 101,612
Building Structure - Structural Steel	5,348	SF	\$15.00	\$ 80,220
Building Enclosure - Storefront	4,140	SF	\$45.00	\$ 186,300
Roofing	5,348	SF	\$15.00	\$ 80,220
Interiors	5,348	SF	\$10.00	\$ 53,480
Fire Protection	5,348	SF	\$3.50	\$ 18,718
Plumbing	5,348	SF	\$2.00	\$ 10,696
HVAC	5,348	SF	\$15.00	\$ 80,220
Electrical	5,348	SF	\$7.50	\$ 40,110
Low Voltage (Phone/Data, Security, A/V, Paging)	5,348	SF	\$5.00	\$ 26,740
Misc. Building Demo/Tie-In Allowance	1	LS	\$25,000.00	\$ 25,000
Sitework - Footings, Foundations & Pad	5,348	SF	\$15.00	\$ 80,220
General Conditions - Supervision/Project Management	1	LS		\$ 25,465
General Requirements/Temporary Services	1	LS		\$ 28,315
General Liability Insurance	1	LS		\$ 9,150
Builder's Risk Insurance	1	LS		\$ 2,745
Building Permit	0	LS		\$ -
Bonding/Sub Bonds	1	LS		\$ 8,090
Construction Contingency	5.00%			\$ 42,865
Contractor Fee	1.65%			\$ 14,853
2301 Office/Lobby Building Additions Total Construction Estimate	5,348	SF	\$171	\$ 915,019

ESTIMATE DATE: August 14, 2017
PROJECT: City of Woodbury Public Works - 2027 Year Plan
ARCHITECT: HCM
DRAWING DATE: June 19, 2017

2301 Existing Building Interior Renovations				
Interiors	32,210	SF	\$35.00	\$ 1,127,350
Specialties/Furnishings	1	LS	\$20,000.00	\$ 20,000
Fire Protection	32,210	SF	\$1.50	\$ 48,315
Plumbing	32,210	SF	\$5.00	\$ 161,050
HVAC	32,210	SF	\$11.80	\$ 380,078
Electrical	32,210	SF	\$8.25	\$ 265,733
Low Voltage (Phone/Data, Security, A/V, Paging)	32,210	SF	\$2.00	\$ 64,420
General Conditions - Supervision/Project Management	1	LS		\$ 67,176
General Requirements/Temporary Services	1	LS		\$ 85,365
General Liability Insurance	1	LS		\$ 24,253
Builder's Risk Insurance	1	LS		\$ 7,276
Building Permit	0	LS		\$ -
Bonding/Sub Bonds	1	LS		\$ 21,341
Construction Contingency	5.00%			\$ 113,618
Contractor Fee	1.65%			\$ 39,369
2301 Existing Building Interior Renovations Total Construction Estimate	32,210	SF	\$75	\$ 2,425,343

ESTIMATE DATE: August 14, 2017
PROJECT: City of Woodbury Public Works - 2027 Year Plan
ARCHITECT: HCM
DRAWING DATE: June 19, 2017

2301 Mezzanine Addition				
Mezzanine Structure - Structural Steel & Concrete Deck	6,638	SF	\$18.00	\$ 119,484
Interiors	6,638	SF	\$45.00	\$ 298,710
Specialties/Furnishings	1	LS	\$20,000.00	\$ 20,000
Fire Protection	6,638	SF	\$5.00	\$ 33,190
Plumbing	6,638	SF	\$4.00	\$ 26,552
HVAC	6,638	SF	\$10.00	\$ 66,380
Electrical	6,638	SF	\$9.00	\$ 59,742
Low Voltage (Phone/Data, Security, A/V, Paging)	6,638	SF	\$7.00	\$ 46,466
Misc. Structure Demo/Tie-In Allowance	1	LS	\$25,000.00	\$ 25,000
General Conditions - Supervision/Project Management	1	LS		\$ 22,605
General Requirements/Temporary Services	1	LS		\$ 25,134
General Liability Insurance	1	LS		\$ 8,122
Builder's Risk Insurance	1	LS		\$ 2,437
Building Permit	0	LS		\$ -
Bonding/Sub Bonds	1	LS		\$ 7,181
Construction Contingency	5.00%			\$ 38,050
Contractor Fee	1.65%			\$ 13,184
2301 Mezzanine Additions Total Construction Estimate	6,638	SF	\$122	\$ 812,238

ESTIMATE DATE: August 14, 2017
PROJECT: City of Woodbury Public Works - 2027 Year Plan
ARCHITECT: HCM
DRAWING DATE: June 19, 2017

<i>2301 Existing Warm Storage Renovation</i>				
Interiors	46,100	SF	\$5.00	\$ 230,500
Specialties/Furnishings	1	LS	\$20,000.00	\$ 20,000
HVAC	46,100	SF	\$6.00	\$ 276,600
Electrical - Upgrade to LED	46,100	SF	\$4.00	\$ 184,400
General Conditions - Supervision/Project Management	1	LS		\$ 23,124
General Requirements/Temporary Services	1	LS		\$ 25,712
General Liability Insurance	1	LS		\$ 8,309
Builder's Risk Insurance	1	LS		\$ 2,493
Building Permit	0	LS		\$ -
Bonding/Sub Bonds	1	LS		\$ 7,346
Construction Contingency	5.00%			\$ 38,924
Contractor Fee	1.65%			\$ 13,487
<i>2301 Existing Warm Storage Renovation Total Construction Estimate</i>	46,100	SF	\$18	\$ 830,895

ESTIMATE DATE: August 14, 2017
PROJECT: City of Woodbury Public Works - 2027 Year Plan
ARCHITECT: HCM
DRAWING DATE: June 19, 2017

2301 Sitework				
Site Lighting	8	EA	\$5,500.00	\$ 44,000
Site Demo	275,000	SF	\$0.25	\$ 68,750
Soil Strip and Stockpiling	10,185	CY	\$1.00	\$ 10,185
Excavation	30,556	CY	\$4.00	\$ 122,222
Export/Import	15,278	CY	\$12.00	\$ 183,333
Grading	275,000	SF	\$0.50	\$ 137,500
Landscaping	1	LS	\$50,000.00	\$ 50,000
Asphalt Paving	1	LS	\$208,500.00	\$ 208,500
Site Concrete	1	LS	\$50,000.00	\$ 50,000
Fencing	1,400	LF	\$50.00	\$ 70,000
Site Utilities	1	LS	\$75,000.00	\$ 75,000
General Conditions - Supervision/Project Management	1	LS		\$ 26,991
General Requirements/Temporary Services	1	LS		\$ 40,099
General Liability Insurance	1	LS		\$ 11,874
Builder's Risk Insurance	1	LS		\$ 3,562
Building Permit	0	LS		\$ -
Bonding/Sub Bonds	1	LS		\$ 10,465
Construction Contingency	5.00%			\$ 55,624
Contractor Fee	1.65%			\$ 19,274
2301 Sitework Total Construction Estimate				\$ 1,187,380

ESTIMATE DATE: August 14, 2017
PROJECT: City of Woodbury Public Works - 2027 Year Plan
ARCHITECT: HCM
DRAWING DATE: June 19, 2017

2300 Fleet Services Building				
Footings, Foundations & Concrete Slab	28,580	SF	\$8.41	\$ 240,358
Building Structure - Structural Steel	28,580	SF	\$10.00	\$ 285,800
Building Enclosure - Precast	24,768	SF	\$28.00	\$ 693,504
Roofing	28,580	SF	\$10.00	\$ 285,800
Interiors	28,580	SF	\$6.00	\$ 171,480
Specialties/Furnishings	1	LS	\$15,000.00	\$ 15,000
Fire Protection	28,580	SF	\$2.50	\$ 71,450
Plumbing	28,580	SF	\$10.00	\$ 285,800
HVAC	28,580	SF	\$22.75	\$ 650,195
Electrical	28,580	SF	\$19.50	\$ 557,310
Low Voltage (Phone/Data, Security, A/V, Paging)	28,580	SF	\$5.00	\$ 142,900
Sitework - Footings, Foundations & Pad	28,580	SF	\$3.00	\$ 85,740
General Conditions - Supervision/Project Management	1	LS		\$ 113,273
General Requirements/Temporary Services	1	LS		\$ 125,951
General Liability Insurance	1	LS		\$ 40,702
Builder's Risk Insurance	1	LS		\$ 12,211
Building Permit	0	LS		\$ -
Bonding/Sub Bonds	1	LS		\$ 35,986
Construction Contingency	5.00%			\$ 190,673
Contractor Fee	1.65%			\$ 66,068
2300 Fleet Services Building Total Construction Estimate	28,580	SF	\$142	\$ 4,070,202

ESTIMATE DATE: August 14, 2017
PROJECT: City of Woodbury Public Works - 2027 Year Plan
ARCHITECT: HCM
DRAWING DATE: June 19, 2017

2300 Cold Storage Building				
Footings, Foundations & Concrete Slab	18,000	SF	\$22.00	\$ 396,000
Second Floor Structure - Precast Plank, Columns & Beams	0	SF	\$0.00	\$ -
Building Structure - Pre-Engineered Building	18,000	SF	\$35.00	\$ 630,000
Roofing - Included with Pre-Engineered Building	0	SF	\$0.00	\$ -
Interiors	0	SF	\$0.00	\$ -
Specialties/Furnishings	1	LS	\$7,500.00	\$ 7,500
HVAC	18,000	SF	\$2.00	\$ 36,000
Electrical	18,000	SF	\$5.00	\$ 90,000
Low Voltage (Phone/Data, Security, A/V, Paging)	18,000	SF	\$2.00	\$ 36,000
Sitework - Footings, Foundations & Pad	18,000	SF	\$3.00	\$ 54,000
General Conditions - Supervision/Project Management	1	LS		\$ 40,609
General Requirements/Temporary Services	1	LS		\$ 45,154
General Liability Insurance	1	LS		\$ 14,592
Builder's Risk Insurance	1	LS		\$ 4,378
Building Permit	0	LS		\$ -
Bonding/Sub Bonds	1	LS		\$ 12,901
Construction Contingency	5.00%			\$ 68,357
Contractor Fee	1.65%			\$ 23,686
2300 Cold Storage Building Total Construction Estimate	18,000	SF	\$81	\$ 1,459,175

ESTIMATE DATE:	August 14, 2017
PROJECT:	City of Woodbury Public Works - 2027 Year Plan
ARCHITECT:	HCM
DRAWING DATE:	June 19, 2017

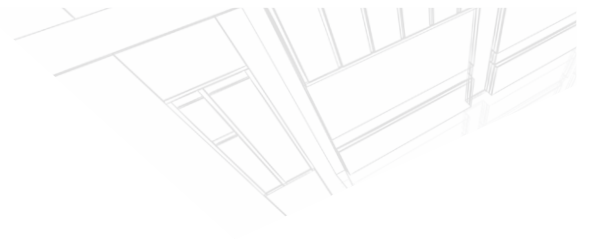
<i>2300 Fuel Island</i>				
Fuel Island	1	LS	\$600,000.00	\$ 600,000
Power Feed to Fuel Island	1	LS	\$50,000.00	\$ 50,000
General Conditions - Supervision/Project Management	1	LS		\$ 19,500
General Requirements/Temporary Services	1	LS		\$ 23,433
General Liability Insurance	1	LS		\$ 7,572
Builder's Risk Insurance	1	LS		\$ 2,272
Building Permit	0	LS		\$ -
Bonding/Sub Bonds	1	LS		\$ 6,695
Construction Contingency	5.00%			\$ 35,474
Contractor Fee	1.65%			\$ 12,292
<i>2300 Fuel Island Total Construction Estimate</i>				\$ 757,237

ESTIMATE DATE: August 14, 2017
PROJECT: City of Woodbury Public Works - 2027 Year Plan
ARCHITECT: HCM
DRAWING DATE: June 19, 2017

2300 Sitework				
Covered Storage with Bins Allowance	10,500	SF	\$15.00	\$ 157,500
Site Lighting	12	EA	\$5,500.00	\$ 66,000
Site Demo	235,700	SF	\$1.00	\$ 235,700
Soil Strip and Stockpiling	8,730	CY	\$1.00	\$ 8,730
Excavation	26,189	CY	\$4.00	\$ 104,756
Export/Import	13,094	CY	\$12.00	\$ 157,133
Grading	235,700	SF	\$0.50	\$ 117,850
Landscaping	1	LS	\$50,000.00	\$ 50,000
Asphalt Paving	1	LS	\$105,000.00	\$ 105,000
Heavy Duty Asphalt & Earthwork	6,950	sy	\$31.00	\$ 215,450
Site Concrete	1	LS	\$75,000.00	\$ 75,000
Fencing	1,700	LF	\$50.00	\$ 85,000
Site Utilities	1	LS	\$100,000.00	\$ 100,000
General Conditions - Supervision/Project Management	1	LS		\$ 48,039
General Requirements/Temporary Services	1	LS		\$ 45,593
General Liability Insurance	1	LS		\$ 17,115
Builder's Risk Insurance	1	LS		\$ 5,135
Building Permit	0	LS		\$ -
Bonding/Sub Bonds	1	LS		\$ 13,027
Construction Contingency	5.00%			\$ 80,351
Contractor Fee	1.65%			\$ 24,154
2300 Sitework Total Construction Estimate				\$ 1,711,532

ESTIMATE DATE: August 14, 2017
PROJECT: City of Woodbury Public Works - 2027 Year Plan
ARCHITECT: HCM
DRAWING DATE: June 19, 2017

Typical Owner Costs				
SAC/WAC Fees Allowance				\$ 50,000
Hazardous Material Remediation Allowance				\$ 250,000
Interior Design - By Owner				\$ 20,000
Owner Equipment - By Owner				\$ 500,000
Furniture - By Owner				\$ 200,000
Owner Moving Expense - By Owner				\$ -
Temporary Office Trailer Allowance				\$ 100,000
Exterior Building Signage Allowance				\$ 17,500
Architectural & Structural Engineering Fees & MEP Performance Narrative				\$ 1,202,232
Utility Relocation Fees				\$ 50,000
MEP Commissioning				\$ 75,000
Utility Usage Fees - Included in General Requirements				\$ -
Design Contingency - By Owner				\$ 924,794
Special Inspections & Testing Allowance				\$ 110,000
Total Typical Owner Costs				\$ 3,499,525



C2.5 Cost Model Examples



June 18, 2020

Grant Riemer
City of Ramsey

Re: City of Ramsey Public Works

Dear Grant

RJM Construction is pleased to present an estimate for the City of Ramsey Public Works project located in Ramsey, MN. Together with the City of Ramsey and Oertel, we can work as a team to deliver the project goals of cost, schedule and quality. Our estimate is based upon drawings dated June 1, 2020.

Total Project Estimate: \$18,850,954

ALTERNATES:

No. 1:	Additional Building Footage	Add	\$1,269,512
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CLARIFICATIONS:

- No. 1: This estimate assumes that all work will be done during regular business hours.
- No. 2: We do not include removing, storing or re-installing any systems furniture.
- No. 3: Phone, data, AV and security are all excluded.

Thank you for the opportunity to provide this estimate. Our team is experienced and competent in your market; this applied knowledge will assist the team in obtaining the best possible project value. Please feel free to contact RJM if you have any questions or need additional information.

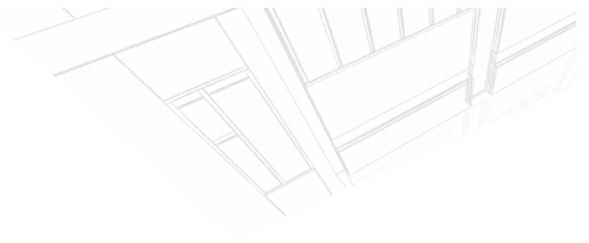
Sincerely,

A handwritten signature in blue ink that reads 'Nate McGhee'.

Nate McGhee
Estimator

ESTIMATE DATE: June 18, 2020			
PROJECT: City of Ramsey Public Works			
ARCHITECT: Oertel			
DRAWING DATE: June 1, 2020			
DESCRIPTION	Notes	Base Estimate	\$/sf 86,018
Construction Costs			
Concrete & Masonry	Scope Increase - CIP Foundation Walls, Elev Slab	\$1,324,677	\$15.40
Precast Plank & Wall Panels	Scope Reduction - Change to CIP Foundation Walls	\$1,949,998	\$22.67
Structural Steel and Misc Metals		\$1,010,100	\$11.74
Rough Carpentry		\$125,200	\$1.46
Finish Carpentry/Millwork		\$93,939	\$1.09
Waterproofing	Scope Increase due to CIP Foundation Walls	\$122,580	\$1.43
Air & Vapor Barrier		\$30,400	\$0.35
Metal Panel		\$336,000	\$3.91
Roofing		\$804,092	\$9.35
Joint Sealants		\$56,650	\$0.66
Doors, Frames, Hardware		\$135,133	\$1.57
Overhead Doors		\$267,236	\$3.11
Storefront & Glazing Systems		\$170,700	\$1.98
Translucent Wall Panels		\$73,900	\$0.86
Gypsum Drywall		\$189,635	\$2.20
Tile		\$45,515	\$0.53
Acoustical Ceilings		\$38,140	\$0.44
Operable Partitions		\$18,089	\$0.21
Carpet & Resilient Flooring		\$9,535	\$0.11
Fluid Applied Flooring		\$75,445	\$0.88
Painting & Wallcovering		\$200,519	\$2.33
Specialties		\$48,343	\$0.56
Window Treatments		\$14,760	\$0.17
Site Furnishings		\$20,000	\$0.23
Conveying		\$92,500	\$1.08
Vehicle Lifts		\$355,323	\$4.13
Fueling and Lubrication System		\$590,000	\$6.86
Washbay Equipment		\$50,472	\$0.59
Fire Protection		\$177,900	\$2.07
Plumbing		\$1,083,000	\$12.59
HVAC		\$1,508,500	\$17.54
Electrical		\$1,250,000	\$14.53
Phone & Data	Rough in included in Electrical	\$0	\$0.00
Audio & Visual	Rough in included in Electrical	\$0	\$0.00
Fire Alarm	Included in Electrical	\$0	\$0.00
Security Systems	Rough in included in Electrical	\$0	\$0.00
Earthwork	Increase due to soils report	\$889,453	\$10.34
Asphalt Paving		\$592,000	\$6.88
Site Concrete		\$168,065	\$1.95
Fencing	Increase due scope clarification	\$240,386	\$2.79
Landscaping & Irrigation		\$132,045	\$1.54
Site Utilities	Increase due to scope clarification	\$469,228	\$5.45
Surveying		\$24,000	\$0.28

ESTIMATE DATE: June 18, 2020			
PROJECT: City of Ramsey Public Works			
ARCHITECT: Oertel			
DRAWING DATE: June 1, 2020			
General Conditions	Pre-construction	\$19,985	\$0.23
General Conditions	Construction	\$447,929	\$5.21
General Requirements		\$143,772	\$1.67
COVID Screening and Sanitation		\$25,000	\$0.29
Temporary Barriers and Enclosures		\$143,240	\$1.67
Winter Conditions		\$150,304	\$1.75
Cleaning and Waste Management		\$80,646	\$0.94
General Liability Insurance		\$173,738	\$2.02
Builders Risk Insurance		\$36,327	\$0.42
Building Permit		\$61,640	\$0.72
Bonds/Sub Bonds		\$0	\$0.00
Subtotal Construction Costs		\$16,066,039	\$186.78
Escalation	1.25%	\$200,825	\$2.33
Design Contingency	3.00%	\$481,981	\$5.60
Construction Contingency	5.00%	\$803,302	\$9.34
Contractors Fee	1.45%	\$254,506	\$2.96
Total Construction Estimate		\$17,806,654	\$207.01
Owner Costs			
SAC/WAC Fees		\$120,000	\$1.40
Owner Furniture		\$100,000	\$1.16
Owner Appliances		\$10,000	\$0.12
Owner Equipment		\$10,000	\$0.12
Phone and Data		\$25,000	\$0.29
Audio Visual		\$18,000	\$0.21
Security Systems		\$55,000	\$0.64
Owner Moving Expense		\$0	\$0.00
Soils Testing		\$7,500	\$0.09
Environmental Remediation		\$0	\$0.00
Special Testing and Inspections		\$52,800	\$0.61
Utility Connection and Consumption		\$0	\$0.00
Commissioning		\$20,000	\$0.23
Owner Signage		\$40,000	\$0.47
Subtotal Owner Costs		\$458,300	\$5.33
Design Fees			
Arch. Design Fees		\$586,000	\$6.81
Subtotal Design Fees		\$586,000	\$6.81
Contingency			
Owner Contingency		\$0	\$0.00
Subtotal Contingency		\$0	\$0.00
Total Project Estimate		\$18,850,954	\$219.15



C2.6 RFI - Two Project Examples



MINNEAPOLIS OFFICE
830 Boone Ave North
Golden Valley, MN 55427

MEETING MINUTES

Project: 19520-0180 City of Ramsey Public Works
14100 Jasper Street NW
Ramsey, MN 55303

Project Manager: Curtis Sell
PH:
Email:
Meeting Type: Owner/Arch/Contractor Mtg
Meeting #: 20
Meeting Date: September 02, 2021 Meeting Time: 1:00 pm
Location: City of Ramsey - Public Works

Next Meeting at 1:00 pm on 09/15/2021 at City of Ramsey - Public Works

Firm	Contact	Attended:
RJM Construction, LLC	Curtis Sell	Y
RJM Construction, LLC	Mike Milless	Y
Oertel Architects	Andrew Cooper	Y
City of Ramsey	Grant Riemer	Y
Oertel Architects	Dan Greuel	N
City of Ramsey	Kurt Ulrich	N
RJM Construction, LLC	Josh Arbogast	N
RJM Construction, LLC	Piper Gartner	N
RJM Construction, LLC	Keith Bruestle	Y

Additional Attendees:

These meeting minutes are intended to be an accurate summary of the items as discussed. If an Attendee has comments as to the accuracy of these minutes, please forward them to the Preparer prior to the next meeting

Preparer:

Orig Item	Description	Responsible	Due Date	Status
01-Field Progress				
01-18-01	Project Schedule Update	RJM Construction, LLC;		open
	Please see the attached look ahead schedule for review and discussion.			
	Weather/Schedule Delay's: - Embed plates design update - CIP stem walls (+2 Days) - Rain Delay - CIP footings/stem walls (+1 Days) - Joist and Deck Procurement Delay (+29 Days) - Molin SW Precast Reveal Rejection (No Delay due to Joist & Deck Delivery Delay) - Structural Steel Primer Condition Rejection (No Delay due to Joist & Deck Delivery Delay) - Sub-zero Temperatures Lost Days - Equipment not starting as of 2/17/21 (+2 Days; 2/12/21 (-17F), 2/15/21 (-28F)) - Southern States Winter Storm - Delay of decking delivery (+5 Days), Decking that started Warm Storage sequence			
	Open Schedule Discussion:			
	Current Product Shipment Delays: FRP Door - Ships Mid September, Raw material shortage. Temporary HM door and frame ordered. Temporary frame/door will be onsite in ~2 Weeks. Partition Wall - Ships 8/30, Install 9/1. Won Door - Install 8/30 Washbay Equipment - Install 8/30 Vehicle Lifts - Owner Supplied Rotary Lifts - Mid October arrival to site Lockers - Port arrival late August, Vendor is seeing port shipment delays of ~ 6 Weeks, Will continue to update as we hear more. Infrared Heaters - No confirmation on missing parts yet. Following up with Arch Mechanical daily.			
02-Safety				
02-18-01	Jobsite Safety			open
	RJM Construction's safety guidelines at all times throughout the project. This includes but not limited to: Hard hats, Safety Glasses & Safety Vests.			
	All Subcontractors are required to submit (1) hard copy of their safety plans and MSDS sheets for their scope of work prior to mobilizing onsite. Hard copies of Safety Manuals and MSDS sheets should be handed to Mike Milless so manuals can be accessible onsite. Digital copies should be sent to RJM Construction Project Manager.			
	If you have any questions or concerns regarding RJM Construction's Safety Requirements please contact Mike Milless or Curtis Sell with RJM Construction for further information.			
	Open Discussion: None at this time.			
03-Submittals				
03-18-01	Submittals			open

Orig Item	Description	Responsible	Due Date	Status
	Please see the attached submittal log for tracking. Submittals in for review by design team: - Cast-in-Place Concrete- Concrete Sealer Product Data - Panel Signage- City Logo, Reception, & Fire Sprinkler Access Final Drawings * See attached report for additional submittals. Submittals not yet received from subcontractors: - None at this time * See attached report for additional submittals.			
04-RFIs				
04-18-01	Request for Information			open
	Please route any RFI's directly to RJM Construction's Project Manager for documentation and distribution to the design team. Recently Answered RFI's - None at this time. Open RFI's: - RFI 66 - Light Pole Fixture Mounting - RFI 67 - Heat Trace Tape Electrical Clarifications			
05-CO/Cost Status				
05-18-01	Budget Management			open
	Project Budget Updates will be presented to the City of Ramsey as needed for timely approvals. The project will utilize Docusign for documents requiring signatures. This includes Pending Change Orders, AIA Subcontract Change Orders, etc. ASI's: - ASI 027 - Lube Reel Support & Location Clarification: Pricing - ASI 028 - Fencing & Light Pole Location Clarifications: Pricing - ASI 029 - Fire Barrier Clarification: Pricing - ASI 031 - Restroom Ceiling Adjustments: Pricing - ASI 032 - Change to the Configuration of the Lube Reel & Vehicle Exhaust Reel between Doors 133C & 133D: Pricing - ASI 033 - Reception Logo Sign: Pricing - ASI 034 - Clarifies and Documents the Rating Clarification for Room 134: Pending PR's: - PR-011: Omission of Reglet at 8/A601 and replace with termination bar: Pricing - PR-023: Adjustments to castings that are associated with the valve system: Pricing - PR-024: Added Scope from EP's above Ceiling Inspection: Pricing - PR-026: Plumbing Fixtures in Rooms 133 & 138 that are not hazardous condition compliant: Pricing			
Others				
02-18-02	Quality Control/Quality Assessment			open

Orig Item	Description	Responsible	Due Date	Status
	This project will utilize quality assessments during installation to assure work is acceptable per plans and specifications. During the project, quality control meetings will be held for scope of work prior to work starting onsite. RJM Construction will invite Ramsey and Oertel to these meetings. They are optional meetings for Ramsey/Oertel to attend. Upcoming meetings to be scheduled: None at this time.			



CONSTRUCTION

Submittal Log
View: RJM Submittal Log
Project Number: 19520-0180
Project Name: City of Ramsey Public Works

Number	Spec Section	Title	Rev	State	Response	Submitter Organization	Due From Sub	In Review On	Due from Architect	Closed On
03-30-00-3	03-30-00	Cast-in-Place Concrete Misc. Product Data	0	Closed	Reviewed as Noted	Northland Concrete & Masonry	09/28/2020	09/29/2020	10/04/2020	10/06/2020
03-30-00-4	03-30-00	Cast-in-Place Joint Sealant Product Data & Color Chart	0	Closed	Reviewed	Northland Concrete & Masonry	12/09/2020	02/15/2021	02/20/2021	03/30/2021
03-30-00-5	03-30-00	Cast-in-Place Concrete - SOG Mix Designs (Polished Floor Verification)	0	Closed	Reviewed as Noted	Northland Concrete & Masonry	11/30/2020	03/31/2021	04/05/2021	04/06/2021
03-30-00-1	03-30-00	Cast-in-Place Concrete Footing Rebar Shop Drawings	1	Closed	Reviewed as Noted	Northland Concrete & Masonry	10/07/2020	10/06/2020	10/11/2020	10/13/2020
03-30-00-2	03-30-00	Cast-in-Place Concrete - Concrete Mix Designs	1	Closed	Reviewed as Noted	Northland Concrete & Masonry	09/28/2020	10/14/2020	10/19/2020	10/16/2020
03-45-00-1	03-45-00	Architectural Precast Wall Panels & Plank - Shop Drawings	1	Closed	Reviewed as Noted	Molin Precast	10/19/2020	11/04/2020	11/09/2020	11/09/2020
03-45-00-2	03-45-00	Architectural Precast Wall Panels & Plank - Calculations	1	Closed	Reviewed as Noted	Molin Precast	10/27/2020	11/05/2020	11/10/2020	11/06/2020
03-45-00-3	03-45-00	Architectural Precast Wall Panels & Plank - Joint Sealant Product Data	0	Closed	Reviewed as Noted	Molin Precast	11/05/2020	11/05/2020	11/10/2020	11/09/2020
03-45-00-4	03-45-00	Architectural Precast Wall Panels & Plank - Revised Mockup	0	Closed	Reviewed	Molin Precast	11/10/2020	11/10/2020	11/15/2020	11/11/2020
03-45-00-5	03-45-00	Architectural Precast Wall Panels & Plank - Final Shop Drawings (For Record Only)	0	Closed	For Record Only	Molin Precast	12/09/2020	12/09/2020	12/14/2020	12/09/2020
03-45-00-6	03-45-00	Architectural Precast Wall Panels & Plank - Joint Sealant Samples	0	Closed	Reviewed as Noted	Molin Precast	12/10/2020	12/10/2020	12/15/2020	12/10/2020
03-35-30-1	03-35-30	Polished Concrete Finish - Product Data	0	Closed	Reviewed	Donlar Construction Company	07/14/2021	02/09/2021	02/14/2021	02/11/2021
03-35-30-2	03-35-30	Polished Concrete Finish - Samples	0	Closed	Reviewed	Donlar Construction Company	06/26/2021	07/07/2021	07/12/2021	07/08/2021
03-30-00-6	03-30-00	Cast-In-Place Concrete - SOG Rebar Shop Drawings	0	Closed	Reviewed as Noted	Northland Concrete & Masonry	03/12/2021	03/12/2021	03/17/2021	03/22/2021
03-30-00-7	03-30-00	Cast-In-Place Concrete - SOG Sawcut Layout Drawings	1	Closed	Reviewed	Northland Concrete & Masonry	04/27/2021	04/23/2021	04/30/2021	04/27/2021
03-30-00-8	03-30-00	Cast-in-Place Concrete - Water Stop Product Data	0	Closed	Reviewed as Noted	Northland Concrete & Masonry	07/07/2021	07/07/2021	07/16/2021	07/08/2021
03-30-00-9	03-30-00	Cast-in-Place Concrete - Concrete Sealer Product Data	0	In Review		Donlar Construction Company	08/31/2021	08/31/2021	09/03/2021	
04-22-00-1	04-22-00	Unit Masonry - Product Data	0	Closed	Reviewed as Noted	Steenberg-Watrud Construction	09/28/2020	09/29/2020	10/04/2020	10/07/2020
04-22-00-2	04-22-00	Unit Masonry - Joint Sealant Product Data & Color Charts	0	Closed	Reviewed	Steenberg-Watrud Construction	12/09/2020	12/08/2020	12/13/2020	12/09/2020
04-22-00-3	04-22-00	Unit Masonry - Rebar Shop Drawings	1	Closed	Reviewed as Noted	Steenberg-Watrud Construction	11/04/2020	11/09/2020	11/14/2020	11/13/2020
04-22-00-4	04-22-00	Unit Masonry - Corefill Grout Mix Design	0	Closed	Reviewed	Steenberg-Watrud Construction	11/30/2020	11/30/2020	12/05/2020	12/01/2020
05-12-00-1	05-12-00	Structural Steel - Anchor Bolt Shop Drawings	0	Closed	Reviewed as Noted	Thornberg Steel	09/30/2020	09/30/2020	10/05/2020	10/07/2020
05-12-00-3	05-12-00	Structural Steel - Embed Plates & Metals Shop Drawings	1	Closed	Reviewed as Noted	Thornberg Steel	11/03/2020	11/03/2020	11/08/2020	11/04/2020
05-12-00-2	05-12-00	Structural Steel - Shop Drawings	1	Closed	Reviewed as Noted	Thornberg Steel	10/09/2020	11/06/2020	11/11/2020	11/11/2020
05-12-00-4	05-12-00	Structural Steel - Calculations	0	Closed	Reviewed	Thornberg Steel	11/05/2020	11/05/2020	11/10/2020	11/11/2020
05-21-00-2	05-21-00	Steel Joist & Deck - Calculations	0	Closed	Reviewed as Noted	Thornberg Steel	11/09/2020	11/09/2020	11/14/2020	11/17/2020
05-21-00-1	05-21-00	Steel Joist & Deck Shop Drawings	2	Closed	Reviewed as Noted	Thornberg Steel	10/15/2020	11/10/2020	11/15/2020	11/19/2020
05-50-00-1	05-50-00	Misc. Metals - Washbay Trench Grate Shop Drawings	0	Closed	Reviewed	Thornberg Steel	12/15/2020	01/22/2021	01/27/2021	01/25/2021
05-12-00-6	05-12-00	Structural Steel - Bituminous Coating Data	0	Closed	Reviewed	Met-Con Construction, Inc.	12/22/2020	12/22/2020	12/27/2020	12/28/2020
05-51-00-1	05-51-00	Metal Stairs & Misc. Steel - Shop Drawings	2	Closed	Reviewed as Noted	Thornberg Steel	12/15/2020	03/03/2021	03/08/2021	03/08/2021
05-51-00-2	05-51-00	Metal Stairs - Calculations	1	Closed	Reviewed as Noted	Thornberg Steel	03/04/2021	03/04/2021	03/09/2021	03/08/2021
05-50-00-2	05-50-00	Misc. Metals - Boot Wash Grate & Frame Shop Drawings	1	Closed	Reviewed as Noted	Thornberg Steel	12/15/2020	04/09/2021	04/14/2021	04/09/2021
05-51-00-3	05-51-00	Metal Stairs & Railings - Revised Ships Ladder Drawings	1	Closed	Reviewed	Thornberg Steel	03/31/2021	04/28/2021	05/05/2021	04/28/2021
07-21-00-1	07-21-00	Fluid Applied Waterproofing - Product Data (Alternate)	0	Closed	Reviewed	Herzog Coatings	10/20/2020	10/20/2020	10/25/2020	11/03/2020
07-53-23-1	07-53-23	EPDM Roofing System - Product Data	0	Closed	Reviewed as Noted	Granite City Roofing, Inc	12/07/2020	12/07/2020	12/12/2020	12/11/2020
07-53-23-2	07-53-23	EPDM Roofing System - Insulation Shop Drawings	0	Closed	Reviewed as Noted	Granite City Roofing, Inc	12/07/2020	12/07/2020	12/12/2020	12/11/2020
07-53-23-3	07-53-23	EPDM Roofing System - Roof Hatch Shop Drawings	0	Closed	Reviewed as Noted	Granite City Roofing, Inc	12/11/2020	12/09/2020	12/14/2020	12/11/2020
07-53-23-4	07-53-23	EPDM Roofing System - Smoke & Heat Vent Product Data & Shop Drawings	0	Closed	Reviewed as Noted	Granite City Roofing, Inc	12/11/2020	12/09/2020	12/14/2020	12/10/2020
07-53-23-5	07-53-23	EPDM Roofing - Roof Paver Product Data	0	Closed	Reviewed as Noted	Granite City Roofing, Inc	12/08/2020	12/08/2020	12/13/2020	12/11/2020
07-42-15-1	07-42-15	Architectural Metal Panels - MP-1 Sample	0	Closed	Reviewed	Atomic Architectural Sheet Metal, Inc.	12/15/2020	12/15/2020	12/20/2020	12/21/2020
07-42-15-2	07-42-15	Architectural Metal Panels - MP-2 Color Chart	0	Closed	Reviewed	Atomic Architectural Sheet Metal, Inc.	12/15/2020	12/15/2020	12/20/2020	12/21/2020
07-23-00-1	07-23-00	Weather Barrier - Product Data	0	Closed	Reviewed	Herzog Coatings	01/15/2021	12/29/2020	01/03/2021	01/04/2021

07-42-15-3	07-42-15	Architectural Metal Panels - Shop Drawings	0	Closed	Reviewed as Noted	Atomic Architectural Sheet Metal, Inc.	01/18/2021	01/07/2021	01/12/2021	01/18/2021
07-42-15-4	07-42-15	Architectural Metal Panels - Product Data	0	Closed	Reviewed as Noted	Atomic Architectural Sheet Metal, Inc.	01/18/2021	01/07/2021	01/12/2021	01/18/2021
07-92-00-1	07-92-00	Joint Sealants - Product Data	0	Closed	Reviewed	WCS1, LLC	02/04/2021	01/08/2021	01/13/2021	01/18/2021
07-92-00-2	07-92-00	Joint Sealants - Samples	0	Submitted		WCS1, LLC	02/09/2021		01/18/2021	
07-62-00-1	07-62-00	Sheet Metal Flashing and Trim - Roofing Flashing Color Chart	1	Closed	Reviewed	Granite City Roofing, Inc	12/07/2020	01/22/2021	01/27/2021	01/25/2021
07-21-00-2	07-21-00	Thermal Insulation and Air Barriers - Spray Foam Insulation Product Data	1	Closed	Reviewed	RTL Construction, Inc.	01/27/2021	01/27/2021	02/01/2021	02/01/2021
07-27-13-1	07-27-13	Fluid Applied Air Barrier - Product Data	0	Closed	Reviewed	Herzog Coatings	01/27/2021	01/27/2021	02/01/2021	02/01/2021
07-53-23-6	07-53-23	EPDM Roofing System - Densdeck for Acoustic Decking	0	Closed	Reviewed	Granite City Roofing, Inc	02/19/2021	02/19/2021	02/26/2021	02/24/2021
07-42-15-5	07-42-15	Architectural Metal Panels - Revised/Final Shop Drawings	0	Closed	Reviewed	Atomic Architectural Sheet Metal, Inc.	03/03/2021	03/03/2021	03/08/2021	03/08/2021
07-42-15-6	07-42-15	Architectural Metal Panels - Sealant Color Sample	0	Closed	Reviewed	Atomic Architectural Sheet Metal, Inc.	03/22/2021	03/22/2021	03/29/2021	03/22/2021
07-92-00-3	07-92-00	Joint Sealants - Fire Caulking Product Data	0	Closed	Reviewed	Wolf River Electric	06/04/2021	06/15/2021	06/18/2021	06/16/2021
07-21-00-3	07-21-00	Washbay Pit Waterproofing Membrane - Product Data	0	Closed	Reviewed	Herzog Coatings	07/07/2021	07/07/2021	07/12/2021	07/08/2021
08-35-13-1	08-35-13	Accordian Folding Security Door - Product Data	0	Closed	Reviewed	Won-Door Corporation	07/09/2021	11/30/2020	07/19/2021	12/08/2020
08-35-13-2	08-35-13	Accordian Folding Security Door - Shop Drawings	0	Closed	Reviewed as Noted	Won-Door Corporation	11/30/2020	11/30/2020	12/05/2020	12/08/2020
08-36-00-2	08-36-00	Sectional Overhead Doors - Washbay Door Shop Drawings	0	Closed	Reviewed	Twin City Garage Door Co	12/07/2020	12/07/2020	12/12/2020	12/15/2020
08-33-23-1	08-33-23	Overhead Coiling Doors - Shop Drawings	0	Closed	Reviewed as Noted	Twin City Garage Door Co	12/07/2020	12/07/2020	12/12/2020	12/15/2020
08-62-50-1	08-62-50	Tubular Daylighting Device - Product Data & Shop Drawings	0	Closed	Reviewed	Granite City Roofing, Inc	12/09/2020	12/09/2020	12/14/2020	12/10/2020
08-36-00-1	08-36-00	Sectional Overhead Doors - Shop Drawings	1	Closed	Reviewed as Noted	Twin City Garage Door Co	06/04/2021	12/29/2020	06/14/2021	12/29/2020
08-33-23-2	08-33-23	Overhead Coiling Doors - Operator Product Data	0	Closed	Reviewed	Twin City Garage Door Co	06/11/2021	01/04/2021	06/21/2021	01/12/2021
08-33-23-3	08-33-23	Overhead Coiling Doors - Color Samples	0	Closed	Reviewed as Noted	Twin City Garage Door Co	12/21/2020	12/30/2020	01/04/2021	01/12/2021
08-95-00-1	08-95-00	Translucent Wall Panels - Test Reports	0	Closed	Reviewed	W. L. Hall Co.	12/15/2020	12/15/2020	12/20/2020	12/21/2020
08-95-00-2	08-95-00	Translucent Wall Panels - Product Data	0	Closed	Reviewed	W. L. Hall Co.	07/02/2021	12/15/2020	07/12/2021	12/21/2020
08-95-00-3	08-95-00	Translucent Wall Panels - Shop Drawings	0	Closed	Reviewed as Noted	W. L. Hall Co.	12/15/2020	12/15/2020	12/20/2020	12/22/2020
08-95-00-4	08-95-00	Translucent Wall Panels - Daylighting Data	0	Closed	For Record Only	W. L. Hall Co.	12/18/2020		12/30/2020	12/29/2020
08-95-00-5	08-95-00	Translucent Wall Panels - Color Chart	0	Closed	Reviewed	W. L. Hall Co.	12/15/2020	02/19/2021	02/24/2021	02/22/2021
08-11-13-1	08-11-13	Steel Doors & Frames - Product Data	0	Closed	Reviewed as Noted	Bredemus Hardware Co., Inc.	04/25/2021	12/29/2020	05/05/2021	01/04/2021
08-11-13-2	08-11-13	Steel Doors & Frames/Wood Door - Shop Drawings	0	Closed	Reviewed as Noted	Bredemus Hardware Co., Inc.	03/31/2021	12/29/2020	01/03/2021	01/04/2021
08-20-00-1	08-20-00	Wood Doors - Samples	0	Closed	Reviewed as Noted	Bredemus Hardware Co., Inc.	05/27/2021	01/04/2021	01/09/2021	01/08/2021
08-41-13-1	08-41-13	Alum. Framed Entrances and Storefronts - Product Data	0	Closed	Reviewed as Noted	Top Lite Contract Glazing, Inc.	02/01/2021	12/29/2020	01/03/2021	01/04/2021
08-41-13-3	08-41-13	Alum. Framed Entrances and Storefronts - Samples	0	Closed	Reviewed	Top Lite Contract Glazing, Inc.	02/01/2021	02/09/2021	02/19/2021	02/15/2021
08-71-00-1	08-71-00	Door Hardware - HM/WD Doors - Product Data & Schedule	0	Closed	Reviewed as Noted	Bredemus Hardware Co., Inc.	02/01/2021	12/29/2020	01/03/2021	01/08/2021
08-95-00-6	08-95-00	Translucent Wall Panels - Joint Sealant Samples	0	Closed	Reviewed	W. L. Hall Co.	05/07/2021	01/04/2021	01/09/2021	01/11/2021
08-20-00-2	08-20-00	Wood Doors - Product Data	0	Closed	Reviewed	Bredemus Hardware Co., Inc.	08/06/2021	12/29/2020	08/16/2021	01/08/2021
08-11-13-3	08-11-13	Steel Doors & Frames - Thermal Performance Data	0	Closed	For Record Only	Bredemus Hardware Co., Inc.	01/06/2021		01/15/2021	01/04/2021
08-11-13-4	08-11-13	Steel Doors & Frames - FRP Door Product Data & Shop Drawings	0	Closed	Reviewed as Noted	Bredemus Hardware Co., Inc.	01/11/2021	06/02/2021	06/09/2021	06/03/2021
08-11-13-5	08-11-13	Steel Doors & Frames - Compressor Room Acoustical Door Product Data & Shop Drawings	0	Closed	Reviewed	Bredemus Hardware Co., Inc.	01/11/2021	06/02/2021	06/09/2021	06/03/2021
08-41-13-4	08-41-13	Alum. Framed Entrances and Storefronts - Hardware Data	1	Closed	Reviewed as Noted	Top Lite Contract Glazing, Inc.	01/26/2021	01/26/2021	01/31/2021	01/29/2021
08-41-13-2	08-41-13	Alum. Framed Entrances and Storefronts - Shop Drawings	1	Closed	Reviewed as Noted	Top Lite Contract Glazing, Inc.	01/26/2021	01/26/2021	01/31/2021	01/29/2021
08-80-00-1	08-80-00	Glazing - Samples	1	Closed	Reviewed as Noted	Top Lite Contract Glazing, Inc.	02/19/2021	02/19/2021	02/24/2021	02/22/2021
08-80-00-2	08-80-00	Main Reception Desk Plexi Glass Divider & Clips - Shop Drawings & Product Data	0	Closed	Reviewed as Noted	Top Lite Contract Glazing, Inc.	02/19/2021	02/22/2021	02/27/2021	03/03/2021
08-20-00-3	08-20-00	Wood Doors - Physical Sample Review	0	Closed	Reviewed	Bredemus Hardware Co., Inc.	03/05/2021	03/05/2021	03/10/2021	03/08/2021
08-41-13-5	08-41-13	Alum. Framed Entrances and Storefronts - Calculations	0	Closed	Reviewed	Top Lite Contract Glazing, Inc.	03/17/2021	03/17/2021	03/22/2021	03/18/2021
08-36-00-3	08-36-00	Sectional Overhead Doors - Color Samples	0	Closed	Reviewed	Twin City Garage Door Co	03/30/2021	04/26/2021	05/03/2021	05/03/2021
08-36-00-4	08-36-00	Sectional Overhead Doors - 127C & 129B Low Headroom Revised Shop Drawings	0	Closed	Reviewed	Twin City Garage Door Co	04/23/2021	04/23/2021	04/28/2021	04/26/2021
08-30-00-1	08-30-00	Facility Door Access - Product Data	0	Closed	For Record Only	Electrical Production Services	07/07/2021	07/07/2021	07/17/2021	07/07/2021
08-11-13-6	08-11-13	Steel Doors & Frames - FRP Sample	0	Closed	Reviewed	Bredemus Hardware Co., Inc.	07/09/2021	07/09/2021	07/13/2021	07/12/2021
09-68-13-1	09-68-13	Carpet Tile - Sample	0	Closed	Reviewed	Henricksen & Company, Inc.	07/16/2021	12/15/2020	07/26/2021	12/29/2020
09-65-13-1	09-65-13	Resilient Base and Accessories - Sample	0	Closed	Reviewed	Henricksen & Company, Inc.	12/15/2020	12/15/2020	12/20/2020	12/29/2020
09-26-00-1	09-26-00	Gypsum Board - Product Data	0	Closed	Reviewed	RTL Construction, Inc.	01/07/2021	01/04/2021	01/09/2021	01/07/2021
09-26-00-2	09-26-00	Gypsum Board - Acoustic Sealant Data	0	Closed	Reviewed	RTL Construction, Inc.	01/07/2021	01/04/2021	01/09/2021	01/18/2021
09-30-00-1	09-30-00	Tiling - Product Data	0	Closed	Reviewed	Tim's Construction Group, LLC	03/01/2021	01/06/2021	01/11/2021	01/12/2021
09-30-00-2	09-30-00	Tiling - Tile & Grout Samples	0	Closed	Reviewed	Tim's Construction Group, LLC	03/01/2021	01/04/2021	01/09/2021	01/08/2021
09-51-00-1	09-51-00	Acoustical Ceilings - Product Data	0	Closed	Reviewed	Acoustics Associates	06/22/2021	05/19/2021	05/24/2021	05/24/2021
09-51-00-2	09-51-00	Acoustical Ceilings - Samples	0	Closed	Reviewed	Acoustics Associates	06/22/2021	04/07/2021	04/12/2021	04/14/2021
09-51-00-3	09-51-00	Acoustical Ceilings - Shop Drawings	0	Closed	Reviewed as Noted	Acoustics Associates	06/21/2021	05/17/2021	05/22/2021	05/24/2021
09-90-00-1	09-90-00	Painting and Coating - Drawdowns	0	Closed	Reviewed	Swanson & Youngdale, Inc.	02/19/2021	02/26/2021	03/05/2021	03/08/2021
09-26-00-3	09-26-00	Gypsum Board - Fire Rated Joint Sealants - Product Data	0	Closed	Reviewed	RTL Construction, Inc.	01/18/2021	01/18/2021	01/23/2021	01/27/2021
09-20-00-1	09-20-00	Metal Framing - Cold Formed Framing Product Data, Shop Drawings & Engineering	1	Closed	Reviewed	RTL Construction, Inc.	01/26/2021	01/26/2021	01/31/2021	02/01/2021
09-20-00-2	09-20-00	Metal Framing - Addt'l Product Data	0	Closed	Reviewed	RTL Construction, Inc.	02/02/2021	02/02/2021	02/07/2021	02/09/2021

09-26-00-4	09-26-00	Gypsum Board - Primer Product Data	0	Closed	Reviewed	RTL Construction, Inc.	02/03/2021	02/03/2021	02/08/2021	02/09/2021
09-90-00-2	09-90-00	Painting and Coating - Product Data	0	Closed	Reviewed	Swanson & Youngdale, Inc.	02/10/2021	02/10/2021	02/15/2021	02/11/2021
09-90-00-3	09-90-00	Painting & Coating - Exterior HM Door & Frame Drawdown	0	Closed	Reviewed	Swanson & Youngdale, Inc.	04/02/2021	04/26/2021	05/03/2021	05/03/2021
09-20-00-3	09-20-00	Metal Framing – Cold Formed Framing Shop Drawing (Revised for Gridlines G – I on Grid 2	0	Closed	Reviewed	RTL Construction, Inc.	04/08/2021	04/08/2021	04/13/2021	04/09/2021
10-50-00-1	10-50-00	Metal Lockers - Color Chart	0	Closed	Reviewed	Olympus Lockers & Storage Products, Inc.	11/30/2020	11/30/2020	12/05/2020	12/01/2020
10-50-00-2	10-50-00	Metal Lockers - Physical Color Samples	0	Closed	Reviewed as Noted	Olympus Lockers & Storage Products, Inc.	11/30/2020	12/03/2020	12/08/2020	12/10/2020
10-50-00-3	10-50-00	Metal Lockers - Shop Drawings	0	Closed	Reviewed as Noted	Olympus Lockers & Storage Products, Inc.	12/04/2020	12/21/2020	12/26/2020	12/29/2020
10-75-23-1	10-75-23	Flagpole and Accessories - Shop Drawings	0	Closed	Reviewed	Construction Supply, Inc.	12/22/2020	12/22/2020	12/27/2020	01/18/2021
10-28-00-1	10-28-00	Toilet Accessories - Shop Drawings	0	Closed	Reviewed	Construction Supply, Inc.	12/22/2020	12/22/2020	12/27/2020	01/18/2021
10-26-00-1	10-26-00	Wall Protection - Product Data	0	Closed	Reviewed	Construction Supply, Inc.	12/22/2020	12/22/2020	12/27/2020	01/18/2021
10-14-19-2	10-14-19	Dimensional Letter Signage - Samples	0	Closed	Reviewed	Spectrum Sign Systems, Inc	05/17/2021	05/14/2021	05/19/2021	05/17/2021
10-21-13-1	10-21-13	Toilet Compartments - Product Data	0	Closed	Reviewed	Construction Supply, Inc.	06/07/2021	02/10/2021	06/17/2021	02/17/2021
10-21-13-3	10-21-13	Toilet Compartments - Samples	0	Closed	Reviewed	Construction Supply, Inc.	04/01/2021	06/01/2021	06/06/2021	06/01/2021
10-65-00-1	10-65-00	Operable Partitions - Product Data	0	Closed	Reviewed	Acoustics Associates	06/21/2021	01/06/2021	07/01/2021	01/11/2021
10-65-00-2	10-65-00	Operable Partitions - Shop Drawings	0	Closed	Reviewed as Noted	Acoustics Associates	02/01/2021	12/30/2020	01/04/2021	01/05/2021
10-65-00-3	10-65-00	Operable Partitions - Samples	0	Closed	Reviewed as Noted	Acoustics Associates	02/01/2020	01/06/2021	01/11/2021	01/12/2021
10-50-00-4	10-50-00	Metal Lockers - Shop Drawings (Field Set)	0	Closed	For Record Only	Olympus Lockers & Storage Products, Inc.	01/11/2021	01/11/2021	01/16/2021	01/11/2021
10-65-00-4	10-65-00	Operable Partitions - Physical Samples	0	Closed	Reviewed	Acoustics Associates	01/29/2021	01/29/2021	02/03/2021	02/15/2021
10-21-13-2	10-21-13	Toilet Compartments - Shop Drawings	1	Closed	Reviewed as Noted	Construction Supply, Inc.	02/26/2021	02/18/2021	02/23/2021	02/22/2021
10-14-23-1	10-14-23	Panel Signage - Shop Drawings	1	Closed	Reviewed	Spectrum Sign Systems, Inc	05/14/2021	05/14/2021	05/19/2021	05/17/2021
10-14-19-1	10-14-19	Dimensional Letter Signage - Shop Drawings	1	Closed	Reviewed	Spectrum Sign Systems, Inc	05/14/2021	05/14/2021	05/19/2021	05/17/2021
10-14-23-3	10-14-23	Panel Signage Dedication Plaque - Shop Drawings	0	Closed	Reviewed	Spectrum Sign Systems, Inc	05/14/2021	08/16/2021	08/26/2021	08/23/2021
10-14-19-3	10-14-19	Dimensional Letter Signage - Final Record Drawings	0	Closed	Reviewed	Spectrum Sign Systems, Inc	06/09/2021	06/09/2021	06/16/2021	06/10/2021
10-14-23-4	10-14-23	Panel Signage - Final Record Drawings	0	Closed	Reviewed	Spectrum Sign Systems, Inc	06/09/2021	06/09/2021	06/16/2021	06/10/2021
10-14-23-5	10-14-23	Panel Signage - City Logo, Reception & Fire Sprinkler Access Final Drawings	1	In Review		Spectrum Sign Systems, Inc	08/26/2021	08/31/2021	09/02/2021	
11-11-70-1	11-11-70	Vehicle Wash Equipment - Product Data	0	Draft			12/29/2020		01/08/2021	
11-13-19-1	11-13-19	Hydraulic Dock Leveler - Product Data	0	Closed	Reviewed as Noted	Star Equipment Inc.	12/29/2020	01/11/2021	01/16/2021	01/12/2021
11-13-19-2	11-13-19	Hydraulic Dock Leveler - Shop Drawings	0	Closed	Reviewed as Noted	Star Equipment Inc.	01/08/2021	01/08/2021	01/13/2021	01/12/2021
11-60-00-1	11-60-00	Vehicle Fueling System - Product Data	0	Closed	Reviewed	Pump & Meter Service, Inc.	03/28/2021	04/05/2021	04/10/2021	04/08/2021
11-60-00-2	11-60-00	Vehicle Fueling System - Canopy Shop Drawings & Calculations	0	Closed	Reviewed	Pump & Meter Service, Inc.	04/25/2021	01/26/2021	05/05/2021	01/28/2021
11-60-00-4	11-60-00	Vehicle Fueling System - Concrete Mix Designs	0	Closed	Reviewed as Noted	Pump & Meter Service, Inc.	04/12/2021	04/05/2021	04/22/2021	04/12/2021
11-60-00-5	11-60-00	Vehicle Fueling System - Tank Shop Drawings	0	Closed	Reviewed	Pump & Meter Service, Inc.	01/25/2021	01/25/2021	01/30/2021	02/01/2021
11-60-00-3	11-60-00	Vehicle Fueling System - Fuel Island Shop Drawings	2	Closed	Reviewed as Noted	Pump & Meter Service, Inc.	04/09/2021	04/27/2021	05/02/2021	04/28/2021
11-60-00-6	11-60-00	Fueling Island - Canopy Light Cut Sheets	1	Closed	Reviewed as Noted	Pump & Meter Service, Inc.	04/05/2021	05/12/2021	05/19/2021	05/13/2021
11-11-70-2	11-11-70	Vehicle Wash Equipment - Shop Drawings	1	Closed	Reviewed	Reliable Plus Car Wash Services, Inc.	05/21/2021	06/22/2021	06/25/2021	06/22/2021
11-60-00-7	11-60-00	Fueling Island - Fascia Sample	0	Closed	Reviewed	Pump & Meter Service, Inc.	06/24/2021	06/24/2021	06/25/2021	06/25/2021
12-21-13-2	12-21-13	Horizontal Aluminum Louver Blinds - Samples	0	Draft			12/29/2020		01/08/2021	
12-24-13-2	12-24-13	Roller Window Shades - Samples	0	Draft			12/29/2020		01/08/2021	
12-35-30-3	12-35-30	Architectural Casework - PL-1 and PL-2 Samples	0	Closed	Reviewed	Distinctive Cabinet Design	03/01/2021	02/12/2021	02/19/2021	02/17/2021
12-35-35-1	12-35-35	Solid Polymer Fabrications - Samples	0	Closed	Reviewed	Distinctive Cabinet Design	03/01/2021	02/09/2021	02/14/2021	02/11/2021
12-35-30-4	12-35-30	Architectural Casework - WD-1 Sample	0	Closed	For Record Only	Distinctive Cabinet Design	02/19/2021	06/10/2021	06/17/2021	06/11/2021
12-35-30-1	12-35-30	Architectural Casework - Product Data	1	Closed	Reviewed	Distinctive Cabinet Design	05/17/2021	04/13/2021	05/27/2021	04/20/2021
12-35-30-2	12-35-30	Architectural Casework - Shop Drawings	1	Closed	Reviewed	Distinctive Cabinet Design	04/13/2021	04/13/2021	04/18/2021	04/20/2021
12-24-13-1	12-24-13	Roller Window Shades - Product Data	1	Closed	Reviewed as Noted	American Drapery Systems, Inc.	06/10/2021	06/21/2021	06/25/2021	06/22/2021
12-21-13-1	12-21-13	Horizontal Aluminum Louver Blinds - Product Data	1	Closed	Reviewed as Noted	American Drapery Systems, Inc.	06/10/2021	06/21/2021	06/25/2021	06/22/2021
12-24-13-3	12-24-13	Roller Window Shades - Motor & Remote Product Data	0	Closed	Reviewed	American Drapery Systems, Inc.	06/23/2021	06/23/2021	07/02/2021	07/06/2021
12-24-13-4	12-24-13	Roller Window Shades - Samples	0	Closed	Reviewed as Noted	American Drapery Systems, Inc.	06/24/2021	06/28/2021	06/30/2021	06/29/2021
12-24-13-5	12-24-13	Roller Window Shades - Fabric Samples	0	Closed	Reviewed as Noted	American Drapery Systems, Inc.	06/28/2021	06/28/2021	06/30/2021	06/29/2021
13-21-13-3	12-21-13	Horizontal Aluminum Louver Blinds - Samples	0	Closed	Reviewed	American Drapery Systems, Inc.	06/24/2021	06/24/2021	06/25/2021	06/25/2021
14-45-00-1	14-45-00	Vehicle Lifting - Steril-Koni Diamond 3-Post Lift Shop Drawings	0	Closed	Reviewed	Midwest Lift Works LLC	11/24/2020	11/24/2020	11/29/2020	12/03/2020
14-45-00-2	14-45-00	Vehicle Lifting - Steril-Koni Skylift Shop Drawings	0	Closed	Reviewed	Midwest Lift Works LLC	07/09/2021	11/24/2020	07/19/2021	12/03/2020
14-45-00-3	14-45-00	Vehicle Lifting - 3-Post and Scissor Lift - Final Record Drawings	0	Closed	For Record Only	Midwest Lift Works LLC	02/09/2021	02/09/2021	02/14/2021	02/11/2021
21-13-13-1	21-13-13	Wet-Pipe Sprinkler Systems - Product Data	0	Closed	Reviewed	Brothers Fire Protection, Inc.	02/09/2021	03/02/2021	03/07/2021	03/10/2021
21-13-13-2	21-13-13	Wet-Pipe Sprinkler Systems - Shop Drawings & Calcs	0	Closed	Reviewed as Noted	Brothers Fire Protection, Inc.	02/09/2021	03/02/2021	03/07/2021	03/10/2021
21-13-13-3	21-13-13	Wet-Pipe Sprinkler Systems - Shop Drawings Area A & Area B Branch Lines Under Precast Plar	0	Closed	Reviewed	Brothers Fire Protection, Inc.	04/12/2021	04/12/2021	04/17/2021	04/29/2021
22-00-00-1	22-00-00	Plumbing - Access Panel Shop Drawings	0	Closed	Reviewed	Klamm Mechanical Contractors, Inc.	12/01/2020	12/01/2020	12/06/2020	12/08/2020
22-14-13-1	22-14-13	Facility Storm Drainage Piping - Product Data	0	Closed	Reviewed as Noted	Klamm Mechanical Contractors, Inc.	12/15/2020	12/15/2020	12/20/2020	12/21/2020
22-05-29-1	22-05-29	Hangers & Supports for Plumbing - Product Data	0	Closed	Reviewed as Noted	Klamm Mechanical Contractors, Inc.	12/15/2020	12/15/2020	12/20/2020	12/21/2020
22-05-53-1	22-05-53	Identification of Plumbing Piping & Equipment - Product Data	0	Closed	Reviewed as Noted	Klamm Mechanical Contractors, Inc.	12/15/2020	12/15/2020	12/20/2020	12/21/2020

22-11-16-1	22-11-16	Domestic Water Piping - Product Data	0	Closed	Reviewed as Noted	Klamm Mechanical Contractors, Inc.	12/15/2020	12/15/2020	12/20/2020	12/21/2020
22-13-16-1	22-13-16	Sanitary Waste and Vent Piping - Product Data	0	Closed	Reviewed as Noted	Klamm Mechanical Contractors, Inc.	12/15/2020	12/15/2020	12/20/2020	12/21/2020
22-13-19-1	22-13-19	Sanitary Waste Piping Specialties - Product Data	0	Closed	Reviewed	Klamm Mechanical Contractors, Inc.	12/22/2020	12/22/2020	12/27/2020	12/29/2020
22-13-19-2	22-13-19	Sanitary Waste Piping Specialties - Flammable Waste Traps Data	0	Closed	Reviewed as Noted	Klamm Mechanical Contractors, Inc.	12/22/2020	01/11/2021	01/16/2021	01/18/2021
22-14-23-1	22-14-23	Storm Drainage Piping Specialties - Roof Drains/CO's Product Data	0	Closed	Reviewed	Klamm Mechanical Contractors, Inc.	12/22/2020	12/22/2020	12/27/2020	12/29/2020
22-07-00-1	22-07-00	Plumbing Insulation - Product Data	0	Closed	Reviewed	Klamm Mechanical Contractors, Inc.	01/17/2021	01/11/2021	01/16/2021	01/18/2021
22-11-23-1	22-11-23	Domestic Water Pumps - Product Data	0	Closed	Reviewed	Klamm Mechanical Contractors, Inc.	01/30/2021	01/27/2021	02/01/2021	02/02/2021
22-15-13-1	22-15-13	General-Service Compressed-Air Piping - Product Data	0	Closed	Reviewed	Klamm Mechanical Contractors, Inc.	02/04/2021	01/22/2021	01/27/2021	01/27/2021
22-15-19-1	22-15-19	Compressed Air Central Plant System - Product Data	0	Closed	Reviewed	Klamm Mechanical Contractors, Inc.	01/20/2021	01/19/2021	01/24/2021	01/25/2021
22-15-19-2	22-15-19	Compressed Air Central Plant System - Shop Drawings	0	Sent		Klamm Mechanical Contractors, Inc.	01/20/2021		01/30/2021	
22-16-13-2	22-16-13	Garage Lube Piping System - Shop Drawings	0	Closed	Reviewed as Noted	Klamm Mechanical Contractors, Inc.	02/20/2021	04/22/2021	04/27/2021	04/26/2021
22-31-00-1	22-31-00	Domestic Water Softeners - Product Data	0	Closed	Reviewed	Klamm Mechanical Contractors, Inc.	02/20/2021	01/25/2021	01/30/2021	02/01/2021
22-34-00-1	22-34-00	Fuel-Fired, Domestic-Water Heaters - Product Data	0	Closed	Reviewed	Klamm Mechanical Contractors, Inc.	02/20/2021	01/19/2021	01/24/2021	01/25/2021
22-36-00-1	22-36-00	Hot Water Pressure Washing System - Product Data	0	Closed	Reviewed as Noted	Klamm Mechanical Contractors, Inc.	03/02/2021	01/22/2021	01/27/2021	01/27/2021
22-36-00-2	22-36-00	Hot Water Pressure Washing System - Shop Drawings	0	Sent		Klamm Mechanical Contractors, Inc.	03/02/2021		03/12/2021	
22-45-00-1	22-45-00	Emergency Plumbing Fixtures - Product Data	0	Closed	Reviewed	Klamm Mechanical Contractors, Inc.	06/18/2021	01/25/2021	01/30/2021	02/01/2021
22-05-23-1	22-05-23	General Duty Valves for Plumbing Piping - Product Data	0	Closed	Reviewed	Klamm Mechanical Contractors, Inc.	01/25/2021	01/25/2021	01/30/2021	02/01/2021
22-40-00-1	22-40-00	Plumbing Fixtures - Product Data	1	Closed	Reviewed as Noted	Klamm Mechanical Contractors, Inc.	02/02/2021	02/11/2021	02/16/2021	02/16/2021
22-14-23-2	22-14-23	Storm Drainage Piping Specialties - Heat Trace Product Data	0	Closed	Reviewed	Klamm Mechanical Contractors, Inc.	02/03/2021	02/09/2021	02/14/2021	02/16/2021
22-16-13-1	22-16-13	Garage Lube Piping System - Product Data (Updated Info per PR Plan Revision)	1	Closed	Reviewed	Klamm Mechanical Contractors, Inc.	02/16/2021	03/30/2021	04/04/2021	04/06/2021
22-05-00-1	22-05-00	Plumbing Link Seal - Product Data (Washbay)	1	Closed	Reviewed	Klamm Mechanical Contractors, Inc.	07/27/2021	07/23/2021	07/23/2021	07/26/2021
23-74-33-1	23-74-33	Dedicated Outdoor-Air Units - Shop Drawings	0	Closed	Reviewed	Architect Mechanical	12/01/2020	12/01/2020	12/06/2020	12/09/2020
23-81-26-1	23-81-26	Split-System Cooling Units and Heat Pumps - Shop Drawings	0	Closed	Reviewed	Architect Mechanical	12/01/2020	12/01/2020	12/06/2020	12/09/2020
23-73-39-1	23-73-39	Direct Gas-Fired Heating and Vent. Units - Shop Drawings	0	Closed	Reviewed	Architect Mechanical	12/01/2020	12/01/2020	12/06/2020	12/09/2020
23-37-23-1	23-37-23	Louvers - Shop Drawings	0	Closed		Architect Mechanical	12/01/2020	12/01/2020	12/06/2020	12/22/2020
23-37-13-1	23-37-13	Diffusers, Registers, and Grilles - Shop Drawings	0	Closed	Reviewed	Architect Mechanical	12/01/2020	12/01/2020	12/06/2020	12/08/2020
23-33-00-1	23-33-00	Air Duct Accessories - Dampers Shop Drawings	0	Closed	Reviewed	Architect Mechanical	12/01/2020	12/01/2020	12/06/2020	12/08/2020
23-00-00-1	23-00-00	Vehicle Exhaust - Shop Drawings	0	Closed	Reviewed as Noted	Architect Mechanical	12/01/2020	12/01/2020	12/06/2020	12/15/2020
23-34-23-1	23-34-23	HVAC Power Ventilators - Shop Drawings	1	Closed	Reviewed as Noted	Architect Mechanical	12/16/2020	12/22/2020	12/27/2020	12/30/2020
23-07-00-1	23-07-00	HVAC Insulation - Product Data	0	Closed	Reviewed as Noted	Architect Mechanical	12/29/2020	12/29/2020	01/03/2021	01/12/2021
23-05-93-1	23-05-93	Testing, Adjusting, and Balancing for HVAC - TAB Report (Final)	0	Sent		Architect Mechanical	08/26/2021		09/05/2021	
23-09-00-1	23-09-00	Instrumentation and Control for HVAC - Product Data	0	Closed	Reviewed	Architect Mechanical	03/22/2021	03/05/2021	03/12/2021	03/17/2021
23-21-13-1	23-21-13	Hydronic Piping - Product Data	0	Closed	Reviewed	Architect Mechanical	03/12/2021	02/10/2021	02/15/2021	02/16/2021
23-21-23-1	23-21-23	Hydronic Pumps - Product Data	0	Closed	Reviewed	Architect Mechanical	04/12/2021	02/03/2021	02/12/2021	03/08/2021
23-31-13-1	23-31-13	Metal Ducts - Coordination Drawings	0	Sent		Architect Mechanical	03/12/2021		03/22/2021	
23-37-23-2	23-37-23	HVAC Gravity Ventilators - Product Data	0	Closed	For Record Only	Architect Mechanical	01/30/2021		02/09/2021	12/30/2020
23-37-23-3	23-37-23	HVAC Gravity Ventilators - Shop Drawings	0	Closed	For Record Only	Architect Mechanical	01/30/2021		02/09/2021	12/30/2020
23-52-16-1	23-52-16	Condensing Boilers - Product Data & Shop Drawings	0	Closed	Reviewed	Architect Mechanical	02/20/2021	02/03/2021	02/12/2021	02/09/2021
23-55-23-1	23-55-23	Gas-Fired Radiant Heaters - Product Data and Shop Drawings	0	Closed	Reviewed	Architect Mechanical	03/22/2021	02/11/2021	02/16/2021	02/11/2021
23-55-33-2	23-55-33	Fuel Fired Unit Heaters - Coordination Drawings	0	Sent		Architect Mechanical	03/22/2021		04/01/2021	
23-82-39-1	23-82-39	Electric Heaters - Product Data & Shop Drawings	0	Closed	Reviewed as Noted	Architect Mechanical	03/22/2021	01/11/2021	01/16/2021	01/19/2021
23-74-14-1	23-74-14	Packaged, Outdoor, Constant Volume Air-Handling Units - Shop Drawings	1	Closed	Reviewed as Noted	Architect Mechanical	12/09/2020	12/29/2020	01/03/2021	01/08/2021
23-74-33-2	23-74-33	Dedicated Outdoor-Air Units - Shop Drawings (ERU-2 - Innovent)	1	Closed	Reviewed as Noted	Architect Mechanical	12/16/2020	12/30/2020	01/04/2021	01/11/2021
23-55-33-1	23-55-33	Fuel-Fired Unit Heaters - Product Data	1	Closed	Reviewed as Noted	Architect Mechanical	02/11/2021	02/11/2021	02/16/2021	02/16/2021
23-05-53-1	23-05-53	Identification for HVAC Piping and Equipment - Product Data	0	Closed	Reviewed	Architect Mechanical	02/03/2021	02/03/2021	02/08/2021	02/09/2021
23-05-29-1	23-05-29	Hangers and Supports for HVAC Piping and Equipment - Product Data	0	Closed	Reviewed	Architect Mechanical	02/03/2021	02/03/2021	02/12/2021	02/09/2021
23-05-23-1	23-05-23	General-Duty Valves for HVAC Piping - Product Data	0	Closed	Reviewed	Architect Mechanical	02/04/2021	02/04/2021	02/12/2021	02/09/2021
23-83-16-1	23-83-16	Radiant-Heating Hydronic Piping - Product Data & Shop Drawings	2	Closed	Reviewed as Noted	Architect Mechanical	03/02/2021	03/05/2021	03/10/2021	03/11/2021
23-00-00-2	23-00-00	Welding Exhaust - Product Data/Shop Drawings	0	Closed	Reviewed as Noted	Architect Mechanical	03/05/2021	03/16/2021	03/21/2021	03/16/2021
23-11-23-1	23-11-23	Facility Natural Gas Piping - Product Data	0	Closed	Reviewed	Architect Mechanical	03/11/2021	03/11/2021	03/16/2021	03/17/2021
23-09-00-2	23-09-00	Instrumentation and Control for HVAC - Shop Drawings	2	Closed	Reviewed as Noted	Architect Mechanical	03/24/2021	03/25/2021	03/30/2021	04/06/2021
23-37-23-4	23-37-23	Louvers - Digital Color Chart	0	Closed	Reviewed	Architect Mechanical	04/26/2021	04/26/2021	05/03/2021	04/27/2021
23-11-23-2	23-11-23	Alternate Facility Natural Gas Piping - Product Data (Mega Press)	0	Closed	Reviewed	Architect Mechanical	05/13/2021	05/13/2021	05/24/2021	05/13/2021
26-24-13-1	26-24-13	Switchboards - Shop Drawings	0	Closed		Wolf River Electric	12/09/2020	12/09/2020	12/14/2020	12/17/2020
26-24-16-1	26-24-16	Panelboards - Shop Drawings	0	Closed		Wolf River Electric	12/09/2020	12/09/2020	12/14/2020	12/17/2020
26-36-00-1	26-36-00	Transfer Switches - Shop Drawings	0	Closed		Wolf River Electric	12/09/2020	12/09/2020	12/14/2020	12/17/2020
26-28-16.16-1	26-28-16.16	Enclosed Switches - Shop Drawings	0	Closed		Wolf River Electric	12/09/2020	12/09/2020	12/14/2020	12/17/2020
26-22-00-1	26-22-00	Low-Voltage Transformers - Shop Drawings	0	Closed		Wolf River Electric	12/09/2020	12/09/2020	12/14/2020	12/17/2020
26-29-13-1	26-29-13	Enclosed Controllers - Shop Drawings	0	Closed		Wolf River Electric	12/09/2020	12/09/2020	12/14/2020	12/17/2020

