



REQUEST FOR PROPOSAL

Runestone Community Center Expansion

June 15, 2021 | Construction Manager at Risk



KRAUS-ANDERSON®
Construction Company
206 Beltrami Avenue NW
Bemidji, MN 56601
218-759-0596

Bob Fitzgerald
VP, Director of Operations
218-766-1848
bob.fitzgerald@krausanderson.com

June 15, 2021

Marty Schultz, City Administrator
Cit of Alexandria
704 Broadway
Alexandria, MN 56308

Dear Mr. Schultz,

Kraus-Anderson (KA) is excited for the opportunity to submit our qualifications to provide Construction Manager at Risk services for the Runestone Community Center expansion project in Alexandria, MN. We deeply appreciate the confidence you have put in us in the past and, if selected, we promise to justify your belief in KA with innovative solutions and responsive service.

As your construction partner, our team provides unique benefits:

- **Qualified and Experienced Team:** Solution-driven, passionate, and energetic, our team will immediately bring their project experience and technical expertise to engage the project team players in a collaborative and open planning process, drive value into the cost, understand constructability and build effective logistics to deliver a successful project.
- **Extensive Similar Project Experience:** – KA has built over 300 event center/recreational facilities, 30 sheets of ice, and 20 community centers. We will utilize the lessons learned, relationships, and expertise of our professionals to allocate the best resources for your project. Our team's knowledgeable contributions will ensure the best value, highest quality, and best schedule for your project.
- **Phasing and Schedule Control:** By providing safe phasing strategies, supported by construction sequencing/planning expertise, KA will work with project stakeholders and design team to build a construction plan and delivery schedule that mitigates potential risks and serves the needs of the on-going operations of the facility.
- **Experienced CM@Risk professionals:** We are an engaged, open-book construction manager; KA listens to you and advocates for you. KA has delivered project totaling almost a billion dollars in the last 5 years for clients such as the City of Virginia, City of Chaska, City of Watford City, City of Cottage Grove, City of Forest Lake, and City of Rochester.

We are excited at the opportunity to partner with you, to build an enduring relationship based on trust and shared goals, and to deliver a project that successfully connects park users with nature and fun. If you have any questions or need further information, please contact me at 218-766-1848 | bob.fitzgerald@krausanderson.com.

Sincerely,

KRAUS-ANDERSON® CONSTRUCTION COMPANY



Robert T. Fitzgerald,
VP, Director of Operations



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1

Ranked for 12 consecutive years as the commercial contractor for Northern Minnesota

(Business North Magazin)

1

Ranked Minnesota Contractor
(Engineering News-Record)

20

Constructed over 20 Event/Community Centers

30

Built over 30 sheets of ice throughout our region

0.48

2021 Experience Modification Rating (EMR)

B BUSINESS ORGANIZATION

FIRM RESOURCES

CONSTRUCTION

80% Repeat Clients
\$900 M Bonding Capacity



DEVELOPMENT

Developing properties since 1978
5 Million SF portfolio



REALTY

Over 90% occupancy
Property leasing & management



INSURANCE

Founded in 1972
Agent of choice for risk management



ABOUT KRAUS-ANDERSON®

A long-standing, experienced General Contractor and Construction Manager, KA has been in business for 124 years. In addition we have provided over \$1 billion in CM at Risk services over the last five years. A privately-owned corporation and headquartered in Minneapolis, MN, KA has branch offices in Bemidji, Duluth and Rochester, MN; Bismarck, ND; and Madison, WI.

KA has been providing construction services to clients in northern Minnesota for nearly 50 years. We have built strong relationships with the local trade partners and building officials and have earned their respect through hard work and being accountable for our actions. KA is committed to servicing our clients locally, regionally, and nationally with a high level of service and expertise.

KA's Bemidji office has proudly served North-Central Minnesota since 1992. Our longstanding service to healthcare, recreation, education, housing, government, and other clients has helped KA sustain the Business North ranking of #1 commercial builder for Northeastern Minnesota and Northwestern Wisconsin for over a decade. Our office has completed over 130 projects totaling over \$192 million.

"We are people building buildings, businesses, and relationships."

PRINCIPAL OFFICERS

Bruce Engelsma
Al Gerhardt
Rich Jacobson
Wayne Gray

President, CEO and Chairman
President and COO
Executive Vice-President
Vice-President, Finance

