

PROPOSAL FOR CM AT RISK SERVICES

RUNESTONE COMMUNITY CENTER EXPANSION

SUBMITTED TO: CITY OF ALEXANDRIA DATE: 6.15.2021



DONLAR
CONSTRUCTION

JON KAINZ, President
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B. BUSINESS ORGANIZATION & HISTORY



FIRM HISTORY

Donlar Construction was founded in 1972 by Don Kainz and Larry Dotte, two co-workers in the construction industry. During their 35-year partnership, Don and Larry built a company that has successfully completed thousands of construction projects for education, civic, religious, medical, industrial and commercial clients, always keeping honesty and integrity as the basis of the company's vision for success.

Don's son, Jon Kainz began working for the company in the field and eventually joined the firm in 1993 as a project manager/estimator. When Larry retired in 2008, Jon was named President & Chief Operating Officer. At the end of 2016, Jon became the sole owner when Don retired after 45 years of service.

Today, the company is consistently ranked as one of Minnesota's top General Contractors. Donlar provides a full range of construction services to best suit our clients' needs.

TYPE OF ORGANIZATION

Donlar Construction is a Minnesota Sub-S Corporation, privately held by Jon Kainz.

OFFICERS

Jon Kainz, CEO/President | Karl Anderson, CFO | Gary Traut, Vice President

YEAR ESTABLISHED

Donlar Construction was founded in 1972, Donlar has performed Construction Management services for 49 years.

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.

OTHER AVAILABLE SERVICES PROVIDED BY DONLAR

General Contracting Services	Program Management
Agency Construction Management	LEED Process Management
Conceptual & Budget Estimating	Building Information Modeling (BIM)
Design-Build Services	Constructability Reviews
Historic Renovation	Project Scheduling
Selective Building Demolition	Concrete Polishing
Cast-In-Place Building & Site Concrete	Caulking and Sealants
Division 10 Specialties	Drywall & Light Gauge Metal Framing
Rough & Finish Carpentry	



C. TEAM IDENTIFICATION



GARY TRAUT - Vice President

Project Role: Principal-in-Charge

Gary has 38 years of construction experience ranging from construction materials testing to project management. He has been involved with projects from the design stages to closeout. His excellent communication skills are an asset in his dealings with architects, engineers and owners.

SELECT EXPERIENCE

EDUCATION

St. Cloud Community & Technical College -
Associates Degree,
Civil Engineering

ADDITIONAL EXPERIENCE

St. Cloud Hospital
East Addition &
Expansion

**St. Cloud Police
Headquarters** -
Concrete
Superstructure

**Immaculate Heart
Catholic Church**
- Crosslake, MN

**Cathedral High School
South Building**
Remodel & Addition
- St. Cloud, MN

**St. Cloud Hospital/
CentraCare**
Improvements

Stewart Hall -
St. Cloud
State University

**St. Cloud Civic Center
Wells Fargo Bank
Building** -
St. Cloud, MN

US Bank Building -
St. Cloud, MN

**Paramount
Parking Ramp**
- St. Cloud, MN

**St. Cloud Airport
Willmar Airport**

Menards Expansion
- Waite Park, MN

Crow Wing

County Landfill -
Brainerd, MN



Herb Brooks National Hockey Center - SCSU - St. Cloud, MN
\$14,103,112 Addition: 104,000 sf Renovation: 50,750 sf
Assisted PM with subcontract, submittal review, quality control, budget management, and coordination between owner, architect, and contractor for the addition/renovation of a new front entrance, concession, spectator suites, team store, club space, team locker room, and public restrooms. CM@r. (Sr PM)



Ridgewater College Technical Instruction Lab Renovation - Willmar, MN \$11,124,984 76,000 sf—Renovation
Renovation in 4 campus buildings including technology programs, administration, student services, student life, and food service facilities. The work included: selective demolition, cast-in-place concrete, masonry, structural and misc. steel, roofing, frames and doors, interior gypsum walls, suspended ceilings, mechanical and electrical upgrades. MNSCU. (PM)



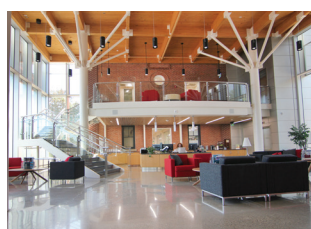
Brown Hall Renovation and Skyway - SCSU - St. Cloud, MN
\$10,363,849 70,000 sf—Remodel
Comprehensive renovation of a three-story building and construction of new skyway connection to adjacent building. Work involved: landscape, general construction roof replacement, window replacement, laboratory equipment and casework, mechanical, fire protection and electrical work. (PM)



Metropolitan State University - St. Paul, MN
\$4,776,254 55,000 sf—New, 14,100 sf—Remodel
Addition and remodel including demolition of the existing three-story classroom building. Work occurred around functioning campus boiler and electrical utilities. New construction was built on the footprint as the original structure. Connections to the adjacent building and existing skyway. (PM)



Centre Square Parking Facility - St. Cloud, MN
\$7,479,500 153,346 sf—New
Four level parking facility in downtown St. Cloud with 541 parking stalls, two elevators and stair towers. One level below grade, one at street level and two above grade with the option for an additional two levels in the future. The structure was constructed with 8,000 cubic yards of cast-in-place concrete and precast panel. (PM)



College of St. Benedict Schoenecker Commons
\$9,237,721 66,000 sf Work included new entrances and interior renovations to all 3 historic buildings. An addition, including full-depth basement, to connect Caedmon to Artisan Studios. CM@r.
Awards: CMA Awards of Excellence and Finance & Commerce Top Project for 2018

D. KEY QUALIFICATIONS & APPROACH



DAVE LAPREE - Senior Project Manager

Dave has 36 years of experience in the construction industry. He is a dedicated and experienced project manager with clear insight into the construction process. Dave effectively leads the project team, building rapport and trust while effectively facilitating work-flow. Dave is backed by strong credentials and a proven history of high quality projects delivered on-time and on-budget

SELECT EXPERIENCE

EDUCATION

**Rochester
Community College**
AA Civil Engineering
Technology

University of

Wisconsin - Stout
BS Building Construction
OSHA 30, SWPPP, CPR
and First Aid Training

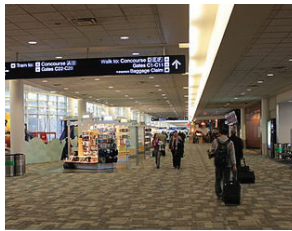
ADDITIONAL PROJECT EXPERIENCE

**Xcel Energy Prairie
Island Nuclear
Generating Facility –
Site Office Building**
\$21M, Steel and
concrete hardened
structure on a high
security site, built on a
site with anti-terrorist
standards

**Beyer Hall & State Gym,
Iowa State University-
Ames, IA** 200,000 sf
LEED Platinum Sports
Recreation, climbing
wall, pool. \$24.4 M

**MN Dept of Agr &
Health Lab - St. Paul,
MN** 178,000 sf high-
tech facility - labs &
office space. \$48 M

**Brookdale Regional
Library & Service
Center - Brooklyn
Center, MN** 135,000
sf addition & library
built w/ sustainable
guidelines. \$21.8 M



MCTC Student Affairs Remodel Phase 1 & 2

PH 1 \$1,212,680 **PH 2** \$1,405,904 43,000 sq. ft—Remodel
Two completed phases of a the 4-phase MCTC T-Building remodel.
Phase One included remodel of existing to new Student Affairs
area. Work included demo, masonry repair, new M&E system,
upgraded security & tech and new floor & wall systems. Similar
work occurred in Phase Two for the Student Affairs Onboarding
department. Total cost - \$6.9 million over 4yrs.

Green Concourse Expansion Phase 2, Concourses A & C MSP International Airport - St. Paul, MN

\$42,000,000 26 gates added to Green Concourse including a
restaurant and pedestrian tunnel connection leading to the "B"
Concourse. Project featured a 40' high Rotunda. Work was done
in restricted areas, some paving work performed on the airside
tarmac—an area with higher restrictions than the inside of the
building.

Green/Gold Connector MSP International Airport - St. Paul, MN

\$22,844,000 Pedestrian skybridge connecting Green & Gold Con-
courses. The 1,000 feet long structure involved working over active
roadways & connecting to an existing parking ramp. It features a
glass and metal panel exterior with a large amount of architectural
exposed structural steel.