26-09-23-1	26-09-23	Lighting Control Devices - Product Data	0	Closed	Revise and Resubmit	Wolf River Electric	04/12/2021	02/09/2021	05/15/2021	05/05/2021
26-09-23-2	26-09-23	Lighting Control Devices - Shop Drawings	0	Closed	Reviewed as Noted	Wolf River Electric	02/11/2021	02/11/2021	02/19/2021	02/17/2021
26-27-26-1	26-27-26	Wiring Devices - Product Data	0	Closed	Reviewed as Noted	Wolf River Electric	04/07/2021	02/09/2021	02/14/2021	02/17/2021
26-56-00-1	26-56-00	Exterior Lighting - Cut Sheets	1	Closed	Reviewed	Wolf River Electric	12/10/2020	01/12/2021	01/17/2021	01/18/2021
26-51-00-1	26-51-00	Interior Lighting - Cut Sheets	1	Closed	Reviewed	Wolf River Electric	12/10/2020	01/12/2021	01/17/2021	01/18/2021
26-05-33.16-1	26-05-33.16	Boxes for Electrical Systems - Product Data	1	Closed	Reviewed	Wolf River Electric	02/09/2021	02/09/2021	02/14/2021	02/17/2021
26-43-00-1	26-43-00	Surge Protective Devices - Product Data	1	Closed	Reviewed	Wolf River Electric	02/15/2021	02/15/2021	02/24/2021	02/17/2021
26-27-26-2	26-27-26	Wiring Devices - Product Data (Weatherproof Receptacles)	1	Closed	Reviewed	Wolf River Electric	03/24/2021	03/29/2021	04/03/2021	04/15/2021
26-09-23-3	26-09-23	Lighting Control Devices – Shop Drawings (w/ Alternate #1)	1	Closed	Reviewed	Wolf River Electric	04/23/2021	05/05/2021	05/14/2021	05/07/2021
28-46-00-1	28-46-00	Fire Detection and Alarm - Product Data	0	Closed		Wolf River Electric	04/12/2021	01/08/2021	01/13/2021	01/12/2021
28-46-00-2	28-46-00	Fire Detection and Alarm - Design Drawings (Certified)	0	Closed	Reviewed as Noted	Wolf River Electric	04/12/2021	01/08/2021	01/13/2021	01/12/2021
31-20-00-1	31-20-00	Class V Base (SOG Subbase & Site Concrete Paving Subbase)	0	Closed	Reviewed as Noted	Minnesota Utilities & Excavating, LLC	10/06/2020	10/06/2020	10/11/2020	10/13/2020
31-20-10-1	31-20-10	Biofiltration - Soil Samples Test Reports	0	Closed	Reviewed	Minnesota Utilities & Excavating, LLC	12/02/2020	12/02/2020	12/07/2020	12/10/2020
31-20-00-2	31-20-00	SOG Class V Subgrade Product Data	0	Closed	Reviewed as Noted	Minnesota Utilities & Excavating, LLC	02/17/2021	02/17/2021	02/26/2021	02/19/2021
31-20-10-2	31-20-10	Biofiltration - EPDM Liner (PVC Substitution)	0	Closed	Reviewed as Noted	Minnesota Utilities & Excavating, LLC	04/19/2021	04/21/2021	04/26/2021	04/21/2021
31-20-00-3	31-20-00	Sandy Clay Loam Topsoil Borrow (Planting Soils)	0	Closed	Reviewed	Minnesota Utilities & Excavating, LLC	05/11/2021	05/11/2021	05/18/2021	05/17/2021
32-12-16-1	32-12-16	Asphalt Paving - Mix Designs	0	Closed	Revise and Resubmit	Northland Paving LLC	09/28/2020	09/29/2020	10/30/2020	10/14/2020
32-12-16-2	32-12-16	Asphalt Paving - Class V Product Data	0	Closed	Reviewed	Northland Paving LLC	10/06/2020	10/14/2020	10/19/2020	10/14/2020
32-92-00-1	32-92-00	Turf & Grasses - Prairie Seed Mix (SWPPP Use)	0	Closed	Reviewed	Minnesota Utilities & Excavating, LLC	11/06/2020	11/06/2020	11/11/2020	11/10/2020
32-13-13-1	32-13-13	Concrete Paving - Mix Designs	0	Closed	Reviewed as Noted	Stapf Concrete Const. Inc	03/27/2021	03/25/2021	03/30/2021	04/07/2021
32-13-13-2	32-13-13	Concrete Paving - Product Data/Misc. Materials	0	Closed	Reviewed as Noted	Stapf Concrete Const. Inc	03/22/2021	03/25/2021	03/30/2021	04/06/2021
32-13-73-1	32-13-73	Concrete Paving Joint Sealants - Product Data	0	Closed	Reviewed as Noted	Stapf Concrete Const. Inc	04/06/2021	03/25/2021	03/30/2021	04/08/2021
32-13-73-2	32-13-73	Concrete Paving Joint Sealants - Samples	0	Sent		Stapf Concrete Const. Inc	03/25/2021	03/25/2021	04/04/2021	
32-31-13-1	32-31-13	Chain Link Fencing, Gates and Equipment - Automatic Gate Shop Drawings & Product Data	0	Closed	Reviewed	Midwest Fence & Manufacturing Company, Inc.	04/22/2021	04/21/2021	04/26/2021	04/26/2021
32-31-13-2	32-31-13	Chain Link Fencing, Gates and Equipment - Shop Drawings	0	Closed	Reviewed as Noted	Midwest Fence & Manufacturing Company, Inc.	06/09/2021	04/28/2021	06/19/2021	04/28/2021
32-31-13-3	32-31-13	Chain Link Fencing, Gates and Equipment - Samples (Composite Decking)	0	Closed	Reviewed	Midwest Fence & Manufacturing Company, Inc.	04/22/2021	05/14/2021	05/19/2021	05/17/2021
32-92-00-2	32-92-00	Turf and Grasses - Product Data	0	Closed	Reviewed as Noted	Peterson Companies, Inc.	07/07/2021	03/25/2021	03/30/2021	04/06/2021
32-32-13-4	32-31-13	Chain Link Fencing, Gates and Equipment - Dual Height Pedestal Product Data	0	Closed	Reviewed	Midwest Fence & Manufacturing Company, Inc.	04/28/2021	04/28/2021	05/05/2021	04/28/2021
32-92-00-3	32-92-00	Turf & Grasses - Erosion Control Blanket & Seed Mix	0	Closed	For Record Only	Minnesota Utilities & Excavating, LLC	06/11/2021	06/11/2021	06/25/2021	06/16/2021
33-41-00-2	33-41-00	Storm Utility Drainage Piping - Product Data	0	Closed	Reviewed as Noted	Jacon LLC	10/12/2020	10/12/2020	10/16/2020	10/14/2020
33-11-13-1	33-11-13	Facility Water Distribution Piping - Product Data	0	Closed	Reviewed as Noted	Jacon LLC	10/12/2020	10/12/2020	10/17/2020	10/15/2020
33-13-13-1	33-13-13	Facility Sanitary Sewers - Product Data	0	Closed	Reviewed	Jacon LLC	10/12/2020	10/12/2020	10/17/2020	10/16/2020
33-41-00-3	33-41-00	Storm Utility Drainage Piping - Structure Metals Shop Drawings	1	Closed	Reviewed as Noted	Jacon LLC	10/19/2020	10/30/2020	11/04/2020	11/03/2020
33-41-00-1	33-41-00	Storm Utility Drainage Piping - Structure Shop Drawings	1	Closed	Reviewed as Noted	Jacon LLC	10/06/2020	11/05/2020	11/10/2020	11/10/2020
33-41-00-4	33-41-00	Storm Utility Drainage Piping - Outlet Control Device (Resubmittal)	0	Closed	Reviewed as Noted	Jacon LLC	11/10/2020	11/10/2020	11/15/2020	11/11/2020
33-41-00-5	33-41-00	Storm Utility Drainage Piping - Hydrodynamic Separator Shop Drawing	0	Closed	Reviewed as Noted	Jacon LLC	11/17/2020	11/17/2020	11/22/2020	11/25/2020
33-13-13-2	33-11-13	Facility Water Distribution Piping - Disinfecting/Purge Report	0	Sent		Jacon LLC	01/11/2021		01/25/2021	
33-41-00-6	33-41-00	Alternate Valve - Product Data	0	Submitted		Jacon LLC	04/13/2021	04/13/2021	04/18/2021	
41-21-00-1	41-21-00	Material Handling Equipment - Overhead Crane System Shop Drawings	0	Closed	Reviewed	Aero Material Handling	06/27/2021	10/26/2020	07/07/2021	12/01/2020



CONSTRUCTION

RFI Log

View: RJM RFI Log
Project Number: 19520-0180
Project Name: City of Ramsey Public Works

Number	Status	Subject	From Organization	Ball In Court Organization	Priority	Sent	Due By
1	Closed	Slab on Grade Dowel Clarification	RJM Construction, LCC		Medium	09/11/2020	09/14/2020
2	Closed	Structural Steel Clarifications	RJM Construction, LCC		Medium	09/18/2020	09/23/2020
3	Closed	Structural Steel Clarifications #2	RJM Construction, LCC		Medium	09/21/2020	09/24/2020
4	Closed	Post Installed Column Encasement Rebar Clarification	RJM Construction, LCC		Medium	10/15/2020	10/22/2020
5	Closed	New Millenium - Joist and Deck Clarification	RJM Construction, LCC		Medium	10/15/2020	10/19/2020
6	Closed	Structural Steel Clarifications #3	RJM Construction, LCC		Medium	10/21/2020	10/23/2020
7	Closed	Precast Concrete Wall & Plank Clarifications #1	RJM Construction, LCC		Medium	10/29/2020	11/01/2020
8	Closed	Masonry Hollow Metal Door Frames Substitution	RJM Construction, LCC		Medium	11/09/2020	11/12/2020
9	Closed	TOB Bearing Elevation/Topping Slab Clarification	RJM Construction, LCC		Medium	11/20/2020	11/24/2020
10	Closed	Area C & D Storm Line Revisions	RJM Construction, LCC		High	12/10/2020	12/14/2020
11	Closed	Gas Detection Sensor Voluntary Substitution	RJM Construction, LCC		Medium	12/14/2020	12/17/2020
12	Closed	Washbay Trench Grate	RJM Construction, LCC		Medium	12/29/2020	01/06/2021
13	Closed	Controls Clarifications - EH #2-7, Temp/RH, TF-2 Sequence	RJM Construction, LCC		Medium	12/29/2020	01/01/2021
14	Closed	Hollow Metal Door Clarifications	RJM Construction, LCC		Medium	01/04/2021	01/11/2021
15	Closed	Single Angle Beam Shear Connection Clarifications	RJM Construction, LCC		Medium	01/04/2021	01/05/2021
16	Closed	Warm Storage Mezzanine Beam to Plate Conection	RJM Construction, LLC		Medium	01/13/2021	01/16/2021
17	Closed	Bullnose Tile Clarification	RJM Construction, LCC		Medium	01/18/2021	01/25/2021
18	Closed	Joist/Beam Connection Clarification	RJM Construction, LCC		Medium	01/18/2021	01/20/2021
19	Closed	Heat Trace at Storm Lines - Clarification	RJM Construction, LCC		Medium	01/25/2021	01/28/2021
20	Closed	Hilti Fasteners - Request for Substitution	RJM Construction, LCC		Medium	02/01/2021	02/05/2021
21	Closed	Building Section Assemblies Clarification	RJM Construction, LCC		Medium	02/03/2021	02/06/2021
22	Closed	Grid G - Joist Bearing Angle Revision	RJM Construction, LCC		Medium	02/09/2021	
23	Closed	Warm Storage South Joist Modification	RJM Construction, LCC		Medium	02/23/2021	02/26/2021
24	Closed	Office Embed Plate Beam Connection Clarifications	RJM Construction, LCC		Medium	03/09/2021	03/12/2021
25	Closed	Operable Wall Embed Plate Elevation Discrepancies	RJM Construction, LCC		Medium	03/09/2021	03/12/2021
26	Closed	Vehicle Storage Area Floor Drain Elevations	RJM Construction, LCC		Medium	03/11/2021	03/16/2021
27	Closed	Detail 2/S702 Clarification	RJM Construction, LCC		Medium	03/31/2021	03/15/2021
28	Closed	Acoustical Decking Steel Tubing Clarification	RJM Construction, LCC		Medium	03/15/2021	03/19/2021
29	Closed	Roof Coping Clarification	RJM Construction, LCC		Medium	03/16/2021	03/19/2021
30	Closed	Architectural Wood Casework Clarification	RJM Construction, LCC		Medium	03/16/2021	03/19/2021
31	Closed	Wash Bay Truck Fill Relocation	RJM Construction, LCC		Medium	03/19/2021	03/26/2021
32	Closed	Brine Tank Pad/Electrical Request	RJM Construction, LCC		Medium	03/22/2021	03/29/2021
33	Closed	Site Electrical Mock-Up Review Notes	RJM Construction, LCC		Medium	04/01/2021	04/04/2021
34	Closed	Storage Room Added Power/LV Rough-In's (City Request)	RJM Construction, LCC		Medium	04/01/2021	04/04/2021
35	Closed	Pour Sequence at Column Wraps (Detail 13/SS01)	RJM Construction, LCC		Medium	04/02/2021	04/09/2021
36	Closed	Laundry Room Floor Drain Clarification	RJM Construction, LCC		Medium	04/05/2021	04/09/2021
37	Closed	Grid Line G Roof Deck Elevation	RJM Construction, LCC		Medium	04/14/2021	04/21/2021
38	Closed	Vehicle Maintenance Plumbing Chase	RJM Construction, LCC		Medium	04/15/2021	04/18/2021
39	Closed	Sheet E212 Keynote 17 Clarification	RJM Construction, LCC		Medium	04/15/2021	04/18/2021
40	Closed	Range Hood Exhaust Duct Revision	RJM Construction, LCC		Medium	04/22/2021	04/30/2021
41	Closed	Fixture G & Switch SW-1 Clarification	RJM Construction, LCC		Medium	04/29/2021	05/07/2021
42	Closed	Lighting Controls Clarification	RJM Construction, LCC		Medium	05/05/2021	05/12/2021
43	Closed	Exterior Gas Piping Clarification	RJM Construction, LCC		Medium	05/06/2021	05/11/2021
44	Closed	Office Area Electrical Review Notes	RJM Construction, LCC		Medium	05/21/2021	05/28/2021
45	Closed	Water Heater Mixing Valve	RJM Construction, LCC		Medium	06/01/2021	06/08/2021
46	Closed	Electrical Unit Heater Furniture Outlet Verification	RJM Construction, LCC		Medium	06/01/2021	06/04/2021
47	Closed	Hose Reel Support Clarification	RJM Construction, LCC		Medium	06/03/2021	06/10/2021
48	Closed	CO Sensor & Panel Relocation in Sign Shop 131	RJM Construction, LCC		Medium	06/04/2021	06/11/2021
49	Closed	Warm Storage Lighting/Radiant Heating Coordination	RJM Construction, LCC		Medium	06/04/2021	06/07/2021
50	Closed	Column Encasement Locations	RJM Construction, LCC		Medium	06/07/2021	06/09/2021
51	Closed	Water Heater Mixing Valve Specification Clarification	RJM Construction, LCC		Medium	07/09/2021	07/21/2021
52	Closed	Stat Box Conduit Mounting Clarification	RJM Construction, LCC		Medium	06/09/2021	06/16/2021
53	Closed	Tile Clarification Questions	RJM Construction, LCC		Medium	07/07/2021	07/12/2021
54	Closed	Vehicle Maintenance Cross Brace Adjustment	RJM Construction, LCC		Medium	07/08/2021	07/12/2021
55	Closed	Protective Bollards for Watermains	RJM Construction, LCC		Medium	07/09/2021	07/14/2021
56	Closed	Vehicle Maintenance - Light Layout Conflict	RJM Construction, LCC		Medium	07/28/2021	08/04/2021
57	Closed	ERUW2 Dry Set of Contacts Location	RJM Construction, LCC		Medium	07/30/2021	08/04/2021
58	Closed	Location of Relay for Electric Baseboard Heaters	RJM Construction, LCC		Medium	07/30/2021	08/04/2021
59	Closed	Controls Product Substitution	RJM Construction, LCC		Medium	07/30/2021	08/04/2021
60	Closed	Relocation of Waste Oil Evac	RJM Construction, LCC		Medium	07/30/2021	08/04/2021
61	Closed	Mechanic's Office Hazardous Location Outlet Clarification	RJM Construction, LCC		Medium	08/02/2021	08/09/2021
62	Closed	Fire Suppression Flow Switch Wiring Clarification	RJM Construction, LCC		Medium	08/12/2021	08/20/2021
63	Closed	Maintenance Bay Wash Basin Outlet Clarification	RJM Construction, LCC		Medium	08/17/2021	08/27/2021
64	Closed	Hotsy Hard Water Clarification	RJM Construction, LCC		High	08/23/2021	08/24/2021
65	Closed	Infloor Heat Glycol Confirmation	RJM Construction, LCC		Medium	08/25/2021	09/01/2021
66	Open	Light Pole Fixture Mounting	RJM Construction, LCC	Oertel Architects	Medium	08/27/2021	09/03/2021
67	Open	Heat Trace Tape Electrical Clarifications	RJM Construction, LCC	Oertel Architects	Medium	09/01/2021	09/07/2021



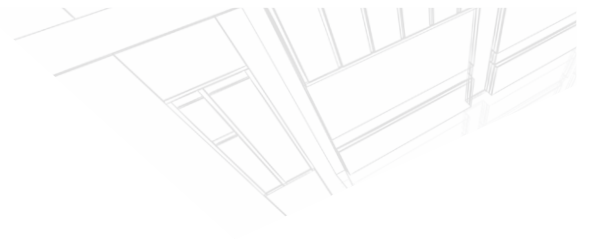


RJM RFI Log - Template

RFI's to Date

RFIs

RFI #	Subject	Status	Ball In Court	Date Initiated	Due Date	Closed Date	Overdue
17	Owner Supplied Vehicle Charging Station	Open	Craig Coil Rob Schweich Amanda White Michael Paddock	02/06/2024	02/09/2024		Yes
20	Card Reader Ped/Base	Open	Craig Coil Rob Schweich Amanda White Michael Paddock	02/13/2024	02/16/2024		Yes
21	Door Hardware Questions	Open	Craig Coil Amanda White Michael Paddock	02/16/2024	02/19/2024		Yes
43	Storm Sewer Utility Conflicts at South End Phase 1	Open	Craig Coil Amanda White Michael Paddock Mike Alexander Emily Major	04/30/2024	05/07/2024		Yes
45	Precast mechanical opening locations on panel 174	Open	Craig Coil Jared Szpak	05/22/2024	05/29/2024		No



C1.7 Shop Drawing - Two Project Examples



MINNEAPOLIS OFFICE
830 Boone Ave North
Golden Valley, MN 55427

MEETING MINUTES

Project: 19520-0180 City of Ramsey Public Works
14100 Jasper Street NW
Ramsey, MN 55303

Project Manager: Curtis Sell
PH:
Email:
Meeting Type: Owner/Arch/Contractor Mtg
Meeting #: 20
Meeting Date: September 02, 2021 Meeting Time: 1:00 pm
Location: City of Ramsey - Public Works

Next Meeting at 1:00 pm on 09/15/2021 at City of Ramsey - Public Works

Firm	Contact	Attended:
RJM Construction, LLC	Curtis Sell	Y
RJM Construction, LLC	Mike Milless	Y
Oertel Architects	Andrew Cooper	Y
City of Ramsey	Grant Riemer	Y
Oertel Architects	Dan Greuel	N
City of Ramsey	Kurt Ulrich	N
RJM Construction, LLC	Josh Arbogast	N
RJM Construction, LLC	Piper Gartner	N
RJM Construction, LLC	Keith Bruestle	Y

Additional Attendees:

These meeting minutes are intended to be an accurate summary of the items as discussed. If an Attendee has comments as to the accuracy of these minutes, please forward them to the Preparer prior to the next meeting

Preparer:

Orig Item	Description	Responsible	Due Date	Status
01-Field Progress				
01-18-01	Project Schedule Update	RJM Construction, LLC;		open
	Please see the attached look ahead schedule for review and discussion.			
	Weather/Schedule Delay's:			
	- Embed plates design update - CIP stem walls (+2 Days)			
	- Rain Delay - CIP footings/stem walls (+1 Days)			
	- Joist and Deck Procurement Delay (+29 Days)			
	- Molin SW Precast Reveal Rejection (No Delay due to Joist & Deck Delivery Delay)			
	- Structural Steel Primer Condition Rejection (No Delay due to Joist & Deck Delivery Delay)			
	- Sub-zero Temperatures Lost Days - Equipment not starting as of 2/17/21 (+2 Days; 2/12/21 (-17F), 2/15/21 (-28F))			
	- Southern States Winter Storm - Delay of decking delivery (+5 Days), Decking that started Warm Storage sequence			
	Open Schedule Discussion:			
	Current Product Shipment Delays:			
	FRP Door - Ships Mid September, Raw material shortage. Temporary HM door and frame ordered. Temporary frame/door will be onsite in ~2 Weeks.			
	Partition Wall - Ships 8/30, Install 9/1.			
	Won Door - Install 8/30			
	Washbay Equipment - Install 8/30			
	Vehicle Lifts - Owner Supplied Rotary Lifts - Mid October arrival to site			
	Lockers - Port arrival late August, Vendor is seeing port shipment delays of ~ 6 Weeks, Will continue to update as we hear more.			
	Infrared Heaters - No confirmation on missing parts yet. Following up with Arch Mechanical daily.			
02-Safety				
02-18-01	Jobsite Safety			open
	RJM Construction's safety guidelines at all times throughout the project. This includes but not limited to: Hard hats, Safety Glasses & Safety Vests.			
	All Subcontractors are required to submit (1) hard copy of their safety plans and MSDS sheets for their scope of work prior to mobilizing onsite. Hard copies of Safety Manuals and MSDS sheets should be handed to Mike Milless so manuals can be accessible onsite. Digital copies should be sent to RJM Construction Project Manager.			
	If you have any questions or concerns regarding RJM Construction's Safety Requirements please contact Mike Milless or Curtis Sell with RJM Construction for further information.			
	Open Discussion:			
	None at this time.			
03-Submittals				
03-18-01	Submittals			open

Orig Item	Description	Responsible	Due Date	Status
	Please see the attached submittal log for tracking. Submittals in for review by design team: - Cast-in-Place Concrete- Concrete Sealer Product Data - Panel Signage- City Logo, Reception, & Fire Sprinkler Access Final Drawings * See attached report for additional submittals. Submittals not yet received from subcontractors: - None at this time * See attached report for additional submittals.			
04-RFIs				
04-18-01	Request for Information			open
	Please route any RFI's directly to RJM Construction's Project Manager for documentation and distribution to the design team. Recently Answered RFI's - None at this time. Open RFI's: - RFI 66 - Light Pole Fixture Mounting - RFI 67 - Heat Trace Tape Electrical Clarifications			
05-CO/Cost Status				
05-18-01	Budget Management			open
	Project Budget Updates will be presented to the City of Ramsey as needed for timely approvals. The project will utilize Docusign for documents requiring signatures. This includes Pending Change Orders, AIA Subcontract Change Orders, etc. ASI's: - ASI 027 - Lube Reel Support & Location Clarification: Pricing - ASI 028 - Fencing & Light Pole Location Clarifications: Pricing - ASI 029 - Fire Barrier Clarification: Pricing - ASI 031 - Restroom Ceiling Adjustments: Pricing - ASI 032 - Change to the Configuration of the Lube Reel & Vehicle Exhaust Reel between Doors 133C & 133D: Pricing - ASI 033 - Reception Logo Sign: Pricing - ASI 034 - Clarifies and Documents the Rating Clarification for Room 134: Pending PR's: - PR-011: Omission of Reglet at 8/A601 and replace with termination bar: Pricing - PR-023: Adjustments to castings that are associated with the valve system: Pricing - PR-024: Added Scope from EP's above Ceiling Inspection: Pricing - PR-026: Plumbing Fixtures in Rooms 133 & 138 that are not hazardous condition compliant: Pricing			
Others				
02-18-02	Quality Control/Quality Assessment			open

Orig Item	Description	Responsible	Due Date	Status
	This project will utilize quality assessments during installation to assure work is acceptable per plans and specifications. During the project, quality control meetings will be held for scope of work prior to work starting onsite. RJM Construction will invite Ramsey and Oertel to these meetings. They are optional meetings for Ramsey/Oertel to attend. Upcoming meetings to be scheduled: None at this time.			



CONSTRUCTION

Submittal Log
View: RJM Submittal Log
Project Number: 19520-0180
Project Name: City of Ramsey Public Works

Number	Spec Section	Title	Rev	State	Response	Submitter Organization	Due From Sub	In Review On	Due from Architect	Closed On
03-30-00-3	03-30-00	Cast-in-Place Concrete Misc. Product Data	0	Closed	Reviewed as Noted	Northland Concrete & Masonry	09/28/2020	09/29/2020	10/04/2020	10/06/2020
03-30-00-4	03-30-00	Cast-in-Place Joint Sealant Product Data & Color Chart	0	Closed	Reviewed	Northland Concrete & Masonry	12/09/2020	02/15/2021	02/20/2021	03/30/2021
03-30-00-5	03-30-00	Cast-in-Place Concrete - SOG Mix Designs (Polished Floor Verification)	0	Closed	Reviewed as Noted	Northland Concrete & Masonry	11/30/2020	03/31/2021	04/05/2021	04/06/2021
03-30-00-1	03-30-00	Cast-in-Place Concrete Footing Rebar Shop Drawings	1	Closed	Reviewed as Noted	Northland Concrete & Masonry	10/07/2020	10/06/2020	10/11/2020	10/13/2020
03-30-00-2	03-30-00	Cast-in-Place Concrete - Concrete Mix Designs	1	Closed	Reviewed as Noted	Northland Concrete & Masonry	09/28/2020	10/14/2020	10/19/2020	10/16/2020
03-45-00-1	03-45-00	Architectural Precast Wall Panels & Plank - Shop Drawings	1	Closed	Reviewed as Noted	Molin Precast	10/19/2020	11/04/2020	11/09/2020	11/09/2020
03-45-00-2	03-45-00	Architectural Precast Wall Panels & Plank - Calculations	1	Closed	Reviewed as Noted	Molin Precast	10/27/2020	11/05/2020	11/10/2020	11/06/2020
03-45-00-3	03-45-00	Architectural Precast Wall Panels & Plank - Joint Sealant Product Data	0	Closed	Reviewed as Noted	Molin Precast	11/05/2020	11/05/2020	11/10/2020	11/09/2020
03-45-00-4	03-45-00	Architectural Precast Wall Panels & Plank - Revised Mockup	0	Closed	Reviewed	Molin Precast	11/10/2020	11/10/2020	11/15/2020	11/11/2020
03-45-00-5	03-45-00	Architectural Precast Wall Panels & Plank - Final Shop Drawings (For Record Only)	0	Closed	For Record Only	Molin Precast	12/09/2020	12/09/2020	12/14/2020	12/09/2020
03-45-00-6	03-45-00	Architectural Precast Wall Panels & Plank - Joint Sealant Samples	0	Closed	Reviewed as Noted	Molin Precast	12/10/2020	12/10/2020	12/15/2020	12/10/2020
03-35-30-1	03-35-30	Polished Concrete Finish - Product Data	0	Closed	Reviewed	Donlar Construction Company	07/14/2021	02/09/2021	02/14/2021	02/11/2021
03-35-30-2	03-35-30	Polished Concrete Finish - Samples	0	Closed	Reviewed	Donlar Construction Company	06/26/2021	07/07/2021	07/12/2021	07/08/2021
03-30-00-6	03-30-00	Cast-In-Place Concrete - SOG Rebar Shop Drawings	0	Closed	Reviewed as Noted	Northland Concrete & Masonry	03/12/2021	03/12/2021	03/17/2021	03/22/2021
03-30-00-7	03-30-00	Cast-In-Place Concrete - SOG Sawcut Layout Drawings	1	Closed	Reviewed	Northland Concrete & Masonry	04/27/2021	04/23/2021	04/30/2021	04/27/2021
03-30-00-8	03-30-00	Cast-in-Place Concrete - Water Stop Product Data	0	Closed	Reviewed as Noted	Northland Concrete & Masonry	07/07/2021	07/07/2021	07/16/2021	07/08/2021
03-30-00-9	03-30-00	Cast-in-Place Concrete - Concrete Sealer Product Data	0	In Review		Donlar Construction Company	08/31/2021	08/31/2021	09/03/2021	
04-22-00-1	04-22-00	Unit Masonry - Product Data	0	Closed	Reviewed as Noted	Steenberg-Watrud Construction	09/28/2020	09/29/2020	10/04/2020	10/07/2020
04-22-00-2	04-22-00	Unit Masonry - Joint Sealant Product Data & Color Charts	0	Closed	Reviewed	Steenberg-Watrud Construction	12/09/2020	12/08/2020	12/13/2020	12/09/2020
04-22-00-3	04-22-00	Unit Masonry - Rebar Shop Drawings	1	Closed	Reviewed as Noted	Steenberg-Watrud Construction	11/04/2020	11/09/2020	11/14/2020	11/13/2020
04-22-00-4	04-22-00	Unit Masonry - Corefill Grout Mix Design	0	Closed	Reviewed	Steenberg-Watrud Construction	11/30/2020	11/30/2020	12/05/2020	12/01/2020
05-12-00-1	05-12-00	Structural Steel - Anchor Bolt Shop Drawings	0	Closed	Reviewed as Noted	Thornberg Steel	09/30/2020	09/30/2020	10/05/2020	10/07/2020
05-12-00-3	05-12-00	Structural Steel - Embed Plates & Metals Shop Drawings	1	Closed	Reviewed as Noted	Thornberg Steel	11/03/2020	11/03/2020	11/08/2020	11/04/2020
05-12-00-2	05-12-00	Structural Steel - Shop Drawings	1	Closed	Reviewed as Noted	Thornberg Steel	10/09/2020	11/06/2020	11/11/2020	11/11/2020
05-12-00-4	05-12-00	Structural Steel - Calculations	0	Closed	Reviewed	Thornberg Steel	11/05/2020	11/05/2020	11/10/2020	11/11/2020
05-21-00-2	05-21-00	Steel Joist & Deck - Calculations	0	Closed	Reviewed as Noted	Thornberg Steel	11/09/2020	11/09/2020	11/14/2020	11/17/2020
05-21-00-1	05-21-00	Steel Joist & Deck Shop Drawings	2	Closed	Reviewed as Noted	Thornberg Steel	10/15/2020	11/10/2020	11/15/2020	11/19/2020
05-50-00-1	05-50-00	Misc. Metals - Washbay Trench Grate Shop Drawings	0	Closed	Reviewed	Thornberg Steel	12/15/2020	01/22/2021	01/27/2021	01/25/2021
05-12-00-6	05-12-00	Structural Steel - Bituminous Coating Data	0	Closed	Reviewed	Met-Con Construction, Inc.	12/22/2020	12/22/2020	12/27/2020	12/28/2020
05-51-00-1	05-51-00	Metal Stairs & Misc. Steel - Shop Drawings	2	Closed	Reviewed as Noted	Thornberg Steel	12/15/2020	03/03/2021	03/08/2021	03/08/2021
05-51-00-2	05-51-00	Metal Stairs - Calculations	1	Closed	Reviewed as Noted	Thornberg Steel	03/04/2021	03/04/2021	03/09/2021	03/08/2021
05-50-00-2	05-50-00	Misc. Metals - Boot Wash Grate & Frame Shop Drawings	1	Closed	Reviewed as Noted	Thornberg Steel	12/15/2020	04/09/2021	04/14/2021	04/09/2021
05-51-00-3	05-51-00	Metal Stairs & Railings - Revised Ships Ladder Drawings	1	Closed	Reviewed	Thornberg Steel	03/31/2021	04/28/2021	05/05/2021	04/28/2021
07-21-00-1	07-21-00	Fluid Applied Waterproofing - Product Data (Alternate)	0	Closed	Reviewed	Herzog Coatings	10/20/2020	10/20/2020	10/25/2020	11/03/2020
07-53-23-1	07-53-23	EPDM Roofing System - Product Data	0	Closed	Reviewed as Noted	Granite City Roofing, Inc	12/07/2020	12/07/2020	12/12/2020	12/11/2020
07-53-23-2	07-53-23	EPDM Roofing System - Insulation Shop Drawings	0	Closed	Reviewed as Noted	Granite City Roofing, Inc	12/07/2020	12/07/2020	12/12/2020	12/11/2020
07-53-23-3	07-53-23	EPDM Roofing System - Roof Hatch Shop Drawings	0	Closed	Reviewed as Noted	Granite City Roofing, Inc	12/11/2020	12/09/2020	12/14/2020	12/11/2020
07-53-23-4	07-53-23	EPDM Roofing System - Smoke & Heat Vent Product Data & Shop Drawings	0	Closed	Reviewed as Noted	Granite City Roofing, Inc	12/11/2020	12/09/2020	12/14/2020	12/10/2020
07-53-23-5	07-53-23	EPDM Roofing - Roof Paver Product Data	0	Closed	Reviewed as Noted	Granite City Roofing, Inc	12/08/2020	12/08/2020	12/13/2020	12/11/2020
07-42-15-1	07-42-15	Architectural Metal Panels - MP-1 Sample	0	Closed	Reviewed	Atomic Architectural Sheet Metal, Inc.	12/15/2020	12/15/2020	12/20/2020	12/21/2020
07-42-15-2	07-42-15	Architectural Metal Panels - MP-2 Color Chart	0	Closed	Reviewed	Atomic Architectural Sheet Metal, Inc.	12/15/2020	12/15/2020	12/20/2020	12/21/2020
07-23-00-1	07-23-00	Weather Barrier - Product Data	0	Closed	Reviewed	Herzog Coatings	01/15/2021	12/29/2020	01/03/2021	01/04/2021

07-42-15-3	07-42-15	Architectural Metal Panels - Shop Drawings	0	Closed	Reviewed as Noted	Atomic Architectural Sheet Metal, Inc.	01/18/2021	01/07/2021	01/12/2021	01/18/2021
07-42-15-4	07-42-15	Architectural Metal Panels - Product Data	0	Closed	Reviewed as Noted	Atomic Architectural Sheet Metal, Inc.	01/18/2021	01/07/2021	01/12/2021	01/18/2021
07-92-00-1	07-92-00	Joint Sealants - Product Data	0	Closed	Reviewed	WCS1, LLC	02/04/2021	01/08/2021	01/13/2021	01/18/2021
07-92-00-2	07-92-00	Joint Sealants - Samples	0	Submitted		WCS1, LLC	02/09/2021		01/18/2021	
07-62-00-1	07-62-00	Sheet Metal Flashing and Trim - Roofing Flashing Color Chart	1	Closed	Reviewed	Granite City Roofing, Inc	12/07/2020	01/22/2021	01/27/2021	01/25/2021
07-21-00-2	07-21-00	Thermal Insulation and Air Barriers - Spray Foam Insulation Product Data	1	Closed	Reviewed	RTL Construction, Inc.	01/27/2021	01/27/2021	02/01/2021	02/01/2021
07-27-13-1	07-27-13	Fluid Applied Air Barrier - Product Data	0	Closed	Reviewed	Herzog Coatings	01/27/2021	01/27/2021	02/01/2021	02/01/2021
07-53-23-6	07-53-23	EPDM Roofing System - Densdeck for Acoustic Decking	0	Closed	Reviewed	Granite City Roofing, Inc	02/19/2021	02/19/2021	02/26/2021	02/24/2021
07-42-15-5	07-42-15	Architectural Metal Panels - Revised/Final Shop Drawings	0	Closed	Reviewed	Atomic Architectural Sheet Metal, Inc.	03/03/2021	03/03/2021	03/08/2021	03/08/2021
07-42-15-6	07-42-15	Architectural Metal Panels - Sealant Color Sample	0	Closed	Reviewed	Atomic Architectural Sheet Metal, Inc.	03/22/2021	03/22/2021	03/29/2021	03/22/2021
07-92-00-3	07-92-00	Joint Sealants - Fire Caulking Product Data	0	Closed	Reviewed	Wolf River Electric	06/04/2021	06/15/2021	06/18/2021	06/16/2021
07-21-00-3	07-21-00	Washbay Pit Waterproofing Membrane - Product Data	0	Closed	Reviewed	Herzog Coatings	07/07/2021	07/07/2021	07/12/2021	07/08/2021
08-35-13-1	08-35-13	Accordian Folding Security Door - Product Data	0	Closed	Reviewed	Won-Door Corporation	07/09/2021	11/30/2020	07/19/2021	12/08/2020
08-35-13-2	08-35-13	Accordian Folding Security Door - Shop Drawings	0	Closed	Reviewed as Noted	Won-Door Corporation	11/30/2020	11/30/2020	12/05/2020	12/08/2020
08-36-00-2	08-36-00	Sectional Overhead Doors - Washbay Door Shop Drawings	0	Closed	Reviewed	Twin City Garage Door Co	12/07/2020	12/07/2020	12/12/2020	12/15/2020
08-33-23-1	08-33-23	Overhead Coiling Doors - Shop Drawings	0	Closed	Reviewed as Noted	Twin City Garage Door Co	12/07/2020	12/07/2020	12/12/2020	12/15/2020
08-62-50-1	08-62-50	Tubular Daylighting Device - Product Data & Shop Drawings	0	Closed	Reviewed	Granite City Roofing, Inc	12/09/2020	12/09/2020	12/14/2020	12/10/2020
08-36-00-1	08-36-00	Sectional Overhead Doors - Shop Drawings	1	Closed	Reviewed as Noted	Twin City Garage Door Co	06/04/2021	12/29/2020	06/14/2021	12/29/2020
08-33-23-2	08-33-23	Overhead Coiling Doors - Operator Product Data	0	Closed	Reviewed	Twin City Garage Door Co	06/11/2021	01/04/2021	06/21/2021	01/12/2021
08-33-23-3	08-33-23	Overhead Coiling Doors - Color Samples	0	Closed	Reviewed as Noted	Twin City Garage Door Co	12/21/2020	12/30/2020	01/04/2021	01/12/2021
08-95-00-1	08-95-00	Translucent Wall Panels - Test Reports	0	Closed	Reviewed	W. L. Hall Co.	12/15/2020	12/15/2020	12/20/2020	12/21/2020
08-95-00-2	08-95-00	Translucent Wall Panels - Product Data	0	Closed	Reviewed	W. L. Hall Co.	07/02/2021	12/15/2020	07/12/2021	12/21/2020
08-95-00-3	08-95-00	Translucent Wall Panels - Shop Drawings	0	Closed	Reviewed as Noted	W. L. Hall Co.	12/15/2020	12/15/2020	12/20/2020	12/22/2020
08-95-00-4	08-95-00	Translucent Wall Panels - Daylighting Data	0	Closed	For Record Only	W. L. Hall Co.	12/18/2020		12/30/2020	12/29/2020
08-95-00-5	08-95-00	Translucent Wall Panels - Color Chart	0	Closed	Reviewed	W. L. Hall Co.	12/15/2020	02/19/2021	02/24/2021	02/22/2021
08-11-13-1	08-11-13	Steel Doors & Frames - Product Data	0	Closed	Reviewed as Noted	Bredemus Hardware Co., Inc.	04/25/2021	12/29/2020	05/05/2021	01/04/2021
08-11-13-2	08-11-13	Steel Doors & Frames/Wood Door - Shop Drawings	0	Closed	Reviewed as Noted	Bredemus Hardware Co., Inc.	03/31/2021	12/29/2020	01/03/2021	01/04/2021
08-20-00-1	08-20-00	Wood Doors - Samples	0	Closed	Reviewed as Noted	Bredemus Hardware Co., Inc.	05/27/2021	01/04/2021	01/09/2021	01/08/2021
08-41-13-1	08-41-13	Alum. Framed Entrances and Storefronts - Product Data	0	Closed	Reviewed as Noted	Top Lite Contract Glazing, Inc.	02/01/2021	12/29/2020	01/03/2021	01/04/2021
08-41-13-3	08-41-13	Alum. Framed Entrances and Storefronts - Samples	0	Closed	Reviewed	Top Lite Contract Glazing, Inc.	02/01/2021	02/09/2021	02/19/2021	02/15/2021
08-71-00-1	08-71-00	Door Hardware - HM/WD Doors - Product Data & Schedule	0	Closed	Reviewed as Noted	Bredemus Hardware Co., Inc.	02/01/2021	12/29/2020	01/03/2021	01/08/2021
08-95-00-6	08-95-00	Translucent Wall Panels - Joint Sealant Samples	0	Closed	Reviewed	W. L. Hall Co.	05/07/2021	01/04/2021	01/09/2021	01/11/2021
08-20-00-2	08-20-00	Wood Doors - Product Data	0	Closed	Reviewed	Bredemus Hardware Co., Inc.	08/06/2021	12/29/2020	08/16/2021	01/08/2021
08-11-13-3	08-11-13	Steel Doors & Frames - Thermal Performance Data	0	Closed	For Record Only	Bredemus Hardware Co., Inc.	01/06/2021		01/15/2021	01/04/2021
08-11-13-4	08-11-13	Steel Doors & Frames - FRP Door Product Data & Shop Drawings	0	Closed	Reviewed as Noted	Bredemus Hardware Co., Inc.	01/11/2021	06/02/2021	06/09/2021	06/03/2021
08-11-13-5	08-11-13	Steel Doors & Frames - Compressor Room Acoustical Door Product Data & Shop Drawings	0	Closed	Reviewed	Bredemus Hardware Co., Inc.	01/11/2021	06/02/2021	06/09/2021	06/03/2021
08-41-13-4	08-41-13	Alum. Framed Entrances and Storefronts - Hardware Data	1	Closed	Reviewed as Noted	Top Lite Contract Glazing, Inc.	01/26/2021	01/26/2021	01/31/2021	01/29/2021
08-41-13-2	08-41-13	Alum. Framed Entrances and Storefronts - Shop Drawings	1	Closed	Reviewed as Noted	Top Lite Contract Glazing, Inc.	01/26/2021	01/26/2021	01/31/2021	01/29/2021
08-80-00-1	08-80-00	Glazing - Samples	1	Closed	Reviewed as Noted	Top Lite Contract Glazing, Inc.	02/19/2021	02/19/2021	02/24/2021	02/22/2021
08-80-00-2	08-80-00	Main Reception Desk Plexi Glass Divider & Clips - Shop Drawings & Product Data	0	Closed	Reviewed as Noted	Top Lite Contract Glazing, Inc.	02/19/2021	02/22/2021	02/27/2021	03/03/2021
08-20-00-3	08-20-00	Wood Doors - Physical Sample Review	0	Closed	Reviewed	Bredemus Hardware Co., Inc.	03/05/2021	03/05/2021	03/10/2021	03/08/2021
08-41-13-5	08-41-13	Alum. Framed Entrances and Storefronts - Calculations	0	Closed	Reviewed	Top Lite Contract Glazing, Inc.	03/17/2021	03/17/2021	03/22/2021	03/18/2021
08-36-00-3	08-36-00	Sectional Overhead Doors - Color Samples	0	Closed	Reviewed	Twin City Garage Door Co	03/30/2021	04/26/2021	05/03/2021	05/03/2021
08-36-00-4	08-36-00	Sectional Overhead Doors - 127C & 129B Low Headroom Revised Shop Drawings	0	Closed	Reviewed	Twin City Garage Door Co	04/23/2021	04/23/2021	04/28/2021	04/26/2021
08-30-00-1	08-30-00	Facility Door Access - Product Data	0	Closed	For Record Only	Electrical Production Services	07/07/2021	07/07/2021	07/17/2021	07/07/2021
08-11-13-6	08-11-13	Steel Doors & Frames - FRP Sample	0	Closed	Reviewed	Bredemus Hardware Co., Inc.	07/09/2021	07/09/2021	07/13/2021	07/12/2021
09-68-13-1	09-68-13	Carpet Tile - Sample	0	Closed	Reviewed	Henricksen & Company, Inc.	07/16/2021	12/15/2020	07/26/2021	12/29/2020
09-65-13-1	09-65-13	Resilient Base and Accessories - Sample	0	Closed	Reviewed	Henricksen & Company, Inc.	12/15/2020	12/15/2020	12/20/2020	12/29/2020
09-26-00-1	09-26-00	Gypsum Board - Product Data	0	Closed	Reviewed	RTL Construction, Inc.	01/07/2021	01/04/2021	01/09/2021	01/07/2021
09-26-00-2	09-26-00	Gypsum Board - Acoustic Sealant Data	0	Closed	Reviewed	RTL Construction, Inc.	01/07/2021	01/04/2021	01/09/2021	01/18/2021
09-30-00-1	09-30-00	Tiling - Product Data	0	Closed	Reviewed	Tim's Construction Group, LLC	03/01/2021	01/06/2021	01/11/2021	01/12/2021
09-30-00-2	09-30-00	Tiling - Tile & Grout Samples	0	Closed	Reviewed	Tim's Construction Group, LLC	03/01/2021	01/04/2021	01/09/2021	01/08/2021
09-51-00-1	09-51-00	Acoustical Ceilings - Product Data	0	Closed	Reviewed	Acoustics Associates	06/22/2021	05/19/2021	05/24/2021	05/24/2021
09-51-00-2	09-51-00	Acoustical Ceilings - Samples	0	Closed	Reviewed	Acoustics Associates	06/22/2021	04/07/2021	04/12/2021	04/14/2021
09-51-00-3	09-51-00	Acoustical Ceilings - Shop Drawings	0	Closed	Reviewed as Noted	Acoustics Associates	06/21/2021	05/17/2021	05/22/2021	05/24/2021
09-90-00-1	09-90-00	Painting and Coating - Drawdowns	0	Closed	Reviewed	Swanson & Youngdale, Inc.	02/19/2021	02/26/2021	03/05/2021	03/08/2021
09-26-00-3	09-26-00	Gypsum Board - Fire Rated Joint Sealants - Product Data	0	Closed	Reviewed	RTL Construction, Inc.	01/18/2021	01/18/2021	01/23/2021	01/27/2021
09-20-00-1	09-20-00	Metal Framing - Cold Formed Framing Product Data, Shop Drawings & Engineering	1	Closed	Reviewed	RTL Construction, Inc.	01/26/2021	01/26/2021	01/31/2021	02/01/2021
09-20-00-2	09-20-00	Metal Framing - Addt'l Product Data	0	Closed	Reviewed	RTL Construction, Inc.	02/02/2021	02/02/2021	02/07/2021	02/09/2021

09-26-00-4	09-26-00	Gypsum Board - Primer Product Data	0	Closed	Reviewed	RTL Construction, Inc.	02/03/2021	02/03/2021	02/08/2021	02/09/2021
09-90-00-2	09-90-00	Painting and Coating - Product Data	0	Closed	Reviewed	Swanson & Youngdale, Inc.	02/10/2021	02/10/2021	02/15/2021	02/11/2021
09-90-00-3	09-90-00	Painting & Coating - Exterior HM Door & Frame Drawdown	0	Closed	Reviewed	Swanson & Youngdale, Inc.	04/02/2021	04/26/2021	05/03/2021	05/03/2021
09-20-00-3	09-20-00	Metal Framing – Cold Formed Framing Shop Drawing (Revised for Gridlines G – I on Grid 2	0	Closed	Reviewed	RTL Construction, Inc.	04/08/2021	04/08/2021	04/13/2021	04/09/2021
10-50-00-1	10-50-00	Metal Lockers - Color Chart	0	Closed	Reviewed	Olympus Lockers & Storage Products, Inc.	11/30/2020	11/30/2020	12/05/2020	12/01/2020
10-50-00-2	10-50-00	Metal Lockers - Physical Color Samples	0	Closed	Reviewed as Noted	Olympus Lockers & Storage Products, Inc.	11/30/2020	12/03/2020	12/08/2020	12/10/2020
10-50-00-3	10-50-00	Metal Lockers - Shop Drawings	0	Closed	Reviewed as Noted	Olympus Lockers & Storage Products, Inc.	12/04/2020	12/21/2020	12/26/2020	12/29/2020
10-75-23-1	10-75-23	Flagpole and Accessories - Shop Drawings	0	Closed	Reviewed	Construction Supply, Inc.	12/22/2020	12/22/2020	12/27/2020	01/18/2021
10-28-00-1	10-28-00	Toilet Accessories - Shop Drawings	0	Closed	Reviewed	Construction Supply, Inc.	12/22/2020	12/22/2020	12/27/2020	01/18/2021
10-26-00-1	10-26-00	Wall Protection - Product Data	0	Closed	Reviewed	Construction Supply, Inc.	12/22/2020	12/22/2020	12/27/2020	01/18/2021
10-14-19-2	10-14-19	Dimensional Letter Signage - Samples	0	Closed	Reviewed	Spectrum Sign Systems, Inc	05/17/2021	05/14/2021	05/19/2021	05/17/2021
10-21-13-1	10-21-13	Toilet Compartments - Product Data	0	Closed	Reviewed	Construction Supply, Inc.	06/07/2021	02/10/2021	06/17/2021	02/17/2021
10-21-13-3	10-21-13	Toilet Compartments - Samples	0	Closed	Reviewed	Construction Supply, Inc.	04/01/2021	06/01/2021	06/06/2021	06/01/2021
10-65-00-1	10-65-00	Operable Partitions - Product Data	0	Closed	Reviewed	Acoustics Associates	06/21/2021	01/06/2021	07/01/2021	01/11/2021
10-65-00-2	10-65-00	Operable Partitions - Shop Drawings	0	Closed	Reviewed as Noted	Acoustics Associates	02/01/2021	12/30/2020	01/04/2021	01/05/2021
10-65-00-3	10-65-00	Operable Partitions - Samples	0	Closed	Reviewed as Noted	Acoustics Associates	02/01/2020	01/06/2021	01/11/2021	01/12/2021
10-50-00-4	10-50-00	Metal Lockers - Shop Drawings (Field Set)	0	Closed	For Record Only	Olympus Lockers & Storage Products, Inc.	01/11/2021	01/11/2021	01/16/2021	01/11/2021
10-65-00-4	10-65-00	Operable Partitions - Physical Samples	0	Closed	Reviewed	Acoustics Associates	01/29/2021	01/29/2021	02/03/2021	02/15/2021
10-21-13-2	10-21-13	Toilet Compartments - Shop Drawings	1	Closed	Reviewed as Noted	Construction Supply, Inc.	02/26/2021	02/18/2021	02/23/2021	02/22/2021
10-14-23-1	10-14-23	Panel Signage - Shop Drawings	1	Closed	Reviewed	Spectrum Sign Systems, Inc	05/14/2021	05/14/2021	05/19/2021	05/17/2021
10-14-19-1	10-14-19	Dimensional Letter Signage - Shop Drawings	1	Closed	Reviewed	Spectrum Sign Systems, Inc	05/14/2021	05/14/2021	05/19/2021	05/17/2021
10-14-23-3	10-14-23	Panel Signage Dedication Plaque - Shop Drawings	0	Closed	Reviewed	Spectrum Sign Systems, Inc	05/14/2021	08/16/2021	08/26/2021	08/23/2021
10-14-19-3	10-14-19	Dimensional Letter Signage - Final Record Drawings	0	Closed	Reviewed	Spectrum Sign Systems, Inc	06/09/2021	06/09/2021	06/16/2021	06/10/2021
10-14-23-4	10-14-23	Panel Signage - Final Record Drawings	0	Closed	Reviewed	Spectrum Sign Systems, Inc	06/09/2021	06/09/2021	06/16/2021	06/10/2021
10-14-23-5	10-14-23	Panel Signage - City Logo, Reception & Fire Sprinkler Access Final Drawings	1	In Review		Spectrum Sign Systems, Inc	08/26/2021	08/31/2021	09/02/2021	
11-11-70-1	11-11-70	Vehicle Wash Equipment - Product Data	0	Draft			12/29/2020		01/08/2021	
11-13-19-1	11-13-19	Hydraulic Dock Leveler - Product Data	0	Closed	Reviewed as Noted	Star Equipment Inc.	12/29/2020	01/11/2021	01/16/2021	01/12/2021
11-13-19-2	11-13-19	Hydraulic Dock Leveler - Shop Drawings	0	Closed	Reviewed as Noted	Star Equipment Inc.	01/08/2021	01/08/2021	01/13/2021	01/12/2021
11-60-00-1	11-60-00	Vehicle Fueling System - Product Data	0	Closed	Reviewed	Pump & Meter Service, Inc.	03/28/2021	04/05/2021	04/10/2021	04/08/2021
11-60-00-2	11-60-00	Vehicle Fueling System - Canopy Shop Drawings & Calculations	0	Closed	Reviewed	Pump & Meter Service, Inc.	04/25/2021	01/26/2021	05/05/2021	01/28/2021
11-60-00-4	11-60-00	Vehicle Fueling System - Concrete Mix Designs	0	Closed	Reviewed as Noted	Pump & Meter Service, Inc.	04/12/2021	04/05/2021	04/22/2021	04/12/2021
11-60-00-5	11-60-00	Vehicle Fueling System - Tank Shop Drawings	0	Closed	Reviewed	Pump & Meter Service, Inc.	01/25/2021	01/25/2021	01/30/2021	02/01/2021
11-60-00-3	11-60-00	Vehicle Fueling System - Fuel Island Shop Drawings	2	Closed	Reviewed as Noted	Pump & Meter Service, Inc.	04/09/2021	04/27/2021	05/02/2021	04/28/2021
11-60-00-6	11-60-00	Fueling Island - Canopy Light Cut Sheets	1	Closed	Reviewed as Noted	Pump & Meter Service, Inc.	04/05/2021	05/12/2021	05/19/2021	05/13/2021
11-11-70-2	11-11-70	Vehicle Wash Equipment - Shop Drawings	1	Closed	Reviewed	Reliable Plus Car Wash Services, Inc.	05/21/2021	06/22/2021	06/25/2021	06/22/2021
11-60-00-7	11-60-00	Fueling Island - Fascia Sample	0	Closed	Reviewed	Pump & Meter Service, Inc.	06/24/2021	06/24/2021	06/25/2021	06/25/2021
12-21-13-2	12-21-13	Horizontal Aluminum Louver Blinds - Samples	0	Draft			12/29/2020		01/08/2021	
12-24-13-2	12-24-13	Roller Window Shades - Samples	0	Draft			12/29/2020		01/08/2021	
12-35-30-3	12-35-30	Architectural Casework - PL-1 and PL-2 Samples	0	Closed	Reviewed	Distinctive Cabinet Design	03/01/2021	02/12/2021	02/19/2021	02/17/2021
12-35-35-1	12-35-35	Solid Polymer Fabrications - Samples	0	Closed	Reviewed	Distinctive Cabinet Design	03/01/2021	02/09/2021	02/14/2021	02/11/2021
12-35-30-4	12-35-30	Architectural Casework - WD-1 Sample	0	Closed	For Record Only	Distinctive Cabinet Design	02/19/2021	06/10/2021	06/17/2021	06/11/2021
12-35-30-1	12-35-30	Architectural Casework - Product Data	1	Closed	Reviewed	Distinctive Cabinet Design	05/17/2021	04/13/2021	05/27/2021	04/20/2021
12-35-30-2	12-35-30	Architectural Casework - Shop Drawings	1	Closed	Reviewed	Distinctive Cabinet Design	04/13/2021	04/13/2021	04/18/2021	04/20/2021
12-24-13-1	12-24-13	Roller Window Shades - Product Data	1	Closed	Reviewed as Noted	American Drapery Systems, Inc.	06/10/2021	06/21/2021	06/25/2021	06/22/2021
12-21-13-1	12-21-13	Horizontal Aluminum Louver Blinds - Product Data	1	Closed	Reviewed as Noted	American Drapery Systems, Inc.	06/10/2021	06/21/2021	06/25/2021	06/22/2021
12-24-13-3	12-24-13	Roller Window Shades - Motor & Remote Product Data	0	Closed	Reviewed	American Drapery Systems, Inc.	06/23/2021	06/23/2021	07/02/2021	07/06/2021
12-24-13-4	12-24-13	Roller Window Shades - Samples	0	Closed	Reviewed as Noted	American Drapery Systems, Inc.	06/24/2021	06/28/2021	06/30/2021	06/29/2021
12-24-13-5	12-24-13	Roller Window Shades - Fabric Samples	0	Closed	Reviewed as Noted	American Drapery Systems, Inc.	06/28/2021	06/28/2021	06/30/2021	06/29/2021
13-21-13-3	12-21-13	Horizontal Aluminum Louver Blinds - Samples	0	Closed	Reviewed	American Drapery Systems, Inc.	06/24/2021	06/24/2021	06/25/2021	06/25/2021
14-45-00-1	14-45-00	Vehicle Lifting - Steril-Koni Diamond 3-Post Lift Shop Drawings	0	Closed	Reviewed	Midwest Lift Works LLC	11/24/2020	11/24/2020	11/29/2020	12/03/2020
14-45-00-2	14-45-00	Vehicle Lifting - Steril-Koni Skylift Shop Drawings	0	Closed	Reviewed	Midwest Lift Works LLC	07/09/2021	11/24/2020	07/19/2021	12/03/2020
14-45-00-3	14-45-00	Vehicle Lifting - 3-Post and Scissor Lift - Final Record Drawings	0	Closed	For Record Only	Midwest Lift Works LLC	02/09/2021	02/09/2021	02/14/2021	02/11/2021
21-13-13-1	21-13-13	Wet-Pipe Sprinkler Systems - Product Data	0	Closed	Reviewed	Brothers Fire Protection, Inc.	02/09/2021	03/02/2021	03/07/2021	03/10/2021
21-13-13-2	21-13-13	Wet-Pipe Sprinkler Systems - Shop Drawings & Calcs	0	Closed	Reviewed as Noted	Brothers Fire Protection, Inc.	02/09/2021	03/02/2021	03/07/2021	03/10/2021
21-13-13-3	21-13-13	Wet-Pipe Sprinkler Systems - Shop Drawings Area A & Area B Branch Lines Under Precast Plar	0	Closed	Reviewed	Brothers Fire Protection, Inc.	04/12/2021	04/12/2021	04/17/2021	04/29/2021
22-00-00-1	22-00-00	Plumbing - Access Panel Shop Drawings	0	Closed	Reviewed	Klamm Mechanical Contractors, Inc.	12/01/2020	12/01/2020	12/06/2020	12/08/2020
22-14-13-1	22-14-13	Facility Storm Drainage Piping - Product Data	0	Closed	Reviewed as Noted	Klamm Mechanical Contractors, Inc.	12/15/2020	12/15/2020	12/20/2020	12/21/2020
22-05-29-1	22-05-29	Hangers & Supports for Plumbing - Product Data	0	Closed	Reviewed as Noted	Klamm Mechanical Contractors, Inc.	12/15/2020	12/15/2020	12/20/2020	12/21/2020
22-05-53-1	22-05-53	Identification of Plumbing Piping & Equipment - Product Data	0	Closed	Reviewed as Noted	Klamm Mechanical Contractors, Inc.	12/15/2020	12/15/2020	12/20/2020	12/21/2020

22-11-16-1	22-11-16	Domestic Water Piping - Product Data	0	Closed	Reviewed as Noted	Klamm Mechanical Contractors, Inc.	12/15/2020	12/15/2020	12/20/2020	12/21/2020
22-13-16-1	22-13-16	Sanitary Waste and Vent Piping - Product Data	0	Closed	Reviewed as Noted	Klamm Mechanical Contractors, Inc.	12/15/2020	12/15/2020	12/20/2020	12/21/2020
22-13-19-1	22-13-19	Sanitary Waste Piping Specialties - Product Data	0	Closed	Reviewed	Klamm Mechanical Contractors, Inc.	12/22/2020	12/22/2020	12/27/2020	12/29/2020
22-13-19-2	22-13-19	Sanitary Waste Piping Specialties - Flammable Waste Traps Data	0	Closed	Reviewed as Noted	Klamm Mechanical Contractors, Inc.	12/22/2020	01/11/2021	01/16/2021	01/18/2021
22-14-23-1	22-14-23	Storm Drainage Piping Specialties - Roof Drains/CO's Product Data	0	Closed	Reviewed	Klamm Mechanical Contractors, Inc.	12/22/2020	12/22/2020	12/27/2020	12/29/2020
22-07-00-1	22-07-00	Plumbing Insulation - Product Data	0	Closed	Reviewed	Klamm Mechanical Contractors, Inc.	01/17/2021	01/11/2021	01/16/2021	01/18/2021
22-11-23-1	22-11-23	Domestic Water Pumps - Product Data	0	Closed	Reviewed	Klamm Mechanical Contractors, Inc.	01/30/2021	01/27/2021	02/01/2021	02/02/2021
22-15-13-1	22-15-13	General-Service Compressed-Air Piping - Product Data	0	Closed	Reviewed	Klamm Mechanical Contractors, Inc.	02/04/2021	01/22/2021	01/27/2021	01/27/2021
22-15-19-1	22-15-19	Compressed Air Central Plant System - Product Data	0	Closed	Reviewed	Klamm Mechanical Contractors, Inc.	01/20/2021	01/19/2021	01/24/2021	01/25/2021
22-15-19-2	22-15-19	Compressed Air Central Plant System - Shop Drawings	0	Sent		Klamm Mechanical Contractors, Inc.	01/20/2021		01/30/2021	
22-16-13-2	22-16-13	Garage Lube Piping System - Shop Drawings	0	Closed	Reviewed as Noted	Klamm Mechanical Contractors, Inc.	02/20/2021	04/22/2021	04/27/2021	04/26/2021
22-31-00-1	22-31-00	Domestic Water Softeners - Product Data	0	Closed	Reviewed	Klamm Mechanical Contractors, Inc.	02/20/2021	01/25/2021	01/30/2021	02/01/2021
22-34-00-1	22-34-00	Fuel-Fired, Domestic-Water Heaters - Product Data	0	Closed	Reviewed	Klamm Mechanical Contractors, Inc.	02/20/2021	01/19/2021	01/24/2021	01/25/2021
22-36-00-1	22-36-00	Hot Water Pressure Washing System - Product Data	0	Closed	Reviewed as Noted	Klamm Mechanical Contractors, Inc.	03/02/2021	01/22/2021	01/27/2021	01/27/2021
22-36-00-2	22-36-00	Hot Water Pressure Washing System - Shop Drawings	0	Sent		Klamm Mechanical Contractors, Inc.	03/02/2021		03/12/2021	
22-45-00-1	22-45-00	Emergency Plumbing Fixtures - Product Data	0	Closed	Reviewed	Klamm Mechanical Contractors, Inc.	06/18/2021	01/25/2021	01/30/2021	02/01/2021
22-05-23-1	22-05-23	General Duty Valves for Plumbing Piping - Product Data	0	Closed	Reviewed	Klamm Mechanical Contractors, Inc.	01/25/2021	01/25/2021	01/30/2021	02/01/2021
22-40-00-1	22-40-00	Plumbing Fixtures - Product Data	1	Closed	Reviewed as Noted	Klamm Mechanical Contractors, Inc.	02/02/2021	02/11/2021	02/16/2021	02/16/2021
22-14-23-2	22-14-23	Storm Drainage Piping Specialties - Heat Trace Product Data	0	Closed	Reviewed	Klamm Mechanical Contractors, Inc.	02/03/2021	02/09/2021	02/14/2021	02/16/2021
22-16-13-1	22-16-13	Garage Lube Piping System - Product Data (Updated Info per PR Plan Revision)	1	Closed	Reviewed	Klamm Mechanical Contractors, Inc.	02/16/2021	03/30/2021	04/04/2021	04/06/2021
22-05-00-1	22-05-00	Plumbing Link Seal - Product Data (Washbay)	1	Closed	Reviewed	Klamm Mechanical Contractors, Inc.	07/27/2021	07/23/2021	07/23/2021	07/26/2021
23-74-33-1	23-74-33	Dedicated Outdoor-Air Units - Shop Drawings	0	Closed	Reviewed	Architect Mechanical	12/01/2020	12/01/2020	12/06/2020	12/09/2020
23-81-26-1	23-81-26	Split-System Cooling Units and Heat Pumps - Shop Drawings	0	Closed	Reviewed	Architect Mechanical	12/01/2020	12/01/2020	12/06/2020	12/09/2020
23-73-39-1	23-73-39	Direct Gas-Fired Heating and Vent. Units - Shop Drawings	0	Closed	Reviewed	Architect Mechanical	12/01/2020	12/01/2020	12/06/2020	12/09/2020
23-37-23-1	23-37-23	Louvers - Shop Drawings	0	Closed		Architect Mechanical	12/01/2020	12/01/2020	12/06/2020	12/22/2020
23-37-13-1	23-37-13	Diffusers, Registers, and Grilles - Shop Drawings	0	Closed	Reviewed	Architect Mechanical	12/01/2020	12/01/2020	12/06/2020	12/08/2020
23-33-00-1	23-33-00	Air Duct Accessories - Dampers Shop Drawings	0	Closed	Reviewed	Architect Mechanical	12/01/2020	12/01/2020	12/06/2020	12/08/2020
23-00-00-1	23-00-00	Vehicle Exhaust - Shop Drawings	0	Closed	Reviewed as Noted	Architect Mechanical	12/01/2020	12/01/2020	12/06/2020	12/15/2020
23-34-23-1	23-34-23	HVAC Power Ventilators - Shop Drawings	1	Closed	Reviewed as Noted	Architect Mechanical	12/16/2020	12/22/2020	12/27/2020	12/30/2020
23-07-00-1	23-07-00	HVAC Insulation - Product Data	0	Closed	Reviewed as Noted	Architect Mechanical	12/29/2020	12/29/2020	01/03/2021	01/12/2021
23-05-93-1	23-05-93	Testing, Adjusting, and Balancing for HVAC - TAB Report (Final)	0	Sent		Architect Mechanical	08/26/2021		09/05/2021	
23-09-00-1	23-09-00	Instrumentation and Control for HVAC - Product Data	0	Closed	Reviewed	Architect Mechanical	03/22/2021	03/05/2021	03/12/2021	03/17/2021
23-21-13-1	23-21-13	Hydronic Piping - Product Data	0	Closed	Reviewed	Architect Mechanical	03/12/2021	02/10/2021	02/15/2021	02/16/2021
23-21-23-1	23-21-23	Hydronic Pumps - Product Data	0	Closed	Reviewed	Architect Mechanical	04/12/2021	02/03/2021	02/12/2021	03/08/2021
23-31-13-1	23-31-13	Metal Ducts - Coordination Drawings	0	Sent		Architect Mechanical	03/12/2021		03/22/2021	
23-37-23-2	23-37-23	HVAC Gravity Ventilators - Product Data	0	Closed	For Record Only	Architect Mechanical	01/30/2021		02/09/2021	12/30/2020
23-37-23-3	23-37-23	HVAC Gravity Ventilators - Shop Drawings	0	Closed	For Record Only	Architect Mechanical	01/30/2021		02/09/2021	12/30/2020
23-52-16-1	23-52-16	Condensing Boilers - Product Data & Shop Drawings	0	Closed	Reviewed	Architect Mechanical	02/20/2021	02/03/2021	02/12/2021	02/09/2021
23-55-23-1	23-55-23	Gas-Fired Radiant Heaters - Product Data and Shop Drawings	0	Closed	Reviewed	Architect Mechanical	03/22/2021	02/11/2021	02/16/2021	02/11/2021
23-55-33-2	23-55-33	Fuel Fired Unit Heaters - Coordination Drawings	0	Sent		Architect Mechanical	03/22/2021		04/01/2021	
23-82-39-1	23-82-39	Electric Heaters - Product Data & Shop Drawings	0	Closed	Reviewed as Noted	Architect Mechanical	03/22/2021	01/11/2021	01/16/2021	01/19/2021
23-74-14-1	23-74-14	Packaged, Outdoor, Constant Volume Air-Handling Units - Shop Drawings	1	Closed	Reviewed as Noted	Architect Mechanical	12/09/2020	12/29/2020	01/03/2021	01/08/2021
23-74-33-2	23-74-33	Dedicated Outdoor-Air Units - Shop Drawings (ERU-2 - Innovent)	1	Closed	Reviewed as Noted	Architect Mechanical	12/16/2020	12/30/2020	01/04/2021	01/11/2021
23-55-33-1	23-55-33	Fuel-Fired Unit Heaters - Product Data	1	Closed	Reviewed as Noted	Architect Mechanical	02/11/2021	02/11/2021	02/16/2021	02/16/2021
23-05-53-1	23-05-53	Identification for HVAC Piping and Equipment - Product Data	0	Closed	Reviewed	Architect Mechanical	02/03/2021	02/03/2021	02/08/2021	02/09/2021
23-05-29-1	23-05-29	Hangers and Supports for HVAC Piping and Equipment - Product Data	0	Closed	Reviewed	Architect Mechanical	02/03/2021	02/03/2021	02/12/2021	02/09/2021
23-05-23-1	23-05-23	General-Duty Valves for HVAC Piping - Product Data	0	Closed	Reviewed	Architect Mechanical	02/04/2021	02/04/2021	02/12/2021	02/09/2021
23-83-16-1	23-83-16	Radiant-Heating Hydronic Piping - Product Data & Shop Drawings	2	Closed	Reviewed as Noted	Architect Mechanical	03/02/2021	03/05/2021	03/10/2021	03/11/2021
23-00-00-2	23-00-00	Welding Exhaust - Product Data/Shop Drawings	0	Closed	Reviewed as Noted	Architect Mechanical	03/05/2021	03/16/2021	03/21/2021	03/16/2021
23-11-23-1	23-11-23	Facility Natural Gas Piping - Product Data	0	Closed	Reviewed	Architect Mechanical	03/11/2021	03/11/2021	03/16/2021	03/17/2021
23-09-00-2	23-09-00	Instrumentation and Control for HVAC - Shop Drawings	2	Closed	Reviewed as Noted	Architect Mechanical	03/24/2021	03/25/2021	03/30/2021	04/06/2021
23-37-23-4	23-37-23	Louvers - Digital Color Chart	0	Closed	Reviewed	Architect Mechanical	04/26/2021	04/26/2021	05/03/2021	04/27/2021
23-11-23-2	23-11-23	Alternate Facility Natural Gas Piping - Product Data (Mega Press)	0	Closed	Reviewed	Architect Mechanical	05/13/2021	05/13/2021	05/24/2021	05/13/2021
26-24-13-1	26-24-13	Switchboards - Shop Drawings	0	Closed		Wolf River Electric	12/09/2020	12/09/2020	12/14/2020	12/17/2020
26-24-16-1	26-24-16	Panelboards - Shop Drawings	0	Closed		Wolf River Electric	12/09/2020	12/09/2020	12/14/2020	12/17/2020
26-36-00-1	26-36-00	Transfer Switches - Shop Drawings	0	Closed		Wolf River Electric	12/09/2020	12/09/2020	12/14/2020	12/17/2020
26-28-16.16-1	26-28-16.16	Enclosed Switches - Shop Drawings	0	Closed		Wolf River Electric	12/09/2020	12/09/2020	12/14/2020	12/17/2020
26-22-00-1	26-22-00	Low-Voltage Transformers - Shop Drawings	0	Closed		Wolf River Electric	12/09/2020	12/09/2020	12/14/2020	12/17/2020
26-29-13-1	26-29-13	Enclosed Controllers - Shop Drawings	0	Closed		Wolf River Electric	12/09/2020	12/09/2020	12/14/2020	12/17/2020

26-09-23-1	26-09-23	Lighting Control Devices - Product Data	0	Closed	Revise and Resubmit	Wolf River Electric	04/12/2021	02/09/2021	05/15/2021	05/05/2021
26-09-23-2	26-09-23	Lighting Control Devices - Shop Drawings	0	Closed	Reviewed as Noted	Wolf River Electric	02/11/2021	02/11/2021	02/19/2021	02/17/2021
26-27-26-1	26-27-26	Wiring Devices - Product Data	0	Closed	Reviewed as Noted	Wolf River Electric	04/07/2021	02/09/2021	02/14/2021	02/17/2021
26-56-00-1	26-56-00	Exterior Lighting - Cut Sheets	1	Closed	Reviewed	Wolf River Electric	12/10/2020	01/12/2021	01/17/2021	01/18/2021
26-51-00-1	26-51-00	Interior Lighting - Cut Sheets	1	Closed	Reviewed	Wolf River Electric	12/10/2020	01/12/2021	01/17/2021	01/18/2021
26-05-33.16-1	26-05-33.16	Boxes for Electrical Systems - Product Data	1	Closed	Reviewed	Wolf River Electric	02/09/2021	02/09/2021	02/14/2021	02/17/2021
26-43-00-1	26-43-00	Surge Protective Devices - Product Data	1	Closed	Reviewed	Wolf River Electric	02/15/2021	02/15/2021	02/24/2021	02/17/2021
26-27-26-2	26-27-26	Wiring Devices - Product Data (Weatherproof Receptacles)	1	Closed	Reviewed	Wolf River Electric	03/24/2021	03/29/2021	04/03/2021	04/15/2021
26-09-23-3	26-09-23	Lighting Control Devices – Shop Drawings (w/ Alternate #1)	1	Closed	Reviewed	Wolf River Electric	04/23/2021	05/05/2021	05/14/2021	05/07/2021
28-46-00-1	28-46-00	Fire Detection and Alarm - Product Data	0	Closed		Wolf River Electric	04/12/2021	01/08/2021	01/13/2021	01/12/2021
28-46-00-2	28-46-00	Fire Detection and Alarm - Design Drawings (Certified)	0	Closed	Reviewed as Noted	Wolf River Electric	04/12/2021	01/08/2021	01/13/2021	01/12/2021
31-20-00-1	31-20-00	Class V Base (SOG Subbase & Site Concrete Paving Subbase)	0	Closed	Reviewed as Noted	Minnesota Utilities & Excavating, LLC	10/06/2020	10/06/2020	10/11/2020	10/13/2020
31-20-10-1	31-20-10	Biofiltration - Soil Samples Test Reports	0	Closed	Reviewed	Minnesota Utilities & Excavating, LLC	12/02/2020	12/02/2020	12/07/2020	12/10/2020
31-20-00-2	31-20-00	SOG Class V Subgrade Product Data	0	Closed	Reviewed as Noted	Minnesota Utilities & Excavating, LLC	02/17/2021	02/17/2021	02/26/2021	02/19/2021
31-20-10-2	31-20-10	Biofiltration - EPDM Liner (PVC Substitution)	0	Closed	Reviewed as Noted	Minnesota Utilities & Excavating, LLC	04/19/2021	04/21/2021	04/26/2021	04/21/2021
31-20-00-3	31-20-00	Sandy Clay Loam Topsoil Borrow (Planting Soils)	0	Closed	Reviewed	Minnesota Utilities & Excavating, LLC	05/11/2021	05/11/2021	05/18/2021	05/17/2021
32-12-16-1	32-12-16	Asphalt Paving - Mix Designs	0	Closed	Revise and Resubmit	Northland Paving LLC	09/28/2020	09/29/2020	10/30/2020	10/14/2020
32-12-16-2	32-12-16	Asphalt Paving - Class V Product Data	0	Closed	Reviewed	Northland Paving LLC	10/06/2020	10/14/2020	10/19/2020	10/14/2020
32-92-00-1	32-92-00	Turf & Grasses - Prairie Seed Mix (SWPPP Use)	0	Closed	Reviewed	Minnesota Utilities & Excavating, LLC	11/06/2020	11/06/2020	11/11/2020	11/10/2020
32-13-13-1	32-13-13	Concrete Paving - Mix Designs	0	Closed	Reviewed as Noted	Stapf Concrete Const. Inc	03/27/2021	03/25/2021	03/30/2021	04/07/2021
32-13-13-2	32-13-13	Concrete Paving - Product Data/Misc. Materials	0	Closed	Reviewed as Noted	Stapf Concrete Const. Inc	03/22/2021	03/25/2021	03/30/2021	04/06/2021
32-13-73-1	32-13-73	Concrete Paving Joint Sealants - Product Data	0	Closed	Reviewed as Noted	Stapf Concrete Const. Inc	04/06/2021	03/25/2021	03/30/2021	04/08/2021
32-13-73-2	32-13-73	Concrete Paving Joint Sealants - Samples	0	Sent		Stapf Concrete Const. Inc	03/25/2021	03/25/2021	04/04/2021	
32-31-13-1	32-31-13	Chain Link Fencing, Gates and Equipment - Automatic Gate Shop Drawings & Product Data	0	Closed	Reviewed	Midwest Fence & Manufacturing Company, Inc.	04/22/2021	04/21/2021	04/26/2021	04/26/2021
32-31-13-2	32-31-13	Chain Link Fencing, Gates and Equipment - Shop Drawings	0	Closed	Reviewed as Noted	Midwest Fence & Manufacturing Company, Inc.	06/09/2021	04/28/2021	06/19/2021	04/28/2021
32-31-13-3	32-31-13	Chain Link Fencing, Gates and Equipment - Samples (Composite Decking)	0	Closed	Reviewed	Midwest Fence & Manufacturing Company, Inc.	04/22/2021	05/14/2021	05/19/2021	05/17/2021
32-92-00-2	32-92-00	Turf and Grasses - Product Data	0	Closed	Reviewed as Noted	Peterson Companies, Inc.	07/07/2021	03/25/2021	03/30/2021	04/06/2021
32-32-13-4	32-31-13	Chain Link Fencing, Gates and Equipment - Dual Height Pedestal Product Data	0	Closed	Reviewed	Midwest Fence & Manufacturing Company, Inc.	04/28/2021	04/28/2021	05/05/2021	04/28/2021
32-92-00-3	32-92-00	Turf & Grasses - Erosion Control Blanket & Seed Mix	0	Closed	For Record Only	Minnesota Utilities & Excavating, LLC	06/11/2021	06/11/2021	06/25/2021	06/16/2021
33-41-00-2	33-41-00	Storm Utility Drainage Piping - Product Data	0	Closed	Reviewed as Noted	Jacon LLC	10/12/2020	10/12/2020	10/16/2020	10/14/2020
33-11-13-1	33-11-13	Facility Water Distribution Piping - Product Data	0	Closed	Reviewed as Noted	Jacon LLC	10/12/2020	10/12/2020	10/17/2020	10/15/2020
33-13-13-1	33-13-13	Facility Sanitary Sewers - Product Data	0	Closed	Reviewed	Jacon LLC	10/12/2020	10/12/2020	10/17/2020	10/16/2020
33-41-00-3	33-41-00	Storm Utility Drainage Piping - Structure Metals Shop Drawings	1	Closed	Reviewed as Noted	Jacon LLC	10/19/2020	10/30/2020	11/04/2020	11/03/2020
33-41-00-1	33-41-00	Storm Utility Drainage Piping - Structure Shop Drawings	1	Closed	Reviewed as Noted	Jacon LLC	10/06/2020	11/05/2020	11/10/2020	11/10/2020
33-41-00-4	33-41-00	Storm Utility Drainage Piping - Outlet Control Device (Resubmittal)	0	Closed	Reviewed as Noted	Jacon LLC	11/10/2020	11/10/2020	11/15/2020	11/11/2020
33-41-00-5	33-41-00	Storm Utility Drainage Piping - Hydrodynamic Separator Shop Drawing	0	Closed	Reviewed as Noted	Jacon LLC	11/17/2020	11/17/2020	11/22/2020	11/25/2020
33-13-13-2	33-11-13	Facility Water Distribution Piping - Disinfecting/Purge Report	0	Sent		Jacon LLC	01/11/2021		01/25/2021	
33-41-00-6	33-41-00	Alternate Valve - Product Data	0	Submitted		Jacon LLC	04/13/2021	04/13/2021	04/18/2021	
41-21-00-1	41-21-00	Material Handling Equipment - Overhead Crane System Shop Drawings	0	Closed	Reviewed	Aero Material Handling	06/27/2021	10/26/2020	07/07/2021	12/01/2020