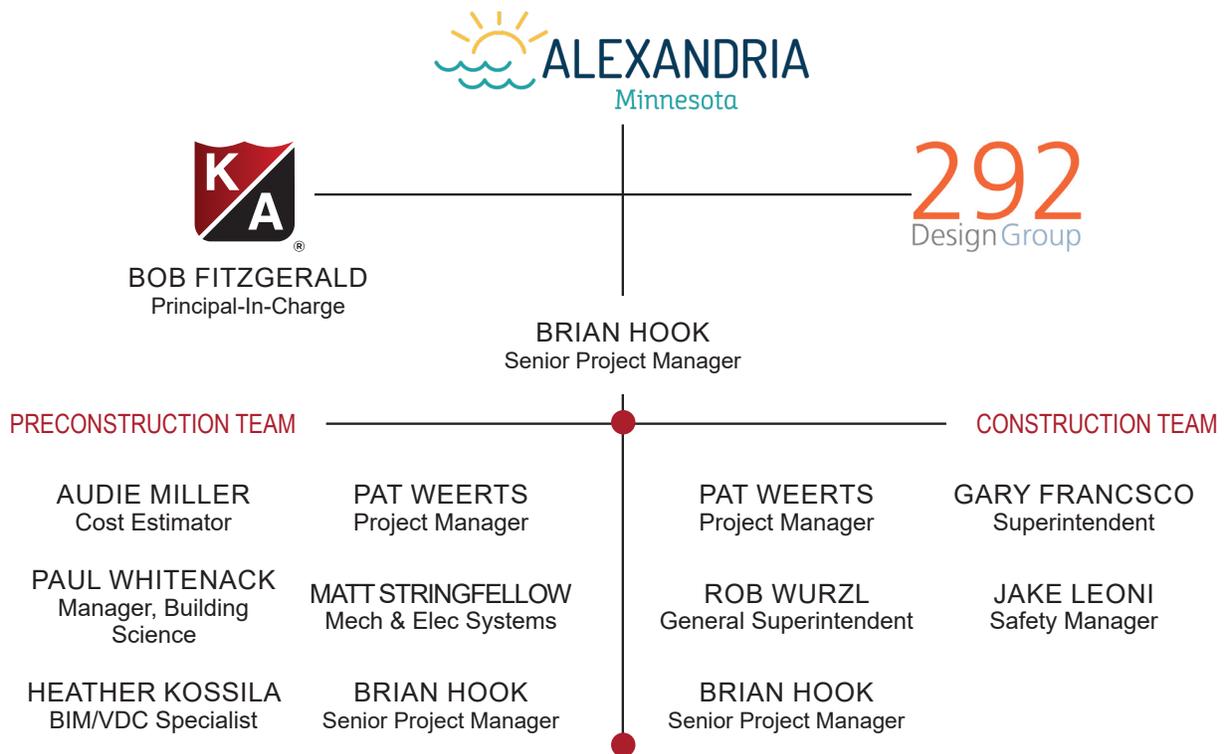
FIRM RESOURCES

Kraus-Anderson Construction Company, part of the family of Kraus-Anderson Companies, is a constructor, developer, as well as an owner and operator who creates meaningful places and enduring relationships.

C TEAM IDENTIFICATION

PROJECT STAFFING

By teaming with Kraus-Anderson, the City of Alexandria has assured a passionate, experienced project team that is dedicated to seeing your project through to the end. We will represent your interests from day one and provide collaborative, innovative solutions that drive your project's value. Our team members have extensive construction management experience and will engage immediately with all stakeholders to understand your goals and objectives for the Runestone Community Center Expansion project. Our mission is to *build enduring relationships and strong communities*.



AVAILABILITY

Bob Fitzgerald, Principal-In-Charge

Currently Available to work on your project as needed

Brian Hook, Project Director

Brian is currently available to work on your project as needed

Pat Weerts, Project Manager

Pat will be available to work with the team throughout preconstruction and construction

Gary Francisco, Project Superintendent

Gary will be available to work with the team throughout preconstruction, needed, and will be 100% available to work on-site once construction begins



Bob Fitzgerald, VP, Director of Operations
Principal-In-Charge

As Principal-In-Charge, Bob has corporate responsibility for the delivery of all preconstruction and construction services. He will direct Kraus-Anderson resources to ensure we meet the City of Alexandria's goals and expectations.

Bob's knowledge and insight, along with his superior organizational skills gained from managing, directing, and overseeing construction projects of all types and sizes, is a key element in the successful management planning that goes into all of Kraus-Anderson's construction projects.

SELECTED EXPERIENCE

Miners Event and Convention Center, Virginia, MN

- 91,000 SF, two-story ice arena, including two sheets of ice
- Second-level includes a walking track, Park and Rec offices, community workout space, dryland hockey training, restrooms, and mechanical and storage space
- 29,000 SF, 500-seat convention center

Sanford Center, Bemidji, MN

- 193,000 SF new event and convention center, support areas and outdoor plaza area
- Arena: 4,000 seat arena for hockey, housing the Bemidji State University men's and women's hockey programs/6,000 seat arena for concerts, convention center support areas
- Convention Center: 10,000 SF dividable ballroom space and 4,000 SF meeting rooms

Lake of the Woods International Arena, Baudette, MN
40,221 SF, 2-story pre-cast ice arena addition connected to the high school

IRA Civic Center, Grand Rapids, MN

- 40,000 SF new facility that includes an ice arena, meeting rooms, offices, locker rooms, and concession area

Bemidji Youth Hockey Association, Bemidji, MN

- 40,000 SF new community arena - ice arena, offices, meeting rooms, training rooms, weight rooms, concessions and locker rooms.

Boy Scouts of America, Ely, MN

- Sandy Bridges Base Center: 12,800 SF new hospitality center for the American Boy Scout Base Camp that includes administration offices, cafeteria, gift shop and storage facilities

Education

BS, Business Administration
Bemidji State University, Bemidji, MN

Professional Associations

- Economic Development Association of Minnesota
- Bemidji Rotary Club
- Bemidji Downtown Development Authority
- Bemidji Chamber of Commerce
- Sanford Health Foundation - Northern Minnesota
- Northwest Minnesota Construction
- Minnesota Hospital Association
- Minnesota Healthcare Engineers Association Greater Bemidji

Construction Industry Experience

Since 2000



Brian Hook, VP Field Operations

Senior Project Manager

Brian will give support to the project team in the preconstruction, construction, and post construction phases. He will also be responsible for ensuring the project team satisfies all of the contractual agreements and Kraus-Anderson’s commitment to deliver facilities within your project goals. Brian will support the analysis and development of all project estimates, value engineering, scheduling, and phasing during the preconstruction phase of the project.

Brian is very personable and approachable. He is always available to meet with you to answer any questions you may have or provide special assistance to you. He will see to it that the project meets your approval and is completed within the time schedule and budget expected.

SELECTED EXPERIENCE

Chaska Curling and Event Center, Chaska, MN
42,000 SF new curling club, restaurant, and event center, and extensive improvements and renovations to Fireman’s Park and Schimelpfenig Park

City of Cottage Grove, Cottage Grove, MN
Cottage Grove Ice Arena
 - 41,000 SF addition of a 3rd sheet of ice; new entry and existing miscellaneous building upgrades
 - 1,200 SF locker room addition and 2nd floor observation area

City of Woodbury, Woodbury, MN
Bielenberg Sports Center
 - Demolition of existing turf, dome, and lobby building for a new 90,000 SF fieldhouse, two-story, 20,000 SF lobby concessions area, and reskin existing ice arenas

City of Stillwater, Stillwater, MN
St. Croix Valley Recreation Center: two phase expansion and remodel of existing ice arena, expansion of existing field house, and fabric dome replacement (currently in preconstruction phase)

City of White Bear Lake Sports Center Renovation, White Bear Lake, MN
38,000 SF facility exterior and interior improvements including new ice arena refrigeration equipment, new roof, new interior low-E ceiling, and new dehumidification system

Education

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

Professional Associations

- Metro North Workforce Development Foundation
- North Dakota State University Construction Industry Advisory Council

Advanced Training/Certification

- OSHA 10-Hour Construction Safety
- OSHA 30-Hour Construction Safety
- Stormwater Pollution Prevention Program (SWPPP) Training
- AGC Lean Certification
- CPR/AED/First Aid

Construction Industry Experience

Since 1990



Pat Weerts

Project Manager

Pat will serve as the project manager from preconstruction through construction completion. He will provide management oversight of all project elements, including budget and schedule control and overall project communication.

