



MINNESOTA
CONSTRUCTION
ASSOCIATION

CONSTRUCTION VIEWS

JANUARY 2019

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MCA's Annual Awards of Excellence Gala celebrates outstanding construction projects and the teams that make it all happen. With an anticipated crowd of more than 100 construction professionals, it is a networking and celebratory event you don't want to miss.

Seating is limited and reservations are required if you plan to attend the Gala on Wednesday, January 30, 2019 from 5:30-9:00 PM at the Minneapolis Marriott West. You may reserve a table for 8 persons for \$720 or a half-table for 4 persons for \$360 (members or non-members). Individual reservations are \$90 for MCA members or \$100 for non-members. Registration deadline is January 16, 2019. After January 16, 2019 fees increase to \$110/member, \$120/non-member, \$440/half-table and \$880/table and will be accepted on a space available basis. All attendees must register in advance; onsite registration will not be available for this event.

Visit www.mnconstruction.org/events/awards/ for links to online and printer-friendly registration forms!

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Mission: The Minnesota Construction Association fosters education, recognition and networking for all industry professionals who collaborate, plan, create and sustain best construction practices.

Vision: The collaborative place for the building industry.

Education. Recognition. Networking.



PRESIDENT'S COLUMN

Briena Nyquist,
Clearway Energy

Happy New Year MCA Members! I hope everyone had a great holiday season and enjoyed spending time with loved ones. I'm excited and honored to serve as President this year alongside such a motivated Board of Directors. I want to give a sincere Thank You to the 2018 President Mat Boie, the Board of Directors, Committees, and Members. Their leadership and passion for this industry allowed MCA to thrive this past year!

I'm excited for what 2019 brings for the MCA. With more members than ever, and partnerships with other associations (ACEC, AIA, MBEX, AGC, MSA) there are so many great networking, recognition, and educational opportunities where members can collaborate and grow together. I urge you to be active, learn, and connect throughout the year with us.

Some great events to look out for and mark on your calendar:

- Thursday, January 17th: Feed My Starving Children, Chanhassen
- Wednesday, January 30th: 2019 Awards of Excellence Gala at the Minneapolis Marriott West
- Tuesday, April 23rd: The Leadership Training Academy/ Construct*ium Competition at Graduate Minneapolis
- Wednesday, June 5th: Golf Tournament at Deer Run Golf Course

And these are just a few of the awesome events; check out the [website](#) for more information!

If you are looking for ways to be more involved with MCA aside from attending all of the great events, joining a committee is a great way to get connected. Our committees are always looking to add more individuals willing to volunteer. Submitting to the newsletter is another benefit to members that allows you to tell others in the industry what is happening at your company. Feel free to reach out to myself or any board member for more information.

Whether you are a young professional or seasoned professional in the built environment you will find MCA to be a great place to collaborate with likeminded individuals and grow your network. I look forward to seeing you all throughout the year. Feel free to reach out to me at any time at briena.nyquist@clearwayenergy.com or 612.500.6765.

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CALENDAR OF EVENTS

Thursday, January 17, 2019
2019 MCA Networking Feed My Starving Children Event

Wednesday, January 30, 2019
Awards of Excellence Gala

Tuesday, April 23, 2019
Leadership Training Academy

Wednesday, June 5, 2019
Scholarship Golf Tournament

Visit www.mnconstruction.org for more information and to register today!



The Leadership Training Academy

Tuesday, April 23, 2019

Join us for collaborative training to construct better projects at the Annual MCA Leadership Training Academy and Construct*ium Student Pentathlon.

- Industry Panel Experts
- Risk Management Panel
- Keynote Speaker Pam Borton
- Pentathlon Contests

When: Tuesday, April 23, 2019 from 7:30 am – 2:30 pm

Where: Graduate Minneapolis

More Info: www.mnconstruction.org/events/leadership/ or www.constructium.org/events

Register by April 12, 2019 to save!

2018 Career Fair

Congrats North Dakota State University and Dunwoody College of Technology Teams on Winning at the 2018 Construct*ium Career Fair!



RJM WINS 2019 CHOICE AWARD!

The Minnesota Construction Association would like to announce the recipient of the 2019 Choice Award. RJM is the award winner for the Treasure Island Center project in St. Paul.

RJM Construction transformed the former Macy's store in downtown St. Paul into the Treasure Island Center. The project includes a mix of office and retail tenants, topped off by a 1,100-seat hockey practice facility.