CONSTRUCTION

RFI Log

View: RJM RFI Log
Project Number: 19520-0180
Project Name: City of Ramsey Public Works

Number	Status	Subject	From Organization	Ball In Court Organization	Priority	Sent	Due By
1	Closed	Slab on Grade Dowel Clarification	RJM Construction, LCC		Medium	09/11/2020	09/14/2020
2	Closed	Structural Steel Clarifications	RJM Construction, LCC		Medium	09/18/2020	09/23/2020
3	Closed	Structural Steel Clarifications #2	RJM Construction, LCC		Medium	09/21/2020	09/24/2020
4	Closed	Post Installed Column Encasement Rebar Clarification	RJM Construction, LCC		Medium	10/15/2020	10/22/2020
5	Closed	New Millenium - Joist and Deck Clarification	RJM Construction, LCC		Medium	10/15/2020	10/19/2020
6	Closed	Structural Steel Clarifications #3	RJM Construction, LCC		Medium	10/21/2020	10/23/2020
7	Closed	Precast Concrete Wall & Plank Clarifications #1	RJM Construction, LCC		Medium	10/29/2020	11/01/2020
8	Closed	Masonry Hollow Metal Door Frames Substitution	RJM Construction, LCC		Medium	11/09/2020	11/12/2020
9	Closed	TOB Bearing Elevation/Topping Slab Clarification	RJM Construction, LCC		Medium	11/20/2020	11/24/2020
10	Closed	Area C & D Storm Line Revisions	RJM Construction, LCC		High	12/10/2020	12/14/2020
11	Closed	Gas Detection Sensor Voluntary Substitution	RJM Construction, LCC		Medium	12/14/2020	12/17/2020
12	Closed	Washbay Trench Grate	RJM Construction, LCC		Medium	12/29/2020	01/06/2021
13	Closed	Controls Clarifications - EH #2-7, Temp/RH, TF-2 Sequence	RJM Construction, LCC		Medium	12/29/2020	01/01/2021
14	Closed	Hollow Metal Door Clarifications	RJM Construction, LCC		Medium	01/04/2021	01/11/2021
15	Closed	Single Angle Beam Shear Connection Clarifications	RJM Construction, LCC		Medium	01/04/2021	01/05/2021
16	Closed	Warm Storage Mezzanine Beam to Plate Conection	RJM Construction, LLC		Medium	01/13/2021	01/16/2021
17	Closed	Bullnose Tile Clarification	RJM Construction, LCC		Medium	01/18/2021	01/25/2021
18	Closed	Joist/Beam Connection Clarification	RJM Construction, LCC		Medium	01/18/2021	01/20/2021
19	Closed	Heat Trace at Storm Lines - Clarification	RJM Construction, LCC		Medium	01/25/2021	01/28/2021
20	Closed	Hilti Fasteners - Request for Substitution	RJM Construction, LCC		Medium	02/01/2021	02/05/2021
21	Closed	Building Section Assemblies Clarification	RJM Construction, LCC		Medium	02/03/2021	02/06/2021
22	Closed	Grid G - Joist Bearing Angle Revision	RJM Construction, LCC		Medium	02/09/2021	
23	Closed	Warm Storage South Joist Modification	RJM Construction, LCC		Medium	02/23/2021	02/26/2021
24	Closed	Office Embed Plate Beam Connection Clarifications	RJM Construction, LCC		Medium	03/09/2021	03/12/2021
25	Closed	Operable Wall Embed Plate Elevation Discrepancies	RJM Construction, LCC		Medium	03/09/2021	03/12/2021
26	Closed	Vehicle Storage Area Floor Drain Elevations	RJM Construction, LCC		Medium	03/11/2021	03/16/2021
27	Closed	Detail 2/S702 Clarification	RJM Construction, LCC		Medium	03/31/2021	03/15/2021
28	Closed	Acoustical Decking Steel Tubing Clarification	RJM Construction, LCC		Medium	03/15/2021	03/19/2021
29	Closed	Roof Coping Clarification	RJM Construction, LCC		Medium	03/16/2021	03/19/2021
30	Closed	Architectural Wood Casework Clarification	RJM Construction, LCC		Medium	03/16/2021	03/19/2021
31	Closed	Wash Bay Truck Fill Relocation	RJM Construction, LCC		Medium	03/19/2021	03/26/2021
32	Closed	Brine Tank Pad/Electrical Request	RJM Construction, LCC		Medium	03/22/2021	03/29/2021
33	Closed	Site Electrical Mock-Up Review Notes	RJM Construction, LCC		Medium	04/01/2021	04/04/2021
34	Closed	Storage Room Added Power/LV Rough-In's (City Request)	RJM Construction, LCC		Medium	04/01/2021	04/04/2021
35	Closed	Pour Sequence at Column Wraps (Detail 13/SS01)	RJM Construction, LCC		Medium	04/02/2021	04/09/2021
36	Closed	Laundry Room Floor Drain Clarification	RJM Construction, LCC		Medium	04/05/2021	04/09/2021
37	Closed	Grid Line G Roof Deck Elevation	RJM Construction, LCC		Medium	04/14/2021	04/21/2021
38	Closed	Vehicle Maintenance Plumbing Chase	RJM Construction, LCC		Medium	04/15/2021	04/18/2021
39	Closed	Sheet E212 Keynote 17 Clarification	RJM Construction, LCC		Medium	04/15/2021	04/18/2021
40	Closed	Range Hood Exhaust Duct Revision	RJM Construction, LCC		Medium	04/22/2021	04/30/2021
41	Closed	Fixture G & Switch SW-1 Clarification	RJM Construction, LCC		Medium	04/29/2021	05/07/2021
42	Closed	Lighting Controls Clarification	RJM Construction, LCC		Medium	05/05/2021	05/12/2021
43	Closed	Exterior Gas Piping Clarification	RJM Construction, LCC		Medium	05/06/2021	05/11/2021
44	Closed	Office Area Electrical Review Notes	RJM Construction, LCC		Medium	05/21/2021	05/28/2021
45	Closed	Water Heater Mixing Valve	RJM Construction, LCC		Medium	06/01/2021	06/08/2021
46	Closed	Electrical Unit Heater Furniture Outlet Verification	RJM Construction, LCC		Medium	06/01/2021	06/04/2021
47	Closed	Hose Reel Support Clarification	RJM Construction, LCC		Medium	06/03/2021	06/10/2021
48	Closed	CO Sensor & Panel Relocation in Sign Shop 131	RJM Construction, LCC		Medium	06/04/2021	06/11/2021
49	Closed	Warm Storage Lighting/Radiant Heating Coordination	RJM Construction, LCC		Medium	06/04/2021	06/07/2021
50	Closed	Column Encasement Locations	RJM Construction, LCC		Medium	06/07/2021	06/09/2021
51	Closed	Water Heater Mixing Valve Specification Clarification	RJM Construction, LCC		Medium	07/09/2021	07/21/2021
52	Closed	Stat Box Conduit Mounting Clarification	RJM Construction, LCC		Medium	06/09/2021	06/16/2021
53	Closed	Tile Clarification Questions	RJM Construction, LCC		Medium	07/07/2021	07/12/2021
54	Closed	Vehicle Maintenance Cross Brace Adjustment	RJM Construction, LCC		Medium	07/08/2021	07/12/2021
55	Closed	Protective Bollards for Watermains	RJM Construction, LCC		Medium	07/09/2021	07/14/2021
56	Closed	Vehicle Maintenance - Light Layout Conflict	RJM Construction, LCC		Medium	07/28/2021	08/04/2021
57	Closed	ERUW2 Dry Set of Contacts Location	RJM Construction, LCC		Medium	07/30/2021	08/04/2021
58	Closed	Location of Relay for Electric Baseboard Heaters	RJM Construction, LCC		Medium	07/30/2021	08/04/2021
59	Closed	Controls Product Substitution	RJM Construction, LCC		Medium	07/30/2021	08/04/2021
60	Closed	Relocation of Waste Oil Evac	RJM Construction, LCC		Medium	07/30/2021	08/04/2021
61	Closed	Mechanic's Office Hazardous Location Outlet Clarification	RJM Construction, LCC		Medium	08/02/2021	08/09/2021
62	Closed	Fire Suppression Flow Switch Wiring Clarification	RJM Construction, LCC		Medium	08/12/2021	08/20/2021
63	Closed	Maintenance Bay Wash Basin Outlet Clarification	RJM Construction, LCC		Medium	08/17/2021	08/27/2021
64	Closed	Hotsy Hard Water Clarification	RJM Construction, LCC		High	08/23/2021	08/24/2021
65	Closed	Infloor Heat Glycol Confirmation	RJM Construction, LCC		Medium	08/25/2021	09/01/2021
66	Open	Light Pole Fixture Mounting	RJM Construction, LCC	Oertel Architects	Medium	08/27/2021	09/03/2021
67	Open	Heat Trace Tape Electrical Clarifications	RJM Construction, LCC	Oertel Architects	Medium	09/01/2021	09/07/2021



Material Procurement Log - Xcel Grand Forks Service Center									
**If an order or shipment arrives incomplete, mark the amount that arrived and all information as normal. Then add a new line item for remaining items and the amount and fill in the remaining information as normal. Do not enter or delete data in gray cells. Do not delete #VALUE!									
Description	Responsible Party	Lead time (Weeks)	Lead Time (Days)	Submittal Due Date	Submittal Status	Date Ordered	Delivery Date	Original Scheduled Install Date	Notes
Acoustical Ceilings	Acoustics Associates	3.00	21	27-Jan-25	Approved			10-Mar-25	Complete.
Carpet/Resilient Flooring & Base	Acoustics Associates	3.00	21	3-Feb-25	Approved			17-Mar-25	Complete.
Ceramic Tile	Acoustics Associates	3.00	21	30-Dec-24	Approved			10-Feb-25	Complete.
Epoxy Floor/Epoxy Base	Acoustics Associates	3.00	21	3-Feb-25	Approved			17-Mar-25	Complete.
Chain link fence/Gates	Action Fence	12.00	84	28-Feb-25	Approved	1-May-24		13-Jun-25	All material is in Action Fence's shop.
Interior Wire Mesh Partitions	Action Fence	8.00	56	10-Dec-24	Approved	1-May-24		25-Feb-25	Complete.
Verticle Pivot Gates	Action Fence	12.00	84	28-Feb-25	Approved	1-May-24		13-Jun-25	Complete, but west end.
Site Furnishings (benches, tables, waste receptacle)	Anova Furnishings	7.00	49	10-Nov-24	Approved	22-Apr-24		20-Jun-25	Delivered/completed.
Exterior Metal Panels	Atomic	8.00	56	14-Oct-24	Approved			30-Dec-24	Delivered/completed.
Exterior Sun Control Devices	Atomic	12.00	84	16-Sep-24	Approved			30-Dec-24	Delivered/completed.
Fixed Louvers	Atomic	6.00	42	26-Nov-23	Approved	13-Nov-24		28-Jan-24	Delivered/completed.
Sheet Metal Flashing & Trim	Atomic	12.00	84	16-Sep-25	Approved	16-Jan-24		30-Dec-25	Delivered/completed.
Weather Barriers	Atomic	3.00	21	11-Nov-24	Approved	11-Jan-24		23-Dec-24	Delivered/completed.
Bathroom Accessories	Bartley	6.00	42	6-Jan-25	Approved	13-May-24		10-Mar-25	Delivered/completed.
Fire Extinguishers & Cabinets/Brackets	Bartley	6.00	42	13-Jan-25	Approved			17-Mar-25	Delivered/completed.
FRP Wall Paneling	Bartley	6.00	42	6-Jan-25	Approved	13-May-24	1-Jul-24	10-Mar-25	Delivered/completed.
Phenolic Core Toilet Compartments & Urinal Screens	Bartley	8.00	56	23-Dec-24	Approved	1-Oct-24		10-Mar-25	Delivered/completed.
Storage Building Bath Accessories	Bartley	3.00	21	20-Jun-24	Approved			17-Mar-25	Delivered/completed.
Wall Protection (corner guards)	Bartley	6.00	42	6-Jan-25	Approved	1-Oct-24		10-Mar-25	Delivered/completed.
Asphalt Paving	Blacktop Central	3.00	21	29-Apr-25	Approved			10-Jun-25	Readily available.
Translucent Windows	Ford Metro	14.00	98	8-Jan-24	Approved	12-Sep-24		23-Jan-24	Delivered/completed.
Translucent Windows for Storage Building	Ford Metro	14.00	98	8-Jan-24	Approved			5-Aug-24	Delivery completed.
Windows/Storefronts	Ford Metro	20.00	140	8-Jan-24	Approved	12-Sep-24		9-Dec-24	Delivery completed.
Heavy Duty Floor Scale - 5x5	Global Industrial	3.00	21	14-Jan-25	Approved	27-Nov-24		25-Feb-25	Delivered/completed.
Heated Pressure Washers	Hotsy	3.00	21	22-Nov-24	Approved	16-Oct-23		3-Jan-25	In Hosty's warehouse.
MISC Metals (Seq #3)	Integrity Steel Supply	14.00	98	16-May-24	Approved			12-Sep-24	Delivered/completed.
Steel anchor/embed shops (Seq #1)	Integrity Steel Supply	12.00	84	30-May-24	Approved	9-Nov-23		12-Sep-24	Delivered/completed.
Steel Joists/Metal Decking Submittal	Integrity Steel Supply	14.00	98	16-May-24	Approved			12-Sep-24	Delivered/completed.
Steel Placement Plans/Shops (Seq #2)	Integrity Steel Supply	12.00	84	30-May-24	Approved			12-Sep-24	Delivered/completed.
(2) Pre-Engineered Structures	Lester Building Systems	12.00	84	23-Jan-24	Approved			7-May-24	Delivered/completed.
EPDM Roofing/Flexible Flashing/Insulation/Roof Accessories	North Tech	6.00	42	19-Sep-24	Approved	23-Feb-24		21-Nov-24	Delivered/completed.
Cast-In-Place Concrete/Rebar/Vapor Barrier	Northland Concrete & Masonry	3.00	21	9-Oct-24	Approved			20-Nov-24	Readily available
CMU/Mortar/Lintels	Northland Concrete & Masonry	3.00	21	9-Oct-24	Approved	19-Jan-24		20-Nov-24	Readily available
Exterior Concrete Paving	Northland Concrete & Masonry	3.00	21	9-Oct-24	Approved	6-Feb-24		20-Nov-24	Readily available
Sprinkler System/Heads	Nova Fire Protection	3.00	21	17-Apr-24	Approved			29-May-24	Readily available
Service Center Crane	Olsen Chain & Cable	10.00	70	24-Jun-25	Approved		22-Sep-25	23-Sep-25	Parts have been ordered, arriving at the end of August.
Storage Building Crane	Olsen Chain & Cable	6.00	42	27-Mar-24	Approved	5-Mar-24		29-May-24	Delivery completed.
Paint Booth	Owner	5.00	35	19-May-24	Approved	28-May-24		29-May-24	Delivered/completed.
Cable Tray	Parsons Electric	10.00	70	1-Aug-24	Approved	1-Aug-24		26-Dec-24	Delivered/completed.
Conductors	Parsons Electric	10.00	70	1-Aug-24	Approved	1-Aug-24		26-Dec-24	Delivered/completed.
Electrical Raceway Firestopping	Parsons Electric	10.00	70	1-Aug-24	Approved	1-Aug-24		26-Dec-24	Delivered/completed.
Floor Boxes	Parsons Electric	10.00	70	1-Aug-24	Approved	1-Aug-24		3-Mar-25	Delivered/completed.
Generator	Parsons Electric	10.00	70	1-Aug-24	Approved	1-Aug-24		26-Dec-24	Delivered/completed.
Grounding	Parsons Electric	10.00	70	1-Aug-24	Approved	1-Aug-24		26-Dec-24	Delivered/completed.
Hangers & Supports	Parsons Electric	10.00	70	1-Aug-24	Approved	1-Aug-24		26-Dec-24	Delivered/completed.
Lighting Controls	Parsons Electric	10.00	70	1-Aug-24	Approved	1-Aug-24		26-Dec-24	Delivered/completed.
Lighting Fixtures	Parsons Electric	10.00	70	1-Aug-24	Approved	27-Nov-23		29-May-24	Delivered/completed.
Panelboard EM1	Parsons Electric	10.00	70	1-Aug-24	Approved	1-Aug-24		26-Dec-24	Delivered/completed.
Panelboards	Parsons Electric	10.00	70	1-Aug-24	Approved	1-Aug-24		26-Dec-24	Delivered/completed.
Raceway & Boxes	Parsons Electric	10.00	70	1-Aug-24	Approved	1-Aug-24		26-Dec-24	Delivered/completed.
Transfer Switches	Parsons Electric	10.00	70	1-Aug-24	Approved	1-Aug-24		26-Dec-24	Delivered/completed.
Underground Ducts	Parsons Electric	10.00	70	1-Aug-24	Approved	1-Aug-24		26-Dec-24	Delivered/completed.
Wiring Devices	Parsons Electric	10.00	70	1-Aug-24	Approved	1-Aug-24		26-Dec-24	Delivered/completed.
Planting/Native Grasses & Wildflowers	Peterson Companies Inc.	3.00	21	20-Mar-25	Approved			1-May-25	Readily available.

Sodding & Turf Seeding	Peterson Companies Inc.	3.00	21	20-Mar-25	Approved			1-May-25	Readily available.
Stone Paving/Mulch	Peterson Companies Inc.	3.00	21	20-Mar-25	Approved			1-May-25	Delivered/completed.
(2) Metal Shower & Dressing Compartments	Peterson Sheet Metal	8.00	56	25-Nov-24	Approved			10-Feb-25	Delivered/completed.
Air Compressor (COMP-1)	Peterson Sheet Metal	12.00	84	21-Oct-24	Approved	1-Dec-23		3-Feb-25	Delivered/completed.
Air Conditioning Unit (AC-1)	Peterson Sheet Metal	12.00	84	14-Feb-24	Approved	22-Nov-23		29-May-24	Delivered/completed.
Air Destratification Fans (DF)	Peterson Sheet Metal	12.00	84	21-Oct-24	Approved	22-Nov-23		3-Feb-25	Delivered/completed.
Air Handling Unit (AHU-1)	Peterson Sheet Metal	31.00	217	20-Mar-24	Approved	5-Jan-24		13-Nov-24	Delivered/completed.
Air Terminal Units (VAVs)	Peterson Sheet Metal	12.00	84	31-Jul-24	Approved	13-Dec-23		13-Nov-24	Delivered/completed.
Air-Cooled Refrigerant Condenser (CU-1)	Peterson Sheet Metal	36.00	252	14-Feb-24	Approved	22-Nov-23		13-Nov-24	Delivered/completed.
Diffusers, Registers, Grilles	Peterson Sheet Metal	12.00	84	1-Apr-24	Approved	19-Jan-24		15-Jul-24	Delivered/completed.
Direct Gas-Fired Heating & Ventilating Units (MAUs)	Peterson Sheet Metal	12.00	84	14-Feb-24	Approved	19-Dec-23		29-May-24	Delivered/completed.
Drinking Fountains & Water Coolers	Peterson Sheet Metal	12.00	84	21-Oct-24	Approved	30-Nov-23		3-Feb-25	Delivered/completed.
Electric Boiler (SMB)	Peterson Sheet Metal	12.00	84	8-Nov-24	Approved	22-Nov-23		21-Feb-25	Delivered/completed.
Electric Domestic Water Heaters (DWH)	Peterson Sheet Metal	12.00	84	1-Apr-24	Approved	13-Dec-23		15-Jul-24	Delivered/completed.
Eye wash Station	Peterson Sheet Metal	6.00	42	13-Sep-24	Approved	2-Dec-24		3-Mar-25	Delivered/completed.
Finned-Tube Radiation Heaters (BB)	Peterson Sheet Metal	12.00	84	14-Feb-24	Approved	22-Nov-23		29-May-24	Delivered/completed.
Gas Vents	Peterson Sheet Metal	12.00	84	14-Feb-24	Approved	22-Nov-23		29-May-24	Delivered/completed.
Gas-Fired Radiant Heaters	Peterson Sheet Metal	12.00	84	14-Feb-24	Approved	22-Nov-23		29-May-24	Delivered/completed.
HVAC Piping	Peterson Sheet Metal	12.00	84	14-Feb-24	Approved	22-Nov-23		29-May-24	Delivered/completed.
Equipment (sleeves, escutcheons, meters & guages, hangers & supports, identificatio	Peterson Sheet Metal	12.00	84	14-Feb-24	Approved	30-Nov-23		29-May-24	Delivered/completed.
HVAC Power Ventilators (EF)	Peterson Sheet Metal	12.00	84	14-Feb-24	Approved	1-Dec-23		29-May-24	Delivered/completed.
Hydronic Piping/Pumps/Specialties	Peterson Sheet Metal	12.00	84	14-Feb-24	Approved	22-Nov-23		29-May-24	Delivered/completed.
Metal Ducts/Accessories	Peterson Sheet Metal	12.00	84	14-Feb-24	Approved	22-Nov-23		29-May-24	Delivered/completed.
Plumbing Fixtures	Peterson Sheet Metal	12.00	84	1-Apr-24	Approved	13-Dec-23		15-Jul-24	Delivered/completed.
Plumbing Piping/Equipment	Peterson Sheet Metal	12.00	84	14-Feb-24	Approved	22-Nov-23		29-May-24	Delivered/completed.
Radiant-Heating Hydronic Piping	Peterson Sheet Metal	12.00	84	14-Feb-24	Approved	22-Nov-23		29-May-24	Delivered/completed.
Snowmelt Manifolds (SMM)	Peterson Sheet Metal	12.00	84	31-Jul-24	Approved	22-Nov-23		13-Nov-24	Delivered/completed.
Split-System Air Conditioners (SSAC)	Peterson Sheet Metal	12.00	84	14-Feb-24	Approved	22-Nov-23		29-May-24	Delivered/completed.
Unit Heaters (CUH/UH)	Peterson Sheet Metal	12.00	84	14-Feb-24	Approved	22-Nov-23		29-May-24	Delivered/completed.
Overhead Doors	PS Garage Doors	7.00	49	14-Nov-24	Approved			23-Jan-25	Delivered/completed.
Fire Alarm	Siemens	12.00	84	18-Nov-24	Approved	27-Nov-23		3-Mar-25	Readily available
Signage	Signation Sign Group	6.00	42	27-Feb-25	Approved			1-May-25	Readily available
Bituminous damproofing	Spec 7 Group	3.00	21	21-Oct-24	Approved	2-Feb-24		2-Dec-24	Readily available
Paint	Steinbrecher Painting Co.	3.00	21	13-Jan-25	Approved			24-Feb-25	Readily available
Gypsum Assemblies	Swanson & Youngdale	3.00	21	30-Dec-24	Approved			10-Feb-25	Readily available
Rough Carpentry	Swanson & Youngdale	3.00	21	21-Oct-24	Approved	15-Feb-24		2-Dec-24	Readily available
Earthwork	U.S. Sitework	8.00	56	23-Jan-24	Approved			9-Apr-24	Delivered/completed.
Underground Utilities	U.S. Sitework	8.00	56	23-Jan-24	Approved	17-Mar-24		9-Apr-24	Delivered/completed.
Precast panels/columns/beams/plank	Wells	28.00	196	8-Feb-24	Approved			12-Sep-24	Delivered/completed.
Doors, Farmes, Hardware	Wheeler Hardware	16.00	112	7-Feb-24	Approved			19-Jun-24	Last round of door frames to be delievered 08/11/25.
Millwork (PLAM, Solid Surface)	Willmar Wood Products	14.00	98	7-Oct-24	Approved			3-Feb-25	Complete.
Metal Lockers/ADA Hardwood Benches	Wissota Supply Co.	10.00	70	11-Nov-24	Approved			10-Feb-25	Complete.
Gutters for Storage Building	Atomic	2	10		Approved				Delivered/completed.
Domestic Hot Water Heater	Peterson Sheet Metal	4	20		Approved	2-Dec-25		10-Mar-25	Delivered/completed.
Storage Building - Weld Arm Transformer	Peterson Sheet Metal	6	30		Approved	6-Nov-24		18-Oct-24	Delivered/completed.
Storage Building - Weld Arm Motor	Peterson Sheet Metal	6	30		Approved	6-Nov-24		18-Oct-24	Delivered/completed.
EV Charging Stations	Parsons Electric	6	30		Approved			2-Jun-25	Readily available.
Card Readers	Midwest Lock	6	36		Approved			14-Apr-25	Complete.
Cameras	Midwest Lock	6	30		Approved			14-Apr-25	Complete.
Security Door Hardware	Midwest Lock	6	30		Approved			15-Apr-25	Complete.
Audio Visuals	McCann	10	50		Approved			24-Mar-25	Complete.
FFE - Xcel Furniture	Xcel Energy	12	60		Approved			21-Apr-25	Complete.
Xcel Panel HV1	Parsons Electric	8	40		Approved			4-Apr-25	Complete.
Stop/Go Lights	PS Garage Door	4	20		Approved			14-Mar-25	Complete.
L7 - Louver for High Bay	Atomic	6	30		Approved	11-Apr-25			On-site, complete.
Employee EV Charger Station	Xcel Energy		0		Approved				On-site.
Fleet Charger	Xcel Energy		0		Approved				Still have not shipped yet.
Ice Maker	Xcel Energy		0		Approved				Complete.
Refrigerator	Xcel Energy		0		Approved				Complete.

Coffee Maker	Xcel Energy		0		Approved				Complete.
Handicap Exterior Signage	Signation	6	30		Approved				In Signation's warehouse.
<u>Storage Building - Bathroom Wall 'Rework'</u>									
Wood Studs/Metal Panels/Screws/Etc.	Davis								On-site, complete.
Additional Sheets of FRP	Bartley								On-site, complete.
Thermostat for Baseboard Heat	Peterson Sheet Metal								On-site, complete.

Maintenance Operations Center
City of Roseville

2025-2027 2026-2028



7/22/2025	Maintenance Operations Center											Maintenance Operations Center
Description	Original Concept 2022 Study	MOC	Original VFW/License/Dance	Concept A VFW/License/Dance	Concept B VFW/License/Dance	Concept B.1 VFW/License/Dance	Concept B.2 VFW/License/Dance	Concept B.3 VFW/License/Dance	Concept C MOC	Concept C License/Dance	Current Overall Budget	
Update Date	10/05/18	05/04/21	05/04/21	05/04/21	05/04/21	05/04/21	05/04/21	05/04/21	06.06.25	06.06.25		7/22/2025
PROJECT REVENUE / FUNDING		X		X							DO NOT MODIFY	Mark w/ "X" to specify which update carries forward
Referendum/Bonding											\$0.00	Hard plug revenue sources and amount
Local Option Sales Tax											\$0.00	Hard plug revenue sources and amount
IRA Funding											\$0.00	Hard plug revenue sources and amount
CIP											\$0.00	Hard plug revenue sources and amount
Rebates (Tax/Energy etc.)											\$0.00	Hard plug revenue sources and amount
Other Funding Sources											\$0.00	Hard plug revenue sources and amount
TOTAL PROJECT REVENUE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00	
Project Revenue Proportions	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!			#DIV/0!	Estimate Update / Current Overall Budget
PROJECT AREA BREAKDOWN												
Public Works Facility	122,000	122,000							128,895		122,000	
License Center/Dance Studio	19,600		19,600	18,977	18,755	17,517	17,149	17,149	0	19,600	18,977	
VFW	10,500		10,500	10,461	10,620	10,620	12,680	10,461	0	0	10,461	
Retail/Commercial Space			0	0	0	10,347	13,165	16,215	0	0	0	
Renovation GSF											0	
Total GSF	152,100	122,000	30,100	29,438	29,375	38,484	42,994	43,825	128,895	19,600	151,438	Formula
Site Area (Acres)	12	12									12	
CONSTRUCTION COSTS												
Site	\$7,077,322	\$5,241,083	\$2,800,000	\$3,550,000	\$2,800,000	\$2,800,000	\$2,800,000	\$2,800,000	\$ 4,698,200	\$ 2,529,800	\$8,791,082.83	Concept
Salt/Sand/Brine Building	\$1,701,385	\$1,962,455							\$1,600,000		\$1,962,455.00	Concept
Fuel Island	In Site	\$900,000							\$900,000		\$900,000.00	Concept
Exterior Covered Storage	\$518,400	\$627,264							\$627,264		\$627,264.00	Concept
Main Operations Facility	\$27,203,386	\$30,284,500							\$25,804,220		\$30,284,500.00	Concept
North Support Site Storage Building									\$3,800,000			
License Center/Dance Studio	\$5,157,541		\$6,240,625	\$6,578,560	\$5,352,748	\$3,786,049	\$3,666,785	\$3,666,785		\$6,240,625	\$6,578,560.00	Concept
VFW	\$3,500,375		\$4,235,454	\$3,044,151	\$2,761,200	\$2,761,200	\$2,713,520	\$3,044,151			\$3,044,151.00	Concept
Retail/Commercial Space						\$2,328,075	\$2,962,125	\$3,648,375			\$0.00	Concept
Value Management											\$0.00	N/A
Design Contingency	\$3,612,672	\$3,121,224	\$1,062,086	\$1,053,817	\$1,091,395	\$1,167,532	\$1,214,243	\$1,315,931	\$3,742,968	\$701,634	\$4,175,041.03	8% Concept A, 10% Concept B & C
Escalation to 2027 Midpoint (4%/year)	\$14,310,326	\$3,370,922	\$1,147,053	\$1,138,122	\$960,427	\$1,027,429	\$1,068,534	\$1,158,019	\$3,293,812	\$757,765	\$4,509,044.31	Originally 7%/year- updated to current market
Total Bid Day	\$63,081,407	\$45,507,448	\$15,485,219	\$15,364,650	\$12,965,770	\$13,870,285	\$14,425,207	\$15,633,261	\$44,466,465	\$10,229,824	\$60,872,098.16	
Contingency												
Remaining Contingency	\$2,438,555	\$2,275,372	\$774,261	\$768,233	\$648,288	\$693,514	\$721,260	\$781,663	\$2,667,988	\$511,491	\$3,043,604.91	Contingency Budget / Remaining w/ Formula
Pending Changer Orders											\$0.00	PCO Log Totals
Executed Change Orders											\$0.00	Executed Change Orders
General Conditions		\$720,000		\$420,000	\$420,000	\$420,000	\$420,000	\$420,000	\$720,000	\$420,000	\$1,140,000.00	
CONSTRUCTION COSTS SUB TOTAL	\$65,519,962	\$48,502,820	\$16,259,479	\$16,552,883	\$14,034,058	\$14,983,799	\$15,566,467	\$16,834,925	\$47,854,452	\$11,161,315	\$65,055,703.07	
Construction Cost / GSF	\$430.77	\$397.56	\$540.18	\$562.30	\$477.76	\$389.35	\$362.06	\$384.14	\$371.27	\$569.45	\$959.86	Construction Costs Sub Total / Total GSF
Percent Construction Cost	79%	80%	77%	77%	77%	77%	77%	77%	79%	77%	157%	Construction Costs Sub Total / Total Project Cost
SOFT COSTS	\$17,877,494.00	\$12,125,705	\$4,877,844	\$4,965,865	\$4,210,217	\$4,495,140	\$4,669,940	\$5,050,477	\$12,920,702	\$3,348,394	\$17,091,569.90	
Design Fees and Reimbursable												
Construction Management Fee												
Permits, Plan Reviews & Fees												
Utilities - Connections												
Pre-Construction Surveys & Studies												
Testing & Inspections												
Bidding, Legal, Finance & Misc.												
City Purchase Orders												
FF&E Expenses												
SOFT COSTS SUB-TOTAL	\$17,877,494	\$12,125,705	\$4,877,844	\$4,965,865	\$4,210,217	\$4,495,140	\$4,669,940	\$5,050,477	\$12,920,702	\$3,348,394	\$17,091,569.90	
Soft Costs / SF	\$117.54	\$99.39	\$162.05	\$168.69	\$143.33	\$116.81	\$108.62	\$115.24			\$268.08	
Percent Soft Costs	21%	20%	23%	23%	23%	23%	23%	23%			43%	
TOTAL PROJECT COSTS	\$83,397,456	\$60,628,526	\$21,137,323	\$21,518,747	\$18,244,276	\$19,478,939	\$20,236,407	\$21,885,402	\$60,775,155	\$14,509,709	\$82,147,272.97	Constr. Cost + Soft Costs
Project Cost / GSF	\$548.31	\$496.96	\$702.24	\$730.99	\$621.08	\$506.16	\$470.68	\$499.38			\$1,227.94	Total Project Cost / Total GSF
VARIANCE (OVER) / UNDER	(\$83,397,456.00)	(\$60,628,525.57)	(\$21,137,323.31)	(\$21,518,747.40)	(\$18,244,275.54)	(\$19,478,938.90)	(\$20,236,407.34)	(\$21,885,401.90)			(\$82,147,272.97)	Total Project Revenue / Total Project Costs
Low Range	75057710.4	54565673.01	19023590.98	19366872.66	16419847.99	17531045.01	18212766.6	19696861.71	54697639.17	13058738.44		
Mid Range	83397456	60628525.57	21137323.31	21518747.4	18244275.54	19478938.9	20236407.34	21885401.9	60775154.63	14509709.38		
High Range	91737201.6	66691378.13	23251055.65	23670622.14	20068703.1	21426832.8	22260048.07	24073942.09	66852670.1	15960680.32		

From: noreply@civicplus.com
Sent: Friday, October 10, 2025 9:12 PM
To: *RVCouncil; Rebecca Olson; Pat Trudgeon
Subject: Online Form Submittal: Contact City Council

Contact City Council

Please complete this online form and submit.

Subject Concern Regarding Use of Kraus-Anderson for City Projects

Contact Information

Name: Anna Zbacnik

Address: [REDACTED]

City: Roseville

State: MN

Zip: 55113

This form goes to the Mayor, all Councilmembers and certain City Staff. Due to the volume of emails submitted, a personal reply is not always possible.

How would you prefer to be contacted? Email
Remember to fill in the corresponding contact information.

Email Address: [REDACTED]

Phone Number: [REDACTED]

Please Share Your Comment, Question or Concern

Dear City of Roseville,
I'm writing as both a Roseville taxpayer and a district employee to share my concerns about the potential use of Kraus-Anderson for future city projects.
Our school district used Kraus-Anderson for several building projects, and after seeing the quality of their work firsthand, I would strongly urge the city to consider other contractors. My experience with their work was frustrating, disappointing, and in many cases, unacceptable.
Throughout our schools, projects were left unfinished. I saw

decals painted over instead of properly removed, trim that was cut off and never replaced, and glycol leaks in multiple areas. In my school's library specifically, the roof leaked for four years due to improperly installed equipment. When materials ran out, they simply substituted mismatched colors or finishes without any clear communication.

One particularly concerning example was in the kindergarten classrooms, where there weren't enough tiles to finish the flooring—so they patched in random carpet squares. In the classroom areas, it appears that only one room was measured for cabinet installation, so in many other rooms the cupboards don't fit correctly—leaving awkward gaps along the walls. The whiteboards that were installed were also made of noticeably poor-quality material and have not held up well over time.

If this level of work had been done in my own home, I would not have paid for it—and I definitely wouldn't recommend the company to anyone else. As someone who works in these buildings and pays taxes in this city, I do not recommend the use of Kraus-Anderson.

I hope the City of Roseville will take these concerns seriously and reconsider any plans to hire Kraus-Anderson for future city work. Our community deserves better. I would highly recommend asking others that used this company their opinions and perhaps take a detailed look at their work in places it has been done. Pay close attention to building that had remodels and annd additions.

Thank you for your time and consideration.

Sincerely,

Anna Zbacnik

Roseville Resident

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ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 10/13/2025

Item No.: 7.e.

Department Approval



City Manager Approval



Item Description: Approve Architect Agreement for Civic Campus Project

Background

At the July 7, 2025 City Council meeting, the Council approved moving the Civic Campus project forward using Concept C from the Civic Campus Master Plan Update that was presented on June 16, 2025. At the June 21, 2025 City Council meeting, the Council approved the Request for Proposal (RFP) for Architectural Services (Attachment 1) related to the Civic Campus Master Plan.

The Architect RFP scope includes completing the overall design of the Maintenance Operations Center (MOC) and the License Passport Center and Dance Studio (LPCDS). The project scope would be broken into finalizing concept design, doing schematic design, design development and final construction documents. The scope includes doing additional environmental assessment and geotechnical work.

At the September 15, 2025 City Council meeting, the Council selected LHB for Architectural Services related to the Civic Campus Project. The overall cost of the proposal is \$2,631,420. Over the last few weeks, staff worked with LHB and the City attorney to finalize an agreement.

As part of the proposal, all consultants were required to submit alternative pricing to do a higher sustainability design such as B3 design, which is required for state bonding projects. There are no requirements for this project, which is why the proposal included this as an alternative option. LHB provided an alternative price of \$148,852 for this service. After discussion with the LHB, the City does not need to make this decision at this time. Once the schematic design is completed and the budget is updated, this can be re-visited to see if funds are available to do a higher-level design and construction.

Policy Objectives

The construction of a new Maintenance Operations Center and License and Passport Center, along with the City Dance Studio, will allow the City to continue to provide needed and valuable services to the residents and businesses of the community in a more efficient manner. The new facilities will ensure that the City's roads, utilities, vehicles, and equipment are maintained at the desired level and that valuable services such as recreational programming and driver's license and passport processing are conveniently

available to community residents.

Equity Impact Summary

The new Maintenance Operations Center and License and Passport Center will provide a benefit to the residents, businesses, and visitors to Roseville. The new facilities will allow for more efficient services to be provided for residents, customers, and users of city parks and infrastructure. With perhaps the exception of adjacent neighborhoods, it does not appear that the construction and operation of the new facilities will disproportionately impact any segment of the population. As with all City projects, staff will continue to identify potential unintended consequences and identify potential alternatives to disproportionately impactful action.

Budget Implications

The fees for LHB for the project would be \$630,911 for the LPCDS and \$2,000,509 for the MOC for a total of \$2,631,420. This reflects over 17,000 hours of work from schematic design through construction over the next three years of the project.

Based on the latest cost estimates for Concept C in the Civic Campus Master Plan Update Study (Attachment 3), the overall cost is estimated at \$75,300,000. The MOC portion of the project is \$60,800,000 and the LPCDS is estimated at \$14,500,000. The soft cost for Concept C for the MOC portion was \$12,920,702 and for the LPCDS was \$3,348,394. Soft costs cover architect design fees, construction management fees, permits, inspections, utility connections, preconstruction surveys/studies, testing, bidding, legal and finance expenses, City purchase orders and FF&E expenses.

Below is a table with the updated project budget including a breakdown of soft costs. Two of the major soft cost components is the architect design fees and the Construction Manager at Risk (CmaR) fees. The Construction Manager at Risk (CmaR) selection recommendation is a separate business item on the agenda. The table below includes updated costs based on staff's recommended CmaR firm, Kraus-Anderson's fee costs.

Civic Campus Project Budget

	MOC	LPCDS	Total
Total Funding Available	\$ 64,200,000.00	TBD	
Total Project Budget based on CCMP Estimate - July 2025	\$ 60,800,000.00	\$ 14,500,000.00	\$ 75,300,000.00
Soft Cost Portion of the Project Budget	\$ 12,920,702.00	\$ 3,348,394.00	\$ 16,269,096.00
Architect - LHB	\$ 2,000,509.00	\$ 630,911.00	\$ 2,631,420.00
CmaR - Kraus Anderson	\$ 2,739,792.00	\$ 889,446.00	\$ 3,629,238.00
Estimated budget remaining for additional soft costs	\$ 8,180,401.00	\$ 1,828,037.00	\$ 10,008,438.00

Maintenance Operation Center costs can be funded using funding from the 0.5% local sales tax approved last November, totaling \$64,200,000.

Funding for the LPCDS costs has not been fully identified.

Staff Recommendations

Staff recommends the Council approve the agreement with LHB for Architectural Services.

Requested Council Action

Approve the agreement with LHB for Architectural Services.

Prepared by: Jesse Freihammer, Public Works Director

Attachments:

1. Agreement
2. LHB Proposal
3. Project Estimate – July 2022 from Civic Campus Update Report



AIA® Document B133® – 2019

Standard Form of Agreement Between Owner and Architect, Construction Manager as Constructor Edition

AGREEMENT made as of the _____ day of _____ in the year 2025

(In words, indicate day, month and year.)

BETWEEN the Architect's client identified as the Owner:

(Name, legal status, address, and other information)

City of Roseville

2660 Civic Center Drive

Roseville, MN 55113

651-792-7000

and the Architect:

(Name, legal status, address, and other information)

LHB, Inc.

701 Washington Avenue North, Suite 200

Minneapolis, MN 55401

218-727-8446

for the following Project:

(Name, location, and detailed description)

Maintenance Operations Center and the License/Passport Center & Dance Studio

The Construction Manager (if known):

(Name, legal status, address, and other information)

The Owner and Architect agree as follows.

ADDITIONS AND DELETIONS:

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

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

This document is intended to be used in conjunction with AIA Documents A201–2017™, General Conditions of the Contract for Construction; A133–2019™ Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price; and A134–2019™ Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee without a Guaranteed Maximum Price.

AIA Document A201™–2017 is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

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TABLE OF ARTICLES

- 1 INITIAL INFORMATION
- 2 ARCHITECT'S RESPONSIBILITIES
- 3 SCOPE OF ARCHITECT'S BASIC SERVICES
- 4 SUPPLEMENTAL AND ADDITIONAL SERVICES
- 5 OWNER'S RESPONSIBILITIES
- 6 COST OF THE WORK
- 7 COPYRIGHTS AND LICENSES
- 8 CLAIMS AND DISPUTES
- 9 TERMINATION OR SUSPENSION
- 10 MISCELLANEOUS PROVISIONS
- 11 COMPENSATION
- 12 SPECIAL TERMS AND CONDITIONS
- 13 SCOPE OF THE AGREEMENT

ARTICLE 1 INITIAL INFORMATION

§ 1.1 This Agreement is based on the Initial Information set forth in this Section 1.1.

(For each item in this section, insert the information or a statement such as "not applicable" or "unknown at time of execution.")

§ 1.1.1 The Owner's program for the Project:

(Insert the Owner's program, identify documentation that establishes the Owner's program, or state the manner in which the program will be developed.)

Design of a two-story License Passport Center and Dance Studio on city property at Veterans Park as indicated in Options C.1 or C.2 in the Civic Campus Master Plan Update completed in 2025. The shared parking lot with the VFW would be reconstructed to accommodate additional parking.

A new Maintenance Operations Center would be constructed in two parts. The main facility south of Woodhill would consist of re-using part of the existing facility and expanding the facility into the existing maintenance yard as indicated in Options C.1 or C.2 in the Civic Campus Master Plan Update completed in 2025. The main garage would be remodeled and reused as part of the construction. Additionally, the Lexington Shoppes building north of Woodhill Drive would be demolished and a new maintenance yard with one storage building, storage bins and fuel system would be constructed.

§ 1.1.2 The Project's physical characteristics:

(Identify or describe pertinent information about the Project's physical characteristics, such as size; location; dimensions; geotechnical reports; site boundaries; topographic surveys; traffic and utility studies; availability of public and private utilities and services; legal description of the site, etc.)

§ 1.1.3 The Owner's budget for the Cost of the Work, as defined in Section 6.1:
(Provide total and, if known, a line item breakdown.)

Projected Construction Budget for MOC: \$48,000,000 (Sales Tax Funded)
Projected Construction Budget for LPCDS: \$11,000,000 (Locally Funded)

§ 1.1.4 The Owner's anticipated design and construction milestone dates:

.1 Design phase milestone dates, if any:

Final Design – July 2026

.2 Construction commencement date:

October 2026

.3 Substantial Completion date or dates:

Total project completion December 2029

.4 Other milestone dates:

§ 1.1.5 The Owner intends to retain a Construction Manager pursuant to the following agreement:
(Indicate agreement type.)

- [☒] AIA Document A133–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price, as modified.
- [☐] AIA Document A134–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee without a Guaranteed Maximum Price.

§ 1.1.6 The Owner's requirements for accelerated or fast-track design and construction, or phased construction are set forth below:
(List number and type of bid/procurement packages.)

Three bid packages

#1 -LPCDS

#2 – MOC North of Woodhill

#3 – MOC South of Woodhill

§ 1.1.7 The Owner's anticipated Sustainable Objective for the Project:
(Identify and describe the Owner's Sustainable Objective for the Project, if any.)

§ 1.1.7.1 If the Owner identifies a Sustainable Objective, the Owner and Architect shall complete and incorporate AIA Document E234™–2019, Sustainable Projects Exhibit, Construction Manager as Constructor Edition, into this Agreement to define the terms, conditions and services related to the Owner's Sustainable Objective. If E234-2019 is incorporated into this Agreement, the Owner and Architect shall incorporate the completed E234–2019 into the agreements with the consultants and contractors performing services or Work in any way associated with the Sustainable Objective.

§ 1.1.8 The Owner identifies the following representative in accordance with Section 5.4:
(List name, address, and other contact information.)

Jesse Freihammer, Public Works Director
City of Roseville
2660 Civic Center Drive
Roseville, MN 55113
651-792-7041
Jesse.Freihammer@cityofroseville.com

Matthew Johnson, Parks and Recreation Director
City of Roseville
2660 Civic Center Drive
Roseville, MN 55113
651-792-70101
Matthewr.Johnson@cityofroseville.com

§ 1.1.9 The persons or entities, in addition to the Owner's representative, who are required to review the Architect's submittals to the Owner are as follows:
(List name, address, and other contact information.)

§ 1.1.10 The Owner shall retain the following consultants and contractors:
(List name, legal status, address, and other contact information.)

.1 Construction Manager:

(The Construction Manager is identified on the cover page. If a Construction Manager has not been retained as of the date of this Agreement, state the anticipated date of retention. If the Architect is to assist the Owner in selecting the Construction Manager, complete Section 4.1.1.1)

.2 Other consultants and contractors:

(List any other consultants and contractors retained by the Owner.)

§ 1.1.11 The Architect identifies the following representative in accordance with Section 2.4:
(List name, address, and other contact information.)

Aaron D. Kelly, AIA, Studio Leader
LHB, Inc.
21 West Superior Street, Suite 500
Duluth, MN 55802
Aaron.kelly@LHBcorp.com
(218)279-2404

§ 1.1.12 The Architect shall retain the consultants identified in Sections 1.1.12.1 and 1.1.12.2:
(List name, legal status, address, and other contact information.)

§ 1.1.12.1 Consultants retained under Basic Services:

.1 Structural Engineer:

Gregg Curtis, PE
LHB, Inc.
701 Washington Avenue North, Suite 200
Minneapolis, MN 55401
Gregg.curtis@LHBCorp.com

.2 Mechanical Engineer:

Alec Ashton, PE
LHB, Inc.
21 West Superior Street, Suite 500
Duluth, MN 55802
Alec.ashton@LHBcorp.com

.3 Electrical Engineer:

Jake Melbostad, PE
LHB, Inc.
701 Washington Avenue North, Suite 200
Minneapolis, MN 55401
Jake.melbostad@LHBcorp.com

.4 Civil Engineer:

Jordan Cabak, PE
« »LHB, Inc.
« »701 Washington Avenue North, Suite 200
« »Minneapolis, MN 55401
« »Jordan.cabak@LHBcorp.com
« »

.5 Landscape Architecture:

« »Lydia Major, PLA
« »LHB, Inc.
« »701 Washington Avenue North, Suite 200
« »Minneapolis, MN 55401
« »Lydia.major@LHBcorp.com
« »

.6 Land Surveyor:

Kyle Roddy, PLS
LHB, Inc.
324 Garfield Street South
Cambridge, MN 55008
Kyle.rodny@LHBcorp.com

.7 Geotechnical Engineer:

Steven Thayer, PE
Braun Intertec, Inc.
3900 Roosevelt Road, Suite 113
St Cloud, MN 56301
SThayer@braunintertec.com

.8 Other Architectural:

Ken Booth, Sr. Facility Design Manager« »
HDR, Inc.« »
1670 Broadway, Suite 3400« »
Denver, CO 80202« »
Ken.booth@HDRinc.com« »
« »

§ 1.1.12.2 Consultants retained under Supplemental Services:

§ 1.1.13 Other Initial Information on which the Agreement is based:

§ 1.2 The Owner and Architect may rely on the Initial Information. Both parties, however, recognize that the Initial Information may materially change and, in that event, the Owner and the Architect shall appropriately adjust the Architect's services, schedule for the Architect's services, and the Architect's compensation. The Owner shall adjust the Owner's budget for the Cost of the Work and the Owner's anticipated design and construction milestones, as necessary, to accommodate material changes in the Initial Information.

§ 1.3 The parties shall develop written protocols governing the transmission and use of, and reliance on, Instruments of Service or any other information or documentation in digital form.

§ 1.3.1 Any use of, or reliance on, all or a portion of a building information model without agreement to written protocols governing the use of, and reliance on, the information contained in the model shall be at the using or relying party's sole risk and without liability to the other party and its contractors or consultants, the authors of, or contributors to, the building information model, and each of their agents and employees.

ARTICLE 2 ARCHITECT'S RESPONSIBILITIES

§ 2.1 The Architect shall provide professional services as set forth in this Agreement. The Architect represents that it is properly licensed in the jurisdiction where the Project is located to provide the services required by this Agreement, or shall cause such services to be performed by appropriately licensed design professionals.

§ 2.2 The Architect shall perform its services consistent with the professional skill and care ordinarily provided by experienced and reputable architects practicing in the same or similar locality under the same or similar circumstances. The Architect shall perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project.

§ 2.3 The Architect shall provide its services in conjunction with the services of a Construction Manager as described in the agreement identified in Section 1.1.5. The Architect shall not be responsible for actions taken by the Construction Manager.

§ 2.4 The Architect shall identify a representative authorized to act on behalf of the Architect with respect to the Project.

§ 2.5 Except with the Owner's knowledge and written consent, the Architect shall not engage in any activity, or accept any employment, interest or contribution that would reasonably appear to compromise the Architect's professional judgment with respect to this Project.

§ 2.6 Insurance. The Architect shall furnish proof of insurance acceptable to Owner and maintain coverage for the applicable claims period confirming that it has procured the foregoing required insurance coverages prior to execution of this Agreement. Such proof shall also confirm that the insurer has agreed that it will not cancel the insurance without giving the Owner thirty (30) days advance written notice of its intent to cancel. If cancellation is due to premium non-payment the Owner will receive 10 days' notice. The Architect shall require of its consultants proof of insurance meeting the foregoing requirements as a condition precedent to their engagement to perform services on the Project.

§ 2.6.1 Commercial General Liability with policy limits of not less than **Two Million** (\$ **2,000,000**) for each occurrence and **Four Million** (\$ **4,000,000**) in the aggregate for bodily injury and property damage.

§ 2.6.2 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Architect with policy limits of not less than **One Million** (\$ **1,000,000**) per accident for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles, along with any other statutorily required automobile coverage.

§ 2.6.3 The Architect may achieve the required limits and coverage for Commercial General Liability and Automobile Liability through a combination of primary and excess or umbrella liability insurance, provided such primary and excess or umbrella liability insurance policies result in the same or greater coverage as the coverages required under Sections 2.6.1 and 2.6.2, and in no event shall any excess or umbrella liability insurance provide narrower coverage than the primary policy. The excess policy shall not require the exhaustion of the underlying limits only through the actual payment by the underlying insurers.

§ 2.6.4 Workers' Compensation at statutory limits.

§ 2.6.5 Employers' Liability with policy limits not less than statutory requirements.

§ 2.6.6 Professional Liability covering negligent acts, errors and omissions in the performance of professional services, with policy limits of not less than **Two Million** (\$ **2,000,000**) per claim and **Four Million** (\$ **4,000,000**) in the aggregate.

§ 2.6.7 Additional Insured Obligations. To the fullest extent permitted by law, the Architect shall cause the primary and excess or umbrella policies for Commercial General Liability and Automobile Liability to include the Owner as an additional insured for claims caused in whole or in part by the Architect's negligent acts or omissions. The additional insured coverage shall be primary and non-contributory to any of the Owner's insurance policies and shall apply to both ongoing and completed operations.

§ 2.6.8 The Architect shall provide certificates of insurance to the Owner that evidence compliance with the requirements in this Section 2.6.

§ 2.6.9 The Architect's policies shall be primary insurance to any other valid and collectible insurance available to the Owner with respect to any claim arising out of the Architect's performance under this Contract. The Architect is responsible for payment of Contract related insurance premiums and deductibles. All policies listed above, except professional liability, shall be written on an "occurrence" form ("claims made" and "modified occurrence" forms are not acceptable) and shall apply on a "per project" basis. The Architect shall obtain insurance policies from insurance companies having an "AM BEST" rating of A- (minus); Financial Size Category (FSC) VII or better and authorized to do business in the State of Minnesota.

§ 2.6.10 If the Architect fails to provide the specified insurance, then the Architect will defend, indemnify, and hold harmless the Owner and the Owner's officials, agents and employees from any loss, claim, liability, and expense (including reasonable attorney's fees and expenses of litigation) to the extent necessary to afford the same protection as would have been provided by the specified insurance. This indemnity applies only to the extent to which the underlying occurrence (i.e., the event giving rise to a claim which would have been covered by the specified insurance) is attributable to the negligent or otherwise wrongful act or omission (including breach of contract) of the Architect, its subcontractors, agents, employees or delegates.

ARTICLE 3 SCOPE OF ARCHITECT'S BASIC SERVICES

§ 3.1 The Architect's Basic Services consist of those described in this Article 3 and include usual and customary structural,

mechanical, and electrical engineering services. Services not set forth in this Article 3 are Supplemental or Additional Services.

§ 3.1.1 The Architect shall manage the Architect's services, research applicable design criteria, attend Project meetings, communicate with members of the Project team, and report progress to the Owner.

§ 3.1.2 The Architect shall coordinate its services with those services provided by the Owner, the Construction Manager, and the Owner's consultants. The Architect shall be entitled to reasonably rely on, and shall not be responsible for, the accuracy, completeness, and timeliness of, services and information furnished by the Owner, the Construction Manager, and the Owner's consultants. The Architect shall provide prompt written notice to the Owner if the Architect becomes aware of any error, omission, or inconsistency in such services or information.

§ 3.1.3 As soon as practicable after the date of this Agreement, the Architect shall submit, for the Construction Manager's review and the Owner's approval, a schedule for the performance of the Architect's services. The schedule shall include design phase milestone dates, as well as the anticipated dates for the commencement of construction and for Substantial Completion of the Work as set forth in the Initial Information. The schedule shall include allowances for periods of time required for the Owner's review, for the Construction Manager's review, for the performance of the Construction Manager's Preconstruction Phase services, for the performance of the Owner's consultants, and for approval of submissions by authorities having jurisdiction over the Project. Once approved by the Owner, time limits established by the schedule shall not, except for reasonable cause, be exceeded by the Architect or Owner. With the Owner's approval, the Architect shall adjust the schedule, if necessary, as the Project proceeds until the commencement of construction.

§ 3.1.4 The Architect shall submit information to the Construction Manager and participate in developing and revising the Project schedule as it relates to the Architect's services. The Architect shall review and approve, or take other appropriate action upon, the portion of the Project schedule relating to the performance of the Architect's services.

§ 3.1.5 The Architect shall not be responsible for an Owner's directive or substitution, or for the Owner's acceptance of non-conforming work, made or given without the Architect's written approval.

§ 3.1.6 The Architect shall, in coordination with the Construction Manager, contact governmental authorities required to approve the Construction Documents and entities providing utility services to the Project. The Architect shall assure that applicable design requirements imposed by those authorities and entities are incorporated in the Work. The Architect shall notify the Owner in writing of any code interpretations or directives that materially affect the design or the project budget. The Owner will provide Architect with an authorization to proceed with such directives. The Architect will be entitled to reasonable and substantiated additional compensation related to revisions or redesign in response to code interpretations or directives.

§ 3.1.7 The Architect shall assist the Owner and Construction Manager in connection with the Owner's responsibility for filing documents required for the approval of governmental authorities having jurisdiction over the Project.

§ 3.1.8 Prior to the Owner's acceptance of the Construction Manager's Guaranteed Maximum Price proposal, or the Owner's approval of the Construction Manager's Control Estimate, as applicable, the Architect shall consider the Construction Manager's requests for substitutions and, upon written request of the Construction Manager, provide clarification or interpretations pertaining to the Drawings, Specifications, and other documents submitted by the Architect. The Architect and Construction Manager shall include the Owner in communications related to substitution requests, clarifications, and interpretations.

§ 3.1.9 The Architect shall assist the Owner in the evaluation of the qualifications of entities providing bids or proposals.

§ 3.2 Review of the Construction Manager's Guaranteed Maximum Price Proposal or Control Estimate

§ 3.2.1 At a time to be mutually agreed upon by the Owner and the Construction Manager, the Construction Manager shall prepare, for review by the Owner and Architect, and for the Owner's acceptance or approval, a Guaranteed Maximum Price proposal or Control Estimate. The Architect shall assist the Owner in reviewing the Construction Manager's proposal or estimate. The Architect's review is not for the purpose of discovering errors, omissions, or inconsistencies; for the assumption of any responsibility for the Construction Manager's proposed means, methods, sequences, techniques, or procedures; or for the verification of any estimates of cost or estimated cost proposals. In the event that the Architect discovers any

inconsistencies or inaccuracies in the information presented, the Architect shall promptly notify the Owner and Construction Manager.

§ 3.2.2 Upon authorization by the Owner, and subject to Section 4.2.1.14, the Architect shall update the Drawings, Specifications, and other documents to incorporate the agreed upon assumptions and clarifications contained in the Guaranteed Maximum Price Amendment or Control Estimate.

§ 3.3 Schematic Design Phase Services

§ 3.3.1 The Architect shall review the program, and other information furnished by the Owner and Construction Manager, and shall review laws, codes, and regulations applicable to the Architect's services.

§ 3.3.2 The Architect shall prepare a preliminary evaluation of the Owner's program, schedule, budget for the Cost of the Work, Project site, and other Initial Information, each in terms of the other, to ascertain the requirements of the Project. The Architect shall notify the Owner in writing of (1) any inconsistencies discovered in the information, and (2) other information or consulting services that may be reasonably needed for the Project.

§ 3.3.3 The Architect shall present its preliminary evaluation to the Owner and Construction Manager and shall discuss with the Owner and Construction Manager alternative approaches to design and construction of the Project. The Architect shall reach an understanding with the Owner regarding the requirements of the Project and confirm the same in writing with the Owner.

§ 3.3.4 Based on the Project requirements agreed upon with the Owner, the Architect shall prepare and present, to the Owner and Construction Manager, for the Owner's approval, a preliminary design illustrating the scale and relationship of the Project components.

§ 3.3.5 Based on the Owner's approval of the preliminary design, the Architect shall prepare Schematic Design Documents for Construction Manager's review and the Owner's approval. The Schematic Design Documents shall consist of drawings and other documents including a site plan, if appropriate, and preliminary building plans, sections and elevations; and may include some combination of study models, perspective sketches, or digital representations. Preliminary selections of major building systems and construction materials shall be noted on the drawings or described in writing.

§ 3.3.5.1 The Architect shall consider sustainable design alternatives, such as material choices and building orientation, together with other considerations based on program and aesthetics, in developing a design that is consistent with the Owner's program, schedule and budget for the Cost of the Work. The Owner may obtain more advanced sustainable design services as a Supplemental Service under Section 4.1.

§ 3.3.5.2 The Architect shall consider with the Owner and the Construction Manager the value of alternative materials, building systems and equipment, together with other considerations based on program and aesthetics, in developing a design for the Project that is consistent with the Owner's program, schedule, and budget for the Cost of the Work.

§ 3.3.6 The Architect shall submit the Schematic Design Documents to the Owner and the Construction Manager. The Architect shall meet with the Construction Manager to review the Schematic Design Documents.

§ 3.3.7 Upon receipt of the Construction Manager's review comments and cost estimate at the conclusion of the Schematic Design Phase, the Architect shall take action as required under Section 6.4, and request the Owner's approval of the Schematic Design Documents. If revisions to the Schematic Design Documents are required to comply with the Owner's budget for the Cost of the Work at the conclusion of the Schematic Design Phase, the Architect shall incorporate the required revisions in the Design Development Phase.

§ 3.3.8 In the further development of the Drawings and Specifications during this and subsequent phases of design, the Architect shall be entitled to rely on the accuracy of the estimates of the Cost of the Work, which are to be provided by the Construction Manager under the Construction Manager's agreement with the Owner.

§ 3.4 Design Development Phase Services

§ 3.4.1 Based on the Owner's approval of the Schematic Design Documents, and on the Owner's authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, the Architect shall prepare Design

Development Documents for the Construction Manager's review and the Owner's approval. The Design Development Documents shall be based upon information provided, and estimates prepared by, the Construction Manager and shall illustrate and describe the development of the approved Schematic Design Documents and shall consist of drawings and other documents including plans, sections, elevations, typical construction details, and diagrammatic layouts of building systems to fix and describe the size and character of the Project as to architectural, structural, mechanical and electrical systems, and other appropriate elements. The Design Development Documents shall also include outline specifications that identify major materials and systems and establish in general their quality levels.

§ 3.4.2 Prior to the conclusion of the Design Development Phase, the Architect shall submit the Design Development Documents to the Owner and the Construction Manager. The Architect shall meet with the Construction Manager to review the Design Development Documents.

§ 3.4.3 Upon receipt of the Construction Manager's information and estimate at the conclusion of the Design Development Phase, the Architect shall take action as required under Sections 6.5 and 6.6 and request the Owner's approval of the Design Development Documents.

§ 3.5 Construction Documents Phase Services

§ 3.5.1 Based on the Owner's approval of the Design Development Documents, and on the Owner's authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, the Architect shall prepare Construction Documents for the Construction Manager's review and the Owner's approval. The Construction Documents shall illustrate and describe the further development of the approved Design Development Documents and shall consist of Drawings and Specifications setting forth in detail the quality levels and performance criteria of materials and systems and other requirements for the construction of the Work. The Owner and Architect acknowledge that, in order to perform the Work, the Construction Manager will provide additional information, including Shop Drawings, Product Data, Samples and other similar submittals, which the Architect shall review in accordance with Section 3.6.4.

§ 3.5.2 The Architect shall incorporate the design requirements of governmental authorities having jurisdiction over the Project into the Construction Documents.

§ 3.5.3 During the development of the Construction Documents, if requested by the Owner, the Architect shall assist the Owner and Construction Manager in the development and preparation of (1) the Conditions of the Contract for Construction (General, Supplementary and other Conditions); (2) a project manual that includes the Conditions of the Contract for Construction and Specifications, and may include sample forms; and (3) review of the scopes of Work prepared by the Construction Manager to provide comments on potential omissions or overlap.

§ 3.5.4 Prior to the conclusion of the Construction Documents Phase, the Architect shall submit the Construction Documents to the Owner and the Construction Manager. The Architect shall meet with the Construction Manager to review the Construction Documents.

§ 3.5.5 Upon receipt of the Construction Manager's information and estimate at the conclusion of the Construction Documents Phase, the Architect shall take action as required under Section 6.7, and request the Owner's approval of the Construction Documents.

§ 3.6 Construction Phase Services

§ 3.6.1 General

§ 3.6.1.1 The Architect shall provide administration of the Contract between the Owner and the Construction Manager as set forth below and in AIA Document A201™–2017, General Conditions of the Contract for Construction. If the Owner and Construction Manager modify AIA Document A201–2017, those modifications shall not affect the Architect's services under this Agreement unless the Owner and the Architect amend this Agreement. The term "Contractor" as used in A201-2017 shall mean the Construction Manager.

§ 3.6.1.2 Subject to Section 4.2, the Architect's responsibility to provide Construction Phase Services commences upon the Owner's acceptance of the Construction Manager's Guaranteed Maximum Price proposal, the Owner's approval of the Construction Manager's Control Estimate, or by a written agreement between the Owner and Construction Manager which sets forth a description of the Work to be performed by the Construction Manager prior to such acceptance or approval. Subject to Section 4.2, and except as provided in Section 3.6.6.5, the Architect's responsibility to provide Construction Phase

Services terminates on the date the Architect issues the final Certificate for Payment.

§ 3.6.1.3 The Architect shall advise and consult with the Owner and Construction Manager during the Construction Phase Services. The Architect shall have authority to act on behalf of the Owner only to the extent provided in this Agreement. The Architect shall not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work. Subject to the requirements of Sections 2.2 and 3.6.2.1, the Architect shall not be responsible for the Construction Manager's failure to perform the Work in accordance with the requirements of the Contract Documents. The Architect shall be responsible for the Architect's negligent acts or omissions, but shall not have control over or charge of, and shall not be responsible for, acts or omissions of the Construction Manager or of any other persons or entities performing portions of the Work.

§ 3.6.2 Evaluations of the Work

§ 3.6.2.1 The Architect shall visit the site at intervals appropriate to the stage of construction, or as otherwise required in Section 4.2.3, to become generally familiar with the progress and quality of the portion of the Work completed, and to determine, in general, if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Architect shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. On the basis of the site visits, the Architect shall keep the Owner and Construction Manager reasonably informed about the progress and quality of the portion of the Work completed, and promptly report to the Owner (1) known deviations from the Contract Documents, (2) known deviations from the most recent construction schedule submitted by the Construction Manager, and (3) defects and deficiencies observed in the Work.

§ 3.6.2.2 The Architect has the authority to reject Work that does not conform to the Contract Documents. Whenever the Architect considers it necessary or advisable, the Architect shall have the authority to require inspection or testing of the Work in accordance with the provisions of the Contract Documents, whether or not the Work is fabricated, installed or completed. However, neither this authority of the Architect nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Architect to the Construction Manager, Subcontractors, suppliers, their agents or employees, or other persons or entities performing portions of the Work.

§ 3.6.2.3 The Architect shall interpret and decide matters concerning performance under, and requirements of, the Contract Documents on written request of either the Owner or Construction Manager. The Architect's response to such requests shall be made in writing within any time limits agreed upon or otherwise with reasonable promptness.

§ 3.6.2.4 Interpretations and decisions of the Architect shall be consistent with the intent of, and reasonably inferable from, the Contract Documents and shall be in writing or in the form of drawings. When making such interpretations and decisions, the Architect shall endeavor to secure faithful performance by both Owner and Construction Manager, shall not show partiality to either, and shall not be liable for results of interpretations or decisions rendered in good faith. The Architect's decisions on matters relating to aesthetic effect shall be final if consistent with the intent expressed in the Contract Documents.

§ 3.6.2.5 Unless the Owner and Construction Manager designate another person to serve as an Initial Decision Maker, as that term is defined in AIA Document A201–2017, the Architect shall render initial decisions on Claims by the Construction Manager as provided in the Contract Documents.

§ 3.6.3 Certificates for Payment to Construction Manager

§ 3.6.3.1 The Architect shall review and certify the amounts due the Construction Manager and shall issue certificates in such amounts. The Architect's certification for payment shall constitute a representation to the Owner, based on the Architect's evaluation of the Work as provided in Section 3.6.2 and on the data comprising the Construction Manager's Application for Payment, that, to the best of the Architect's knowledge, information and belief, the Work has progressed to the point indicated, the quality of the Work is in accordance with the Contract Documents, and that the Construction Manager is entitled to payment in the amount certified. The foregoing representations are subject to (1) an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, (2) results of subsequent tests and inspections, (3) correction of minor deviations from the Contract Documents prior to completion, and (4) specific qualifications expressed by the Architect.

§ 3.6.3.2 The issuance of a Certificate for Payment shall not be a representation that the Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work, (2) reviewed construction means, methods,

techniques, sequences or procedures, (3) reviewed copies of requisitions received from Subcontractors and suppliers and other data requested by the Owner to substantiate the Construction Manager's right to payment, or (4) ascertained how or for what purpose the Construction Manager has used money previously paid on account of the Contract Sum.

§ 3.6.3.3 The Architect shall maintain a record of the Applications and Certificates for Payment.

§ 3.6.4 Submittals

§ 3.6.4.1 The Architect shall review the Construction Manager's submittal schedule and shall not unreasonably delay or withhold approval of the schedule. The Architect's action in reviewing submittals shall be taken in accordance with the approved submittal schedule or, in the absence of an approved submittal schedule, with reasonable promptness while allowing sufficient time, in the Architect's professional judgment, to permit adequate review.

§ 3.6.4.2 The Architect shall review and approve, or take other appropriate action upon, the Construction Manager's submittals such as Shop Drawings, Product Data and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. Review of such submittals is not for the purpose of determining the accuracy and completeness of other information such as dimensions, quantities, and installation or performance of equipment or systems, which are the Construction Manager's responsibility. The Architect's review shall not constitute approval of safety precautions or construction means, methods, techniques, sequences or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

§ 3.6.4.3 If the Contract Documents specifically require the Construction Manager to provide professional design services or certifications by a design professional related to systems, materials, or equipment, the Architect shall specify the appropriate performance and design criteria that such services must satisfy. The Architect shall review and take appropriate action on Shop Drawings and other submittals related to the Work designed or certified by the Construction Manager's design professional, provided the submittals bear such professional's seal and signature when submitted to the Architect. The Architect's review shall be for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Architect shall be entitled to rely upon, and shall not be responsible for, the adequacy and accuracy of the services, certifications, and approvals performed or provided by such design professionals.

§ 3.6.4.4 Subject to Section 4.2, the Architect shall review and respond to requests for information about the Contract Documents. The Architect shall set forth, in the Contract Documents, the requirements for requests for information. Requests for information shall include, at a minimum, a detailed written statement that indicates the specific Drawings or Specifications in need of clarification and the nature of the clarification requested. The Architect's response to such requests shall be made in writing within any time limits agreed upon, or otherwise with reasonable promptness. If appropriate, the Architect shall prepare and issue supplemental Drawings and Specifications in response to the requests for information.

§ 3.6.4.5 The Architect shall maintain a record of submittals and copies of submittals supplied by the Construction Manager in accordance with the requirements of the Contract Documents.

§ 3.6.5 Changes in the Work

§ 3.6.5.1 The Architect may order minor changes in the Work that are consistent with the intent of the Contract Documents and do not involve an adjustment in the Contract Sum or an extension of the Contract Time. Subject to Section 4.2, the Architect shall prepare Change Orders and Construction Change Directives for the Owner's approval and execution in accordance with the Contract Documents.

§ 3.6.5.2 The Architect shall maintain records relative to changes in the Work.

§ 3.6.6 Project Completion

§ 3.6.6.1 The Architect shall:

- .1 conduct inspections to determine the date or dates of Substantial Completion and the date of final completion;
- .2 issue Certificates of Substantial Completion;
- .3 forward to the Owner, for the Owner's review and records, written warranties and related documents required by the Contract Documents and received from the Construction Manager; and
- .4 issue a final Certificate for Payment based upon a final inspection indicating that, to the best of the Architect's knowledge, information, and belief, the Work complies with the requirements of the Contract Documents.

§ 3.6.6.2 The Architect's inspections shall be conducted with the Owner to (1) check conformance of the Work with the requirements of the Contract Documents and (2) verify the accuracy and completeness of the list submitted by the Construction Manager of Work to be completed or corrected.

§ 3.6.6.3 When Substantial Completion has been achieved, the Architect shall inform the Owner about the balance of the Contract Sum remaining to be paid the Construction Manager, including the amount to be retained from the Contract Sum, if any, for final completion or correction of the Work.

§ 3.6.6.4 The Architect shall forward to the Owner the following information received from the Construction Manager: (1) consent of surety or sureties, if any, to reduction in or partial release of retainage or the making of final payment; (2) affidavits, receipts, releases and waivers of liens, or bonds indemnifying the Owner against liens; and (3) any other documentation required of the Construction Manager under the Contract Documents.

§ 3.6.6.5 Prior to the expiration of one year from the date of Substantial Completion, the Architect shall, without additional compensation, conduct a meeting with the Owner to review the facility operations and performance.

ARTICLE 4 SUPPLEMENTAL AND ADDITIONAL SERVICES

§ 4.1 Supplemental Services

§ 4.1.1 The services listed below are not included in Basic Services but may be required for the Project. The Architect shall provide the listed Supplemental Services only if specifically designated in the table below as the Architect's responsibility, and the Owner shall compensate the Architect as provided in Section 11.2. Unless otherwise specifically addressed in this Agreement, if neither the Owner nor the Architect is designated, the parties agree that the listed Supplemental Service is not being provided for the Project.

(Designate the Architect's Supplemental Services and the Owner's Supplemental Services required for the Project by indicating whether the Architect or Owner shall be responsible for providing the identified Supplemental Service. Insert a description of the Supplemental Services in Section 4.1.2 below or attach the description of services as an exhibit to this Agreement.)

Supplemental Services	Responsibility (Architect, Owner, or not provided)
§ 4.1.1.1 Assistance with Selection of Construction Manager	Owner
§ 4.1.1.2 Programming	
§ 4.1.1.3 Multiple Preliminary Designs	
§ 4.1.1.4 Measured drawings	
§ 4.1.1.5 Existing facilities surveys	
§ 4.1.1.6 Site evaluation and planning	
§ 4.1.1.7 Building Information Model management responsibilities	
§ 4.1.1.8 Development of Building Information Models for post construction use	
§ 4.1.1.9 Civil engineering	Architect's Basic Services
§ 4.1.1.10 Landscape design	Architect's Basic Services
§ 4.1.1.11 Architectural interior design	
§ 4.1.1.12 Value analysis	
§ 4.1.1.13 Cost estimating	Owner
§ 4.1.1.14 On-site project representation	
§ 4.1.1.15 Conformed documents for construction	
§ 4.1.1.16 As-designed record drawings	
§ 4.1.1.17 As-constructed record drawings	
§ 4.1.1.18 Post-occupancy evaluation	
§ 4.1.1.19 Facility support services	
§ 4.1.1.20 Tenant-related services	
§ 4.1.1.21 Architect's coordination of the Owner's consultants	
§ 4.1.1.22 Telecommunications/data design	
§ 4.1.1.23 Security evaluation and planning	
§ 4.1.1.24 Commissioning	
§ 4.1.1.25 Sustainable Project Services pursuant to Section 4.1.3	
§ 4.1.1.26 Historic preservation	
§ 4.1.1.27 Furniture, furnishings, and equipment design	
§ 4.1.1.28 Other services provided by specialty Consultants	
§ 4.1.1.29 Other Supplemental Services	

§ 4.1.2 Description of Supplemental Services

§ 4.1.2.1 A description of each Supplemental Service identified in Section 4.1.1 as the Architect's responsibility is provided below.

(Describe in detail the Architect's Supplemental Services identified in Section 4.1.1 or, if set forth in an exhibit, identify the exhibit. The AIA publishes a number of Standard Form of Architect's Services documents that can be included as an exhibit to describe the Architect's Supplemental Services.)

See Exhibit A - LHB proposal

§ 4.1.2.2 A description of each Supplemental Service identified in Section 4.1.1 as the Owner's responsibility is provided below.

(Describe in detail the Owner's Supplemental Services identified in Section 4.1.1 or, if set forth in an exhibit, identify the exhibit.)

§ 4.1.3 If the Owner identified a Sustainable Objective in Article 1, the Architect shall provide, as a Supplemental Service, the Sustainability Services required in AIA Document E234™–2019, Sustainable Projects Exhibit, Construction Manager as Constructor Edition, attached to this Agreement. The Owner shall compensate the Architect as provided in Section 11.2.

§ 4.2 Architect's Additional Services

The Architect may provide Additional Services after execution of this Agreement without invalidating the Agreement. Except for services required due to the fault of the Architect, any Additional Services provided in accordance with this Section 4.2 shall entitle the Architect to compensation pursuant to Section 11.3 and an appropriate adjustment in the Architect's schedule.