In addition to comprehensive preconstruction phase cost estimating, value engineering, and project scheduling. Pat will also provide the front-end bidding documents and generate local bidder interest in the project. His responsibilities will include trade contractor performance review, trade contractor negotiation and award, monitoring and updating progress schedules, and administration of job site staff.

SELECTED EXPERIENCE

Miners Event and Convention Center, Virginia, MN

- 91,000 SF, two-story ice arena, including two sheets of ice
- Second-level includes a walking track, Parks and Rec offices, community workout space, dryland hockey training, restrooms, and mechanical and storage space
- 29,000 SF, 500-seat convention center

Bemidji School District, Bemidji, MN

- Bemidji Middle School: 235,000 SF HVAC deferred maintenance upgrades
- Upper Elementary School: 120,000 SF new elementary school
- Master planning for new indoor and outdoor recreational facility

Roseau County Social Services, Roseau, MN

12,000 SF interior remodel

Beltrami County Jail, Bemidji, MN

16,500 SF remodel of existing jail including new kitchen, jail cells, rooftop units, and miscellaneous electrical and security electronics

Sanford Center Conference Center, Bemidji, MN

Wall demolition and replacement

Eagan Fire Campus, Eagan, MN

38,000 SF new Fire Safety Campus including outdoor training tower, administration offices, 6-bay garage, evidence locker area. Green construction features include solar reflective roof, geothermal wells, and rain gardens

Education

BS, Technology Management and Construction Management, Bemidji State University

AA, Telecommunications Engineering
NWMN Technical College

Professional Associations

- American Society for Healthcare Engineering (ASHE)

Advanced Training/Certification

- OSHA 30-Hour Construction Safety
- ASHE Healthcare Construction Certificate (HCC)
- Stormwater Pollution Prevention Program (SWPPP) Training

Construction Industry Experience

Since 2004



Gary Francisco

Superintendent

Gary will be responsible for the day-to-day supervision and management of all construction activities associated with the City of East Grand Fork's project. He will assist in resolving constructability issues, risks, and the development of the project schedule. He is directly responsible for scheduling, coordination, quality control, and ensuring the safety of all onsite personnel. Gary will hold weekly meetings with the subcontractors to review progress of the work and direct contact for users as it concerns site logistics, safety, and disruption avoidance. Onsite full-time during the construction phase, he will work closely with the project manager to lead, manage, and direct all field activities.

SELECTED EXPERIENCE

Miners Event and Convention Center, Virginia, MN

- 91,000 SF, two-story ice arena, including two sheets of ice
- Second-level includes a walking track, Parks and Rec offices, community workout space, dryland hockey training, restrooms, and mechanical and storage space
- 29,000 SF, 500-seat convention center

Rams Sports Center, Roseau, MN

Multi-purpose facility addition to school, including new ice arena and remodel school annex

IRA Civic Center, Grand Rapids, MN

40,000 SF new facility that includes an ice arena, meeting rooms, offices, locker rooms, and concession area

Smith Athletic Facility, Park Rapids, MN

8,600 SF indoor tennis court, hockey rink, observation area, and kitchen

Clearbrook-Gonvick Schools, Clearbrook, MN

96,000 SF K-12 new school including cafetorium, media center, computer labs, gymnasiums, running track and football field, special education complex, industrial arts, home economics, and tech areas

Ojibwa Millenium School, Belcourt, ND

119,000 SF K-12 new school includes classrooms, administrative space, library, media center, gymnasium, cafetorium, Powwow grounds, walking paths, two football fields, running track, and baseball and softball fields

Education

Carpentry, Thief River Falls Area Vocational Technical Institute, Thief River Falls, MN

Professional Associations

- Dunwoody Technical Advisory - Chairman
- KA Safety Committee
- Carpenters Local 606 Apprenticeship Committee

Advanced Training/Certification

- ASHE Healthcare Construction Certificate (HCC)
- OSHA 10-Hour Construction Safety
- OSHA 30-Hour Construction Safety
- Stormwater Pollution Prevention Program (SWPPP) Training

Construction Industry Experience

Since 1981



AUDIE MILLER, COST ESTIMATOR

Audie's responsibilities include value management, budget monitoring, constructability review, and interface with the project architect. Audie will also handle preconstruction scheduling, risk assessment, sub-contractor/ vendor solicitation, and prequalification.

Audie will be responsible for developing the project cost estimate from schematic documentation to the final cost estimate. He will lead the budgeting/estimating activities during preconstruction. He will also be responsible for assisting in constructability reviews and value management and the other team members. Audie will confirm that the most current sub-contractor pricing trends are reflected in our estimates and that the upcoming bid period of the project is effectively communicated to the sub-contractor market.



HEATHER KOSSILA, ASSOCIATE AIA, LEED AP BD+C

BIM/VDC MANAGER

Heather Kossila manages Kraus-Anderson's Building Information Modeling (BIM) and Virtual Design and Construction (VDC) program. Her technical skills include Revit, Navisworks, Google, AutoCADD, Sketch-Up, Profiler, Autolisp, and VBA programming languages. She has worked on projects in numerous construction sectors including healthcare, hospitality, industrial, housing and education. Utilizing lean thinking, Heather will support the project team on leveraging technology for effective collaboration, pre-planning, and execution of our work.



MATT STRINGFELLOW, LEED GREEN ASSOCIATE

MECHANICAL & ELECTRICAL SYSTEMS MANAGER

Matt, a 38-year industry veteran, brings valuable experience in planning and managing the integration of building systems in healthcare construction projects. He will provide mechanical, electrical, and plumbing systems cost estimating, value engineering, life-cycle cost analysis, constructability review, and project phasing/scheduling oversight to Allina Health for the Radiation Oncology Clinic Project. Matt will also develop a detailed approach to the installation, start-up, commissioning, and occupancy/turnover with the project team.

