



CONSTRUCTION VIEWS

JULY 2019

CONTENTS

MCA Scholarship Golf Tournament a Triumph of Success | 1

President's Column | 2

Board of Directors | 2

New Members | 3

Calendar of Events | 4

2019 MCA Networking Boat Cruise | 5

Working Together on Cold Weather Paving Creates Better Outcomes | 6

Ask Ms. Awards | 8

2019 MCA Sporting Clays Event | 8

Member to Member | 10

MCA Scholarship Golf Tournament a Triumph of Success



On Wednesday, June 5th, the MCA hosted its 11th Annual Scholarship Golf Event at Deer Run Golf Club in Victoria, MN. The organization filled the course with construction industry professionals. The popularity and success of this event continues to hold strong, selling out six years in a row! Contributing to the success were the golfers, sponsors and event sponsor. With their high spirits and good attitudes, everyone involved enjoyed the gorgeous weather, impeccable greens, and well-prepared dinner. Following dinner, prizes were awarded for skills on the course and pure luck in the raffle drawings. Additionally, prizes were given for contests on the course, including longest drive and closest to the pin. While not everyone who left the event at the end of the day may have had a prize in hand, they all went away winners. The true victors will be the scholarship recipients who benefit from the funds raised by this event. Thank you so much to everyone involved!



[VIEW THE
EVENT
PHOTOS!](#)

Give a big congratulations to our winning teams:

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.



1st Place: 5B

- Tom Piccione, Sonus Interiors
- Jeff Rothi, Sonus Interiors
- Tom Hochstaetter, Greiner Construction
- Greg Michael, Michael Construction Services



2nd Place: 7B

- Andy Heading, Nottingham Construction
- Greg Johnson, Nottingham Construction
- Jake Hendricks, Felhaber Larson



3rd Place: 6B

- David Olson, CLA
- Nick Sigurdson, CLA
- Alan Starks, American Agency
- Chris Lofgren, Liberty Mutual

CONTINUED ON PAGE 4 >



PRESIDENT'S COLUMN

Paul Almen
Ryan Companies US, Inc.

Greetings from the Minnesota Construction Association. Summer is here, and we are all very busy with all of the construction projects being built throughout the state. I hope you all take some time to do the things you love outside of work, whether that be golfing, biking, fishing, hiking, reading, or just spending some quality time with the family.

The first half of the year has been outstanding for the MCA. Despite having to reschedule our awards banquet due to cold weather, we had nearly 200 people attend the event. The Leadership Training Academy was incredibly successful. We had almost 80 students competing in the skills competition and well over 100 people participate in the seminars. Almost 100 people attended the networking event at the Saints game. Our annual golf tournament sold out in record time and we ended up with perfect weather for this year's event.

None of these events would take place without the wonderful members who volunteer to make the MCA what it is. Many of you may not know that the MCA is completely run by our members who choose to volunteer. All of the functions MCA does, from the Board of Directors, Committee Chairs, and Committee Members, are the result of the superb members who use their time to make the MCA what it is today. I want to thank each and every one who has volunteered on a committee or a project. Without you the MCA would not be a successful, prosperous organization.

As the MCA continues to grow, we are in search for more volunteers. I encourage each member of the MCA to take some time and volunteer for a committee or event that you enjoy. Not only does volunteering help the MCA thrive, but also it champions new friendships and connections that could lead to a positive impact on your career. I know that has been true for me.

There are plenty opportunities to get involved with the MCA. Are you experienced in social media? Our Communications Committee can use a team of people to coordinate our social media presence and the information on our website throughout the year. Are you passionate about teaching or mentoring? Our Construct*ium Committee always needs people interested in working with and reaching out to students and schools. Do you like networking? Our Membership Committee would be a great fit. Perhaps you like shooting clays? Our Clay Shoot Committee could use additional volunteers to plan the event in October.

In addition to volunteering, we would love to hear from you. Please share your company news with us. We will include your latest highlights in our quarterly newsletter. As always, the MCA's website contains all the information on upcoming events. Please visit at mnconstruction.org. I hope you get involved and join us for some education and networking.

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MINNESOTA CONSTRUCTION ASSOCIATION

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Please help MCA welcome our newest MEMBERS:

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Pro Maintenance Inc. provides resinous flooring and concrete polishing applications across the entire Midwest. With over 40 years of business focusing on innovation, sustainable products and customer satisfaction. They specialize in Food and Beverage, Aviation, Manufacturing, Industrial and Education.