§ 4.2.1 Upon recognizing the need to perform the following Additional Services, the Architect shall notify the Owner with reasonable promptness and explain the facts and circumstances giving rise to the need. The Architect shall not proceed to provide the following Additional Services until the Architect receives the Owner's written authorization:

- .1 Services necessitated by a change in the Initial Information, previous instructions or recommendations given by the Construction Manager or the Owner, approvals given by the Owner, or a material change in the Project including size, quality, complexity, the Owner's schedule or budget for Cost of the Work, or bid packages in addition to those listed in Section 1.1.6;
- .2 Making revisions in Drawings, Specifications, or other documents (as required pursuant to Section 6.7), when such revisions are required because the Construction Manager's estimate of the Cost of the Work, Guaranteed Maximum Price proposal, or Control Estimate exceeds the Owner's budget, except where such excess is due to changes initiated by the Architect in scope, capacities of basic systems, or the kinds and quality of materials, finishes, or equipment;
- .3 Services necessitated by the enactment or revision of codes, laws, or regulations, including changing or editing previously prepared Instruments of Service;
- .4 Changing or editing previously prepared Instruments of Service necessitated by official interpretations of applicable codes, laws or regulations that are either (a) contrary to specific interpretations by the applicable authorities having jurisdiction made prior to the issuance of the building permit, or (b) contrary to requirements of the Instruments of Service when those Instruments of Service were prepared in accordance with the applicable standard of care;
- .5 Services necessitated by decisions of the Owner or Construction Manager not rendered in a timely manner or any other failure of performance on the part of the Owner or the Owner's consultants or contractors;
- .6 Preparing digital models or other design documentation for transmission to the Owner's consultants and contractors, or to other Owner- authorized recipients;
- .7 Preparation of design and documentation for alternate bid or proposal requests proposed by the Owner or Construction Manager;
- .8 Preparation for, and attendance at, more than four (4) public presentations, meetings or hearings;
- .9 Preparation for, and attendance at, a dispute resolution proceeding or legal proceeding, except where the Architect is party thereto;
- .10 Consultation concerning replacement of Work resulting from fire or other cause during construction; or
- .11 Assistance to the Initial Decision Maker, if other than the Architect;
- .12 Services necessitated by replacement of the Construction Manager or conversion of the Construction Manager as constructor project delivery method to an alternative project delivery method;
- .13 Services necessitated by the Owner's delay in engaging the Construction Manager.
- .14 Making revisions to the Drawings, Specifications, and other documents resulting from agreed-upon assumptions and clarifications included in the Guaranteed Maximum Price Amendment or Control Estimate; and
- .15 Making revisions to the Drawings, Specifications, and other documents resulting from substitutions included in the Guaranteed Maximum Price Amendment or Control Estimate.

§ 4.2.2 To avoid delay in the Construction Phase, the Architect shall provide the following Additional Services, notify the Owner in writing with reasonable promptness, and explain the facts and circumstances giving rise to the need. If, upon receipt of the Architect's notice, the Owner determines that all or parts of the services are not required, the Owner shall give prompt written notice to the Architect of the Owner's determination. The Owner shall compensate the Architect for the services provided prior to the Architect's receipt of the Owner's notice:

- .1 Reviewing a Construction Manager's submittal out of sequence from the submittal schedule approved by the Architect;
- .2 Responding to the Construction Manager's requests for information that are not prepared in accordance with the Contract Documents or where such information is available to the Construction Manager from a careful study and comparison of the Contract Documents, field conditions, other Owner-provided information, Construction Manager-prepared coordination drawings, or prior Project correspondence or documentation;
- .3 Preparing Change Orders, and Construction Change Directives that require evaluation of the Construction Manager's proposals and supporting data, or the preparation or revision of Instruments of Service, except that the Architect's Basic Services shall include preparing Change Orders or Constructive Change Directives when the need therefor arises from the Architect's error or omission;
- .4 Evaluating more than five (5) Claims as the Initial Decision Maker; or
- .5 Evaluating substitutions proposed by the Owner or Construction Manager and making subsequent revisions to Instruments of Service resulting therefrom.

§ 4.2.3 The Architect shall provide Construction Phase Services exceeding the limits set forth below as Additional Services. When the limits below are reached, the Architect shall notify the Owner:

- .1 Two (2) reviews of each Shop Drawing, Product Data item, sample and similar submittals of the Construction Manager
- .2 Weekly visits to the site by the Architect during construction
- .3 Four (4) inspections for any portion of the Work to determine whether such portion of the Work is substantially complete in accordance with the requirements of the Contract Documents
- .4 Four (4) inspections for any portion of the Work to determine final completion

§ 4.2.4 Except for services required under Section 3.6.6.5 and those services that do not exceed the limits set forth in Section 4.2.3, Construction Phase Services provided more than 60 days after (1) the date of Substantial Completion of the Work or (2) the initial date of Substantial Completion identified in the agreement between the Owner and Contractor, whichever is earlier, shall be compensated as Additional Services to the extent the Architect incurs additional cost in providing those Construction Phase Services.

§ 4.2.5 If the services covered by this Agreement have not been completed within thirty-six (36) months of the date of this Agreement, through no fault of the Architect, extension of the Architect's services beyond that time shall be compensated as Additional Services.

ARTICLE 5 OWNER'S RESPONSIBILITIES

§ 5.1 Unless otherwise provided for under this Agreement, the Owner shall provide information in a timely manner regarding requirements for and limitations on the Project, including a written program which shall set forth the Owner's objectives; schedule; constraints and criteria, including space requirements and relationships; flexibility; expandability; special equipment; systems; and site requirements.

§ 5.2 The Owner shall retain a Construction Manager to provide services, duties, and responsibilities as described in the agreement selected in Section 1.1.5.

§ 5.3 The Owner shall establish the Owner's budget for the Project, including (1) the budget for the Cost of the Work as defined in Section 6.1; (2) the Owner's other costs; and, (3) reasonable contingencies related to all of these costs. The Owner shall update the Owner's budget for the Project as necessary throughout the duration of the Project until final completion. If the Owner significantly increases or decreases the Owner's budget for the Cost of the Work, the Owner shall notify the Architect and Construction Manager. The Owner and the Architect, in consultation with the Construction Manager, shall thereafter agree to a corresponding change in the Project's scope and quality.

§ 5.3.1 The Owner acknowledges that accelerated, phased or fast-track scheduling provides a benefit, but also carries with it associated risks. Such risks include the Owner incurring costs for the Architect to coordinate and redesign portions of the Project affected by procuring or installing elements of the Project prior to the completion of all relevant Construction Documents, and costs for the Construction Manager to remove and replace previously installed Work. If the Owner selects accelerated, phased or fast-track scheduling, the Owner agrees to include in the budget for the Project sufficient contingencies to cover such costs.

§ 5.4 The Owner shall identify a representative authorized to act on the Owner's behalf only with respect to specific matters delegated to the representative in writing by the Owner's Council. In no event shall the Owner's representative have authority to agree to any adjustments in the Contract Sum or Contract Time, unless expressly authorized to do so in writing by the Owner's Council. The Owner shall render decisions and approve the Architect's submittals in a timely manner in order to avoid unreasonable delay in the orderly and sequential progress of the Architect's services.

§ 5.5 The Owner shall furnish surveys to describe physical characteristics, legal limitations and utility locations for the site of the Project, and a written legal description of the site. The surveys and legal information shall include, as applicable, grades and lines of streets, alleys, pavements and adjoining property and structures; designated wetlands; adjacent drainage; rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the site; locations, dimensions, and other necessary data with respect to existing buildings, other improvements and trees; and information concerning available utility services and lines, both public and private, above and below grade, including inverts and depths. All the information on the survey shall be referenced to a Project benchmark. Owner shall provide utility location information in its possession but makes no representation as to the accuracy of utility location information unless operated by Owner, and the Architect shall be responsible to confirm the accuracy of utility locations.

§ 5.6 The Owner shall furnish services of geotechnical engineers, which may include test borings, test pits, determinations of soil bearing values, percolation tests, evaluations of hazardous materials, seismic evaluation, ground corrosion tests and resistivity tests, including necessary operations for anticipating subsoil conditions, with written reports and appropriate recommendations.

§ 5.7 The Owner shall provide the Supplemental Services designated as the Owner's responsibility in Section 4.1.1.

§ 5.8 If the Owner identified a Sustainable Objective in Article 1, the Owner shall fulfill its responsibilities as required in AIA Document E234™–2019, Sustainable Projects Exhibit, Construction Manager as Constructor Edition, attached to this Agreement.

§ 5.9 The Owner shall coordinate the services of its own consultants with those services provided by the Architect. Upon the Architect's request, the Owner shall furnish copies of the scope of services in the contracts between the Owner and the Owner's consultants. The Owner shall furnish the services of consultants other than those designated as the responsibility of the Architect in this Agreement, or authorize the Architect to furnish them as an Additional Service, when the Architect requests such services and demonstrates that they are reasonably required by the scope of the Project. The Owner shall require that its consultants and contractors maintain insurance, including professional liability insurance, as appropriate to the services or work provided.

§ 5.10 The Owner shall furnish tests, inspections and reports required by law or the Contract Documents, such as structural, mechanical, and chemical tests, tests for air and water pollution, and tests for hazardous materials.

§ 5.11 The Owner shall furnish all legal, insurance and accounting services, including auditing services, that may be reasonably necessary at any time for the Project to meet the Owner's needs and interests.

§ 5.12 The Owner shall provide prompt written notice to the Architect and Construction Manager if the Owner becomes aware of any fault or defect in the Project, including errors, omissions or inconsistencies in the Architect's Instruments of Service.

§ 5.13 The Owner shall include the Architect in all communications with the Construction Manager that relate to or affect the Architect's services or professional responsibilities. The Owner shall promptly notify the Architect of the substance of any direct communications between the Owner and the Construction Manager otherwise relating to the Project. Communications by and with the Architect's consultants shall be through the Architect.

§ 5.14 The Owner shall provide the Architect a copy of the executed agreement between the Owner and Construction Manager, including the General Conditions of the Contract for Construction.

§ 5.15 The Owner shall provide the Architect access to the Project site prior to commencement of the Work and shall obligate the Construction Manager to provide the Architect access to the Work wherever it is in preparation or progress.

§ 5.16 Within 15 days after receipt of a written request from the Architect, the Owner shall furnish the requested information

as necessary and relevant for the Architect to evaluate, give notice of, or enforce lien rights.

ARTICLE 6 COST OF THE WORK

§ 6.1 For purposes of this Agreement, the Cost of the Work shall be the total cost to the Owner to construct all elements of the Project designed or specified by the Architect and shall include the Construction Manager's general conditions costs, overhead, and profit. The Cost of the Work also includes the reasonable value of labor, materials, and equipment, donated to, or otherwise furnished by, the Owner. The Cost of the Work does not include the compensation of the Architect; the compensation of the Construction Manager for Preconstruction Phase services; the costs of the land, rights-of-way, financing, or contingencies for changes in the Work; or other costs that are the responsibility of the Owner.

§ 6.2 The Owner's budget for the Cost of the Work is provided in the Initial Information, and shall be adjusted throughout the Project as required under Sections 5.3 and 6.4. Evaluations of the Owner's budget for the Cost of the Work represent the Architect's judgment as a design professional.

§ 6.3 The Owner shall require the Construction Manager to include appropriate contingencies for design, bidding or negotiating, price escalation, and market conditions in estimates of the Cost of the Work. The Architect shall be entitled to rely on the accuracy and completeness of estimates of the Cost of the Work the Construction Manager prepares as the Architect progresses with its Basic Services. The Architect shall prepare, as an Additional Service, revisions to the Drawings, Specifications or other documents required due to the Construction Manager's inaccuracies or incompleteness in preparing cost estimates, or due to market conditions the Architect could not reasonably anticipate. The Architect may review the Construction Manager's estimates solely for the Architect's guidance in completion of its services, however, the Architect shall report to the Owner any material inaccuracies and inconsistencies noted during any such review.

§ 6.4 If, prior to the conclusion of the Design Development Phase, the Construction Manager's estimate of the Cost of the Work exceeds the Owner's budget for the Cost of the Work, the Architect, in consultation with the Construction Manager, shall make appropriate recommendations to the Owner to adjust the Project's size, quality or budget for the Cost of the Work, and the Owner shall cooperate with the Architect in making such adjustments.

§ 6.5 If the Construction Manager's estimate of the Cost of the Work at the conclusion of the Design Development Phase exceeds the Owner's budget for the Cost of the Work, the Owner shall

- .1 give written approval of an increase in the budget for the Cost of the Work;
- .2 terminate in accordance with Section 9.5;
- .3 in consultation with the Architect and Construction Manager, revise the Project program, scope, or quality as required to reduce the Cost of the Work; or
- .4 implement any other mutually acceptable alternative.

§ 6.6 If the Owner chooses to proceed under Section 6.5.3, the Architect, without additional compensation, shall incorporate the revisions in the Construction Documents Phase as necessary to comply with the Owner's budget for the Cost of the Work at the conclusion of the Design Development Phase Services, or the budget as adjusted under Section 6.5.1. The Architect's revisions in the Construction Documents Phase shall be the limit of the Architect's responsibility under this Article 6.

§ 6.7 After incorporation of modifications under Section 6.6, the Architect shall, as an Additional Service, make any required revisions to the Drawings, Specifications or other documents necessitated by the Construction Manager's subsequent cost estimates, the Guaranteed Maximum Price proposal, or Control Estimate that exceed the Owner's budget for the Cost of the Work, except when the excess is due to changes initiated by the Architect in scope, basic systems, or the kinds and quality of materials, finishes or equipment.

ARTICLE 7 COPYRIGHTS AND LICENSES

§ 7.1 The Architect and the Owner warrant that in transmitting Instruments of Service, or any other information, the transmitting party is the copyright owner of such information or has permission from the copyright owner to transmit such information for its use on the Project.

§ 7.2 The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, and shall retain all common law, statutory and other reserved rights,

including copyrights. Submission or distribution of Instruments of Service to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication in derogation of the reserved rights of the Architect and the Architect's consultants.

§ 7.3 The Architect grants to the Owner a nonexclusive license to use the Architect's Instruments of Service solely and exclusively for purposes of constructing, using, maintaining, altering and adding to the Project, provided that the Owner substantially performs its obligations under this Agreement, including prompt payment of all sums due, pursuant to Article 9 and Article 11. The Architect shall obtain similar nonexclusive licenses from the Architect's consultants consistent with this Agreement. The license granted under this section permits the Owner to authorize the Construction Manager, Subcontractors, Sub-subcontractors, and suppliers, as well as the Owner's consultants and separate contractors, to reproduce applicable portions of the Instruments of Service, subject to any protocols established pursuant to Section 1.3, solely and exclusively for use in performing services or construction for the Project. In the event of termination, the Owner's non-exclusive license to use the Instruments of Service shall be governed by Section 9.9.

§ 7.3.1 In the event the Owner uses the Instruments of Service without retaining the authors of the Instruments of Service, the Owner releases the Architect and Architect's consultant(s) from all claims and causes of action arising from such uses. The Owner, to the extent permitted by law, further agrees to indemnify and hold harmless the Architect and its consultants from all costs and expenses, related to claims and causes of action asserted by any third person or entity to the extent such costs and expenses arise from the Owner's use of the Instruments of Service under this Section 7.3.1. The terms of this Section 7.3.1 shall not apply if the Owner rightfully terminates this Agreement for cause under Section 9.4.

§ 7.4 Except for the licenses granted in this Article 7, no other license or right shall be deemed granted or implied under this Agreement. The Owner shall not assign, delegate, sublicense, pledge or otherwise transfer any license granted herein to another party without the prior written agreement of the Architect. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk and without liability to the Architect and the Architect's consultants.

§ 7.5 Except as otherwise stated in Section 7.3, the provisions of this Article 7 shall survive the termination of this Agreement.

ARTICLE 8 CLAIMS AND DISPUTES

§ 8.1 General

§ 8.1.1 The Owner and Architect shall commence all claims and causes of action against the other and arising out of or related to this Agreement, whether in contract, tort, or otherwise, in accordance with the requirements of the binding dispute resolution method selected in this Agreement and within the period specified by applicable law.

§ 8.1.2 To the extent damages are covered by property insurance, the Owner and Architect waive all rights against each other and against the contractors, consultants, agents and employees of the other for damages, except such rights as they may have to the proceeds of such insurance as set forth in AIA Document A201-2017, General Conditions of the Contract for Construction. The Owner or the Architect, as appropriate, shall require of the Construction Manager, contractors, consultants, agents and employees of any of them, similar waivers in favor of the other parties enumerated herein.

§ 8.1.3 The Architect shall indemnify and hold the Owner and the Owner's officers and employees harmless from and against damages, losses and judgments arising from claims by third parties, including reasonable attorneys' fees and expenses recoverable under applicable law, but only to the extent they are caused by the negligent acts or omissions of the Architect, its employees and its consultants in the performance of professional services under this Agreement.

§ 8.2 Mediation

§ 8.2.1 Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to mediation. Mediation is not a condition precedent to commencing litigation, but if litigation is commenced, the parties agree to mediate before any dispositive motions or trial.

§ 8.2.2 The parties shall share the mediator's fee equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

§ 8.2.4 If the parties do not resolve a dispute through mediation pursuant to this Section 8.2, the method of binding dispute resolution shall be the following:

(Check the appropriate box.)

- ☐ Arbitration pursuant to Section 8.3 of this Agreement
- ☒ Litigation in a court of competent jurisdiction in Ramsey County, Minnesota
- ☐ Other: *(Specify)*

§ 8.4 The provisions of this Article 8 shall survive the termination of this Agreement.

ARTICLE 9 TERMINATION OR SUSPENSION

§ 9.1 Except for amounts that are the subject of a good faith dispute, if the Owner fails to make payments to the Architect in accordance with this Agreement, such failure shall be considered substantial nonperformance and cause for termination or, at the Architect's option, cause for suspension of performance of services under this Agreement. If the Architect elects to suspend services, the Architect shall give seven days' written notice to the Owner before suspending services. In the event of a suspension of services, the Architect shall have no liability to the Owner for delay or damage caused the Owner because of such suspension of services. Before resuming services, the Owner shall pay the Architect all sums that are not the subject of a good faith dispute prior to suspension and any expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 9.2 If the Owner suspends the Project, the Architect shall be compensated for services performed prior to notice of such suspension. When the Project is resumed, the Architect shall be compensated for expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 9.3 If the Owner suspends the Project for more than 90 cumulative days for reasons other than the fault of the Architect, the Architect may terminate this Agreement by giving not less than seven days' written notice.

§ 9.4 Either party may terminate this Agreement upon not less than seven days' written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.

§ 9.5 The Owner may terminate this Agreement upon not less than seven days' written notice to the Architect for the Owner's convenience and without cause.

§ 9.6 If the Owner terminates this Agreement for its convenience pursuant to Section 9.5, or the Architect terminates this Agreement pursuant to Section 9.3, the Owner shall compensate the Architect for services performed prior to termination, Reimbursable Expenses incurred, and reasonable, substantiated costs attributable to termination.

§ 9.7 Except as otherwise expressly provided herein, this Agreement shall terminate one year from the date of Substantial Completion.

§ 9.8 In the event of Termination, and upon payment to the Architect of all sums due that are not the subject of a good faith dispute, the Owner and its designated agents and consultants, shall have a non-exclusive license to use the Architect's, and its consultant's, Instruments of Service, documents, data, and records relating to the Project, in the condition they were in on the date of Termination, for the limited purpose of completing, operating, and maintaining the Project. The Architect's contracts with its consultants shall incorporate provisions whereby its consultants agree to be bound by the terms of this section. Upon request, the Architect and its consultants shall promptly furnish the Owner with legible copies of their Instruments of Service,

documents, data, and records relating to the Project, and the Owner shall reimburse the Architect and its consultants for their reasonable copying and clerical expenses therefor.

ARTICLE 10 MISCELLANEOUS PROVISIONS

§ 10.1 This Agreement shall be governed by the law of the place where the Project is located.

§ 10.2 Terms in this Agreement shall have the same meaning as those in AIA Document A201–2017, General Conditions of the Contract for Construction, as modified, except as modified in this Agreement. The term “Contractor” as used in A201–2017 shall mean the Construction Manager.

§ 10.3 The Owner and Architect, respectively, bind themselves, their agents, successors, assigns, and legal representatives to this Agreement. Neither the Owner nor the Architect shall assign this Agreement without the written consent of the other, except that the Owner may assign this Agreement to a lender providing financing for the Project if the lender agrees to assume the Owner’s rights and obligations under this Agreement, including any payments due to the Architect by the Owner prior to the assignment.

§ 10.4 If the Owner requests the Architect to execute certificates, the proposed language of such certificates shall be submitted to the Architect for review at least 14 days prior to the requested dates of execution. If the Owner requests the Architect to execute consents reasonably required to facilitate assignment to a lender, the Architect shall execute all such consents that are consistent with this Agreement, provided the proposed consent is submitted to the Architect for review at least 14 days prior to execution. The Architect shall not be required to execute certificates or consents that would require knowledge, services, or responsibilities beyond the scope of this Agreement.

§ 10.5 Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either the Owner or Architect.

§ 10.6 Unless otherwise required in this Agreement, the Architect shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials or toxic substances in any form at the Project site.

§ 10.7 The Architect shall have the right to include photographic or artistic representations of the design of the Project among the Architect’s promotional and professional materials. The Architect shall be given reasonable access to the completed Project to make such representations. However, the Architect’s materials shall not include the Owner’s confidential or proprietary information if the Owner has previously advised the Architect in writing of the specific information considered by the Owner to be confidential or proprietary. The Owner shall provide professional credit for the Architect in the Owner’s promotional materials for the Project. This Section 10.7 shall survive the termination of this Agreement unless the Owner terminates this Agreement for cause pursuant to Section 9.4.

§ 10.8 All data applicable to this Agreement, including data regarded as trade secret by Architect, shall be governed by the Minnesota Government Data Practices Act (“MGDPA”), Minnesota Statutes, Chapter 13.

§ 10.8.1 The receiving party may disclose "confidential" or "business proprietary" information after 7 days’ notice to the other party, when required by law, including but not limited to the MGDPA, or when required by an arbitrator’s order, or court order, including a subpoena or other form of compulsory legal process issued by a court or governmental entity, or to the extent such information is reasonably necessary for the receiving party to defend itself in any dispute. The receiving party may also disclose such information to its employees, consultants, or contractors in order to perform services or work solely and exclusively for the Project, provided those employees, consultants and contractors are subject to the restrictions on the disclosure and use of such information as set forth in this Section 10.8.

§ 10.9 The invalidity of any provision of the Agreement shall not invalidate the Agreement or its remaining provisions. If it is determined that any provision of the Agreement violates any law, or is otherwise invalid or unenforceable, then that provision shall be revised to the extent necessary to make that provision legal and enforceable. In such case the Agreement shall be construed, to the fullest extent permitted by law, to give effect to the parties’ intentions and purposes in executing the Agreement.

§ 10.10 Record Keeping—Availability and Retention

Pursuant to Minnesota Statutes, Section 16C.05, subd. 5, Architect agrees that the books, records, documents and accounting procedures and practices of Architect, that are relevant to the Contract or transaction, are subject to examination by the Owner and the state auditor for a minimum of six (6) years. Architect shall maintain such records for a minimum of six (6) years after final payment.

§ 10.11 Data Practices

Pursuant to Minnesota Statutes, Section 13.05, subd. 11, all of the data created, collected, received, stored, used, maintained, or disseminated by Architect in performing this contract is subject to the requirements of the Minnesota Government Data Practices Act (“MGDPA”), Minnesota Statutes Chapter 13, and Architect must comply with those requirements as if it were a government entity. The remedies in Minnesota Statutes, Section 13.08 apply to Architect. Architect does not have a duty to provide access to public data to the public if the public data are available from the Owner, except as required by the terms of this contract.

§ 10.12 Non-Discrimination

Pursuant to Minnesota Statutes, Section 181.59, the Architect will take affirmative action to ensure that applicants are selected, and that employees are treated during employment, without regard to their race, color, creed, religion, national origin, sex, sexual orientation, marital status, status with regard to public assistance, membership or activity in a local civil rights commission, disability or age. The Architect agrees to be bound by the provisions of Minnesota Statutes, Section 181.59, that prohibits certain discriminatory practices and the terms of said section are incorporated into this contract.

§ 10.13 Prompt Payment of Local Government Bills, Minn. Stat. § 471.425

All payments to the Architect shall be governed by the Prompt Payment of Local Government Bills, Minnesota Statutes, Section 471.425 (“Prompt Payment Act”), provided however that the interest rate for payment due but unpaid shall be four percent (4%) per annum.

ARTICLE 11 COMPENSATION

§ 11.1 For the Architect’s Basic Services described under Article 3, the Owner shall compensate the Architect as follows:

.1 Stipulated Sum

(Insert amount)

\$2,631,420

.2 Percentage Basis

(Insert percentage value)

() % of the Owner’s budget for the Cost of the Work, as calculated in accordance with Section 11.6.

.3 Other

(Describe the method of compensation)

§ 11.2 For the Architect’s Supplemental Services designated in Section 4.1.1 and for any Sustainability Services required pursuant to Section 4.1.3, the Owner shall compensate the Architect as follows:

(Insert amount of, or basis for, compensation. If necessary, list specific services to which particular methods of compensation apply.)

§ 11.3 For Additional Services that may arise during the course of the Project, including those under Section 4.2, the Owner shall compensate the Architect as follows:

(Insert amount of, or basis for, compensation.)

§ 11.4 Compensation for Supplemental and Additional Services of the Architect’s consultants when not included in Sections 11.2 or 11.3, shall be the amount invoiced to the Architect plus percent (%), or as follows:
(Insert amount of, or basis for computing, Architect’s consultants’ compensation for Supplemental or Additional Services.)

§ 11.5 When compensation for Basic Services is based on a stipulated sum or a percentage basis, the proportion of compensation for each phase of services shall be as follows:

Schematic Design Phase	percent (%)
Design Development Phase	percent (%)
Construction Documents Phase	percent (%)
Construction Phase	percent (%)
Total Basic Compensation	one hundred percent (100.00 %)

The Owner acknowledges that with an accelerated Project delivery, multiple bid package process, or Construction Manager as constructor project delivery method, the Architect may be providing its services in multiple Phases simultaneously. Therefore, the Architect shall be permitted to invoice monthly in proportion to services performed in each Phase of Services, as appropriate.

§ 11.6 When compensation identified in Section 11.1 is on a percentage basis, progress payments for each phase of Basic Services shall be calculated by multiplying the percentages identified in this Article by the Owner’s most recent budget for the Cost of the Work. Compensation paid in previous progress payments shall not be adjusted based on subsequent updates to the Owner’s budget for the Cost of the Work.

§ 11.6.1 When compensation is on a percentage basis and any portions of the Project are deleted or otherwise not constructed, compensation for those portions of the Project shall be payable to the extent services are performed on those portions. The Architect shall be entitled to compensation in accordance with this Agreement for all services performed whether or not the Construction Phase is commenced.

§ 11.7 The hourly billing rates for services of the Architect and the Architect’s consultants are set forth below. The rates shall be adjusted in accordance with the Architect’s and Architect’s consultants’ normal review practices.
(If applicable, attach an exhibit of hourly billing rates or insert them below.)

See Exhibit A - LHB Proposal, page 23

Employee or Category	Rate (\$0.00)
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§ 11.8 Compensation for Reimbursable Expenses

§ 11.8.1 Reimbursable Expenses are in addition to compensation for Basic, Supplemental, and Additional Services and include expenses incurred by the Architect and the Architect’s consultants directly related to the Project, as follows:

1. Transportation and authorized out-of-town travel and subsistence;
2. Long distance services, dedicated data and communication services, teleconferences, Project web sites, and extranets;
3. Permitting and other fees required by authorities having jurisdiction over the Project;
4. Printing, reproductions, plots, and standard form documents;
5. Postage, handling, and delivery;
6. Expense of overtime work requiring higher than regular rates, if authorized in advance in writing by the Owner;
7. Renderings, physical models, mock-ups, professional photography, and presentation materials requested by the

- Owner or required for the Project;
- .8 If required by the Owner, and with the Owner's prior written approval, the Architect's consultants' expenses of professional liability insurance dedicated exclusively to this Project, or the expense of additional insurance coverage or limits in excess of that normally maintained by the Architect's consultants;
 - .9 All taxes levied on professional services and on reimbursable expenses;
 - .10 Site office expenses;
 - .11 Registration fees and any other fees charged by the Certifying Authority or by other entities as necessary to achieve the Sustainable Objective; and
 - .12 Other similar Project-related expenditures.

§ 11.8.2 For Reimbursable Expenses the Architect shall be reimbursed for actual expenses incurred without any mark-up.

§ 11.9 Architect's Insurance. If the types and limits of coverage required in Section 2.6 are in addition to the types and limits the Architect normally maintains, the Owner shall pay the Architect for the additional costs incurred by the Architect for the additional coverages as set forth below:

(Insert the additional coverages the Architect is required to obtain in order to satisfy the requirements set forth in Section 2.6, and for which the Owner shall reimburse the Architect.)

§ 11.10 Payments to the Architect

§ 11.10.1 Initial Payments

§ 11.10.1.1 An initial payment of zero (\$ 0) shall be made upon execution of this Agreement and is the minimum payment under this Agreement. It shall be credited to the Owner's account in the final invoice.

§ 11.10.1.2 If a Sustainability Certification is part of the Sustainable Objective, an initial payment to the Architect of (\$) shall be made upon execution of this Agreement for registration fees and other fees payable to the Certifying Authority and necessary to achieve the Sustainability Certification. The Architect's payments to the Certifying Authority shall be credited to the Owner's account at the time the expense is incurred.

§ 11.10.2 Progress Payments

§ 11.10.2.1 Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed. Payments are due and payable upon presentation of the Architect's invoice. Amounts unpaid thirty-five (35) days after the invoice in accordance with the Prompt Payment Act date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Architect.
(Insert rate of monthly or annual interest agreed upon.)

4.00 % per annum

§ 11.10.2.2 The Owner shall not withhold amounts from the Architect's compensation to impose a penalty or liquidated damages on the Architect.. The Owner's right, if any, to offset sums due the Architect shall be governed by applicable law, including but not limited to the Prompt Payment Act.

§ 11.10.2.3 Records of Reimbursable Expenses, expenses pertaining to Supplemental and Additional Services, and services performed on the basis of hourly rates shall be available to the Owner at mutually convenient times. The Architect shall keep and maintain accurate documentation of all claimed reimbursable expenses in such a form that they may be independently audited.

ARTICLE 12 SPECIAL TERMS AND CONDITIONS

Special terms and conditions that modify this Agreement are as follows:

(Include other terms and conditions applicable to this Agreement.)

ARTICLE 13 SCOPE OF THE AGREEMENT

§ 13.1 This Agreement represents the entire and integrated agreement between the Owner and the Architect and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both the Owner and Architect.

§ 13.2 This Agreement is comprised of the following documents identified below:

- .1 AIA Document B133™–2019, Standard Form Agreement Between Owner and Architect, Construction Manager as Constructor Edition, as modified

- .2 Building Information Modeling Exhibit, if completed:

- .3 Exhibits:

(Check the appropriate box for any exhibits incorporated into this Agreement.)

- [] AIA Document E234™–2019, Sustainable Projects Exhibit, Construction Manager as Constructor Edition dated as indicated below.

(Insert the date of the E234-2019 incorporated into this agreement.)

- [] Other Exhibits incorporated into this Agreement:

(Clearly identify any other exhibits incorporated into this Agreement, including any exhibits and scopes of services identified as exhibits in Section 4.1.2.)

- .4 Other documents:

(List other documents, if any, forming part of the Agreement.)

This Agreement entered into as of the day and year first written above.

OWNER (Signature)

Dan Roe, Mayor

(Printed name and title)

ARCHITECT (Signature)

(Printed name, title, and license number, if required)

OWNER (Signature)

Pat Trudgeon, City Manager

AARON KELLY
AIA, LEED AP

21 W Superior Street, Suite 500
Duluth, MN 55802

Aaron.Kelly@LHBcorp.com
d 218.279.2404



MAINTENANCE OPERATIONS CENTER AND LICENSE/PASSPORT DANCE STUDIO

Architectural & Engineering Services

CITY OF ROSEVILLE

Proposal

August 27, 2025





August 27, 2025

**Maintenance Operations Center and License/Passport Dance Studio
Architectural & Engineering Services**

Jesse Freihammer
Public Works Director
City of Roseville
City Hall
2660 Civic Center Drive
Roseville, MN 55113

Dear Jesse Freihammer and members of the Selection Committee,

The project you have planned will become a key part of a modern Civic Campus, with a new Maintenance Operations Center, License/Passport Center, and Dance Studio, and is in perfect alignment with the skills and experience of LHB's team, which is the same team that has delivered several recent large-scale projects like this, bringing innovation and creativity along the way. Many of the key constraints we foresee for this project are issues we have previously resolved on other high-performance fleet and community facility projects.

A tight site configuration, designing around an occupied site, and delivering an energy-efficient mixed-use facility to house fleet maintenance and operations, as well as a license and passport office, all present challenges that we solve early in space planning and concept design. The addition of the dance studio also aligns with an area of focus for our team in community recreation facilities. Our understanding of designing space for the general public in the context of public works is familiar territory in our award-winning design portfolio.

There are also challenges that we will address later in the design and construction phases to ensure the design meets the construction cost and achieves the increasingly stringent energy code requirements. Following issues from program and concept design all the way through commissioning and the 10-month warranty walk-through, we know you're hiring a team and not just a firm. Our team is committed to delivering a solution that meets the demanding goals for this facility.

Our team is led by Martin Thompson and Aaron Kelly, two highly experienced architects who are adept at managing multiple competing interests through a process that focuses on goals and priorities. Our experienced team includes architects, engineers, and specialists who have successfully completed similar projects in Minnesota, such as the Ramsey County Environmental Center, MnDOT Virginia Headquarters, and the MVTA Burnsville Bus Garage Modernization. These projects highlight our capability to integrate fleet infrastructure and public services while maintaining operational continuity during construction.

To meet the project's specialized needs, LHB has partnered with HDR for equipment coordination and environmental services, and Braun Intertec for geotechnical investigations and foundation design. Together, we can address the challenges of this multi-phase project effectively. Our work plan emphasizes coordination with the City and clear communication, focusing on accessibility, energy performance, and community impact. We are committed to creating a Civic Campus that reflects Roseville's values and serves its residents for years to come.

We look forward to working with you!

Sincerely,

LHB, Inc.

Aaron Kelly, AIA, LEED AP
Design Lead Architect

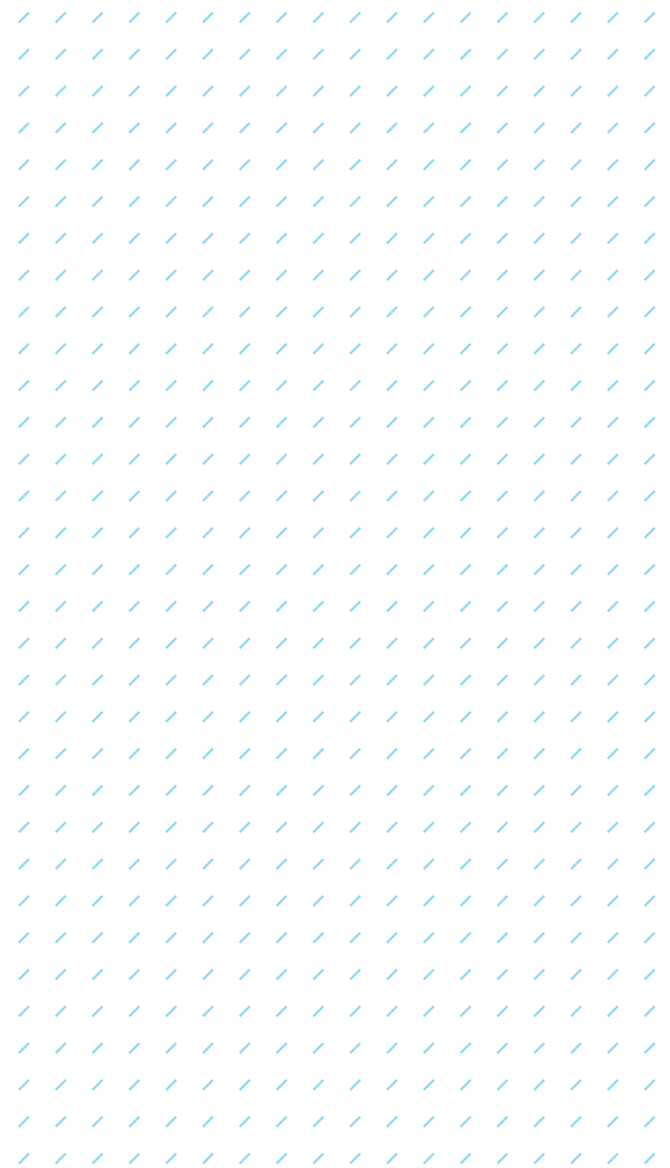
21 W Superior Street, Suite 500
Duluth, MN 55802

Aaron.Kelly@LHBcorp.com
d 218.279.2404

Mike Fischer, AIA, LEED AP
Vice President

701 Washington Ave N, Suite 200
Minneapolis, MN 55401

Mike.Fischer@LHBcorp.com
d 612.752.6920



CONSULTANT BACKGROUND	1
PROJECT MANAGER AND KEY PERSONNEL	5
PROJECT EXPERIENCE	12
WORK PLAN AND SCHEDULE.....	18
FEE PROPOSAL	23
APPENDIX A – AIA-B133	

CONSULTANT BACKGROUND

LHB is a multi-disciplinary architecture, engineering, and planning firm with a legacy of delivering high-performance, sustainable design solutions since 1966. With over 230 professionals across offices in Minneapolis, Duluth, Cambridge, and Superior, LHB offers a full suite of integrated services, including architecture, civil and structural engineering, mechanical and electrical engineering, land surveying, interior design, landscape architecture, historic preservation, and climate action planning.

Our firm has a long history of partnering with public agencies to design and develop infrastructure that enhances mobility, accessibility, and community well-being. LHB's approach to public works and civic facility design is rooted in sustainability, innovation, and operational efficiency. We specialize in designing complex, multi-functional campuses that support public-facing services, fleet operations, and administrative functions while maintaining continuity of service throughout construction.

LHB's experience with community-focused and public service facilities directly supports the goals of the proposed Passport Center and Dance Studio:

- **Essentia Wellness Center** - Hermantown, Minnesota, is a 72,000 square foot multi-use facility that includes a YMCA aquatics center, fitness studios, a walking track, physical therapy clinic, and an Early Childhood Development Center. The project also features community gathering spaces, including a café, fireside lounge, and multipurpose rooms. This facility demonstrates LHB's ability to design vibrant, multi-generational environments that support wellness, recreation, and public engagement. These qualities are directly applicable to the Dance Studio and Passport Center, which aim to serve diverse community needs in a welcoming and accessible setting. (Completed 2020)
- **Polk County Government Center Remodel** - Balsam Lake, Wisconsin, involved extensive upgrades to mechanical and electrical systems, accessibility improvements, and reconfiguration of public service areas, including the County Board Room, Veterans Services, ADRC, and Land/Water/UWX Departments. This project showcases LHB's expertise in modernizing civic buildings to improve public service delivery, accessibility, and operational efficiency. These capabilities align with the Passport Center's goals of providing streamlined, secure, and accessible services to the public. (Completed 2021)
- **Ramsey County Environmental Center** - Roseville, Minnesota, includes public-facing features such as a covered drop-off, material reuse room, and education spaces to teach recycling and waste diversion practices in the community. LHB led the predesign and schematic design phases and was selected for the final design under a design-build contract. This project demonstrates LHB's ability to deliver accessible, sustainable civic facilities that align with the goals of the License/Passport Center and Dance Studio. (Completed 2025)



Top: Essentia Wellness Center, , Hermantown, MN

Middle: Metro Transit North Loop Garage, Minneapolis, MN

Bottom: Ramsey County Environmental Center, Roseville, MN

In addition to this, LHB's public works and fleet facility experience includes:

- **David M. Skelton Transportation Building** - Cook, Minnesota, which integrates warm vehicle storage, fueling bays, and public-facing services for St. Louis County. The facility also features remodeled office space for Health and Human Services, showcasing LHB's ability to leverage existing building infrastructure to stretch the budget and integrate services in a campus geared toward fleet maintenance and operations with administrative and public service functions seamlessly. (Completed Winter 2020)
- **MnDOT Virginia District Headquarters** - Virginia, Minnesota, a 175,000 square foot facility currently in final design, will house fleet repair, bridge operations, radio shop, welding shop, salt/sand building, cold storage, wash and brine building, warm vehicle storage, inventory, and administrative offices. The project also accommodates space and site area for the Minnesota State Highway Patrol, including a vehicle impound lot, sally port, and secure evidence storage. Designed to meet Minnesota B3 and SB2030 energy standards, the project incorporates renewable energy systems, water reuse infrastructure, and sustainable stormwater management. (Estimated Completion Fall 2028)
- **Rochester Parks and Forestry Relocation Project** - Rochester, Minnesota, which expands the Public Works and Transit Operations Center to include Parks and Forestry divisions. The project uses deep-aquifer geothermal systems and a highly efficient building envelope to achieve low energy use. LHB's collaborative design process included on-site workshops, early energy modeling, and weekly critical path meetings with City leadership. (Estimated Completion Fall 2026)
- **Metro Transit - North Loop Garage** - Minneapolis, Minnesota, a 545,000 square foot facility designed for future electric fleet conversion and energy performance. This project includes storage for 220 buses, a variety of repair bays, shops, parts, indoor fueling stations, indoor bus wash systems, operator spaces, and administrative offices, all designed to support Metro Transit's evolving operational needs. This project was an ACEC State and National award-winning project that leveraged several other sustainable features, including a transpired solar collector, geothermal piles, and a 40,000-gallon water reclamation system that captures rainwater for use in the bus wash cycle. (Completed 2024)
- **MVTA Burnsville Bus Garage Modernization** - Burnsville, Minnesota, involved a building addition to an existing maintenance and operations facility while still in operation. The project added eight repair bays, parts and tool storage, maintenance offices, locker rooms, a stand-alone bus wash building, an indoor fueling island, and building envelope improvements. LHB provided all design services, from initial master planning through design and construction administration. The second of two phases is currently under construction and is slated to open in the spring of 2026. This project demonstrates LHB's expertise in modernizing fleet facilities to support operational efficiency on an active public works campus, directly relevant to the Maintenance Operations Center. (Estimated Completion 2026)



Top: St. Louis County David M. Skelton Transportation Building, Cook, MN
Middle: Minnesota Department of Transportation Virginia Headquarters, Virginia, MN
Bottom: Metro Transit North Loop Garage, Minneapolis, MN

LHB is a diverse firm with deep resources to serve a mix of public and private sector clients. The mix of our revenues for the entire company in 2024, which is based in Minnesota and Wisconsin primarily and has a handful of projects in other states, was distributed as follows:

- Municipal Government 23%
- State Government 9%
- Federal Government 1%
- Commercial / Private 67%

The business unit that will be responsible for your project has served clients in the following industries with revenues listed for 2024. Public clients are shown in bold and total 51.48% of total revenues.

■ Authorities	\$ 873,779.26
■ City Government	\$ 2,533,823.99
■ Commercial	\$ 1,342,739.08
■ Community Group Associations	\$ 493,472.61
■ Contractors (for public client DB)	\$ 333,486.02
■ County Government	\$ 1,566,724.55
■ Developers	\$ 628,299.49
■ Federal Government	\$ 393,860.01
■ Healthcare Institutions	\$ 634,218.93
■ Higher Education Institutions	\$ 1,840,035.96
■ Individuals	\$ 41,156.60
■ Miscellaneous	\$ 8,520.10
■ Not For Profit	\$ 4,216,584.30
■ Other Design Firms	\$ 90,343.00
■ Power & Utility	\$ 20,599.00
■ Religious Congregations	\$ 31,079.25
■ School Districts	\$ 3,567,914.52
■ State Government	\$ 643,632.09
■ Townships & Villages	\$ 6,247.34
Total	\$ 19,266,516.10

LHB has delivered multiple projects in the Construction Manager at Risk delivery method. It is our preferred delivery method, and much of our process, from goal setting to round robin quality reviews to the value engineering process, is geared to fortify the results of the Construction Manager approach. This approach establishes the schedule and guaranteed maximum price, manages delegated design, multiple bid packages, and fosters collaboration for the owner's best interest. We work on projects in Housing, Healthcare, K-12 Schools, and Commercial, along with our team's focus on the Government sector under the CMAR delivery method. Design-build is similar in approach to design with Contractor input, utilizing a bidding approach geared toward multiple packages.



We have included a sample of those projects here. Projects include but are not limited to:

- MnDOT Virginia Headquarters (2028, Adolphson Peterson)
- True North Goodwill (2026, Krause Anderson)
- Rochester Public Works, Parks, and Forestry (2026, Benike)
- Grand Marais City Hall / Municipal Liquor Store (2025, McGough)
- Ramsey County Environmental Center (2025, McGough – D/B)
- Essentia Health – Parking Structure (2025, Adolphson Peterson)
- Essentia Health – Vision Northland (2024, McGough)
- St Louis County Skelton Transportation Facility (2020, McGough)
- First Witness Child Advocacy Center – (2024, Gardner)
- Eau Claire Transit Center – (2025, Market & Johnson)
- Federal Dept of Defense – multiple (Various, LS Black – D/B)
- Grand Marais Public Works (2017, McGough)
- ALLETE Headquarters (2020, Holm Construction)
- Hartley Nature Preschool (2021, Gardner)
- Essentia Wellness Center (2020, McGough)
- ALLETE Clean Energy (2018, Gardner)
- Minnesota Power – Herbert Service Center (2016, Gardner)
- Duluth Transportation Center (2016, Mortenson – Design Build)

LHB's long-standing relationships with municipalities and agencies such as Metro Transit, MnDOT, and Ramsey County reflect our reliability and adaptability. We have held on-call contracts with the Duluth Transit Authority since 2006 and a master contract with Metro Transit since 2010, delivering projects across their operations and maintenance facilities including Heywood, Nicollet, East Metro, and Overhaul Base. The workload in these agreements will not conflict with the team working on Roseville's project, although a lot of our team's expertise comes from these contracts.

Our capacity to manage complex projects while maintaining operational continuity is demonstrated through our work on the Metro Transit Heywood Garage Modernization in Minneapolis, and our two phases of work at the MVTA Burnsville Bus Garage Modernization, both of which sustained transit service during construction. We are currently delivering the MnDOT Virginia Headquarters, which will replace the existing facilities on the site and be built over the next three years while the state continues current operations on the site. LHB's ability to deliver thoughtful, cost-effective, and community-responsive solutions makes us a trusted partner in public works and civic facility design.

Top Minnesota Department of Transportation Virginia Headquarters, Virginia, MN

Sub Consultants



HDR - Equipment Design / Environmental Services

LHB is pleased to partner with HDR as a key subconsultant for this project, bringing specialized expertise in operations and maintenance (O&M) facility design and environmental services. With over 28 years of experience, HDR has helped clients across the globe solve complex facility challenges through tailored, future-ready solutions. Their approach integrates feasibility studies, site selection, equipment analysis, and stakeholder engagement to ensure facilities are not only functional and efficient but also adaptable to long-term growth.

HDR will support this project with equipment coordination and environmental compliance services. Their proprietary Equipment Coordination System (ECS) streamlines the selection and integration of industrial shop equipment, ensuring safe and sustainable maintenance operations. On the environmental side, HDR brings deep experience in NEPA-compliant impact assessments, permitting, and environmental management systems. Their team has completed compliance services at over 8,000 federal facilities nationwide, demonstrating a proven ability to navigate regulatory frameworks and deliver timely approvals.



Braun Intertec - Geotechnical Services

LHB is proud to partner with Braun Intertec to provide geotechnical engineering services for the City of Roseville's Civic Campus redevelopment. As a trusted leader in geotechnical consulting, Braun brings decades of experience in subsurface exploration, foundation design, and soil-structure interaction analysis. Their team of engineers, scientists, and drilling professionals offers a comprehensive suite of services that help reduce risk and inform design decisions from the ground up.

Braun's capabilities include in-situ testing, instrumentation, slope stability analysis, pavement and retaining wall design, and advanced subsurface investigations using techniques such as rotary drilling, rock coring, and geophysics. Their in-house drilling crews and geotechnical engineers work seamlessly to deliver site-specific recommendations that support safe, cost-effective, and constructible solutions. With a strong commitment to safety, innovation, and environmental stewardship, Braun Intertec is a valuable partner in ensuring the long-term performance and resilience of the City's infrastructure investments.



PROJECT MANAGER AND KEY PERSONNEL

LHB's project delivery emphasizes collaboration in management and leadership. Aaron Kelly and Martin Thompson will lead the design team from project start to finish, ensuring continuity, backup to communication, and accountability throughout the project.

Aaron, as the Design Team Leader, will focus on the early stages, guiding project direction, programming, goal setting (THRIVE), concept design, and value engineering, while also serving as the signing architect-of-record during the final design. Martin will be the Project Manager and main contact for the City, leveraging his expertise in managing civic and public works projects for over 29 years. Martin will be in charge of documents, recording stakeholder feedback, and executing the work plan. He will also oversee the B3 sustainability process if pursued, manage quality control, and produce technical specifications and project documents.

Martin and Aaron, both licensed architects in Minnesota, have led all phases of various projects, including the Metro Transit North Loop Garage and Heywood Garage Modernization, Rochester Parks and Forestry, MVTA Burnsville Bus Garage, Ramsey County Environmental Center, and Dakota County Recycle Zone. Their experience highlights their ability to manage complex civic facilities that combine public services and operations. Aaron also directed the Essentia Wellness Center and Polk County Government Center upgrades, addressing community needs that align with the goals of the proposed Passport Center and Dance Studio.

Coordination and Communication Strategy

Achieving the ambitious goals of this project requires exceptional coordination throughout the design process. Martin's approach ensures that the City is kept informed about the evolving design outcomes and that any lessons learned are applied to produce a high-quality set of construction documents all while maintaining the project schedule. Aaron will facilitate work sessions, delving into the project's values and goals while highlighting key topics and decisions that require the City's input in LHB's process. To ensure effective communication, we will schedule regular design meetings every two weeks and hold a consistent weekly touch-base call between our project leadership and yours to track critical path items and discuss potential improvements. A running log of discussion topics and action items will be maintained for both meeting formats.

At every document milestone, Martin and Aaron will conduct a Round-Robin quality control review. These full-day sessions will include page-turn meetings with each discipline and relevant City representatives. All comments will be compiled into a single Bluebeam PDF session to promote transparency and coordination across teams. They will also coordinate budget alignment with the CMAR while managing bid alternates and contingencies. Additionally, they will implement value engineering strategies to deliver a project scope and cost estimate that aligns with the City's budget.

Availability and Commitment

Martin and Aaron will remain on the project from kickoff through close-out and warranty walkthrough. Their availability aligns with the project schedule, providing consistent communication and contact for the City. At proposal submission, Martin is managing two other projects in construction, allowing him 16–20 hours weekly during Schematic Design and 24–32 hours in Design Development through Bidding. He will provide 8–12 hours of Construction Administration per week as needed. Aaron, overseeing several small projects and duties as the Government Studio Leader, will devote 16–20 hours weekly during Schematic Design, 8–12 hours weekly during Design Development through Bidding, and 2–4 hours weekly during peak times of Construction Administration. This collaboration ensures accountability and quality assurance for the City's project.

Key Personnel

The LHB team assembled for the City of Roseville Maintenance Operations Center and License/Passport Dance Studio project brings together a group of experienced professionals with deep expertise in civic architecture, public works, fleet maintenance, and community-centered design. Led by **Project Manager Martin Thompson**, the team is structured to deliver a highly coordinated and responsive design process that meets the City's goals for functionality, sustainability, and community impact.

Martin will oversee all aspects of project delivery, serving as the primary point of contact and ensuring alignment between the City's objectives and the design outcomes. Supporting Martin is **Design Lead Architect Aaron Kelly** whose creative leadership and collaborative approach guide the development of architectural solutions that balance performance, aesthetics, and cost. **Project Principal Michael Fischer** brings decades of experience in civic planning and strategic oversight, ensuring the project remains grounded in long-term community value.

Technical design and documentation will be supported by **Project Architect Jim Muehlbauer**, who will coordinate across disciplines to ensure constructability and code compliance. **Civil Engineer Jordan Cabak**, a resident of Roseville, will lead site design including grading, utilities, and stormwater management. **Mechanical and Fire Protection Engineer Alec Ashton** and **Electrical Engineer Jake Melbostad** will provide integrated building systems design with a focus on energy efficiency, safety, and long-term performance. **Landscape Architect Lydia Major** will lead site planning and community engagement, ensuring the project reflects the values and needs of Roseville residents.

Specialized support will be provided by **Land Survey Lead Kyle Roddy**, and **Senior Facility Design Manager Ken Booth** who brings national expertise in maintenance facility planning. Geotechnical services will be led by **Steven Thayer of Braun Intertec**, and environmental assessments will be managed by **Hong Spores of HDR**. Together, this team offers a comprehensive and proven approach to delivering complex civic projects with precision, transparency, and a commitment to public service.



MARTIN THOMPSON

AIA, NCARB, LEED AP

Project Manager

Duties on this Project: Manage the design team, handle all communications with Ramsey County, and ensure the design process delivers the goals of projects.

FIRM
LHB

REGISTRATION
Licensed Architect in
MN, WI, CA

EDUCATION
Master of Architecture,
University of Minnesota

Bachelor of Arts, St.
Olaf College,
Northfield, Minnesota

INDUSTRY TENURE
29 Years

Martin offers more than 29 years of experience as project manager and architect working primarily on government, education, religious institutions, commercial, and historic preservation projects. He engages in all phases of a project from project acquisition, predesign through construction documents, specification writing, construction administration, and project management. Martin meets the Secretary of the Interior Qualifications Standards for Historic Architecture.

Relevant Project Experience

RAMSEY COUNTY | MAPLEWOOD, MN
Environmental Center Predesign
and Design

CITY OF ROCHESTER | ROCHESTER, MN
Parks and Forestry Relocation

METRO TRANSIT | MINNEAPOLIS, MN
Heywood Garage Modernization
Minneapolis Bus Garage
Metro Transit Master Service Agreement

POLK COUNTY | BALSAM LAKE, WI
Government Center Facility Upgrades

DAKOTA COUNTY | HASTINGS, MN
Master Services Contract

SCOTT COUNTY | JORDAN, MN
SCALE RTF Facility Planning Study

**MINNESOTA VALLEY TRANSIT
AUTHORITY | BURNSVILLE, MN**
Burnsville Bus Garage Modernization

**CITY OF MAPLEWOOD |
MAPLEWOOD, MN**
Public Works Building Re-roof

OLMSTED COUNTY | ROCHESTER, MN
4-H Building
Campus Garage
Government Center Water Heater



AARON KELLY

AIA, LEED AP

Design Lead Architect

Duties on this Project: Lead the design team in establishing goals and priorities and developing creative, functional design solutions to achieve the project objectives.

FIRM
LHB

REGISTRATION
Licensed
Architect in MN, WI

ACCREDITATION
U.S. Green Building
Council Leadership in
Energy and Environmental
Design (LEED) Accredited
Professional

EDUCATION
Bachelor of Architecture,
North Dakota State
University

Bachelor of Science
Environmental Design,
North Dakota State
University

INDUSTRY TENURE
26 Years

Aaron is a creative and tenacious problem solver, offering innovative ideas that elegantly solve the critical issues in each of his projects. An experienced leader and listener, he fuses effective communication and thoughtful design skills to deliver tailored solutions that exceed clients' expectations. His inclusive approach has earned Aaron a reputation as a true collaborator. He makes a direct impact in delivering successful project outcomes by analyzing a client's needs, establishing design concepts, developing comprehensive master plans, guiding the decision-making to balance cost and quality, and tapping the skills and insights of LHB's team to consistently deliver the best value on projects. Aaron's project specialties include passenger transit, fleet maintenance, municipal and civic facilities, and environmental resource centers.

Relevant Project Experience

ST. LOUIS COUNTY | COOK, MN
David M. Skelton Transportation Building

**MINNESOTA DEPARTMENT OF
TRANSPORTATION | VIRGINIA, MN**
Virginia District Headquarters

RAMSEY COUNTY | MAPLEWOOD, MN
Environmental Center Predesign
and Design

CITY OF ROCHESTER | ROCHESTER, MN
Public Works Parks & Forestry Relocation

**CITY OF HERMANTOWN & YMCA |
HERMANTOWN, MN**
Essentia Health Regional Wellness Center

METRO TRANSIT | MINNEAPOLIS, MN
North Loop Bus Garage
Heywood Garage Modernization
Metro Transit Master Service Agreement

**MINNESOTA VALLEY TRANSIT
AUTHORITY | BURNSVILLE, MN**
Burnsville Bus Garage Modernization

**DULUTH TRANSIT AUTHORITY |
DULUTH, MN**
Duluth Transportation Center



MICHAEL FISCHER

AIA, LEED AP

Project Principal

Duties on this Project: Provide executive oversight and strategic guidance throughout all phases of the project. Support stakeholder engagement, ensure alignment with City goals, and advise on planning and funding strategies.

FIRM
LHB

REGISTRATION
Licensed
Architect in MN, WI

ACCREDITATION
U.S. Green Building
Council Leadership in
Energy and Environmental
Design (LEED) Accredited
Professional

EDUCATION
Master of City Planning
Master of Science in Real
Estate Development
Certificate of Urban Design
Massachusetts Institute
of Technology (MIT)

Bachelor of Architecture,
North Dakota State
University

INDUSTRY TENURE
38 Years

Mike has more than 36 years of experience as project principal, project manager, project designer, and project architect on planning, urban design, educational, commercial and governmental projects. He has become an expert on Tax Increment Finance District analysis assisting over 100 cities with strategic planning for TIF Districts.

Mike has served on more than 50 committees, boards and community task forces, including a term as a City Council President and as Chair of a Metropolitan Planning Organization as well as serving on the Edina City Council.

Relevant Project Experience

CITY OF ROSEVILLE | ROSEVILLE, MN
Parks and Recreation Renewal Program
System Master Plan
Unity Park and Midland Gardens Park
Various TIF Analyses

ST. LOUIS COUNTY | COOK, MN
David M. Skelton Transportation Building

RAMSEY COUNTY | ROSEVILLE, MN
Environmental Center Predesign
and Design

**MINNESOTA DEPARTMENT OF
TRANSPORTATION | VIRGINIA, MN**
Virginia District Headquarters

METRO TRANSIT | MINNEAPOLIS, MN
Heywood Garage Modernization
North Loop Garage
Metro Transit Master Service Agreement

CITY OF ROCHESTER | ROCHESTER, MN
Parks and Forestry Relocation

POLK COUNTY | BALSAM LAKE, WI
Government Center Facility Upgrades

**CITY OF GRAND MARAIS |
GRAND MARAIS, MN**
City Hall and Liquor Store
Public Works Facility

**MINNESOTA VALLEY TRANSIT
AUTHORITY | BURNSVILLE, MN**
Burnsville Bus Garage Modernization



JIM MUEHLBAUER

AIA, LEED AP BD+C

Project Architect

Duties on this Project: Support production of the contract documents, coordinate technical design standards across all disciplines.

FIRM
LHB

REGISTRATIONS
Licensed
Architect in MN, WI

CERTIFICATIONS
National Council of
Architecture Registration
Boards (NCARB)

ACCREDITATIONS
U.S. Green Building Council
Leadership in Energy and
Environmental Design
Accredited Professional
Building Design
+ Construction
(LEED AP BD+C)

AFFILIATIONS
American Institute of
Architects (AIA)
Academy of Architecture
for Health (AAH)
U.S. Green
Building Council,
Minnesota Chapter,
2012 and 2015 Advocacy
Committee Chair
City of Woodbury Park
and Natural Resources
Advisory Committee
Member, 2013-2020

St. Croix Valley Habitat
for Humanity Eco Village
Committee Member,
2011 - 2013

EDUCATION
Masters of Architecture,
Southern Illinois University
Bachelor of Arts,
Architecture, University
of Minnesota

INDUSTRY TENURE
39 Years

Jim is driven by two self-evident forces: a passion for architecture and a commitment to sustainability. His design work on government, healthcare, higher-ed, and commercial projects incorporates energy savings, water conservation, and other sustainable components from the get-go, rather than adding such elements as afterthoughts. But Jim also believes in providing clients with real, buildable solutions. With nearly 40 years of experience, he understands how design impacts construction, viability, and budget. Jim capitalizes on that knowledge to deliver practical solutions that improve outcomes for everyone, from building owners to daily occupants.

Relevant Project Experience

RAMSEY COUNTY | ROSEVILLE, MN
Environmental Center Predesign
and Design

**MINNESOTA DEPARTMENT OF
TRANSPORTATION | VIRGINIA, MN**
Virginia District Headquarters

METRO TRANSIT | MINNEAPOLIS, MN
North Loop Bus Garage
Heywood Garage Modernization
Metro Transit Master Service Agreement

CITY OF ROCHESTER | ROCHESTER, MN
Parks & Forestry Relocation

**MINNESOTA VALLEY TRANSIT
AUTHORITY | BURNSVILLE, MN**
Burnsville Bus Garage Modernization

TRI-CAP | WAITE PARK, MN
Bus Operations and Storage Facility



LYDIA MAJOR

PLA, LEED AP

**Landscape Architect/
Community Engagement**

Duties on this Project: Lead landscape design and community engagement efforts. Facilitate stakeholder input, guide site planning and park integration, and develop landscape and streetscape solutions that enhance neighborhood compatibility and user experience.

FIRM
LHB

REGISTRATIONS
Licensed Landscape
Architect in MN, ND, WI

EDUCATION
Master of Landscape
Architecture, University
of Minnesota

Bachelor of Arts, Honors,
English, University of
Wisconsin-Madison

RECOGNITION

2024 ASLA-MN Merit
Award, Shoreview
Commons Park

2024 ASLA-MN Merit
Award, Hopkins Heat
Vulnerability Study

2021 ASLA-MN Lob Pine
Award, Honoree

2020 ASLA-MN Honor
Award, Promenade
of Wayzata

2019 ASLA-MN Merit
Award, Minnehaha
Creek Watershed
District Comprehensive
Master Plan

2016 ASLA-MN Merit
Award, TH 100 Visual
Quality Manual

INDUSTRY TENURE
22 Years

Lydia works with clients and communities to create vibrant public, commercial, and residential places. She uses a collaborative design process to develop solutions that benefit the client, the community, and the environment. Her projects include community, education, park, trail, and infrastructure system planning projects, where her skills with public engagement help generate support and real solutions, as well as smaller public and private projects, where she focuses on the details that create memorable experiences. Her sensible and logical approach to projects leads to real progress that positively impacts people's lives.

Relevant Project Experience

CITY OF ROSEVILLE | ROSEVILLE, MN
Parks and Recreation Renewal Program
Master Plan
Marion Play Lot
Cleveland Play Lot
Midland Legacy Park

RAMSEY COUNTY | MAPLEWOOD, MN
Environmental Center Predesign
and Design

METRO TRANSIT | MINNEAPOLIS, MN
Heywood Garage Modernization
North Loop Garage
Metro Transit Master Service Agreement

CITY OF SHOREVIEW | SHOREVIEW, MN
Shoreview Commons Campus Predesign
Study, Phase I Design and Construction,
and Phase II
Shoreview Parks System Master Plan

CITY OF BUFFALO | BUFFALO, MN
Downtown Buffalo Visioning

CITY OF EDINA | EDINA, MN
Grandview District Transportation Study

**WAYZATA BAY REDEVELOPMENT
COMPANY | WAYZATA, MN**
Wayzata Bay Center Redevelopment



JAKE MELBOSTAD

PE

Electrical Engineer

Duties on this Project: Lead electrical design for lighting, power, low voltage, and security systems. Coordinate with other disciplines to ensure integrated building systems and support construction documentation and permitting.

FIRM
LHB

REGISTRATIONS
Registered Professional
Engineer in MN, AZ, CA, CT,
HI, KY, LA, MA, NE, RI, SC,
UT, VT, WI, WY

AFFILIATIONS
American Society of
Heating Refrigeration
and Air Conditioning
Engineers (ASHRAE)

International Building
Code (IBC)

International Energy
Conservation Code (IECC)

National Electrical
Code (NEC)

EDUCATION
Bachelor of Science,
Architectural Engineering
(Electrical Specialty),
Milwaukee School of
Engineering

YEARS OF EXPERIENCE
14

Jake is a seasoned electrical engineer with 14 years of industry experience. As electrical engineering manager, he oversees a diverse range of projects, including new constructions and remodels for municipal facilities, school facilities, office buildings, transportation facilities, commercial buildings, multi-family housing, fire stations, and more. His expertise encompasses electrical designs for lighting, power, low voltage systems, security, fire alarms, and electrical riser diagrams. Jake excels in coordinating with other disciplines such as civil, mechanical, and structural engineering to provide seamless project execution.

Relevant Project Experience

RAMSEY COUNTY | MAPLEWOOD, MN
Environmental Center Predesign
and Design

TRI-CAP | WAITE PARK, MN
Bus Operations and Storage Facility

CITY OF CLOQUET | CLOQUET, MN
Fire District Redesign
Pine Valley Trailhead Building

**DULUTH ENTERTAINMENT &
CONVENTION CENTER | DULUTH, MN**
Infrastructure Repairs
Symphony Hall Loading Dock Door

CITY OF SANDSTONE | SANDSTONE, MN
Robinson Park Trail Phase II

**CITY OF MINNEAPOLIS |
MINNEAPOLIS, MN**
2nd Police Precinct Improvement Project



ALEC ASHTON

PE, CDT, FPE

Mechanical Engineer/ Fire Protection Engineer

Duties on this Project: Design mechanical, plumbing, and fire protection systems including HVAC, suppression, and life safety systems. Conduct water supply assessments and ensure code compliance across all building systems.

Alec is a fire protection and mechanical engineer with expertise in fire protection, mechanical, and plumbing systems design. He specializes in building and life safety code analysis, water supply assessments, and life safety system reviews. Alec designs detection and suppression systems, including sprinklers, foam systems, smoke control, fire alarms, and passive fire protection. His MEP experience spans HVAC, dust collection, exhaust systems, photovoltaic integration, and rainwater reclamation, with a focus on energy efficiency and occupant safety. Alec's portfolio includes projects from small renovations to large-scale new construction across governmental, educational, commercial, and healthcare sectors.

Relevant Project Experience

ST. LOUIS COUNTY | COOK, MN
David M. Skelton Transportation Building

POLK COUNTY | BALSAM LAKE, WI
Government Center Facility Upgrades

CITY OF GRAND MARAIS |
GRAND MARAIS, MN
City Hall and Liquor Store
Public Works Facility

RAMSEY COUNTY | ROSEVILLE, MN
Environmental Center Predesign
and Design

CITY OF HERMANTOWN & YMCA |
HERMANTOWN, MN
Essentia Health Regional Wellness Center

ST. LOUIS COUNTY | COOK, MN
Joint Public Works Facility

METRO TRANSIT | MINNEAPOLIS, MN
North Loop Garage
OHB Mechanical Upgrades
St. Paul OMF Generator
Franklin Avenue Rail Shop Dust Collection
Exhaust Hose and Hoist
Maplewood Mall Park and Ride

FIRM
LHB

REGISTRATION

Licensed Professional Engineer (Mechanical and Fire Protection Disciplines) in Minnesota and Wisconsin

CERTIFICATION

Certified Construction Documents Technologist (CDT)

AFFILIATION

Society of Fire Protection Engineers (SFPE)

American Society of Heating, Refrigeration and Air-Conditioning Engineers (ASHRAE)

EDUCATION

Bachelor of Science, Mechanical Engineering, University of Minnesota Duluth

INDUSTRY TENURE

10 Years



JORDAN CABAK

PE

Civil Engineer

Duties on this Project: Lead site civil design including grading, utilities, stormwater management, and site layout. Coordinate closely with architectural and landscape teams to ensure cohesive site integration and support construction phase services.

Jordan brings experience working on land development and stormwater management projects including site layout, grading, utilities, and construction details. With strong computer aided drafting (CAD) skills, he provides enhanced designs for grading, earthwork analysis, alignments, planning and profiles, or hydrology.

Jordan has participated in industrial, commercial, housing, and government projects ranging in size from small to large scale. He works closely with the internal team of project engineers and landscape architects to deliver cohesive site designs that incorporate appropriate codes and local ordinances while meeting the client needs. Jordan is adept at working on a multi-discipline team that requires close coordination between the building and site design that continues with the contractor through construction.

Relevant Project Experience

CITY OF ROSEVILLE | ROSEVILLE, MN
Parks and Recreation Renewal Program
Midland Legacy Park

RAMSEY COUNTY | ROSEVILLE, MN
Environmental Center Predesign
and Design

DAKOTA COUNTY | HASTINGS, MN
Household and Hazardous Waste
Recycling Facility

METRO TRANSIT | MINNEAPOLIS, MN
Metro Transit Master Service Agreement

MINNESOTA DEPARTMENT OF
TRANSPORTATION | VIRGINIA, MN
Virginia District Headquarters

ST. CLOUD TECHNICAL & COMMUNITY
COLLEGE | ST. CLOUD, MN
Advanced Manufacturing Training Lab
Medium Heavy Truck and Auto Addition

BEMIDJI STATE UNIVERSITY |
BEMIDJI, MN
Business Building Addition and Renovation

FIRM
LHB

REGISTRATION

Licensed Professional Engineer in MN, WI, IA

EDUCATION

Bachelor of Science, Civil Engineering, University of Minnesota

INDUSTRY TENURE

16 Years



KYLE RODDY

PLS

Land Survey Lead

Duties on this Project: Provide site survey services including boundary, topographic, and property line verification. Prepare survey documentation and coordinate with the design team to support site planning and parcel adjustments.

FIRM
LHB

REGISTRATIONS

Licensed Professional Surveyor in MN

AFFILIATIONS

Minnesota Society of Professional Surveyors

National Society of Professional Surveyors

EDUCATION

Bachelor of Science, Civil Engineering, University of Minnesota

Pre-engineering Coursework, Bethel College, St. Paul, MN

Civil 3d CAD Training, Managed Design, Edina, MN

GPS/GIS Integration St. Cloud State University

Boundary Law, Inver Hills Community College, Inver Grove Heights, MN

INDUSTRY TENURE

27 Years

Kyle brings over 25 years of surveying experience to LHB and leads the Minneapolis Survey Group. He manages daily operations and provides technical support to field and office staff. His expertise includes boundary, topographic, cadastral, and route surveys, ALTA/NSPS Land Title Surveys, subdivision and right-of-way platting, and FEMA floodplain surveys. Kyle prepares plats, site maps, and exhibits for land transfers, right-of-way acquisition, easements, and utilities. He also handles research, computations, layout, field work, drafting, and survey documentation.

Kyle performs surveys for residential and commercial properties, roads, utilities, and buildings. He is skilled in corner research, interpreting right-of-way maps, and working with MnDOT commissioner orders. Proficient in GPS surveying, he has researched control data from NGS, USGS, DOT, and local systems, and performed reconnaissance and layout of photo control networks.

Relevant Project Experience

METRO TRANSIT | MINNEAPOLIS, MN
North Loop Garage

CITY OF CAMBRIDGE | CAMBRIDGE, MN
Heritage Greens

CITY OF WOODBURY | WOODBURY, MN
Ojibway Park Survey

ISANTI COUNTY |
Maple Ridge Park
CSAH 5 Staking and Survey

COOK COUNTY | GRAND MARAIS, MN
CR 45 Staking and Survey

CITY OF MINNEAPOLIS | MINNEAPOLIS, MN
Bridge L8909, Pillsbury Avenue South



KEN BOOTH

CSI, CDT

Senior Facility Design Manager

Duties on this Project: Maintenance Facility Space Needs Planning, Functional Maintenance Facility Planning, Facility Design, Building Equipment Design, Construction Administration Support

FIRM
HDR

REGISTRATION / ACCREDITATIONS

Construction Specifications Institute (CSI) Construction Documents Technologist (CDT)

EDUCATION

Bachelor of Environmental Design, University of Colorado at Boulder

Associates, Math and Science and Liberal Arts, American River College

RECOGNITION

HDR Pathfinder Award, Leadership (2020, 2023)

INDUSTRY TENURE

28 Years

With more than two decades of experience specializing in maintenance and operations facility planning and design, Ken builds relationships with clients through a balance of design and function. His enthusiasm for robust maintenance facility design is evidenced in more than 300 successful projects he has undertaken throughout the United States, Canada, and beyond. He brings specialized understanding of shop equipment needs and coordination requirements to each project.

Relevant Project Experience

MINNESOTA DEPARTMENT OF TRANSPORTATION (MNDOT) | VIRGINIA, MN
Virginia Headquarters Building

DULUTH TRANSIT AUTHORITY (DTA) | DULUTH, MN
Hoist Refurbishment

KING COUNTY PARKS, WA
Central Maintenance Facility

GREENWOOD VILLAGE | GREENWOOD VILLAGE, CO
Fleet Maintenance Building Design & Public Works Campus Expansion/Renovation

IOWA CITY | IOWA CITY, IA
Transit & Equipment Maintenance Facility Phase II

CITY OF LOVELAND | LOVELAND, CO
Public Works Service Center

TOWN OF WINDSOR | WINDSOR, CO
Public Works and Parks and Open Space Facility

CITY OF LOUISVILLE | LOUISVILLE, CO
City Service Center

CITY OF PORTLAND | PORTLAND, OR
Mt. Tabor Parks Maintenance Facility

SALT LAKE COUNTY | CITY, UT
Fleet Facility Expansion



HONG SPORES

PG, CPG

Environmental Services

Duties on this Project: Environmental Site Assessments, Hydrology, Geology, Compliance.

FIRM HDR

REGISTRATION

Professional
Geologist, MN #63510

Certified Professional
Geologist, National
Registration #1327

AFFILIATION

American Institute of
Professional Geologists,
Minnesota Chapter
Vice

President, 2016-2017
Member, 2010-Present

Minnesota Association
of Environmental
Professionals, Director At
Large, 2024

EDUCATION

Master of Business
Administration, University
of Saint Thomas

Bachelor of Science,
Geological & Related
Sciences (Geology/
Hydrogeology), University
of Minnesota Twin Cities

INDUSTRY TENURE

24 Years

Hong's background includes hydrology, environmental siting, assessment and remediation of impacted properties, and compliance with environmental regulations. At HDR, she serves as the region's Senior Hydrogeologist, and Professional Geologist, with more than two decades of professional experience in these specialties. She has widespread experience in the execution and review of Phase I/II Environmental Site Assessments (ESAs) in both industrial and non-industrial settings. She has been directly involved with remedial investigations drilling investigations groundwater studies environmental impact statements/ environmental assessments and management of projects.

Relevant Project Experience

METRO TRANSIT | SAINT PAUL, MN
Green Line Operations & Maintenance
Facility Storage Barn Expansion

METRO TRANSIT | MINNEAPOLIS, MN
D Line Project

AMTRAK / WISCONSIN DOT
Twin Cities-Milwaukee-Chicago Intercity
Passenger Rail

**CHAMPAIGN-URBANA MASS TRANSIT
DISTRICT (CUMTD)**
Illinois Terminal Expansion

**NORTHERN INDIAN COMMUTER
TRANSPORTATION DISTRICT (NICTD)**
West Lake Corridor

**NORTHERN INDIAN COMMUTER
TRANSPORTATION DISTRICT (NICTD)**
South Shore Line

**GERONIMO ENERGY/ENEL GREEN
POWER**
Aurora Distributed Solar Project,
Phase I ESA

ELK CREEK SOLAR
Elk Creek Phase 1 ESA Update

PEREGRINE ENERGY SOLUTIONS
Marion County BESS CIA and Wetland
Delineation



STEVEN THAYER

PE

Geotechnical Engineering

Duties on this Project: Lead geotechnical investigations including soil borings, analysis, and reporting. Provide foundation recommendations and coordinate with the design team to inform site development and construction planning.

FIRM

Braun Intertec

REGISTRATION

Professional
Engineer in MN

AFFILIATION

MN Society of
Professional Engineers

National Society of
Professional Engineers

EDUCATION

Bachelor of Science, Civil
Engineering, University of
North Dakota

INDUSTRY TENURE

30 Years

Steve serves as the lead engineer for Braun Intertec Northern Minnesota Offices and Senior Manager for the St. Cloud office. He is responsible for oversight of daily operations, geotechnical evaluations, and construction testing projects. Through his engineering career, Steve has managed numerous geotechnical investigations and construction testing projects for a variety of government, commercial, industrial, and residential projects. He develops solutions and makes recommendations for geotechnical engineering reports, performs research, writes reports, examines soil samples, monitors budgets, and works with engineers and technicians to coordinate their activities. Steve works out of our St. Cloud, MN location. He has over 30 years of experience, all of them with Braun Intertec.