Owatonna Public School '15 Referendum Projects:

\$65,000,000 Donlar's team, provided CMA services for:

- **Owatonna Middle School Additions & Renovation**
\$23,900,000 56,210 sf—Additions / 113,000 sf—Renovation
3-additions: 1) 45,310 sf ; 2) 9,800 sf ; 3) 1,100 sf; Interior
renovations. Security upgrades. Deferred maint. - \$10,264,750.
- **Owatonna Education Center Renovations (OEC)**
Remodel of existing to repurpose class & office space, new re-
ception area. Fire projection & exterior waterproofing upgrades
- **Paving Projects - Multiple Sites**
Mill & overlay parking lots, replacing curbs & gutters, replace
sidewalks & at select sites, upgrade parking lot LED fixtures.
- **McKinley Elementary School Additions & Renovations**
Included: Two additions: 1)-31,300 sf; 2)-2,800 sf addition &
major interior renovations. Security upgrades.
- **Lincoln Elementary Additions & Renovations**
3 additions East, North and South & Renovation in 2 phases.
- **Washington Elementary School Additions & Renovations**
Site upgrades for new pedestrian ramp & renovations.
- **Wilson Elementary School Deferred Maintenance**
Mechanical & ceiling system upgrades in 3 buildings + remodeling
- **Multi-Site Entry/Office Renovations & Security Upgrades**

D. KEY QUALIFICATIONS & APPROACH



NATE BELL - Project Manager/Estimator

Nate has been working at Donlar Construction for 8 years as project estimator and project manager. He has 12 years total experience in the construction industry. With an exceptional understanding of the entire construction process, Nate has proven to be an invaluable resource. He is a highly motivated, tech savvy individual and an effective coordinator. He is resilient in coping with conflicting demands and effective at prioritizing duties, enabling him to work under pressure while maintaining a calm composure. His primary responsibilities include assisting in the development of cost estimates, budgets, timelines and schedules. Additionally, he will follow-up on all submittals, delivery dates, subcontractor compliance with contract requirements, meeting minutes, change order process, budget tracking and safety compliance.

EDUCATION

St. Cloud State University

Bachelor of Arts in Business Management

St. Cloud Technical & Community College

AAS Degree in Architectural Construction Technology

CERTIFICATIONS

Erosion and Storm water Management Certified (SWPP)

PREVIOUS CONSTRUCTION EMPLOYMENT

Fastenal Company, Sales & Support, 2006-2013

Landscape Professionals, Lead Foreman, 2004-2012

ADDITIONAL PROJECT EXPERIENCE

Groveland Elementary Gym Addition

Howard Lake Waverly Gym and Classroom Addition-Concrete Pkg

Sartell High School Concrete Pkg

SELECT EXPERIENCE



Toppan Merrill Office and Warehouse Addition - Sartell, MN

\$6,300,000 As CMAR, Donlar managed the expansion of Toppan Merrill's Sartell facility. The project consisted of a 69,500 sf—New sqft warehouse addition to the north side of the existing building and a 13,000 sqft office building to the south.



College of St Benedict CWA Renovation—St Joseph, MN

\$9,237,721 66,000 sf—Renovations

Work included new entrances and interior renovations to all 3 buildings. An addition, including full-depth basement, will connect Caedmon to the Artisan Studio. The new addition also includes a 3-stop elevator and site work.



MnDOT Little Falls Truck Station—Little Falls, MN

\$5,485,400 39,954 sf—New New 21,484 sf precast truck shop and office space and three other outbuildings: a 6,120 sf pre-engineered unheated building for cold storage, a 6,510 sf pre-engineered salt shelter, and a 1,840 sf 5 bay precast t-panel storage bins.



St. Cloud Technical and Community College Health Science Building Exterior Remodel - St. Cloud, MN

\$1,550,000 Two phase exterior renovation of the building. Demolition included removal of existing exterior EIFS, stucco, and windows. Remodel included new windows, composite wall panels, metal flashing, metal studs, gypsum board, insulation, masonry, electrical work, and patching the EPDM membrane roof.



Renville County Hospital and Clinics – Carpentry Package

\$1,265,908 New 61,500 sf hospital and clinic in Olivia, MN. For this package Donlar provided labor and material for rough carpentry, interior architectural casework, finish carpentry, hollow metal doors and frames, wood doors, stile and rail wood doors, door hardware, signage, wall protection, toilet accessories, fire protection specialties, metal lockers, and flag poles.



Lakewood Health Systems Hospital Expansion and Remodel, Staples, MN – Concrete Package

\$662,800 Work consisted of constructing and pouring concrete footings and foundation walls for the new additions that tie into the existing hospital and clinic. Donlar also poured concrete on-grade floors as well as pouring on metal decking.



Schwieters Chevrolet Building Addition – Cold Spring, MN

\$1,018,600 8,064 sf—Addition Project consisted of a 6,000 SF shop area for more car lifts, and 2,000 SF parts room along with a upper parts room of 2,000 SF. It was constructed of precast walls with a metal roof system with a EPDM flat roof.

D. KEY QUALIFICATIONS & APPROACH



TOM BECKER - Superintendent

Beginning in 1989 as a foreman and advancing to a project superintendent in 1994. Tom Becker has 30 years of experience with Donlar Construction, successfully completing many projects from foundation to finish. He has displayed highly technical competency necessary to ensure projects are constructed in accordance with design, budget and schedule. Tom is a highly qualified superintendent and thoroughly capable of producing superior project results time and again.

SELECT EXPERIENCE

EDUCATION

Musician's Institute
- Hollywood, CA
Bachelor of Art '84-86

PROFESSIONAL AFFILIATIONS

Trustee Local 930
Carpenters & Joiners

Additional Experience

SCH - St. Cloud
Hospital MRI Remodel

St. Cloud Hospital 6th
Floor Remodel

CentraCare Plaza
Women's Children's
& Imaging Expansion
& Renovation

CentraCare Plaza
Women's Children's &
Imaging Expansion &
Renovation - Concrete

St. Cloud Hospital
NCI.04 - Concrete

St. Cloud V.A. Medical
Center Expand &
Renovate Ward

St. Cloud State
University (SCSU)
Fire Protection and
Alarm System Upgrade

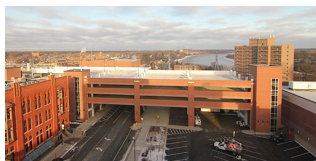
SCSU - Business Building
Remodel

St. Cloud Technical
College Commons &
Outdoor Dining Phase

Bremer Financial
Services Regional
Credit Center

New Cambridge
Middle School -
Concrete

SCSU - Dome
Storage Building



River's Edge Parking Facility – St Cloud, MN

\$11,560,000 140,000 sf—New

Five-level 140,000 sf parking ramp. The cast-in-place pretension concrete structure accommodates 401 parking stalls, 3 precast stair towers, precast spandrel panels and 2 elevators.



Ridgewater College Technical Instruction Lab Renovation

\$11,124,984 76,000 gsf—Remodel

Renovations for Tech programs, administrative offices, student services, student life, and food service facilities. Work included: selective demolition, cast-in-place concrete, masonry, structural and misc. steel, roofing, frames and doors, interior gypboard walls, suspended ceilings, mechanical and electrical upgrades.



St. Cloud Hospital East Addition - Concrete Superstructure

\$12,521,576 Donlar was contracted to pour approximately 30,000 CY of concrete on a new 9 1/2 story bed tower addition. Foundations consisted of pile caps with poured concrete foundation walls. The elevated structural slabs were 12" flat slabs. The project also includes a new generator building, walk bridge and miscellaneous site work elements.



James W. Miller Learning Resources Center – St Cloud, MN

\$24,280,000 235,000 sf—New

The library is a focal point on the college campus. The large and light-filled study areas, as well as captivating interior spaces, have made the building a favorite for students. Built on time and on budget despite delays due to unforeseen circumstances.



St. Cloud Police Headquarters, Superstructure – St Cloud, MN

\$4,972,383 10,000 CY—New

Donlar provided all structural concrete work for the facility including site work. All deck slabs were post-tensioned concrete. A unique structural feature to the underground parking is an on-grade parking lot that covers half with 3-4' of dirt including the parking surface.