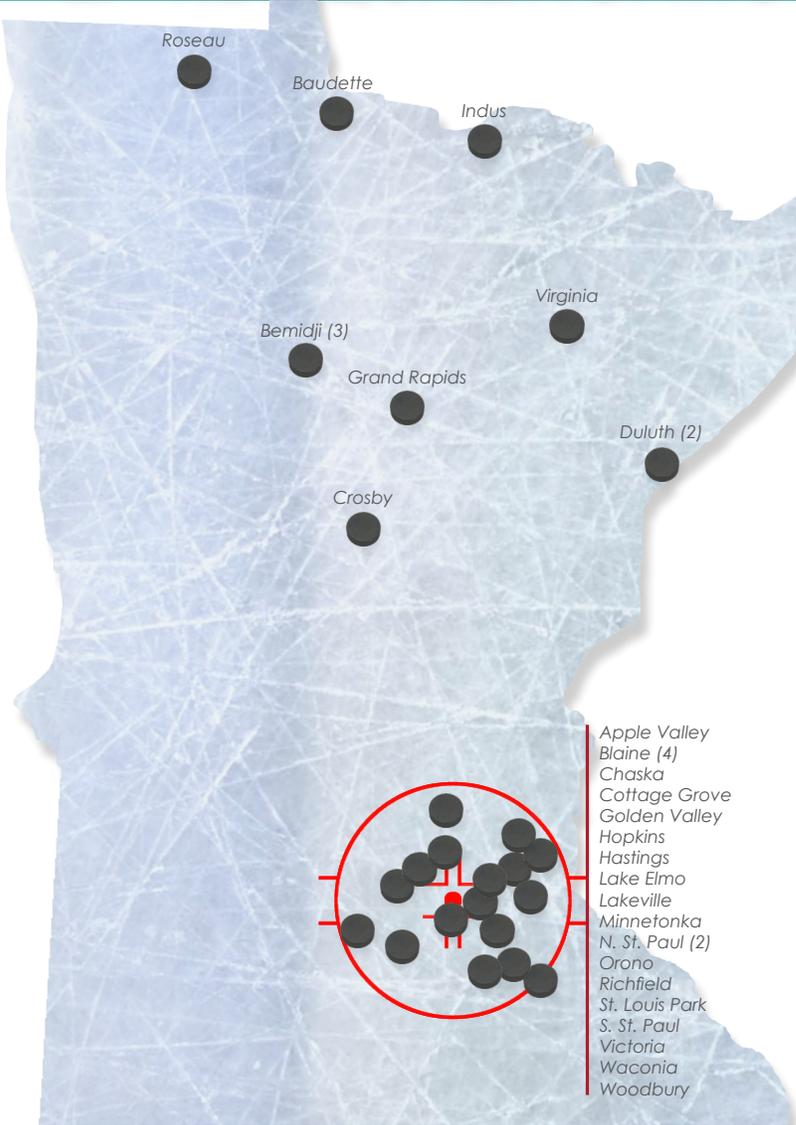


JAKE LEONI, ARM, CHST, CRIS

SAFETY COORDINATOR

Jake is an 8-year veteran at Kraus-Anderson bearing certifications as an Associate in Risk Management (ARM), a Construction Health and Safety Technician (CHST), and a Construction Risk and Insurance Specialist (CRIS). His current responsibilities include corporate construction safety management; federal, state, and local regulations (OSHA/MNOSHA/DOT); jobsite inspections and investigations; safety policy development and implementation; Worker's Compensation and claims management; Federal and State record keeping; and fostering a culture of safety through KA and our contracting partners.

D KEY QUALIFICATIONS AND APPROACH



KA'S EVENT CENTER AND ICE ARENA EXPERIENCE

Kraus-Anderson has a proven track record of successful community and recreational facility projects. We have constructed hundreds of activity facilities in the past 10 years including convention and meeting spaces, pools and aquatic facilities, gymnasiums, and ice arenas. Many of these amenities are found in almost every building sector that Kraus-Anderson constructs including commercial, multi-unit housing, healthcare, and government projects.

Kraus-Anderson has a comprehensive understanding of event facility construction. We bring a team of experienced project management personnel with large project experience similar to your project. Our firm encompasses expansive resources to effectively manage your project, as well as a reputation for trust, fairness and performance unmatched in the marketplace.

KA's Ice Arena experience—gained from our growing list of ice arenas—brings the City of IFalls the comfort of knowing we can provide value and solutions if the need arises!

Bemidji Community Arena
 Bielenberg Sports Center
 Breck Ice Arena
 Cottage Grove Ice Arena
 Chaska Fireman's Park Curling and Event Center
 Duluth Heritage Sports Center
 Hallett Community Center

Hayes Park Ice Arena
 Hopkins Ice Arena
 Indus Multipurpose Building
 IRA Civic Center
 Lakeville-Hasse Arena
 Lower Sioux Community Recreation Complex
 National Sports Center

Nymore Arena
 Orono Ice Arena
 Pagel Activity Center
 Polar Arena
 Rams Sports Center
 Richfield Ice Arena
 Rough Rider Center
 Sanford Center

St. Louis Park Recreation Center
 Tartan Arena
 Victoria Field House
 Waconia Ice Arena
 Wakota Ice Arena
 White Bear Lake Ice Arena



Sanford Center
CITY OF BEMIDJI
 Bemidji, MN

This 193,000 s.f. center, completed in 2010, is the hub of social, cultural, and recreational events serving the broader regional community. In addition to Bemidji State University's hockey programs, the Sanford Center provides a venue for a full range of regional spectator, convention and exhibition events, including touring shows, concerts, conventions, trade shows, and festivals. The arena has a capacity of 4,700 persons for hockey and ice shows and 6,000 seats for concerts, boxing, and wrestling. Public parking accommodates 1,200 cars. The Convention Center is comprised of 10,000 s.f. of dividable ballroom space, two 2,000 s.f. dividable meeting rooms, and 24,000 s.f. for trade shows. Backstage areas include two-star dressing rooms, four team locker rooms, green room, meeting room, two loading dock bays and a drive-in loading ramp.



The facility also has three concourse-level concession stands, a concession/bar area on the club level, twenty-five 16-person suites, press box, retail space, administration offices, and an outdoor plaza area adjacent to the building.

- Kraus-Anderson worked closely with the Architect and Owner from the very beginning of this project. KA provided extensive cost estimating services to ensure the project met budget and schedule goals.