The rooftop NHL-sized ice rink, named TRIA Rink, is the most distinctive feature of the building. Crews placed a 100,000-pound crane atop the roof to hoist structural steel, mechanical equipment and other supplies. This innovative idea saved the owner over \$1 million and two months of scheduled time.

In addition to the core and shell renovations, RJM led many tenant build-outs. These projects included space for the Minnesota Wild and Minnesota Housing Finance Agency. RJM also built a 6,000-square-foot orthopedic clinic for TRIA on the first floor of the building.

The project was successfully completed in January 2018 with help from multiple MCA member companies with tenant buildouts continuing into the future.

The award, along with many others, will be presented at the 2019 MCA Awards of Excellence Gala on Wednesday, January 30th at 5:30 PM at the Marriott Minneapolis West. More details about the project can be discovered at the gala or at a separate MCA Choice Award program and tour which will be held on Thursday, February 28th at 3:00 PM. The cost of this program will be free for anyone attending the Awards of Excellence Gala. More details of this program will be forthcoming.

Please visit the Awards of Excellence Gala website for more details, registration and sponsorship information.

► www.mnconstruction.org/events/awards/



1st Annual MCA Sporting Clays Event was a Hit!

On Wednesday October 24th the MCA hosted its first annual sporting clays event. With nearly 100 people in attendance the event exceeded expectations. Held at the Horse and Hunt Club in Prior Lake, the venue was very welcoming to the new group. The late October day was perfect with weather in the mid 50's and sunshine. Participants enjoyed the 18 station, 75 clay format. Following the action on the course a happy hour was hosted in the lodge. Prizes were given:

HIGHEST INDIVIDUAL SCORE OF 69:
Zack Koury, Carciofini

HIGHEST TEAM AVERAGE:
Adam Bauchle, Carciofini; Tyler Schultz, PCL Construction; Zack Koury, Carciofini; Jaden Katzenmeyer, PCL Construction; Andy Holzerland, Axel Ohman

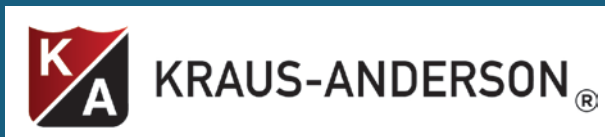


Event photos can be viewed here:
<https://mcagolfevent.shutterstock.com/>



THANK YOU TO OUR SPONSORS!

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Shells Sponsor

Brock White Company

MEMBER TO MEMBER



KRAUS-ANDERSON REALTY COMPANY has promoted **DAVE STALSBERG** to leasing manager. He will be responsible for

securing new tenants and retaining current tenants.

Stalsberg joined KA Realty in 2007 as a senior associate and has been directly involved in more than 2.7 million square feet of transactions. Most recently, he was a leasing associate with Northstar Partners/Cushman and Wakefield, and Griffin Companies.

Stalsberg received his B.S. in Real Estate from the University of St. Thomas. He is the former chair of the International Council of Shopping Center's (ICSC) NextGen program and served on various Minnesota Shopping Center Association (MSCA) committees. He also is a member of the Minnesota Commercial Association of Realtors (MNCAR) and is pursuing the Certified Commercial Investment Member (CCIM) designation, recognizing

experts in commercial real estate and investment real estate. ♦

KRAUS-ANDERSON (KA) has completed the construction of the Buhler Food Application Center located at the company's North American headquarters at 13105 12th Ave. North in Plymouth, Minn. The project is an expansion of Buhler's Food Application Center in the United States. The only other facility of its kind is located on the Buhler Global Headquarters in Uzwil, Switzerland.

Buhler's initiative is designed to simulate natural mill conditions. The intent of the new \$5.4 million facility is to provide customers a front-entry demonstration space for different equipment configurations that can be modified to accommodate various customers' grain processing needs.

The food application center is spread across a two-story addition and covers 18,000-square-foot of floor space. Designed by Inver Grove Heights, Minn.-based **KRECH, O'BRIEN, MUELLER & ASSOCIATES, INC.**, the project features a large third-level equipment platform that suspends from the structural lid of the building.

The demonstration space and show room for Buhler's food processing equipment is surrounded by two large elevations of curtain wall to bring in a great deal of natural light. ♦

ERICA DELAIN, a veteran attorney with 15 years of experience negotiating and documenting real estate acquisitions, sales, and commercial development leases for high profile regional and national clients, has joined **DORAN COMPANIES** in the role of Corporate Counsel.

