



Complex Projects Solved

PROPOSAL

JUNE 15, 2021



PROPOSAL FOR CONSTRUCTION MANAGEMENT AT RISK SERVICES

## RUNESTONE COMMUNITY CENTER EXPANSION

Proposed By: H+U Construction  
Contact: Andy Hoffmann, Project Director  
5555 West 78th Street, Suite A  
Minneapolis, MN 55439  
P: (952) 292-4833  
E: [ahoffmann@hu-construction.com](mailto:ahoffmann@hu-construction.com)

c/o: Marty Schultz  
City Administrator  
704 Broadway  
Alexandria, MN 56308  
P: (320) 759-3629  
E: [mschultz@alexandriamn.city](mailto:mschultz@alexandriamn.city)



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**Integrity**

**Respect**

**Character**

**Loyalty**

**Pride**

**Motivation**

**Attitude**

**Inspiration**





June 15, 2021

**Marty Schultz, City Administrator**

City of Alexandria  
704 Broadway  
Alexandria, MN 56308  
P: (320) 759-3629  
E: mschultz@alexandriamn.city

**RE: PROPOSAL FOR RUNESTONE COMMUNITY CENTER EXPANSION PROJECT  
CONSTRUCTION MANAGEMENT AT RISK SERVICES**

**Dear Mr. Schultz and Selection Committee:**

Thank you for the opportunity to submit our proposal to provide Construction Manager At-Risk (CM@R) services to the City of Alexandria, and for the opportunity to tour your existing facility last week. Over the past 37 years, H+U Construction has built or improved over 15,000,000 square-feet of public space in Minnesota including some of the most notable community recreational facilities. The Runestone Community Center (RCC) Expansion project aligns perfectly with our company's strengths including comprehensive preconstruction and cost estimating services, sports and recreation construction, and our expertise with the CM@R delivery method.

We were the first firm in the state to specialize in the Construction Manager delivery method back in 1983, are a leading provider of preconstruction services regionally, and have relevant experience redeveloping similar, award-winning multi-purpose ice arenas and community centers. We understand that undertaking a project like this takes years of consideration, planning, and development before it reaches construction, and we believe that H+U is the best partner to help bring your RCC vision to reality for the following reasons:

- + **This is What We Do!** - We've been serving public clients as a CM@R for 37+ years, and developed many of the practices that are today considered industry standard. 80% of our projects are completed as a Construction Manager for Minnesota Government agencies.
- + **We Know Ice** - Ice projects include components that are not as common or as critical in other types of projects. Slab levelness, selecting the most cost effective refrigeration systems, and providing quality assurance inspections for refrigeration pipe are all critically important for this type of project.
- + **Parks and Recreation Experience** - With notable, extremely similar projects such as the Red Baron Arena and Expo as well as numerous community park and recreation facilities, our proposed team members have deep expertise with this project type.
- + **Right Sized Firm** - Working with a mid-sized firm, you can expect that your Runestone Community Center Expansion project will receive close personal attention from our firm's leadership.

We are excited to serve the City of Alexandria to help bring the re-imagined RCC project to reality, and look forward to the opportunity to work with you. Please feel free to contact me with any questions regarding the enclosed proposal or fees.

Respectfully,

Andy Hoffmann, Project Director/President  
H+U Construction  
Phone: (952) 292-4833  
Email: ahoffmann@hu-construction.com



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B. BUSINESS ORGANIZATION  
+ HISTORY

# PROPOSAL

VICTORIA FIELD HOUSE  
Victoria, MN





## B. BUSINESS ORGANIZATION + HISTORY



### FIRM NAME:

Hoffmann + Uhlhorn Construction, Inc.  
(dba: H+U Construction)

### YEAR FOUNDED: 1983

### PRINCIPAL OFFICERS:

Andy Hoffmann, President/Partner  
Joe Uhlhorn, CFO/Partner

### CORPORATE STRUCTURE:

S-Corporation

### CORE VALUES:

- + H+U Delivers
- + H+U Innovates
- + H+U is Positive
- + H+U is Humble & Helping
- + H+U is Impactful

## Building Legacies

Build with **purpose**.

Build for the **greater good**.

### i. Brief history of the firm, including listing of principal officers, corporate structure, and ownership type. Identify the number of years the firm has provided similar construction manager at risk services.

Originally founded as Bossardt Corporation in 1983, Hoffmann + Uhlhorn Construction, Inc. (H+U Construction) is a Minneapolis-based construction and consulting firm with over 37 years of experience in helping our clients navigate the complexities of construction. More than 80% of our work is as a Construction Manager (CM) for Minnesota cities, counties, and school districts, having built or improved more than 15,000,000 square-feet of space throughout the state.

Our approach to Construction Management At-Risk (CM@R) is collaborative, thorough, and driven. We are accustomed to working with multiple stakeholders in a project including cities, foundations, districts, and community groups to find the best solutions.

Construction Management is not just something we do, it's everything. We were the first firm to operate specifically as a CM in Minnesota, and our standard processes and procedures are built specifically for this type of project.

March of 2019 brought about an exciting new era for H+U Construction when existing management - two industry veterans and long-standing employees, Andy Hoffmann and Joe Uhlhorn - acquired the company from a larger corporation (Wenck Enterprises) in an effort to further hone in on our expertise and clients' specific Construction Management needs. With the acquisition, H+U's partners now focus entirely on our core services and clients, while continuing to build upon the legacy of great people, projects, and partnerships.