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Ace Electrical is a medium-sized electrical contractor that works in the commercial and industrial sections of the industry. They are located in Plymouth MN, and travel to over 8 states performing work for clean rooms, medical, casinos and telecom to name a few.

aceelectrical.net

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OECS provides health and safety consulting services for small to mid-sized manufacturers and construction companies.

oecscomply.com

Please help MCA welcome our newest STUDENT MEMBERS:

MINNESOTA STATE UNIVERSITY MANKATO

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Lisa Breitenfield
Riley Court

MINNESOTA STATE UNIVERSITY MOOREHEAD

Oliva Januszewski

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UNIVERSITY OF NORTHERN IOWA

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Joshua Vance
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UNIVERSITY OF MINNESOTA

Aaron Owen
Brinnon Kubista

CALENDAR OF EVENTS

THURSDAY, AUGUST 8

Boat Cruise on Lake Minnetonka

MID-SEPTEMBER

Member Breakfast Hosted by TBA

THURSDAY, SEPTEMBER 19

Happy Hour at Brewery

SEPTEMBER

Construction Contracts and Your Pocketbook - 10 Most Common Pitfalls

OCTOBER

Construction Industry Forecast - The State of the MN Economy

WEDNESDAY, OCTOBER 16

2nd Annual Sporting Clay Shoot

WEDNESDAY, NOVEMBER 6

6th Annual Soiree at Minneapolis Marriott West

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

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- Terracon Consultants, Inc.
- Big-D Construction

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2019 MCA Networking Boat Cruise on Lake Minnetonka: Thursday, August 8

For this summer's MCA Networking Boat Cruise, we will enjoy the beautiful view on Lake Minnetonka! Don't miss this opportunity to join fellow construction industry professionals for a fun evening to network and relax!

This event is limited to 90 participants – tickets will be sold on a first-come, first-served basis! Appetizers and two drink tickets are included with your ticket.

Last day to register – Thursday, July 25, 2019.

REGISTRATION

- Members - \$35
- Non-Members - \$50

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- Food and Beverage Sponsor - \$150

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WORKING TOGETHER ON COLD WEATHER PAVING CREATES BETTER OUTCOMES

With spring behind us and summer well under way, it's hard to even think about what lies ahead. But as Minnesotans, we must be realistic when it comes to planning for the winter. Scheduling projects in the construction industry is a universal struggle and it becomes even more difficult when you mix in freezing temperatures and precipitation (yes, this means snow). In the world of asphalt paving, installing bituminous when it's cold is not the best-case scenario. So how do we work together to ensure the project results meet the customer's standards while keeping our crews safe and equipment operational?

One way to do this is by understanding the predicament asphalt contractors run into when the weather turns colder. Because asphalt companies are normally the last contractor on the job site, it makes it rather difficult for them to complete the project if timelines have been pushed back by other contractors. It's especially difficult if temperatures have already started to plummet. Here is a list of items we consider, when in this position:

1. Is it safe to run equipment?

When temperatures are starting to reach the freezing range, it can be extremely hard on equipment. Hoses can bust, liquids will freeze, and it simply does not create a good working environment for staff.

2. What about the quality of the asphalt?

Asphalt mix is always best installed hot. If projects are running into the November timeframe, there is a question of quality. Will the asphalt get to the job site at the recommended temperature? Will it be as flexible as it needs to be when the rollers are compacting it? What kind of project outcome is likely based on these factors?

3. Is it safe for our staff?

Installing asphalt in Minnesota is a seasonal job. Laborers work in the hot, blinding sun in mid-July to the colder months of late October and early November. Paving in the snow is not out of the

question and has happened in the past. However, safety is critical to our mission and for BR, we need to look out for our employees. Is it too cold for them to safely perform their job? Will the cold affect the operational condition of the equipment and put staff in harm's way?

Since weather is unpredictable, it's hard for asphalt contractors to really know when that "final day" of paving will be. However, one piece of advice we can offer to general contractors is to keep in mind the situation cold weather paving brings to our business and the potential effects it may have on the end product. We fully understand the nature of construction and scheduling issues that arise. But if we can work together on a decision to move forward, or not, on a cold weather paving project, perhaps it will create a better outcome.

Bituminous Roadways, Inc. (BR) strives to be the "company of choice" for everything asphalt throughout the Twin Cities Metro area. For more than 70 years, BR has been an industry leader providing customers the highest quality results for all their pavement projects. We are dedicated to safety, innovation, continual improvement, environmental stewardship and most importantly, superior customer service.