Doran's in-house legal team, led by General Counsel Dan West, is vital to all Doran's business transactions, including: property acquisition, development approvals, construction contracts and other legal matters that arise out of employment and contract negotiations.

Delain, who previously was a partner at Stinson Leonard Street LLP, will provide Doran Companies' with expert counsel for its commercial development and retail property management units at a time when both are experiencing accelerated growth.

A graduate of the University of Minnesota and the University of Wisconsin-Madison Law School, Delain has attained a high-degree of peer recognition and professional achievement with numerous articles in industry publications, as co-chair of the Minnesota State Bar Association and her active participation in the Minnesota and International Shopping Center Associations.

Doran Companies' Anne Behrendt, who served as Doran's General Counsel before being promoted to Chief Operating Officer in 2015, said, "Delain brings a solid background of advising large developers and managers of commercial properties





on legal issues of acquisition, leasing and project finance—clearly area of increased activity at Doran.”

Doran manages nearly 2 million square feet of Doran and third-party-owned office and retail property in the Twin Cities metro area and is currently developing and constructing major commercial real estate projects in Maple Grove, Minneapolis and Shakopee. ♦

KRAUS-ANDERSON CONSTRUCTION COMPANY (KA) has completed the renovation of the White Bear Lake Sports Center, a 38,000-square-foot recreation facility located at 1328 Highway 96 East in White Bear Lake, Minn.

The \$4.2 million, yearlong construction project features exterior and interior improvements to the ice area, which had been converted from tennis courts in 1989. Designed by JLG Architects, 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. ♦



KRAUS-ANDERSON COMPANIES, INC. has hired **LAURIE TROUSIL** as director or inclusion & diversity. In her new role, she

will lead the strategic creation and implementation of the development of programs and policies designed to attract, retain, promote and advance a diverse workforce within Kraus-Anderson’s family of companies.

“At Kraus-Anderson, we are committed to building an inclusive culture where talented people with diverse skillsets, experiences and backgrounds can be empowered to thrive and grow,” said Bruce Engelsma, president, CEO and chairman of Kraus-Anderson Companies.

Trousil comes to Kraus-Anderson with deep experience in inclusion and diversity management. Most recently, she served as senior

manager of diversity and talent management for St. Jude Medical in St. Paul. She also was the North America diversity and business impact lead for Cargill; manager of diversity and inclusion for Ameriprise Financial; and manager of resources and product development for MultiCultural Development Center (MCDC).

“Laurie’s extensive leadership experience and commitment to inclusion and diversity will help us to continue to develop a workplace environment where all employees have a sense of belonging and where diversity is leveraged to create a sustained competitive business advantage,” added Engelsma.

Trousil holds a bachelor’s degree in French and International Relations from the University of Minnesota, Morris; and a master’s degree in Political Science from The American University in Cairo (AUC). She earned a strategic workforce planning certification from the Human Capital Institute; “Bridge Builder” cross-generational trainer certification; and is a certified mentoring practitioner from Menttium. Trousil also has led numerous presentations and training workshops on topics ranging from workplace diversity to multicultural and global inclusiveness. ♦



The project begins this month with the construction of science addition. In 2019, KA will construct the new school entrance and performing arts center, followed in 2021 by the arts and vocational areas, special education, library, tech, and commons areas. Construction is expected to be completed in the fall of 2021.

For further information about the groundbreaking or about Roseville Area Schools, contact Carrie Ardito at carrie.ardito@isd623.org or 651-635-1605.

Kraus-Anderson remains one of the region's leading construction managers for education and is currently ranked 6th in the nation in the construction of K-12 facilities by Building Design and Construction magazine. The company has completed more than \$1 billion in K-12 projects in the past five years. ♦

KRAUS-ANDERSON CONSTRUCTION COMPANY (KA)

broke ground on the first of several major improvements to Roseville Area High School. A groundbreaking ceremony was held at 1:00 p.m., Wednesday, October 24 on the west side of the school, located at 1240 County Road B2 West in Roseville.

The construction is part of Roseville Area Schools' long-range facilities plan funded by a \$145 million bond referendum. Last month, KA began construction on Little Canada Elementary School, which is part of the referendum.