More than 500 multi-million-dollar projects completed on-schedule and on-budget is not a coincidence - it's the reason more than 91% of our clients have chosen to become repeat clients over the past 10 years. H+U has been ranked among the "Top 25" Twin Cities area construction firms by the *Minneapolis/St. Paul Business Journal* for more than a decade, and takes pride in being a great place to work for and with. Additionally, we are a proud, long-time member of the Minnesota Ice Arena Manager's Association (MIAMA) among several other industry associations.



### WHY H+U?

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

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





## B. BUSINESS ORGANIZATION + HISTORY

**ii. Identify other services your firm presently provides, besides construction management, under the name stated above or any other name. Identify construction services and/or other services, you provide as agency construction manager.**

Below is a list of our comprehensive Construction Management services, broken down by phase and always tailored to each client's specific needs. In addition to our innovative Construction Management services, H+U also offers General Contracting, Owner Representation, Construction Consulting, Cost Estimating, and Facilities Planning.

### CONSTRUCTION MANAGEMENT SERVICES:

#### Planning Phase

- + Building + Site Evaluation
- + Master Project Budget Development
- + Master Schedule Development
- + Feasibility Evaluation
- + Project Delivery Planning

#### Design Phase

- + Construction Management Plan
- + Project Scope Definition
- + Team Responsibility Matrix
- + Preliminary Master Schedule
- + Project Procedure Manuals
- + Public Meeting Participation
- + Cost Estimating
- + Scope/Schedule/Budget Alignment
- + Design Constructability Review
- + Mechanical, Electrical Plumbing (MEP) Review
- + Civil + Utility Review
- + Value Engineering
- + Design Meeting Coordination
- + Contracting Strategy + Bid Packaging
- + Contractor Bidding Schedule
- + Phased Procurement
- + Coordinate Long-Lead Purchase/Delivery

#### Bid/Award Phase

- + Develop Scope of Work Descriptions
- + Bid Advertisement + Solicitation
- + Final Budget Estimate
- + Cash Flow Projections
- + Bid Package Development
- + Pre-Bid Information Meetings
- + Contractor Pre-Award Interviews
- + Bid Evaluation
- + Contract Award Recommendations
- + Contract + Purchase Order Preparation
- + Establish Cost + Schedule Control Systems

#### Construction Phase

- + On-Site Project Supervision
- + Obtain Permits, Bonds + Insurance
- + Implement Phased Construction
- + Pre-Construction Meetings
- + Quality Control Inspections
- + MEP + Civil Construction Review



#### Construction Phase Continued

- + Contract Administration
- + Weekly Coordination + Owner Meetings
- + Coordinate Occupancy Requirements
- + Expedited Material Deliveries
- + Project Status Reporting
- + Cost Control + Budget Maintenance
- + Pay Application Review + Preparation
- + Construction Scheduling
- + Site Coordination + Safety Services
- + Change Order Evaluation
- + Prepare + Distribute Punchlist

#### Post-Construction Phase

- + Contractor Punch List Completion
- + Building Systems Start-Up Coordination
- + Move-In Coordination
- + Contract Closeout
- + Operations + Maintenance Manual Preparation
- + Owner Training Coordination
- + Warranty Work Follow-Up
- + 11 Month Warranty Walk-Thru
- + Continued City Representation





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PROPOSAL

C. TEAM IDENTIFICATION

JORDAN COMMUNITY EDUCATION +  
RECREATION CENTER  
Jordan, MN





## C. TEAM IDENTIFICATION

### i. Identify key staff, consultants, and positions for each of the phases proposed for this work. Include basic and brief resume' information focusing on project experience that enhances qualifications for this work.

Delivering a successful project begins with assembling a cohesive team. The City of Alexandria will be served by a comprehensive team of professionals that is led by one primary point of contact across all phases of the project; our Project Director, Andy Hoffmann. Andy will provide a hands on approach to leading the project through the budgeting, bidding, construction, and closeout phases. He will collaborate with all stakeholders including City of Alexandria staff, designers, contractors, and other community members. His involvement throughout the entire project will provide a single source of accountability for the project stakeholders.

During the budgeting phase, Andy will oversee the efforts of our preconstruction team and their work with the design team and the City. Andy will also lead stakeholder involvement from the construction team. This will include meeting attendance, phasing explanations and community engagement if requested. During construction, he will continue to ensure phasing plans are met, the community is informed, the project operates safely, and that the City is pleased with the project.

H+U Construction's proposed team members have worked together on numerous projects as further outlined in the Key Qualifications and Approach section later in the proposal. H+U will provide all of the anticipated services in-house from our home office located southwest of Minneapolis, and does not require the assistance of outside consultants to plan or manage this project. We will also have a full time Senior Superintendent located on-site.

When clients work with H+U, 91% of them choose to work with us again on future projects, largely as a result of our talented, experienced team and high level of customer service that we pride ourselves on. Biographies and resumes for H+U's proposed team members are included on the following pages.

### ii. Identify project availability during the work and any project conflicts based upon other work or project commitments.

All of our proposed team members will be fully available during the scheduled work period and do not have any scheduling conflicts at this time.





# ANDY HOFFMANN

## Project Director

Andy has 24 years of industry experience, including over 13 years with H+U Construction where he is currently the firm's President/Partner. He has served as a Project Director for Construction Management projects valued up to \$140 million, and has led H+U's preconstruction team since 2012 where he has overseen preconstruction services for more than \$2.5 billion in public construction projects across the Midwest.

Andy believes that open, honest, and frequent communication among project stakeholders is the way to ensure successful projects. He will lead our team through all phases of the project, and serve as your day-to-day contact during the design phase.