Relevant Project Experience

TRI-CAP | LITTLE FALLS, MN
Office and Bus Facility

SARTELL HIGH SCHOOL | SARTELL, MN
New High School Campus

**ST. CLOUD TECH HIGH SCHOOL |
ST. CLOUD, MN**
New High School Campus

**ST. CLOUD REGIONAL AIRPORT| ST.
CLOUD, MN**
Army Aviation Support Facility

ST. CLOUD HOSPITAL | ST. CLOUD, MN
Expansions including CentraCare Health
Plaza, Riverside Addition, Parking Ramp
Addition, and Bed Tower Addition

**MINNESOTA ENERGY PROJECTS |
VARIOUS CITIES IN MINNESOTA**
Substation and transmission line projects
for both gas and electric transmission
routes through Minnesota



FIRM

LHB

LOCATION

Roseville, MN

PROJECT TYPE

Household Hazardous Waste and Recycling Center

COMPLETION DATE

Predesign 2022
Design 2023
Construction 2025

CONSTRUCTION COST

\$25 M

DELIVERY METHOD

Design-Build

REFERENCE

James Homolka, Project Manager
Ramsey County
James.Homolka@co.ramsey.mn.us
651.266.2793

RAMSEY COUNTY

ENVIRONMENTAL CENTER

The Ramsey County Environmental Center is a new civic facility designed to improve public access to recycling and waste diversion services while promoting environmental education. LHB led the predesign phase, including space needs assessment, site selection, and schematic design, and was selected through a competitive RFP to continue with final design under a design-build contract. The project includes a covered drive-through drop-off, reuse room, and dedicated spaces for Fix-It Clinics and environmental programming, all aimed at making sustainable practices more accessible to the public.

Community engagement played a central role in shaping the facility's design. Through resident surveys and collaborative design charrettes, LHB worked with stakeholders to ensure the building reflects community values and supports inclusive public use. The center also incorporates high-performance systems including solar and geothermal energy, electric vehicle charging, and native landscaping, aligning with the State of Minnesota's B3 Sustainable Building 2030 Standards.

This project demonstrates LHB's ability to deliver welcoming, multi-use civic spaces that combine public service delivery with education and community engagement. These qualities are directly relevant to the LPCDS, which will serve as a hub for city services and recreational programming in Roseville.



FIRMS

LHB, HDR

LOCATION

Cook, MN

PROJECT TYPE

Heavy Equipment Storage and Maintenance Building

COMPLETION DATE

2020

BUDGET

\$24 M

DELIVERY METHOD

CMaR

REFERENCE

Jim Foldesi, Public Works Director
St. Louis County
Foldesil@stlouiscountymn.gov
218.625.3830

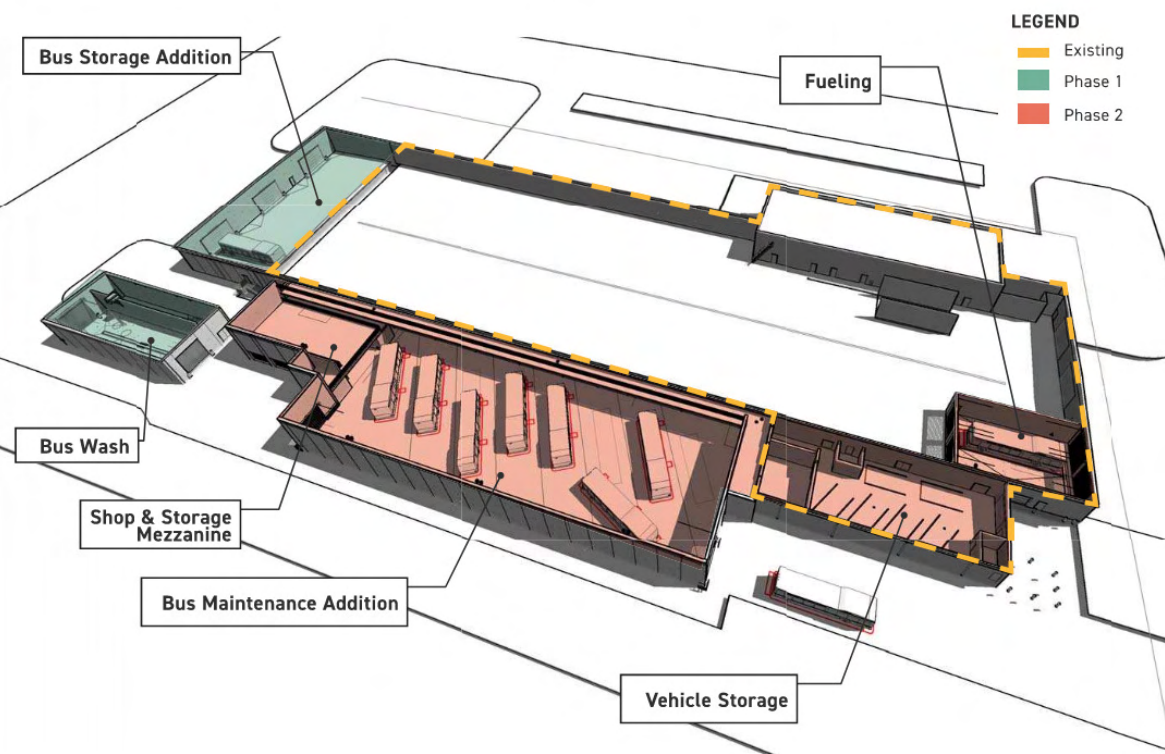
ST. LOUIS COUNTY

DAVID M. SKELTON TRANSPORTATION BUILDING

The David M. Skelton Transportation Building in Cook, Minnesota is a county-owned public works facility designed by LHB to consolidate operations for multiple agencies, including fleet maintenance, public health, and administrative services. The project included both new construction and renovation of existing office space, with a focus on long-term durability, efficient space planning, and low-maintenance systems. LHB provided full architectural and engineering services, delivering a facility that meets high performance standards while supporting a wide range of public functions.

Key features of the facility include warm indoor vehicle storage with internal circulation between maintenance bays, a wash bay, and parking areas—minimizing exterior openings and improving thermal comfort and energy efficiency. The site also includes a fueling station, salt/sand storage, bulk material storage, and a cold storage building. Challenging site conditions such as steep topography and wetlands were addressed through strategic grading and pre-loading of the building pad, demonstrating LHB's ability to manage complex civil and geotechnical constraints.

This project is directly relevant to the Roseville MOC in its integration of specialized fleet infrastructure, phased construction planning, and emphasis on operational continuity. The design solutions implemented in Cook reflect the same priorities Roseville has identified for its Maintenance Operations Center: efficient circulation, durable systems, and a site-responsive approach that supports long-term public service delivery.



FIRM

LHB

LOCATION

Burnsville, MN

PROJECT TYPE

Bus Operations and Maintenance

COMPLETION DATE

Est. 2026

BUDGET

\$11 M

DELIVERY METHOD

Design-Bid-Build

REFERENCE

Darrick Lundstrom,
Facilities Director
Minnesota Valley Transit
dlundstrom@mvta.com
952.230.1238

MINNESOTA VALLEY TRANSIT AUTHORITY

BURNSVILLE BUS GARAGE MODERNIZATION

The Burnsville Bus Garage Modernization project for Minnesota Valley Transit Authority involved a comprehensive upgrade of an existing transit facility to improve operational efficiency and accommodate expanded fleet needs. LHB evaluated the building's structural and utility systems, provided cost-effective design solutions, and oversaw construction administration. The modernization included roof and wall system replacements, relocation of the bus wash and maintenance areas, and renovations to support additional bus storage—all within the constraints of the existing site.

The project emphasized energy-efficient materials, ADA compliance, and improved circulation for vehicles and staff. LHB's approach balanced budget requirements with long-term performance goals, ensuring the facility could support evolving transit operations. These strategies are directly applicable to the Roseville MOC, which similarly requires phased upgrades, specialized equipment integration, and continuity of operations across a multi-building civic campus.



FIRM

LHB

LOCATION

Hermantown, MN

PROJECT TYPE

Wellness Center

PROJECT BUDGET

\$23 M

COMPLETION DATE

2020

DELIVERY METHOD

CM Delivery

REFERENCE

John Mulder, City Administrator
City of Hermantown
jmulder@hermantownmn.com
218.729.3601

CITY OF HERMANTOWN & YMCA

ESSENTIA WELLNESS CENTER

The Essentia Wellness Center in Hermantown, Minnesota is a 72,000-square-foot multi-use facility that combines recreation, wellness, early childhood education, and community gathering spaces. LHB led the project from initial planning through design and construction administration, including support for state bonding and fundraising. The facility includes a YMCA aquatics center, fitness studios, a walking track, a physical therapy clinic, and a licensed Early Childhood Development Center, all designed to serve a broad cross-section of the community.

Public-facing amenities such as a café, fireside lounge, multipurpose rooms, and an outdoor patio create a welcoming and inclusive environment for multi-generational engagement. The design emphasizes accessibility, flexibility, and long-term growth, with indoor-outdoor connections and future expansion opportunities built into the site plan. The project successfully repurposed part of an existing school building to meet budget goals while maintaining high standards for functionality and user experience.

This facility demonstrates LHB's ability to deliver civic spaces that support public service delivery, community programming, and recreational use. The integration of wellness, education, and gathering spaces aligns closely with the goals of the License/Passport Center and Dance Studio, which will serve as a hub for city services and community engagement in Roseville.



FIRM

HDR

LOCATION

Renton, WA

PROJECT TYPE

Maintenance Facility

PROJECT BUDGET

\$41 M

COMPLETION DATE

2025

DELIVERY METHOD

Design/Bid/Build

REFERENCE

Brenda Bradford, Capital
Projects Manager
206.477.1030
Brenda.bradford@kingcounty.gov

KING COUNTY

KING COUNTY PARKS CENTRAL MAINTENANCE FACILITY

The King County Parks Central Maintenance Facility in Renton, Washington replaces outdated infrastructure with a modern, multi-building complex designed to support fleet operations, equipment storage, and administrative functions. Led by HDR, the project spans 5.7 acres and includes a two-story crew and administration building, a centrally located shop building, and extensive outdoor storage and parking areas. The facility was planned to meet current operational needs while accommodating future staff growth and evolving service demands.

The design incorporates net-zero energy strategies such as air-to-water heat pumps, rooftop solar panels, daylight harvesting, and battery backup systems. These features support King County's sustainability goals and demonstrate how high-performance systems can be integrated into public works infrastructure. The project also addressed environmental challenges related to stormwater treatment and site contamination, successfully meeting industrial standards through innovative engineering solutions.

This facility is directly relevant to the Roseville Maintenance Operations Center in its approach to consolidating public works functions, integrating sustainable technologies, and designing for long-term operational efficiency. The emphasis on stakeholder engagement, internal circulation, and site-responsive planning reflects the same priorities identified for Roseville's phased MOC redevelopment.



FIRM

HDR

LOCATION

Greenwood Village, CO

PROJECT TYPE

Public Works Facility

PROJECT BUDGET

\$15.4 M

COMPLETION DATE

2015

DELIVERY METHOD

CMGC/CMAR

REFERENCE

Henry Sliwinski, Fleet Manager
303.708.6100
hsliwinski@greenwoodvillage.com

CITY OF GREENWOOD VILLAGE

PUBLIC WORKS FACILITY FLEET BUILDING

The City of Greenwood Village Public Works Facility Fleet Building was developed to address overcrowding and operational inefficiencies at the city's existing public works campus. HDR led the planning and design effort, beginning with a thorough assessment of programmatic needs and anticipated staff growth. The solution involved acquiring an adjacent parcel to expand the campus, allowing the Fleet Department to relocate into a new 11,000-square-foot facility equipped with specialized maintenance equipment, dedicated office space, and expanded parking and materials storage.

Relocating fleet operations freed up space in the original building for Parks, Streets, and Administration staff, enabling phased renovations and future expansion. HDR also designed a 6,600-square-foot snow removal material storage facility that leveraged the site's topography to improve loading efficiency and environmental control. The project maintained continuous operations throughout construction and included additional features such as dedicated police evidence storage and a multi-phase development strategy that kept the city's budget on track.

This project reflects a strategic approach to public works facility planning that aligns closely with the goals of the Roseville Maintenance Operations Center. The emphasis on consolidating services, improving fleet infrastructure, and designing for long-term flexibility and operational continuity mirrors the priorities of the MOC, particularly in its phased redevelopment and integration of specialized equipment and site systems.

WORK PLAN AND SCHEDULE

Phase 1: Data Collection and Space Needs Programming

Disciplines Involved

Architecture, Civil, Landscape Architecture, Environmental, Geotechnical

Approach

The team will begin by reviewing existing studies and reports, including the Civic Campus Master Plan and Predesign Study and lead the Kickoff meeting to ensure everyone’s roles, responsibilities, and work plans are established, understood, and supported with immediate action items and the initial schedule. We also want to discuss overall project goals with each unit of the Owner-Architect-Contractor (OAC) team. During this time, our sub-consultants will conduct site surveys, soil borings, environmental assessments, and planning/zoning due diligence while LHB interviews City staff to update the space needs programming.

A key focus will be on qualitative performance goals using the THRIVE framework, which encompasses environmental, social, and economic values, and performance levels from consumptive to regenerative. We will discuss budget investment in these metrics and set priorities, creating a roadmap for design decisions and measurable goals tailored to the project’s context. We understand the City is looking for a sustainability-driven approach and the ability to implement strategies as budget allows. The THRIVE process provides a roadmap for setting goals and prioritizing budget investments to achieve each target.

We look forward to facility tours to benchmark best practices. Notable projects to visit include the ACEC grand award-winning Metro Transit maintenance operations facility at the North Loop Bus Garage and the B3 Ramsey County Environmental Service Center in Roseville. If interested in a longer trip, we can also explore our public works project in Cook, MN, for St. Louis County Public Works, which included fleet storage, maintenance facilities, and remodeled offices.

Deliverables

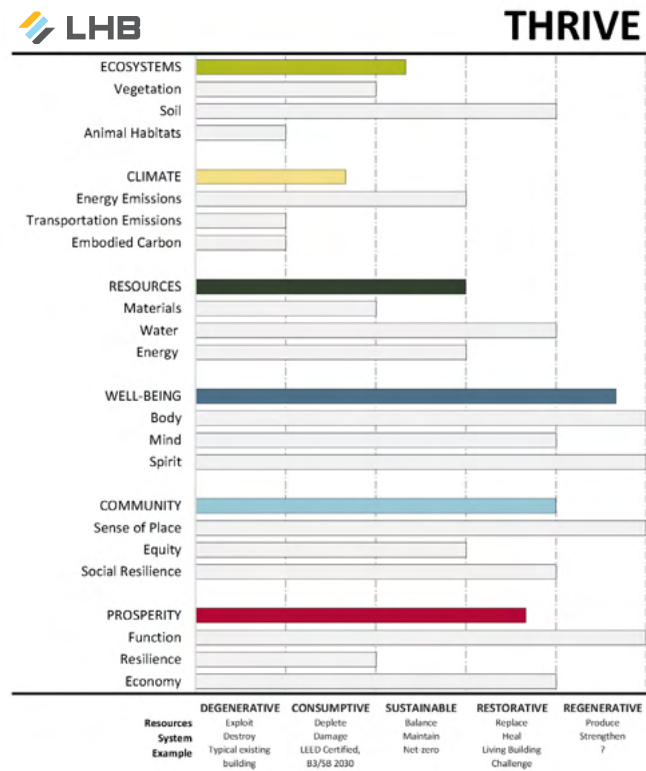
- Facility tour summary
- Updated space needs analysis
- THRIVE Framework
- Site planning surveys
- Tree inventory report
- Geotechnical report
- Phase 1 Environmental Assessment

Meetings

- Kickoff meeting - in person
- Facility tours – 3 separate trips
- Departmental programming interviews – 1 day in person
- Space Needs Program review meeting - Virtual

Timeline

October 2, 2025 – November 12, 2025



Phase 2: Concept Design (15 Percent Package)

Disciplines Involved

Architecture, Civil, Landscape, Structural, Mechanical, Electrical, Plumbing, Equipment

Approach

LHB’s concept design approach will use an on-site charrette format, allowing key stakeholders to provide real-time feedback as we refine the plan. This process promotes collaboration and gives the City of Roseville significant influence over the design. Our team will refine the preferred site layout based on Concept C.1 or C.2 as a starting point, and focus on gathering initial inputs and implementing them into a new concept design. We will also address parcel adjustments and the integration of Veterans Park as we lay out the public works functions, public-facing license and passport center, and dance studio.

We will initiate the community engagement process to ensure we address key concerns before making design decisions. It is essential to show that community feedback informs the design while meeting the goals set in the programming stage. In these settings, noise from truck activities, headlight spillover, and yard lighting cutoffs are the primary sources for concern with neighboring residential zoning. We are familiar with these contrasting uses and have good examples of how we’ve mitigated them in the past.

In parallel with these high-level design decisions, we will be tracking action items and coordinating with the CMAR to develop a phasing plan and bid package strategy. Weekly meetings will help us stay on task and promptly raise issues for the Owner-Architect-Contractor (OAC) group to address.

Deliverables

- Updated concept design package
- Phasing plan and final design schedule
- Parcel sketch with legal descriptions

Meetings

- On-site Design Charrette – in person
- Weekly touch-base status meetings – virtual
- Final Concept presentation - virtual

Timeline

October 2, 2025 – December 3, 2025

Phase 3: Schematic Design (30 Percent Package)

Disciplines Involved

Architecture, Civil, Landscape, Structural, Mechanical, Electrical, Plumbing, Fire Protection, Low Voltage, Equipment

Approach

Following the conceptual design phase, our team will develop initial site plans, building layouts, and building massing. We will incorporate our structural team's input on the framing and foundation approach based on the soil conditions and loading requirements from our geotechnical report. The stormwater management plan to protect the watershed and prevent erosion will be defined along with preliminary grading and utilities. This phase will also include narratives for structural, mechanical, and electrical systems, a fleet maintenance equipment inventory, fire protection, low voltage/communications, and site development.

To assist the CMAR in preparing their cost estimates, we will coordinate design contingencies and allowances to carry in the budget based on similar project scopes. At the conclusion of this phase, LHB will prepare for and attend a City Council presentation to convey the process and outcomes of the design. This is a critical step to ensure there is consensus on the design and how the CMAR plans to implement the project.

As our final exercise in this phase, we will conduct a Quality Assurance workshop, which we call a Round Robin. In this approach, the entire design team, CMAR, and the City's key stakeholders review the project in a page-turn format over a series of brief meetings between each discipline group. We will conclude the sessions with a roundtable discussion from each group, where they will share their findings and comments. This builds deep understanding of the project for the entire team and ensures that we take into account each other's performance outcomes established in the THRIVE framework.



Deliverables

- Schematic design drawings and narratives
- CMAR cost estimate review and comment
- City Council presentation materials
- Round Robin quality assurance report

Meetings

- Weekly touch-base status meetings – virtual
- Round Robin QA Workshop
- City Council Presentation – in person

Timeline

November 12, 2025 – January 26, 2026



Phase 4: Design Development (60 Percent Package)

Disciplines Involved

Architecture, Civil, Landscape, Structural, Mechanical, Electrical, Plumbing, Fire Protection, Low Voltage, Equipment

Approach

This phase is focused on defining the engineering systems and coordinating the interface between disciplines. Sizes of structural members, mechanical units, electric switchgear and distribution panels, maintenance equipment sizing and clearances, along with more detailed design on the architecture and interior design with material selections, outline specifications for envelope assemblies, and preliminary energy model calculations. The site planning will be more advanced in this phase to allow early grading, utility, and site development packages.

Coordination with permitting authorities and utility providers will begin, and every effort will be made to comply with their established requirements to ensure a clear path to construction activities. During this phase, our team will have sufficient information to determine quantities for domestic water, fire, and sewer service, conducting water supply flow tests to inform fire protection design. We also anticipate the need for value analysis and will work closely with the CMAR to determine what elements of the design can be made more efficient. This allows us to begin reducing design contingency carried in the Schematic Design phase as greater levels of detail provide more accurate cost estimates.

Deliverables

- Design development drawings and outline specifications
- AHJ Utility provider reports

Meetings

- Weekly touch-base status meetings – virtual
- AHJ / Utility provider Meetings

Timeline

January 26, 2026 – April 6, 2026

Phase 5: Construction Documents (100 Percent Package)

Disciplines Involved

Architecture, Civil, Landscape, Structural, Mechanical, Electrical, Plumbing, Fire Protection, Low Voltage, Equipment

Approach

During this important phase, LHB’s team will finalize all drawings and specifications with a keen eye on detail and coordination. While our focus is more internal during this phase, requiring less City input than earlier phases, we will again employ the Round Robin format at the 90 percent level to perform a page-turn review with the full design team, City, and CMAR. Bid scope coordination with the CMAR throughout the process will ensure alignment between drawings and specifications. We will define a handful of bid alternates in this stage to provide flexibility in the scope, allowing us to fit the budget to the bids. A final presentation to the City Council is planned to approve the project for bidding and construction, subject to the timing of the GMP for the CMAR and the different bid packages.

Deliverables

- Exterior and interior perspective 3D views
- 75 percent and 90 percent progress sets
- 100 percent construction documents
- City Council presentation

Timeline

April 6, 2026 – May 28, 2026 (LPCDS – Bid Package 1)

April 6, 2026 – September 23, 2026 (MOC – Bid Package 2)

Phase 6: Bidding and Permitting Assistance

Disciplines Involved

Architecture, Civil, Landscape, Structural, Mechanical, Electrical, Plumbing, Fire Protection, Low Voltage, Equipment

Approach

The team will support the CMAR during bidding by responding to contractor questions and issuing addenda. Permit applications will be submitted, and responses to agency comments will be coordinated. We will consider substitution requests and balance quality control with savings to ensure we meet the project's performance and cost requirements. To assist the CMAR in managing their GMP, we will award additive alternates in sequence to capture any savings between the estimates and the bids while maintaining a fair bid process.

Deliverables

- Addenda to construction documents
- Permit applications and responses
- Change documentation as needed

Timeline

June 4, 2026 – November 5, 2026

Phase 7: Neighborhood Engagement

Disciplines Involved

Architecture, Landscape Architecture, Community Engagement Specialist

Approach

Community engagement is a key aspect of LHB's design process, and we pride ourselves on our ability to foster meaningful collaboration with the public. Our experience in engaging with the Roseville community will guide our approach to this project, ensuring we meet your expectations and those of local residents.

The primary goal of engagement for this project is to involve immediate neighbors in influencing the site design. A Civic Campus Final Design Stakeholder Group will help shape elements such as site layout, buffers, streetscape, and building exteriors. We will develop a Community Engagement Plan in collaboration with City staff will outline goals, schedules, communication methods, and responsibilities. We will also assist in selecting the Stakeholder Group if necessary.

An initial kick-off meeting will be held to allow the Group to connect with the design team, fostering a shared understanding of the project. This will prepare the team for an in-person design workshop as Concept Design concludes, focusing on hands-on design using block exercises to shape the site layout based on the Group's input. Following the workshop, LHB will develop a schematic design-level colored site plan and renderings to share with the neighborhood, ask for feedback through an online survey, and encourage the Stakeholder Group to disseminate this information.

After updating the design to reflect budget goals and neighborhood feedback, we will hold a second workshop to discuss refined design directions, costs, and detailed design decisions. As a follow-up, we will provide updates throughout the Design Development and Construction Document phases and conduct virtual check-ins with the Group. Regular construction updates will also be provided to the public.

We aim to create a collaborative environment that builds trust and enhances the design process, positively impacting this and future City initiatives. These three stakeholder meetings will be held to gather feedback on key design elements, with materials prepared for City Council consideration.

Deliverables

- Meeting materials
- Meeting minutes and summaries

Timeline

October 8, 2025 – September 17, 2026 (and through Construction)

Phase 8: Construction Administration

Disciplines Involved

Full Design Team

Approach

The team will attend regular site meetings, review submittals and RFIs, and issue clarifications or change documentation as needed. Monthly pay applications will be reviewed in coordination with the City.

Deliverables

- Submittal and RFI responses
- Supplemental instructions and proposal requests
- Change order reviews
- Pay application approvals

Timeline

July 9, 2026 – December 1, 2028

Phase 9: Project Close-Out

Disciplines Involved

Full Design Team

Approach

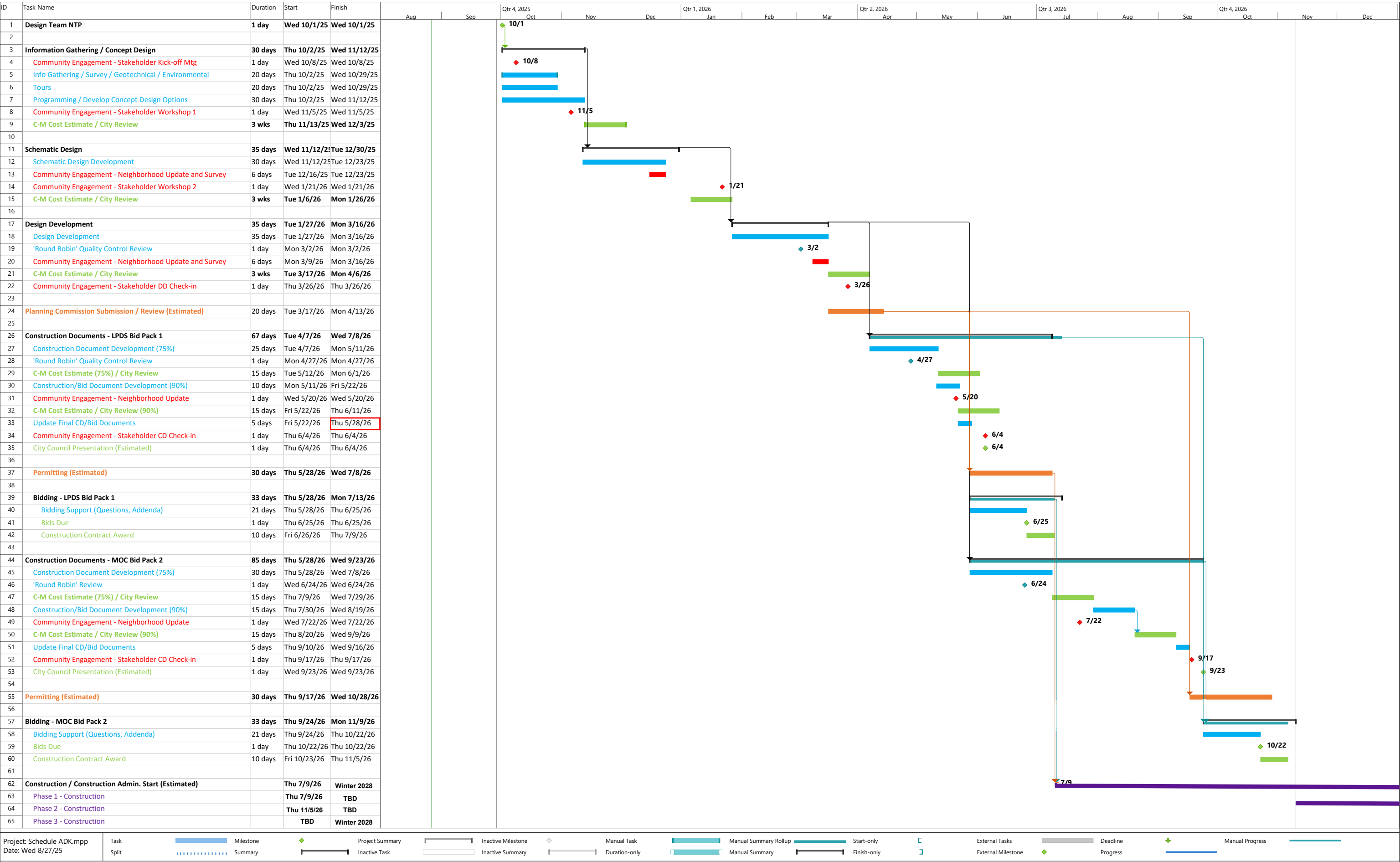
The team will conduct punch list walkthroughs and prepare record drawings. An 11-month warranty inspection will be completed to identify any remaining issues before warranties expire.

Deliverables

- Certificate of Substantial Completion
- Punch list documentation
- Record drawings in PDF and AutoCAD
- 12-month warranty inspection report

Timeline

December 1, 2028 – December 1, 2029



FEE PROPOSAL

			ESTIMATED HOURS BY PROJECT PHASE									SUB-TOTAL HOURS PER ROLE
DESIGN TEAM ROLE	FIRM NAME	HOURLY RATE(S)	2.3.A Data Collection, Programming	2.3.B Concept Design	2.3.C Schematic Design	2.3.D Design Development	2.3.E Construction Documents	2.3.F Bidding & Permitting Assistance	2.3.G Neighborhood Engagement	2.3.H Construction Administration	2.3.I Project Close-Out	
Design Lead	LHB	\$ 231	35	60	88	128	124	4	38	20	0	497
Project Manager	LHB	\$ 174	74	96	96	188	324	24	52	480	32	1,366
Project Architect	LHB	\$ 162	80	93	140	264	384	64	80	1,200	56	2,361
* Architectural Designer	LHB	\$ 92	14	28	120	200	388	20	0	1,000	48	1,818
Interior Designer	LHB	\$ 124	2	8	52	228	212	8	0	104	8	622
Civil Engineer	LHB	\$ 181	20	145	140	264	308	8	0	132	8	1,025
* Civil Designer	LHB	\$ 92	0	0	0	120	200	2	0	0	20	342
Landscape Architect	LHB	\$ 220	20	49	128	164	156	8	160	104	20	809
Structural Engineer	LHB	\$ 209	0	18	72	224	308	8	0	124	8	762
* Structural Designer	LHB	\$ 92	0	0	0	120	190	2	0	0	20	332
Mechanical Engineer	LHB	\$ 180	0	14	60	224	328	8	0	124	12	770
* Mechanical Designer	LHB	\$ 92	0	0	0	200	350	2	0	0	20	572
Fire Protection Engineer	LHB	\$ 180	0	4	8	120	236	8	0	64	8	448
Electrical Engineer	LHB	\$ 231	0	14	60	224	328	8	0	124	12	770
Low Voltage Engineer	LHB	\$ 231	0	4	8	124	240	8	0	64	8	456
* Electrical Designer	LHB	\$ 92	0	0	0	200	350	2	0	0	20	572
Administration	LHB	\$ 91	8	16	16	20	84	16	0	140	16	316
Geotechnical Engineering	Braun	\$ 150	300	0	0	0	0	0	0	0	0	300
Environmental Services	HDR	\$ 173	46	0	0	0	0	0	0	0	0	46
Equipment Design Lead	HDR	\$ 208	144	104	263	369	256	18	0	209	69	1,432
* Equipment Designer	HDR	\$ 138	144	105	263	369	256	18	0	209	69	1,433
* Denotes blended rate/ hours	Sub-total Hours by Phase		887	758	1,514	3,750	5,022	236	330	4,098	454	Total Hours 17,049

PROJECT PHASE	TOTAL FEE LPCDS	TOTAL FEE MOC	TOTAL FEE BY TOTAL PROJECT PHASE
2.3.A Data Collection / Programming	\$ 22,912	\$ 37,440	\$ 60,352
2.3.B Concept Design	\$ 25,974	\$ 53,004	\$ 78,978
2.3.C Schematic Design	\$ 53,232	\$ 113,480	\$ 166,712
2.3.D Design Development	\$ 126,625	\$ 358,756	\$ 485,408
2.3.E Construction Documents	\$ 168,546	\$ 443,990	\$ 612,536
2.3.F Bidding & Permitting Assistance	\$ 13,062	\$ 18,886	\$ 31,948
2.3.G Neighborhood Engagement	\$ 29,680	\$ 36,488	\$ 66,168
2.3.H Construction Administration	\$ 154,476	\$ 395,656	\$ 550,132
2.3.I Close-Out	\$ 14,052	\$ 30,552	\$ 44,604
Sub-Total: Consultant Fees	\$ 21,482	\$ 511,414	\$ 532,896
Sub-Total: Reimbursables	\$ 843	\$ 843	\$ 1,686
Total Fees	\$ 630,911	\$ 2,000,509	\$ 2,631,420

*** CONSULTANT EXCLUSIONS**

COST (\$)

Alternate: Design the facility to meet a higher sustainability requirement, such as B3 requirements.

\$ 148,852

APPENDIX A

AIA-B133

Thank you for the opportunity to review the B133. While we appreciate the fairness of the documents, our proposed changes to the language are as follows:

1. We would like to add section 1.3.1 back in to the agreement.
Establishing the level of reliance on the model versus the stamped drawings is important for any project, especially a project of this size.
2. In 2.6, we can grant 30 days notice of intent to cancel for all instances except payment where there is a failure to pay the premium. If the cancellation is due to premium non-payment the City will get 10 days notice.
3. We would like to discuss the changes in 3.6.1. On occasion, code officials take novel positions on code interpretation and we as designers respond to those by either redesigning or incorporating what they want. Where the request by the code official will require a significant increase in the budget, we do not believe that requiring compliance with those directions through our contract is in the City's best interest.
4. We would like to discuss removing the addition to 3.3.8. The main benefit of the CMC delivery method is that you have the CM on board to estimate the project as it is designed. Allowing that CM to qualify the accuracy of its pricing so that the Architect cannot rely on the pricing during design build in uncertainty and defeats one of the biggest benefits of this delivery system.
5. In 4.2.1, we ask that all of the provisions you deleted be reinserted as "additional services". Each of those redesigns will take significant effort in the event that they are needed. Rather than price in the contingency just in case they do happen, we believe it is in the City's best interest to keep them as potential additional services so the City pays for them only if they do occur.
6. Since we assume that the CM will be doing the cost estimating, we should either put the deleted language in 6.3.1 back in or delete the entire paragraph.
7. If selected for the project, we would appreciate an opportunity to discuss these items further before finalizing the contract.

AIA® Document B133® – 2019

Standard Form of Agreement Between Owner and Architect, Construction Manager as Constructor Edition

AGREEMENT made as of the _____ day of _____ in the year
2025

(In words, indicate day, month and year.)

BETWEEN the Architect's client identified as the Owner:
(Name, legal status, address, and other information)

City of Roseville
2660 Civic Center Drive
Roseville, MN 55113
651-792-7000

and the Architect:
(Name, legal status, address, and other information)

for the following Project:
(Name, location, and detailed description)

Maintenance Operations Center and the License/Passport Center & Dance Studio

The Construction Manager (if known):
(Name, legal status, address, and other information)

The Owner and Architect agree as follows.

ADDITIONS AND DELETIONS:

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

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

This document is intended to be used in conjunction with AIA Documents A201–2017™, General Conditions of the Contract for Construction; A133–2019™ Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price; and A134–2019™ Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee without a Guaranteed Maximum Price.

AIA Document A201™–2017 is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

ELECTRONIC COPYING of any portion of this AIA® Document to another electronic file is prohibited and constitutes a violation of copyright laws as set forth in the footer of this document.

TABLE OF ARTICLES

- 1 INITIAL INFORMATION
- 2 ARCHITECT'S RESPONSIBILITIES
- 3 SCOPE OF ARCHITECT'S BASIC SERVICES
- 4 SUPPLEMENTAL AND ADDITIONAL SERVICES
- 5 OWNER'S RESPONSIBILITIES
- 6 COST OF THE WORK
- 7 COPYRIGHTS AND LICENSES
- 8 CLAIMS AND DISPUTES
- 9 TERMINATION OR SUSPENSION
- 10 MISCELLANEOUS PROVISIONS
- 11 COMPENSATION
- 12 SPECIAL TERMS AND CONDITIONS
- 13 SCOPE OF THE AGREEMENT

ARTICLE 1 INITIAL INFORMATION

§ 1.1 This Agreement is based on the Initial Information set forth in this Section 1.1.

(For each item in this section, insert the information or a statement such as "not applicable" or "unknown at time of execution.")

§ 1.1.1 The Owner's program for the Project:

(Insert the Owner's program, identify documentation that establishes the Owner's program, or state the manner in which the program will be developed.)

Design of a two-story License Passport Center and Dance Studio on city property at Veterans Park as indicated in Options C.1 or C.2 in the Civic Campus Master Plan Update completed in 2025. The shared parking lot with the VFW would be reconstructed to accommodate additional parking.

A new Maintenance Operations Center would be constructed in two parts. The main facility south of Woodhill would consist of re-using part of the existing facility and expanding the facility into the existing maintenance yard as indicated in Options C.1 or C.2 in the Civic Campus Master Plan Update completed in 2025. The main garage would be remodeled and reused as part of the construction. Additionally, the Lexington Shoppes building north of Woodhill Drive would be demolished and a new maintenance yard with one storage building, storage bins and fuel system would be constructed.

§ 1.1.2 The Project's physical characteristics:

(Identify or describe pertinent information about the Project's physical characteristics, such as size; location; dimensions; geotechnical reports; site boundaries; topographic surveys; traffic and utility studies; availability of public and private utilities and services; legal description of the site, etc.)

§ 1.1.3 The Owner's budget for the Cost of the Work, as defined in Section 6.1:
(Provide total and, if known, a line item breakdown.)

-Projected Construction Budget for MOC: \$48,000,000 (Sales Tax Funded)
Projected Construction Budget for LPCDS: \$11,000,000 (Locally Funded)

§ 1.1.4 The Owner's anticipated design and construction milestone dates:

.1 Design phase milestone dates, if any:

Final Design – July 2026

.2 Construction commencement date:

October 2026

.3 Substantial Completion date or dates:

Total project completion December 2029

.4 Other milestone dates:

§ 1.1.5 The Owner intends to retain a Construction Manager pursuant to the following agreement:
(Indicate agreement type.)

- [☒] AIA Document A133–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price, as modified.
- [☐] AIA Document A134–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee without a Guaranteed Maximum Price.

§ 1.1.6 The Owner's requirements for accelerated or fast-track design and construction, or phased construction are set forth below:

(List number and type of bid/procurement packages.)

Three bid packages

#1 -LPCDS

#2 – MOC North of Woodhill

#3 – MOC South of Woodhill

§ 1.1.7 The Owner's anticipated Sustainable Objective for the Project:

(Identify and describe the Owner's Sustainable Objective for the Project, if any.)

§ 1.1.7.1 If the Owner identifies a Sustainable Objective, the Owner and Architect shall complete and incorporate AIA Document E234™–2019, Sustainable Projects Exhibit, Construction Manager as Constructor Edition, into this Agreement to define the terms, conditions and services related to the Owner's Sustainable Objective. If E234-2019 is incorporated into this

Agreement, the Owner and Architect shall incorporate the completed E234–2019 into the agreements with the consultants and contractors performing services or Work in any way associated with the Sustainable Objective.

§ 1.1.8 The Owner identifies the following representative in accordance with Section 5.4:
(List name, address, and other contact information.)

Jesse Freihammer, Public Works Director
City of Roseville
2660 Civic Center Drive
Roseville, MN 55113
651-792-7041
Jesse.Freihammer@cityofroseville.com

§ 1.1.9 The persons or entities, in addition to the Owner’s representative, who are required to review the Architect’s submittals to the Owner are as follows:
(List name, address, and other contact information.)

§ 1.1.10 The Owner shall retain the following consultants and contractors:
(List name, legal status, address, and other contact information.)

- .1 Construction Manager:
(The Construction Manager is identified on the cover page. If a Construction Manager has not been retained as of the date of this Agreement, state the anticipated date of retention. If the Architect is to assist the Owner in selecting the Construction Manager, complete Section 4.1.1.1)

~~.2 Land Surveyor:~~

~~.3 Geotechnical Engineer:~~

~~.4 Civil Engineer:~~

.5—2 Other consultants and contractors:
(List any other consultants and contractors retained by the Owner.)

§ 1.1.11 The Architect identifies the following representative in accordance with Section 2.4:
(List name, address, and other contact information.)

§ 1.1.12 The Architect shall retain the consultants identified in Sections 1.1.12.1 and 1.1.12.2:
(List name, legal status, address, and other contact information.)

§ 1.1.12.1 Consultants retained under Basic Services:

.1 Structural Engineer:

.2 Mechanical Engineer:

.3 Electrical Engineer:

.4 Civil Engineer:

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.5 Landscape Architecture:

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.6.2 Land Surveyor:

.37 Geotechnical Engineer:

.8 Other Architectural:

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§ 1.1.12.2 Consultants retained under Supplemental Services:

§ 1.1.13 Other Initial Information on which the Agreement is based:

§ 1.2 The Owner and Architect may rely on the Initial Information. Both parties, however, recognize that the Initial Information may materially change and, in that event, the Owner and the Architect shall appropriately adjust the Architect's services, schedule for the Architect's services, and the Architect's compensation. The Owner shall adjust the Owner's budget for the Cost of the Work and the Owner's anticipated design and construction milestones, as necessary, to accommodate material changes in the Initial Information.

§ 1.3 The parties shall ~~agree upon develop~~ written protocols governing the transmission and use of, and reliance on, Instruments of Service or any other information or documentation in digital form.

~~§ 1.3.1 Any use of, or reliance on, all or a portion of a building information model without agreement to written protocols governing the use of, and reliance on, the information contained in the model shall be at the using or relying party's sole risk~~

~~and without liability to the other party and its contractors or consultants, the authors of, or contributors to, the building information model, and each of their agents and employees.~~

ARTICLE 2 ARCHITECT'S RESPONSIBILITIES

§ 2.1 The Architect shall provide professional services as set forth in this Agreement. The Architect represents that it is properly licensed in the jurisdiction where the Project is located to provide the services required by this Agreement, or shall cause such services to be performed by appropriately licensed design professionals.

§ 2.2 The Architect shall perform its services consistent with the professional skill and care ordinarily provided by experienced and reputable architects practicing in the same or similar locality under the same or similar circumstances. The Architect shall perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project.

§ 2.3 The Architect shall provide its services in conjunction with the services of a Construction Manager as described in the agreement identified in Section 1.1.5. The Architect shall not be responsible for actions taken by the Construction Manager.

§ 2.4 The Architect shall identify a representative authorized to act on behalf of the Architect with respect to the Project.

§ 2.5 Except with the Owner's knowledge and written consent, the Architect shall not engage in any activity, or accept any employment, interest or contribution that would reasonably appear to compromise the Architect's professional judgment with respect to this Project.

§ 2.6 **Insurance.** The Architect shall ~~maintain the following insurance until termination of this Agreement. If any of the requirements set forth below are in addition to the types and limits the Architect normally maintains, the Owner shall pay the Architect as set forth in Section 11.9, furnish proof of insurance acceptable to Owner and maintain coverage for the applicable claims period confirming that it has procured the foregoing required insurance coverages prior to execution of this Agreement. Such proof shall also confirm that the insurer has agreed that it will not cancel the insurance without giving the Owner thirty (30) days advance written notice of its intent to cancel. The Architect shall require of its consultants proof of insurance meeting the foregoing requirements as a condition precedent to their engagement to perform services on the Project.~~

§ 2.6.1 Commercial General Liability with policy limits of not less than Two Million (\$ 2,000,000) for each occurrence and Four Million (\$ 4,000,000) in the aggregate for bodily injury and property damage.

§ 2.6.2 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Architect with policy limits of not less than One Million (\$ 1,000,000) per accident for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles, along with any other statutorily required automobile coverage.

§ 2.6.3 The Architect may achieve the required limits and coverage for Commercial General Liability and Automobile Liability through a combination of primary and excess or umbrella liability insurance, provided such primary and excess or umbrella liability insurance policies result in the same or greater coverage as the coverages required under Sections 2.6.1 and 2.6.2, and in no event shall any excess or umbrella liability insurance provide narrower coverage than the primary policy. The excess policy shall not require the exhaustion of the underlying limits only through the actual payment by the underlying insurers.

§ 2.6.4 Workers' Compensation at statutory limits.

§ 2.6.5 Employers' Liability with policy limits not less than (\$) each accident, (\$) each employee, and (\$) policy limit. statutory requirements.

§ 2.6.6 Professional Liability covering negligent acts, errors and omissions in the performance of professional services, with policy limits of not less than Two Million (\$ 2,000,000) per claim and Four Million (\$ 4,000,000) in the aggregate.

§ 2.6.7 **Additional Insured Obligations.** To the fullest extent permitted by law, the Architect shall cause the primary and excess

or umbrella policies for Commercial General Liability and Automobile Liability to include the Owner as an additional insured for claims caused in whole or in part by the Architect's negligent acts or omissions. The additional insured coverage shall be primary and non-contributory to any of the Owner's insurance policies and shall apply to both ongoing and completed operations.

§ 2.6.8 The Architect shall provide certificates of insurance to the Owner that evidence compliance with the requirements in this Section 2.6.

§ 2.6.9 The Architect's policies shall be primary insurance to any other valid and collectible insurance available to the Owner with respect to any claim arising out of the Architect's performance under this Contract. The Architect is responsible for payment of Contract related insurance premiums and deductibles. All policies listed above, except professional liability, shall be written on an "occurrence" form ("claims made" and "modified occurrence" forms are not acceptable) and shall apply on a "per project" basis. The Architect shall obtain insurance policies from insurance companies having an "AM BEST" rating of A- (minus); Financial Size Category (FSC) VII or better and authorized to do business in the State of Minnesota.

§ 2.6.10 If the Architect fails to provide the specified insurance, then the Architect will defend, indemnify, and hold harmless the Owner and the Owner's officials, agents and employees from any loss, claim, liability, and expense (including reasonable attorney's fees and expenses of litigation) to the extent necessary to afford the same protection as would have been provided by the specified insurance. This indemnity applies only to the extent to which the underlying occurrence (i.e., the event giving rise to a claim which would have been covered by the specified insurance) is attributable to the negligent or otherwise wrongful act or omission (including breach of contract) of the Architect, its subcontractors, agents, employees or delegates.

ARTICLE 3 SCOPE OF ARCHITECT'S BASIC SERVICES

§ 3.1 The Architect's Basic Services consist of those described in this Article 3 and include usual and customary structural, mechanical, and electrical engineering services. Services not set forth in this Article 3 are Supplemental or Additional Services.

§ 3.1.1 The Architect shall manage the Architect's services, research applicable design criteria, attend Project meetings, communicate with members of the Project team, and report progress to the Owner.

§ 3.1.2 The Architect shall coordinate its services with those services provided by the Owner, the Construction Manager, and the Owner's consultants. The Architect shall be entitled to reasonably rely on, and shall not be responsible for, the accuracy, completeness, and timeliness of, services and information furnished by the Owner, the Construction Manager, and the Owner's consultants. The Architect shall provide prompt written notice to the Owner if the Architect becomes aware of any error, omission, or inconsistency in such services or information.

§ 3.1.3 As soon as practicable after the date of this Agreement, the Architect shall submit, for the Construction Manager's review and the Owner's approval, a schedule for the performance of the Architect's services. The schedule shall include design phase milestone dates, as well as the anticipated dates for the commencement of construction and for Substantial Completion of the Work as set forth in the Initial Information. The schedule shall include allowances for periods of time required for the Owner's review, for the Construction Manager's review, for the performance of the Construction Manager's Preconstruction Phase services, for the performance of the Owner's consultants, and for approval of submissions by authorities having jurisdiction over the Project. Once approved by the Owner, time limits established by the schedule shall not, except for reasonable cause, be exceeded by the Architect or Owner. With the Owner's approval, the Architect shall adjust the schedule, if necessary, as the Project proceeds until the commencement of construction.

§ 3.1.4 The Architect shall submit information to the Construction Manager and participate in developing and revising the Project schedule as it relates to the Architect's services. The Architect shall review and approve, or take other appropriate action upon, the portion of the Project schedule relating to the performance of the Architect's services.

§ 3.1.5 The Architect shall not be responsible for an Owner's directive or substitution, or for the Owner's acceptance of non-conforming work, made or given without the Architect's written approval.

§ 3.1.6 The Architect shall, in coordination with the Construction Manager, contact governmental authorities required to approve the Construction Documents and entities providing utility services to the Project. The Architect shall ~~respond to assure~~ that applicable design requirements imposed by those authorities and entities are incorporated in the Work.

§ 3.1.7 The Architect shall assist the Owner and Construction Manager in connection with the Owner's responsibility for filing documents required for the approval of governmental authorities having jurisdiction over the Project.

§ 3.1.8 Prior to the Owner's acceptance of the Construction Manager's Guaranteed Maximum Price proposal, or the Owner's approval of the Construction Manager's Control Estimate, as applicable, the Architect shall consider the Construction Manager's requests for substitutions and, upon written request of the Construction Manager, provide clarification or interpretations pertaining to the Drawings, Specifications, and other documents submitted by the Architect. The Architect and Construction Manager shall include the Owner in communications related to substitution requests, clarifications, and interpretations.

§ 3.1.9 The Architect shall assist the Owner in the evaluation of the qualifications of entities providing bids or proposals.

§ 3.2 Review of the Construction Manager's Guaranteed Maximum Price Proposal or Control Estimate

§ 3.2.1 At a time to be mutually agreed upon by the Owner and the Construction Manager, the Construction Manager shall prepare, for review by the Owner and Architect, and for the Owner's acceptance or approval, a Guaranteed Maximum Price proposal or Control Estimate. The Architect shall assist the Owner in reviewing the Construction Manager's proposal or estimate. The Architect's review is not for the purpose of discovering errors, omissions, or inconsistencies; for the assumption of any responsibility for the Construction Manager's proposed means, methods, sequences, techniques, or procedures; or for the verification of any estimates of cost or estimated cost proposals. In the event that the Architect discovers any inconsistencies or inaccuracies in the information presented, the Architect shall promptly notify the Owner and Construction Manager.

§ 3.2.2 Upon authorization by the Owner, and subject to Section 4.2.1.14, the Architect shall update the Drawings, Specifications, and other documents to incorporate the agreed upon assumptions and clarifications contained in the Guaranteed Maximum Price Amendment or Control Estimate.

§ 3.3 Schematic Design Phase Services

§ 3.3.1 The Architect shall review the program, and other information furnished by the Owner and Construction Manager, and shall review laws, codes, and regulations applicable to the Architect's services.

§ 3.3.2 The Architect shall prepare a preliminary evaluation of the Owner's program, schedule, budget for the Cost of the Work, Project site, and other Initial Information, each in terms of the other, to ascertain the requirements of the Project. The Architect shall notify the Owner in writing of (1) any inconsistencies discovered in the information, and (2) other information or consulting services that may be reasonably needed for the Project.

§ 3.3.3 The Architect shall present its preliminary evaluation to the Owner and Construction Manager and shall discuss with the Owner and Construction Manager alternative approaches to design and construction of the Project. The Architect shall reach an understanding with the Owner regarding the requirements of the Project and confirm the same in writing with the Owner.

§ 3.3.4 Based on the Project requirements agreed upon with the Owner, the Architect shall prepare and present, to the Owner and Construction Manager, for the Owner's approval, a preliminary design illustrating the scale and relationship of the Project components.

§ 3.3.5 Based on the Owner's approval of the preliminary design, the Architect shall prepare Schematic Design Documents for Construction Manager's review and the Owner's approval. The Schematic Design Documents shall consist of drawings and other documents including a site plan, if appropriate, and preliminary building plans, sections and elevations; and may include some combination of study models, perspective sketches, or digital representations. Preliminary selections of major building systems and construction materials shall be noted on the drawings or described in writing.

§ 3.3.5.1 The Architect shall consider sustainable design alternatives, such as material choices and building orientation, together with other considerations based on program and aesthetics, in developing a design that is consistent with the Owner's program, schedule and budget for the Cost of the Work. The Owner may obtain more advanced sustainable design services as a Supplemental Service under Section 4.1.

§ 3.3.5.2 The Architect shall consider with the Owner and the Construction Manager the value of alternative materials, building systems and equipment, together with other considerations based on program and aesthetics, in developing a design for the Project that is consistent with the Owner's program, schedule, and budget for the Cost of the Work.

§ 3.3.6 The Architect shall submit the Schematic Design Documents to the Owner and the Construction Manager. The Architect shall meet with the Construction Manager to review the Schematic Design Documents.

§ 3.3.7 Upon receipt of the Construction Manager's review comments and cost estimate at the conclusion of the Schematic Design Phase, the Architect shall take action as required under Section 6.4, and request the Owner's approval of the Schematic Design Documents. If revisions to the Schematic Design Documents are required to comply with the Owner's budget for the Cost of the Work at the conclusion of the Schematic Design Phase, the Architect shall incorporate the required revisions in the Design Development Phase.

§ 3.3.8 In the further development of the Drawings and Specifications during this and subsequent phases of design, subject to written disclaimer or qualification from the Owner as to accuracy, the Architect shall be entitled to rely on the accuracy of the estimates of the Cost of the Work, which are to be provided by the Construction Manager under the Construction Manager's agreement with the Owner.

§ 3.4 Design Development Phase Services

§ 3.4.1 Based on the Owner's approval of the Schematic Design Documents, and on the Owner's authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, the Architect shall prepare Design Development Documents for the Construction Manager's review and the Owner's approval. The Design Development Documents shall be based upon information provided, and estimates prepared by, the Construction Manager and shall illustrate and describe the development of the approved Schematic Design Documents and shall consist of drawings and other documents including plans, sections, elevations, typical construction details, and diagrammatic layouts of building systems to fix and describe the size and character of the Project as to architectural, structural, mechanical and electrical systems, and other appropriate elements. The Design Development Documents shall also include outline specifications that identify major materials and systems and establish in general their quality levels.

§ 3.4.2 Prior to the conclusion of the Design Development Phase, the Architect shall submit the Design Development Documents to the Owner and the Construction Manager. The Architect shall meet with the Construction Manager to review the Design Development Documents.

§ 3.4.3 Upon receipt of the Construction Manager's information and estimate at the conclusion of the Design Development Phase, the Architect shall take action as required under Sections 6.5 and 6.6 and request the Owner's approval of the Design Development Documents.

§ 3.5 Construction Documents Phase Services

§ 3.5.1 Based on the Owner's approval of the Design Development Documents, and on the Owner's authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, the Architect shall prepare Construction Documents for the Construction Manager's review and the Owner's approval. The Construction Documents shall illustrate and describe the further development of the approved Design Development Documents and shall consist of Drawings and Specifications setting forth in detail the quality levels and performance criteria of materials and systems and other requirements for the construction of the Work. The Owner and Architect acknowledge that, in order to perform the Work, the Construction Manager will provide additional information, including Shop Drawings, Product Data, Samples and other similar submittals, which the Architect shall review in accordance with Section 3.6.4.

§ 3.5.2 The Architect shall incorporate the design requirements of governmental authorities having jurisdiction over the Project into the Construction Documents.

§ 3.5.3 During the development of the Construction Documents, if requested by the Owner, the Architect shall assist the Owner and Construction Manager in the development and preparation of (1) the Conditions of the Contract for Construction (General, Supplementary and other Conditions); ~~and~~ (2) a project manual that includes the Conditions of the Contract for Construction and Specifications, and may include sample forms; and (3) review of the scopes of Work prepared by the

Construction Manager to provide comments on potential omissions or overlap.

§ 3.5.4 Prior to the conclusion of the Construction Documents Phase, the Architect shall submit the Construction Documents to the Owner and the Construction Manager. The Architect shall meet with the Construction Manager to review the Construction Documents.

§ 3.5.5 Upon receipt of the Construction Manager's information and estimate at the conclusion of the Construction Documents Phase, the Architect shall take action as required under Section 6.7, and request the Owner's approval of the Construction Documents.

§ 3.6 Construction Phase Services

§ 3.6.1 General

§ 3.6.1.1 The Architect shall provide administration of the Contract between the Owner and the Construction Manager as set forth below and in AIA Document A201™–2017, General Conditions of the Contract for Construction. If the Owner and Construction Manager modify AIA Document A201–2017, those modifications shall not affect the Architect's services under this Agreement unless the Owner and the Architect amend this Agreement. The term "Contractor" as used in A201-2017 shall mean the Construction Manager.

§ 3.6.1.2 Subject to Section 4.2, the Architect's responsibility to provide Construction Phase Services commences upon the Owner's acceptance of the Construction Manager's Guaranteed Maximum Price proposal, the Owner's approval of the Construction Manager's Control Estimate, or by a written agreement between the Owner and Construction Manager which sets forth a description of the Work to be performed by the Construction Manager prior to such acceptance or approval. Subject to Section 4.2, and except as provided in Section 3.6.6.5, the Architect's responsibility to provide Construction Phase Services terminates on the date the Architect issues the final Certificate for Payment.

§ 3.6.1.3 The Architect shall advise and consult with the Owner and Construction Manager during the Construction Phase Services. The Architect shall have authority to act on behalf of the Owner only to the extent provided in this Agreement. The Architect shall not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work. ~~nor shall~~ Subject to the requirements of Sections 2.2 and 3.6.2.1, the Architect shall not be responsible for the Construction Manager's failure to perform the Work in accordance with the requirements of the Contract Documents. The Architect shall be responsible for the Architect's negligent acts or omissions, but shall not have control over or charge of, and shall not be responsible for, acts or omissions of the Construction Manager or of any other persons or entities performing portions of the Work.

§ 3.6.2 Evaluations of the Work

§ 3.6.2.1 The Architect shall visit the site at intervals appropriate to the stage of construction, or as otherwise required in Section 4.2.3, to become generally familiar with the progress and quality of the portion of the Work completed, and to determine, in general, if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Architect shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. On the basis of the site visits, the Architect shall keep the Owner and Construction Manager reasonably informed about the progress and quality of the portion of the Work completed, and promptly report to the Owner (1) known deviations from the Contract Documents, (2) known deviations from the most recent construction schedule submitted by the Construction Manager, and (3) defects and deficiencies observed in the Work.

§ 3.6.2.2 The Architect has the authority to reject Work that does not conform to the Contract Documents. Whenever the Architect considers it necessary or advisable, the Architect shall have the authority to require inspection or testing of the Work in accordance with the provisions of the Contract Documents, whether or not the Work is fabricated, installed or completed. However, neither this authority of the Architect nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Architect to the Construction Manager, Subcontractors, suppliers, their agents or employees, or other persons or entities performing portions of the Work.

§ 3.6.2.3 The Architect shall interpret and decide matters concerning performance under, and requirements of, the Contract Documents on written request of either the Owner or Construction Manager. The Architect's response to such requests shall be made in writing within any time limits agreed upon or otherwise with reasonable promptness.

§ 3.6.2.4 Interpretations and decisions of the Architect shall be consistent with the intent of, and reasonably inferable from, the Contract Documents and shall be in writing or in the form of drawings. When making such interpretations and decisions, the Architect shall endeavor to secure faithful performance by both Owner and Construction Manager, shall not show partiality to either, and shall not be liable for results of interpretations or decisions rendered in good faith. The Architect's decisions on matters relating to aesthetic effect shall be final if consistent with the intent expressed in the Contract Documents.

§ 3.6.2.5 Unless the Owner and Construction Manager designate another person to serve as an Initial Decision Maker, as that term is defined in AIA Document A201–2017, the Architect shall render initial decisions on Claims ~~between the Owner and by~~ the Construction Manager as provided in the Contract Documents.

§ 3.6.3 Certificates for Payment to Construction Manager

§ 3.6.3.1 The Architect shall review and certify the amounts due the Construction Manager and shall issue certificates in such amounts. The Architect's certification for payment shall constitute a representation to the Owner, based on the Architect's evaluation of the Work as provided in Section 3.6.2 and on the data comprising the Construction Manager's Application for Payment, that, to the best of the Architect's knowledge, information and belief, the Work has progressed to the point indicated, the quality of the Work is in accordance with the Contract Documents, and that the Construction Manager is entitled to payment in the amount certified. The foregoing representations are subject to (1) an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, (2) results of subsequent tests and inspections, (3) correction of minor deviations from the Contract Documents prior to completion, and (4) specific qualifications expressed by the Architect.

§ 3.6.3.2 The issuance of a Certificate for Payment shall not be a representation that the Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work, (2) reviewed construction means, methods, techniques, sequences or procedures, (3) reviewed copies of requisitions received from Subcontractors and suppliers and other data requested by the Owner to substantiate the Construction Manager's right to payment, or (4) ascertained how or for what purpose the Construction Manager has used money previously paid on account of the Contract Sum.

§ 3.6.3.3 The Architect shall maintain a record of the Applications and Certificates for Payment.

§ 3.6.4 Submittals

§ 3.6.4.1 The Architect shall review the Construction Manager's submittal schedule and shall not unreasonably delay or withhold approval of the schedule. The Architect's action in reviewing submittals shall be taken in accordance with the approved submittal schedule or, in the absence of an approved submittal schedule, with reasonable promptness while allowing sufficient time, in the Architect's professional judgment, to permit adequate review.

§ 3.6.4.2 The Architect shall review and approve, or take other appropriate action upon, the Construction Manager's submittals such as Shop Drawings, Product Data and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. Review of such submittals is not for the purpose of determining the accuracy and completeness of other information such as dimensions, quantities, and installation or performance of equipment or systems, which are the Construction Manager's responsibility. The Architect's review shall not constitute approval of safety precautions or construction means, methods, techniques, sequences or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

§ 3.6.4.3 If the Contract Documents specifically require the Construction Manager to provide professional design services or certifications by a design professional related to systems, materials, or equipment, the Architect shall specify the appropriate performance and design criteria that such services must satisfy. The Architect shall review and take appropriate action on Shop Drawings and other submittals related to the Work designed or certified by the Construction Manager's design professional, provided the submittals bear such professional's seal and signature when submitted to the Architect. The Architect's review shall be for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Architect shall be entitled to rely upon, and shall not be responsible for, the adequacy and accuracy of the services, certifications, and approvals performed or provided by such design professionals.

§ 3.6.4.4 Subject to Section 4.2, the Architect shall review and respond to requests for information about the Contract Documents. The Architect shall set forth, in the Contract Documents, the requirements for requests for information. Requests for information shall include, at a minimum, a detailed written statement that indicates the specific Drawings or Specifications

in need of clarification and the nature of the clarification requested. The Architect's response to such requests shall be made in writing within any time limits agreed upon, or otherwise with reasonable promptness. If appropriate, the Architect shall prepare and issue supplemental Drawings and Specifications in response to the requests for information.

§ 3.6.4.5 The Architect shall maintain a record of submittals and copies of submittals supplied by the Construction Manager in accordance with the requirements of the Contract Documents.

§ 3.6.5 Changes in the Work

§ 3.6.5.1 The Architect may order minor changes in the Work that are consistent with the intent of the Contract Documents and do not involve an adjustment in the Contract Sum or an extension of the Contract Time. Subject to Section 4.2, the Architect shall prepare Change Orders and Construction Change Directives for the Owner's approval and execution in accordance with the Contract Documents.

§ 3.6.5.2 The Architect shall maintain records relative to changes in the Work.

§ 3.6.6 Project Completion

§ 3.6.6.1 The Architect shall:

- .1 conduct inspections to determine the date or dates of Substantial Completion and the date of final completion;
- .2 issue Certificates of Substantial Completion;
- .3 forward to the Owner, for the Owner's review and records, written warranties and related documents required by the Contract Documents and received from the Construction Manager; and
- .4 issue a final Certificate for Payment based upon a final inspection indicating that, to the best of the Architect's knowledge, information, and belief, the Work complies with the requirements of the Contract Documents.

§ 3.6.6.2 The Architect's inspections shall be conducted with the Owner to (1) check conformance of the Work with the requirements of the Contract Documents and (2) verify the accuracy and completeness of the list submitted by the Construction Manager of Work to be completed or corrected.

§ 3.6.6.3 When Substantial Completion has been achieved, the Architect shall inform the Owner about the balance of the Contract Sum remaining to be paid the Construction Manager, including the amount to be retained from the Contract Sum, if any, for final completion or correction of the Work.

§ 3.6.6.4 The Architect shall forward to the Owner the following information received from the Construction Manager: (1) consent of surety or sureties, if any, to reduction in or partial release of retainage or the making of final payment; (2) affidavits, receipts, releases and waivers of liens, or bonds indemnifying the Owner against liens; and (3) any other documentation required of the Construction Manager under the Contract Documents.

§ 3.6.6.5 ~~Upon request of the Owner, and prior~~Prior to the expiration of one year from the date of Substantial Completion, the Architect shall, without additional compensation, conduct a meeting with the Owner to review the facility operations and performance.

ARTICLE 4 SUPPLEMENTAL AND ADDITIONAL SERVICES

§ 4.1 Supplemental Services

§ 4.1.1 The services listed below are not included in Basic Services but may be required for the Project. The Architect shall provide the listed Supplemental Services only if specifically designated in the table below as the Architect's responsibility, and the Owner shall compensate the Architect as provided in Section 11.2. Unless otherwise specifically addressed in this Agreement, if neither the Owner nor the Architect is designated, the parties agree that the listed Supplemental Service is not being provided for the Project.

(Designate the Architect's Supplemental Services and the Owner's Supplemental Services required for the Project by indicating whether the Architect or Owner shall be responsible for providing the identified Supplemental Service. Insert a description of the Supplemental Services in Section 4.1.2 below or attach the description of services as an exhibit to this Agreement.)

Supplemental Services	Responsibility (Architect, Owner, or not provided)
§ 4.1.1.1 Assistance with Selection of Construction Manager	Owner
§ 4.1.1.2 Programming	
§ 4.1.1.3 Multiple Preliminary Designs	
§ 4.1.1.4 Measured drawings	
§ 4.1.1.5 Existing facilities surveys	
§ 4.1.1.6 Site evaluation and planning	
§ 4.1.1.7 Building Information Model management responsibilities	
§ 4.1.1.8 Development of Building Information Models for post construction use	
§ 4.1.1.9 Civil engineering	Architect's Basic Services
§ 4.1.1.10 Landscape design	Architect's Basic Services
§ 4.1.1.11 Architectural interior design	
§ 4.1.1.12 Value analysis	
§ 4.1.1.13 Cost estimating	Owner
§ 4.1.1.14 On-site project representation	
§ 4.1.1.15 Conformed documents for construction	
§ 4.1.1.16 As-designed record drawings	
§ 4.1.1.17 As-constructed record drawings	
§ 4.1.1.18 Post-occupancy evaluation	
§ 4.1.1.19 Facility support services	
§ 4.1.1.20 Tenant-related services	
§ 4.1.1.21 Architect's coordination of the Owner's consultants	
§ 4.1.1.22 Telecommunications/data design	
§ 4.1.1.23 Security evaluation and planning	
§ 4.1.1.24 Commissioning	
§ 4.1.1.25 Sustainable Project Services pursuant to Section 4.1.3	
§ 4.1.1.26 Historic preservation	
§ 4.1.1.27 Furniture, furnishings, and equipment design	
§ 4.1.1.28 Other services provided by specialty Consultants	
§ 4.1.1.29 Other Supplemental Services	

§ 4.1.2 Description of Supplemental Services

§ 4.1.2.1 A description of each Supplemental Service identified in Section 4.1.1 as the Architect's responsibility is provided below.

(Describe in detail the Architect's Supplemental Services identified in Section 4.1.1 or, if set forth in an exhibit, identify the exhibit. The AIA publishes a number of Standard Form of Architect's Services documents that can be included as an exhibit to describe the Architect's Supplemental Services.)

§ 4.1.2.2 A description of each Supplemental Service identified in Section 4.1.1 as the Owner's responsibility is provided below.

(Describe in detail the Owner's Supplemental Services identified in Section 4.1.1 or, if set forth in an exhibit, identify the

exhibit.)

§ 4.1.3 If the Owner identified a Sustainable Objective in Article 1, the Architect shall provide, as a Supplemental Service, the Sustainability Services required in AIA Document E234™–2019, Sustainable Projects Exhibit, Construction Manager as Constructor Edition, attached to this Agreement. The Owner shall compensate the Architect as provided in Section 11.2.

§ 4.2 Architect's Additional Services

The Architect may provide Additional Services after execution of this Agreement without invalidating the Agreement. Except for services required due to the fault of the Architect, any Additional Services provided in accordance with this Section 4.2 shall entitle the Architect to compensation pursuant to Section 11.3 and an appropriate adjustment in the Architect's schedule.

§ 4.2.1 Upon recognizing the need to perform the following Additional Services, the Architect shall notify the Owner with reasonable promptness and explain the facts and circumstances giving rise to the need. The Architect shall not proceed to provide the following Additional Services until the Architect receives the Owner's written authorization:

- .1 Services necessitated by a change in the Initial Information, previous instructions or recommendations given by the Construction Manager or the Owner, approvals given by the Owner, or a material change in the Project including size, quality, complexity, the Owner's schedule or budget for Cost of the Work, or bid packages in addition to those listed in Section 1.1.6;
- .2 Making revisions in Drawings, Specifications, or other documents (as required pursuant to Section 6.7), when such revisions are required because the Construction Manager's estimate of the Cost of the Work, Guaranteed Maximum Price proposal, or Control Estimate exceeds the Owner's budget, except where such excess is due to changes initiated by the Architect in scope, capacities of basic systems, or the kinds and quality of materials, finishes, or equipment;
- .3 Services necessitated by the enactment or revision of codes, laws, or regulations, including changing or editing previously prepared Instruments of Service;
- ~~.4 Changing or editing previously prepared Instruments of Service necessitated by official interpretations of applicable codes, laws or regulations that are either (a) contrary to specific interpretations by the applicable authorities having jurisdiction made prior to the issuance of the building permit, or (b) contrary to requirements of the Instruments of Service when those Instruments of Service were prepared in accordance with the applicable standard of care;~~
- ~~.5~~ 4 Services necessitated by decisions of the Owner or Construction Manager not rendered in a timely manner or any other failure of performance on the part of the Owner or the Owner's consultants or contractors;
- ~~.6~~ 5 Preparing digital models or other design documentation for transmission to the Owner's consultants and contractors, or to other Owner- authorized recipients;
- ~~.7 Preparation of design and documentation for alternate bid or proposal requests proposed by the Owner or Construction Manager;~~
- ~~.8~~ 6 Preparation for, and attendance at, ~~a more than four (4)~~ public presentations, meetings or hearings;
- ~~.9~~ 7 Preparation for, and attendance at, a dispute resolution proceeding or legal proceeding, except where the Architect is party thereto;
- ~~.10~~ 8 Consultation concerning replacement of Work resulting from fire or other cause during construction; or
- ~~.11~~ 9 Assistance to the Initial Decision Maker, if other than the Architect;
- ~~.12~~ 10 Services necessitated by replacement of the Construction Manager or conversion of the Construction Manager as constructor project delivery method to an alternative project delivery method;
- ~~.13~~ 11 Services necessitated by the Owner's delay in engaging the Construction Manager;
- ~~.14 Making revisions to the Drawings, Specifications, and other documents resulting from agreed upon assumptions and clarifications included in the Guaranteed Maximum Price Amendment or Control Estimate; and~~
- ~~.15 Making revisions to the Drawings, Specifications, and other documents resulting from substitutions included in the Guaranteed Maximum Price Amendment or Control Estimate.~~

§ 4.2.2 To avoid delay in the Construction Phase, the Architect shall provide the following Additional Services, notify the Owner in writing with reasonable promptness, and explain the facts and circumstances giving rise to the need. If, upon receipt of the Architect's notice, the Owner determines that all or parts of the services are not required, the Owner shall give prompt

written notice to the Architect of the Owner's determination. The Owner shall compensate the Architect for the services provided prior to the Architect's receipt of the Owner's notice:

- .1 Reviewing a Construction Manager's submittal out of sequence from the submittal schedule approved by the Architect;
- .2 Responding to the Construction Manager's requests for information that are not prepared in accordance with the Contract Documents or where such information is available to the Construction Manager from a careful study and comparison of the Contract Documents, field conditions, other Owner-provided information, Construction Manager-prepared coordination drawings, or prior Project correspondence or documentation;
- .3 Preparing Change Orders, and Construction Change Directives that require evaluation of the Construction Manager's proposals and supporting data, or the preparation or revision of Instruments of Service, except that the Architect's Basic Services shall include preparing Change Orders or Constructive Change Directives when the need therefor arises from the Architect's error or omission;
- .4 Evaluating ~~an extensive number of~~ more than five (5) Claims as the Initial Decision Maker; or
- .5 Evaluating substitutions proposed by the Owner or Construction Manager and making subsequent revisions to Instruments of Service resulting therefrom.

§ 4.2.3 The Architect shall provide Construction Phase Services exceeding the limits set forth below as Additional Services. When the limits below are reached, the Architect shall notify the Owner:

- .1 Two (2) reviews of each Shop Drawing, Product Data item, sample and similar submittals of the Construction Manager
- .2 Weekly (1) visits to the site by the Architect during construction
- .3 Four (4) inspections for any portion of the Work to determine whether such portion of the Work is substantially complete in accordance with the requirements of the Contract Documents
- .4 Four (4) inspections for any portion of the Work to determine final completion

§ 4.2.4 Except for services required under Section 3.6.6.5 and those services that do not exceed the limits set forth in Section 4.2.3, Construction Phase Services provided more than 60 days after (1) the date of Substantial Completion of the Work or (2) the initial date of Substantial Completion identified in the agreement between the Owner and Contractor, whichever is earlier, shall be compensated as Additional Services to the extent the Architect incurs additional cost in providing those Construction Phase Services.

§ 4.2.5 If the services covered by this Agreement have not been completed within thirty-six (36) months of the date of this Agreement, through no fault of the Architect, extension of the Architect's services beyond that time shall be compensated as Additional Services.

ARTICLE 5 OWNER'S RESPONSIBILITIES

§ 5.1 Unless otherwise provided for under this Agreement, the Owner shall provide information in a timely manner regarding requirements for and limitations on the Project, including a written program which shall set forth the Owner's objectives; schedule; constraints and criteria, including space requirements and relationships; flexibility; expandability; special equipment; systems; and site requirements.

§ 5.2 The Owner shall retain a Construction Manager to provide services, duties, and responsibilities as described in the agreement selected in Section 1.1.5.

§ 5.3 The Owner shall establish the Owner's budget for the Project, including (1) the budget for the Cost of the Work as defined in Section 6.1; (2) the Owner's other costs; and, (3) reasonable contingencies related to all of these costs. The Owner shall update the Owner's budget for the Project as necessary throughout the duration of the Project until final completion. If the Owner significantly increases or decreases the Owner's budget for the Cost of the Work, the Owner shall notify the Architect and Construction Manager. The Owner and the Architect, in consultation with the Construction Manager, shall thereafter agree to a corresponding change in the Project's scope and quality.

§ 5.3.1 The Owner acknowledges that accelerated, phased or fast-track scheduling provides a benefit, but also carries with it associated risks. Such risks include the Owner incurring costs for the Architect to coordinate and redesign portions of the Project affected by procuring or installing elements of the Project prior to the completion of all relevant Construction Documents, and costs for the Construction Manager to remove and replace previously installed Work. If the Owner selects

accelerated, phased or fast-track scheduling, the Owner agrees to include in the budget for the Project sufficient contingencies to cover such costs.

§ 5.4 The Owner shall identify a representative authorized to act on the Owner's behalf only with respect to ~~the Project-specific matters delegated to the representative in writing by the Owner's Council. In no event shall the Owner's representative have authority to agree to any adjustments in the Contract Sum or Contract Time, unless expressly authorized to do so in writing by the Owner's Council.~~ The Owner shall render decisions and approve the Architect's submittals in a timely manner in order to avoid unreasonable delay in the orderly and sequential progress of the Architect's services.

§ 5.5 The Owner shall furnish surveys to describe physical characteristics, legal limitations and utility locations for the site of the Project, and a written legal description of the site. The surveys and legal information shall include, as applicable, grades and lines of streets, alleys, pavements and adjoining property and structures; designated wetlands; adjacent drainage; rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the site; locations, dimensions, and other necessary data with respect to existing buildings, other improvements and trees; and information concerning available utility services and lines, both public and private, above and below grade, including inverts and depths. All the information on the survey shall be referenced to a Project benchmark. Owner shall provide utility location information in its possession but makes no representation as to the accuracy of utility location information unless operated by Owner, and the Architect shall be responsible to confirm the accuracy of utility locations.

§ 5.6 The Owner shall furnish services of geotechnical engineers, which may include test borings, test pits, determinations of soil bearing values, percolation tests, evaluations of hazardous materials, seismic evaluation, ground corrosion tests and resistivity tests, including necessary operations for anticipating subsoil conditions, with written reports and appropriate recommendations.

§ 5.7 The Owner shall provide the Supplemental Services designated as the Owner's responsibility in Section 4.1.1.

§ 5.8 If the Owner identified a Sustainable Objective in Article 1, the Owner shall fulfill its responsibilities as required in AIA Document E234™–2019, Sustainable Projects Exhibit, Construction Manager as Constructor Edition, attached to this Agreement.

§ 5.9 The Owner shall coordinate the services of its own consultants with those services provided by the Architect. Upon the Architect's request, the Owner shall furnish copies of the scope of services in the contracts between the Owner and the Owner's consultants. The Owner shall furnish the services of consultants other than those designated as the responsibility of the Architect in this Agreement, or authorize the Architect to furnish them as an Additional Service, when the Architect requests such services and demonstrates that they are reasonably required by the scope of the Project. The Owner shall require that its consultants and contractors maintain insurance, including professional liability insurance, as appropriate to the services or work provided.