The Roseville Area High School improvements feature:

- Adding classrooms to accommodate an additional 300 students
- Replacing all science labs in new addition/converting existing labs to classroom space
- Renovating special education areas to align with student needs
- Renovating all career & technical education areas

- Renovating music rooms and media center
- Creating flexible learning areas for students
- Adding a new secure vestibule including office modifications
- Adding a new auditorium and support spaces for student and community use
- Renovating existing auditorium for lecture and music performance
- Expanding cafeteria/new student commons area
- Upgrading/repairing existing gym areas
- Converting two practice fields to synthetic turf for student and community use
- Relocating tennis (new courts, lighting, fencing, etc.)
- Revising traffic patterns and parking lot to improve pedestrian and vehicular safety



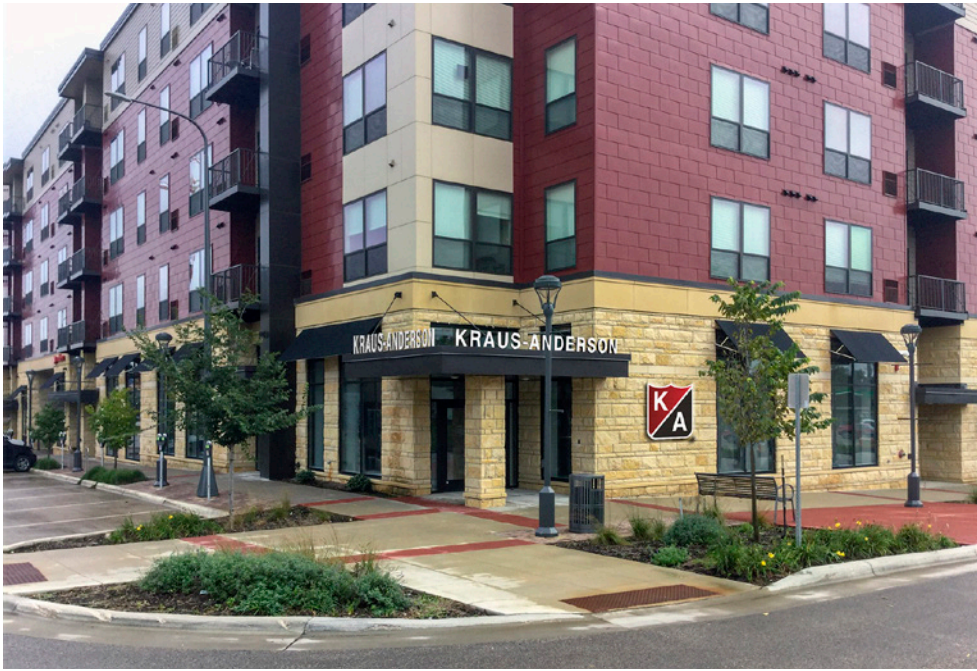
KRAUS-ANDERSON CONSTRUCTION COMPANY has hired **SHANE BUTLER** as senior project manager.

Butler comes to KA from Golden

Valley-based Wenck Construction, Inc., where he served as director of operations and resource group manager. He also was a project manager for Bossardt Corporation of Bloomington.

Butler received his B.S. in Finance from Mankato State University and is a LEED Accredited Professional. He is a member of the Minnesota Educational Facilities Professionals Association (MASMS) and Minnesota Construction Association (MCA). ♦

To keep up with its continued growth, **KRAUS-ANDERSON CONSTRUCTION COMPANY (KA)** relocated its Rochester regional office on Oct. 29, 2018 to the 501 On First building in downtown Rochester, Minn. KA has worked from its current office on South Broadway since 2012.



“We’ve been bursting at the seams for the last two years,” said Nick Leimer, Kraus-Anderson’s vice president and director of operations. “This strategic move into our new KA-built office will better serve our clients as well as our growing business and staff. Our new location reinforces our commitment to Rochester and to the transformation of downtown. We are also very excited to be in the Discovery Square subdistrict and on the future Discovery Walk.”

Constructed in 2016 by KA, the multi-use 501 On First building consists of first-floor office, retail and restaurant space, and four floors of market-rate apartments. In its new home, KA will join Pasquale’s Neighborhood Pizza, Pure Barre and 84 residential units. The building also features a fitness center, underground parking garage and People’s Food Coop in an adjacent building.

KA presently employs 65 local field and office staff, and will occupy 5,666 square feet in its new office at 501 On First.