As the Project Director, Andy's responsibilities will include preconstruction planning, conflict resolution, meeting attendance, and ensuring H+U's team is meeting or exceeding the City's expectations. He will identify key milestone dates for design, procurement, and construction that will serve as a road-map for completing the work on-schedule. Andy will lead the GMP development process by working with the City of Alexandria, design team, and local contractors.

## SELECT PROJECT EXPERIENCE

- + City of Marshall, Red Baron Arena:** Preconstruction Services for New \$16M; 78,200/SF Ice Arena and Expo Center
- + City of Victoria & ISD #112, Victoria Field House Expansion:** \$6.4M; 34,000/SF Ice Arena Addition
- + Jordan Public Schools, Jordan Middle School + Community Education Recreation Center:** Preconstruction Services for 49,000/SF Addition and 119,000/SF Renovation
- + City of Chaska, Chaska Community Center Ice Arena:** 4,500/SF Renovation and Locker Room Expansion
- + Prior Lake-Savage Public Schools, Prior Lake High School + Activity Center:** \$40M 160,000/SF High School Addition
- + Burnsville-Eagan-Savage Public Schools, Burnsville High School + Activity Center:** 137,000/SF Activity Center + High School Addition
- + City of Minnetonka, Williston Fitness Center:** Preconstruction Services for \$4.5M; 8,200/SF Addition and 18,200/SF Renovation
- + City of Apple Valley, Hayes Community + Senior Center:** Preconstruction and Construction Management for New \$4.2M Green Globe Certified Senior Center
- + City of Apple Valley, Valleywood Clubhouse:** Preconstruction and Construction Management for New 16,700/SF Green Globe Certified Golf Course Clubhouse and Event Center
- + Minneapolis Park + Recreation Board, Water Works at Mill Ruins Park:** Preconstruction Services for \$15M Historical Restoration, Renovation, and Park Redevelopment Project
- + Washington County Parks Department, Cottage Grove Ravine Regional Park Landing:** Preconstruction Consultant for New \$4M Trailhead Building Including Gathering and Event Space
- + Metropolitan Airports Commission, MSP International Airport - Various Projects:** Preconstruction Services for over \$1.4B of Proposed Airport Improvements



## EDUCATION

Minnesota State University,  
Mankato – Mankato, MN  
*BS, Construction Management*

## AREAS OF EXPERTISE

Preconstruction Services  
Cost Estimating  
Value Engineering  
Construction Phasing  
Public Bid Procedure  
Bid Marketing

## MEMBERSHIPS

Bloomington Parks/Arts/  
Recreation Commission  
  
MN Ice Arena Managers  
Association (MIAMA)  
  
Minnesota Recreation & Park  
Association (MRPA)  
  
Construction Management  
Association of America  
(CMAA) Board of Directors,  
2012-2018  
  
Minnesota Construction  
Association (MCA)  
  
Minnesota Rural Education  
Association (MREA)  
  
Minnesota Builders Exchange  
Member (MBEX)

### GREG KOBÄ

#### Project Manager

Greg has 17 years of construction industry experience, including 14 as a Mechanical Project Manager and 4 years with H+U. He is a graduate of Hamline University and holds a Masters State Plumbing License, as well as Master Plumbing certificates in Minneapolis and St. Paul. Greg has overseen dozens of multi-million dollar facility renovations alongside our proposed project team.

As your Construction Project Manager, Greg will support the Project Director in all aspects of the project, working directly with the entire project team. He will be an active participant in the design phase planning effort, and will be responsible for managing the construction budget, subcontractors, and project closeout. Additionally, Greg will manage the submittal process, Requests for Information (RFIs), review and prepare potential Change Orders, and be responsible for the day-to-day office operations related to the project. His background as mechanical contractor will aid our team in planning for construction, and mitigating MEP-related obstacles during construction.

#### SELECT PROJECT EXPERIENCE

- + **Burnsville-Eagan-Savage Public Schools, Burnsville High School + Activity Center:** \$52M; 137,000/SF Fieldhouse and High School Addition
- + **Prince of Peace Lutheran Church, Burnsville Campus Expansion and Preschool:** \$11M Addition and Renovations Including Administrative, Gathering, and Event Spaces
- + **University of Minnesota - Twin Cities, Early Childhood Learning Center:** New \$4.1M Daycare
- + **Saint Paul Public Schools, Como Park Senior High School:** \$45M; 44,660/SF Addition; 217,770/SF of Phased Renovations and \$2.1M Turf Athletic Field
- + **Lester Prairie Public Schools:** \$13.65M Addition and Renovation of K-12 School Including Gymnasium (ongoing)
- + **Rosemount-Apple Valley-Eagan Public Schools, Rosemount High School:** \$14M Addition, Renovation, and Civil Project
- + **Rosemount-Apple Valley-Eagan Public Schools, Oak Ridge Elementary School:** \$3M Addition and Renovations
- + **Rosemount-Apple Valley-Eagan Public Schools, Diamond Path Elementary:** \$6M Addition and Renovations
- + **Rosemount-Apple Valley-Eagan Public Schools, Cedar Park Elementary:** \$5M Additions and Renovations
- + **Rosemount-Apple Valley-Eagan Public Schools, Echo Park Elementary:** \$5M Additions and Renovations



#### EDUCATION

St. Paul Technical College -  
St. Paul, MN  
*Plumbing Certification*

Hamline University -  
St. Paul, MN  
*Bachelor of Science Degree*

#### AREAS OF EXPERTISE

Project Management  
Estimating  
Bidding  
Mechanical, Electrical, Plumbing  
Budget Management  
Quality Assurance  
Project Closeout

#### PROFESSIONAL AFFILIATIONS

Minnesota Educational Facility  
Management Professionals  
(MASMS) Member

#### CERTIFICATIONS

Master State Plumbing License  
Master Plumbing Certificates -  
Minneapolis + St. Paul

#### TECHNICAL COMPETENCE

Procore  
Mechanical Code



# PAUL OSTERHUS

## Senior Superintendent

Paul has been with H+U Construction for over 25 years and has 30 years of construction industry experience. He will serve as your Senior Superintendent, becoming involved prior to the start of the construction phase, and will be responsible for managing all on-site activities with support from the rest of our project team.