Centre Square Parking Facility – St Cloud, MN

\$7,527,478 153,346 sf—New

A new 4-level ramp with 541 parking stalls, two elevators and stair towers. The ramp has one level below grade, one at street level and two above grade with the option to add an additional two levels in the future. The structure was constructed with 8,000 cubic yards of cast-in-place concrete and precast panel.



North Elementary Additions/Renovation – Princeton, MN

\$3,587,000 24,580 sf New 64,343 sf Remodel

Donlar worked closely with owner and architect on the elementary school's additions and renovation. The project consisted of a large classroom addition as well as a complete renovation of the existing school including safety improvements.

D. KEY QUALIFICATIONS & APPROACH



STEWART WOODWORTH - Chief Estimator Project Role: Project Estimator

Stewart, our Chief Estimator, has 41 years of construction related experience and brings a disciplined and comprehensive approach to pre-construction services and cost control. Throughout his career Stewart has held a variety of positions such as Vice President, Chief Estimator, Estimator, and Project Manager and for a period of 10 years held numerous high-level management positions where he was responsible for all aspects of day to day operations. As Chief Estimator, he works with Donlar's project management staff to ensure accuracy and timeliness during the critical pre-construction and construction phases of all contract work. Stewart has been with Donlar for 8 years.

EDUCATION

North Dakota State
School of Sciences

Associate Degree
in Architecture

TRAINING

OSHA - 10 and 30 hour
training CPR Training

CAREER HIGHLIGHTS

Value of all projects
both estimated and
put in place the last
20 years was over
\$2,000,000,000

Value of local & national
government facility
projects both estimated
and put in place - over
\$500,000,000

ADDITIONAL PROJECT EXPERIENCE

Red Lake College and
Government Center

University of Minnesota
Library Access Center
& Archives Building

University of Minnesota
Center for
Transportation

Cornerstone Assisted
Living - Plymouth, MN

Argonne Village of
Lakeville - UP -
Lakeville, MN

Newland Communities
Stonemill -
Woodbury, MN

SELECT EXPERIENCE



Herb Brooks National Hockey Center Addition/Renovation

SCSU \$14,311,621 104,000 sf—New 50,750 sf— Renovations
Major addition/renovation involving a new entrance, lobby ticket office, new concessions. New spectator suites, team store & club space were built into re-purposed spaces, & both mens' & womens' lockers were renovated, as were public restrooms in the expanded concourse. The outdoor plaza was also updated.



Owatonna Public School '15 Referendum Project:

Donlar provided CMA services for the Owatonna Public Schools' 2015 Referendum projects:

- Owatonna Middle School Additions / Renovations
- McKinley Elementary School Additions / Renovations
- Lincoln Elementary Additions / Renovations
- Washington Elementary School Additions / Renovations
- Multi-Site Entry/Office Renovations Security Upgrades
- Paving Projects - Phase I
- OEC Owatonna Education Center



Glencoe-Silver Lake Schools I.S.D. 2859 - 2017

Additions & Alterations \$20,255,788 85,600 sf—New; 3,000 sf—Renovation Additions & alterations connecting buildings & repurposing existing spaces. A large addition, in-filled between Lincoln school, field house & high/middle school, now include a new gym, cafeteria-kitchen, classrooms, locker rooms, and community ed space. A smaller addition onto Lincoln School included additional classrooms. Renovations involved classrooms, offices, and fire sprinkling in both schools as well as a new lab in the HS.



New Red Lake Tribal College & Government Center

\$14,888,603, 75,000 sf—New Tribal College includes admin & faculty offices, classrooms & labs, library & cultural center, kitchen \ cafeteria, Daycare & Headstart Centers. The 2-story Government Building houses Tribal offices, Council Chambers, Dist. Representative offices, & a multi-tier Pow-wow grounds



Ridgewater College Renovations

76,000 gsf Renovations for Technology programs, administrative offices, student services, student life, & food service facilities. Work included: building & selective demolition, cast-in-place concrete, masonry, structural and misc. steel, roofing, frames and doors, interior gypboard walls, suspended ceilings, mechanical & electrical upgrades.

D. KEY QUALIFICATIONS & APPROACH



HERB BROOKS HOCKEY CENTER ADDITION & RENOVATION



Project Type Steel and Brick

Location St. Cloud, MN

Size 104,000 sf—Additions / 50,750 sf—Renovation

Construction Cost \$14,311,621

Project Delivery CMAR

Completion Date November 2013

Owner St. Cloud State University

Contact Larry Blaiser Facilities Construction Coordinator
320-308-4712



Having built the original National Hockey Center and performing two subsequent remodels/upgrades, Donlar was honored to be selected as the CM@r to construct the recent addition and renovation project. Work included construction of a new entrance, lobby ticket office, hockey office and concessions, removal of west ticket office allowing for the installation of additional seating and spectator boxes, press box and additional lockers, a concourse as well as 30-50 person classrooms and meeting rooms.



Donlar provided pre-construction services from constructability reviews, preliminary estimating, value engineering, scheduling, procurement of long lead items, to bidding and award of construction contracts. Donlar also provided, on-site construction services including coordinating contractors and consultants while maintaining access to a fully occupied facility throughout construction, maintaining schedule, budget and quality assurance during construction. Donlar provided owner required reporting and documentation as well as on-site safety and code compliance including close-out.

D. KEY QUALIFICATIONS & APPROACH



NEW CROOKSTON ICE ARENA



Project Type Precast Panels & Long Span Joists

Location Crookston, MN

Size 109,354 sf

Construction Cost \$8,119,700

Project Delivery GC

Completion Date January 2010

Owner City of Crookston

Contact Bruce Wangen, Project Architect WSN
218-281-6522

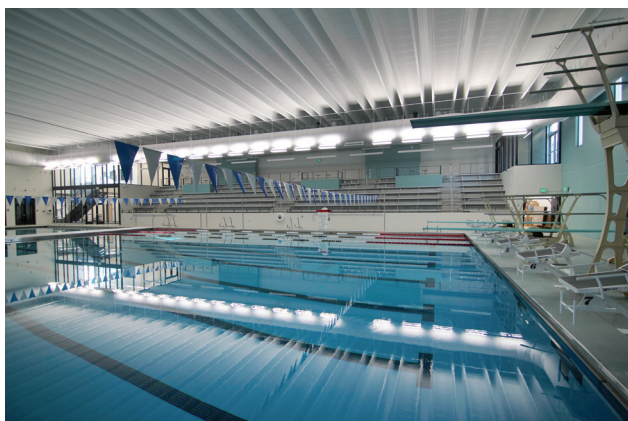
As the General Contractor, Donlar Construction was responsible for all the coordination and scheduling for the City of Crookston Ice Arena Project.

The precast, two-story building holds three sheets of ice and is designed to accommodate special events when the ice is not in use. Project started in May and was completed on target.