Serving the greater Rochester market for more than 60 years, KA has constructed numerous landmark projects including the Rochester Airport terminal and its 2018 Customs expansion and renovation; original Miracle Mile and its current

redevelopment (Avani Living); and numerous downtown Rochester buildings and projects for area school districts.

KA is currently working on the Hilton Hotel, City Parking Ramp #6 and Pittsburg Blue restaurant in Rochester; Landmark by the Rivers, a renovation of historic buildings into mixed-use residential and retail in La Crosse; Bluff View Elementary in Lake City; Education Village at Winona State University; and Blue Earth County Government Center in Mankato. ♦

KRAUS-ANDERSON CONSTRUCTION COMPANY (KA) has completed construction of a \$23 million performing arts center

and athletic and recreational facility for Mound Westonka High School located at 5905 Sunnyfield Road East in Minnetrista, Minn.

The two-story, 74,000-square-foot addition was designed by Wold Architects and Engineers.

The Performing Arts Center features a 600-seat auditorium, including an orchestra area, scene and costume shops and storage, and green room and dressing areas. The center is available for school and community performances.

The Community Athletics and Recreation Center includes a three-station multi-purpose gym and fieldhouse, elevated walking track, wrestling gym, fitness room, and locker rooms and storage. The center also includes a community meeting room. The facilities are open to students and community members.

On May 10, 2016, Westonka School District voters approved \$22.95 million in bond funding, payable over 15 years, for the purposes of building the facility at Mound Westonka High School.

Kraus-Anderson remains one of the region’s leading construction managers for education and is currently ranked 6th in the nation in the construction of K-12 facilities by Building Design and Construction magazine. The company has completed more than \$1 billion in K-12 projects in the past five years. ♦





KRAUS-ANDERSON CONSTRUCTION has completed construction of the first phase of the Prairie Flower Casino for the Ponca Tribe of Nebraska. The casino is located on the tribe's sovereign land in Carter Lake, Iowa, a northwest suburb of Omaha, Neb.

The 9,500-square-foot gaming facility is set to open November 1, 2018 and will feature 200 slot-style games. Table games will not be present. A full-service bar will be located in the casino, along with a snack bar.

The Ponca Tribe of Nebraska has nearly 4,300 tribal citizens, with almost half residing in the states of Iowa and Nebraska.

The Prairie Flower Casino <http://www.prairieflowercasino.com/> expects to initially hire approximately 100 individuals to staff the facility.

In addition to construction, Kraus-Anderson Development has been providing development services to the Ponca Tribe of Nebraska for the past two years, including

the acquisition of property for the tribal headquarters, a future 85,000-square-foot medical and wellness clinic in Omaha, and land search and city entitlements for tribal use of the site. KA has also supplied development and entitlement services for approval of the first phase of the Prairie Flower Casino and is currently working on development services for a future expansion, which will provide more entertainment, jobs and economic development for the region.

The name Prairie Flower has a special meaning to the Ponca Tribe of Nebraska. Standing Bear, a former Ponca Tribe of Nebraska Chief, who in 1879 successfully argued in federal court that his people were persons within the meaning of habeas corpus, had a daughter named Prairie Flower. Prairie Flower passed away during the Ponca Tribe of Nebraska's forced removal from their land to Oklahoma.

"With its name, we honor our Tribe's past and the sacrifices our people made, while charting a new path of



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prosperity for our Tribe," Ponca Tribe of Nebraska Chairman Larry Wright Jr. said in a press release. "The Prairie Flower Casino will allow us to better serve our members, while bringing economic development and growth to the Carter Lake region." ♦

The **KRAUS-ANDERSON COMMUNITY FOUNDATION**

today presented \$50,000 to two beneficiaries of the 2018 Kraus-Anderson Bike Duluth Festival, whose profits support community organizations that make Duluth a better place for its residents and visitors. Cyclists of Gitchee Gumees Shores (COGGS) and the Gary New Duluth Development Alliance (GNDDA) each received \$25,000.

"COGGS is doing incredible work to improve our great trail system, and the GNDDA is making the Gary New Duluth neighborhood better by re-developing the GND Rec Area," said Becca Bohlman, director of the festival. "The mission of each of these organizations aligns perfectly with Kraus-Anderson Company (KA), whose core purpose is to build enduring relationships and strong communities."

The KA Bike Duluth Festival is a high-energy, family-oriented biking event held annually at Spirit Mountain. The festival includes enduro, downhill, XC races, a casual adventure ride and a vendor village offering bike and product demos. Throughout the weekend, the celebration includes family-fun events, competitions, an awards ceremony, music, food and silent auction.