Paul will oversee the safety of contractors, City of Alexandria staff, and the public while serving as the City's "eyes and ears". He will take proactive measures to enforce standards of quality, making sure the schedule is adhered to, work is performed according to specifications and plans, and that materials are delivered as promised. Paul takes an active role in the site management of the project. He frequently works with Owners to quickly identify solutions as issues arise on site. His long work history is a valuable resource for all project Owners.



## SELECT PROJECT EXPERIENCE

- + City of Marshall, Red Baron Arena + Expo:** New \$16M Hockey Arena and Multi-purpose Event Center
- + Lester Prairie Public Schools:** \$13.65M Addition and Renovation of K-12 School Including Gymnasium (ongoing)
- + Saint Paul Public Schools, Como Park Senior High School:** \$45M 44,660/SF Addition, 217,770/SF of Phased Renovations and \$2.1M Turf Athletic Field
- + Bemidji Public Schools, Bemidji High School:** New 395,000/SF High School and Athletic Complex
- + Sauk Rapids-Rice School District, Sauk Rapids High School:** 360,000/SF New High School and Athletic Complex
- + Crookston Public Schools, Crookston High School:** New 285,000/SF High School and Athletic Complex
- + Rosemount-Apple Valley-Eagan Public Schools, Rosemount High School:** \$14M Addition and Renovations
- + City of Blaine, SBM Fire Station No. 3:** New \$7.1M 35,000/SF Fire Station and Training Facility
- + City of Lakeville, Lakeville Police Station:** New 6,000/SF Addition and 7,000/SF Renovation of Existing Police Station
- + City of Faribault, Faribault Public Library:** \$2M 10,300/SF Addition and 11,700/SF Renovation of Historical Library Building
- + City of Redwood Falls, Redwood Falls Library:** New \$1.8M 13,100/SF Library
- + City of Zumbrota, Zumbrota Public Library:** New \$1.1M 10,500/SF Library
- + Leach Lake Band of Ojibwe, Norther Lights Casino:** On-Site Owner's Representative for 80,000/SF New Casino
- + Minnesota State Colleges and Universities, Mesabi Range Technical College:** Owner's Representative and Pre-Construction Planning for 15,500/SF of Technical College Addition and Adjacent Renovations

## EDUCATION

University of Wisconsin, Stout  
- Menomonie  
BS, Construction Management

## AREAS OF EXPERTISE

Construction Site Logistics  
OSHA Compliance  
QA/QC Enforcement on Building Envelope  
Schedule Management  
Project Supervision

## CERTIFICATIONS

OSHA 30-Hour  
OSHA 10-Hour  
Storm Water (SWPPP)  
First Aid  
Procore

## MEMBERSHIPS

Minnesota Construction Association (MCA)  
  
Lean Construction Institute (LCI)



### JOE UHLHORN

#### *Project Controller*

Joe has over 15 years of construction industry experience and serves as the CFO/Partner for H+U. He holds a Bachelor's degree in Finance and Economics from the University of St. Thomas, and has led the construction process for more than \$400M in construction contracts on behalf of our clients. Joe's responsibilities will include overseeing the preparation and reconciliation of contractor Pay Applications, and all contractor, vendor, and invoicing. Joe has worked with municipalities, private developers, public entities, and corporations over his career and ensures each project is tailored to their specific needs. He is known for finding fair solutions for project Owners and presenting those solutions in an easy to understand format.



### JOELLE KWIATKOWSKI

#### *Cost Estimator*

Joelle has 5 years of cost estimating experience, and a Bachelor's degree in Construction Management from Minnesota State University, Mankato. Joelle serves as a full-time cost estimator, with day-to-day responsibilities including quantity take-offs, reviewing plans for errors and omissions, value engineering, and assessing costs to continually improve and maintain H+U's cost database. Her past experience includes cost estimating as a technical consultant, General Contractor, and Design/Builder. This combination of real-world application with technical expertise makes Joelle a valuable resource to our project teams and clients.



### LISA KNOX

#### *Project Administrator*

Lisa has 6 years of experience in the construction industry as a Project Administrator and over 25 years of administrative and service experience. Lisa will assist with the preparation of contracts, submittals, insurance, and closeout documents as well as tracking all change orders, preparing/reviewing meeting minutes, and assisting with the overall project documentation and communications. Lisa is also proficient in the use of our Procore construction management software. She will serve as our lead for implementing Procore systems across the project team, and will provide training to City of Alexandria representatives so that all team members can access real-time project information using any mobile device.



### PATRICK KINNEY, MPH, CIH

#### *Health + Safety Director*

Patrick has over 18 years of experience working in the construction industry, including seven years as an OSHA Inspector. During the pre-construction phase, Patrick will assist with our development of a Safe Site Utilization Plan. During construction, Patrick will regularly visit the sites to review safety procedures and update our safety plans. He will also be responsible for reviewing contractor safety plans, preparing the project safety specifications, and providing continuous safety training to our on-site staff.