From commercial/industrial pothole repair to interstate highway paving, no project is too big or too small for BR. Our core competencies range from asphalt paving, patching and cracksealing to milling, excavating and grading of all pavement areas; including parking lots, trails, roadways and athletic surfaces.

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ASK Ms. Awards

Dear Ms. Awards,
I'm not sure how the early bird project nomination works. I only know that I can save money by not procrastinating. Could you explain it to me?
Sincerely,
Mr. Early Bird Gets the Worm

Dear Mr. Worm,

There is a cost savings for paying for the nomination before November 16th. The MCA has made it really simple to get the cost savings. All you have to do is pay for the nomination by that date and you can follow up with the rest of the submittal information up until December 10th. It's as easy as that in order to save \$100 per nomination.

Please keep your eyes open for the nomination forms which will be available in September.

This winter's Awards of Excellence Gala will be held on January 29th, 2020 at the Marriott Minneapolis West/St. Louis Park facility. Information will be posted online at www.mnconstruction.org/events/awards/.

If you have any questions, feel free to contact anyone on the Awards Committee or email info@mnconstruction.org.

Sincerely,
Ms. Awards

SAVE THE DATE!

2019 MCA Sporting Clays Event: Wednesday, October 16

Join fellow Minnesota Construction Association members in the Annual Sporting Clays Event on Wednesday, October 16, 2019 at the Minnesota Horse & Hunt Club.

Watch for more information on registration soon!



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MEMBER TO MEMBER



Hutchinson Health, a part of HealthPartners, will break ground on a new patient wing on Monday, April 1. The ceremony marks the start of a one-year construction project that will add new and larger patient rooms to improve care delivery and patient experience.

Hospital leaders, board members, and community representatives will be on hand to mark the occasion. The City of Hutchinson approved the project in January.

The expansion will add more than 17,000 square feet to the hospital's footprint, and will include 18 patient rooms that are twice as big as the current rooms. Additional space will be available to add four more patient rooms in the future, depending on patient demand.

Wold Architects designed the expansion. **Kraus-Anderson Construction** is the contractor. ♦

Doran Companies today announced it will break ground later this month on a new luxury apartment community in Minnetonka at Wayzata Boulevard and Fairfield Road near Hopkins Crossroads and I-394. The multi-family Doran design-build project is the first Doran project led by Doran RE Partners LLC, a new independent development venture that pursues joint venture development deals relying on capital independent of Kelly Doran.

The 175-unit apartment community will be constructed on the site of what are currently three independent office buildings located at 11650 and 11706 Wayzata Boulevard. With direct access to Westridge Market and close-proximity to Ridgedale Center, the community is nestled within in a rich ecosystem of natural wetlands and tree-lined walking trails, with Oberlin Park to the north and Crane Lake to the south.

"We are excited to bring this project to life, marrying the tranquility of the natural environment within this Minnetonka neighborhood with the modern conveniences and amenity-rich lifestyles residents of Doran properties have come to expect," said Doran Chief Operating Officer and Doran RE Partners President Anne Behrendt. "We know that the walkability and natural landscape of the immediate area, combined with easy access to downtown Minneapolis and the entire metro area make this an ideal location for our first investment in Minnetonka."

With easy access to the I-394 corridor, this multi-family apartment community will be divided into two wings, with the north side of the building appearing as three stories in height and the south appearing as six stories. More than 20,000 square feet of amenity spaces will include a pool, spa, sauna, entertainment suite, clubroom, game area, fitness center

with group fitness space, coworking spaces and outdoor grilling and lounge areas, fire pits and a bocce ball court. The majority of the parking will be housed underground in a heated parking garage.

"After many months working closely with the community and with city planners, Doran is eager to break ground on this partnership," said Behrendt. "I am so proud of our team for getting this project to this point, and of our Doran architects and construction professionals who have molded and shaped this project into an inspiring community that fits within the existing landscape."

The community will also include 35 income-restricted apartments at 50 percent Area Median Income. The City of Minnetonka supported this effort with \$4.8 million in TIF for the project.

"It has been a privilege working with the City of Minnetonka," said Behrendt. "They are a strong example of a community committed to addressing the issue of affordable housing, all while demonstrating a deep understanding of market realities for getting new projects financed."