D. KEY QUALIFICATIONS & APPROACH



HENRY SIBLEY AQUATICS CENTER



Project Type Concrete and Steel

Location Mendota Heights, MN

Size : 26,600 sf —New

Construction Cost \$7,489,000

Project Delivery GC

Completion Date 8/3/20

Owner ISD 197

Contact Mark Fortman, Director of Operations 612-403-7326

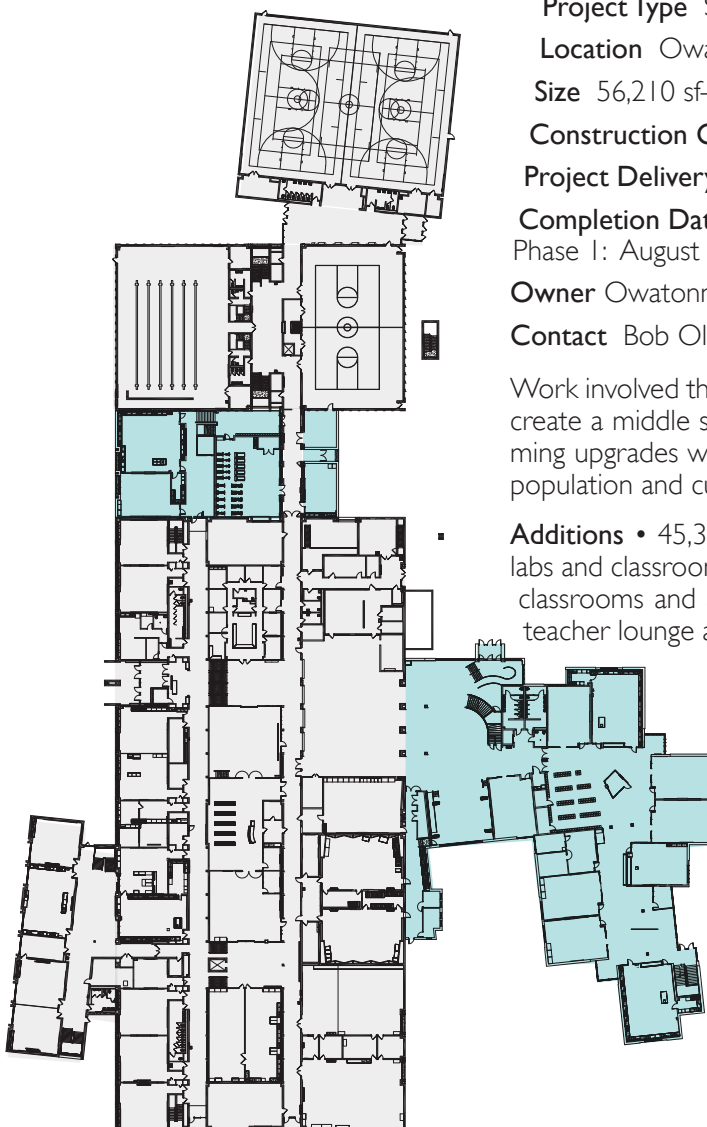
Work included the construction of interior finishes, pool installation (and pool equipment), mechanical and electrical systems and roof. Also included was exterior site work consisting of finish site grading, paving and landscaping. Structure consisted of precast walls with precast T roof.

D. KEY QUALIFICATIONS & APPROACH



OWATONNA MIDDLE SCHOOL ADDITIONS & RENOVATION

Owatonna Public Schools I.S.D. 761



Project Type Steel and

Location Owatonna, MN

Size 56,210 sf—Additions / 113,000 sf—Renovation

Construction Cost \$22,914,000

Project Delivery CMa

Completion Date

Phase 1: August 25, 2017 | Phase 2: August 17, 2018

Owner Owatonna Public Schools I.S.D. 761

Contact Bob Olson - Director of Buildings & Grounds | 507-444-8606

Work involved the addition of 6th grade to the existing junior high school to create a middle school environment. In addition, educational and programming upgrades were made within the facility to meet the increased student population and current educational requirements. Grades 6-8

Additions • 45,310 sf 2-story addition including student commons, lockers, labs and classroom spaces. | 9,800 sf addition including science laboratories, classrooms and a fitness instructional space. | 1,100 sf addition including teacher lounge and building storage.

Interior Renovations occurred in the kitchen & cafeteria, the IMC, school offices and nurses offices.

Security upgrades occurred throughout the facility including a secure control desk camera monitoring & an access control system. Deferred maintenance of \$10,264,750 is included in the project.

D. KEY QUALIFICATIONS & APPROACH



RED LAKE TRIBAL COLLEGE & GOVERNMENT CENTER



Project Type Steel Frame Structure

Location Red Lake, MN

Size 75,000 sf—New

Construction Cost \$14,888,603

Project Delivery GC

Project Owner Red Lake Band Of Chippewa Indians

Owner Red Lake Nation

Completion Date July 2015

Owner Contact

Eugene 'Bugger' McArthur - Former Jobs & Community Development Facilitator P: 218-204-0049



The Tribal College building includes administrative and faculty offices, classrooms, chemistry, biology & computer labs, library & cultural center, food service kitchen with cafeteria, fitness center, Daycare and Headstart Centers.

The Government Center building consolidates multiple Red Lake government agencies and elected tribal officials under one roof. The Government Center also features a new Veteran's Memorial Plaza and a multi-tier Pow-wow for use by the entire Red Lake Nation. These last two items were included as last minute change orders because of the construction costs Donlar was able to save the owner throughout the project.



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.

HERB BROOKS HOCKEY CENTER ADDITION & RENOVATION - ST. CLOUD STATE UNIVERSITY

Construction Cost \$14,311,621
Completed 2014

Donlar was honored to be selected as the CM@R to construct the recent addition and renovation project. Work included construction of a new entrance, lobby ticket office, hockey office and concessions, removal of west ticket office allowing for the installation of additional seating and spectator boxes, press box and additional lockers, a concourse as well as 30-50 person classrooms and meeting rooms.

104,000 sf—Additions / 50,750 sf—Renovation



MINNESOTA GOVERNOR'S RESIDENCE RENOVATION - St. Paul, MN

Construction Cost \$3,238,000
Completed Ph-1 2016 | Ph-2 2017

As CM@R, Donlar provided facility improvements to the Governor's Residence in two phases. Work in the first phase included an elevator extension to the 2nd and 3rd floors, kitchen upgrades, involving an exhaust hood & new ductwork through the upper 3 floors, bathroom renovations and exterior site improvements.

Site improvements included, storm utility piping, grading, foundation waterproofing, window well replacement and extensive patio demolition and concrete paver replacement.

In addition to these tasks the security office also was remodeled and modifications took place with the security system.

The final phase of construction involved the reconstruction of the perimeter fence bringing it up to code and yet honoring its historic character.



MCTC STUDENT AFFAIRS RENOVATION PHASES ONE & TWO - Minneapolis, MN

Construction Cost PH 1: \$1,212,680 | PH 2: \$1,405,904
Completed PH 1 Aug 2019 | PH 2 Dec 2020

Two completed phases of the 4-phase MCTCT-Building 43,000 sq. ft. remodel. The first phase included remodel of existing classroom space into new Student Affairs area. Work included demo, masonry repair, new M&E system, upgraded security & tech and new floor & wall systems.

Similar work occurred in Phase 2 for the Student Affairs Onboarding department. Total Project cost estimated to be \$6.9 million over 4yrs.



D. KEY QUALIFICATIONS & APPROACH

ADDITIONAL STATE FUNDED PROJECT EXPERIENCE

In addition to the highlighted projects above, Donlar has worked on many projects that have been funded all or in part by the State of Minnesota bonding.

These projects include:

- **New Giant's Ridge Ski Chalet & Events Center** in Biwabik, MN,
- Various projects at the **Minnesota Correctional Facility** in St. Cloud.

Donlar has worked for the **Minnesota Department of Transportation (MNDOT)** on many projects including:

- **Little Falls Truck Station** • **Cambridge Truck Station** • **Milaca Truck Station** • **Mankato District Headquarters**

Also Donlar has worked with the **Minnesota Department Military Affairs** on various **Camp Ripley Projects** including:

- **Emergency Vehicle Operators Course** • **Unmanned Aircraft Facility** • Additions-Renovations & upgrades to the campus

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.

WHY TEAM WITH DONLAR CONSTRUCTION:

- Donlar has proven experience in ice rink and connected space facilities
- We have in-depth experience in delivering successful Construction Management projects—both Agency and At Risk.
- We have worked on projects in the Alexandria and surrounding region. We know the area resources and have good relationships with subcontractors and
- Our local office in Saint Cloud will be in charge of the project.
- Our experience also as General Contractor and Subcontractor gives us a clear perspective from both sides of the contract.
- We have reliable estimating experience and proven accuracy in covering all forms of project deliveries.
- We stand by our core values: Dedication, Teamwork, Integrity, and Strive for Perfection.
- Our Core Focus: *Improving People's Lives by Building Better Communities.*

We also see Donlar's proven process in action on the Runestone Community Center Expansion as part of why we are an excellent fit for this project:

- **Budget Management:** We will effectively collaborate with the City of Alexandria and 292 Design Group to establish facility costs, value engineering, competitive bidding, and construction management.
- **Schedule Management:** We will prioritize the ongoing Runestone Community Center event needs to establish the project construction schedule.
- **Quality Management:** Through our facilities assessments and constructability reviews we will establish quality control requirements and enforcements.
- **Process Management:** Through collaboration with the City of Alexandria, Douglas County, and the State of Minnesota we will ensure government compliance is incorporated into the design documents and establish compliance management.