Complex Projects Solved

PROPOSAL

WILLISTON FITNESS CENTER  
Minnetonka, MN

D. KEY QUALIFICATIONS  
+ APPROACH



## D. KEY QUALIFICATIONS + APPROACH

H+U partnered with the City of Marshall to build the new 78,200/SF Red Baron Arena + Expo center, which was partially funded through the 2015 State Bonding Bill, and was constructed to meet B3 standards, much like your Runestone Community Center Expansion. The project includes a complete precast exterior, long-span joists, and ancillary office space for arena staff. WCCO News viewers voted the Red Baron Arena to be the "Best Hockey Rink in Minnesota."

project name:  
**Red Baron Arena + Expo**

project location:  
**Marshall, MN**

project type:  
**New Construction**

project size:  
**78,200/SF**

project cost:  
**\$16,136,000**

project delivery method:  
**Construction Management**

project owner contact information:  
**City of Marshall**  
Glenn Olson, City Engineer (Retired)  
Phone: 507-537-6773 (City Offices)

### Project Description + Similarities:

- + The multi-purpose facility features 2 indoor ice sheets, 10 locker rooms, 2 meeting rooms, a club room, ample vehicle storage, and capacity for up to 1,400 spectators.
- + \$4M in project funding was received through the State Bonding Bill, which carries prevailing wage and B3 requirements.
- + Precast exteriors, long span structural systems, and an EPDM roofing enclose two large ice rinks; one of which converts to a multi purpose athletic and expo space seasonally.
- + The main rink serves as a multi-use space, transforming from an ice arena to an indoor convention space during summer. Retractable bleachers were installed to maximize seating during the hockey season, and floor space during the convention season.
- + H+U's proposed Senior Superintendent, Paul Osterhus, for the Runestone Community Center Expansion also served on this project.
- + As the largest public project completed in Marshall in recent years, and after a lengthy pursuit of state funding, the project garnered significant attention. H+U coordinated to provide a live-streamed video of the site, time-lapse photography, and a large ribbon cutting ceremony.





## D. KEY QUALIFICATIONS + APPROACH

**H+U completed a phased addition and renovation project at Jordan Middle School**, which included a new 3-station gymnasium with an elevated walking track, fitness rooms, and community use areas as an addition onto Jordan Middle School, which was also renovated as part of the project. The project was named a "Top Project" by *Finance & Commerce* magazine based on its degree of difficulty, creativity in design, innovative construction techniques, cooperation among contractors and management, and sustainability efforts.

project name:  
**Jordan Community Education + Recreation Center (CERC)**

project location:  
**Jordan, MN**

project type:  
**Addition + Renovation**

project size:  
**168,000/SF renovation/addition;  
47,000/sf Activity Center**

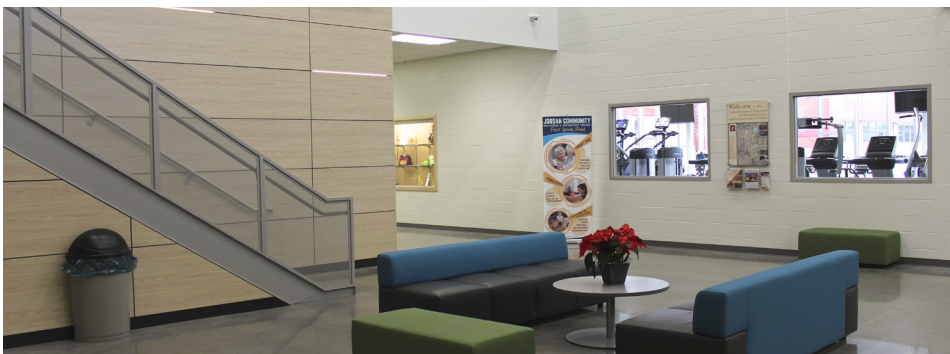
project cost:  
**\$34,590,000**

project delivery method:  
**Construction Management**

project owner contact information:  
**Jordan Public Schools**  
Matt Helgersen, Former Superintendent  
Phone: 612-756-4222

### Project Description + Similarities:

- + The new Jordan Community Education and Recreation Center (CERC) includes three (3) full sized basketball courts, which can be partitioned in to six (6) half sized courts and/or transitioned into indoor tennis, volleyball, or pickle ball courts. The space also includes weight training facilities, an elevated walking track, and reception area.
- + Our team worked with District staff over a 6-month period to develop phasing options that effectively met the District's needs. We carefully monitored the design and budget, resulting in a final cost as-bid that was approximately \$500,000 below budget.
- + The community center was a joint venture between the City of Jordan, and Jordan Public Schools. H+U assisted with the preparation of a joint venture agreement between the City and School District, which included cost-sharing for CERC staffing and utilities.
- + All work was completed while the existing/adjacent school remained fully operational throughout the school year.