"We're all about getting more people out on the trails as early and as often as possible," said Alec Kadlec, chairperson of COGGS. "Participating in the festival has been a great way to share our work with the great people of Duluth."

In the coming year, COGGS will use the \$25,000 donation to build and maintain mountain bike trail systems in and around Duluth.

"This year's bike festival was a great way to see so many riders pushing

their limits on the trails at Spirit Mountain," said Mark Boben of GNDDA. "The beneficiary donation will help us to continue our work on the Gary New Duluth Recreation Area, creating a space for all to enjoy."

The 2019 KA Bike Duluth Festival will be held on August 2-4, 2019 at Spirit Mountain. ♦

Minneapolis attorney **MARK R. BECKER**, of the law firm **FABYANSKE, WESTRA, HART & THOMSON, P.A.**, has been selected as a Fellow of the Construction Lawyers Society of America. Mr. Becker is a shareholder in the firm's nationally lauded construction law group and is a past Chair of the Construction Section of the Minnesota State Bar Association. A 2000 graduate of the University of Iowa College of Law, Mr. Becker received his B.S. in Civil Engineering from Northwestern University in 1997. Mr. Becker represents major developers, general contractors, design professionals, construction managers and specialty subcontractors in construction disputes and transactions. Mr. Becker is recognized for his expertise in innovative uses of ADR procedures to precipitate early resolutions of complex disputes.

The CLSA is an invitation-only international honorary association composed of preeminent lawyers specializing in construction law and related fields. Fellowship is limited and selective, with lawyers being invited into Fellowship upon a proven record of excellence and accomplishment in construction

law at both the trial and appellate levels. Lawyers nominated or selected may be in any discipline in the construction law arena, including contract specialization, negotiations, litigation, arbitration, appellate and/or surety law, but who have in addition superior ethical reputations. The CLSA seeks a high level of diversity in its selection process. Fellows are generally at the partner or shareholder level, or are independent practitioners with recognized advanced status among their peers. The CLSA is dedicated to promoting superior advocacy and ethical standards in construction law and fostering a scholarly and advanced exchange of ideas in all practices related to the specialty. ♦

Minnesota's children and youth with mental health needs will soon have a brand-new, state-of-the-art healing facility where they can receive therapeutic and educational services under one roof. Thanks to a partnership with The Hills Youth and Family Services, **KRAUS-ANDERSON**, TKDA Architects and Northeast Metro 916, the construction of a 60-bed psychiatric residential treatment facility (PRTF) will soon begin in East Bethel, Minn., located at 900 189th Ave. NE.

Kraus-Anderson (KA) is working with Cambia Hills to provide fee-for-development services and construction management for Cambia Hills of East Bethel, a \$26 million, 60-bed psychiatric residential treatment facility (PRTF) serving children. Cambia Hills is the first housing, school and residential treatment facility in the state.



In addition to KA Construction, KA Development is the owner's rep and is providing preconstruction due diligence, financing options and zoning applications, as well as working with the engineers, architects and the community.

The 62,640-square-foot project is unique because it is the state's first purpose-built psychiatric residential treatment facility (PRTF) serving boys and girls ages 6-17 who are experiencing mental illness, often with multiple, serious compounding mental health conditions.

The Northeast Metro 916 Intermediate School District board voted unanimously to provide educational services to the facility. The school will be comprised of 10 classrooms, each with flexible learning spaces for small-group or one-on-one instruction. The school is being designed to meet the needs of students who learn best in a supportive and safe environment, free of auditory and visual distractions found in many typical school facilities.

"We are very excited to be involved with this important project," said Matt Alexander, senior vice president Kraus-Anderson Development, a comprehensive real estate services provider which has been working on Cambia Hills since September of 2017. "We're particularly grateful for the strong support we have received from the community and for the leadership of Mayor Steve Voss, the City Council, City Administrator Jack Davis and Community Development Director Colleen Winter."

TKDA is the architect, which is working with Architectural Investments of Louisville, Ky. Every design decision is being made toward supporting healing children.

"This facility will serve kids with complex mental illnesses who need round-the-clock care but don't need psychiatric hospitalization," said Jeff Bradt, CEO of Cambia Hills' parent company, The Hills Youth and Family Services. "It's an option people have been working to create for over a decade. It'll help kids get healthier

sooner and at a much lower cost. That's good for everyone – kids, families, communities and the state."