Square footage and cost
 185,000 s.f. | \$47,644,571

Project delivery method
 Construction Management

Owner contact information
 Ron Johnson, City Councilman
 City of Bemidji
 218-333-3024

**ADDRESSING
 CONSTRUCTABILITY**

The original schedule was to be complete by January 2011. During bidding process and additional phases, the Owner requested completion to be moved up by 3 months. Our team worked diligently to fast track the schedule for a completion of October 2010.



White Bear Lake Sports Center
CITY OF WHITE BEAR LAKE
 White Bear Lake, MN

KA completed the 38,000 SF renovation of the White Bear Lake Sports Center. The \$4.2 million, yearlong construction project features exterior and interior improvements to the ice area. The ice arena's renovation includes a new metal panel roof, Low-E ceiling, dehumidification system and an ice refrigeration room, which contains new equipment that was designed to have capacity for a second sheet of ice in the future.

New LED lighting, exterior signage and translucent panels were installed to bring natural light into the building. In addition, grandstand bleachers and telescoping bleachers were added, all bathrooms were remodeled and rubber flooring was installed in the women's locker room and aerobics room.



Square footage and cost

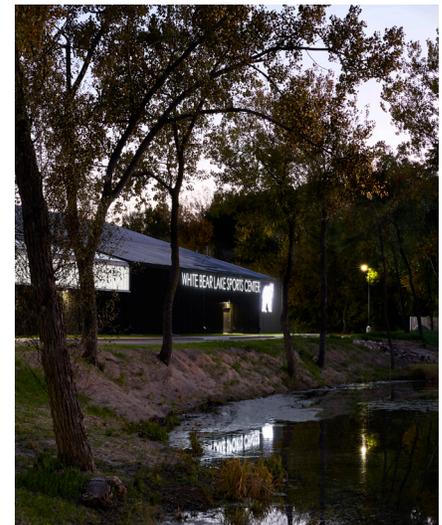
38,000 s.f. | \$4,216,010

Project delivery method

Construction Management

Owner contact information

Mark Burch, City Engineer (Retired)
 City of White Bear Lake
 651-248-6325



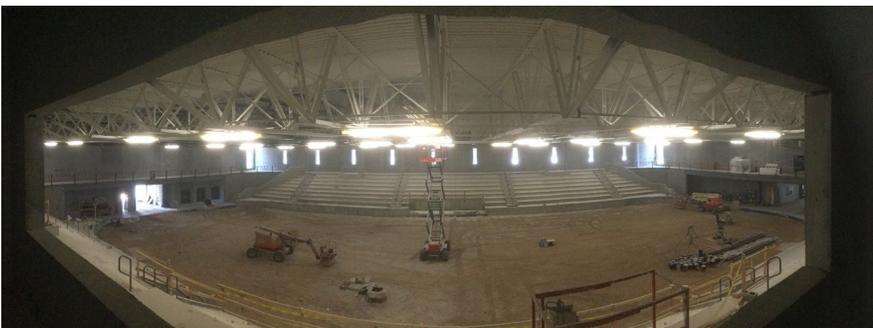


Miners Event and Convention Center
 CITY OF VIRGINIA
 (CURRENTLY UNDER CONSTRUCTION)
 Virginia, MN

The project for the City of Virginia encompasses the city's heritage and will pay tribute to the mining and lumber industries by incorporating elements into the exterior that pay homage to both. The Miners Event and Convention Center will sit on the location of the Ewens Field and will include two hockey arenas. Seating will be accessed through the second floor of the building with capacity of over 1,500 and 300 in standing attendance.



Around the perimeter will be a walking path with windows that look out into the surrounding neighborhoods. The second floor will also house the offices for the Parks and Recreation Department, community workout spaces, a dryland room for hockey training, restrooms, and mechanical and storage space.



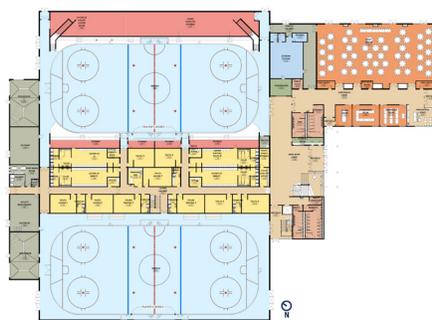
On the main floor, between the two arenas, will be locker rooms. There will be space for tickets and skate rental along with bathrooms, concessions, and the convention space.

One wing will be dedicated to the event and convention center and will have an upscale look and will open up to a patio. The building will be built to B3 standards and will reach energy efficient guidelines.

Square footage and cost
 185,000 s.f. | \$47,644,571

Project delivery method
 Construction Management

Owner contact information
 Larry Cuffe, Mayor
 City of Virginia
 218-749-3560





Chaska Fireman's Park Curling and Event Center

CITY OF CHASKA
Chaska, MN

With the vision of revitalizing downtown Chaska and the timeworn Fireman's Park, the City of Chaska planned the new 42,497 s.f. Chaska Curling and Event Center. Completed in 2016, the result is a 320-seat event center, a six-rink curling center with locker rooms, a private restaurant (Crooked Pint Ale House) with views to the curling rinks and park beyond, and outdoor terraces that overlook the park, lake, and lakeside pavilion.

Also included in the project are several outdoor park improvements, including mass grading and planting of 291 trees and plants, a boardwalk and pedestrian bridge providing access around the lake and connecting both parks, new park shelters, stage pavilion and swing benches, a new swimming beach, a playground, an interactive fountain, and a great lawn with seating for 1,500. Benches and receptacles were provided throughout Fireman's Park to allow for food venues and other events to take place within the grounds of the park.

Exterior building materials were selected to reflect the natural park environment, including native Minnesota limestone, natural zinc, and Douglas fir.

- Multiple public meetings and open houses were hosted to provide input for all parts of the project.



Square footage and cost
42,497 s.f. | \$24,208,825

Project delivery method
CM@R

Owner contact information
City of Chaska
Matt Podhradsky
952-448-9200



Duluth Heritage Sports Center
CITY OF DULUTH
Duluth, MN

The 100,408 s.f. Heritage Sports Center will be the cornerstone of the Heritage Village Development.

The restored Heritage Hall, a grand historical centerpiece building, provides the central lobby and support facilities for the Center. It also displays, interprets, and celebrates Duluth’s rich hockey heritage.