## D. KEY QUALIFICATIONS + APPROACH

H+U provided Construction Management services for the Williston Fitness Center, a Minnetonka community-based fitness and recreation facility. The project consisted of additions and renovations totaling 26,000/SF, including a new entryway and fitness rooms. Renovated areas included the lap pool, adding a splash pool, locker rooms, and ADA improvements. This is 1 of 3 projects that H+U has completed for the City of Minnetonka since 1998 when we completed a reconstruction of Minnetonka Ice Arena.

project name:  
**Williston Fitness Center**

project location:  
**Minnetonka, MN**

project type:  
**Addition + Renovation**

project size:  
**26,000/SF**

project cost:  
**\$4,500,000**

project delivery method:  
**Construction Management**

project owner contact information:  
**City of Minnetonka**  
Dave Johnson, Director of Recreation Services  
(retired)  
Phone: Available Upon Request

### Project Description + Similarities:

- + Portions of the building remained open to the public throughout construction. Additions were completed and opened for use in a first phase of construction, before renovations began in other areas of the building.
- + Additions included a new main entrance to the building, new reception area, and new fitness/exercise rooms.
- + Renovation work included upgrades to the existing lap pool infrastructure, a new splash pool, significant locker room upgrades, and reconfiguration of the site to improve parking and ADA access.
- + The project was a financial success for the city, who has seen a significant increase in memberships and revenue ever since completion of the project.
- + H+U was recently selected to complete a new park project for the City of Minnetonka, which will be our fourth project for the city, spanning two parks administrators.





## D. KEY QUALIFICATIONS + APPROACH

H+U has been working with the Prior Lake-Savage Area School District to complete new construction, addition, and renovation projects for more than 20 years. In 2003 we were hired to build the Prior Lake High School (PLHS), and in 2013 we partnered with the District to build the 33,000/SF addition. In December of 2020, H+U completed construction on several additions at Prior Lake High School totaling \$40,000,000 in construction, including a new activity center, kitchen/cafeteria, academic additions, auto mechanic shop, and security improvements.

project name:  
**Prior Lake High School + Activity Center**

project location:  
**Savage, MN**

project type:  
**New Construction, Additions,  
Renovations**

project size:  
**160,000/SF**

project cost:  
**\$40,000,000**

project delivery method:  
**Construction Management**

project owner contact information:  
**Prior Lake-Savage Area School District**  
Jim Dellwo, Director of Operations,  
Transportation, Health & Safety  
Phone: 952-226-0054  
Email: [jdellwo@priorlake-savage.k12.mn.us](mailto:jdellwo@priorlake-savage.k12.mn.us)

### Project Description + Similarities:

- + The new multi-purpose PLHS Activity Center includes 6 gym stations, an elevated walking track, state-of-the-art weight room, locker rooms, a dedicated entrance, and concessions area.
- + Construction was completed with the school occupied at capacity, which required work to be done in phases, with temporary construction in place to accommodate building access, egress, and life-safety systems.
- + The north wall of the Activity Center was constructed of non-load bearing Precast Concrete to accommodate future expansion. The north wall can be efficiently removed so that additional courts and space can be provided in the future, without impacting the adjacent structure.



## D. KEY QUALIFICATIONS + APPROACH

H+U completed several additions to Burnsville High School totaling 137,000/SF, the largest of which was a 60,000/SF fieldhouse and athletic facility. The 13-month expansion addressed the growing academic needs of the community, bringing all 9th through 12th grade students under one roof while providing a 21st century learning environment for real world learners.

project name:  
**Burnsville High School Additions +  
New One91 Activity Center**

project location:  
**Burnsville, MN**

project type:  
**Additions + Renovation**

project size:  
**137,000/SF Addition;  
60,000/SF Activity Center**

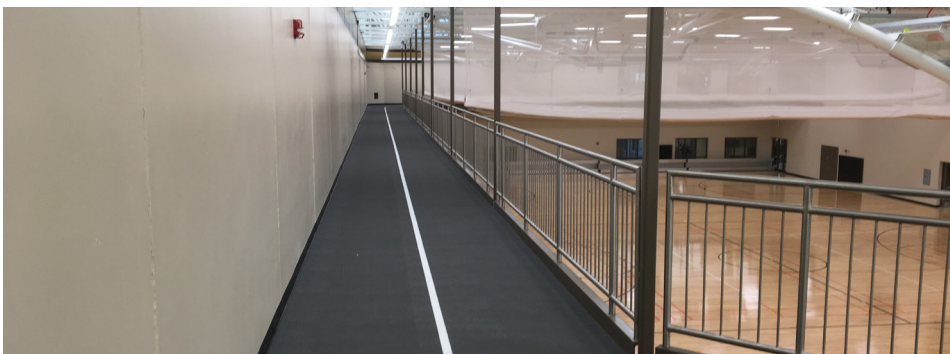
project cost:  
**\$52,000,000**

project delivery method:  
**Construction Management**

project owner contact information:  
**Burnsville-Eagan-Savage Public Schools**  
Glenn Simon, Director of Facilities  
Phone: 612-490-6436

### Project Description + Similarities:

- + The new One91 Activity Center includes 6 gym stations, an elevated walking track, weight rooms, locker rooms, and concessions area.
- + Construction was completed over a 13-month schedule, as required to meet the District's occupancy needs. In order to expedite the project, from an "ideal" 20-month schedule, H+U implemented a phased bidding approach, extensive overtime, and significant coordination.
- + H+U completed ten (10) additional projects for the District, all of which were under construction at the same time as the One91 Activity Center.
- + Much like your new expansion, the One91 Activity Center was primarily constructed of precast concrete wall panels and long-span steel joist.





## D. KEY QUALIFICATIONS + APPROACH

### ii. Identify CM@R experience, if any, on projects that were funded in part by the State of Minnesota through a bonding bill approved by the Minnesota Legislature.

H+U has completed a variety of projects that were funded, in part, through the State bonding bill. Additionally, many of our projects that are not funded through the State bonding bill are constructed to the same B3 standards with prevailing wage requirements; the same criteria required for state bonding projects.