Project renderings are available at: <https://dorancompanies.com/news/#!minnetonka>. ♦



Ross Wilmes has been promoted to vice president, director of operations for the company's North Dakota regional office.

Wilmes began with **KA** in 2014 as senior project manager and was promoted to director of operations in 2017. The North Dakota native is

an industry veteran with a thorough understanding of the region, having built solid relationships with regional and local owners, architects, engineers, subcontractors and suppliers. His project management experience includes work for schools, healthcare, higher-education, state and local governments, Native American tribes and the military, as well as private sector work.

KA has a 45-year history of construction management in North Dakota. The company opened an office in Bismarck in 2014 to meet the demands of increased regional development and the energy boom from the Bakken oil fields in western North Dakota. In the last 10 years, the company has managed more than \$500 million of construction in the state, and currently is providing more than \$100 million of construction services to clients in various building sectors, including public schools, higher education, municipal, industrial and retail.

Wilmes has overseen construction of the Catherine Cater Hall at North Dakota State University and numerous state K-12 education projects, including those for Minot Public Schools, Central Cass Schools in Casselton, Richardton-Taylor High School in Richardton and Stanley High School in Stanley.

Wilmes received his Architectural Drafting and Estimating Technology degree from North Dakota State College of Science, Wahpeton. His education also includes studies at Dickinson State University and North Dakota State University. He is a member of a number of charitable organizations, including the Capital City Lions Club and Bismarck-Mandan Elks Lodge.

Bob Fitzgerald has been promoted to vice president, director of operations for the company's Bemidji regional office.

Fitzgerald began with KA in 2000 as director of business development and was promoted to director of operations in 2012. In the past 19 years, he has built many strong relationships in central and northern Minnesota. Under Fitzgerald's leadership from the Bemidji regional office, the company has provided construction services to clients in various building sectors, including healthcare, public schools, higher education, municipal, commercial and retail.



Fitzgerald received his B.S. in Business Administration from Bemidji State University. He is an active member of the community,

serving guiding roles on a number of economic development and higher education initiatives. He also supports numerous civic and youth organizations, including serving as board chair of Sanford Health Foundation of Northern Minnesota, and board member of Greater Bemidji and Security Bank USA. ♦



Kraus-Anderson has begun a remodeling project at Windom Area Health, an 18-bed critical access hospital located at 2150 Hospital Drive in Windom, Minn.

The 4,785-square-foot remodel will feature new therapy offices, treatment rooms and a gym, which will include a solo step (track harness), therapy swing and rock

wall for both adults and kids. A new conference room with state-of-the-art technology is also a part of the remodel project.

Construction is expected to be completed in early May. ♦

Grendahl Mechanical is very excited to welcome our very first female apprentice, **Hannah Colness**, to our company. We expect great things from Hannah in the days to come. ♦

Kraus-Anderson Realty Company & Kraus-Anderson Development Company today announced it has named Peter Diessner as president.



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He succeeds Dan Engelsma, who is retiring after 50 years with the company and serving as KA Realty's president and COO since 2000. Diessner is the grandson of KA founder Lloyd Engelsma and is part of a third generation of Engelsma family members working in the Kraus-Anderson family of companies.

KA Realty & KA Development's Executive Vice President Michael Hille will continue to oversee the day-to-day operations of the two companies.



Peter Diessner, an attorney, joined Kraus-Anderson Financial Services Group, Inc. (KAFS) in May 2018 as director and was named vice

president in February 2019. KAFS works closely with KA Development to provide financial resources for KA interests and partners. He oversaw the financial analysis, underwriting, due diligence, and sourcing and funding of debt and equity for KA's existing and prospective portfolio of real estate.

Prior to joining KAFS, Diessner was a Twin Cities real estate attorney at Fredrikson & Byron and at Speeter & Johnson. He focused his practice on complex transactions and litigation involving real estate.

"Pete's legal and finance backgrounds provide a thorough understanding and well-rounded perspective of real estate deals," said Bruce Engelsma, CEO and chairman of Kraus-Anderson Companies. "He will provide exemplary leadership for KA's realty and development teams in this red-hot marketplace and exciting industry."

Diessner received his J.D. from the William Mitchell College of Law and his B.A. in Financial Economics from Gustavus Adolphus College. He is a

member of the Hennepin County Bar Association and holds a certification from the National Institute of Trial Advocacy (NITA). Diessner also is a MSBA Certified Real Property Law Specialist and was selected as a "Rising Star" by Minnesota Super Lawyers in 2017 and 2018, an honor earned by only 2.5 percent of eligible attorneys.