D. KEY QUALIFICATIONS & APPROACH

DONLAR'S PROVEN PROCESS

Donlar's approach to administering work for the Runestone Community Center Expansion will be based on **teamwork, commitment, transparency and innovative thinking**. Once approved as Construction Manager, Donlar will begin assisting the City of Alexandria and design team with project setup and design. Donlar's priority is to manage the risk for the City of Alexandria. Our process, in the simplest terms, is this: risk management centered around the four elements of a project: **BUDGET | SCHEDULE | QUALITY | PROCESS**.

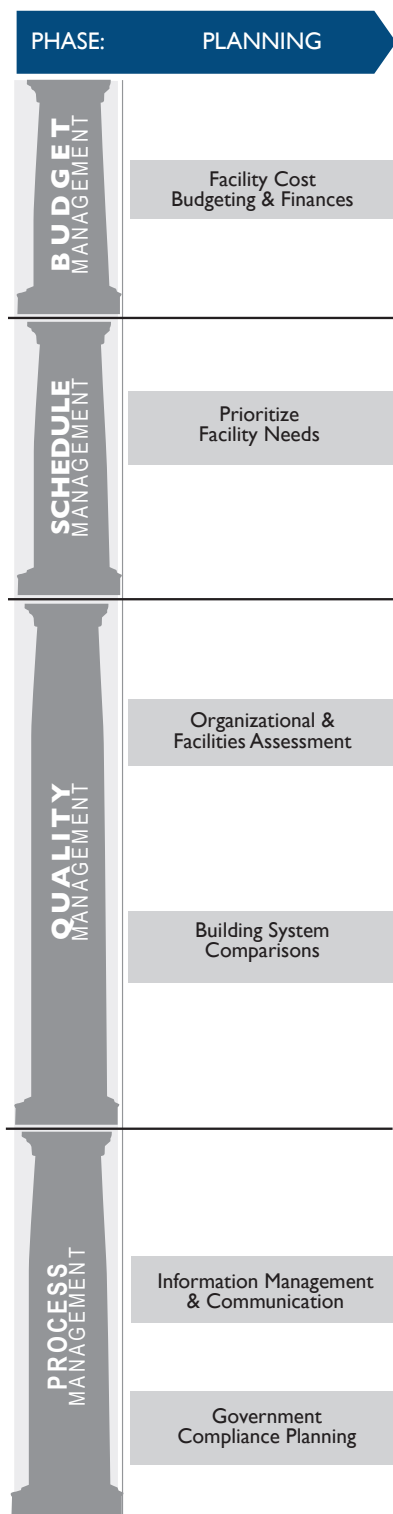
Our proven process consistently provides our clients with optimal facilities. Donlar has managed and built expansions on other ice arenas and is well versed in the challenges of construction in occupied facilities. As a company that provides construction management services and works as a general contractor that self-performs numerous divisions of work, we have the "hands on" experience to be especially qualified to plan and build the RCC Expansion efficiently. Donlar will deliver the vision of the RCC Expansion project to the City of Alexandria through our proven process.



Donlar's Proven Process for Construction Management is based in managing four separate yet intertwined variables of the project: **budget, schedule, quality, and the process**. By controlling these variables throughout the **planning, pre-construction, construction, and post-construction phases**, we produce successful projects time and time again.

PHASE:	PLANNING	PRE-CONSTRUCTION	CONSTRUCTION	POST-CONSTRUCTION
BUDGET MANAGEMENT	Facility Cost Budgeting & Finances	Budget Estimating Value Engineering Competitive Bid & Review Process	Construction Cost Management	Budget Reconciliation
SCHEDULE MANAGEMENT	Prioritize Facility Needs	Establish & Manage Project Schedule Material Procurement Scheduling	Construction Schedule Management Coordinate Facility Use Interruptions	Coordinate Commissioning Enforce Close-Out & Warranty Completion Coordinate Owner Occupancy
QUALITY MANAGEMENT	Organizational & Facilities Assessment Building System Comparisons	Constructability Reviews Building Information Modeling Quality Control Requirements Sustainability Management	Quality Control Enforcement	Equipment Testing & Training Warranty Management Punchlist Review & Correction
PROCESS MANAGEMENT		Information Management & Communication Site Logistics Planning Site Safety Planning Government Compliance Planning	Site Logistics Management Site Safety Enforcement Government Compliance Management	Closeout Documentation

PLANNING PHASE SERVICES (PRE-DESIGN)



Managing Owner's Risk During the Planning Phase

BUDGET MANAGEMENT

Facility Cost Budgeting and Finances - Donlar Construction determines the City of Alexandria's necessary scope of work and sets a budget for the project. This information is then used to benchmark support and is altered as needed to align project scope with the desires of your city's constituents.

SCHEDULE MANAGEMENT

Prioritize Facility Needs - Based on your facility needs and the current conditions of your existing facilities, Donlar determines how soon each component of your work scope needs to be taken care of and uses this priority plan to inform decision making as we move further into the planning process. We look at your specific situation and coordinate construction to match your needs. By establishing the ideal timeframe and scope early we can optimize later processes.

QUALITY MANAGEMENT

Organizational & Facilities Assessment - Using tools like organizational analyses and facility assessments, Donlar Construction determines the current state of your building. A thorough assessment of your existing facilities identifies the strengths and weaknesses of your building's human and built assets. This information will help you decide how to best utilize spaces, what stays and what goes to help educate project stakeholders.

Building System Quality Comparisons - As we begin planning for your new or renovated facilities, we perform building system quality comparisons. We examine the variables of cost up-front, maintenance cost, efficiency, and the system's ability to meet your needs. By thoroughly examining all options, we ensure that the one you choose will be the optimal choice for your building, not just now but in the years to come.