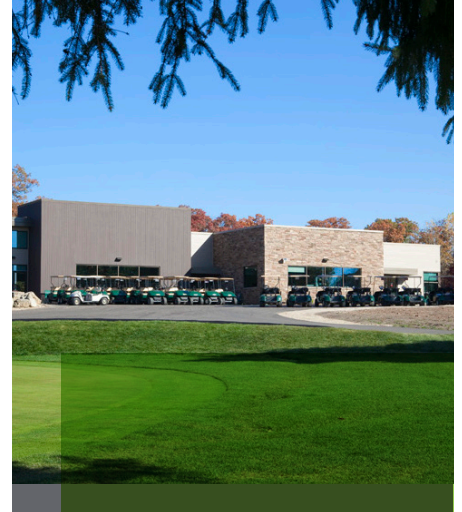
Recent and ongoing State bonding projects include the following:

- + City of Marshall, Red Barron Arena and Expo
- + Minneapolis Park & Recreation Board, Water Works at Mill Ruins Park
- + Three Rivers Park District, Mississippi Gateway Regional Park (ongoing)

In addition to the projects listed above, H+U has also completed various B3 projects for the Minneapolis Airports Commission and University of Minnesota, which also carry prevailing wage requirements. For the Runestone Community Center, H+U will provide the following services related to State bonding requirements:

1. H+U will evaluate B3 items for each contractor work scope and ensure they are incorporated into contract work scopes.
2. H+U will review contractor submittals for B3 compliance.
3. H+U will provide a comprehensive waste management plan documenting recycling requirements for construction waste. H+U will monitor recycling activity each month and ensure compliance with the plan.
4. H+U will work with the design team to ensure they have what they need for reporting including VOC compliant finishes and air quality reports.
5. H+U will specify and enforce the project's prevailing wage requirements.

H+U will work closely with the City and 292 Design Group to ensure sustainability requirements and goals are being met. We are committed to green construction and sustainability practices in all projects, worksites, and best practices for all of our customers. To H+U sustainable construction is not just being efficient with resources. It's constantly educating and considering the environmental impacts that are created by the way we source materials and how we get the job done.



H+U's experience in green construction has included **2 of the first 10 LEED Certified buildings** in the state of Minnesota, the **first Green Globes Certified Fire Station in the nation**, and the **first "New Construction" building** in the state of Minnesota to receive a 3 Green Globe Rating, equivalent to LEED Gold.





More than  
**91% repeat**  
clients over  
the past 10  
years.

**ii. Based upon your knowledge of the proposed work, describe why the City of Alexandria should team with your firm for these projects. Key reasons may include some of the essential process items listed below in Part E.**

H+U Construction helped to pioneer the use of the Construction Management delivery in Minnesota, and developed many of the practices that are today considered industry standard. We are experts in the practice of professional Construction Management, and believe that we are the most qualified to oversee the City of Alexandria's expansion of the Runestone Community Center for the following reasons:

**+ We Know Ice:**

Ice projects include components that are not as common or as critical in other types of projects. Slab levelness, selecting the most cost effective refrigeration systems, and providing quality assurance inspections for refrigeration pipe are all critically important for this type of project.

**+ Parks + Recreation Expertise:**

The proposed team members include parks and recreation veterans who understand the design, function, and importance of features that can be unique to this type of construction. We can help to weigh the costs, benefits, and alternatives for features to ensure that your new facility meets your needs within your budget.

**+ Right Size Firm:**

Working with a mid-sized firm, you can expect that the Runestone expansion will receive close personal attention from our firm's leadership. And, with a firm who completes an average of \$100M per year in projects, with an average project value of \$11.265M (2020), you can be sure that H+U Construction has the ability to complete projects of this scale.

**+ Risk Management:**

H+U was among the first firms in the nation, and was the first firm in the state of Minnesota, to specialize in Construction Management services. Everything from our specifications, to our project management software, and procurement strategies, has been tailored to serve this specific project type under this specific contracting method.

**+ Work Within Operational Facilities:**

More than 70% of our work is completed at operational facilities. H+U's staff are experts in phased construction, and development of Disruption Avoidance Plans. We will ensure that building access and egress are maintained, and that life safety systems are operational throughout construction.

**+ Expertise Meeting Budgets:**

With the current volatility in construction material costs, it's critical that your Construction Manager find ways to minimize cost and schedule impacts. H+U has never failed to meet a budget, and has a thorough understanding of the lead times for critical materials.

**+ Estimating Accuracy:**

Understanding costs before bidding, and bidding within budget, will be critical to the success of your project and the public's opinion of the project. Under-estimating can cause delays and immediate overruns, while over-estimating can cause project features to be unnecessarily cut from the project. H+U has an unsurpassed track record of bidding projects on-budget, with our average projects in 2019 and 2020, bidding 0.74% (2019) and 2.24% (2020) below our estimates.



## D. KEY QUALIFICATIONS + APPROACH



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

### iii. Briefly, how do you propose to administer this project.

H+U will administer the project from the preconstruction phase through construction and the warranty period as summarized below:

- + **Preconstruction Phase:** H+U will serve as an advisor to the City during the design phase. We will assist with the selection of cost-effective materials, develop estimates with subcontractor input, and provide value engineering options for your team's consideration. Our team will also develop the construction schedule with input from your stakeholders to ensure that we are working around your operational needs, and not the other way around.