Bruce Engelsma added that Diessner's background and expertise will complement Hille's continuing leadership of KA's realty and development teams. "Mike has developed a top-notch roster of experienced professionals that have successfully driven commercial real estate management and development, making it one of the top firms in this burgeoning market. We are all excited for this collaboration."



As the son of Minnesota Business Hall of Famer Lloyd Engelsma, **Dan Engelsma** has lived a life steeped in

the construction and real estate industries. In 1969 Dan officially joined Kraus-Anderson, working in its real estate operations at the beginning of a decade of explosive growth in KA's real estate development activity. He has overseen the growth of KA Realty to in excess of five million square feet of commercial properties and championed the consolidation and integration among KA's business units in order to leverage the collective strength of the enterprise on notable developments including the KA Block.

Along with his brother, Kraus-Anderson Companies Chairman Bruce Engelsma; brother-in-law Dennis Diessner, Executive Vice President of Kraus-Anderson

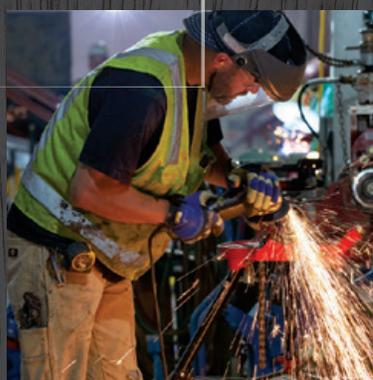
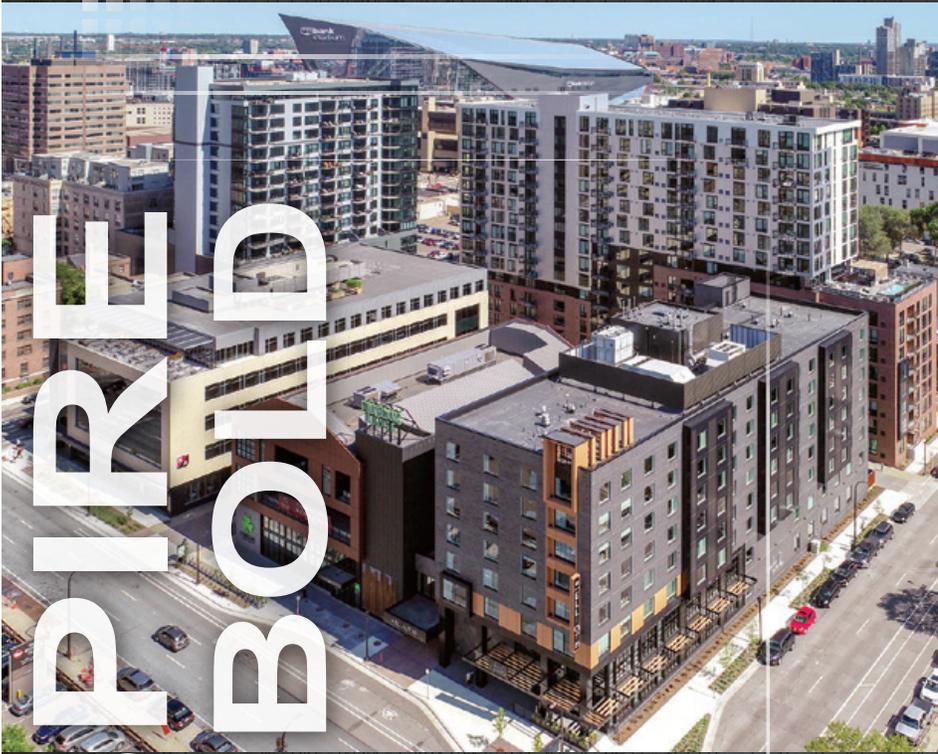
Insurance and KA's leadership team, Dan has championed the integration of the company's business operations into what is today a highly collaborative enterprise including real estate leasing and management, turnkey development expertise, financial services and risk management expertise. Under his watch, KA Realty has grown from three employees to a staff of over 60 professionals, managing commercial property, including retail, office, warehouse, multi-family and senior housing.