Residents, whose average stay is expected to be 3-9 months, will live in care suites, four rooms and two beds per room with no visible nursing stations.

The campus will feature new offices for staff, a half gymnasium; commercial kitchen/cafeteria, community room, mechanical and maintenance area, and housing wings. The facility also will include shared space for the school's use such as the corridors, cafeteria and gym.

Cambia Hills will be situated on a 38-acre wetland site and will be designed to offer each child a window to nature.

In 2016, the Minnesota legislature directed the Department of Human Services (DHS) to create up to 150 PRTF beds to serve children with mental health conditions.

Last year, The Hills hired Dave Hartford, former assistant commissioner at the Minnesota Department Human Services (DHS) to run Cambia Hills as the PRTF Administrator. As assistant commissioner, Hartford had statewide responsibility for all chemical and mental health services for children and adults. His accomplishments there included the expansion of school-linked mental health grants and mobile crisis teams, and the development of the substance abuse model-of-care pilots.

Hartford has been advocating for over a decade to implement this type of facility.

"We have had a significant gap in our continuum of services for children with complex mental health needs," said Hartford. "We have been sending many of our children out of state to receive this service. Now it will be available for our communities."

When complete, Cambia Hills anticipates hiring 150 employees with a \$9 million annual payroll. The well-paying jobs will range from technical positions to doctors and nurses with an average salary of \$78K.

Construction on the year-long project is expected to be completed in the fall of 2019.

KA is one of the area's largest construction managers of special education schools. The company has built a number of special ed schools for Northeast Metro 916, including Karner Blue in Blaine, Pankalo in Lake Elmo and Quora Education Center (formerly Capitol View Center) in Little Canada. KA also has built River East in St. Paul, Fraser Clinic in Woodbury, Early Childhood Family Center in Stillwater, River Bluff Education Center in Red Wing, and Scottish Rite Clinic for Childhood Language Disorders in Duluth. ♦

Kraus-Anderson Construction Company (KA) has completed construction of Riverview Landing, a 168,000-square-foot assisted and independent living community located at 9200 Quantrelle Ave. NE in Otsego, Minn.



Owned by Guardian Angels Senior Services, one of Minnesota's longest running non-profit senior care providers, the four-story, 142-unit residence includes 126 independent and assisted living apartment homes and 16 memory care units.

Riverview Landing is designed to help seniors live more fully, including social activities, wellness center, spiritual programs and adult day services for family care givers.

Designed by Pope Architects, the senior living community features scenic surroundings, walking paths and views of the Mississippi River, and common areas that maximize natural light. Other amenities include 24/7 staff and emergency call service, controlled entry, chef-prepared meals, heated therapy pool, pickle ball court, coffee lounge, beauty salon and heated garage parking. ♦

Minnesota's children and youth with mental health needs will soon have a first-of-its-kind healing facility where they can receive therapeutic and educational services under one roof.

Cambia Hills of East Bethel will be a 60-bed psychiatric residential treatment facility (PRTF) serving boys and girls ages 6-17. Situated on a wooded site and designed to offer each child a window to nature, the 62,640-square-foot facility will be the state's first purpose-built PRTF.

"Cambia Hills of East Bethel will serve kids with complex mental illnesses who need round-the-clock care but don't need psychiatric hospitalization," said Jeff Bradt, CEO of Cambia Hills' parent organization, The Hills Youth and Family Services. "This is a forward-looking model people have been working to create for over a decade, which will help kids get healthier sooner and at a much lower cost. That's good for everyone – kids, families, communities and the state."

The project is a unique collaboration between The Hills Youth and Family Services, Northeast Metro Intermediate School District 916, **KRAUS-ANDERSON (KA)** and **TKDA Architects**.



"This much-needed facility could not have become reality without the leadership of School Superintendent Connie Hayes and the school board, or the dedication of our construction and design partners, Kraus-Anderson and TKDA," said Bradt. "They're all helping build a brighter future for many young people and their families."

A groundbreaking ceremony will take place at 11:00 a.m. Tuesday, Dec. 18, at 900 189th Ave. NE in East Bethel, approximately 25 miles north of the Twin Cities. The \$26 million facility is expected to open in late 2019.