§ 5.10 The Owner shall furnish tests, inspections and reports required by law or the Contract Documents, such as structural, mechanical, and chemical tests, tests for air and water pollution, and tests for hazardous materials.

§ 5.11 The Owner shall furnish all legal, insurance and accounting services, including auditing services, that may be reasonably necessary at any time for the Project to meet the Owner's needs and interests.

§ 5.12 The Owner shall provide prompt written notice to the Architect and Construction Manager if the Owner becomes aware of any fault or defect in the Project, including errors, omissions or inconsistencies in the Architect's Instruments of Service.

§ 5.13 The Owner shall include the Architect in all communications with the Construction Manager that relate to or affect the Architect's services or professional responsibilities. The Owner shall promptly notify the Architect of the substance of any direct communications between the Owner and the Construction Manager otherwise relating to the Project. Communications by and with the Architect's consultants shall be through the Architect.

§ 5.14 ~~The Owner shall coordinate the Architect's duties and responsibilities set forth in the Agreement between the Owner and the Construction Manager with the Architect's services set forth in this Agreement.~~ The Owner shall provide the Architect a copy of the executed agreement between the Owner and Construction Manager, including the General Conditions of the

Contract for Construction.

§ 5.15 The Owner shall provide the Architect access to the Project site prior to commencement of the Work and shall obligate the Construction Manager to provide the Architect access to the Work wherever it is in preparation or progress.

§ 5.16 Within 15 days after receipt of a written request from the Architect, the Owner shall furnish the requested information as necessary and relevant for the Architect to evaluate, give notice of, or enforce lien rights.

ARTICLE 6 COST OF THE WORK

§ 6.1 For purposes of this Agreement, the Cost of the Work shall be the total cost to the Owner to construct all elements of the Project designed or specified by the Architect and shall include the Construction Manager's general conditions costs, overhead, and profit. The Cost of the Work also includes the reasonable value of labor, materials, and equipment, donated to, or otherwise furnished by, the Owner. The Cost of the Work does not include the compensation of the Architect; the compensation of the Construction Manager for Preconstruction Phase services; the costs of the land, rights-of-way, financing, or contingencies for changes in the Work; or other costs that are the responsibility of the Owner.

§ 6.2 The Owner's budget for the Cost of the Work is provided in the Initial Information, and shall be adjusted throughout the Project as required under Sections 5.3 and 6.4. Evaluations of the Owner's budget for the Cost of the Work represent the Architect's judgment as a design professional.

§ 6.3 The Owner shall require the Construction Manager to include appropriate contingencies for design, bidding or negotiating, price escalation, and market conditions in estimates of the Cost of the Work. The Architect shall be entitled to rely on the accuracy and completeness of estimates of the Cost of the Work the Construction Manager prepares as the Architect progresses with its Basic Services. The Architect shall prepare, as an Additional Service, revisions to the Drawings, Specifications or other documents required due to the Construction Manager's inaccuracies or incompleteness in preparing cost estimates, or due to market conditions the Architect could not reasonably anticipate. The Architect may review the Construction Manager's estimates solely for the Architect's guidance in completion of its services, however, the Architect shall report to the Owner any material inaccuracies and inconsistencies noted during any such review.

§ 6.3.1 If ~~the Architect is providing cost estimating services as a Supplemental Service, and~~ a discrepancy exists between the Construction Manager's cost estimates and the Architect's cost estimates, the Architect and the Construction Manager shall work together to reconcile the cost estimates.

§ 6.4 If, prior to the conclusion of the Design Development Phase, the Construction Manager's estimate of the Cost of the Work exceeds the Owner's budget for the Cost of the Work, the Architect, in consultation with the Construction Manager, shall make appropriate recommendations to the Owner to adjust the Project's size, quality or budget for the Cost of the Work, and the Owner shall cooperate with the Architect in making such adjustments.

§ 6.5 If the Construction Manager's estimate of the Cost of the Work at the conclusion of the Design Development Phase exceeds the Owner's budget for the Cost of the Work, the Owner shall

- .1 give written approval of an increase in the budget for the Cost of the Work;
- .2 terminate in accordance with Section 9.5;
- .3 in consultation with the Architect and Construction Manager, revise the Project program, scope, or quality as required to reduce the Cost of the Work; or
- .4 implement any other mutually acceptable alternative.

§ 6.6 If the Owner chooses to proceed under Section 6.5.3, the Architect, without additional compensation, shall incorporate the revisions in the Construction Documents Phase as necessary to comply with the Owner's budget for the Cost of the Work at the conclusion of the Design Development Phase Services, or the budget as adjusted under Section 6.5.1. The Architect's revisions in the Construction Documents Phase shall be the limit of the Architect's responsibility under this Article 6.

§ 6.7 After incorporation of modifications under Section 6.6, the Architect shall, as an Additional Service, make any required revisions to the Drawings, Specifications or other documents necessitated by the Construction Manager's subsequent cost estimates, the Guaranteed Maximum Price proposal, or Control Estimate that exceed the Owner's budget for the Cost of the Work, except when the excess is due to changes initiated by the Architect in scope, basic systems, or the kinds and quality of

materials, finishes or equipment.

ARTICLE 7 COPYRIGHTS AND LICENSES

§ 7.1 The Architect and the Owner warrant that in transmitting Instruments of Service, or any other information, the transmitting party is the copyright owner of such information or has permission from the copyright owner to transmit such information for its use on the Project.

§ 7.2 The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, and shall retain all common law, statutory and other reserved rights, including copyrights. Submission or distribution of Instruments of Service to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication in derogation of the reserved rights of the Architect and the Architect's consultants.

§ 7.3 The Architect grants to the Owner a nonexclusive license to use the Architect's Instruments of Service solely and exclusively for purposes of constructing, using, maintaining, altering and adding to the Project, provided that the Owner substantially performs its obligations under this Agreement, including prompt payment of all sums due, pursuant to Article 9 and Article 11. The Architect shall obtain similar nonexclusive licenses from the Architect's consultants consistent with this Agreement. The license granted under this section permits the Owner to authorize the Construction Manager, Subcontractors, Sub-subcontractors, and suppliers, as well as the Owner's consultants and separate contractors, to reproduce applicable portions of the Instruments of Service, subject to any protocols established pursuant to Section 1.3, solely and exclusively for use in performing services or construction for the Project. ~~If the Architect rightfully terminates this Agreement for cause as provided in Section 9.4, the license granted in this Section 7.3 shall terminate. In the event of termination, the Owner's non-exclusive license to use the Instruments of Service shall be governed by Section 9.9.~~

§ 7.3.1 In the event the Owner uses the Instruments of Service without retaining the authors of the Instruments of Service, the Owner releases the Architect and Architect's consultant(s) from all claims and causes of action arising from such uses. The Owner, to the extent permitted by law, further agrees to indemnify and hold harmless the Architect and its consultants from all costs and expenses, ~~including the cost of defense~~, related to claims and causes of action asserted by any third person or entity to the extent such costs and expenses arise from the Owner's use of the Instruments of Service under this Section 7.3.1. The terms of this Section 7.3.1 shall not apply if the Owner rightfully terminates this Agreement for cause under Section 9.4.

§ 7.4 Except for the licenses granted in this Article 7, no other license or right shall be deemed granted or implied under this Agreement. The Owner shall not assign, delegate, sublicense, pledge or otherwise transfer any license granted herein to another party without the prior written agreement of the Architect. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk and without liability to the Architect and the Architect's consultants.

§ 7.5 Except as otherwise stated in Section 7.3, the provisions of this Article 7 shall survive the termination of this Agreement.

ARTICLE 8 CLAIMS AND DISPUTES

§ 8.1 General

§ 8.1.1 The Owner and Architect shall commence all claims and causes of action against the other and arising out of or related to this Agreement, whether in contract, tort, or otherwise, in accordance with the requirements of the binding dispute resolution method selected in this Agreement and within the period specified by applicable law, ~~but in any case not more than 10 years after the date of Substantial Completion of the Work. The Owner and Architect waive all claims and causes of action not commenced in accordance with this Section 8.1.1.~~

§ 8.1.2 To the extent damages are covered by property insurance, the Owner and Architect waive all rights against each other and against the contractors, consultants, agents and employees of the other for damages, except such rights as they may have to the proceeds of such insurance as set forth in AIA Document A201-2017, General Conditions of the Contract for Construction. The Owner or the Architect, as appropriate, shall require of the Construction Manager, contractors, consultants, agents and employees of any of them, similar waivers in favor of the other parties enumerated herein.

§ 8.1.3 The Architect shall indemnify and hold the Owner and the Owner's officers and employees harmless from and against damages, losses and judgments arising from claims by third parties, including reasonable attorneys' fees and expenses recoverable under applicable law, but only to the extent they are caused by the negligent acts or omissions of the Architect, its

employees and its consultants in the performance of professional services under this Agreement. ~~The Architect's obligation to indemnify and hold the Owner and the Owner's officers and employees harmless does not include a duty to defend. The Architect's duty to indemnify the Owner under this Section 8.1.3 shall be limited to the available proceeds of the insurance coverage required by this Agreement.~~

~~§ 8.1.4 The Architect and Owner waive consequential damages for claims, disputes, or other matters in question arising out of or relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination of this Agreement, except as specifically provided in Section 9.7.~~

§ 8.2 Mediation

~~§ 8.2.1 Any claim, dispute, or other matter in question arising out of or related to this Agreement shall be subject to mediation as a condition precedent to binding dispute resolution. If such matter relates to or is the subject of a lien arising out of the Architect's services, the Architect may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation or by binding dispute resolution. Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to mediation. Mediation is not a condition precedent to commencing litigation, but if litigation is commenced, the parties agree to mediate before any dispositive motions or trial.~~

~~§ 8.2.2 The Owner and Architect shall endeavor to resolve claims, disputes and other matters in question between them by mediation, which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of this Agreement. A request for mediation shall be made in writing, delivered to the other party to this Agreement, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of a complaint or other appropriate demand for binding dispute resolution but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. If an arbitration proceeding is stayed pursuant to this section, the parties may nonetheless proceed to the selection of the arbitrator(s) and agree upon a schedule for later proceedings.~~

~~§ 8.2.3~~ 2 The parties shall share the mediator's fee ~~and any filing fees~~ equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

§ 8.2.4 If the parties do not resolve a dispute through mediation pursuant to this Section 8.2, the method of binding dispute resolution shall be the following:

(Check the appropriate box.)

☐ Arbitration pursuant to Section 8.3 of this Agreement

☒ Litigation in a court of competent jurisdiction in Ramsey County, Minnesota

☐ Other: (Specify)

~~If the Owner and Architect do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, the dispute will be resolved in a court of competent jurisdiction.~~

§ 8.3 Arbitration

~~§ 8.3.1 If the parties have selected arbitration as the method for binding dispute resolution in this Agreement, any claim, dispute or other matter in question arising out of or related to this Agreement subject to, but not resolved by, mediation shall be subject to arbitration, which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of this Agreement. A demand for arbitration shall be made in writing, delivered to the other party to this Agreement, and filed with the person or entity administering the arbitration.~~

~~§ 8.3.1.1 A demand for arbitration shall be made no earlier than concurrently with the filing of a request for mediation, but in~~

~~no event shall it be made after the date when the institution of legal or equitable proceedings based on the claim, dispute or other matter in question would be barred by the applicable statute of limitations. For statute of limitations purposes, receipt of a written demand for arbitration by the person or entity administering the arbitration shall constitute the institution of legal or equitable proceedings based on the claim, dispute or other matter in question.~~

~~§ 8.3.2 The foregoing agreement to arbitrate, and other agreements to arbitrate with an additional person or entity duly consented to by parties to this Agreement, shall be specifically enforceable in accordance with applicable law in any court having jurisdiction thereof.~~

~~§ 8.3.3 The award rendered by the arbitrator(s) shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.~~

~~§ 8.3.4 Consolidation or Joinder~~

~~§ 8.3.4.1 Either party, at its sole discretion, may consolidate an arbitration conducted under this Agreement with any other arbitration to which it is a party provided that (1) the arbitration agreement governing the other arbitration permits consolidation; (2) the arbitrations to be consolidated substantially involve common questions of law or fact; and (3) the arbitrations employ materially similar procedural rules and methods for selecting arbitrator(s).~~

~~§ 8.3.4.2 Either party, at its sole discretion, may include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded in arbitration, provided that the party sought to be joined consents in writing to such joinder. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent.~~

~~§ 8.3.4.3 The Owner and Architect grant to any person or entity made a party to an arbitration conducted under this Section 8.3, whether by joinder or consolidation, the same rights of joinder and consolidation as the Owner and Architect under this Agreement.~~

§ 8.4 The provisions of this Article 8 shall survive the termination of this Agreement.

ARTICLE 9 TERMINATION OR SUSPENSION

§ 9.1 ~~Except for amounts that are the subject of a good faith dispute, if~~ If the Owner fails to make payments to the Architect in accordance with this Agreement, such failure shall be considered substantial nonperformance and cause for termination or, at the Architect's option, cause for suspension of performance of services under this Agreement. If the Architect elects to suspend services, the Architect shall give seven days' written notice to the Owner before suspending services. In the event of a suspension of services, the Architect shall have no liability to the Owner for delay or damage caused the Owner because of such suspension of services. Before resuming services, the Owner shall pay the Architect all sums ~~due that are not the subject of a good faith dispute~~ prior to suspension and any expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 9.2 If the Owner suspends the Project, the Architect shall be compensated for services performed prior to notice of such suspension. When the Project is resumed, the Architect shall be compensated for expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 9.3 If the Owner suspends the Project for more than 90 cumulative days for reasons other than the fault of the Architect, the Architect may terminate this Agreement by giving not less than seven days' written notice.

§ 9.4 Either party may terminate this Agreement upon not less than seven days' written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.

§ 9.5 The Owner may terminate this Agreement upon not less than seven days' written notice to the Architect for the Owner's convenience and without cause.

§ 9.6 If the Owner terminates this Agreement for its convenience pursuant to Section 9.5, or the Architect terminates this

Agreement pursuant to Section 9.3, the Owner shall compensate the Architect for services performed prior to termination, Reimbursable Expenses incurred, and reasonable, substantiated costs attributable to termination, ~~including the costs attributable to the Architect's termination of consultant agreements.~~

~~§ 9.7 In addition to any amounts paid under Section 9.6, if the Owner terminates this Agreement for its convenience pursuant to Section 9.5, or the Architect terminates this Agreement pursuant to Section 9.3, the Owner shall pay to the Architect the following fees:~~

~~(Set forth below the amount of any termination or licensing fee, or the method for determining any termination or licensing fee.)~~

~~.1 Termination Fee:~~

~~_____~~

~~.2 Licensing Fee if the Owner intends to continue using the Architect's Instruments of Service:~~

~~_____~~

~~§ 9.8.7~~ Except as otherwise expressly provided herein, this Agreement shall terminate one year from the date of Substantial Completion.

~~§ 9.9.8 The Owner's rights to use the Architect's Instruments of Service in the event of a termination of this Agreement are set forth in Article 7 and Section 9.7. In the event of Termination, and upon payment to the Architect of all sums due that are not the subject of a good faith dispute, the Owner and its designated agents and consultants, shall have a non-exclusive license to use the Architect's, and its consultant's, Instruments of Service, documents, data, and records relating to the Project, in the condition they were in on the date of Termination, for the limited purpose of completing, operating, and maintaining the Project. The Architect's contracts with its consultants shall incorporate provisions whereby its consultants agree to be bound by the terms of this section. Upon request, the Architect and its consultants shall promptly furnish the Owner with legible copies of their Instruments of Service, documents, data, and records relating to the Project, and the Owner shall reimburse the Architect and its consultants for their reasonable copying and clerical expenses therefor.~~

ARTICLE 10 MISCELLANEOUS PROVISIONS

~~§ 10.1 This Agreement shall be governed by the law of the place where the Project is located, excluding that jurisdiction's choice of law rules. If the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 8.3.~~

~~§ 10.2~~ Terms in this Agreement shall have the same meaning as those in AIA Document A201–2017, General Conditions of the Contract for Construction, as modified, except as modified in this Agreement. The term “Contractor” as used in A201–2017 shall mean the Construction Manager.

~~§ 10.3~~ The Owner and Architect, respectively, bind themselves, their agents, successors, assigns, and legal representatives to this Agreement. Neither the Owner nor the Architect shall assign this Agreement without the written consent of the other, except that the Owner may assign this Agreement to a lender providing financing for the Project if the lender agrees to assume the Owner's rights and obligations under this Agreement, including any payments due to the Architect by the Owner prior to the assignment.

~~§ 10.4~~ If the Owner requests the Architect to execute certificates, the proposed language of such certificates shall be submitted to the Architect for review at least 14 days prior to the requested dates of execution. If the Owner requests the Architect to execute consents reasonably required to facilitate assignment to a lender, the Architect shall execute all such consents that are consistent with this Agreement, provided the proposed consent is submitted to the Architect for review at least 14 days prior to execution. The Architect shall not be required to execute certificates or consents that would require knowledge, services, or responsibilities beyond the scope of this Agreement.

~~§ 10.5~~ Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, a third

party against either the Owner or Architect.

§ 10.6 Unless otherwise required in this Agreement, the Architect shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials or toxic substances in any form at the Project site.

§ 10.7 The Architect shall have the right to include photographic or artistic representations of the design of the Project among the Architect's promotional and professional materials. The Architect shall be given reasonable access to the completed Project to make such representations. However, the Architect's materials shall not include the Owner's confidential or proprietary information if the Owner has previously advised the Architect in writing of the specific information considered by the Owner to be confidential or proprietary. The Owner shall provide professional credit for the Architect in the Owner's promotional materials for the Project. This Section 10.7 shall survive the termination of this Agreement unless the Owner terminates this Agreement for cause pursuant to Section 9.4.

§ 10.8 ~~If the Architect or Owner receives information specifically designated as "confidential" or "business proprietary," the receiving party shall keep such information strictly confidential and shall not disclose it to any other person except as set forth in Section 10.8.1. This Section 10.8 shall survive the termination of this Agreement. All data applicable to this Agreement, including data regarded as trade secret by Architect, shall be governed by the Minnesota Government Data Practices Act ("MGDPA"), Minnesota Statutes, Chapter 13.~~

§ 10.8.1 The receiving party may disclose "confidential" or "business proprietary" information after 7 days' notice to the other party, when required by law, including but not limited to the MGDPA, or when required by an arbitrator's order, or court order, including a subpoena or other form of compulsory legal process issued by a court or governmental entity, or to the extent such information is reasonably necessary for the receiving party to defend itself in any dispute. The receiving party may also disclose such information to its employees, consultants, or contractors in order to perform services or work solely and exclusively for the Project, provided those employees, consultants and contractors are subject to the restrictions on the disclosure and use of such information as set forth in this Section 10.8.

§ 10.9 The invalidity of any provision of the Agreement shall not invalidate the Agreement or its remaining provisions. If it is determined that any provision of the Agreement violates any law, or is otherwise invalid or unenforceable, then that provision shall be revised to the extent necessary to make that provision legal and enforceable. In such case the Agreement shall be construed, to the fullest extent permitted by law, to give effect to the parties' intentions and purposes in executing the Agreement.

§ 10.10 Record Keeping—Availability and Retention

Pursuant to Minnesota Statutes, Section 16C.05, subd. 5, Architect agrees that the books, records, documents and accounting procedures and practices of Architect, that are relevant to the Contract or transaction, are subject to examination by the Owner and the state auditor for a minimum of six (6) years. Architect shall maintain such records for a minimum of six (6) years after final payment.

§ 10.11 Data Practices

Pursuant to Minnesota Statutes, Section 13.05, subd. 11, all of the data created, collected, received, stored, used, maintained, or disseminated by Architect in performing this contract is subject to the requirements of the Minnesota Government Data Practices Act ("MGDPA"), Minnesota Statutes Chapter 13, and Architect must comply with those requirements as if it were a government entity. The remedies in Minnesota Statutes, Section 13.08 apply to Architect. Architect does not have a duty to provide access to public data to the public if the public data are available from the Owner, except as required by the terms of this contract.

§ 10.12 Non-Discrimination

Pursuant to Minnesota Statutes, Section 181.59, the Architect will take affirmative action to ensure that applicants are selected, and that employees are treated during employment, without regard to their race, color, creed, religion, national origin, sex, sexual orientation, marital status, status with regard to public assistance, membership or activity in a local civil rights commission, disability or age. The Architect agrees to be bound by the provisions of Minnesota Statutes, Section 181.59, that prohibits certain discriminatory practices and the terms of said section are incorporated into this contract.

§ 10.13 Prompt Payment of Local Government Bills, Minn. Stat. § 471.425

All payments to the Architect shall be governed by the Prompt Payment of Local Government Bills, Minnesota Statutes, Section 471.425 (“Prompt Payment Act”), provided however that the interest rate for payment due but unpaid shall be four percent (4%) per annum.

ARTICLE 11 COMPENSATION

§ 11.1 For the Architect’s Basic Services described under Article 3, the Owner shall compensate the Architect as follows:

- .1

Stipulated Sum
(Insert amount)
- .2

Percentage Basis
(Insert percentage value)

()

 % of the Owner’s budget for the Cost of the Work, as calculated in accordance with Section 11.6.
- .3

Other
(Describe the method of compensation)

§ 11.2 For the Architect’s Supplemental Services designated in Section 4.1.1 and for any Sustainability Services required pursuant to Section 4.1.3, the Owner shall compensate the Architect as follows:
(Insert amount of, or basis for, compensation. If necessary, list specific services to which particular methods of compensation apply.)

§ 11.3 For Additional Services that may arise during the course of the Project, including those under Section 4.2, the Owner shall compensate the Architect as follows:
(Insert amount of, or basis for, compensation.)

§ 11.4 Compensation for Supplemental and Additional Services of the Architect’s consultants when not included in Sections 11.2 or 11.3, shall be the amount invoiced to the Architect plus percent (%), or as follows:
(Insert amount of, or basis for computing, Architect’s consultants’ compensation for Supplemental or Additional Services.)

§ 11.5 When compensation for Basic Services is based on a stipulated sum or a percentage basis, the proportion of compensation for each phase of services shall be as follows:

Schematic Design Phase	percent (%)
Design Development Phase	percent (%)
Construction Documents Phase	percent (%)
Construction Phase	percent (%)
Total Basic Compensation	one hundred percent (100.00 %)

The Owner acknowledges that with an accelerated Project delivery, multiple bid package process, or Construction Manager as constructor project delivery method, the Architect may be providing its services in multiple Phases simultaneously. Therefore, the Architect shall be permitted to invoice monthly in proportion to services performed in each Phase of Services, as appropriate.

§ 11.6 When compensation identified in Section 11.1 is on a percentage basis, progress payments for each phase of Basic Services shall be calculated by multiplying the percentages identified in this Article by the Owner’s most recent budget for the Cost of the Work. Compensation paid in previous progress payments shall not be adjusted based on subsequent updates to the Owner’s budget for the Cost of the Work.

§ 11.6.1 When compensation is on a percentage basis and any portions of the Project are deleted or otherwise not constructed, compensation for those portions of the Project shall be payable to the extent services are performed on those portions. The Architect shall be entitled to compensation in accordance with this Agreement for all services performed whether or not the Construction Phase is commenced.

§ 11.7 The hourly billing rates for services of the Architect and the Architect’s consultants are set forth below. The rates shall be adjusted in accordance with the Architect’s and Architect’s consultants’ normal review practices.
(If applicable, attach an exhibit of hourly billing rates or insert them below.)

Employee or Category	Rate (\$0.00)
----------------------	---------------

§ 11.8 Compensation for Reimbursable Expenses

§ 11.8.1 Reimbursable Expenses are in addition to compensation for Basic, Supplemental, and Additional Services and include expenses incurred by the Architect and the Architect’s consultants directly related to the Project, as follows:

- .1 Transportation and authorized out-of-town travel and subsistence;
- .2 Long distance services, dedicated data and communication services, teleconferences, Project web sites, and extranets;
- .3 Permitting and other fees required by authorities having jurisdiction over the Project;
- .4 Printing, reproductions, plots, and standard form documents;
- .5 Postage, handling, and delivery;
- .6 Expense of overtime work requiring higher than regular rates, if authorized in advance in writing by the Owner;
- .7 Renderings, physical models, mock-ups, professional photography, and presentation materials requested by the Owner or required for the Project;
- .8 If required by the Owner, and with the Owner’s prior written approval, the Architect’s consultants’ expenses of professional liability insurance dedicated exclusively to this Project, or the expense of additional insurance coverage or limits in excess of that normally maintained by the Architect’s consultants;
- .9 All taxes levied on professional services and on reimbursable expenses;
- .10 Site office expenses;
- .11 Registration fees and any other fees charged by the Certifying Authority or by other entities as necessary to achieve the Sustainable Objective; and
- .12 Other similar Project-related expenditures.

§ 11.8.2 For Reimbursable Expenses ~~the compensation shall be the expenses incurred by the Architect and the Architect’s consultants plus _____ percent (_____ %) of the expenses incurred~~ the Architect shall be reimbursed for actual expenses incurred without any mark-up.

§ 11.9 Architect’s Insurance. If the types and limits of coverage required in Section 2.6 are in addition to the types and limits the Architect normally maintains, the Owner shall pay the Architect for the additional costs incurred by the Architect for the additional coverages as set forth below:

(Insert the additional coverages the Architect is required to obtain in order to satisfy the requirements set forth in Section 2.6, and for which the Owner shall reimburse the Architect.)

§ 11.10 Payments to the Architect

§ 11.10.1 Initial Payments

§ 11.10.1.1 An initial payment of zero (\$ 0) shall be made upon execution of this Agreement and is the minimum payment under this Agreement. It shall be credited to the Owner's account in the final invoice.

§ 11.10.1.2 If a Sustainability Certification is part of the Sustainable Objective, an initial payment to the Architect of (\$) shall be made upon execution of this Agreement for registration fees and other fees payable to the Certifying Authority and necessary to achieve the Sustainability Certification. The Architect's payments to the Certifying Authority shall be credited to the Owner's account at the time the expense is incurred.

§ 11.10.2 Progress Payments

§ 11.10.2.1 Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed. Payments are due and payable upon presentation of the Architect's invoice. Amounts unpaid thirty-five (35) days after the invoice in accordance with the Prompt Payment Act date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Architect.
(Insert rate of monthly or annual interest agreed upon.)

4.00 % per annum

§ 11.10.2.2 The Owner shall not withhold amounts from the Architect's compensation to impose a penalty or liquidated damages on the Architect, ~~or to offset sums requested by or paid to contractors for the cost of changes in the Work, unless the Architect agrees or has been found liable for the amounts in a binding dispute resolution proceeding. The Owner's right, if any, to offset sums due the Architect shall be governed by applicable law, including but not limited to the Prompt Payment Act.~~

§ 11.10.2.3 Records of Reimbursable Expenses, expenses pertaining to Supplemental and Additional Services, and services performed on the basis of hourly rates shall be available to the Owner at mutually convenient times. The Architect shall keep and maintain accurate documentation of all claimed reimbursable expenses in such a form that they may be independently audited.

ARTICLE 12 SPECIAL TERMS AND CONDITIONS

Special terms and conditions that modify this Agreement are as follows:

(Include other terms and conditions applicable to this Agreement.)

ARTICLE 13 SCOPE OF THE AGREEMENT

§ 13.1 This Agreement represents the entire and integrated agreement between the Owner and the Architect and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both the Owner and Architect.

§ 13.2 This Agreement is comprised of the following documents identified below:

- .1 AIA Document B133™–2019, Standard Form Agreement Between Owner and Architect, Construction Manager as Constructor Edition, as modified
- .2 Building Information Modeling Exhibit, if completed:

- .3 Exhibits:

(Check the appropriate box for any exhibits incorporated into this Agreement.)

[] AIA Document E234™–2019, Sustainable Projects Exhibit, Construction Manager as
Constructor Edition dated as indicated below.
(Insert the date of the E234-2019 incorporated into this agreement.)

[] Other Exhibits incorporated into this Agreement:
(Clearly identify any other exhibits incorporated into this Agreement, including any exhibits and
scopes of services identified as exhibits in Section 4.1.2.)

.4 Other documents:
(List other documents, if any, forming part of the Agreement.)

This Agreement entered into as of the day and year first written above.

OWNER (Signature)

Dan Roe, Mayor

(Printed name and title)

MA Fischer

ARCHITECT (Signature)

Michael Fischer, AIA, LEED AP, Project Principal (MN #21584)

(Printed name, title, and license number, if required)

OWNER (Signature)

(Printed name and title) Pat Trudgeon, City
Manager



Services Provided

- Architecture
- Civil Engineering
- Structural Engineering
- Mechanical Engineering
- Electrical Engineering
- Land Surveying
- Interior Design
- Landscape Architecture
- Historic Preservation
- Performance Metrics™

Locations

21 West Superior Street,
Suite 500
Duluth, MN 55802
218.727.8446

701 Washington Avenue North,
Suite 200
Minneapolis, MN 55401
612.338.2029

324 Garfield Street South,
Cambridge, MN 55008
763.689.4042

63 East Second Street,
Suite 150
Superior, WI 54880
725.392.2902



WE SHAPE THE VISION OF TOMORROW

At LHB, we approach challenges with curiosity and passion. We are committed to putting forth the best of ourselves and bringing out the best in each other to create a better tomorrow.

LHBCORP.COM

Maintenance Operations Center
City of Roseville

2025-2027 2026-2028



Maintenance Operations Center												Maintenance Operations Center
7/22/2025												
Description	Original Concept 2022 Study	MOC	Original VFW/License/Dance	Concept A VFW/License/Dance	Concept B VFW/License/Dance	Concept B.1 VFW/License/Dance	Concept B.2 VFW/License/Dance	Concept B.3 VFW/License/Dance	Concept C MOC	Concept C License/Dance	Current Overall Budget	
Update Date	10/05/18	05/04/21	05/04/21	05/04/21	05/04/21	05/04/21	05/04/21	05/04/21	06.06.25	06.06.25		7/22/2025
PROJECT REVENUE / FUNDING		X		X							DO NOT MODIFY	Mark w/ "X" to specify which update carries forward
Referendum/Bonding											\$0.00	Hard plug revenue sources and amount
Local Option Sales Tax											\$0.00	Hard plug revenue sources and amount
IRA Funding											\$0.00	Hard plug revenue sources and amount
CIP											\$0.00	Hard plug revenue sources and amount
Rebates (Tax/Energy etc.)											\$0.00	Hard plug revenue sources and amount
Other Funding Sources											\$0.00	Hard plug revenue sources and amount
TOTAL PROJECT REVENUE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00	
Project Revenue Proportions	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!			#DIV/0!	Estimate Update / Current Overall Budget
PROJECT AREA BREAKDOWN												
Public Works Facility	122,000	122,000							128,895		122,000	
License Center/Dance Studio	19,600		19,600	18,977	18,755	17,517	17,149	17,149	0	19,600	18,977	
VFW	10,500		10,500	10,461	10,620	10,620	12,680	10,461	0	0	10,461	
Retail/Commercial Space			0	0	0	10,347	13,165	16,215	0	0	0	
Renovation GSF											0	
Total GSF	152,100	122,000	30,100	29,438	29,375	38,484	42,994	43,825	128,895	19,600	151,438	Formula
Site Area (Acres)	12	12									12	
CONSTRUCTION COSTS												
Site	\$7,077,322	\$5,241,083	\$2,800,000	\$3,550,000	\$2,800,000	\$2,800,000	\$2,800,000	\$2,800,000	\$ 4,698,200	\$ 2,529,800	\$8,791,082.83	Concept
Salt/Sand/Brine Building	\$1,701,385	\$1,962,455							\$1,600,000		\$1,962,455.00	Concept
Fuel Island	In Site	\$900,000							\$900,000		\$900,000.00	Concept
Exterior Covered Storage	\$518,400	\$627,264							\$627,264		\$627,264.00	Concept
Main Operations Facility	\$27,203,386	\$30,284,500							\$25,804,220		\$30,284,500.00	Concept
North Support Site Storage Building									\$3,800,000			
License Center/Dance Studio	\$5,157,541		\$6,240,625	\$6,578,560	\$5,352,748	\$3,786,049	\$3,666,785	\$3,666,785		\$6,240,625	\$6,578,560.00	Concept
VFW	\$3,500,375		\$4,235,454	\$3,044,151	\$2,761,200	\$2,761,200	\$2,713,520	\$3,044,151			\$3,044,151.00	Concept
Retail/Commercial Space						\$2,328,075	\$2,962,125	\$3,648,375			\$0.00	Concept
Value Management											\$0.00	N/A
Design Contingency	\$3,612,672	\$3,121,224	\$1,062,086	\$1,053,817	\$1,091,395	\$1,167,532	\$1,214,243	\$1,315,931	\$3,742,968	\$701,634	\$4,175,041.03	8% Concept A, 10% Concept B & C
Escalation to 2027 Midpoint (4%/year)	\$14,310,326	\$3,370,922	\$1,147,053	\$1,138,122	\$960,427	\$1,027,429	\$1,068,534	\$1,158,019	\$3,293,812	\$757,765	\$4,509,044.31	Originally 7%/year- updated to current market
Total Bid Day	\$63,081,407	\$45,507,448	\$15,485,219	\$15,364,650	\$12,965,770	\$13,870,285	\$14,425,207	\$15,633,261	\$44,466,465	\$10,229,824	\$60,872,098.16	
Contingency												
Remaining Contingency	\$2,438,555	\$2,275,372	\$774,261	\$768,233	\$648,288	\$693,514	\$721,260	\$781,663	\$2,667,988	\$511,491	\$3,043,604.91	Contingency Budget / Remaining w/ Formula
Pending Changer Orders											\$0.00	PCO Log Totals
Executed Change Orders											\$0.00	Executed Change Orders
General Conditions		\$720,000		\$420,000	\$420,000	\$420,000	\$420,000	\$420,000	\$720,000	\$420,000	\$1,140,000.00	
CONSTRUCTION COSTS SUB TOTAL	\$65,519,962	\$48,502,820	\$16,259,479	\$16,552,883	\$14,034,058	\$14,983,799	\$15,566,467	\$16,834,925	\$47,854,452	\$11,161,315	\$65,055,703.07	
Construction Cost / GSF	\$430.77	\$397.56	\$540.18	\$562.30	\$477.76	\$389.35	\$362.06	\$384.14	\$371.27	\$569.45	\$959.86	Construction Costs Sub Total / Total GSF
Percent Construction Cost	79%	80%	77%	77%	77%	77%	77%	77%	79%	77%	157%	Construction Costs Sub Total / Total Project Cost
SOFT COSTS	\$17,877,494.00	\$12,125,705	\$4,877,844	\$4,965,865	\$4,210,217	\$4,495,140	\$4,669,940	\$5,050,477	\$12,920,702	\$3,348,394	\$17,091,569.90	
Design Fees and Reimbursable												
Construction Management Fee												
Permits, Plan Reviews & Fees												
Utilities - Connections												
Pre-Construction Surveys & Studies												
Testing & Inspections												
Bidding, Legal, Finance & Misc.												
City Purchase Orders												
FF&E Expenses												
SOFT COSTS SUB-TOTAL	\$17,877,494	\$12,125,705	\$4,877,844	\$4,965,865	\$4,210,217	\$4,495,140	\$4,669,940	\$5,050,477	\$12,920,702	\$3,348,394	\$17,091,569.90	
Soft Costs / SF	\$117.54	\$99.39	\$162.05	\$168.69	\$143.33	\$116.81	\$108.62	\$115.24			\$268.08	
Percent Soft Costs	21%	20%	23%	23%	23%	23%	23%	23%			43%	
TOTAL PROJECT COSTS	\$83,397,456	\$60,628,526	\$21,137,323	\$21,518,747	\$18,244,276	\$19,478,939	\$20,236,407	\$21,885,402	\$60,775,155	\$14,509,709	\$82,147,272.97	Constr. Cost + Soft Costs
Project Cost / GSF	\$548.31	\$496.96	\$702.24	\$730.99	\$621.08	\$506.16	\$470.68	\$499.38			\$1,227.94	Total Project Cost / Total GSF
VARIANCE (OVER) / UNDER	(\$83,397,456.00)	(\$60,628,525.57)	(\$21,137,323.31)	(\$21,518,747.40)	(\$18,244,275.54)	(\$19,478,938.90)	(\$20,236,407.34)	(\$21,885,401.90)			(\$82,147,272.97)	Total Project Revenue / Total Project Costs
Low Range	75057710.4	54565673.01	19023590.98	19366872.66	16419847.99	17531045.01	18212766.6	19696861.71	54697639.17	13058738.44		
Mid Range	83397456	60628525.57	21137323.31	21518747.4	18244275.54	19478938.9	20236407.34	21885401.9	60775154.63	14509709.38		
High Range	91737201.6	66691378.13	23251055.65	23670622.14	20068703.1	21426832.8	22260048.07	24073942.09	66852670.1	15960680.32		

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 10/13/2025

Item No.: 7.f.

Department Approval



City Manager Approval



Item Description: Fire Department FEMA SAFER Grant Acceptance

Background

The Roseville Fire Department has been serving the City of Roseville since 1944. After nearly 75 years as a predominantly paid-on-call/volunteer organization, the fire department began a transition to full-time on-duty staffing in 2015. The fire department has slowly transitioned over the course of the last 10 years to now be a complement of 24 full-time firefighters in 2025, not including the Assistant Fire Chief and Fire Chief. The fire department is facing significant challenges in managing the growing demand for emergency services. This is a serious issue for the community as emergency response times and the ability to provide adequate and equitable response and services are critical to the safety and well-being of the community.

The Roseville Fire Department has been in direct communication with the City Council, City leadership, and the community about our continued struggles to meet the needs and demands of the City of Roseville's fire and EMS call volume. Our current on-duty staffing model is falling behind many of our peers of like size and services. Other agencies around the metro are or have already transitioned to a full-time model as well as investing significantly in their staffing model. Currently, the Roseville Fire Department is significantly behind our peers when we assess calls per on-duty firefighter and emergency calls per on-duty staffed response unit. Our call volume has grown more than 36% in the last five years and more than 50% of our total call volume is overlapping calls, which is reducing our impact on response and increasing our response times.

In 2024, the fire department met twice with the City Council to discuss additional staffing needs, call volume demand, and to discuss performing a staffing study. In January 2025, the fire department came back to the City Council to present data, provide comparable fire department data, and present an operational staffing proposal. Council showed support for additional staffing for the fire department in the 2026 budget process and supported the fire department applying for a Federal Emergency Management Administration (FEMA) Staffing for Fire and Emergency Response (SAFER) grant to assist in paying for the majority of the first three years of costs for the new firefighter positions. The fire department has been a recipient of this grant in the past, helping the department recruit and retain six new firefighter positions starting in 2021.

The fire department applied for the FEMA SAFER grant in early summer 2025. On September 25th the fire department was notified we were awarded the grant in the amount of \$3,930,038.22 of federal award through FEMA. This grant amount, with city support, covers the cost of 15 firefighters for 36 months (\$6,373,035 total amount between federal and non-federal commitment).

The city must accept the SAFER grant award within 30 days of receiving notice of the award. The city was notified of the SAFER grant on September 25, 2025, and therefore must accept the grant by October 25, 2025.

Once the grant is accepted, there is a 180-day period before the grant begins, called the recruitment period. After the 180-day recruitment period ends, the 36-month grant period automatically begins for when grant funds can be used, regardless of whether the recipient has successfully hired the requested firefighters. The start of the grant period cannot start later than 180 days after the award date. For Roseville, the grant period, assuming approval at the October 13, 2025, meeting, will begin on April 11, 2026, and end on April 10, 2029.

The required non-federal resources portion of the grant is a total of \$2,442,996.78. This is the city's portion of the grant that is paid over the three-year disbursement timeline that is broken down as follows:

- Year 1 of the grant (April 11, 2026-April 10, 2027) covers 75% of the personnel costs, city covers 25%.
- Year 2 of the grant (April 11, 2027-April 10, 2028) covers 75% of the personnel costs; the city covers 25%.
- Year 3 of the grant (April 11, 2028-April 10, 2029), covers 35% of the personnel costs; the city covers 65%.

It is anticipated the cost of the personnel will be completely (100%) on the City of Roseville after April 11, 2029.

The fire department is asking City Council to 1) approve the FEMA SAFER grant and 2) provide direction on a start time for the hiring process for firefighters. Accepting the SAFER grant provides clarity as the City Council finalizes the budget amount and levy impact as part of the 2026 budget on December 8, 2025.

Regarding the timing of the firefighters start date, initially the department was planning for a September 2026 start time for new personnel, regardless of receiving the grant. However, with the unanticipated 180-day time frame to start our period of performance, there is an opportunity to complete the hiring process and start the new personnel on or near April 11, 2026, to fully utilize the three-year grant period.

A start date of mid-April or another date before September 1, 2026, would have a couple of impacts. First, an earlier start of the firefighters will increase the cost of the City Manager's budget scenarios. Originally, it was estimated that it would cost approximately \$177,000 with grants and a September start time. If the city were to move the hiring up to align with the start of the grant period, it would take an additional \$185,000 of levy dollars to be used in the 2026 budget than originally presented. Second, while it is not certain, the City may run out of grant funds near the end of the grant period due to employee cost increases (COLA, step increases, market adjustments) similar to what occurred with the previous SAFER grant. If that were the case with this grant, it would mean that the city may need to cover 100% of the firefighter personnel costs earlier than April 2029.

Staff asks City Council to provide direction on the start date of the SAFER grant-funded firefighters should be. While the decision can be deferred at this time, an earlier start date will have a budget and

levy impact on the 2026 budget, so clarity will be needed by December 8, 2025.

Adding more full-time firefighters to the Roseville Fire Department will directly enhance the safety, efficiency, and effectiveness of the department's operations, ensuring that the community receives the highest level of service in emergency response. From improving response times to better workforce management, increased safety, and more proactive public education, increasing staffing levels is a critical step toward creating a safer and more resilient Roseville.

Policy Objectives

The Fire Department is experiencing challenges in providing a consistent response to all emergency calls that occur in the City of Roseville. Essentially, the 911 call volume demand is outpacing the available resources causing potential gaps in consistent service and increasing response times. As an aspiration of the city to remain safe and prioritize emergency response, we are falling behind this goal and aspiration. In addition, this staffing enhancement aligns with strategic plan initiatives to ensure our community is safe and secure. The acceptance of grants to assist with staffing and off-set levy dollars is also detailed in our city's upcoming, yet to be approved, strategic plan under Goal #2 of Responsive Services and Safety.

As outlined, there are instances in which the fire department is unable to or delayed to respond and provide emergency response and care. This is due to a staffing model that is unable to meet the call volume demand.

Equity Impact Summary

The fire department aspires to meet the needs and demands of all members of the Roseville community, residents, guests, and business owners. It is our goal to provide high level fire and EMS response and care on every call, as well as provide quality and inclusive community outreach. Currently the fire department is unable to fully meet the 911 and emergency demands of the community. This impacts response times, on-scene care, community outreach, and expected and equitable service levels. The department needs to enhance the current staffing level to better meet the needs of the community. Overall, this staffing enhancement would better meet the emergency demand of the community as well as improve our retention of critical staff.

There will be a tax levy impact to this decision. This impact will affect property and business owners in the city. However, the return on this investment is a more responsive fire department that better meets the needs and demands of the community. It is expected we will improve our overall response time to emergencies, as well as have an improved response model that does not force apparatus delays to emergencies. This is a substantial improvement to our overall capacity and is an appropriate, expected, and professional return on this investment.

Budget Implications

The implementation of enhanced staffing will have levy impacts now and into the future. But there is a cost to readiness and preparedness as well as a cost to meet the existing and future demands of the community. A staffing enhancement like this requires a financially strategic approach to ensure public safety is maintained while also managing financial sustainability.

The total grant amount for federal disbursement is \$3,930,038.22. The city's portion over three years is anticipated to be approximately \$2,442,996.78. The ratio of shared costs is separated out over the three-year timeframe of our period of performance starting in March 2026. In year one, FEMA covers 75% of the personnel costs (approximately \$1,593,258.75), the City of Roseville covers 25%

132 (approximately \$531,086.25). In year two, FEMA covers 75% of the personnel costs (approximately
133 \$1,593,258.75), the City of Roseville covers 25% (approximately \$531,086.25). In year three, the
134 City of Roseville covers 65% of the cost (approximately \$1,380,824.25), FEMA covers 35%
135 (approximately \$743,520.75) of the cost.
136

137 This incremental increase is by design and allows the city to have a significant amount of personnel
138 costs covered as well as allowing for buildup and preparation to take on 65% and eventually 100%
139 of the personnel costs in time. And it should be noted that nearly \$4 million dollars of personnel
140 costs taken off the taxpayers in the next three years to support a staffing enhancement the taxpayers
141 showed support for is a win for the city.
142

143 **Staff Recommendations**

144 Staff recommend City Council support the fire department accepting the FEMA SAFER grant worth
145 \$3,930,038.22 over three years to assist in implementing an operational staffing enhancement.
146

147 Staff also recommends City Council provide direction for a start time for our period of performance
148 within the parameters of the grant.
149

150 **Requested Council Action**

151 Motion to accept the FEMA SAFER grant to bolster operational staffing in the fire department.

152 -and-

153 Provide direction on a start time for our period of performance within the parameters of the grant.
154

155 **Prepared by:** David Brosnahan, Fire Chief

Attachments: 1. Attachment A Fire Department SAFER Grant Award 10-13-2025
2. Attachment B Fire Department Future Staffing Plan Review 1-27-2025

156

Fire Department:
Accept Federal Emergency Management
Administration
Staffing for Adequate Fire and Emergency
Response (SAFER) Grant

October 13th, 2025
Roseville City Council



Presentation Objectives (what, why, how, and when)

- Overview of **what** the FEMA SAFER Grant is.
- Provide a brief review of existing call volume growth, staffing model, and challenges to emergency response (**why**).
- Review the proposal of a new operational staffing model and **how** and **when** to integrate the outline and timeline of the FEMA SAFER grant process.

FEMA SAFER Grant Background

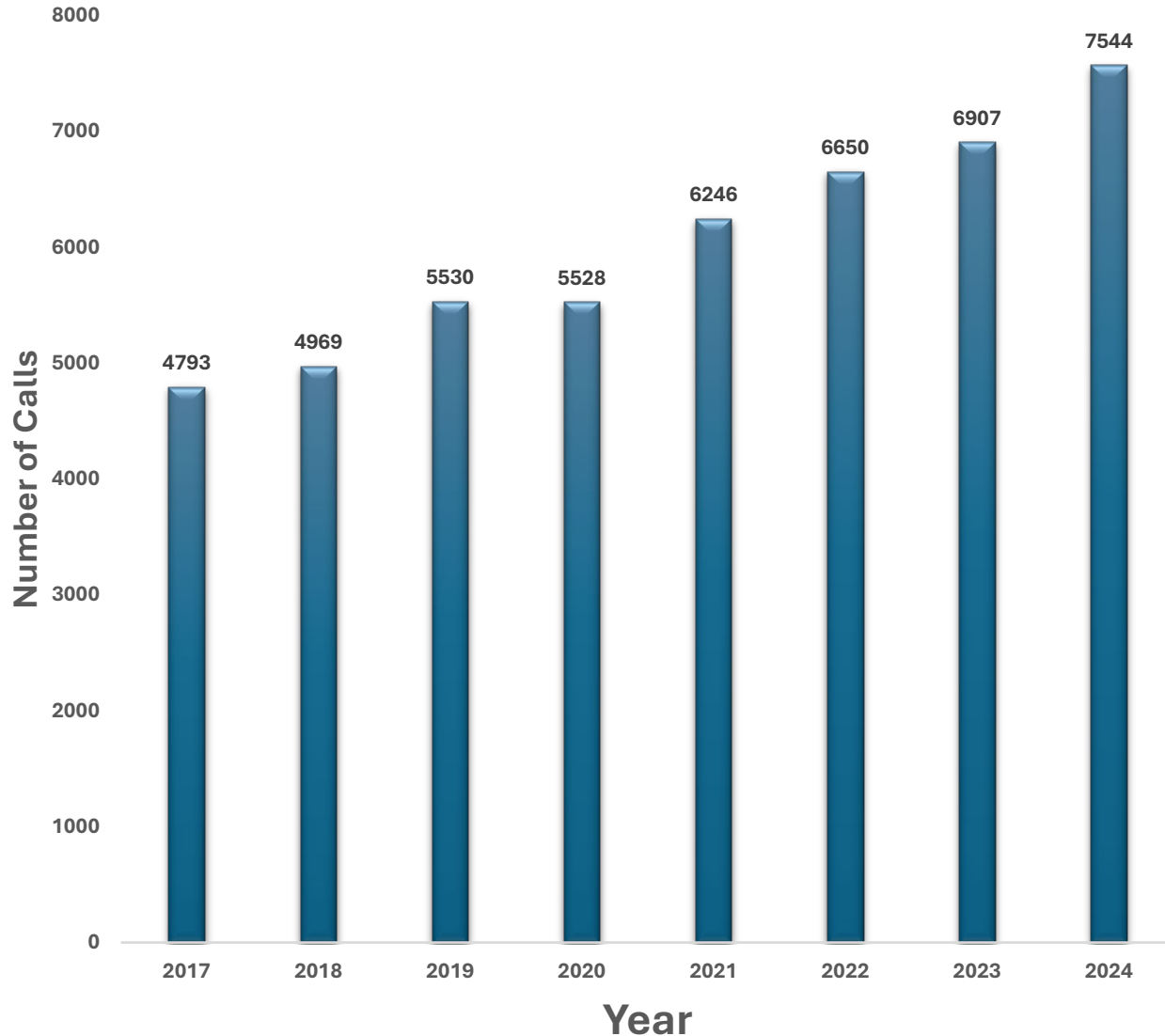


FEMA

Staffing for Adequate Fire and Emergency Response (SAFER) Grant

- Was created and authorized in 2003.
- Purpose is to provide funding directly to fire departments to help increase or maintain the number of trained, "front-line" firefighters available in their communities.
- Highly Competitive Application Process
 - \$324 Million Awarded in FY 2024
- Previous Recipient of SAFER Grant (FY 2019*, utilized 2021-2022-2023)
 - Six Firefighters Hired and Retained
 - *No local match

Current Staffing Model & Response Challenges



Call Volume Continues to Increase

- 2018 to 2024 the department experienced a call volume increase of 2,001 total emergency incidents; an increase of **51.8%**
 - Substantial Increase from 2018 to 2019; 11.3%
 - Consistent call volume from 2019 to 2020
 - A 13% increase from 2020 to 2021
 - A 6.5% increase from 2021 to 2022
 - Nearly 4% increase from 2022 to 2023
 - 2024 was a 9.2% increase over 2023
 - 2025 is tracking 4% over 2024

Current Staffing Model & Response Challenges

The “unseen” (qualitative) shortcomings of our current staffing model:

- Reduced volume and quality of on-duty fire and EMS training.
- Reduced community outreach and engagement.
- Expedited on-scene time; hurrying to clear to get to the next emergency impacting service delivery.
- Unavailable or limited fire and rescue response due to multiple calls.
- Firefighter Fatigue
 - Possible nexus to increased on-duty injuries.
 - Higher calls per on-duty firefighter than any of our peers.
 - Impact on critical decision-making abilities.
 - Sleep deprivation impacts on mental and physical wellness.

The quantitative shortcomings of our current staffing model:

- Average calls responded to by on-duty firefighter and staffed apparatus is higher than all comparable cities.
- Overall department response time has increased over the last two years.
- Unable to meet NFPA 1710 recommendations for fire response: time and personnel benchmarks.

Current Staffing Model & Response Challenges



Engine-631
2-3 Firefighters (EMT or Paramedic)



Medic-610
2 Firefighters (EMT or Paramedic)



Medic-611
2 Firefighters (EMT or Paramedic)



Battalion Chief
0-1*
Shift Supervisor

Current Staffing Model in 2025
Minimum Staffing: 6 Firefighters
Maximum Staffing: 8 Firefighters

*Battalion Chief vehicle is staffed approximately 27% of the time.

Proposed Staffing Model



Engine-631
3-4 Firefighters (EMT or Paramedic)



Medic-610
2 Firefighters (EMT or Paramedic)



Medic-611
2 Firefighters (EMT or Paramedic)



BC-606
0-1 Battalion Chief
Shift Supervisor



Ladder-628
3-4 Firefighters (EMT or Paramedic)

Proposed Staffing Model

Outside Agency Staffing Support (Stakeholders)

- IAFF Local #5051
- Roseville Police Department
- Allina Medical Transportation
- Regions EMS (Roseville Fire Medical Director)
- Neighboring Department Impacts

Community Engagement Plan

- Communications Team
- Presenting and Educating Civic Groups
- Handouts and Takeaways



Roseville firefighters responded to **7,544 calls** in 2024, an increase of more than **9 percent** in one year's time. That includes calls for fires, rescues, and emergency medical service. Roseville firefighters provide lifesaving care and medical assistance in these first critical minutes often before an ambulance arrives.

Brosnahan attributed the rising call numbers to several factors including the construction of more housing units, an aging population that relies more on emergency services, and evolving community expectations.

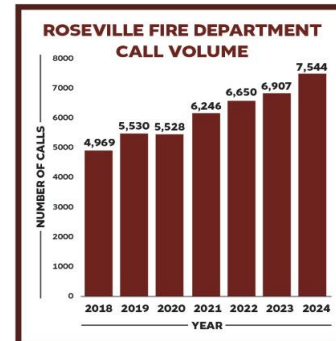
Roseville's Unique Dynamics and On-Going Risks:

- High Hazard Sites
- Increased Daytime Population
- Proximity to St. Paul & Minneapolis
- Growing Multi-Family and Population Density
- Older Population and Facilities in Roseville
- 20-30 years response impact
- EMS Response and Transport
- State and Local Level

"This is a serious issue for the community as emergency response times and the ability to provide adequate and equitable response and services are critical to the safety and well-being of the community."

– Chief David Brosnahan

60%
OF TOTAL CALLS
ARE OVERLAPPING
EMERGENCY CALLS
HAPPENING
SIMULTANEOUSLY



2018 to 2024 the department experienced a call volume increase of 2,001 total emergency incidents.

51.8%
CALL VOLUME
INCREASE SINCE 2018



Roseville shifted from a volunteer/paid-on-call organization to professional, full-time staff in 2015. Now, residents who call 911 expect a quick, professional response.

Roseville has 26 fulltime firefighters, who are all cross-trained as either a paramedic or an EMT. Between 6 to 8 firefighters are on duty at any given time.



Benefits of the Staffing Enhancement

- Benefits of the Staffing Enhancement
- Improved emergency response capacity to the City.
- Better allows for appropriate and predictable fire response.
- Improved call response distribution.
- Increases number of firefighters responding to an emergency
- Increase in Firefighter Safety
- Creation of supervisory positions, allowing for promotion and development.
- A 40% increase in the amount of time a Battalion Chief is able to be in their response vehicle (on-duty command).

Response Challenges in 2024

- Resource Utilization
- 7,544 total calls in 2024
- 985 calls were a multi-unit response (13%)
- Averages 2.7 calls per day are multi-unit responses
- In 2024: 235 instances of emergency calls our resources were unavailable or provided an inappropriate/modified response.

After comparing staffing levels and call volumes to other Twin Cities suburbs, Brosnahan and Sjostrom are recommending staffing levels be increased to 10 to 13 firefighters on duty at a time. This will allow Roseville Fire to respond to multiple calls at one time.

That would require adding 15 additional full-time firefighters. This staffing increase will cost an additional \$2 million annually, Brosnahan said.



Roseville Fire presented statistics to the City Council in January and are recommending the city increase the number of fulltime firefighters in 2026 to maintain a high level of service.

The department's staffing request will be part of the city's budget process.



Learn more at
CityofRoseville.com/Fire

FEMA SAFER Grant Award

Total Award

Federal Award & Disbursement:
\$3,930,038.22

Required Non-Federal Resources:
\$2,442,996.78



FEMA

Fund Disbursement Timeline

Period of Performance

April 2026-April 2027:
75% FEMA
25% City of Roseville

April 2027-April 2028:
75% FEMA
25% City of Roseville

April 2028-April 2029:
35% FEMA
65% City of Roseville

Remainder of 2029 and beyond:
100% City of Roseville

FEMA SAFER Grant Award

SAFER Grant Timeline

- Grant Awarded
 - 9/24/2025
- 30 Days for Acceptance
 - By 10/24/2025
- 180 Day Recruitment Period (April 2026)
 - *“A default 180-day recruitment period begins when FEMA approves an application for an award under this activity.”*
- 36 Months: Period of Performance
 - April 2026-April 2029
 - *“36-month period of performance automatically starts after the 180-day recruitment period, regardless of whether the recipient has successfully hired the requested firefighters. The period of performance cannot start later than 180 days after the award date.”*

FEMA SAFER Grant Award

Impacts of Starting In-Line with 36-MonthPoP versus September Timeframe

- Original plan was a September timeframe.
 - \$177,000 Cost in 2026 with a September start time, with the grant (CM Scenarios)
 - 180-Day Window to START Period of Performance Caused a Re-evaluation
- To move up the start date of the grant to an April timeframe would be an additional \$185,000.

FEMA SAFER Grant Award

September 2026

Pro	Con
More time to plan and recruit personnel.	
Was the original timeframe proposed to Council.	
	Potential to not use all grant funds.
	Delays operationalization of the staffing enhancement.

April 2026

Pro	Con
Can operationalize our staffing sooner.	
More in line with period of performance.	
	May use all the grant funds early.
	An additional cost for taxpayers.

FEMA SAFER Grant Award

Council Ask

Allow the Roseville Fire Department to Formally Accept the FEMA SAFER Grant (FY 2024) to Hire 15 Personnel.

Provide Direction on a Start Time for Our Period of Performance within the Parameters of the Grant.



Fire Department Staffing Review

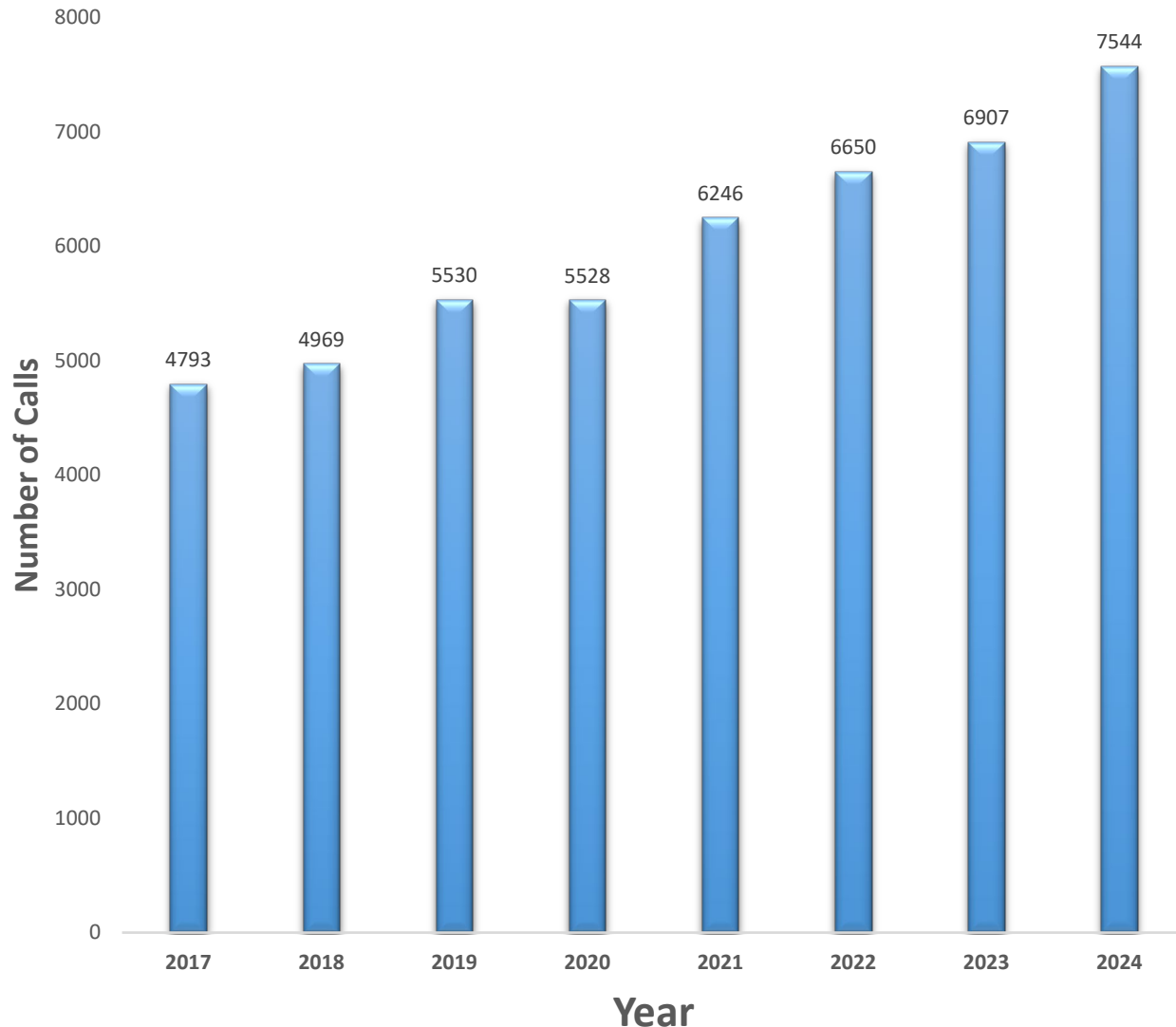
January 27th, 2025

City Council

Presentation Objectives

- Provide historical data and current call volume growth.
- Outline emergency response demand.
- Provide review of existing staffing model and shortcomings.
- Provide projected future call volume and continued demand based on trends.
- Propose a new operational staffing model.
- Outline the budget implications of new staffing model.
- Provide implementation options.

Current Staffing Model



Call Volume Continues to Increase

- 2018 to 2024 the department experienced a call volume increase of 2,001 total emergency incidents; an increase of **51.8%**
 - Substantial Increase from 2018 to 2019; 11.3%
 - Consistent call volume from 2019 to 2020
 - A 13% increase from 2020 to 2021
 - A 6.5% increase from 2021 to 2022
 - Nearly 4% increase from 2022 to 2023
 - 2024 was a 9.2% increase over 2023

Current Staffing Model



Engine-631
2-3 Firefighters (EMT or Paramedic)



Medic-610
2 Firefighters (EMT or Paramedic)



Medic-611
2 Firefighters (EMT or Paramedic)



Battalion Chief
0-1*
Shift Supervisor

Current Staffing Model in 2024
Minimum Staffing: 6 Firefighters
Maximum Staffing: 8 Firefighters

*Battalion Chief vehicle is staffed approximately 27% of the time.

Current Staffing Model

<u>Fire Department</u>	Total Shift Personnel	Minimum Staffing On-Duty	Maximum Staffing On-Duty	Staffed Response Units	2023 Call Volume		Calls Per Staffed Firefighter Position (Based on Minimum Staffing)	Calls Per Staffed Unit
Roseville Fire	24	6	8	3	6907		1151	2302
Maplewood Fire	33	9	11	4	7972		886	1993
Richfield Fire	27	6	9	3	4989		831	1663
Eagan Fire	42	11	14	4	6644		604	1661
Edina Fire	36	10	12	5	7220		722	1444
Oakdale Fire	21	5	7	3	3785		757	1262
South Metro Fire	40	10	14	5	7767		777	1553
<i>Roseville Fire 2018</i>	18	4	6	2	4969		1242	2485

Current Staffing Model

<u>Fire Department</u>	Total Shift Personnel	Minimum Staffing On-Duty	Maximum Staffing On-Duty	Staffed Response Units	2024 Call Volume	% Increase Over 2023	Calls Per Staffed Firefighter Position (Based on Minimum Staffing)	Calls Per Staffed Unit
Roseville Fire	24	6	8	3	7544	9.2	1257	2514
Maplewood Fire	33	9	11	4	8108	1.7	901	2027
Richfield Fire	28	6	9	3	5084	1.9	847	1695
Eagan Fire	42	11	14	4	6819	2.6	620	1705
Edina Fire	36	10	12	5	7339	1.6	734	1468
Oakdale Fire	21	5	7	3	4080	7.8	816	1360
South Metro Fire	48	11	16	5	8114	4.5	738	1623
<i>Roseville Fire 2018</i>	18	4	6	2	4969	--	1242	2485

Current Staffing Model

Response Challenges in 2023

- **Resource Utilization**
 - 6,907 total calls in 2023
 - 1,575 calls were a multi-unit response (23%)
 - Averages 4.7 calls per day are multi-unit responses
 - Our Response Standard requires multi-unit responses for proper personnel:
 - For Fire Call Types- 51 of 98 require multi-unit response – 52%
 - For Medical Call Types- 57 of 109 require multi-unit response – 52%
- 210 Instances of emergency calls resources were unavailable or inappropriate/modified response.

Response Challenges in 2024

- **Resource Utilization**
 - 7,544 total calls in 2024
 - 985 calls were a multi-unit response (13%)
 - Averages 2.7 calls per day are multi-unit responses
- In 2024: **235** Instances of emergency calls our resources were unavailable or provided an inappropriate/modified response.

Current Staffing Model

Response Challenges (2023)

- **Overlapping Calls**
 - 58% of our total call volume is multiple/overlapping calls.
 - 4034 of 6907 calls
 - We experienced 1,851 **occurrences** in which we experienced multiple/over-lapping calls.
 - Averages 5.1 times per day we have overlapping calls.

Calls in Progress	Occurrences	% of Call Volume
1 Emergency Call Responded To	2873 calls	41.6%
At Least 2 Calls in Progress at Same Time	1556 Occurrences resulting in: 3112 calls	45.1%
At least 3 Calls in Progress at Same Time	261 Occurrences resulting in: 783 calls	11.3%
At least 4 Calls in Progress at Same Time	31 Occurrences resulting in: 124 calls	1.8%
At least 5 Calls in Progress at Same Time	3 Occurrences resulting in: 15 calls	>1%
Total Calls	6907 Calls	100%

Current Staffing Model

Response Challenges (2024)

- **Overlapping Calls**
 - 60% of our total call volume is multiple/overlapping calls.
 - 4512 of 7544 calls
 - We experienced 2073 total **occurrences** in which we experienced multiple/over-lapping calls.
 - Averages 5.7 times per day we have overlapping calls.

Calls in Progress	Occurrences	% of Call Volume
1 Emergency Call Responded To	3032 Calls	40.2%
At Least 2 Calls in Progress at Same Time	1735 Occurrences Resulting In: 3,470 Calls	46%
At least 3 Calls in Progress at Same Time	314 Occurrences Resulting In: 942 Calls	12.5%
At least 4 Calls in Progress at Same Time	21 Occurrences Resulting In: 84 Calls	1.1%
At least 5 Calls in Progress at Same Time	3 Occurrences Resulting In: 16 Calls	>1%
Total Calls	7544 Calls	100%

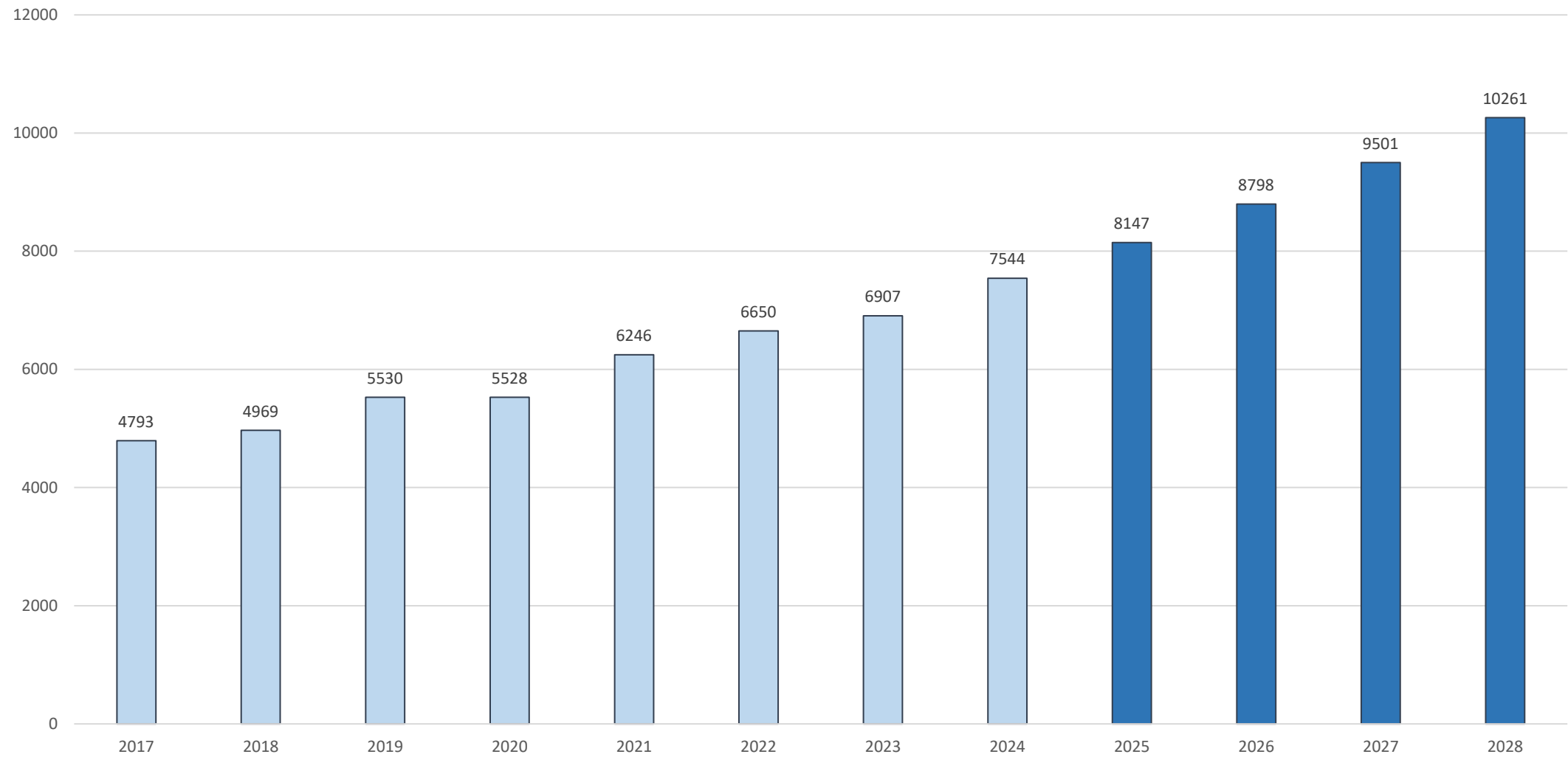
Current Staffing Model

The “unseen” (qualitative) shortcomings of our current staffing model:

- Reduced volume and quality of on-duty fire and EMS training.
- Reduced community outreach and engagement.
- Expedited on-scene time; hurrying to clear to get to the next emergency impacting service delivery.
- Unavailable or limited fire and rescue response due to multiple calls.
- Fatigue
 - Possible nexus to increased on-duty injuries.
 - Higher calls per on-duty firefighter than any of our peers.
 - Impact on critical decision-making abilities.
 - Sleep deprivation impacts on mental and physical wellness.