The Arena is connected to and integrated with Heritage Hall. The 1,500 seat hockey arena is the home for Duluth’s youth hockey and high school hockey programs.

A multi-sports field house, the Pavilion, provides a second hockey rink and training facility for indoor baseball, softball, tennis, track, and other sport activities.

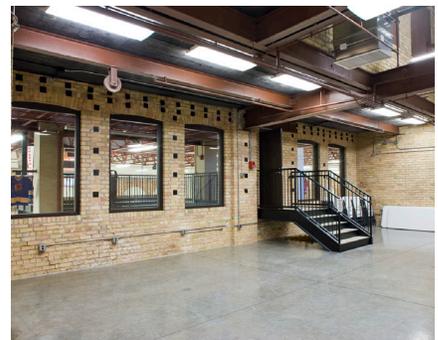


The Heritage Hall (restored building) houses all locker rooms, concessions, a ticket booth, and Boy & Girl Scout Clubs. The Heritage Arena has concessions, stadium seating, and exercise room.

Square footage and cost
100,408 s.f. | \$14,159,274

Project delivery method
CM@R

Owner contact information
Pat Francisco, President
Patrick D. Francisco & Associates
218-722-0508



EXPERIENCE

- We Bring an Exceptional, Experienced, and Vested Team with Local Presence
- Able to bring our vast knowledge in CM@R construction and bond referendums
- Experience with local trade contractors



BUDGET CONTROL

- Establish early in the design phase before working drawings are complete
- Continuous budget monitoring
- Cost vs. benefit analysis on cost-sensitive sections during the design phase



RISK MITIGATION

- Clear and precise work scopes
- Strong reputation with the trades



QUALITY CONTROL

- Maximize Your Project Budget and Quality
- We do not self-perform and compete with your local trade contractors



SCHEDULE CONTROL

- Overall master schedule established with Owner, Architect, and KA input (total team commitment)
- Minimal change orders due to KA's early involvement



SAVINGS

- All savings resulting from CM input are returned to Owner



BID MANAGEMENT

- Close contractor communication to ensure project and bid requirements
- Competitive trade contractor bidding
- Local contractor participation



CM@R EXPERIENCE

In the past 10 years we have completed over 400 CM@r projects in multiple market sectors, including government, universities, recreational facilities, and commercial buildings.

Our most recent, and similar, CM@r projects that have bonding bill funds in them are the Miners Memorial Event Center in Virginia, MN and the Rough Rider Event Center in Watford City, ND.



"The Kraus-Anderson team has provided excellent leadership, organization, and project management from the onset of our project. Their expertise and guidance proved invaluable from the start."

- Curt Moen, City of Watford City



"We chose KA because of their professionalism, their reputation for excellence, and the vast array of services they offered."

- Mayor Larry Cuffe, Jr., City of Virginia

PROJECT APPROACH

Kraus-Anderson provides integrated construction management, general contracting and design-build services, ensuring timely, successful execution of all types of projects. Our service approach is focused on a system of interrelated strategic services, each designed to assist in exploring how best to deliver projects for the city of Alexandria - from early pre-project planning through occupancy of your facility. At KA, our professionals focus on creating value, eliminating waste and working safely with the goal of saving you time and money.

Kraus-Anderson's collaborative approach creates a line of sight for all project stakeholders with a goal of building resilient structures and enduring relationships. By facilitating transparency and cooperation, we empower all project stakeholders to own the design intent, budget and schedule performance so that the team is compelled to focus on the project's overall quality above all else.

The Runestone Community Center Renovation Project requires an organized and experienced project team focused on proactive, detailed planning.



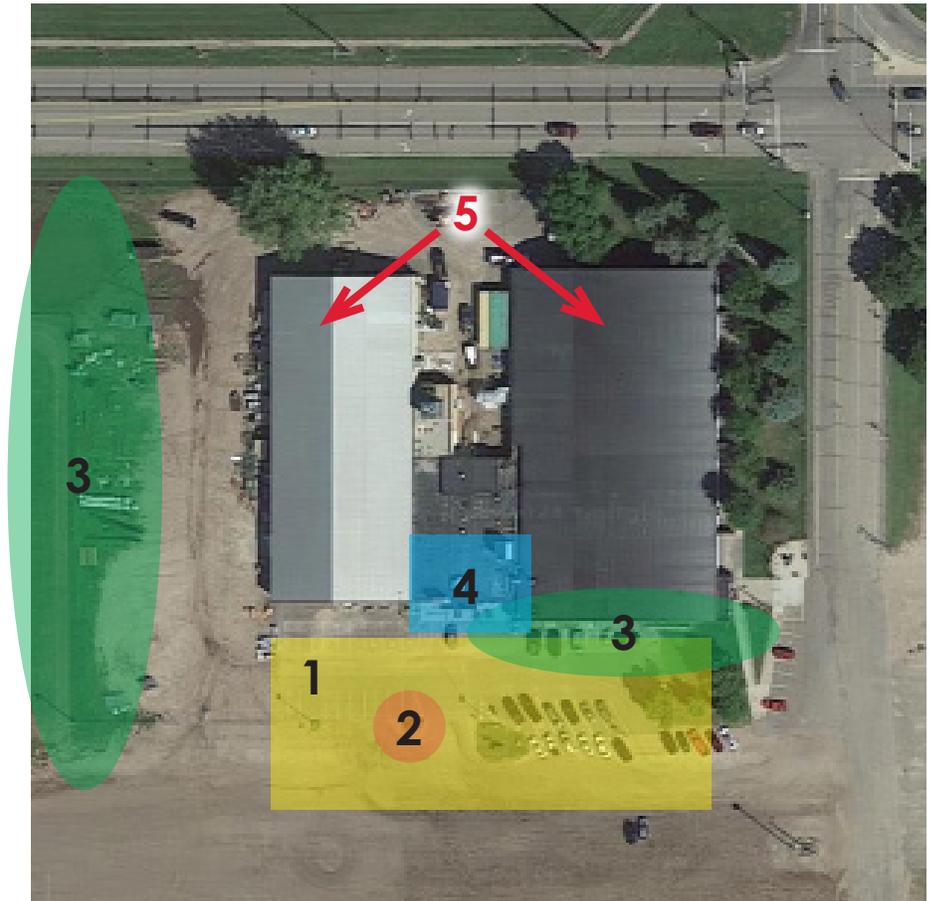
E SUPPLEMENTAL INFORMATION

PROJECT SPECIFICS

One of the most important features of this project will be the need to maintain a safe working site while the facility operations are on-going. We believe a detailed site logistics, coupled with a comprehensive communications plan, will be key to the success of this project.