H+U will provide three estimates at the completion of the Schematic Design, Design Development, and Construction Documents design phases. Each estimate will be thoroughly reviewed with the City and design team, and a list of value-added and/or cost reducing design changes will be provided for your consideration. We will review the plans for constructability, and provide feedback to the design team with the goal of reducing construction-phase design changes, requests for information, and material lead time schedule impacts.

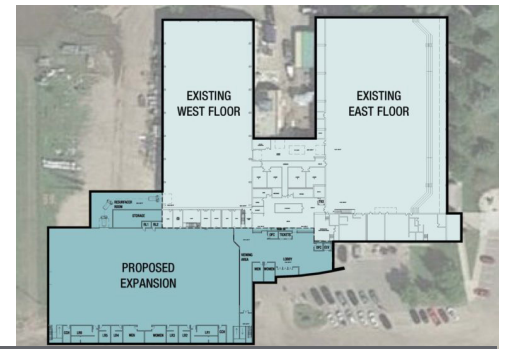
- + **Bid & Award Phase:** Once the project has been fully designed, H+U will develop front end specifications and administer the public bidding process, either on your behalf or in partnership with the City depending on your preference. We will interview all apparent low bidders, before recommending contracts to the City. Once approved by the City, the low-bid contracts will be transferred to H+U's control in exchange for a Guaranteed Maximum Price (GMP).

- + **Construction Phase:** H+U will be responsible for all aspects of construction, including the coordination required to work around your operational needs. We will be liable for the overall schedule, quality, performance of subcontractors, and coordinating upcoming activities with your staff. H+U will guarantee the construction cost after bidding, and be responsible for managing the project within that budget; excluding any design changes and/or unforeseen conditions such as soil conditions or existing building conditions that are not reflected in the bid documents.

H+U will provide regular schedule, budget, and project updates to the City, and facilitate regularly scheduled project meetings with the City, Runestone Community Center Staff, and design team. We will work to provide information for the public, through the City, if requested.

- + **Punchlist & Warranty Phase:** As construction approaches completion, H+U will work with the City and design team to develop and address all punchlist items in a timely manner. We will assemble operations, maintenance, and warranty manuals for your use, and conduct a top-to-bottom warranty walk through 11-months after completion to identify and address any warranty work that has come up within the first year of occupancy.

Rendering Source: City of Alexandria



Complex Projects Solved

# PROPOSAL

PRIOR LAKE HIGH SCHOOL ACTIVITY CENTER  
Savage, MN



E. SUPPLEMENTAL  
INFORMATION



## E. SUPPLEMENTAL INFORMATION



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

**i. Briefly, utilize this portion of the proposal to identify those “value-added” qualities, conditions, services, or attributes of your proposal that enhance or support the proposal document.**

H+U’s team has developed the following considerations and approaches to benefit your project:

**+ Phased Bidding:**

Considering the long lead times currently in place for precast wall panels and steel joists, the schedule would benefit from an early bid package for these components and footings/foundations. H+U would administer an early bid package to procure these materials and labor during the fall of 2021, while the remainder of the building design is being completed. This approach would expedite the overall completion date by up to 6-months when compared to bidding the entire project after final designs are completed.

**+ Local Contractor Involvement:**

H+U’s bid marketing approach will be tailored towards local contractors; many of whom we have worked with in the past. Using our SmartBid software platform, H+U can issue bid advertisements to contractors within a set radius of the project. Each of these contractors would receive up to three personal “bid marketing” calls from our team prior to bidding. The first call would be to notify them of the upcoming bid. A second call would be made to determine if they plan to bid, and a third round of calls would be targeted towards bidders in areas where H+U has not already identified a minimum of three (3) bidders.



The efforts noted above are in addition to hosting pre-bid open houses, where H+U would provide tours of the site, answer contractor questions, and work to encourage local contractors to participate in the bidding process.

**+ Documentation & Procore:**

H+U uses Procore as our Project Management platform. This program can be accessed by any member of the team, including the City, to obtain real-time access to project budgets, photographs, status updates, and Superintendent logs. Schedule updates, meeting minutes, and all other project documentation will be housed on this site, which can be accessed through the Procore App on any personal device at any time. Once construction is completed, the documentation housed in Procore will be turned over to the City, including as-built drawings and a complete record of all changes and clarifications.



**+ Material Selections:**

Since preconstruction services are a large part of what we provide for every project we’re involved in, H+U is extremely knowledgeable with regards to material selections, especially how they impact budgets, schedules, and long-term maintenance. One area we would like to investigate specifically for Runestone, is the concept of a precast concrete double-tee roof structure. With steel joist costs doubling over the past year, we believe this system could create cost savings while also improving the R-value of the roof assembly when compared to metal decking. This would require that roof spans not exceed 120’, which may be feasible based on the documents we’ve been provided to date.

Complex Projects Solved

# PROPOSAL

HAYES COMMUNITY + SENIOR CENTER  
Apple Valley, MN



F. COST PROPOSAL



## F. COST PROPOSAL

**Please provide estimated fees and cost schedules and a sample completed AIA A133-2019 agreement with all applicable attachments in a separately marked envelope as part of the submittal package.**

As per the RFP instructions, H+U Construction's estimated fees and cost schedules and a sample completed AIA A133-2019 agreement with all applicable attachments are included in a separately marked envelope and electronic file as part of the submittal package.



Water Works at Mill Ruins Park



City of Chaska Community Center Locker Room Expansion



City of Minnetonka Ice Arena



CONSTRUCTION MANAGEMENT / GENERAL CONTRACTING / OWNER REPRESENTATION / CONSTRUCTION CONSULTING

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