Proposed Staffing Model

Number of Emergency Calls in Roseville



Forecasted Call
Volume Growth
at 8% per year
(2017-2024
average growth
was 8% year over
year)

Proposed Staffing Model



Engine-631
3-4 Firefighters (EMT or Paramedic)



Medic-610
2 Firefighters (EMT or Paramedic)



Medic-611
2 Firefighters (EMT or Paramedic)



BC-606
0-1 Battalion Chief
Shift Supervisor



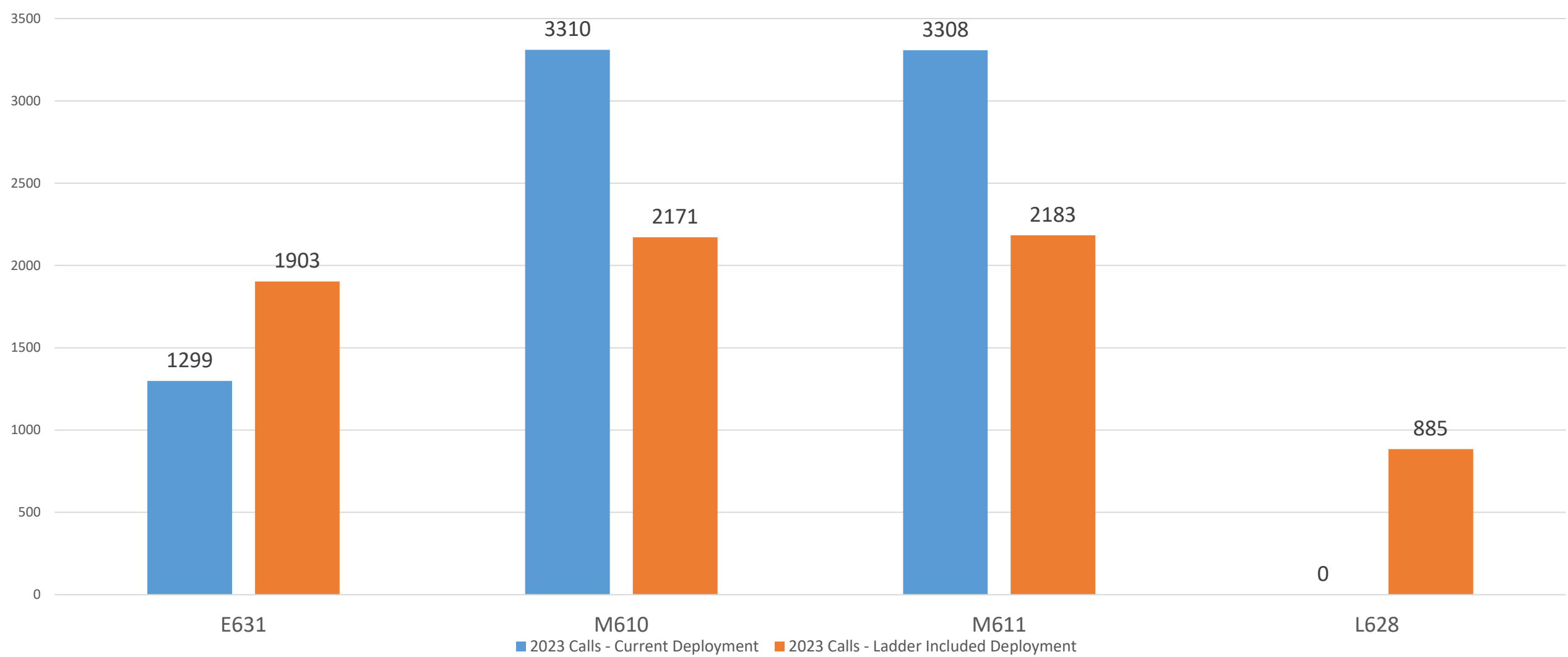
Ladder-628
3-4 Firefighters (EMT or Paramedic)

Proposed Staffing Model

Apparatus	Staffing (minimum-maximum)
Medic-610	2
Medic-611	2
Engine-631	3-4
Ladder-628	3-4
Battalion Chief 606	0-1
Proposed Total Daily Staffing	10-13
Current (2024) Daily Staffing	6-8

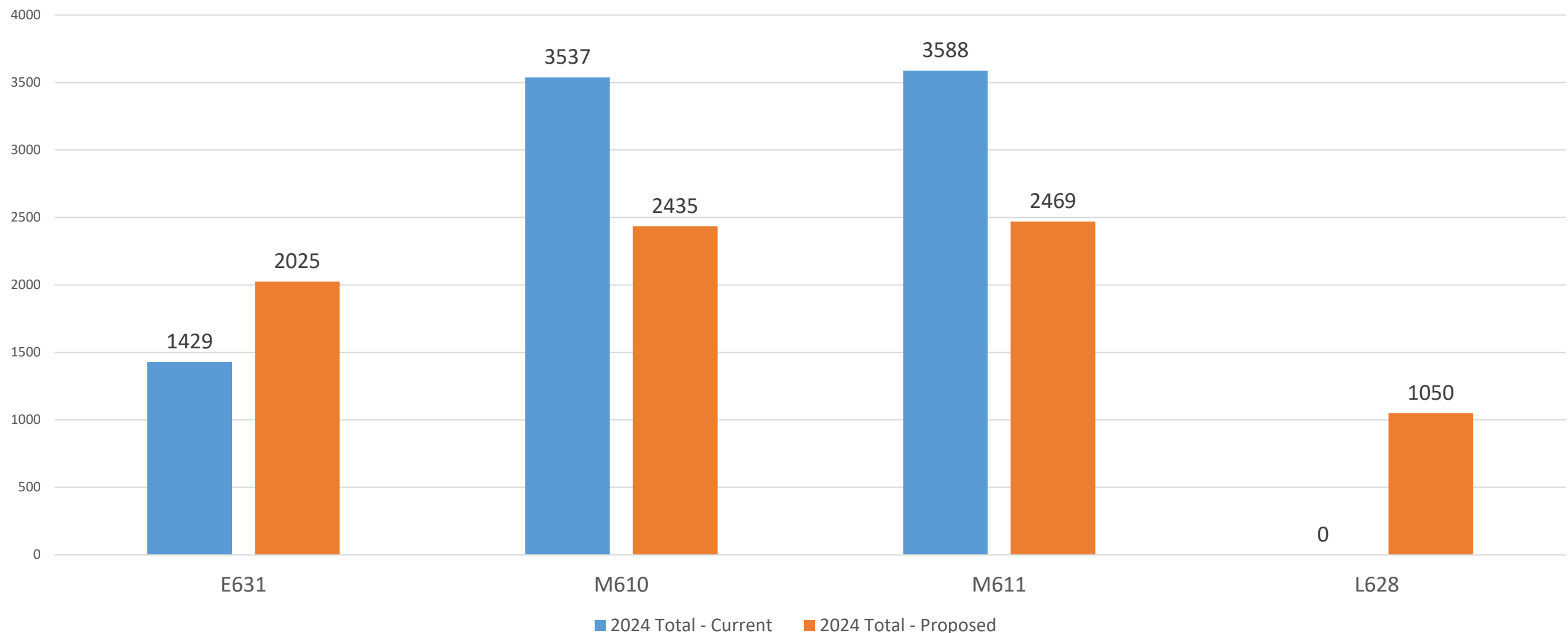
Proposed Staffing Model

2023 Calls for Service With New Model

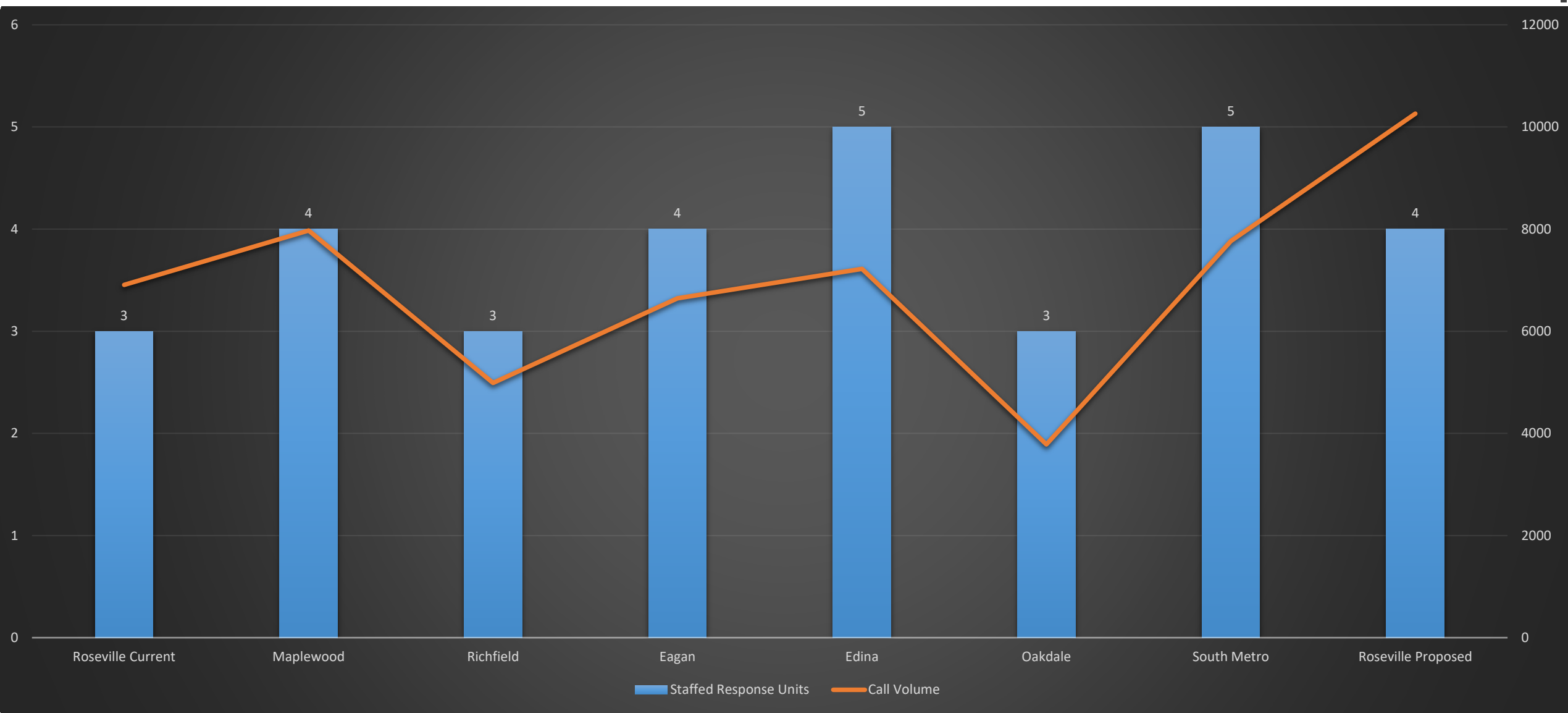


Proposed Staffing Model

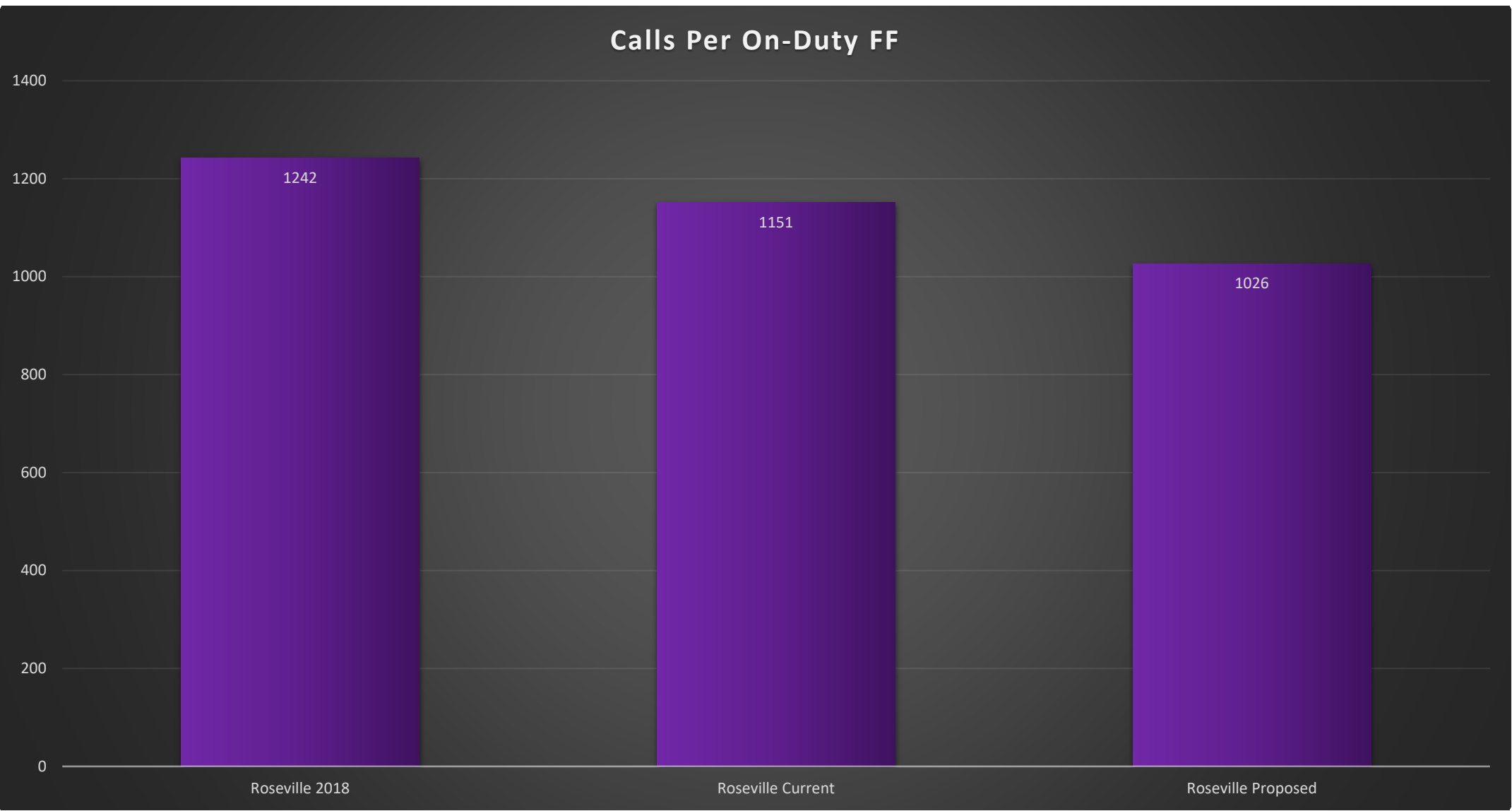
2024 Calls for Service with New Model



Proposed Staffing Model



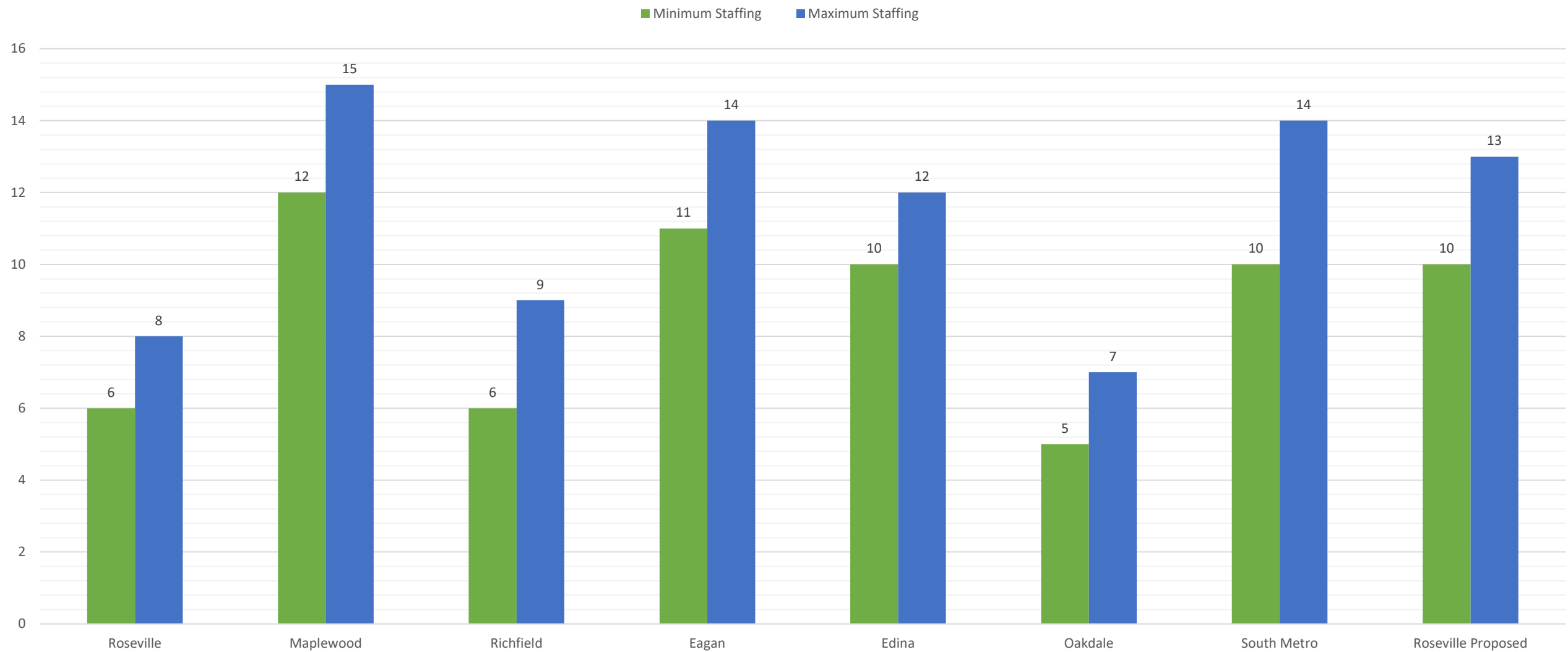
Proposed Staffing Model



Calls per on-duty firefighter (based off of minimum staffing).

Proposed Staffing Model

Minimum & Maximum Staffing Numbers



Proposed Staffing Model

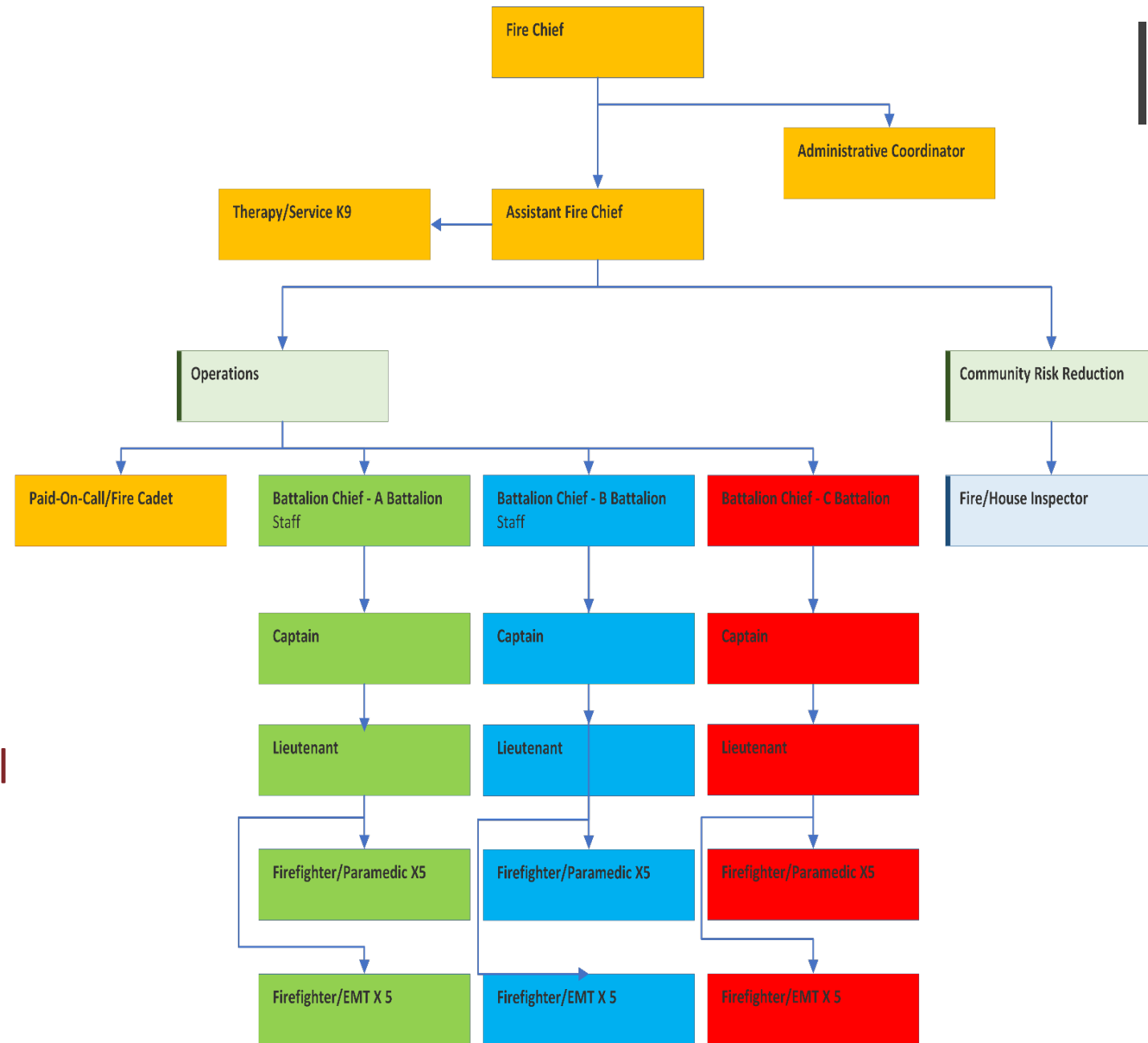
Staff Growth of Other Fire Departments Departments adding staff 2024-2026

• South Metro		8 Firefighters
• Bloomington		18 Firefighters
• Maplewood		6-10 Firefighters
• Lakeville		15 Firefighters
• Shakopee		8+ Firefighters

Proposed Staffing Model

Organizational Chart

- Allows for balance of paramedics and EMTs
 - Goal is to have at least one paramedic on each staffed apparatus.
- Additional supervision allows for:
 - Appropriate supervision
 - Increased emergency scene management
 - Supervisor coverage during time off
 - Completion of training & reports
- Provides development and promotional opportunities.
- Appropriate staffing model to assure proper training is conducted to meet required annual requirements.



Proposed Staffing Model

Captain Position

- With growth and expansion of personnel the need for an additional layer of supervision
 - Included in the proposed staffing expansion of 15 staff.
 - Assists with increasingly complex response demands.
 - Ability to assist with task management in addition to primary supervisor duties.
- Provides fill-in coverage in the absence of Battalion Chief (critical gap currently).
- Diverse range of responsibilities in addition to supervision including project and program support.
- Mentor and lead firefighters and Lieutenants.
- Ensures appropriate leadership/supervisor capacity for emergency response.

International Association of Firefighters GIS Study



Roseville Fire Department

Roseville, Minnesota

Roseville Firefighters Association, IAFF Local 5051



Current and Future Risks

International Association of Firefighters (IAFF) Staffing Report (2024)

Current

- Not able to respond to all 911 call volume demand

Future

US Census Bureau 5-Year Estimates

- 27.8% of Roseville's Population will be in a vulnerable category
 - 22.3% over the age of 65
 - 5.5% under the age of 5
- Almost 11% (10.9) of the population will have a disability or is uninsured.
 - 7% Disabled
 - 3.9% Uninsured
- Call volume growth continues to trend up with 4-10% annual growth.

Current and Future Risks

Roseville's Unique Dynamics and On-Going Risks:

- High Hazard Sites
- Increased Daytime Population
- Proximity to St. Paul & Minneapolis
- Growing Multi-Family & Population Density
- Older Population and Facilities in Roseville
 - 20-30 years response impact
- EMS Response and Transport
 - State and Local Level

Proposed Staffing Model

International Association of Firefighters (IAFF) Staffing Report (2024)

Report Recommendations:

- Staffing a Ladder Apparatus with Four Firefighters
 - Provides an additional apparatus that bolsters fire response while supporting EMS demand.
 - Works with the fire engine to be a primary fire and rescue response vehicle, helping to reduce demand of the medic vehicles.
- Increase Staffing on Fire Engine
 - Assists in better meeting NFPA 1710 and OSHA standards for fire response.
- Committed Incident Commander On-Duty
 - Allows for a Battalion Chief to be in a separate vehicle and able to provide command level coordination and control for any incident versus being tied to an apparatus.

Proposed Staffing Model

Benefits of the Staffing Enhancement

- Improved emergency response capacity to the City.
 - Reduction of missed and delayed calls.
 - Adds an additional staffed piece of apparatus to the deployment model.
 - Allows for a more versatile emergency response deployment: better availability of resources and response distribution
- Better allows for appropriate and predictable fire response.
- Improved call response distribution.
 - Internal: workload and response disbursement
 - Increased training
 - Decreased injuries on duty
 - External
 - Likely improved response times
 - More appropriate fire and EMS response to industry standards.
- Increases number of firefighters responding to an emergency
 - NFPA 1500 and 1710 Standards
 - OSHA 2in-2out Requirement
 - Insurance Services Office (ISO)
 - Increase in Firefighter Safety
- Better utilization of a significant and critical piece of apparatus in Ladder-628.
- Creation of supervisory positions, allowing for promotion and development.
- A 40% increase in the amount of time a Battalion Chief is able to be in their response vehicle (on-duty command).

Proposed Staffing Model

Cost for Staffing Enhancement

In total, the cost of implementation ranges between \$1.9-2.1 million dollars.

- An investment for readiness and response.
 - Essential Services to the community.
 - Partner agencies experiencing the same pressures challenging consistent interagency responses.

Options for timing of implementation:

- Full Hire at once
 - Full Year 2026
 - Partial Year 2026
- Phased in over two years



Proposed Staffing Model

2026				
<u>Hire 15 New Firefighters</u>	<u>Cost Per Firefighter (Salary & Benefits)</u>	<u>Salary</u>	<u>Benefits</u>	
New Hire #1	\$130,276.35	\$95,276.35	\$35,000.00	*Average salary of Firefighter/EMT and Firefighter/Paramedic and a 3% COLA from 2025
New Hire #2	\$130,276.35	\$95,276.35	\$35,000.00	
New Hire #3	\$130,276.35	\$95,276.35	\$35,000.00	
New Hire #4	\$130,276.35	\$95,276.35	\$35,000.00	
New Hire #5	\$130,276.35	\$95,276.35	\$35,000.00	
New Hire #6	\$130,276.35	\$95,276.35	\$35,000.00	
New Hire #7	\$130,276.35	\$95,276.35	\$35,000.00	
New Hire #8	\$130,276.35	\$95,276.35	\$35,000.00	
New Hire #9	\$130,276.35	\$95,276.35	\$35,000.00	
New Hire #10	\$130,276.35	\$95,276.35	\$35,000.00	
New Hire #11	\$130,276.35	\$95,276.35	\$35,000.00	
New Hire #12	\$130,276.35	\$95,276.35	\$35,000.00	
New Hire #13	\$137,437.40	\$102,437.40	\$35,000.00	Captain Position 116% FT FF Wage
New Hire #14	\$137,437.40	\$102,437.40	\$35,000.00	Captain Position 116% FT FF Wage
New Hire #15	\$137,437.40	\$102,437.40	\$35,000.00	Captain Position 116% FT FF Wage
	\$1,975,628.40			Total 2026 Cost

Proposed Staffing Model

2026 Mid Year Hire	September-December 31			
<u>Hire 15 New Firefighters</u>	<u>Cost Per Firefighter (Salary & Benefits)</u>	<u>Salary</u>	<u>Benefits</u>	
New Hire #1	\$43,426.49	\$31,758.79	\$11,667.70	*Average salary of Firefighter/EMT and Firefighter/Paramedic with FLSA and a 3% COLA from 2025
New Hire #2	\$43,426.49	\$31,758.79	\$11,667.70	
New Hire #3	\$43,426.49	\$31,758.79	\$11,667.70	
New Hire #4	\$43,426.49	\$31,758.79	\$11,667.70	
New Hire #5	\$43,426.49	\$31,758.79	\$11,667.70	
New Hire #6	\$43,426.49	\$31,758.79	\$11,667.70	
New Hire #7	\$43,426.49	\$31,758.79	\$11,667.70	
New Hire #8	\$43,426.49	\$31,758.79	\$11,667.70	
New Hire #9	\$43,426.49	\$31,758.79	\$11,667.70	
New Hire #10	\$43,426.49	\$31,758.79	\$11,667.70	
New Hire #11	\$43,426.49	\$31,758.79	\$11,667.70	
New Hire #12	\$43,426.49	\$31,758.79	\$11,667.70	
New Hire #13	\$45,813.50	\$34,145.80	\$11,667.70	Captain Position 116% FT FF Wage
New Hire #14	\$45,813.50	\$34,145.80	\$11,667.70	Captain Position 116% FT FF Wage
New Hire #15	\$45,813.50	\$34,145.80	\$11,667.70	Captain Position 116% FT FF Wage
	\$658,558.38			Total 2026 Cost
2027 Budget Costs				
	Firefighters x12	\$99,227.44	\$36,050.00	*1 yr step and a 3% COLA
	Captains x3	\$111,765.08	\$36,050.00	
	\$2,066,774.52			Total 2027 Budget Cost
	\$1,408,216.14			Total 2027 NEW Budget Dollars needed

Proposed Staffing Model

2026				
<u>Hire 8 New Firefighters</u>	<u>Cost Per Firefighter (Salary & Benefits)</u>	<u>Salary</u>	<u>Benefits</u>	
New Hire #1	\$130,276.35	\$95,276.35	\$35,000.00	*Average salary of Firefighter/EMT and Firefighter/Paramedic with FLSA and a 3% COLA from 2025
New Hire #2	\$130,276.35	\$95,276.35	\$35,000.00	
New Hire #3	\$130,276.35	\$95,276.35	\$35,000.00	
New Hire #4	\$130,276.35	\$95,276.35	\$35,000.00	
New Hire #5	\$130,276.35	\$95,276.35	\$35,000.00	
New Hire #6	\$130,276.35	\$95,276.35	\$35,000.00	
New Hire #7	\$130,276.35	\$95,276.35	\$35,000.00	
New Hire #8	\$130,276.35	\$95,276.35	\$35,000.00	
	\$1,042,210.80			Total 2026 Cost
				Impact on Median Home Tax Payer
2027				
<u>Hire 7 New Firefighters</u>	<u>Cost Per Firefighter (Salary & Benefits)</u>	<u>Salary</u>	<u>Benefits</u>	
New Hire #1	\$134,184.79	\$98,134.79	\$36,050.00	*Average salary of Firefighter/EMT and Firefighter/Paramedic with FLSA and a 3% COLA from 2026
New Hire #2	\$134,184.79	\$98,134.79	\$36,050.00	
New Hire #3	\$134,184.79	\$98,134.79	\$36,050.00	
New Hire #4	\$134,184.79	\$98,134.79	\$36,050.00	
New Hire #5	\$149,886.36	\$113,836.36	\$36,050.00	
New Hire #6	\$149,886.36	\$113,836.36	\$36,050.00	
New Hire #7	\$149,886.36	\$113,836.36	\$36,050.00	
	\$986,398.24			Total 2027 Cost
	\$2,028,609.04			Total 2026 and 2027 Budget Impact

Proposed Staffing Model

Potential Staffing Enhancement Impact to Residents (Partial Year 2026 & 2027)

Cost of Enhancement: \$1.9-2.1 Million(\$658,000 in 2026, additional 1.4 million 2027)

2026

- Median Home Value: \$360,500 (based on 2025 value)
- Tax Levy Cost of Enhancement: **\$658,000**
 - Existing Levy: Approximately **\$30.3 million**
 - Percent Increase on Levy: **2.2%**
 - Percent Increase of Total City Budget: **Less than 1% of total city budget of approximately 74 million**
- Impact on Median Home Value: **\$33.05 (partial year implementation)**

2027

- Median Home Value: \$360,500 (based on 2025 value)
- Tax Levy Cost Enhancement: **\$1.4 Million** Dollars (new money over 2026)
 - Existing Levy: **Approximately 31 million**
 - Percent Increase on Levy: **4.5%**
 - Percent Increase of Total City Budget: **Approximately 2% of total budget of 75 million**
- Impact on Median Home Value: **\$70 annually, \$5.83/month**

Proposed Staffing Model

Outside Agency Staffing Support (Stakeholders)

- IAFF Local #5051
- Roseville Police Department
- Allina Medical Transportation
- Regions EMS (Roseville Fire Medical Director)
- Neighboring Department Impacts

Community Engagement Plan

- Communications Team
- Presenting and Educating Civic Groups
- Handouts and Takeaways

Proposed Staffing Model

Staffing for Adequate Fire and Emergency Response (SAFER) Grant

- Previous Recipient of SAFER Grant
- Assisted with the “Phase II” staffing that added six firefighters in late 2020.
- Covered significant portion of the personnel cost for three years (2021, 2022, 2023); it ended January 30th, 2024.



FEMA

Approximately \$335,000,000 available through the grant.

250-350 Recipients

Highly Competitive: 5% success rate

Grant Opening Soon

Proposed Staffing Model

Seeking Council Direction

- To seek out and apply for staffing grants, specifically the Staffing for Adequate Emergency Response (SAFER) Grant through the Federal Emergency Management Administration (FEMA)
- To support Fire Administration continuing this enhancement plan with the City Manager and the 2026 budgeting process.

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 10/13/2025

Item No.: 10.a.

Department Approval



City Manager Approval



Item Description: Approval of Payments

Background

State Statute requires the City Council to approve all payment of claims. The following summary of claims has been submitted to the City for payment.

Check Series #	Amount
ACH Payments	\$590,462.21
113707 – 113892	\$1,746,770.37
Total	\$2,337,232.58

A detailed report of the claims is attached. The City Staff has reviewed the claims and considers them to be appropriate for the goods and services received.

Policy Objectives

Under MN State Statute, all claims are required to be paid within 35 days of receipt.

Equity Impact Summary

Local governments play an important role in building racially equitable and inclusive regional economies. Payments to vendors contribute to the local economy by supporting businesses within the community, including those owned by people of color. Ensuring equitable distribution of contracts and payments among vendors, particularly minority-owned businesses, can help promote economic equity. This supports the broader goals of reducing racial economic disparities as well as Roseville's aspiration to have a community that is economically prosperous with a stable and broad tax base and vibrant small businesses.

Budget Implications

All expenditures listed above have been funded by the current budget, from donated monies, or from cash reserves.

Staff Recommendations

Staff recommends approval of all payment of claims.

34 **Requested Council Action**

35 Motion to approve the payment of claims as submitted.

36

37

38 **Prepared by:** Phil Weix - Assistant Finance Director

Attachments: 1. Checks for Approval

GL Number	GL # Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 100 General Fund					
Department: 00-00 GENERAL					
100-00-00-210500	Life Ins. Employee	LINA	SEPTEMBER NEW YORK LIFE PREMIUMS	3,287.37	5205
100-00-00-210500	Life Ins. Employee	LINA	SEPTEMBER NEW YORK LIFE PREMIUMS	14.40	5205
100-00-00-210500	Life Ins. Employee	LINA	SEPTEMBER NEW YORK LIFE PREMIUMS	(0.03)	5205
100-00-00-210500	Life Ins. Employee	LINA	SEPTEMBER NEW YORK LIFE PREMIUMS	(4.60)	5205
100-00-00-210502	Employer Life Insurance	LINA	SEPTEMBER NEW YORK LIFE PREMIUMS	675.20	5205
100-00-00-210502	Employer Life Insurance	LINA	SEPTEMBER NEW YORK LIFE PREMIUMS	(9.60)	5205
100-00-00-210900	Long Term Disability	LINA	SEPTEMBER NEW YORK LIFE PREMIUMS	4,133.28	5205
100-00-00-210900	Long Term Disability	LINA	SEPTEMBER NEW YORK LIFE PREMIUMS	(0.09)	5205
100-00-00-210900	Long Term Disability	LINA	SEPTEMBER NEW YORK LIFE PREMIUMS	(43.28)	5205
100-00-00-211100	ICMA Def Comp	Mission Square	Remittance Check	1,559.96	5266
100-00-00-211100	ICMA Def Comp	Mission Square	Remittance Check	3,097.00	5266
100-00-00-211100	ICMA Def Comp	Mission Square	Remittance Check	150.00	5266
100-00-00-211100	ICMA Def Comp	Mission Square	Remittance Check	559.87	5266
100-00-00-211100	ICMA Def Comp	Mission Square	Remittance Check	5,367.00	5266
100-00-00-211100	ICMA Def Comp	Mission Square	Remittance Check	1,435.15	5134
100-00-00-211100	ICMA Def Comp	Mission Square	Remittance Check	2,997.00	5134
100-00-00-211100	ICMA Def Comp	Mission Square	Remittance Check	150.00	5134
100-00-00-211100	ICMA Def Comp	Mission Square	Remittance Check	619.86	5134
100-00-00-211100	ICMA Def Comp	Mission Square	Remittance Check	5,367.00	5134
100-00-00-211101	Mission SQ Roth	Mission Square	Remittance Check	1,575.00	5266
100-00-00-211101	Mission SQ Roth	Mission Square	Remittance Check	350.00	5134
100-00-00-211202	HRA Employer	ING ReliaStar	Remittance Check	200.00	5155
Total Department 00-00 GENERAL				31,480.49	
Department: 01-00 CITY COUNCIL					
100-01-00-430000	Professional Services	TimeSaver Off Site Secreta	CC MINUTES	374.50	5202
100-01-00-433000	Advertising	St. Paul Pioneer Press	ADVERTISING	194.15	113707
100-01-00-448000	Miscellaneous	National Awards & Fine Gif	NAME TAGS	45.83	113778
Total Department 01-00 CITY COUNCIL				614.48	
Department: 02-00 ADMINISTRATION					
100-02-00-430000	Professional Services	Alerus Financial NA	COBRA AUG 25 SERVICE FEE PAID SEP 25	195.00	113793
100-02-00-430000	Professional Services	Shred-N-Go, Inc.	ADMIN SHREDDING THRU AUGUST	85.30	113733
100-02-00-430060	Wellness Plan	Bechthold, Melissa	WELLNESS - YOGA SERVICES	125.00	113869
Total Department 02-00 ADMINISTRATION				405.30	
Department: 04-00 FINANCE					
100-04-00-430000	Professional Services	TimeSaver Off Site Secreta	FC MINUTES	293.50	5277
Total Department 04-00 FINANCE				293.50	
Department: 06-00 LEGAL DEPARTMENT					
100-06-00-430000	Professional Services	Erickson, Bell, Beckman &	JULY PROSECUTION SERVICES	15,451.00	5148
100-06-00-430000	Professional Services	Erickson, Bell, Beckman &	MONTHLY RETAINER - PROSECUTION	15,316.00	5268
100-06-00-430000	Professional Services	Kennedy & Graven, Chartere	AUGUST RETAINER FEES	17,124.40	113769
100-06-00-430000	Professional Services	Kennedy & Graven, Chartere	NON RETAINER FEES	931.50	113769
100-06-00-430000	Professional Services	Kennedy & Graven, Chartere	NON RETAINER FEES	916.65	113769
Total Department 06-00 LEGAL DEPARTMENT				49,739.55	
Department: 08-00 CENTRAL SERVICES					
100-08-00-424000	Operating Supplies	American Mailing Machines	INKJET CARTRIDGE	379.87	113844
100-08-00-424000	Operating Supplies	ARAMARK REFRESHMENT SERVIC	COFFEE	519.72	113766
Total Department 08-00 CENTRAL SERVICES				899.59	
Department: 10-00 POLICE DEPARTMENT					

INVOICE DISTRIBUTION REPORT FOR CITY OF ROSEVILLE

GL Number	GL # Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 100 General Fund					
Department: 10-00 POLICE DEPARTMENT					
100-10-00-420000	Office Supplies	Baycom, Inc. c/o OwnersEdg	THERMAL PAPER SQUAD PRINTERS	241.00	5180
100-10-00-422000	Clothing	Galls, LLC	HONOR GUARD ANDERSON	297.48	5193
100-10-00-422000	Clothing	Galls, LLC	HONOR GUARD COAT ANDERSON	297.48	5272
100-10-00-422000	Clothing	Galls, LLC	HANDCUFFS FOR EXPLORERS	63.99	5272
100-10-00-422000	Clothing	STREICHER'S	NASPO SX, MALE, LVL 3A MALCOLM	1,894.00	113825
100-10-00-422000	Clothing	STREICHER'S	NEW HIRE UNIF - ZEIGLER	45.00	5271
100-10-00-422000	Clothing	STREICHER'S	VEST CARRIER - QUAAS	367.98	5271
100-10-00-422000	Clothing	STREICHER'S	VEST CARRIER - BELL	367.98	5271
100-10-00-422000	Clothing	STREICHER'S	VEST NASPO SX, FEMALE UNSTRUCTURED, L	1,570.00	5192
100-10-00-422000	Clothing	STREICHER'S	VEST NAME TAGS QUAAS	47.96	5192
100-10-00-422000	Clothing	STREICHER'S	VEST NAME TAGS BELL	47.96	5192
100-10-00-422000	Clothing	STREICHER'S	VEST NASPO SX, MALE, LVL 3A ZEIGLER	1,894.00	5192
100-10-00-422000	Clothing	STREICHER'S	VEST NASPO SX, MALE, LVL 3A VANGRINSV	1,894.00	5192
100-10-00-422000	Clothing	STREICHER'S	VEST NASPO SX, MALE, LVL 3A - BELL	1,570.00	5192
100-10-00-423000	Vehicle Supplies & Mainten	Wayne Val Autobody	DODGE DURANGO #2203 REPAIRS	2,747.70	113792
100-10-00-424000	Operating Supplies	Ancom Technical Center	RADIO BATTERIES	1,159.00	5191
100-10-00-430000	Professional Services	Ancom Technical Center	RADIO REPAIR	73.57	5152
100-10-00-430000	Professional Services	Como Park Animal Hospital	URGENT CARE EXAM - ROOSTER	164.00	113845
100-10-00-430000	Professional Services	Language Line Services	MONTHLY TRANSLATION SERVICES	295.75	113770
100-10-00-430001	Dispatching Services	Ramsey County	FLEET SUPPORT - AUG	530.40	113830
100-10-00-430001	Dispatching Services	Ramsey County	CAD SERVICES AUG	5,196.17	113830
100-10-00-430001	Dispatching Services	Ramsey County	911 DISPATCH SERVICES - AUG	34,581.67	113830
100-10-00-430004	Police Explorer Program	Galls, LLC	EXPLORER UNIFORMS	45.99	5272
100-10-00-430004	Police Explorer Program	NORTHERN STAR COUNCIL	EXPLORING POST REG FEE: 6 ADULT LEADE	680.00	113880
100-10-00-431000	Telephone	Verizon	MONTHLY CELL CHARGES	4,366.06	113785
100-10-00-439000	CONTRACT MAINTENANCE	Eden K9 Consulting & Train	ANNUAL K9 TRAINING SOFTWARE	348.00	113843
100-10-00-439000	CONTRACT MAINTENANCE	Vertex Unmanned Solutions,	SOFTWARE LICENSING COSTS FOR TWO DRON	5,000.00	113852
100-10-00-441000	Training	CITY OF ST. PAUL	FTO TRAINING - PAVLAK AND RIEFFER	800.00	113757
100-10-00-441000	Training	Forest Lake Sportsmen's Cl	RANGE RENTAL - 2/4,5,11,26,3/21 4/7,9	2,520.00	113783
100-10-00-441000	Training	MN DEPT OF PUBLIC SAFETY	RE: MNVAA	200.00	113807
100-10-00-443500	Minor Equipment	Ancom Technical Center	APX RADIO EAR JACKS (3)	454.00	5270
Total Department 10-00 POLICE DEPARTMENT				69,761.14	
Department: 13-00 FIRE DEPARTMENT					
100-13-00-422000	Clothing	Aspen Mills Inc.	K SJOSTROM	115.90	113816
100-13-00-422000	Clothing	Aspen Mills Inc.	ROUSSO	275.88	113816
100-13-00-423000	Vehicle Supplies & Mainten	GRAINGER	FLOOR DRY	413.55	113818
100-13-00-423000	Vehicle Supplies & Mainten	Henry Schein, Inc.	EPI SYRINGE	219.38	113787
100-13-00-423000	Vehicle Supplies & Mainten	Henry Schein, Inc.	EPI SYRING	219.38	113732
100-13-00-423000	Vehicle Supplies & Mainten	Mckesson Medical-Surgical	MISC	382.92	113712
100-13-00-423000	Vehicle Supplies & Mainten	Mckesson Medical-Surgical	ZOLMED	147.68	113712
100-13-00-423000	Vehicle Supplies & Mainten	Mckesson Medical-Surgical	ZOLMED	147.68	113712
100-13-00-424000	Operating Supplies	American Flagpole & Flag C	LARGE FLAG	609.95	113840
100-13-00-424000	Operating Supplies	Colbert Engraving & Trophi	PAR TAGS	18.85	113842
100-13-00-424000	Operating Supplies	Colbert Engraving & Trophi	PORTER PAR TAGS	14.85	113735
100-13-00-430000	Professional Services	Performance Plus LLC	ANNUAL PHYSICALS	9,401.50	113771
100-13-00-430000	Professional Services	Performance Plus LLC	ERICKSON FIT TEST	36.00	113720
100-13-00-430000	Professional Services	Performance Plus LLC	ANNUAL MEDICAL EXAMS	9,401.50	113720
100-13-00-437000	Contract Maint. - Vehicles	EMERGENCY AUTOMOTIVE TECH	CONSOLE	43.40	5132
100-13-00-437000	Contract Maint. - Vehicles	Ramsey County	FLEET SUPPORT FOR AUG	318.24	113776
100-13-00-437000	Contract Maint. - Vehicles	TWIN CITIES TRANSPORT & RE	603 TOW	125.00	113708
100-13-00-439000	CONTRACT MAINTENANCE	Adam's Pest Control Inc	FALL PEST MAINTENANCE	285.60	5273

INVOICE DISTRIBUTION REPORT FOR CITY OF ROSEVILLE

GL Number	GL # Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 100 General Fund					
Department: 13-00 FIRE DEPARTMENT					
100-13-00-439000	CONTRACT MAINTENANCE	AT&T	SEPT TO OCT	1,079.58	113851
100-13-00-439000	CONTRACT MAINTENANCE	LINN BUILDING MAINTENANCE	MONTHLY CLEANING	585.62	113716
100-13-00-439000	CONTRACT MAINTENANCE	MacQueen Equipment	AIR PACK REPAIRS	1,189.75	5135
100-13-00-439000	CONTRACT MAINTENANCE	T Mobile	AUG TO SEP	20.87	113784
100-13-00-439000	CONTRACT MAINTENANCE	Yale Mechanical	MID SEASON MAINT	852.00	5157
Total Department 13-00 FIRE DEPARTMENT				25,905.08	
Department: 13-13 FIRE DEPARTMENT ADMINISTRATION					
100-13-13-436000	Utilities	Xcel Energy	51-5185464-5	3,402.33	5186
100-13-13-440000	Conferences	MN State Fire Chiefs Assoc	BC ANNUAL CONFERENCE	1,050.00	113711
Total Department 13-13 FIRE DEPARTMENT ADMINISTRATION				4,452.33	
Department: 13-18 EMERGENCY SERVICES					
100-13-18-436000	Utilities	Xcel Energy	51-5185463-4	83.35	5139
100-13-18-439000	CONTRACT MAINTENANCE	Ready Watt Electric, Inc.	SIREN WORK	1,235.00	5156
100-13-18-439000	CONTRACT MAINTENANCE	West Shore Service, Inc.	SIREN MAINTENANCE	3,450.00	113868
Total Department 13-18 EMERGENCY SERVICES				4,768.35	
Department: 20-20 PUBLIC WORKS ADMINISTRATION					
100-20-20-420000	Office Supplies	CES Imaging	PRINTER PAPER AND USAGE	934.35	113777
100-20-20-442000	Memberships & Subscription	The MN Transportation Alli	MEMBERSHIP	858.00	113836
Total Department 20-20 PUBLIC WORKS ADMINISTRATION				1,792.35	
Department: 20-21 STREET DEPARTMENT					
100-20-21-420000	Office Supplies	SHI International Corp	BUS LASER PRINTER	128.01	5153
100-20-21-424000	Operating Supplies	AMRIZE MIDWEST INC	CLASS 5 GRAVEL	622.97	113802
100-20-21-424000	Operating Supplies	Diamond Vogel	REFLECTIVE BEADS FOR MESSAGE PAINTING	316.00	113758
100-20-21-424000	Operating Supplies	Diamond Vogel	WHITE MESSAGE PAINT	1,197.00	113759
100-20-21-424000	Operating Supplies	Fra-Dor Inc.	ASPHALT DISPOSAL	210.00	113709
100-20-21-424000	Operating Supplies	Fra-Dor Inc.	ASPHALT DISPOSAL	90.00	113763
100-20-21-424000	Operating Supplies	GARY CARLSON EQUIPMENT CO.	RHINO PD55 POST DRIVER	2,430.00	113722
100-20-21-424000	Operating Supplies	Konrad Material Sales, LLC	CRACK SEALANT AND NO STICK	3,540.00	113831
100-20-21-424000	Operating Supplies	Minneapolis Saw Company, I	BATTERY ARBORIST SAW	440.99	113768
100-20-21-424000	Operating Supplies	Ramsey County	MONTHLY FLEET SUPPORT FOR AUGUST	115.44	113776
100-20-21-439000	CONTRACT MAINTENANCE	Minneapolis Saw Company, I	REPAIRS ON POLE SAW	187.69	113768
100-20-21-439000	CONTRACT MAINTENANCE	PRECISION LANDSCAPE & TREE	LINDEN TREE AND STUMP REMOVAL	672.00	113715
Total Department 20-21 STREET DEPARTMENT				9,950.10	
Department: 20-22 STREET LIGHTING					
100-20-22-436000	Utilities	Xcel Energy	51-5185477-0	15,219.73	5143
100-20-22-436000	Utilities	Xcel Energy	51-5185475-8	2,613.71	5187
Total Department 20-22 STREET LIGHTING				17,833.44	
Department: 20-30 VEHICLE MAINTENANCE					
100-20-30-421000	Motor Fuel	Mansfield Oil Company of G	UNLEADED MOTOR FUEL	9,826.35	113833
100-20-30-421000	Motor Fuel	Mansfield Oil Company of G	DIESEL MOTOR FUEL	10,854.53	113728
100-20-30-421000	Motor Fuel	Mansfield Oil Company of G	UNLEADED MOTOR FUEL	6,948.18	113728
100-20-30-422000	Clothing	Cintas Corporation	UNIFORM	46.23	113725
100-20-30-422000	Clothing	Cintas Corporation	UNIFORM	46.23	113725
100-20-30-422000	Clothing	Cintas Corporation	UNIFORM	46.23	113775
100-20-30-423000	Vehicle Supplies & Mainten	1st Ayd Corporation	BRAKE AND ENGINE CLEANER	337.54	113835
100-20-30-423000	Vehicle Supplies & Mainten	Allstate Peterbilt of Sout	FILTERS	24.84	113837
100-20-30-423000	Vehicle Supplies & Mainten	Allstate Peterbilt of Sout	FILTERS AND LUBE	188.77	113781
100-20-30-423000	Vehicle Supplies & Mainten	Allstate Peterbilt of Sout	FILTERS	9.84	113781

INVOICE DISTRIBUTION REPORT FOR CITY OF ROSEVILLE

GL Number	GL # Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 100 General Fund					
Department: 20-30 VEHICLE MAINTENANCE					
100-20-30-423000	Vehicle Supplies & Mainten	Cintas Corporation	NITRILE GLOVES	150.00	113775
100-20-30-423000	Vehicle Supplies & Mainten	FACTORY MOTOR PARTS CO.	WINDSHIELD WASHER FLUID	205.20	5265
100-20-30-423000	Vehicle Supplies & Mainten	FACTORY MOTOR PARTS CO.	POLY V-BELT	41.44	5265
100-20-30-423000	Vehicle Supplies & Mainten	FACTORY MOTOR PARTS CO.	IGNITION COIL AND SPARK PLUG	73.06	5183
100-20-30-423000	Vehicle Supplies & Mainten	FACTORY MOTOR PARTS CO.	BATTERY	178.41	5183
100-20-30-423000	Vehicle Supplies & Mainten	Fastenal Company Inc.	WASHER, NUTS AND BOLTS	820.95	5150
100-20-30-423000	Vehicle Supplies & Mainten	GFL ENVIRONMENTAL SERVICES	USED OIL COLLECTION	75.00	113803
100-20-30-423000	Vehicle Supplies & Mainten	GRAINGER	AUTOMATIC PLASTIC DRAIN	57.91	113760
100-20-30-423000	Vehicle Supplies & Mainten	GRAINGER	FLAT WASHERS	2.70	113818
100-20-30-423000	Vehicle Supplies & Mainten	MCMaster-CARR	SQUEEGEE	88.96	113761
100-20-30-423000	Vehicle Supplies & Mainten	MCMaster-CARR	PLASTIC WASHERS	22.12	113819
100-20-30-423000	Vehicle Supplies & Mainten	MCMaster-CARR	CAST WIRE ROPE CLAMP	35.29	113819
100-20-30-423000	Vehicle Supplies & Mainten	MCMaster-CARR	CAP FOR COUPLING	38.07	113819
100-20-30-423000	Vehicle Supplies & Mainten	Napa Auto Parts	ECH SWITCH	256.24	5184
100-20-30-423000	Vehicle Supplies & Mainten	Napa Genuine Parts, Co	LUG NUT	11.52	113721
100-20-30-423000	Vehicle Supplies & Mainten	OSI Environmental Inc	USED FILTER DISPOSAL	50.00	113710
100-20-30-423000	Vehicle Supplies & Mainten	Tri State Bobcat, Inc	COUPLER	98.20	113827
100-20-30-423000	Vehicle Supplies & Mainten	Tri State Bobcat, Inc	FILTERS	188.82	113827
100-20-30-424000	Operating Supplies	Staples Advantage, Inc.	J SERIES HARDWOUND TOWEL 1 PLY	338.22	5201
100-20-30-437000	Contract Maint. - Vehicles	Jeff Belzers Roseville Chr	THERMOSTAT AND WATER PUMP REPLACEMENT	318.90	113789
100-20-30-437000	Contract Maint. - Vehicles	Jeff Belzers Roseville Chr	RECHARGE A/C SYSTEM	430.60	113789
100-20-30-437000	Contract Maint. - Vehicles	Jeff Belzers Roseville Chr	REPLACE THERMOSTAT AND COOLING FANS	2,347.14	113789
100-20-30-437000	Contract Maint. - Vehicles	Jeff Belzers Roseville Chr	AC REPAIR	556.08	113734
100-20-30-437000	Contract Maint. - Vehicles	Jeff Belzers Roseville Chr	RADIATOR REPLACEMENT	1,303.87	113734
Total Department 20-30 VEHICLE MAINTENANCE				36,017.44	
Department: 23-00 BUILDING MAINTENANCE					
100-23-00-424000	Op Supplies-City Hall	Able Hose & Rubber Inc	1 1/2 CAM LOCK PARTS FOR HOSE	39.09	5151
100-23-00-424000	Op Supplies-City Hall	Staples Advantage, Inc.	ECKSCRN 60 DY PURPL BERRY 12CT	52.16	5201
100-23-00-424000	Op Supplies-City Hall	Staples Advantage, Inc.	J SERIES TISSUE 2 PLY 1000 SHE	297.34	5201
100-23-00-430000	Professional Services	McGough Property Managemen	LABOR 8/4-8/31/25	1,995.00	5197
100-23-00-430000	Professional Services	McGough Property Managemen	08/2025 EXPENSES	3,395.28	5275
100-23-00-436001	Utilities-City Hall	DG Minnesota CS 2021, LLC	SOLAR PRODUCTION - JULY 2025	5,557.90	5207
100-23-00-436001	Utilities-City Hall	DG Minnesota CS 2021, LLC	SOLAR PRODUCTION - JAN 2025	1,473.65	5279
100-23-00-436001	Utilities-City Hall	DG Minnesota CS 2021, LLC	SOLAR PRODUCTION - FEB 2025	1,169.20	5279
100-23-00-436001	Utilities-City Hall	DG Minnesota CS 2021, LLC	SOLAR PRODUCTION - APR 2025	4,156.50	5279
100-23-00-436001	Utilities-City Hall	DG Minnesota CS 2021, LLC	SOLAR PRODUCTION - MAY 2025	5,040.06	5279
100-23-00-436001	Utilities-City Hall	DG Minnesota CS 2021, LLC	SOLAR PRODUCTION - JUN 2025	4,328.43	5279
100-23-00-436001	Utilities-City Hall	DG Minnesota CS 2021, LLC	SOLAR PRODUCTION - AUG 2025	4,536.53	5279
100-23-00-436001	Utilities-City Hall	Xcel Energy	51-5185469-0	2,297.89	5140
100-23-00-436003	Utilities-City Garage	Xcel Energy	51-5185469-0	2,342.83	5140
100-23-00-436003	Utilities-City Garage	Xcel Energy	51-5185469-0	109.12	5140
100-23-00-439001	CONTRACT MAINTENANCE - CIT	Cintas Corporation	MAT/RUGS PD	59.88	113724
100-23-00-439001	CONTRACT MAINTENANCE - CIT	Cintas Corporation	MAT/RUGS CH	41.86	113724
100-23-00-439001	CONTRACT MAINTENANCE - CIT	Cintas Corporation	MAT/RUGS PD	59.88	113829
100-23-00-439001	CONTRACT MAINTENANCE - CIT	Cintas Corporation	MAT/RUGS CH	41.86	113829
100-23-00-439001	CONTRACT MAINTENANCE - CIT	LINN BUILDING MAINTENANCE	MONTHLY CLEANING	8,052.23	113716
100-23-00-439001	CONTRACT MAINTENANCE - CIT	SANDSTROM LAND MANAGEMENT,	CITY HALL GROUNDS/ROSEVILLE RETAIL CE	1,943.50	5159
100-23-00-439003	Contract Maint.- City Gara	Cintas Corporation	MAT/RUGS PW	51.03	113774
100-23-00-439010	Contract Maniit. - HVAC	Yale Mechanical	PERFORM SUMMER MAINTENANCE AND COIL C	2,007.00	5157
100-23-00-439010	Contract Maniit. - HVAC	Yale Mechanical	CONTINUED WITH UPDATING VAV BOX SUMMA	1,415.00	5157
Total Department 23-00 BUILDING MAINTENANCE				50,463.22	

INVOICE DISTRIBUTION REPORT FOR CITY OF ROSEVILLE

GL Number	GL # Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 100 General Fund					
				Total Fund 100 General Fund	304,376.36
Fund: 103 Contracted Engineering Svcs					
Department: 00-00 GENERAL					
103-00-00-230000	Deposits	PRESBYTERIAN HOMES	ESCROW REFUND	17,250.00	113748
103-00-00-230000	Deposits	STROLE & COMPANY LLC	ESCROW REFUND	6,000.00	113749
103-00-00-230000	Deposits	VISTA CONSTRUCTION CO	ESCROW REFUND	6,000.00	113747
103-00-00-230150	Cell Tower Escrow	KLM ENGINEERING, INC	AT&T ANTENNA	1,600.00	113745
103-00-00-230150	Cell Tower Escrow	KLM ENGINEERING, INC	AT&T ANTENNA	1,600.00	113745
				Total Department 00-00 GENERAL	32,450.00
				Total Fund 103 Contracted Engineering Svcs	32,450.00
Fund: 110 Telecommunications					
Department: 09-00 COMMUNICATIONS					
110-09-00-430000	Professional Services	North Suburban Access Corp	MONTHLY MUNICIPAL MEETING SERVICES	1,991.00	5274
110-09-00-431100	Postage	Nystrom Publishing Co, Inc	PRINT NEWSLETTER	4,596.58	113730
110-09-00-434000	Printing	Nystrom Publishing Co, Inc	PRINT NEWSLETTER	7,078.05	113730
				Total Department 09-00 COMMUNICATIONS	13,665.63
				Total Fund 110 Telecommunications	13,665.63
Fund: 200 Recreation Fund					
Department: 40-40 RECREATION ADMINISTRATION					
200-40-40-420000	Office Supplies	National Awards & Fine Gif	NAME TAGS	15.27	113778
200-40-40-431000	Telephone	T Mobile	CELL PHONE AUG AND SEPT	510.82	113731
200-40-40-432000	Transportation	Abigail Long	MILEAGE	82.60	5163
200-40-40-432000	Transportation	BARANY, ZOE	MILEAGE	112.00	113799
200-40-40-440000	Conferences	MRPA	MRPA CONFERENCE - MADDY	359.00	113820
				Total Department 40-40 RECREATION ADMINISTRATION	1,079.69
Department: 40-41 RECREATION FEE PROGRAMS					
200-40-41-424000-PR0242	Operating Supplies	Elizabeth Levery	DANCE OFFICE SUPPLIES	11.98	5161
200-40-41-424000-PR0242	Operating Supplies	Elizabeth Levery	DANCE YEAR SUPPLIES	35.76	5161
200-40-41-430000-PR0212	Professional Services	Willie McCray	ADULT SOFTBALL LEAGUE UMPIRE PAYMENT	1,496.00	5278
200-40-41-430000-PR0212	Professional Services	Willie McCray	ADULT SOFTBALL UMPIRE PAYMENT	1,360.00	5203
200-40-41-430000-PR0227	Professional Services	Austin Beatty	ADULT SAND VOLLEYBALL REFEREE PAYMENT	180.00	5208
200-40-41-430000-PR0227	Professional Services	Breanna Burmester	ADULT SAND VOLLEYBALL REFEREE PAYMENT	296.00	5204
200-40-41-430000-PR0227	Professional Services	ERIN DUFFY	ADULT SAND VOLLEYBALL REFEREE PAYMENT	224.00	113796
200-40-41-430000-PR0227	Professional Services	JENNA ESTHER POWERS	ADULT SAND VOLLEYBALL REFEREE PAYMENT	56.00	5210
200-40-41-430000-PR0227	Professional Services	Kathie Urbaniak	ADULT SAND VOLLEYBALL REFEREE PAYMENT	112.00	5195
200-40-41-430000-PR0227	Professional Services	KRISTIN JOHNSON	ADULT SAND VOLLEYBALL REFEREE PAYMENT	224.00	5209
200-40-41-430000-PR0227	Professional Services	LUKE ROETTGER	ADULT SAND VOLLEYBALL REFEREE PAYMENT	56.00	113800
200-40-41-430000-PR0248	Professional Services	Youth Enrichment League, C	CONTRACT FEES FOR ENRICHMENT CLASSES	2,145.00	113772
200-40-41-430000-PR0250	Professional Services	Aksei Brathen Johnson	YOUTH FALL SOCCER REFEREE PAYMENT	80.00	113848
200-40-41-430000-PR0250	Professional Services	BUTLER, INMAN ELLIOT	YOUTH FALL SOCCER REFEREE PAYMENT	240.00	113856
200-40-41-430000-PR0250	Professional Services	Ellington Sweeney	YOUTH FALL SOCCER REFEREE PAYMENT	112.00	113849
200-40-41-430000-PR0250	Professional Services	JOHNSON, LEO	YOUTH FALL SOCCER REFEREE PAYMENT	172.00	113850
200-40-41-430000-PR0250	Professional Services	JORDAN REUTIMAN	YOUTH FALL SOCCER REFEREE PAYMENT	60.00	113867
200-40-41-430000-PR0250	Professional Services	MALENKE, SCHUYLER	YOUTH FALL SOCCER REFEREE PAYMENT	128.00	113857
200-40-41-430000-PR0250	Professional Services	Meghan Seeger	YOUTH FALL SOCCER REFEREE PAYMENT	112.00	113846
200-40-41-430000-PR0250	Professional Services	NATHAN PAIGE BLUME	YOUTH FALL SOCCER REFEREE PAYMENT	160.00	113863
200-40-41-430000-PR0250	Professional Services	WHATTON, CHRISTOPHER	YOUTH FALL SOCCER REFEREE PAYMENT	100.00	113858
200-40-41-430000-PR0252	Professional Services	Art Spark	CONTRACT FEE FOR ART CAMPS	7,500.00	113723
200-40-41-430000-PR0252	Professional Services	ZEN ENDEAVORS INC	CONTRACT FEE FOR ART CAMPS	3,040.00	113859

INVOICE DISTRIBUTION REPORT FOR CITY OF ROSEVILLE

GL Number	GL # Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 200 Recreation Fund					
Department: 40-41 RECREATION FEE PROGRAMS					
200-40-41-430000-PR0253	Professional Services	KEEP IT CLEAN TWIN CITIES	PARK FACILITY CLEANING	4,049.43	113804
200-40-41-430000-PR0253	Professional Services	KEEP IT CLEAN TWIN CITIES	PARK FACILITY CLEANING	4,049.43	113804
200-40-41-430000-PR0260	Professional Services	BEER, ERIN	RAIDER VOLLEYBALL CAMP PAYMENT	400.00	113864
200-40-41-430000-PR0260	Professional Services	CREGAN, LOGAN LUCILLE	RAIDER VOLLEYBALL CAMP PAYMENT	550.00	113855
200-40-41-430000-PR0260	Professional Services	Greg Ueland	RAIDER VOLLEYBALL CAMP PAYMENT	5,570.00	113815
200-40-41-430000-PR0260	Professional Services	HANSEN, ADDISON MARIE	RAIDER VOLLEYBALL CAMP PAYMENT	900.00	113854
200-40-41-430000-PR0260	Professional Services	MADELYN ROBILLARD	RAIDER VOLLEYBALL CAMP PAYMENT	300.00	113866
200-40-41-430000-PR0260	Professional Services	PETERSON, MAYA	RAIDER VOLLEYBALL CAMP PAYMENT	600.00	113853
200-40-41-430000-PR0260	Professional Services	SARAH VAN PETTEN	RAIDER VOLLEYBALL CAMP PAYMENT	1,400.00	113865
200-40-41-436000-PR0253	Utilities	Xcel Energy	51-0010626247-6	1,742.75	5147
Total Department 40-41 RECREATION FEE PROGRAMS				37,462.35	
Department: 40-42 RECREATION NON FEE PROGRAMS					
200-40-42-424000-PR0101	Operating Supplies	CARLSON, SHELDON	MUSIC PURCHASES FOR COMM BAND	49.36	113742
200-40-42-424000-PR0101	Operating Supplies	CARLSON, SHELDON	MUSIC PURCHASE	15.99	113860
200-40-42-424000-PR0122	Operating Supplies	Tio's Food and Beverage	STAFF FOOD FOR PARTY IN THE PARK	524.65	113791
200-40-42-430000-PR0102	Professional Services	Bob Nielsen	BIG BAND PAYMENT FOR TRANSPORTATION	45.00	113823
200-40-42-430000-PR0115	Professional Services	Metro Sound & Lighting, In	ROG SOUND EQUIPMENT REPAIR	379.99	113764
200-40-42-430000-PR0115	Professional Services	THOMAS LESLIE ROBERT HERMA	TECH HOURS FOR LIVE AT THE ROG	372.00	113741
200-40-42-430000-PR0123	Professional Services	A Touch of Magic, Inc	FACE PAINTING SPOOK	1,056.00	113782
200-40-42-438000	Rental	On Site Companies-OSSTC	TAPPED AND UNCORKED PORTABLE PAYMENT	1,186.00	113762
Total Department 40-42 RECREATION NON FEE PROGRAMS				3,628.99	
Department: 40-50 NATURE CENTER					
200-40-50-424000-PR0119	Operating Supplies	On Site Companies-OSSTC	WILD RICE PORTABLES	372.00	113821
200-40-50-430000-PR0119	Professional Services	Anthony Frank	WILD RICE FESTIVAL PERFORMANCES	1,300.00	113790
200-40-50-430000-PR0119	Professional Services	Paul Rice	WILD RICE FESTIVAL DEMONSTRATION	400.00	113780
200-40-50-430000-PR0119	Professional Services	PERKINS, AMY E.	MAPLE SAPLINGS PROGRAM CONTRACT	123.00	113798
200-40-50-436000-PR0119	Utilities	Xcel Energy	51-5185470-3	768.39	5142
200-40-50-439000-PR0119	CONTRACT MAINTENANCE	LINN BUILDING MAINTENANCE	MONTHLY CLEANING	1,171.23	113716
Total Department 40-50 NATURE CENTER				4,134.62	
Department: 40-53 SKATING CENTER					
200-40-53-382100	Building Rental	CATILLA GLASGOW	DAMAGE DEPOSIT REFUND	34.67	113876
200-40-53-382100	Building Rental	HANNAH CROW	DAMAGE DEPOSIT REFUND	500.00	113879
200-40-53-382100	Building Rental	HEATHER HORN	DAMAGE DEPOSIT	600.00	113877
200-40-53-382100	Building Rental	LAURA MONTALVO	DAMAGE DEPOSIT REFUND	450.00	113872
200-40-53-382100	Building Rental	MEDICARE SOLUTION BY JIM R	REFUND FOR ROOM RENTAL	326.63	113878
200-40-53-382100	Building Rental	NOAH KOHN	DAMAGE DEPOSIT REFUND	550.00	113875
200-40-53-424000	Operating Supplies	Cintas Corporation	FLOOR MATS	34.04	113726
200-40-53-424000	Operating Supplies	Fikes, Inc.	BATHROOM SUPPLIES	73.17	5199
200-40-53-424000	Operating Supplies	R & R Specialties of wisco	SPRING TENSION	35.00	5269
200-40-53-436000	Utilities	DG Minnesota CS 2021, LLC	SOLAR PRODUCTION - JULY 2025	1,409.98	5207
200-40-53-436000	Utilities	DG Minnesota CS 2021, LLC	SOLAR PRODUCTION - JAN 2025	426.36	5279
200-40-53-436000	Utilities	DG Minnesota CS 2021, LLC	SOLAR PRODUCTION - FEB 2025	286.48	5279
200-40-53-436000	Utilities	DG Minnesota CS 2021, LLC	SOLAR PRODUCTION - APR 2025	1,136.94	5279
200-40-53-436000	Utilities	DG Minnesota CS 2021, LLC	SOLAR PRODUCTION - MAY 2025	1,314.38	5279
200-40-53-436000	Utilities	DG Minnesota CS 2021, LLC	SOLAR PRODUCTION - JUN 2025	1,110.70	5279
200-40-53-436000	Utilities	DG Minnesota CS 2021, LLC	SOLAR PRODUCTION - AUG 2025	1,198.89	5279
200-40-53-436000	Utilities	Xcel Energy	51-5185473-6	18,776.47	5190
200-40-53-439000	CONTRACT MAINTENANCE	LINN BUILDING MAINTENANCE	MONTHLY CLEANING	3,394.88	113716
200-40-53-439000	CONTRACT MAINTENANCE	R & R Specialties of wisco	PAITING FOR OVAL SURFACE	3,469.00	5269
200-40-53-439000	CONTRACT MAINTENANCE	Yale Mechanical	PERFORM ANNUAL RPZ TESTING	568.18	5198

INVOICE DISTRIBUTION REPORT FOR CITY OF ROSEVILLE

GL Number	GL # Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 200 Recreation Fund					
Department: 40-53 SKATING CENTER					
Total Department 40-53 SKATING CENTER				35,695.77	
Total Fund 200 Recreation Fund				82,001.42	
Fund: 204 PARK MAINTENANCE					
Department: 40-43 RECREATION MAINTENANCE					
204-40-43-422000	Clothing	Cintas Corporation	CINTAS CLASSIC COVERALL/ NAVY	2.80	113727
204-40-43-422000	Clothing	Cintas Corporation	CINTAS CLASSIC COVERALL	2.80	113727
204-40-43-423000	Vehicle Supplies & Mainten	MTI Distributing, Inc.	BLADE HI FLOW	183.01	5137
204-40-43-424000	Operating Supplies	Fikes, Inc.	TORK MATIC HAND TOWEL	171.24	5158
204-40-43-424000	Operating Supplies	GARY CARLSON EQUIPMENT CO.	MUTUAL CAUTION TAPE, AND GLOBAL GLOVE	46.12	113722
204-40-43-424000	Operating Supplies	GARY CARLSON EQUIPMENT CO.	MUTUAL CAUTION TAPE DO NOT ENTER	39.72	113722
204-40-43-424000	Operating Supplies	LINN BUILDING MAINTENANCE	MONTHLY CLEANING	578.19	113716
204-40-43-430000	Professional Services	Yale Mechanical	PERFORM ANNUAL RPZ TESTING	2,414.77	5198
204-40-43-431000	Telephone	T Mobile	CELL PHONE AUG AND SEPT	442.71	113731
204-40-43-436000	Utilities	Xcel Energy	51-5185471-4	187.66	5141
Total Department 40-43 RECREATION MAINTENANCE				4,069.02	
Total Fund 204 PARK MAINTENANCE				4,069.02	
Fund: 221 Municipal Jazz Band					
Department: 40-45 BIG BAND ACTIVITIES					
221-40-45-424000	Operating Supplies	Miner, Keith	WIX YEARLY PAYMENT FOR BIG BAND	204.00	113744
221-40-45-430000	Professional Services	FREDERICK MELVIN BALLEW IV	AUGUST DIRECTOR PAY	250.00	5165
Total Department 40-45 BIG BAND ACTIVITIES				454.00	
Total Fund 221 Municipal Jazz Band				454.00	
Fund: 260 Community Development					
Department: 00-00 GENERAL					
260-00-00-230000	Deposits	PREMIER CUSTOM HOMES INC	CONSTRUCTION DEPOSIT REFUND 924 ORCHA	1,000.00	113873
260-00-00-230000	Deposits	STROLE & COMPANY LLC	CONSTRUCTION DEPOSIT REFUND 547 HEINE	1,000.00	113805
260-00-00-230130-CD2722	Development Escrow	Kennedy & Graven, Chartere	REFINANCING OF 2720 FAIRVIEW APARTMEN	1,320.00	113826
Total Department 00-00 GENERAL				3,320.00	
Department: 56-57 PLANNING DEPARTMENT					
260-56-57-430000	Professional Services	TimeSaver Off Site Secreta	PC MINUTES	172.00	5277
260-56-57-433000	Advertising	St. Paul Pioneer Press	ADVERTISING	30.25	113707
Total Department 56-57 PLANNING DEPARTMENT				202.25	
Total Fund 260 Community Development				3,522.25	
Fund: 265 License Center					
Department: 05-00 DEPUTY REGISTER					
265-05-00-424000	Operating Supplies	Definitive Technology Solu	WASTE TONER	108.50	113786
265-05-00-424000	Operating Supplies	Staples Advantage, Inc.	J SERIES TISSUE 2 PLY 1000 SHE	44.06	5201
265-05-00-424000	Operating Supplies	Staples Advantage, Inc.	J SERIES HARDWOUND TOWEL 1 PLY	84.56	5201
265-05-00-424000	Operating Supplies	Staples Advantage, Inc.	J SERIES TISSUE 2 PLY 1000 SHE	74.34	5201
265-05-00-430000	Professional Services	Cintas Corporation	MAT/RUGS ROSEVILLE-LIC. & PASS.	99.09	113774
265-05-00-430000	Professional Services	LINN BUILDING MAINTENANCE	MONTHLY CLEANING	1,464.04	113716
265-05-00-430000	Professional Services	McGough Property Managemen	SWING GATE AT TESTING AREA ROSEVILLE	142.50	5275
265-05-00-430000	Professional Services	SANDSTROM LAND MANAGEMENT,	CITY HALL GROUNDS/ROSEVILLE RETAIL CE	400.00	5159
265-05-00-431000	Telephone	CenturyLink	TELEPHONE	120.86	113824
265-05-00-432000	Transportation	Elsa Barreda	MILEAGE	117.60	5280

INVOICE DISTRIBUTION REPORT FOR CITY OF ROSEVILLE

GL Number	GL # Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 265 License Center					
Department: 05-00 DEPUTY REGISTER					
265-05-00-436000	Utilities	Xcel Energy	51-5185478-1	863.79	5145
			Total Department 05-00 DEPUTY REGISTER	3,519.34	
			Total Fund 265 License Center	3,519.34	
Fund: 282 American Rescue Plan					
Department: 20-20 PUBLIC WORKS ADMINISTRATION					
282-20-20-443500	Minor Equipment	GOPHER SIGN COMPANY	WAYFINDING SIGNAGE - PAYMENT 3	43,500.00	113743
			Total Department 20-20 PUBLIC WORKS ADMINISTRATION	43,500.00	
			Total Fund 282 American Rescue Plan	43,500.00	
Fund: 294 Police - DWI Enforcement					
Department: 10-00 POLICE DEPARTMENT					
294-10-00-430000	Professional Services	HENRY THOMAS	COMPLIANCE CHECKS ON 9/16 AND 9/17 (6	97.50	113871
294-10-00-430000	Professional Services	SARAH KIRK	COMPLIANCE CHECKS ON 9/15 AND 9/16 (9	142.50	113870
			Total Department 10-00 POLICE DEPARTMENT	240.00	
			Total Fund 294 Police - DWI Enforcement	240.00	
Fund: 400 Equipment Revolving					
Department: 10-00 POLICE DEPARTMENT					
400-10-00-453000	Other Improvements	EMERGENCY AUTOMOTIVE TECH	SQUAD 2507- NEW BUILD NEEDED DOCKING	1,676.37	5182
400-10-00-453000	Other Improvements	EMERGENCY AUTOMOTIVE TECH	NEW SQUAD 2507 - NEW BUILD	11,548.11	5182
400-10-00-453000	Other Improvements	Kiesler's Police Supply, I	GLOCK PISTOL - FIREARMS	460.68	113839
			Total Department 10-00 POLICE DEPARTMENT	13,685.16	
			Total Fund 400 Equipment Revolving	13,685.16	
Fund: 401 Fire Equipment					
Department: 13-00 FIRE DEPARTMENT					
401-13-00-453000	Other Improvements	MES SERVICE COMPANY LLC	FORCE ENTRY TOOL, HAMMER, BOLT CUTTER	648.75	5154
401-13-00-453000	Other Improvements	MES SERVICE COMPANY LLC	FIRE HOOKS	265.82	5154
			Total Department 13-00 FIRE DEPARTMENT	914.57	
			Total Fund 401 Fire Equipment	914.57	
Fund: 409 CENTRAL SERVICES FUND					
Department: 08-00 CENTRAL SERVICES					
409-08-00-438101	Postage Meter	GreatAmerica Financial Ser	COPIER RENTAL	332.00	5162
			Total Department 08-00 CENTRAL SERVICES	332.00	
			Total Fund 409 CENTRAL SERVICES FUND	332.00	
Fund: 410 GENERAL FACILITIES REPLACEMENT FUND					
Department: 40-53 SKATING CENTER					
410-40-53-452000	Vehicles & Equipment	APEX MECHANICAL	COMPLETION OF REMOVAL OF OLD DEHUMIDI	40,303.34	113740
			Total Department 40-53 SKATING CENTER	40,303.34	
			Total Fund 410 GENERAL FACILITIES REPLACEMENT FUND	40,303.34	
Fund: 425 2719 Lexington Avenue					
Department: 02-00 ADMINISTRATION					
425-02-00-430000	Professional Services	Kennedy & Graven, Chartere	NON RETAINER FEES	611.10	113769
425-02-00-430000	Professional Services	Kennedy & Graven, Chartere	NON RETAINER FEES	611.10	113769
			Total Department 02-00 ADMINISTRATION	1,222.20	