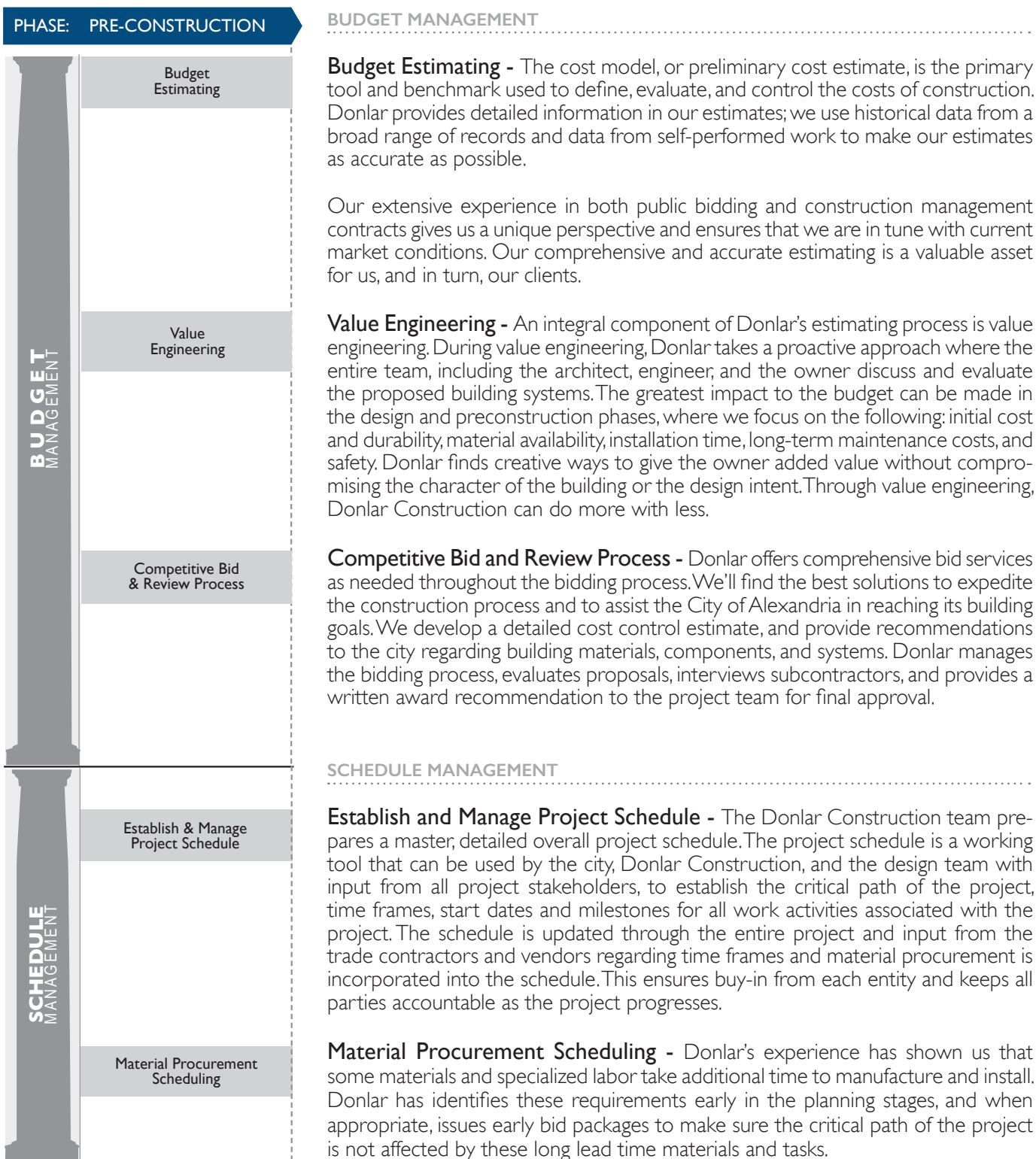
PROCESS MANAGEMENT

Information Management and Communication - We lay the groundwork for our Information Management processes and establish communication channels between all involved parties to ensure that the right people are getting the information they need in a timely manner.

Government Compliance Planning - We help you complete your review and comment and take note of the government bodies that will be impacting your project early on. We ensure that we are acquainted with and prepared to comply with all codes and regulations that will pertain to your project.

PRE-CONSTRUCTION PHASE SERVICES

Donlar identifies key elements, communicates with owner and designers, and then makes certain contractors are know these requirements and are held accountable.



D. KEY QUALIFICATIONS & APPROACH



QUALITY MANAGEMENT

Quality Control Requirements - Donlar implements a stringent quality assurance program through project start-up, construction, and close-out. Our staff reviews the quality criteria with subcontractors and makes certain the subcontractor will meet the quality standards established. These requirements are incorporated into the construction documents and then into subcontract agreements to highlight specific requirements and provide enforceable items. Donlar also utilizes consultants for specialty testing and FF&E firms to ensure expectations for equipment/system functionality, on-site specialty testing and coordination with the city's contractors.

Constructability Reviews - The goal of the constructability review is to simplify the construction process, minimize disruptions on site, and make certain the building process is as efficient and effective as possible. Constructability reviews led by the "hands on" team members help determine if proposed products and systems lend themselves to an orderly construction sequence. Donlar also reviews the feasibility of the proposed systems and various building components to identify any conflicts, as well as the availability of the labor and material necessary to complete the project.

Building Information Modeling - Donlar currently utilizes NavisWorks to provide BIM on many of our projects. This process equips us with clash detection; showing architectural, structural, and M/E systems in a 3D format allows us to review and identify any design or construction issues that can be abated during the design phase. The time spent resolving problems in a virtual arena allows the team to analyze all options for resolution as opposed to being forced to make decisions that can have schedule impacts or create a situation that is less efficient or less aesthetically pleasing.

Sustainability Management - Donlar brings a practical, common-sense approach to sustainable design and construction. We've been involved in numerous LEED certified buildings and have several LEED accredited professionals on staff. In addition, Donlar has also completed over fifty projects using Minnesota's Buildings Benchmarks & Beyond (B3) Sustainable Building Guidelines working with various state agencies including MNSCU, MnDOT and Dept. of Administration.

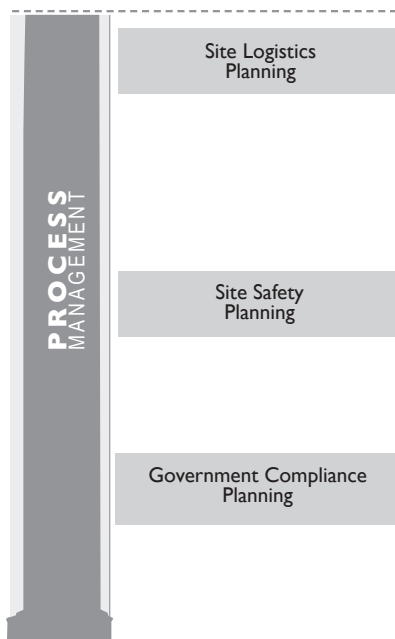
Sustainable design is a key hallmark of Donlar Construction, which has led us to become members of both the national and local chapters of the United States Green Building Council. Donlar has been involved in green building and sustainable design since its creation in 1972.

PROCESS MANAGEMENT

Information Management and Communication - Clear and accurate communication is vital in keeping all team members informed and accountable throughout the pre-construction process. Donlar listens to all concerns and challenges of stakeholders, design groups, and user groups; we set and communicate project expectations for all parties. We integrate the city's requirements for functionality, serviceability, operational efficiency, and budget to complete a building project that is optimized for their needs.

Donlar manages the flow of documents and other information throughout the pre-construction and construction process and takes the lead in organizing and presenting design development/budget updates, including tailoring information for executive level presentations. We control the flow of project meetings, reports, and other correspondence, updating schedules, logs, progress photos and reports in our Viewpoint system, allowing all team members to access real time information on the project.

D. KEY QUALIFICATIONS & APPROACH



Site Logistics Planning - Donlar creates a project-specific site logistics plan to phase and sequence construction. We understand the importance of logistics and phasing plans to keep the public and staff separated from construction activities. Many of our projects take place in occupied buildings in residential areas. We integrate information from the CC operational requirements into our site logistics plan to make certain that the construction process will have the least possible impact on building operations and the neighborhood in general.

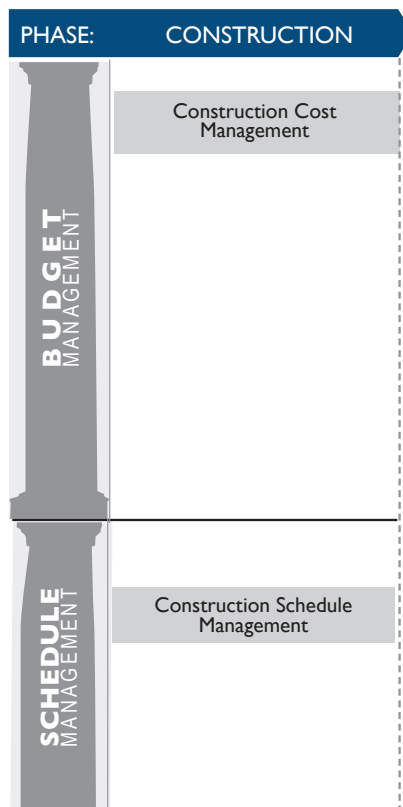
Site Safety Planning - Safety is a top priority at Donlar and achieving over 1.2 Million Hours of No Time Lost Days (over 8-1/2 years) is a testament to our commitment to safety. We have developed an aggressive and comprehensive safety program for all construction projects. Our program provides a safe and clean work environment during construction.

Government Compliance Planning - Donlar engages building officials, government agencies and specialty consultants early to resolve code compliance or local ordinance issues in the design stages, avoiding costly delays in permitting and construction progress resulting from incorrect code interpretations. Any reporting required for city and state compliance will be planned for and communicated clearly in the construction documents.

CONSTRUCTION SERVICES

How Donlar Manages Owner's Risk During Construction

Donlar ensures the City of Alexandria gets what they paid for. We manage the entire construction process to make sure the project is built efficiently, cost effectively and to the high-quality standards required. Above all, Donlar will keep the public, staff, and workers safe.