During our site visit, we identified five key opportunities to facilitate this. Upon award of the project, we would like to discuss these further during the pre-planning phase to ensure we are aligned with your vision for the project

We are committed to the safety of all employees, vendors, contractors, guests, and patrons of both the Runestone Community Center, the surrounding community, and KA. We will work with the City of Alexandria and 292 Design Group to ensure a comprehensive plan that addresses the needs of all parties.



1. The parking lot needs to remain accessible for the fair, speedway, and operations of the existing rinks.
2. The main power line for the speedway will need to be relocated with minimal interruptions to their operations.
3. Depending on the final configuration of the project, some grading remediation will need to be implemented in order to correct the storm drainage flow for the property.
4. The new concessions will need to be operational before remodeling of the existing space may begin
5. At least one rink must remain operational for the duration of the project.

PRECONSTRUCTION WORK PLAN

By participating in meetings with the City of Alexandria, 292 Design Group, our project team is able to develop a true understanding of the program, documents, and most importantly, the design intent. We can, therefore, offer value constructability and value management solutions that align the design goals, budget requirements, facility operations, and construction capabilities available within the marketplace. Based on our team's past experience, we've assembled a list of tasks that we will prioritize to ensure success.



Click or scan the QR Code with your phone's camera to learn more about KA's preconstruction services



EXECUTE CONTRACTS

- Review proposed subcontractor list with the City of Alexandria and execute GMP within one week of GC award
- Immediate issuance of subcontracts to all subcontractors with priority given to work scopes on the critical path (e.g., long-lead items)



ENGAGE AUTHORITIES

- Secure building permit with City of Alexander (typical turnaround for plan review and permit issuance is 4 weeks)
- Engage MN Department of Health and Fire Marshall to review phasing plans and confirm temporary occupancy requirements from each Authority Having Jurisdiction



DEVELOP A COMPREHENSIVE SCHEDULE

- Prepare detailed Submittal Log with anticipated delivery dates and required approval dates
- Prioritize procurement of long-lead materials



ESTABLISH COMMUNICATION STRATEGY

- Establish the City of Alexandria's desired communication protocols for the project, to include:
- Disruption Avoidance Notifications
 - Progress documentation updates (internal/external)
 - KA Emergency Management Plan (EMP)



ENFORCE OPERATIONAL SAFETY PROTOCOLS

- Merge Runestone Community Center's site-specific safety protocols with KA's Safety Program prior to construction start
- Proactively communicate and diligently enforce safety expectations to subcontractors and all project team members accessing the construction space



ALIGN EXPECTATIONS

- At KA, how the project finishes is just as important as how it starts: our team will initiate a kick-off close-out meeting with the City of Alexandria, 292 Design Team to align project expectations

QUALITY CONTROL

KA's project team is committed to meeting your requirements and exceeding your expectations for the Runestone Community Center Expansion project. One feature that differentiates Kraus-Anderson from our competitors is our in-house Building Science Group. Consisting of licensed architects and engineers with decades of experience in design, enclosure consultation, forensic evaluation, building commissioning, and quality control, KA's Building Science Group often provides guidance to our clients and design partners which helps our projects meet or exceed quality, schedule, and financial goals. Led by Jon Porter, our Building Science Group will work with 292 Design Group to identify risks with regards to material/system compatibility and constructability, with an emphasis on the life-cycle performance of the Runestone.



**PAUL WHITENACK, AIA, NCARB, LEED AP
MANAGER, BUILDING SCIENCE**

Paul has 28 years of experience in the design and construction industry. Paul will serve as a technical resource to the project team in relation to means and methods, constructability, building materials technology, workflow and sequencing, proper installation techniques and testing and acceptance protocols. Paul will help analyze existing conditions and the means and methods required to complete the restorative work. Paul's architectural design background combined with his forensic analysis experience will prove invaluable to our team in finding the most cost-effective solutions.



- Utilized Throughout Project
- Identifies Benefits & Concerns During Design
- Reduces/Eliminates Rework
- Constructability Reviews
- Bid Document Review





BIM



- Visualizes Design Intent
- Aids Layout & Fabrication
- 3D Laser Scanning
- Drone Services
- Digital Twins Technology
- Documents Existing & As-Built Conditions
- Supports Estimating

BUILDING INFORMATION MODELING

Led by Heather Kossila, our proposed BIM/VDC Manager for your project, we will leverage our technological capabilities - such as Revit and Navisworks - to eliminate design and planning oversights, reduce re-work, increase productivity, communicate design intent, and encourage teamwork. We routinely utilize integrated BIM models and data to review proposed designs and existing conditions to gain better control over project outcomes. The process is simple: we work closely together with the design team and our subcontractors to leverage BIM technology and virtual design tools to provide value to every project.

DIGITAL TWIN TECHNOLOGY

At KA, digital twins elevate our BIM capabilities and are poised to revolutionize how we design, build, and operate. A digital twin is a virtual model of a physical object that helps streamline documentation, reduce costs and site visits, and enhance virtual collaboration. At project completion, the digital twin becomes a connected, accurate model of the real asset - your facility.

In previous projects, Kraus-Anderson leveraged our digital twin capabilities to share progress updates and document conditions, as construction items are installed, to provide an accurate, interactive as-built drawing to our clients to support operations and expedite future capital improvements. All product specifications, manuals, and warranties are centrally stored for easy access in the future. Your facility managers can leverage the platform to improve asset management as well as patient and staff comfort to effectively drive increases in productivity.

KA EMR	
2021	0.48
2020	0.48
2019	0.47
2018	0.50
2017	0.43

SAFETY APPROACH

Safety is our top priority every day. It is our policy to provide a safe and healthy work environment for all employees and to abide by all federal, state, and city regulations as they pertain to our operations. Kraus-Anderson has a formal, written Safety and Health Program which addresses general safety and OSHA standards and guidelines.