INVOICE DISTRIBUTION REPORT FOR CITY OF ROSEVILLE

GL Number	GL # Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 425 2719 Lexington Avenue					
				Total Fund 425 2719 Lexington Avenue	1,222.20
Fund: 590 Special Assmt. Construction					
Department: 20-23 STREET CONSTRUCTION					
590-20-23-430000-PW2504	Professional Services	Braun Intertec Corporation	2025 PMP - CONSTRUCTION MATERIALS TES	5,699.75	113756
590-20-23-453000-PW2504	Other Improvements	North Valley, Inc.	2025 PMP	492,855.41	113767
590-20-23-453000-PW2504	Other Improvements	North Valley, Inc.	2025 PMP	9,535.05	113713
				Total Department 20-23 STREET CONSTRUCTION	508,090.21
				Total Fund 590 Special Assmt. Construction	508,090.21
Fund: 600 Sanitary Sewer					
Department: 00-00 GENERAL					
600-00-00-202000	Accounts Payable	CHRISTOPHER WOZNAK	UB refund for account: 018580-000	2.97	113755
600-00-00-202000	Accounts Payable	CHRISTOPHER WOZNAK	UB refund for account: 018580-000	9.16	113755
600-00-00-202000	Accounts Payable	D.M. NELSON	UB refund for account: 004517-000	10.38	113751
600-00-00-202000	Accounts Payable	D.M. NELSON	UB refund for account: 004517-000	10.76	113751
600-00-00-202000	Accounts Payable	DELORES & PAUL MORDORSKI	UB refund for account: 006164-000	15.09	113881
600-00-00-202000	Accounts Payable	DELORES & PAUL MORDORSKI	UB refund for account: 006164-000	17.65	113881
600-00-00-202000	Accounts Payable	ERICA LEDESMA	UB refund for account: 020874-000	1.29	113812
600-00-00-202000	Accounts Payable	ERICA LEDESMA	UB refund for account: 020874-000	3.51	113812
600-00-00-202000	Accounts Payable	ESTATE OF SCOTT FRANTA	UB refund for account: 009390-000	6.00	113888
600-00-00-202000	Accounts Payable	FANG WAN	UB refund for account: 020483-000	0.74	113753
600-00-00-202000	Accounts Payable	FANG WAN	UB refund for account: 020483-000	8.68	113753
600-00-00-202000	Accounts Payable	FRANDELL & BENITA NETTEBER	UB refund for account: 008515-000	4.15	113890
600-00-00-202000	Accounts Payable	FRANDELL & BENITA NETTEBER	UB refund for account: 008515-000	10.33	113890
600-00-00-202000	Accounts Payable	GARY & JANET SCHWARTZ	UB refund for account: 014814-000	4.47	113750
600-00-00-202000	Accounts Payable	GERALD & DANA ANDERSON	UB refund for account: 000486-000	5.10	113892
600-00-00-202000	Accounts Payable	GERALD & DANA ANDERSON	UB refund for account: 000486-000	10.76	113892
600-00-00-202000	Accounts Payable	GERALD LOGAN	UB refund for account: 025408-000	0.46	113883
600-00-00-202000	Accounts Payable	GERALD LOGAN	UB refund for account: 025408-000	6.82	113883
600-00-00-202000	Accounts Payable	GINA SAPIA	UB refund for account: 015394-000	3.92	113885
600-00-00-202000	Accounts Payable	GINA SAPIA	UB refund for account: 015394-000	8.18	113885
600-00-00-202000	Accounts Payable	JANE FORTLITI	UB refund for account: 005535-000	5.82	113889
600-00-00-202000	Accounts Payable	JANE FORTLITI	UB refund for account: 005535-000	13.27	113889
600-00-00-202000	Accounts Payable	JOHN TSCHIDA	UB refund for account: 003731-000	0.95	113810
600-00-00-202000	Accounts Payable	JOHN TSCHIDA	UB refund for account: 003731-000	12.99	113810
600-00-00-202000	Accounts Payable	KATHLEEN NELSON	UB refund for account: 022059-000	3.73	113882
600-00-00-202000	Accounts Payable	KATHLEEN NELSON	UB refund for account: 022059-000	9.52	113882
600-00-00-202000	Accounts Payable	M R BLACKSTONE	UB refund for account: 007809-000	9.06	113809
600-00-00-202000	Accounts Payable	M R BLACKSTONE	UB refund for account: 007809-000	9.89	113809
600-00-00-202000	Accounts Payable	MAHAMAD ELAKKOD	UB refund for account: 001538-000	10.11	113886
600-00-00-202000	Accounts Payable	MINDY LYNN WARLAND	UB refund for account: 024954-000	11.54	113884
600-00-00-202000	Accounts Payable	MINDY LYNN WARLAND	UB refund for account: 024954-000	88.16	113884
600-00-00-202000	Accounts Payable	ROSEMARY ZAHRAKKA	UB refund for account: 008637-000	7.96	113887
600-00-00-202000	Accounts Payable	SCOTT HAHN	UB refund for account: 011882-000	116.22	113808
600-00-00-202000	Accounts Payable	SCOTT HAHN	UB refund for account: 011882-000	619.58	113808
600-00-00-202000	Accounts Payable	SIBET RENOVATIONS LLC	UB refund for account: 027023-000	0.73	113813
600-00-00-202000	Accounts Payable	SIBET RENOVATIONS LLC	UB refund for account: 027023-000	5.03	113813
600-00-00-202000	Accounts Payable	SMARAN & PUJA MISRA	UB refund for account: 025381-000	4.20	113752
600-00-00-202000	Accounts Payable	XIAN WU	UB refund for account: 024724-000	2.25	113891
600-00-00-202000	Accounts Payable	XIAN WU	UB refund for account: 024724-000	6.46	113891
600-00-00-202000	Accounts Payable	YUNYUE LIU	UB refund for account: 025865-000	28.90	113754

INVOICE DISTRIBUTION REPORT FOR CITY OF ROSEVILLE

GL Number	GL # Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 600 Sanitary Sewer					
Department: 00-00 GENERAL					
Total Department 00-00 GENERAL				1,106.79	
Department: 50-00 SANITARY SEWER					
600-50-00-334000-PW2404	Cities	Hydro Klean	2024 SEWER LINING - PAY REQUEST 9	645.84	5200
600-50-00-334000-PW2406	Cities	Hydro Klean	2024 SEWER LINING - PAY REQUEST 9	354.16	5200
600-50-00-420000	Office Supplies	SHI International Corp	BUS LASER PRINTER	128.00	5153
600-50-00-424000	Operating Supplies	MacQueen Equipment	2 MEDIUM CARBIDE WHEEL / 2 MEDIUM GRE	2,359.57	5135
600-50-00-424000	Operating Supplies	SHERWIN-WILLIAMS COMPANY	COLOR: SW6468 HUNT CLUB	74.51	113718
600-50-00-430000	Professional Services	Gopher State One Call	LOCATES	238.50	5133
600-50-00-430000	Professional Services	InfoSend, Inc.	AUGUST 2025 BILLING	99.89	5160
600-50-00-430050	Sewer Department Claims	EQUINOX CONSTRUCTION LLC	REIMBURSEMENT SEWER CLAIM	220.00	113806
600-50-00-431100	Postage	InfoSend, Inc.	AUGUST 2025 BILLING	309.97	5160
600-50-00-436000	Utilities	Xcel Energy	51-0011038709-9	358.76	5146
600-50-00-438000	Rental	2277 ROSEVILLE LLC	MONTHLY LEASE PAYMENT	1,773.09	5166
600-50-00-439000	CONTRACT MAINTENANCE	Advanced Engineering & Env	TROUBLESHOOTING ISSUES AT CLEVELAND L	1,382.25	113834
600-50-00-439000	CONTRACT MAINTENANCE	Cummins Sales and Service	GENERATOR REPAIR CLEVELAND LIFT STATI	1,126.10	113832
600-50-00-439000	CONTRACT MAINTENANCE	Erickson Electric Company,	REPLACE BREAKER CLEVELAND LIFT STATIO	5,178.54	113788
600-50-00-445000	Metro Waste Control Board	Metropolitan Council	WASTE WATER SERVICES	307,853.32	5136
600-50-00-448600	Credit Card Fees	INVOICE CLOUD	AUGUST INVOICE AND CC PROCESSING FEES	4,502.12	5164
600-50-00-453000-PW2504	Other Improvements	North Valley, Inc.	2025 PMP	13,261.34	113767
600-50-00-453000-PW2504	Other Improvements	North Valley, Inc.	2025 PMP	1,865.18	113713
Total Department 50-00 SANITARY SEWER				341,731.14	
Total Fund 600 Sanitary Sewer				342,837.93	
Fund: 610 Water Fund					
Department: 00-00 GENERAL					
610-00-00-202000	Accounts Payable	ANDREW PETERSEN	UB refund for account: 020515-000	12.20	113811
610-00-00-202000	Accounts Payable	CHRISTOPHER WOZNIAK	UB refund for account: 018580-000	0.51	113755
610-00-00-202000	Accounts Payable	CHRISTOPHER WOZNIAK	UB refund for account: 018580-000	9.29	113755
610-00-00-202000	Accounts Payable	D.M. NELSON	UB refund for account: 004517-000	0.60	113751
610-00-00-202000	Accounts Payable	D.M. NELSON	UB refund for account: 004517-000	10.93	113751
610-00-00-202000	Accounts Payable	DELORES & PAUL MORDORSKI	UB refund for account: 006164-000	0.97	113881
610-00-00-202000	Accounts Payable	DELORES & PAUL MORDORSKI	UB refund for account: 006164-000	17.93	113881
610-00-00-202000	Accounts Payable	ERICA LEDESMA	UB refund for account: 020874-000	0.19	113812
610-00-00-202000	Accounts Payable	ERICA LEDESMA	UB refund for account: 020874-000	3.56	113812
610-00-00-202000	Accounts Payable	FANG WAN	UB refund for account: 020483-000	0.48	113753
610-00-00-202000	Accounts Payable	FANG WAN	UB refund for account: 020483-000	8.81	113753
610-00-00-202000	Accounts Payable	FRANDELL & BENITA NETTEBER	UB refund for account: 008515-000	0.57	113890
610-00-00-202000	Accounts Payable	FRANDELL & BENITA NETTEBER	UB refund for account: 008515-000	10.50	113890
610-00-00-202000	Accounts Payable	GARY & JANET SCHWARTZ	UB refund for account: 014814-000	2.68	113750
610-00-00-202000	Accounts Payable	GERALD & DANA ANDERSON	UB refund for account: 000486-000	0.60	113892
610-00-00-202000	Accounts Payable	GERALD & DANA ANDERSON	UB refund for account: 000486-000	10.93	113892
610-00-00-202000	Accounts Payable	GERALD LOGAN	UB refund for account: 025408-000	0.38	113883
610-00-00-202000	Accounts Payable	GERALD LOGAN	UB refund for account: 025408-000	6.91	113883
610-00-00-202000	Accounts Payable	GINA SAPIA	UB refund for account: 015394-000	0.45	113885
610-00-00-202000	Accounts Payable	GINA SAPIA	UB refund for account: 015394-000	8.30	113885
610-00-00-202000	Accounts Payable	JANE FORTLITI	UB refund for account: 005535-000	0.73	113889
610-00-00-202000	Accounts Payable	JANE FORTLITI	UB refund for account: 005535-000	13.46	113889
610-00-00-202000	Accounts Payable	JOHN TSCHIDA	UB refund for account: 003731-000	0.72	113810
610-00-00-202000	Accounts Payable	JOHN TSCHIDA	UB refund for account: 003731-000	13.19	113810
610-00-00-202000	Accounts Payable	KATHLEEN NELSON	UB refund for account: 022059-000	0.52	113882
610-00-00-202000	Accounts Payable	KATHLEEN NELSON	UB refund for account: 022059-000	9.68	113882

INVOICE DISTRIBUTION REPORT FOR CITY OF ROSEVILLE

GL Number	GL # Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 610 Water Fund					
Department: 00-00 GENERAL					
610-00-00-202000	Accounts Payable	M R BLACKSTONE	UB refund for account: 007809-000	0.55	113809
610-00-00-202000	Accounts Payable	M R BLACKSTONE	UB refund for account: 007809-000	10.04	113809
610-00-00-202000	Accounts Payable	MAHAMAD ELAKKOD	UB refund for account: 001538-000	0.54	113886
610-00-00-202000	Accounts Payable	MAHAMAD ELAKKOD	UB refund for account: 001538-000	10.73	113886
610-00-00-202000	Accounts Payable	MINDY LYNN WARLAND	UB refund for account: 024954-000	4.87	113884
610-00-00-202000	Accounts Payable	MINDY LYNN WARLAND	UB refund for account: 024954-000	89.55	113884
610-00-00-202000	Accounts Payable	ROSEMARY ZAHRADKA	UB refund for account: 008637-000	11.86	113887
610-00-00-202000	Accounts Payable	SCOTT HAHN	UB refund for account: 011882-000	34.23	113808
610-00-00-202000	Accounts Payable	SCOTT HAHN	UB refund for account: 011882-000	629.30	113808
610-00-00-202000	Accounts Payable	SIBET RENOVATIONS LLC	UB refund for account: 027023-000	0.28	113813
610-00-00-202000	Accounts Payable	SIBET RENOVATIONS LLC	UB refund for account: 027023-000	5.09	113813
610-00-00-202000	Accounts Payable	SMARAN & PUJA MISRA	UB refund for account: 025381-000	0.24	113752
610-00-00-202000	Accounts Payable	SMARAN & PUJA MISRA	UB refund for account: 025381-000	4.27	113752
610-00-00-202000	Accounts Payable	SUSAN CARPENTER	UB refund for account: 022415-000	102.92	113814
610-00-00-202000	Accounts Payable	XIAN WU	UB refund for account: 024724-000	0.36	113891
610-00-00-202000	Accounts Payable	XIAN WU	UB refund for account: 024724-000	6.56	113891
610-00-00-208100	State Surcharge-Water	Rachel Contracting	HYDRANT METER RETURN	(5.82)	113779
610-00-00-209000	Sales Tax Payable	Rachel Contracting	HYDRANT METER RETURN	(0.52)	113779
610-00-00-230200	Hydrant Meter Deposits	Rachel Contracting	HYDRANT METER RETURN	2,000.00	113779
Total Department 00-00 GENERAL				3,050.14	
Department: 51-00 WATER FUND					
610-51-00-382900	Miscellaneous Revenue	Rachel Contracting	HYDRANT METER RETURN	(1,100.00)	113779
610-51-00-420000	Office Supplies	SHI International Corp	BUS LASER PRINTER	128.00	5153
610-51-00-424000	Operating Supplies	AMRIZE MIDWEST INC	CLASS 5 GRAVEL	3,100.36	113802
610-51-00-424000	Operating Supplies	Core & Main LP	16" BUTTERFLY VALVE AND PARTS	8,443.21	113838
610-51-00-430000	Professional Services	Gopher State One Call	LOCATES	238.50	5133
610-51-00-430000	Professional Services	InfoSend, Inc.	AUGUST 2025 BILLING	99.89	5160
610-51-00-430000	Professional Services	Twin City Water Clinic, In	AUGUST DISTRIBUTION SAMPLES	680.00	113822
610-51-00-430000	Professional Services	Twin City Water Clinic, In	1826 ALMEDA ST LEAD/COPPER TEST	125.00	113822
610-51-00-430000	Professional Services	Twin City Water Clinic, In	1826 ALMEDA ST LEAD/COPPER TEST #2	75.00	113822
610-51-00-431100	Postage	InfoSend, Inc.	AUGUST 2025 BILLING	309.98	5160
610-51-00-436000	Utilities	Xcel Energy	51-5185476-9	6,439.03	5138
610-51-00-438000	Rental	2277 ROSEVILLE LLC	MONTHLY LEASE PAYMENT	1,773.09	5166
610-51-00-439000	CONTRACT MAINTENANCE	Adam's Pest Control Inc	FIRST STRIKE SOFT BAIT TARGET PESTS:	139.64	5196
610-51-00-444000	St.Paul Water	St. Paul Regional Water Se	MONTHLY WATER BILL	659,173.66	113717
610-51-00-453000-PW2504	Other Improvements	North Valley, Inc.	2025 PMP	3,347.67	113767
610-51-00-453000-PW2504	Other Improvements	North Valley, Inc.	2025 PMP	1,387.19	113713
610-51-00-453006-PW2601	Water Meters	Short Elliott Hendrickson,	WATER PIT AND METER REPLACEMENTS	825.11	5149
Total Department 51-00 WATER FUND				685,185.33	
Total Fund 610 Water Fund				688,235.47	
Fund: 620 Golf Course					
Department: 00-00 GENERAL					
620-00-00-209001	Use Tax Payable	Xcel Energy	51-5185467-8	(96.83)	5189
Total Department 00-00 GENERAL				(96.83)	
Department: 52-51 CEDARHOLM GOLF COURSE					
620-52-51-382100	Building Rental	SANDY HILL	REFUND OF PARTIAL ROOM RENTAL AND DAM	247.19	113874
620-52-51-382100	Building Rental	THOMAS NEBI	DAMAGE DEPOSIT REFUND	200.00	113746
620-52-51-423000	Vehicle Supplies & Mainten	MTI Distributing, Inc.	BUSHING-TAILGATE	21.68	5185
620-52-51-423000	Vehicle Supplies & Mainten	MTI Distributing, Inc.	BAFFLE-MULCHING	78.79	5267

INVOICE DISTRIBUTION REPORT FOR CITY OF ROSEVILLE

GL Number	GL # Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 620 Golf Course					
Department: 52-51 CEDARHOLM GOLF COURSE					
620-52-51-424000	Operating Supplies	Designer Golf Score Cards,	SCORECARDS FOR CEDARHOLM	2,527.46	113737
620-52-51-424000	Operating Supplies	Fikes, Inc.	RESTROOM SUPPLIES	388.12	5276
620-52-51-424000	Operating Supplies	Fra-Dor Inc.	SHREDDED HARDWOOD	63.00	113763
620-52-51-424000	Operating Supplies	Reinders Inc.	FLEX-GUARD FUNGICIDE	285.00	113773
620-52-51-424000	Operating Supplies	Tessman Company	GRASS SEED	330.00	5194
620-52-51-424000	Operating Supplies	Tio's Food and Beverage	CATERING FOR GOLFTOBERFEST EVENT	525.21	113791
620-52-51-424000	Operating Supplies	Tio's Food and Beverage	CATERING ROSEFEST GOLF TOURNAMENT	886.08	113739
620-52-51-424000	Operating Supplies	Tio's Food and Beverage	CATERING WOMEN, WINE & (NO) WHIFFS TO	1,121.46	113739
620-52-51-424000	Operating Supplies	Yale Mechanical	PERFORM ANNUAL RPZ TESTING	142.05	5198
620-52-51-424000-PR5304	Operating Supplies	The Vernon Company	BIRDIE PINS FOR LEAGUE PARTICIPANTS	1,484.06	113765
620-52-51-424000-PR5304	Operating Supplies	Tio's Food and Beverage	CATERING LEAGUE SOCIALS ON 8/19/25	3,332.62	113739
620-52-51-424000-PR5304	Operating Supplies	Tio's Food and Beverage	CATERING LEAGUE SOCIALS ON 8/20/25	2,809.15	113739
620-52-51-424000-PR5304	Operating Supplies	Tio's Food and Beverage	CATERING LEAGUE SOCIALS 8/18/25	3,608.44	113739
620-52-51-425000	Merchandise for Sale	Callaway Golf Company	GOLF BALLS FOR RESALE	125.46	113817
620-52-51-425000	Merchandise for Sale	Callaway Golf Company	WOMEN'S GOLF GLOVES FOR RESALE	350.85	113817
620-52-51-425000	Merchandise for Sale	Capitol Beverage Sales, LP	ALCOHOLIC BEVERAGES FOR RESALE	212.25	5181
620-52-51-425000	Merchandise for Sale	Capitol Beverage Sales, LP	ALCOHOLIC BEVERAGES FOR RESALE	150.30	5131
620-52-51-425000	Merchandise for Sale	Small Lot MN	WINE FOR RESALE	364.00	113794
620-52-51-430000	Professional Services	PURE TAP INC	DRAUGHT LINE CLEANING	75.00	113795
620-52-51-431000	Telephone	T Mobile	CELL PHONE AUG AND SEPT	68.11	113731
620-52-51-436000	Utilities	Xcel Energy	51-5185467-8	1,505.30	5189
620-52-51-438000	Rental	DLL Finance LLC	INSTALLMENT	1,875.00	113736
620-52-51-452000	Vehicles / Equipment	MTI Distributing, Inc.	4000 SERIES MYRIDE HDX 60'' 35 HP 999	12,441.31	5137
Total Department 52-51 CEDARHOLM GOLF COURSE				35,217.89	
Total Fund 620 Golf Course				35,121.06	
Fund: 640 Storm Drainage					
Department: 00-00 GENERAL					
640-00-00-202000	Accounts Payable	CHRISTOPHER WOZNIAK	UB refund for account: 018580-000	5.46	113755
640-00-00-202000	Accounts Payable	D.M. NELSON	UB refund for account: 004517-000	6.42	113751
640-00-00-202000	Accounts Payable	DELORES & PAUL MORDORSKI	UB refund for account: 006164-000	10.53	113881
640-00-00-202000	Accounts Payable	ERICA LEDESMA	UB refund for account: 020874-000	2.09	113812
640-00-00-202000	Accounts Payable	FANG WAN	UB refund for account: 020483-000	5.17	113753
640-00-00-202000	Accounts Payable	FRANDELL & BENITA NETTEBER	UB refund for account: 008515-000	6.16	113890
640-00-00-202000	Accounts Payable	GERALD & DANA ANDERSON	UB refund for account: 000486-000	6.42	113892
640-00-00-202000	Accounts Payable	GERALD LOGAN	UB refund for account: 025408-000	4.07	113883
640-00-00-202000	Accounts Payable	GINA SAPIA	UB refund for account: 015394-000	4.87	113885
640-00-00-202000	Accounts Payable	JANE FORTLITI	UB refund for account: 005535-000	7.91	113889
640-00-00-202000	Accounts Payable	JOHN TSCHIDA	UB refund for account: 003731-000	7.74	113810
640-00-00-202000	Accounts Payable	KATHLEEN NELSON	UB refund for account: 022059-000	5.67	113882
640-00-00-202000	Accounts Payable	M R BLACKSTONE	UB refund for account: 007809-000	5.90	113809
640-00-00-202000	Accounts Payable	MAHAMAD ELAKKOD	UB refund for account: 001538-000	5.97	113886
640-00-00-202000	Accounts Payable	MINDY LYNN WARLAND	UB refund for account: 024954-000	52.58	113884
640-00-00-202000	Accounts Payable	SCOTT HAHN	UB refund for account: 011882-000	369.38	113808
640-00-00-202000	Accounts Payable	SIBET RENOVATIONS LLC	UB refund for account: 027023-000	3.00	113813
640-00-00-202000	Accounts Payable	SMARAN & PUJA MISRA	UB refund for account: 025381-000	2.51	113752
640-00-00-202000	Accounts Payable	XIAN WU	UB refund for account: 024724-000	3.85	113891
Total Department 00-00 GENERAL				515.70	
Department: 54-00 STORM WATER					
640-54-00-420000	Office Supplies	SHI International Corp	BUS LASER PRINTER	128.00	5153
640-54-00-424000	Operating Supplies	GARY CARLSON EQUIPMENT CO.	HANDLE ADAPTOR	11.57	113828

INVOICE DISTRIBUTION REPORT FOR CITY OF ROSEVILLE

GL Number	GL # Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 640 Storm Drainage					
Department: 54-00 STORM WATER					
640-54-00-430000	Professional Services	Alliant, Inc.	RCD 4 PHASE II SOILS STUDY THRU AUGUS	136.18	113841
640-54-00-430000	Professional Services	Gopher State One Call	LOCATES	238.50	5133
640-54-00-430000	Professional Services	InfoSend, Inc.	AUGUST 2025 BILLING	99.89	5160
640-54-00-430000	Professional Services	TimeSaver Off Site Secreta	PWET MINUTES	253.00	5277
640-54-00-431100	Postage	InfoSend, Inc.	AUGUST 2025 BILLING	309.98	5160
640-54-00-436000	Utilities	Xcel Energy	51-002990252-6	21.19	5144
640-54-00-436000	Utilities	Xcel Energy	51-5185472-5	2,274.76	5188
640-54-00-438000	Rental	2277 ROSEVILLE LLC	MONTHLY LEASE PAYMENT	1,773.09	5166
640-54-00-439000	CONTRACT MAINTENANCE	Roadkill Animal Control	DEER REMOVAL SERVICE	258.00	113729
640-54-00-453000	Other Improvements	Erickson Electric Company,	WIRE NEW MOTOR ST CROIX LIFT STATION	1,584.77	113788
640-54-00-453000-PW2504	Other Improvements	North Valley, Inc.	2025 PMP	33,897.20	113767
640-54-00-453000-PW2504	Other Improvements	North Valley, Inc.	2025 PMP	2,797.76	113713
Total Department 54-00 STORM WATER				43,783.89	
Total Fund 640 Storm Drainage				44,299.59	
Fund: 650 ENVIRONMENTAL					
Department: 00-00 GENERAL					
650-00-00-202000	Accounts Payable	CHRISTOPHER WOZNIAK	UB refund for account: 018580-000	3.11	113755
650-00-00-202000	Accounts Payable	D.M. NELSON	UB refund for account: 004517-000	3.66	113751
650-00-00-202000	Accounts Payable	DELORES & PAUL MORDORSKI	UB refund for account: 006164-000	5.99	113881
650-00-00-202000	Accounts Payable	ERICA LEDESMA	UB refund for account: 020874-000	1.19	113812
650-00-00-202000	Accounts Payable	FANG WAN	UB refund for account: 020483-000	2.95	113753
650-00-00-202000	Accounts Payable	FRANDELL & BENITA NETTEBER	UB refund for account: 008515-000	3.51	113890
650-00-00-202000	Accounts Payable	GERALD & DANA ANDERSON	UB refund for account: 000486-000	3.66	113892
650-00-00-202000	Accounts Payable	GERALD LOGAN	UB refund for account: 025408-000	2.32	113883
650-00-00-202000	Accounts Payable	GINA SAPIA	UB refund for account: 015394-000	2.78	113885
650-00-00-202000	Accounts Payable	JANE FORTLITI	UB refund for account: 005535-000	4.51	113889
650-00-00-202000	Accounts Payable	JOHN TSCHIDA	UB refund for account: 003731-000	4.41	113810
650-00-00-202000	Accounts Payable	KATHLEEN NELSON	UB refund for account: 022059-000	3.23	113882
650-00-00-202000	Accounts Payable	M R BLACKSTONE	UB refund for account: 007809-000	3.36	113809
650-00-00-202000	Accounts Payable	MAHAMAD ELAKKOD	UB refund for account: 001538-000	3.52	113886
650-00-00-202000	Accounts Payable	MINDY LYNN WARLAND	UB refund for account: 024954-000	29.96	113884
650-00-00-202000	Accounts Payable	SCOTT HAHN	UB refund for account: 011882-000	210.47	113808
650-00-00-202000	Accounts Payable	SIBET RENOVATIONS LLC	UB refund for account: 027023-000	1.71	113813
650-00-00-202000	Accounts Payable	SMARAN & PUJA MISRA	UB refund for account: 025381-000	1.43	113752
650-00-00-202000	Accounts Payable	XIAN WU	UB refund for account: 024724-000	2.20	113891
Total Department 00-00 GENERAL				293.97	
Department: 65-00 SOLID WASTE RECYCLE					
650-65-00-424000	Operating Supplies	Northstar Maintenance Mana	COMPOSTABLE PRODUCTS	51.17	113847
650-65-00-430000	Professional Services	WM Corporate Services, Inc	RECYCLING SERVICES THRU AUG	60,905.25	113719
650-65-00-430000-PW2407	Professional Services	PALE BLUE DOT LLC	CLIMATE ACTION PLAN THRU AUG	1,483.64	113801
Total Department 65-00 SOLID WASTE RECYCLE				62,440.06	
Total Fund 650 ENVIRONMENTAL				62,734.03	
Fund: 710 Risk Management					
Department: 61-00 RISK MANAGEMENT					
710-61-00-430010	Police Admin. Claims	ARETE ADVISORS LLC	LEGAL SERVICES - DATA BREACH	960.00	113861
710-61-00-435000	Insurance	LEAGUE OF MN CITIES INS TR	PROPERTY/CASUALTY COVERAGE PREMIUM, A	68,224.00	113714
710-61-00-441000	Training	OECS - 170064	OCT	600.00	113738
Total Department 61-00 RISK MANAGEMENT				69,784.00	

INVOICE DISTRIBUTION REPORT FOR CITY OF ROSEVILLE

GL Number	GL # Line Desc	Vendor Name	Invoice Description	Amount	Check Number
Fund: 710 Risk Management					
Total Fund 710 Risk Management				69,784.00	
Fund: 722 HRA PROPERTY ABATEMENT					
Department: 57-78 EDA - NEIGHBORHOOD ENHANCEMENT PROGRAM					
722-57-78-490000	Contractor Payments	PURPLE GOATS LLC	JUNK ABATEMENT	250.00	113862
722-57-78-490000	Contractor Payments	PURPLE GOATS LLC	ACCELERATED ABATEMENT - GRASS	225.00	113797
Total Department 57-78 EDA - NEIGHBORHOOD ENHANCEMENT PROGRAM				475.00	
Total Fund 722 HRA PROPERTY ABATEMENT				475.00	
Fund: 723 Housing & Redevelopment Agency					
Department: 00-00 GENERAL					
723-00-00-119119	GMHC Revolving Home Imprv	Center for Energy and Envi	AUGUST LOAN ORIGINATION AND LOAN CLOS	40,000.00	5206
Total Department 00-00 GENERAL				40,000.00	
Total Fund 723 Housing & Redevelopment Agency				40,000.00	
Fund: 725 EDA Operating Fund					
Department: 57-73 EDA - OWNERSHIP REHAB PROGRAM					
725-57-73-430000	Professional Services	Center for Energy and Envi	AUGUST LOAN ORIGINATION AND LOAN CLOS	1,400.00	5206
Total Department 57-73 EDA - OWNERSHIP REHAB PROGRAM				1,400.00	
Total Fund 725 EDA Operating Fund				1,400.00	

INVOICE DISTRIBUTION REPORT FOR CITY OF ROSEVILLE

GL Number	GL # Line Desc	Vendor Name	Invoice Description	Amount	Check Number
--- TOTALS BY GL DISTRIBUTION ---					
		100-00-00-210500	Life Ins. Employee	3,297.14	
		100-00-00-210502	Employer Life Insurance	665.60	
		100-00-00-210900	Long Term Disability	4,089.91	
		100-00-00-211100	ICMA Def Comp	21,302.84	
		100-00-00-211101	Mission SQ Roth	1,925.00	
		100-00-00-211202	HRA Employer	200.00	
		100-01-00-430000	Professional Services	374.50	
		100-01-00-433000	Advertising	194.15	
		100-01-00-448000	Miscellaneous	45.83	
		100-02-00-430000	Professional Services	280.30	
		100-02-00-430060	Wellness Plan	125.00	
		100-04-00-430000	Professional Services	293.50	
		100-06-00-430000	Professional Services	49,739.55	
		100-08-00-424000	Operating Supplies	899.59	
		100-10-00-420000	Office Supplies	241.00	
		100-10-00-422000	Clothing	10,357.83	
		100-10-00-423000	Vehicle Supplies & Maintenance	2,747.70	
		100-10-00-424000	Operating Supplies	1,159.00	
		100-10-00-430000	Professional Services	533.32	
		100-10-00-430001	Dispatching Services	40,308.24	
		100-10-00-430004	Police Explorer Program	725.99	
		100-10-00-431000	Telephone	4,366.06	
		100-10-00-439000	CONTRACT MAINTENANCE	5,348.00	
		100-10-00-441000	Training	3,520.00	
		100-10-00-443500	Minor Equipment	454.00	
		100-13-00-422000	Clothing	391.78	
		100-13-00-423000	Vehicle Supplies & Maintenance	1,530.59	
		100-13-00-424000	Operating Supplies	643.65	
		100-13-00-430000	Professional Services	18,839.00	
		100-13-00-437000	Contract Maint. - Vehicles	486.64	
		100-13-00-439000	CONTRACT MAINTENANCE	4,013.42	
		100-13-13-436000	Utilities	3,402.33	
		100-13-13-440000	Conferences	1,050.00	
		100-13-18-436000	Utilities	83.35	
		100-13-18-439000	CONTRACT MAINTENANCE	4,685.00	
		100-20-20-420000	Office Supplies	934.35	
		100-20-20-442000	Memberships & Subscriptions	858.00	
		100-20-21-420000	Office Supplies	128.01	
		100-20-21-424000	Operating Supplies	8,962.40	
		100-20-21-439000	CONTRACT MAINTENANCE	859.69	
		100-20-22-436000	Utilities	17,833.44	
		100-20-30-421000	Motor Fuel	27,629.06	
		100-20-30-422000	Clothing	138.69	
		100-20-30-423000	Vehicle Supplies & Maintenance	2,954.88	
		100-20-30-424000	Operating Supplies	338.22	
		100-20-30-437000	Contract Maint. - Vehicles	4,956.59	
		100-23-00-424000	Op Supplies-City Hall	388.59	
		100-23-00-430000	Professional Services	5,390.28	
		100-23-00-436001	Utilities-City Hall	28,560.16	
		100-23-00-436003	Utilities-City Garage	2,451.95	
		100-23-00-439001	CONTRACT MAINTENANCE - CITY HALL	10,199.21	
		100-23-00-439003	Contract Maint.- City Garage	51.03	

INVOICE DISTRIBUTION REPORT FOR CITY OF ROSEVILLE

GL Number	GL # Line Desc	Vendor Name	Invoice Description	Amount	Check Number
		100-23-00-439010	Contract Mani. - HVAC	3,422.00	
		103-00-00-230000	Deposits	29,250.00	
		103-00-00-230150	Cell Tower Escrow	3,200.00	
		110-09-00-430000	Professional Services	1,991.00	
		110-09-00-431100	Postage	4,596.58	
		110-09-00-434000	Printing	7,078.05	
		200-40-40-420000	Office Supplies	15.27	
		200-40-40-431000	Telephone	510.82	
		200-40-40-432000	Transportation	194.60	
		200-40-40-440000	Conferences	359.00	
		200-40-41-424000-PR0242	Operating Supplies	47.74	
		200-40-41-430000-PR0212	Professional Services	2,856.00	
		200-40-41-430000-PR0227	Professional Services	1,148.00	
		200-40-41-430000-PR0248	Professional Services	2,145.00	
		200-40-41-430000-PR0250	Professional Services	1,164.00	
		200-40-41-430000-PR0252	Professional Services	10,540.00	
		200-40-41-430000-PR0253	Professional Services	8,098.86	
		200-40-41-430000-PR0260	Professional Services	9,720.00	
		200-40-41-436000-PR0253	Utilities	1,742.75	
		200-40-42-424000-PR0101	Operating Supplies	65.35	
		200-40-42-424000-PR0122	Operating Supplies	524.65	
		200-40-42-430000-PR0102	Professional Services	45.00	
		200-40-42-430000-PR0115	Professional Services	751.99	
		200-40-42-430000-PR0123	Professional Services	1,056.00	
		200-40-42-438000	Rental	1,186.00	
		200-40-50-424000-PR0119	Operating Supplies	372.00	
		200-40-50-430000-PR0119	Professional Services	1,823.00	
		200-40-50-436000-PR0119	Utilities	768.39	
		200-40-50-439000-PR0119	CONTRACT MAINTENANCE	1,171.23	
		200-40-53-382100	Building Rental	2,461.30	
		200-40-53-424000	Operating Supplies	142.21	
		200-40-53-436000	Utilities	25,660.20	
		200-40-53-439000	CONTRACT MAINTENANCE	7,432.06	
		204-40-43-422000	Clothing	5.60	
		204-40-43-423000	Vehicle Supplies & Maintenance	183.01	
		204-40-43-424000	Operating Supplies	835.27	
		204-40-43-430000	Professional Services	2,414.77	
		204-40-43-431000	Telephone	442.71	
		204-40-43-436000	Utilities	187.66	
		221-40-45-424000	Operating Supplies	204.00	
		221-40-45-430000	Professional Services	250.00	
		260-00-00-230000	Deposits	2,000.00	
		260-00-00-230130-CD2722	Development Escrow	1,320.00	
		260-56-57-430000	Professional Services	172.00	
		260-56-57-433000	Advertising	30.25	
		265-05-00-424000	Operating Supplies	311.46	
		265-05-00-430000	Professional Services	2,105.63	
		265-05-00-431000	Telephone	120.86	
		265-05-00-432000	Transportation	117.60	
		265-05-00-436000	Utilities	863.79	
		282-20-20-443500	Minor Equipment	43,500.00	
		294-10-00-430000	Professional Services	240.00	
		400-10-00-453000	Other Improvements	13,685.16	
		401-13-00-453000	Other Improvements	914.57	

INVOICE DISTRIBUTION REPORT FOR CITY OF ROSEVILLE

GL Number	GL # Line Desc	Vendor Name	Invoice Description	Amount	Check Number
		409-08-00-438101	Postage Meter	332.00	
		410-40-53-452000	Vehicles & Equipment	40,303.34	
		425-02-00-430000	Professional Services	1,222.20	
		590-20-23-430000-PW2504	Professional Services	5,699.75	
		590-20-23-453000-PW2504	Other Improvements	502,390.46	
		600-00-00-202000	Accounts Payable	1,106.79	
		600-50-00-334000-PW2404	Cities	645.84	
		600-50-00-334000-PW2406	Cities	354.16	
		600-50-00-420000	Office Supplies	128.00	
		600-50-00-424000	Operating Supplies	2,434.08	
		600-50-00-430000	Professional Services	338.39	
		600-50-00-430050	Sewer Department Claims	220.00	
		600-50-00-431100	Postage	309.97	
		600-50-00-436000	Utilities	358.76	
		600-50-00-438000	Rental	1,773.09	
		600-50-00-439000	CONTRACT MAINTENANCE	7,686.89	
		600-50-00-445000	Metro Waste Control Board	307,853.32	
		600-50-00-448600	Credit Card Fees	4,502.12	
		600-50-00-453000-PW2504	Other Improvements	15,126.52	
		610-00-00-202000	Accounts Payable	1,056.48	
		610-00-00-208100	State Surcharge-Water	(5.82)	
		610-00-00-209000	Sales Tax Payable	(0.52)	
		610-00-00-230200	Hydrant Meter Deposits	2,000.00	
		610-51-00-382900	Miscellaneous Revenue	(1,100.00)	
		610-51-00-420000	Office Supplies	128.00	
		610-51-00-424000	Operating Supplies	11,543.57	
		610-51-00-430000	Professional Services	1,218.39	
		610-51-00-431100	Postage	309.98	
		610-51-00-436000	Utilities	6,439.03	
		610-51-00-438000	Rental	1,773.09	
		610-51-00-439000	CONTRACT MAINTENANCE	139.64	
		610-51-00-444000	St. Paul Water	659,173.66	
		610-51-00-453000-PW2504	Other Improvements	4,734.86	
		610-51-00-453006-PW2601	Water Meters	825.11	
		620-00-00-209001	Use Tax Payable	(96.83)	
		620-52-51-382100	Building Rental	447.19	
		620-52-51-423000	Vehicle Supplies & Maintenance	100.47	
		620-52-51-424000	Operating Supplies	6,268.38	
		620-52-51-424000-PR5304	Operating Supplies	11,234.27	
		620-52-51-425000	Merchandise for Sale	1,202.86	
		620-52-51-430000	Professional Services	75.00	
		620-52-51-431000	Telephone	68.11	
		620-52-51-436000	Utilities	1,505.30	
		620-52-51-438000	Rental	1,875.00	
		620-52-51-452000	Vehicles / Equipment	12,441.31	
		640-00-00-202000	Accounts Payable	515.70	
		640-54-00-420000	Office Supplies	128.00	
		640-54-00-424000	Operating Supplies	11.57	
		640-54-00-430000	Professional Services	727.57	
		640-54-00-431100	Postage	309.98	
		640-54-00-436000	Utilities	2,295.95	
		640-54-00-438000	Rental	1,773.09	
		640-54-00-439000	CONTRACT MAINTENANCE	258.00	
		640-54-00-453000	Other Improvements	1,584.77	

INVOICE DISTRIBUTION REPORT FOR CITY OF ROSEVILLE

GL Number	GL # Line Desc	Vendor Name	Invoice Description	Amount	Check Number
		640-54-00-453000-PW2504	Other Improvements	36,694.96	
		650-00-00-202000	Accounts Payable	293.97	
		650-65-00-424000	Operating Supplies	51.17	
		650-65-00-430000	Professional Services	60,905.25	
		650-65-00-430000-PW2407	Professional Services	1,483.64	
		710-61-00-430010	Police Admin. Claims	960.00	
		710-61-00-435000	Insurance	68,224.00	
		710-61-00-441000	Training	600.00	
		722-57-78-490000	Contractor Payments	475.00	
		723-00-00-119119	GMHC Revolving Home Imprv Loan	40,000.00	
		725-57-73-430000	Professional Services	1,400.00	
--- TOTALS BY FUND ---					
		100	General Fund	304,376.36	
		103	Contracted Engineering Svcs	32,450.00	
		110	Telecommunications	13,665.63	
		200	Recreation Fund	82,001.42	
		204	PARK MAINTENANCE	4,069.02	
		221	Municipal Jazz Band	454.00	
		260	Community Development	3,522.25	
		265	License Center	3,519.34	
		282	American Rescue Plan	43,500.00	
		294	Police - DWI Enforcement	240.00	
		400	Equipment Revolving	13,685.16	
		401	Fire Equipment	914.57	
		409	CENTRAL SERVICES FUND	332.00	
		410	GENERAL FACILITIES REPLACEMENT FUND	40,303.34	
		425	2719 Lexington Avenue	1,222.20	
		590	Special Assmt. Construction	508,090.21	
		600	Sanitary Sewer	342,837.93	
		610	Water Fund	688,235.47	
		620	Golf Course	35,121.06	
		640	Storm Drainage	44,299.59	
		650	ENVIRONMENTAL	62,734.03	
		710	Risk Management	69,784.00	
		722	HRA PROPERTY ABATEMENT	475.00	
		723	Housing & Redevelopment Agency	40,000.00	
		725	EDA Operating Fund	1,400.00	
		Total For All Funds:		2,337,232.58	

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 10/13/2025

Item No.: 10.b.

Department Approval



City Manager Approval



Item Description: Approve 1 Gasoline Station License and 1 Cigarette/Tobacco Products License

Background

Chapter 301 of the City Code requires all applications for business and other licenses to be submitted to the City Council for approval. The following applications are submitted for consideration:

Gasoline Station License

Holiday Stationstores, LLC
1583 County Road C W
Roseville, MN 55113

Cigarette/Tobacco Product License

Holiday Stationstores, LLC
1583 County Road C W
Roseville, MN 55113

Holiday Stationstores, LLC (Holiday Corporate) has taken over ownership of the Holiday gas station at 1583 County Rd C W.

Policy Objectives

Required by City Code

Equity Impact Summary

Staff has not researched any potential equity impacts at this time.

Budget Implications

The correct fees were paid to the City at the time the application(s) were made.

Staff Recommendations

Staff has reviewed the application(s) and has determined that the applicant(s) meet all City requirements. Staff recommends approval of the license(s).

Requested Council Action

Motion to approve the Gasoline Station License and Cigarette/Tobacco Products Licenses for Holiday Stationstores, LLC.

Prepared by: Allie Sertich, Deputy City Clerk

Attachments: 1. Holiday Stationstores, LLC Apps



Administration Department, License Division
2660 Civic Center Drive, Roseville, MN 55113
(651) 792-7023

Gasoline Station License Application

Business Name Holiday Stationstore #2746586
Business Address 1583 Cty Rd C W
Business Phone 651-633-2119
Email Address holidaylicenses@holidaycompanies.com

Person to Contact in Regard to Business License:

Name Holiday Stationstores, LLC
Address P.O. Box 347 Columbus, IN 47202

Phone 952-820-1308

I hereby apply for the following license(s) for the term of one year, beginning July 1, 2025, and ending June 30, 2026, in the City of Roseville, County of Ramsey, State of Minnesota.

<u>License Required</u>	<u>Fee</u>
Gasoline Station	\$186.00

The information that you are asked to provide on the application is classified by State law as either public, private or confidential. All data will constitute public record if and when the license is granted. Our intended use of the information is to annually update our records. If you refuse to supply the information, the license application may not be processed.

The undersigned applicant makes this application pursuant to all the laws of the State of Minnesota and regulation as the Council of the City of Roseville may from time to time prescribe, including Minnesota Statue #176.182.

Signature Joannie Almijel
Date 9/11/2025

A fire inspection is required before issuance of a license. Please call 651-792-7340 to set up an inspection.

If completed license should be mailed somewhere other than the business address, please advise.



Administration Department
2660 Civic Center Drive, Roseville, MN 55113
(651) 792-7023

Cigarette/Tobacco Products License Application

Note: All applicants are subject to a background check as a part of the license approval process. Background check procedures may take up to 30 days to complete.

Business Name Holiday Stationstores, LLC
Business Address 1583 Cty Rd C W
Business Phone 651-633-2119
Email Address holidaylicenses@holidaycompanies.com

Person to Contact in Regard to Business License:

Name Holiday Stationstores, LLC
Address P.O. Box 347 Columbus, IN 47202
Phone 952-820-1308

I hereby apply for the following license(s) for the term of one year, beginning July 1, 2023 and ending June 30, 2024 in the City of Roseville, County of Ramsey, State of Minnesota.

<u>License Required</u>	Cigarette/Tobacco Products	<u>Fee</u>	\$200.00
--------------------------------	----------------------------	-------------------	----------

Ordinance 1597 was adopted February 8, 2021. This Ordinance prohibits the sale of flavored tobacco products, including flavored vaping products in all locations other than in Age-Restricted Tobacco Retail Establishments.

The information that you are asked to provide on the application is classified by State law as either public, private or confidential. All data will constitute public record if and when the license is granted. Our intended use of the information is to perform the background check procedures required prior to license issuance. If you refuse to supply the information, the license application may not be processed.

The undersigned applicant makes this application pursuant to all the laws of the State of Minnesota and regulation as the Council of the City of Roseville may from time to time prescribe, including Minnesota Statue #176.182.

Signature

Joannie Amjeld

Date

09/11/2025

If completed license should be mailed somewhere other than the business address, please advise.

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 10/13/2025

Item No.: 10.c.

Department Approval



City Manager Approval



Item Description: Consider Not Waiving Statutory Liability Limits for 2026

1
2 **Background**

3 Minnesota Statute 466.04 states that liability of any municipality on any one claimant shall
4 not exceed \$500,000 when the claim is for death, wrongful act, or omission; and shall not
5 pay more than \$1,500,000 for claims arising out of a single occurrence. Each year, cities
6 are asked whether they wish to waive these statutory limits. If waived, the City assumes
7 unlimited liability exposure in the event of a claim or lawsuit. Waiving the limits could place
8 significant financial burden on the City's taxpayers, as insurance premiums may increase
9 and the City would be directly responsible for any damages above the statutory cap. Most
10 cities in Minnesota choose not to waive the statutory liability limits in order to manage risk,
11 protect public funds, and maintain predictability in financial planning.

12
13 **Policy Objectives**

14 To protect the City's financial stability and ensure equitable treatment of all claimants by
15 maintaining the statutory liability limits established under Minnesota Statute 466.04.
16 Retaining these limits safeguards taxpayer resources, provides consistency in claims
17 handling, and reduces the City's exposure to significant financial risk.

18
19 **Equity Impact Summary**

20 Maintaining the statutory liability limits ensures that the City can continue to provide
21 services equitably to all residents without diverting disproportionate resources to a single
22 claim. Waiving these limits could expose the City to significant financial liability, potentially
23 reducing funding available for essential programs and services that benefit the entire
24 community, including underrepresented and marginalized groups. By retaining the limits,
25 the City upholds a fair and consistent approach to claims while protecting the long-term
26 interests of all residents.

27
28 **Budget Implications**

29 Waiving the statutory limits would create greater risk and carry the potential for higher
30 insurance payouts on claims brought against the City.

31
32 **Staff Recommendations**

33 Staff recommends the Council NOT waive the Statutory Liability Limits for 2026.

34
35 **Requested Council Action**

36 Motion to NOT waive the Statutory Liability Limits for 2026.

37

38

Prepared by: Phil Weix - Assistant Finance Director

Attachments: None

39

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 10/13/2025

Item No.: 10.d.

Department Approval



City Manager Approval



Item Description: Approve 1705 Roselawn Avenue Drainage and Utility Easement Agreements

Background

As part of the review of right-of-way and easement needs during the Aldine Street vacation process, first presented to the City Council on June 16, 2025, City staff identified existing public sanitary sewer and storm sewer facilities located west of the existing 30-foot Aldine Street right-of-way platted with the Mid Oaks subdivision in 1938. These utilities were installed in 1958 (sanitary sewer) and 1967 (storm sewer) in an area initially believed to be within a 20-foot westerly portion of Aldine Street right-of-way established through 1951 condemnation proceedings. Subsequent review confirmed that the condemnation was never recorded and that this right-of-way does not legally exist.

To ensure ongoing access for the operation, maintenance, and repair of these public utilities, the City requested public drainage and utility easements from the adjacent property owners at 1705 Roselawn Avenue and 1706 Ryan Avenue. The property owner at 1705 Roselawn Avenue has executed and provided a signed public drainage and utility easement agreement (Attachment 1). Following discussions with the owners of 1706 Ryan Avenue, staff anticipates execution of a similar agreement by the end of 2025. The attached agreement has been reviewed by the City Attorney and City staff.

Policy Objectives

It is City policy to maintain public utilities in good working order. Securing the necessary easements to operate and maintain public utilities and to protect public infrastructure located on private property meets this objective.

Equity Impact Summary

There should be no equity impacts associated with this agreement.

Budget Implications

There are no direct costs for acquiring this easement. Ongoing maintenance of the public sanitary sewer and storm sewer facilities will be performed under the City's utility operating budgets.

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DRAINAGE AND UTILITY EASEMENT

THIS INSTRUMENT is made by Rachel A. Brown, a single person, Grantor, in favor of the City of Roseville, a Minnesota municipal corporation, Grantee (the "City").

Recitals

- A. Grantor is the fee owner of the property located in Ramsey County Minnesota, legally described on Exhibit A attached hereto (the "Property").
- B. Grantor desires to grant to the City a drainage and sanitary and storm utility easement, according to the terms and conditions contained herein.

Terms of Easement

1. Grant of Easement. For good and valuable consideration, receipt of which is acknowledged by Grantor, Grantor grants and conveys to the City a perpetual, non-exclusive drainage and utility easement over, under, and across the portion of the Property described on Exhibit B and depicted on Exhibit C attached hereto.
2. Scope of Easement. The perpetual, non-exclusive drainage and utility easement granted herein includes the right of the City, its contractors, agents, and employees to enter the premises at all reasonable times for the purpose of locating, constructing, reconstructing, operating, maintaining, inspecting, altering and repairing sanitary sewer utilities, drainage ways and stormwater facilities in the described easement area.

The easement granted herein also includes the right to cut, trim, or remove from the easement area such improvements, trees, shrubs, or other vegetation, and to prohibit obstructions and grading alterations as in the City's judgment unreasonably interfere with the easement or the function of the facilities located therein.

3. Warranty of Title. Grantor warrants that she is the owner of the Property and has the right, title and capacity to convey to the City the easement herein.

4. Environmental Matters. The City shall not be responsible for any costs, expenses, damages, demands, obligations, including penalties and reasonable attorneys' fees, or losses resulting from any claims, actions, suits or proceedings based upon a release or threat of release of any hazardous substances, pollutants, or contaminants which may have existed on, or which relate to, the easement area or Property prior to January 12, 1958, when original utilities were installed in the easement area.

5. Binding Effect. The terms and conditions of this instrument shall run with the land and be binding on the Grantor, her heirs, successors, and assigns.

Dated this 14 day of August, 2025.

GRANTOR:

By: Rachel Brown
Rachel A. Brown

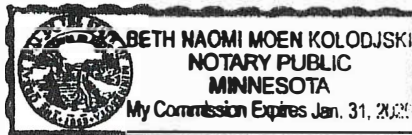
STATE OF MINNESOTA)
) ss.
COUNTY OF RAMSEY)

The foregoing instrument was acknowledged before me this 14th day of August, 2025 by Rachel A. Brown, a single person, Grantor.

Beth Naomi Moen Kolodjski
Notary Public

NOTARY STAMP OR SEAL

THIS INSTRUMENT DRAFTED BY:



Kennedy & Graven, Chartered (SJS)
Fifth Street Towers, Suite 700
150 South Fifth Street
Minneapolis, MN 55402
(612) 337-9300

**EXHIBIT A TO
DRAINAGE AND UTILITY EASEMENT**

Legal Description of the Property

The South 326 feet of the East 132 feet of the Southeast Quarter of the Southwest Quarter of the Northeast Quarter of Section 16, Township 29, Range 23, County of Ramsey, State of Minnesota.

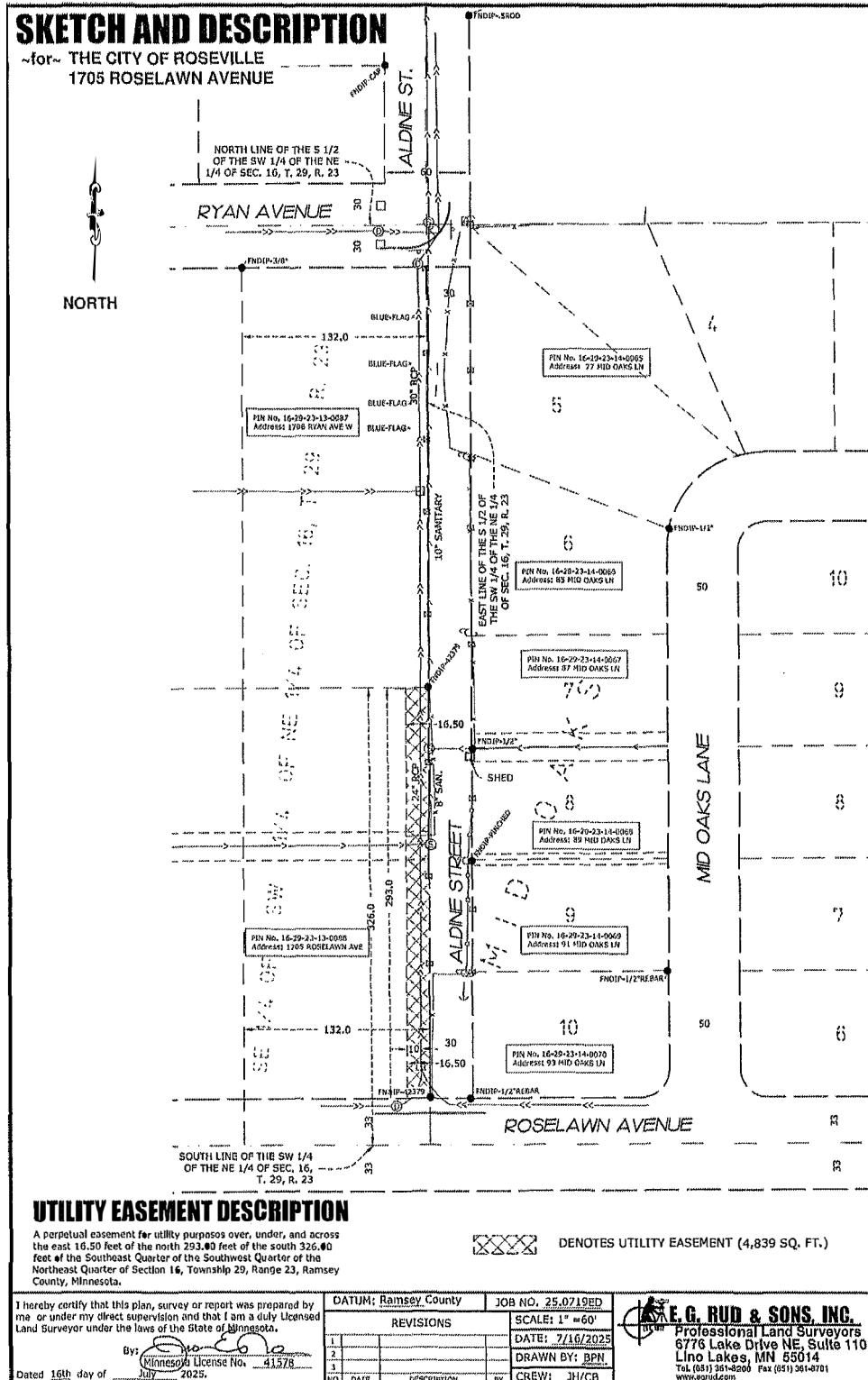
**EXHIBIT B TO
DRAINAGE AND UTILITY EASEMENT**

Legal Description of the Easement Area

A perpetual easement for drainage and utility purposes over, under, across, and through the east 16.50 feet of the north 293.00 feet of the south 326.00 feet of the Southeast Quarter of the Southwest Quarter of the Northeast Quarter of Section 16, Township 29, Range 23, Ramsey County, Minnesota.

EXHIBIT C TO DRAINAGE AND UTILITY EASEMENT

Depiction of Drainage and Utility Easement Area



ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 10/13/2025

Item No.: 10.e.

Department Approval

City Manager Approval



Item Description: Approve Final Payment for Dale/Owasso Sanitary Sewer Lift Station
Project 23-02

Background

On September 23, 2024, the City Council awarded the Dale/Owasso Sanitary Sewer Lift Station Project 23-02 to Pember Companies. Work completed under the contract totaled \$484,665.60. The work has been completed, was in accordance with project plans and specifications, and is now ready to be closed out.

The rehabilitation work was identified in the City's 10-year lift station improvement plan and included new lift station components, the addition of a back-up generator, and minor site improvements.

Policy Objectives

It is City policy to keep City-owned infrastructure in good operating condition and to keep systems operating in a safe condition.

Equity Impact Summary

There should be no equity impacts associated with the closure of the construction contract.

Budget Implications

The final contract amount, \$484,665.60, is \$51,049.40 (9.5%) lower than the award amount of \$535,715.00. Decreased costs accounted for not needing to use the allowances built into the contract. Costs for this project were paid out of the Sanitary Sewer Fund.

Staff Recommendations

Staff recommends City Council approve a resolution accepting the work completed for the Dale/Owasso Sanitary Sewer Lift Station Project 23-02 and authorize final payment in the amount of \$109,428.60 to Pember Companies.

Requested Council Action

Motion to adopt the resolution accepting the work completed for the Dale/Owasso Sanitary Sewer Lift Station Project 23-02, starting the one-year warranty period, and authorizing final

32 payment of \$109,428.60.

33

34

Prepared by: Erik Henriksen, Assistant City Engineer

Attachments: 1. Resolution
2. Final Pay Voucher

35

STATE OF MINNESOTA)
) ss
COUNTY OF RAMSEY)

I, the undersigned, being the duly qualified City Manager of the City of Roseville, County of Ramsey, State of Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a regular meeting of said City Council held on the 13th day of October, 2025, with the original thereof on file in my office.

WITNESS MY HAND officially as such Manager this 13th day of October, 2025.

Patrick Trudgeon, City Manager

(SEAL)



Real People. Real Solutions.

12224 Nicollet Avenue
Burnsville, MN 55337-1649

Ph: (952) 890-0509
Fax: (952) 890-8065
Bolton-Menk.com

VIA EMAIL

October 3, 2025

Mr. Erik Henricksen
Assistant City Engineer
City of Roseville
2660 Civic Center Drive
Roseville, MN 55113

RE: Pay Application No. 2
Roseville Dale-Owasso Lift Station Rehabilitation
Roseville, Minnesota
Project No.: 0M2.133253

Dear Mr. Henricksen:

Please find enclosed Pay Application No. 2 for \$109,428.60. I have reviewed the Pay Application and find it to be complete and in order. The allowance amount claimed in the pay application was used on the natural gas service, the addition of the valve box in the driveway, and painting the bollards. Included with this application are closeout documents – consent of surety, lien waivers, and contractor affidavits. I recommend that payment be made in the amount shown. If you agree, please sign and return one copy to the Contractor with payment and one to me for our files.

If you have any questions about the above, please call.

Sincerely,

Bolton & Menk, Inc.

Jacob Humburg, P.E.
Water/Wastewater Project Manager | Principal

Enclosures:
Pay Application No.2

REQUEST FOR PAYMENT

From: PEMBER COMPANIES, INC.
N4449 469th Street
Menomonie, WI 54751-5436

To: City of Roseville
2660 Civic Center Dr
Roseville, MN 55113

Invoice: 15444
Draw: PR # 2
Invoice date: 9/19/2025
Period ending date: 9/19/2025

Project: 24-0644-01 ROSEVILLE-DALE-OWASSO LIFT STA

REQUEST FOR PAYMENT :

Original Contract Amount:	\$535,715.00
Net Change Orders:	\$0.00
Revised Contract Amount:	\$535,715.00
Contract Completed to Date:	\$484,665.60
Retainage:	\$0.00
Less Previous Requests:	\$375,237.00
Current Request for Payment:	\$109,428.60
Remaining Contract to Bill:	\$51,049.40

I hereby certify that the work performed and the materials supplied to date, as shown on the above represent the actual value of the accomplishment under the terms of the Contract (and all authorized changes thereof) between the undersigned and the City of Roseville relating to the above referenced project. I also certify that the contractor has paid all amounts previously billed and paid by the owner.

CONTRACTOR: - PEMBER COMPANIES, INC.

State Of Wisconsin

County Of Dunn

By: [Signature]
Date: 9-19-2025

Subscribed and sworn to before me this 19 day of Sept 2025
Notary Public [Signature]
My commission expires: 1-31-28



PAYMENT RECOMMENDED:

PAYMENT APPROVED :

[Signature]
Engineer Signature
Jacob Humburg | Water/Wastewater Project Manager | Principal
Printed Name and Title
Date: 10/3/2025

Owner Signature

Printed Name and Title
Date: _____

REQUEST FOR PAYMENT DETAIL

Project: 24-0644-01 / ROSEVILLE-DALE-OWASE Invoice: 15444

Draw: PR # 2

Period Ending Date: 9/19/2025

Detail Page 2 of 3 Pages

Item ID	Description	Unit of Measure	CONTRACTED			CURRENT	TOTAL TO DATE	% Complete
			Bid Quantity	Unit Price	Amount	Amount	Amount	
10	ALLOWANCE	LS	1.00	55,000.00	55,000.00	3,950.60	3,950.60	7.18%
20	MOBILIZATION	LS	1.00	22,000.00	22,000.00	4,400.00	22,000.00	100.00%
30	REMOVALS	LS	1.00	34,390.00	34,390.00	6,878.00	34,390.00	100.00%
40	COATING	LS	1.00	45,125.00	45,125.00		45,125.00	100.00%
50	ELECTRICAL W/ PANEL & GENSET	LS	1.00	178,000.00	178,000.00	71,200.00	178,000.00	100.00%
60	R&R PIPING AND PUMPS	LS	1.00	106,550.00	106,550.00		106,550.00	100.00%
70	R&R LADDER	LS	1.00	3,200.00	3,200.00		3,200.00	100.00%
80	R&R HATCH	LS	1.00	8,450.00	8,450.00		8,450.00	100.00%
90	CONCRETE	LS	1.00	5,000.00	5,000.00		5,000.00	100.00%
100	BITUMINOUS	LS	1.00	18,000.00	18,000.00	18,000.00	18,000.00	100.00%
110	BY-PASSING	LS	1.00	50,000.00	50,000.00		50,000.00	100.00%
120	START UP AND TRAINING	LS	1.00	5,000.00	5,000.00		5,000.00	100.00%
130	RESTORATION	LS	1.00	5,000.00	5,000.00	5,000.00	5,000.00	100.00%

Totals					535,715.00		109,428.60		484,665.60
--------	--	--	--	--	------------	--	------------	--	------------

REQUEST FOR PAYMENT DETAIL

Project: 24-0644-01 / ROSEVILLE-DALE-OWASS

Invoice: 15444

Draw: PR # 2

Period Ending Date: 9/19/2025

Detail Page 3 of 3 Pages

		CONTRACTED				CURRENT	TOTAL TO DATE	
Item ID	Description	Unit of Measure	Bid Quantity	Unit Price	Amount	Amount	Amount	% <u>Complete</u>

CO

CO Item and Description

CO Amount

Total Change Order amount

0.00

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 10/13/2025

Item No.: 10.f.

Department Approval



City Manager Approval



Item Description: Resolution Requesting SCORE Funding From Ramsey County

Background

State law requires counties to manage the waste produced by residents and businesses by waste reduction, reuse, and recycling in preference to landfilling. In 1989, the Legislature adopted legislation, based on recommendations made by the Governor's Select Committee on Recycling and the Environment (SCORE), to further waste reduction, reuse, and recycling. Among other things, SCORE statutes authorize state grants for recycling, managing problem materials, educating the public, and other related activities.

Ramsey County passes through a portion of its SCORE funding to cities. The County requires the funding be used for waste reduction, reuse and recycling programs. The County further requires the cities to have a permanent source of funding for their waste reduction, reuse and recycling programs. Roseville responded by approving the establishment of a recycling fee that has been included as a part of the quarterly utility bill.

Ramsey County has announced that cities may request SCORE funding for 2025. Amounts are based on the funds received from the State and based on the city's population. In 2025, Roseville received \$121,400.

In 2025, SCORE grant funds were used to supplement the curbside recycling program and to fund Zero Waste operations at City events. The 2026 funds are proposed to be used again for Zero Waste events and for the general curbside recycling program.

Policy Objectives

Roseville has the goal to responsibly fund programs, services, and infrastructure to meet long-term needs. Chapter 403 of the City Code establishes a system of curbside recycling as a public utility for Residential Dwellings and Multi-Family Complexes in the city. In order to meet the goals and requirements of this Chapter, the City must contract with a private contractor for the collection of recyclable materials.

Equity Impact Summary

There should be no equity impacts associated with applying for SCORE Funding through Ramsey County. The funding is for our city-wide recycling program and will help all

34 residents of Roseville.

35

36 **Budget Implications**

37 There are no budget impacts associated with applying for the SCORE Funding through
38 Ramsey County. Any funding received helps offset the cost to our residents.

39

40 **Staff Recommendations**

41 Staff recommends the City Council adopt a resolution requesting SCORE Funding from
42 Ramsey County, and authorize the City Manager to sign the agreement after the
43 application process.

44

45 **Requested Council Action**

46 Motion adopting the resolution of request SCORE Funding from Ramsey County and
47 authorize the City Manager to sign the agreement after the application process.

48

49

Prepared by: Ryan Johnson, Environmental Manager

Attachments: 1. Resolution

50

**EXTRACT OF MINUTES OF MEETING
OF THE
CITY COUNCIL OF THE CITY OF ROSEVILLE**

* * * * *

1 Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of
2 Roseville, County of Ramsey, Minnesota was duly held on the 13th day of October, 2025, at 6:00
3 p.m.

4 The following members were present:

5 and the following were absent:.

6 Member ____ introduced the following resolution and moved its adoption:

7 **RESOLUTION No.**

8 **RESOLUTION REQUESTING 2025 SCORE FUNDING**
9 **FOR USE IN ROSEVILLE’S RESIDENTIAL RECYCLING PROGRAM**

10 WHEREAS, the Roseville City Council is committed to residential waste abatement through its
11 curbside recycling program, Clean Up Day, Zero Waste Events; and

12 WHEREAS, in order to improve Roseville’s waste abatement programs and minimize the cost to
13 Roseville residents; and

14 WHEREAS, Ramsey County has SCORE Funding available for 2026.

15 NOW, THEREFORE, BE IT RESOLVED that the City Manager is authorized to submit a
16 funding request to Ramsey County for a 2026 SCORE Funding and that that funding will be used
17 for Roseville’s waste abatement programs.

18 The motion for the adoption of the foregoing resolution was duly seconded by Member ____, and
19 upon a vote being taken thereon, the following voted in favor thereof:

20 and the following voted against the same: .

21 WHEREUPON said resolution was declared duly passed and adopted.

STATE OF MINNESOTA)
) ss
COUNTY OF RAMSEY)

I, the undersigned, being the duly qualified City Manager of the City of Roseville, County of Ramsey, State of Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a regular meeting of said City Council held on the 13th day of October, 2025, with the original thereof on file in my office.

WITNESS MY HAND officially as such Manager this 13th day of October, 2025.

Patrick Trudgeon, City Manager

REQUEST FOR COUNCIL ACTION

Date: 10/13/2025

Item No.: 10.g.

Department Approval



City Manager Approval



Item Description: Authorize Mayor and City Manager to execute Metropolitan Livable Communities Act Agreement Permitting Redeployment of Repayment Proceeds for Grant Funds as Loan Proceeds

Background

Between 2007 and 2010, the City was awarded Livable Communities Demonstration Account (LCDA), Local Housing Incentives Account (LHIA), and Tax Base Revitalization Account (TBRA) grant funds from the Metropolitan Council to assist in construction of new affordable rental housing and to aid in the rehab of existing affordable rental housing, and various site improvements for Sienna Green located at 2225, 2235, 2245, 2255, and 2265 Snelling Avenue North and 2275 Snelling Service Drive West. Ultimately, four grants were awarded as outlined in Exhibit A of Attachment 1. At the recipient's request, these grants were deployed as deferred loans, which allowed them to facilitate various other funding sources needed for the project. This practice is common and the grant agreements currently in place acknowledge this and provide various requirements in the event the funds are ever repaid.

The Metropolitan Council's Community Development Committee updated its guidance in August 2024 regarding grants deployed as loans, and they are requesting that all cities with grants deployed as loans execute an amendment to align these previously executed agreements with their updated guidance. The agreement is provided in Attachment 1, with key points of the agreement as follows:

- **Use of Loan Repayments:** Grantees who receive future repayments from loans are authorized to either reinvest these funds to extend the affordability commitment of the original project or use them to advance other affordable and life-cycle housing goals throughout the City in alignment with regional housing policy.
- **Reporting Requirement:** Grantee must provide an annual informational report to the Council detailing the receipt and redeployment of repaid loan principal and interest. The report should outline how the funds will be used to support regional affordable and life-cycle housing goals and must be submitted annually as part of the Housing Policy and Production Survey conducted annually by the Metropolitan Council.
- **Non-Reinvestment of Funds.** If repaid grant funds are not reinvested for one of the approved purposes, they must be returned to the Metropolitan Council for redeployment through new grant awards.

Overall, this updated guidance is favorable to the City because the agreement broadens the City's use of repaid funds beyond putting them back into the project that was the subject of the original award and simplifies and reduces the required reporting (repayment of non-reinvestment of funds was already a component of the agreements in place).

Because the Roseville EDA was not formed at the time of the grant awards for Sienna Green, the agreements in place, and thus the amendment, need to be executed by the City Council instead of the EDA. The EDA will be presented with the exact same agreement for the following projects: Edison Apartments, Owasso Gardens, Twin Lakes Station, and the Harbor.

Policy Objectives

Not applicable

Equity Impact Summary

Equity impacts were not evaluated.

Budget Implications

None. None of these deferred loans are anticipated to be repaid within at least the next two decades, if ever.

Staff Recommendations

Authorize the Mayor and City Manager to execute the agreement provided in Attachment 1.

Requested Council Action

Authorize the Mayor and City Manager to execute the Metropolitan Livable Communities Act Agreement Permitting Redeployment of Repayment Proceeds for Grant Funds as Loan Proceeds.

Prepared by: Janice Gundlach, Community Development Director

Attachments: 1. Agreement

**METROPOLITAN LIVABLE COMMUNITIES ACT
AGREEMENT PERMITTING REDEPLOYMENT OF REPAYMENT PROCEEDS FOR
GRANT FUNDS AS LOAN PROCEEDS**

GRANTEE: CITY OF ROSEVILLE

THIS AGREEMENT PERMITTING REDEPLOYMENT OF REPAYMENT PROCEEDS FOR GRANT FUNDS AS LOAN PROCEEDS (“Redeployment Proceeds Agreement”) is made and entered into by the Metropolitan Council (“Council”) and the City of Roseville, a Minnesota municipal corporation (“Grantee”)

WHEREAS, the Grantee has previously received grant program funds for the Livable Communities Demonstration Account, Tax Base Revitalization Account, and/or the Local Housing Incentives Account grant programs (“Grant Funds”) and has used the Grant Funds made available under the agreements identified on **Exhibit A** to help fund the projects identified in the agreements (the “Prior Grant Agreements”), which are subject to any terms, conditions, and clarifications stated in the Prior Grant Agreements’ Council business items; and

WHEREAS, the Council, pursuant to Business Item 2024-210 had recently clarified its policy that all Metropolitan Livable Communities Fund grants, including the Prior Grant Agreements, deployed as loans to permit recipients such as Grantee to use the loan proceeds to either:

- (1) repay any loan principal or interest proceeds to the Council;
- (2) reinvest loan proceeds to extend the affordability commitment in the Project; or
- (3) use the loan proceeds to advance its affordable and life-cycle housing goals

regardless of whether the Prior Grant Agreements expressly permitted such repayment, reinvestment, or use.

NOW THEREFORE, in reliance on the above statements and in consideration of the mutual promises and covenants contained in this Agreement, the Grantee and the Council agree as follows:

1. Notwithstanding any language in the Prior Grant Agreements to the contrary or absence of any language with respect to the same, the Parties expressly agree and acknowledge that as an alternative to repaying any loan principal or interest proceeds (“Repaid Grant Funds”) to the Council, the Grantee may either reinvest the loan proceeds to extend the affordability of the Project, or use loan proceeds to advance its other affordable and life-cycle housing goals (“Redeployment of Repaid Grant Funds”).
2. The Parties expressly agree that, if the Grantee pursues Redeployment of Repaid Grant Funds, the Grantee shall report the Redeployment of Repaid Grant Funds to the Council in its next annual Housing Policy and Production Survey.
3. Upon the Council’s review of any Redeployment of Repaid Grant Funds identified in the Grantee’s Housing Policy or Production Survey or otherwise, the Council reserves the right to request return of such funds if, after review, the Council determines such Redeployment of

**METROPOLITAN LIVABLE COMMUNITIES ACT
AGREEMENT PERMITTING REDEPLOYMENT OF REPAYMENT PROCEEDS FOR
GRANT FUNDS AS LOAN PROCEEDS**

Repaid Grants Funds does not comply with the Livable Communities Act program requirements, or affordable and life-cycle housing goals. Upon the Council's request, the Grantee shall promptly return the Repaid Grant Funds.

4. The Parties agree that the provisions of Paragraphs 1 through 3 shall be deemed to be included as if fully stated and set forth in the Prior Grant Agreements and have the full force and effect as if set forth therein.
5. This Agreement may be executed in multiple counterparts, all of which when taken together shall comprise one (1) document. Delivery of an executed counterpart of a signature page of this Agreement by DocuSign (or similar electronic signature application), facsimile transmission or electronic transmission (e.g., "pdf" or "tif") shall be effective as delivery of a manually executed counterpart of this Agreement.

IN WITNESS WHEREOF, the Grantee and the Council have caused this Agreement to be executed by their duly authorized representatives. This Agreement is effective on the date of final execution by the Council.

This space intentionally left blank. Signature page follows.

**METROPOLITAN LIVABLE COMMUNITIES ACT
AGREEMENT PERMITTING REDEPLOYMENT OF REPAYMENT PROCEEDS FOR
GRANT FUNDS AS LOAN PROCEEDS**

CITY OF ROSEVILLE

By: _____
Daniel Roe
Mayor
Date: _____

By: _____
Patrick Trudgeon
City Manager
Date: _____

METROPOLITAN COUNCIL

By: _____
LisaBeth Barajas, Executive Director
Community Development Division
Date: _____

**METROPOLITAN LIVABLE COMMUNITIES ACT
AGREEMENT PERMITTING REDEPLOYMENT OF REPAYMENT PROCEEDS FOR
GRANT FUNDS AS LOAN PROCEEDS**

**Exhibit A
Prior Grant Agreements**

Grant Number	Project Name	Program Area	Funding Year
SG-2007-121	Sienna Green Phase I	LCDA Development	2007
SG-2010-125	Sienna Green Phase II	LHIA	2010
SG2007-143	Sienna Green Phase I	TBRA Cleanup	2007
SG2009-079	Sienna Green Phase II	LCDA Development	2009

FUTURE MEETING AGENDA HIGHLIGHTS

October 13, 2025

October 20, 2025 – City Council Meeting

- Discuss Close Proximity Excavation Regulations
- Approve Recodification Ordinance
- Consider update to the Appointment and Reappointment Policy for Advisory Commissions
- Consider update to the City Council and Advisory Commission Rules of Procedure for Remote Participation

October 27, 2025 – City Council Meeting

- Consideration of Aldine right-of-way
- Approve Professional Services Agreement for Construction Manager at Risk for the Civic Campus Project
- Consider Approval of Professional Services Agreement for Civil and Prosecuting Attorney Services

November 10, 2025 EDA Meeting

- Receive TIF District Report
- Consider Adoption of the Professional Services Contracts
- Consider Adoption of EDA Meeting Calendar

November 10, 2025 – City Council Meeting

- Discuss 2026 Fee Schedule
- Discuss 2026 Utility Rates
- Consider Approval of 2026 City Council and EDA Meeting Calendar
- Consider Liquor License Presumptive Penalties

December Meetings

- December 1
- December 8

			<u>Future Agenda Review - Longer Term Initiatives</u>				8/20/2025
			(items that likely require council discussion/action)				
<u>Item</u>			<u>Initiated By</u>	<u>Target Date</u>	<u>Status/Notes</u>		
Discuss penalties for license holders of mulitple businesses			Council	3rd/4th Quarter 2025	Liquor/Tobacco License Presumptive Penalties		
Roseville Fire role in medical transport			Staff	TBD	Ongoing discussions with Allina, etc.		
Review need of pet licenses			Council	TBD	Staff review amount of licenses issued and report back		
City Speed Limit Review on Local Streets			Strahan/Council	TBD	PWET will continue to work on issue and report back		
Sister City Relationship with Indigenous Tribal Nation			Strahan	TBD			