BUDGET MANAGEMENT

Construction Cost Management

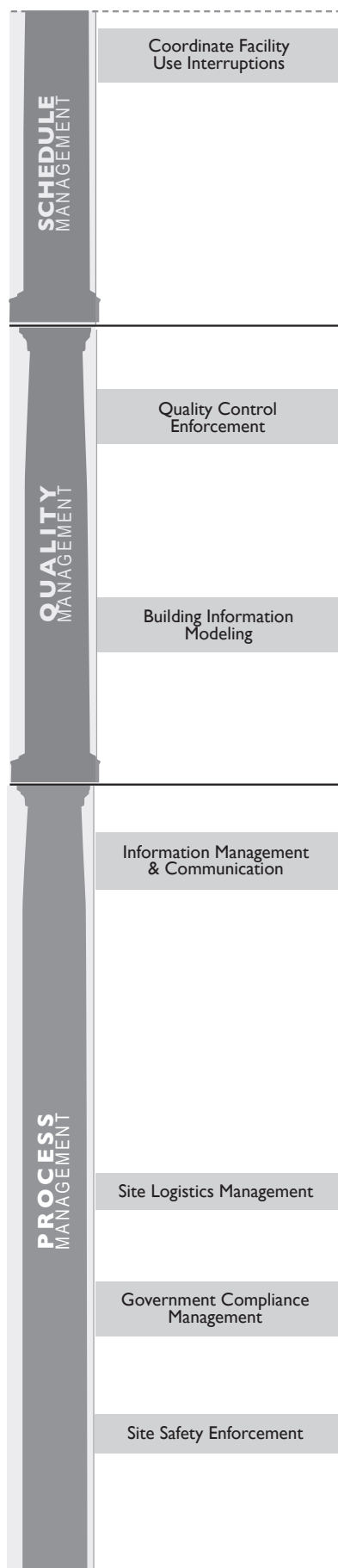
Donlar effectively manages costs and tracking procedures to provide the city the opportunity to make decisions as required to keep project cost within the fixed budget, and we pride ourselves on our "open book" sharing of cost information. We clearly communicate with the city of pending cost issues, and Donlar administers the changes issued by the design team; we log, monitor, and track all cost issues on the project.

Donlar's estimators anticipate that changes will occur during design and construction. We incorporate contingency dollars into all budgets and estimates. It can be used as agreed to by the team, and all funds that go unused are returned to the city.

SCHEDULE MANAGEMENT

Construction Schedule Management - During construction, the schedule is updated as required, keeping the critical path and milestone dates in mind. For the regularly scheduled job progress meetings, our superintendents provide three-week look-ahead schedules that get distributed to all contractors, as well as to all who attend the progress meetings. The updated schedule is reviewed during the regular progress meetings and accompanies all monthly pay applications.

D. KEY QUALIFICATIONS & APPROACH



Coordinate Facility Use Interruptions - The three-week look ahead schedules distributed at progress meetings show more detailed information on specific tasks and the areas being worked on, giving the building staff a better understanding on how construction may affect their day-to-day operations. This works as a great forum to discuss tasks that may alert the team to inspections, testing and to times that the owner may need to limit contractor activities in the building. Conversely, it can be advantageous to progress in knowing when building occupants may be absent from the building; allowing contractors to schedule disruptive work or utility system outages. Our Construction schedule is designed to impact your day-to-day operations as little as possible.

QUALITY MANAGEMENT

Quality Control Monitoring and Enforcement - Our Quality assurance plan is utilized to ensure that all work on site is not just done but done right. The project superintendent is primarily responsible for the quality control program during the construction phase through on-site visual inspections. Donlar's experienced field staff, working with special inspection firms and consultants, identifies any quality issues, documents them, and takes action to ensure that rework or corrections are completed and reinspected.

Building Information Modeling - The BIM process continues into the construction phase and pays dividends in time saved resolving conflicts in the field and allows all trades to install their work in a more efficient manner. This helps to conserve the project budget and schedule, leaving more time and money to complete the building that the city has envisioned.

PROCESS MANAGEMENT

Information Management and Communication - Donlar's on-site superintendent is the eyes and ears of the project team onsite, and they serve as a focal point of communication throughout construction. Their practical knowledge gives them a sharp eye for quality and efficiency as they coordinate trade contractors on-site, maintain the project schedule, facilitate meetings and maintain daily project reports logs containing a record of the weather, contractors work on site, number of workers, work accomplished, problems encountered, and other relevant project information.

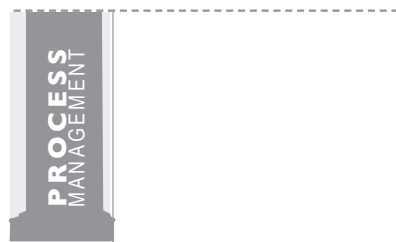
Donlar's weekly job site meetings include appropriate sub-contractors, city representatives, and design team representatives. The team reviews safety, site logistics, all logs for changes, RFI's, upcoming work that may affect the owner and their operations, schedule, and upcoming issues; these meeting minutes are distributed to the team.

Site Logistics Management - Donlar Construction Enforces our Site Logistics plan and establishes the perimeter fence, temporary partitions, phasing, parking, hours of work, and any other operations necessary to see the construction process through.

Government Compliance Management - Donlar Construction acquires and documents the necessary permits and handles any site manipulation such as SWPP to ensure that the site is up to code. We schedule required inspections and take care of any necessary approvals to ensure that construction runs smoothly.

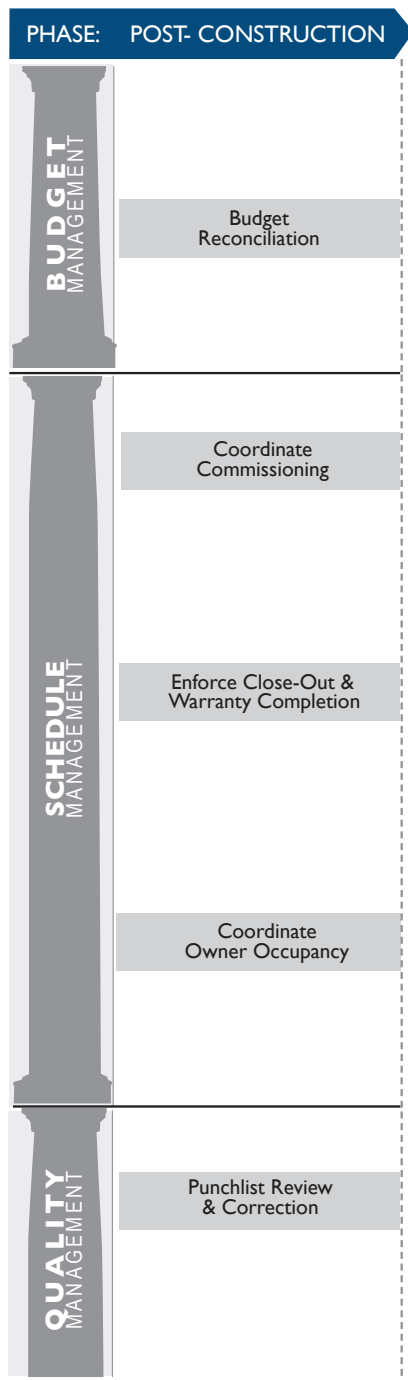
Site Safety Enforcement - We provide site specific safety training, as well as emergency training, and all staff on site are given ID badges to ensure a safe and secure jobsite. We are actively involved with the MN OSHA Workplace Safety Consultation and invite regular jobsite inspections for safety compliance. All Donlar superintendents and office staff have OSHA training to enforce safety requirements and have first aid and CPR training.

D. KEY QUALIFICATIONS & APPROACH



The superintendent conducts pre-construction safety/orientation meetings with all subcontractors before they can start work on our project sites. Additionally, they conduct daily safety "tool-box" talks to review and gain their input on safety issues. Job hazard analysis reports are filled out by all trades before they start work every day. Our project superintendent's role is to monitor subcontractor compliance with safety, health, and environmental quality standards. We also keep an emergency first aid station on site and maintain safety records and safety meeting minutes on-site.

POST-CONSTRUCTION SERVICES



Managing Owner's Risk after Construction is Complete

Donlar stands behind the work we complete. We coordinate any follow up required through to completion.

BUDGET MANAGEMENT

Budget Reconciliation - Donlar tracks all costs throughout the project and reconciles all outstanding costs with the city and subcontractors. Dependent on contract language and agreements, funds left over in the project contingency may be turned over to the City of Alexandria.

SCHEDULE MANAGEMENT

Coordinate Commissioning - As soon as the Commissioning Agent is identified, we coordinate meetings with our subcontractors to ensure all Pre-Functional Checklist activities are identified and actions are documented as required. This ensures pre-commissioning, testing, and final start-up is completed, and all equipment is fully functional per the project specifications. Many of these resources, including the owner's requirements, are not part of the daily process of the job; making it imperative that commissioning starts early and is clearly identified.