Another unique aspect of Cambia Hills of East Bethel is that on-site educational services will be provided by Northeast Metro Intermediate School District 916, a specialist in educational services for children with behavioral disorders. The school will be comprised of 10 classrooms, each with flexible learning spaces for small-group or one-on-one instruction. The school is being designed to meet the needs of students who learn best in a supportive and safe environment, free of auditory and visual distractions found in many typical school facilities.

KA is providing development and construction management services for Cambia Hills of East Bethel.

"We are very excited to be involved with this important project," said Matt Alexander, senior vice president KA Development, a comprehensive real estate services provider which has been working on Cambia Hills since September 2017. "We're

particularly grateful for the strong support we have received from the community and for the leadership of Mayor Steve Voss, the City Council, City Administrator Jack Davis and Community Development Director Colleen Winter."

Residents, whose average stay is expected to be three to nine months, will live in care suites with four rooms and two beds per room, with no visible nursing stations. The campus will also feature a half gymnasium, indoor walking path, commercial kitchen/cafeteria, community room and more, much of which will be shared space for the school's use.

TKDA is the architect, which is working with Architectural Investments of Louisville, Ky. Every design decision is being made toward supporting healing children.

"We've designed a bright and hopeful healthcare setting with soothing colors and flowing forms to welcome families and children who are beginning a healing journey," said Ken Johnson, TKDA principal and lead architect on the project.

Other forms of treatment will take place outdoors on the 37-acre site, featuring walking and riding trails, an animal husbandry program and therapeutic horticulture.

"We're creating a physical environment that supports the therapeutic environment in a powerful and unprecedented way," said Dave Hartford, who will direct operations of Cambia Hills of East Bethel. "We couldn't do that with a remodel of an old facility, which is why this will be Minnesota's first



purpose-built psychiatric residential treatment facility. Being state-of-the-art is about more than just the building. It's the building plus leading-edge therapies plus highly qualified, highly trained staff, plus effective collaboration with counties, healthcare providers, insurers and researchers."

Hartford is a former assistant commissioner at the Minnesota Department of Human Services (DHS). In that role, he had statewide responsibility for all chemical and mental health services for children and adults.

"Minnesota has had a significant gap in its continuum of services for children with complex mental health needs," said Hartford. "We have been sending many of our children out of state to receive this service, but now it will be available right here in East Bethel."

The PRTF is a new level of care for children in Minnesota, but is already in place in 42 other states. In 2016, the Minnesota Legislature directed the DHS to create up to 150 PRTF beds to serve children with mental health conditions. Northwood Children's Services is Duluth, with up to 48 beds, and Clinicare Corporation in Fergus Falls, with up to 42 beds, have PRTF development underway, although in remodeled facilities.

"This psychiatric residential treatment facility is a logical next step in our 47-year history of providing

unwavering hope and opportunity for youth, families and communities," said Bradt, The Hills' CEO.

Based in Duluth, The Hills already has a Cambia Hills Residential Treatment Center, along with day treatment and community-based therapy programs for youth. It also provides Woodland Hills juvenile justice services. All are in Duluth.

The Hills had initially considered Forest Lake as a potential location for its PRTF, but the city's mayor blocked the project in early 2018 despite broad community support. That minor setback turned out to be a blessing in disguise.

"City leaders in East Bethel approached us shortly thereafter and suggested a site that was larger, more versatile and more economical than what we were exploring in Forest Lake, so we're now able to include much more than we might have," said Bradt.

When it opens, Cambia Hills of East Bethel will have a \$9 million annual payroll and employ 150 people, mostly healthcare staff, in jobs with compensation and benefits averaging \$78,000 per year. ♦

KRAUS-ANDERSON FINANCIAL SERVICES GROUP, INC. (KAFS) has hired Kirsten Walstien as manager of finance and business development. In her new role she will analyze and implement the firm's real estate investments, financing options

and development opportunities. She also will serve as a strategic planning liaison with Kraus-Anderson Development.



KIRSTEN WALSTIEN comes to KAFS from Target, where she served as a merchandising planner for several of the company's

apparel and business units. Most recently, Walstien was a senior planner for Target's Home and Soft Décor business, where she led enterprise-level demand forecast and financial planning.

Walstien graduated from St. Olaf College.

Formerly known as Kraus-Anderson Mortgage Company, the newly branded KAFS works closely with KA Development, building on its growing capabilities as a financial services resource for KA and its business partners. Kraus-Anderson has considerably grown its capabilities of securing financing through both traditional and creative sourcing for high-stakes, mixed-use developments. ♦

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