Beginning with our Safety and Health Program, our team will develop a comprehensive Site-Specific Safety Plan for your project that will include fire prevention guidelines and a Jobsite Emergency Contingency Plan. We will coordinate all construction operations through daily and weekly coordination and progress meetings, ensuring all stakeholders are informed of current and upcoming construction activities. Gary Francisco, Project Superintendent, will be responsible for establishing, monitoring, and ensuring our safety policies are enforced by all of the subcontractors.



safety



- Site-Specific Safety Plan
- Controls/Mitigates Risks
- Safety Orientation & Training
- Daily Activity on the Jobsite



Click the QR Code or scan with your phone's camera to see KA's safety program in action

F COST PROPOSAL

COST SAVINGS

Kraus-Anderson typically operates under a model in which we return 100% of project cost savings and/or unused contingencies back to the Owner. We are open to any arrangement that the city of Alexandria prefers in regards to cost savings for the project, including sharing the savings on a predetermined and agreed-upon formula.

In an effort to help you understand the potential value of the savings and make informed cost decisions regarding scope enhancements, we will provide you with periodic budget updates at key milestones in the construction timeline. The timing for the updates will be as required by the city of Alexandria and established early in the preconstruction process, and include an open-book approach to anticipated remaining risk and the total potential project savings.

"OPEN-BOOK" COST CONTROL

As Kraus-Anderson practices construction, the "open book" policy of cost control is key. Throughout a project, costs are carefully monitored and reported at regular meetings and through detailed progress reports to our clients. The policy guarantees "no surprises." All records are available and easily accessible to our clients at any time during construction.



Lake of the Woods International Arena, Baudette, MN

**Runestone Community Center Expansion
Construction Manager at Risk Fee Submittal**

June 15, 2021

Contract to be AIA 133-2019

Assumed Construction Budget: \$11.2M

Note: Assume a construction duration of 10 months when filling out this fee schedule, which does not include the preconstruction and estimating timeframe. The CM is to be engaged with the Owner and Design Team on or about July 1, 2021 for preconstruction and estimating services.

Preconstruction & Bidding Phase		10 Months		
Description	Quantity	Unit	Unit Cost	Total
Project Principal/Director	16	HRS	\$ 160.00	<i>In Fee</i>
Senior Project Manager	24	HRS	\$ 140.00	<i>In Fee</i>
Project Preconstruction Manager	48	HRS	\$ 120.00	\$ 5,760.00
Project Administrator	0	HRS	\$ -	<i>not applicable</i>
Project Engineer	48	HRS	\$ 100.00	\$ 4,800.00
Chief Estimator	0	HRS	\$ -	<i>not applicable</i>
Estimator	64	HRS	\$ 115.00	\$ 7,360.00
Project Scheduler	16	HRS	\$ 90.00	<i>In Fee</i>
MEP Coordinator	24	HRS	\$ 127.00	\$ 3,048.00
BIM Specialist	16	HRS	\$ 107.00	\$ 1,712.00
Document Quality Control Team	24	HRS	\$ 121.00	<i>In Fee</i>
Other (Project Assistant & Project Accountant)	48	HRS	\$ 57.00	\$ 2,736.00
Subtotal Preconstruction & Bidding				\$ 25,416.00

Project Reimbursable Expenses		10 Months		
Description	Quantity	Unit	Unit Cost	Total
Project Principal/Director	8	HRS	\$ 160.00	<i>In Fee</i>
Senior Project Manager	80	HRS	\$ 140.00	\$ 11,200.00
Project Manager	866	HRS	\$ 120.00	\$ 103,920.00
Project Engineer/Assistant Project Manager	866	HRS	\$ 100.00	\$ 86,600.00
General Superintendent	40	HRS	\$ 127.00	\$ 5,080.00
Superintendent	1,732	HRS	\$ 119.00	\$ 206,108.00
Assistant Superintendent	0	HRS	\$ -	<i>not applicable</i>
Cost Estimator	0	HRS	\$ -	<i>not applicable</i>
Project Scheduler	0	HRS	\$ -	<i>not applicable</i>
MEP Coordinator	0	HRS	\$ -	<i>not applicable</i>
BIM Specialist	0	HRS	\$ -	<i>not applicable</i>
QAQC Director	40	HRS	\$ 148.00	\$ 5,920.00
Safety Director	40	HRS	\$ 110.00	\$ 4,400.00
Project Accountant	346	HRS	\$ 57.00	\$ 19,722.00
Project Assistant	693	HRS	\$ 57.00	\$ 39,501.00
Other	0	HRS	\$ -	<i>not applicable</i>
Subtotal Reimbursable Expenses				\$ 482,451.00

GC's/Project Reimbursable Expense Costs*

10 Months

Description	Quantity	Unit	Unit Cost	Total
Project Management Software	43.3	WK	\$ 315.00	\$ 13,639.50
Cell Phone	43.3	WK	\$ 220.00	\$ 9,526.00
Printing	10.0	MO	\$ 125.00	\$ 1,250.00
Postage & Delivery	43.3	WK	\$ 210.00	\$ 9,093.00
Temporary Toilets & Handwashing Stations	10.0	MO	\$ 1,000.00	\$ 10,000.00
Field Office Equipment	0.0	MO	\$ -	<i>included in site trailer</i>
Site Trailer	10.0	MO	\$ 975.00	\$ 9,750.00
Small Tools	0.0	MO	\$ -	<i>not applicable</i>
Internal Equipment	0.0	MO	\$ -	<i>not applicable</i>
Superintendent Truck	10.0	MO	\$ 1,000.00	\$ 10,000.00
Progress Cleanup	<i>planning to utilize composite crew from subcontractors</i>			
Other - Travel & Meals	43.3	WK	\$ 145	\$ 6,278.50
Subtotal General Conditions				\$ 69,537.00

General Liability Insurance

General Liability Insurance	1	LS	0.820%	\$91,840.00
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Builder's Risk Insurance

Builder's Risk Insurance	1	LS	0.070%	\$7,840.00
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Construction Manager Fee

Proposed Construction Manager Fee	1	LS	1.750%	\$196,000.00
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Total Fee Including Preconstruction/Bidding, Project Reimbursable expenses, General Conditions, General Liability and Builder's Risk Insurance, and CM Fee				\$873,084.00
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**Expenses listed above reflect the total anticipated CMaR compensation, including any portion of the General Conditions that the CMaR expects to self-perform, and/or equipment that will be provided to the project by the CMaR.*



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