Enforce Close-Out and Warranty Completion - Donlar collects and reviews closeout and warranty information submitted by subcontractors and suppliers for completeness and accuracy. These are turned over along with the owner in the Operation and Maintenance manuals, with appropriate contact information for the owner to contact should the need arise. Contract retainage for subcontractors and suppliers is not released until these documents are accepted and turned over to the city.

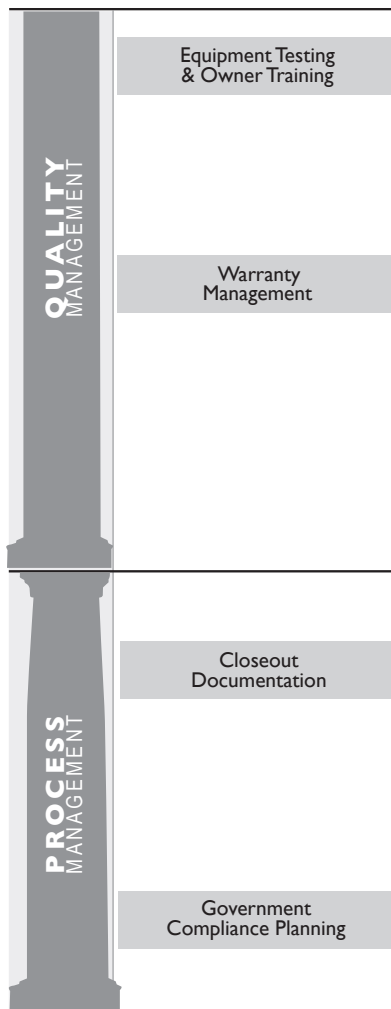
Coordinate Owner Occupancy - Donlar begins planning for owner occupancy early, coordinating the necessary tests and inspections well in advance to allow the city to occupy and start using the building as soon as possible. We hand over completed sections of the city, redoing temporary partitions as needed so that the facilities new inhabitants are separate from the construction zone.

QUALITY MANAGEMENT

Punch List Review and Correction

Throughout the project, Donlar works with the contractors to minimize punch list items. Each participant in the construction process is expected to install their work correctly the first time. This is part of our overall quality assurance program. Prior to Substantial Completion, our superintendents conduct a pre-punch list and compile a list of deficiencies. This process enhances the formal punch list by the design team and makes certain the work is completed in a timely fashion.

D. KEY QUALIFICATIONS & APPROACH



Equipment Testing and Owner Training

Donlar coordinates and schedules the owner's training and operations for all building systems. As turnover of the building approaches, equipment is started up and tested, training sessions for building systems are scheduled allowing the owner to take over operation and maintenance of the facility. Commissioning is completed so all systems are set to run at peak efficiency. Training and commissioning are documented and included in the O & M manuals.

Warranty Management

At the completion of every project, Donlar schedules an 11-month post-occupancy warranty walk through with the owner and architect. All warranty deficiencies are documented and corrected within a reasonable timeframe. Prior to this walk through, Donlar takes its responsibility to respond to calls from the owner for warranty issues very seriously. As soon as Donlar is notified by the owner, we send our superintendent to inspect and correct the deficiency. If it requires a subcontractor to fix it, Donlar contacts the appropriate sub and stays engaged with them until the deficiency is corrected.

PROCESS MANAGEMENT

Closeout Documentation

Donlar collects and reviews close-out documents before substantial completion is reached. As-built drawings along with all O & M manuals for equipment are required immediately following subcontractor completion. Donlar links final payment to the final submission and the acceptance of the closeout documents, warranties, lien waivers, and completion of all punch list items. Final payment is not released to any parties until all requirements set forth by the documents have been approved by the construction manager, owner, and architect.

Government Compliance Management

Donlar coordinates any necessary close out permits, inspections, testing, and any other necessary work to ensure 100% government compliance in your new facility.

E. SUPPLEMENTAL INFORMATION

Donlar has been working throughout Minnesota, Iowa, Wisconsin, and the Dakotas for almost the last 50 years, and we have experience working in Alexandria and surrounding areas for many years prior. We understand the processes, permits and procedures for street/sidewalk closures, diversions, and other strategies to protect the public while work takes place around an active construction site. We are dedicated to safety and have developed a strong and comprehensive safety program. We understand the flexibility required to phase construction work around an active, occupied site.

We have a long history and experience building as well as managing our construction projects. This in-depth construction knowledge helps us foresee and solve issues that may arise and effectively guide the construction process.

COMPREHENSIVE SAFETY PROGRAM

Donlar Construction places safety of Runestone Community Center event participants, staff, visitors, and building tradesmen above all else. Donlar has developed an aggressive and comprehensive company safety program. To ensure a safe and clean work environment during construction on all projects, we develop a project and site-specific safety program. We are actively involved with the MN OSHA Workplace Safety Consultation and invite regular jobsite inspections for safety compliance. Donlar's written safety plan is a 348-page document which is available upon request.

Below are key components of our program:

I. RESOURCES

- Health and Safety Resource Manual/ Programs
- Health & Safety Work plan
- Forms & Supporting Documents SDS/MSDS
- Emergency Procedures and Safety Rules
- OSHA 300 Injury / Illness Record keeping System
- Industrial Hygiene Data Tracking Spreadsheet

II. TRAINING

All Donlar Superintendents, Foremen, and Office Staff are trained in First Aid and CPR

Among the Items Donlar Superintendents are Trained & Certified for:

- | | | | |
|-------------------------|-------------------------|------------------------|--------------------------|
| • Company Safety Policy | • Fall Protection | • Asbestos Training | • Lockout/Tag out |
| • Electrical Safety | • Scaffold Safety | • Hearing Conservation | • Respiratory Protection |
| • Demolition Safety | • COVID / PPE Awareness | • Fire Protection | • Lead Awareness |

III. ENFORCEMENT

- Safety/Logistics Plan – Traffic Flow Plans for Inside and Outside Building
- Open Communication to Coordinate Runestone Community Center and Construction Activity
- Mandatory Site-Specific Safety and Logistics Training for All Site Workers
- Pre-Task Planning - Daily Pre-Task Hazard Form Filled Out and Turned in to Superintendent
- Emergency Procedure Training for All Site Workers
- Badges Issued (as required) for All Construction Related Personnel
- OSHA Consultation
- Safety Signage Around Site
- Any Safety Issues Addressed Immediately by Donlar Superintendent and Safety Director
- Weekly Toolbox Talks



E. SUPPLEMENTAL INFORMATION

Donlar's EMR for the past 3 years

Donlar has an industry low Experience Modification Rate (EMR): 2019-2020: 0.88 | 2018-2019: 0.88 | 2017-2018: 0.93
Donlar has worked 2,427 consecutive days without a lost time accident on our sites.



CHASE Program

To further enhance the safety of our workers and our subcontractors, Donlar Construction applied for and was accepted as a member of the Construction Health and Safety Excellence (CHASE) program. Membership is only awarded to contractors meeting the stringent requirements of a safety and health program, and members adhere to a set of guidelines that is designed to decrease injuries, recognize their commitment to safety, and promote open lines of communication between MNOSHA and the construction industry. Donlar Construction is proud to be a level-one member of the CHASE Partnership. We are close to level-two status and will continue our active involvement here.

CONSTRUCTION MANAGER WITH HANDS ON EXPERIENCE

Though we have been Construction Managers our entire existence, Donlar's roots from the beginning have been as a labor self-performing general contractor, and we still employ nearly 100 field employees. This in-depth understanding of construction required to self-perform work serves as a valuable asset and building tool for our project team and allows us to excel at Construction Management. We know how to layout the project and schedule the work because often it has been our crews leading from the start. This actual labor work experience allows us to better plan, schedule, and execute operations from design all the way through the last punch list item.

IN TUNE WITH THE OWNERS' AND THE TEAM'S NEEDS

In general, and in particular with a view of the constraints of the current construction climate, it is important to be in tune with both the owners' needs and the design and construction team's ability to design the construction documents to meet those needs. Our experience spans the range from Construction Manager through General Contractor and Subcontractor from both sides of the design process. Donlar Construction has the in-house experience to foresee and resolve potential constructability issues and risks to provide the City of Alexandria with the project that meets their need and their budget.

F. COST PROPOSAL

Fee Submitted under Separate Cover



www.donlarcorp.com