Dan became vice president in 1978, executive vice president in 1984 and has served as president and COO since 2000. In addition, he continues to serve as vice chairman of Kraus-Anderson Companies, Inc. and in multiple director and board roles throughout the Kraus-Anderson family of companies. Dan holds a real estate broker's license in Minnesota and Iowa. He is a member of the International Council of Shopping Centers (ICSC), Minnesota Shopping Center Association (MSCA), Minnesota Commercial Association of Realtors (MNCAR), Building Owners and Managers Association (BOMA), Institute of Real Estate Management (IREM) and National Association of Industrial and Office Properties (NAIOP). He also served on the boards of Fraser School, HealthEast and Bethesda, and on the St. Thomas Real Estate advisory board.

"Dan has mentored and fostered the next generation leadership at KA to provide the strategic planning to grow KA's capabilities and secure our position as a destination employer," said Bruce Engelsma, CEO and chairman of Kraus-Anderson Companies. "While we will miss his daily presence, his stewardship of KA and our people leave us with a powerful legacy to build upon." ♦

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Ryan Companies US, Inc.

announced today that they have named **Lisa Kro** Chief Financial and Administrative

Officer (CAO/CFO). Kro will fill the CAO/CFO position that was vacated last May when Brian Murray was named CEO of the 81-year-old privately owned commercial real estate company.

Kro will take over the leadership and oversight of all financial, administrative, and fiscal management of the company's operations. In her role Kro will have oversight of Ryan Companies financial disciplines, accounting, human resources, legal and risk management, and information systems. Ryan Companies has nearly 1300 employees in 16 offices across the US with stated revenue of \$2 billion in 2018.

"From the minute I met Lisa, I knew her strong sense of purpose and passion would be an ideal fit for Ryan," Said Brian Murray, CEO Ryan Companies. "Lisa is smart, warm, down-to-earth and eager to dive in." Ryan will undoubtedly benefit from Lisa's wealth of experience and engaging and authentic style."

Kro most recently was the co-founder and managing partner of Mill City Capital in Minneapolis. As an executive leader of the private equity firm Kro strategically worked in identifying, executing and managing private equity investment opportunities in core Midwest markets and across many industries.

Deeply committed to building strong communities and relationships, Lisa has served on the board of several charitable organizations and is actively serving on a public company board. She exudes Ryan's mission of doing the right thing, in and out of the office. ♦

After steady growth in Doran's Design-Build business, **Doran Companies** today announced **John Ferrier** will be joining Doran Companies as President of Architecture, a newly created position for the company. John will oversee Doran's growing in-house team of more than 30 architects and will join Doran's 12-person leadership team. His first day will be Monday, April 29, 2019.

"After the continued and steady growth of our Design-Build business, we are excited to add this strategic position to our leadership team," said Doran Founder Kelly Doran.

Ferrier is an award-winning architectural leader with more than 25 years of experience leading architecture projects in the Twin Cities and across the country. He served most recently as Vice President of Architecture for CSM Corp. and brings with him deep experience in hotel design and renovation, as well as design in the commercial, industrial and retail sectors. A LEED-accredited professional, he has led energy-efficient, sustainable design for previous companies with whom he has worked.

"We have more than 30 architects in-house who not only design all Doran developments, but who have led design for numerous high-profile third-party design-build clients," said CEO of Construction Scott Stenman. "As we scale up and prepare to expand to additional markets, we are thrilled to welcome John's expertise, which will continue to both propel our architecture business forward and ensure we deliver the best-in-class design for Doran and our third-party Design-Build clients."

Prior to joining CSM, Ferrier gained experience at several Twin Cities architectural firms including BWBR, Setter Leach and Lindstrom, and Houwman Architects. His designs have received several Commercial

Real Estate Development Association (NAIOP) Awards of Excellence, the Minneapolis/St. Paul Business Journal's Best in Real Estate Award and, most recently, the STARR Award for Renovation/Interior Remodel.

"I have worked in partnership with Kelly Doran, Anne Behrendt, Scott Stenman, Patrick MacNabb and the Doran team for a number of years, including on The Expo development in downtown Minneapolis," said Ferrier. "I am excited to work alongside Scott, Pat and the rest of the senior leadership team – and to lead this team of architects whose fingerprints are on many of the high-end residential buildings across the Twin Cities. What's more, I'm looking forward to collaborating with one of the most recognized Twin Cities building teams in Doran Construction and Doran Special Projects, as well as a development team that is second to none."

A licensed architect, certified interior designer and LEED specialist, Ferrier graduated from North Dakota State University with degrees in environmental design and architecture. John volunteers his time with Hope for the City and Ronald McDonald House Charities.

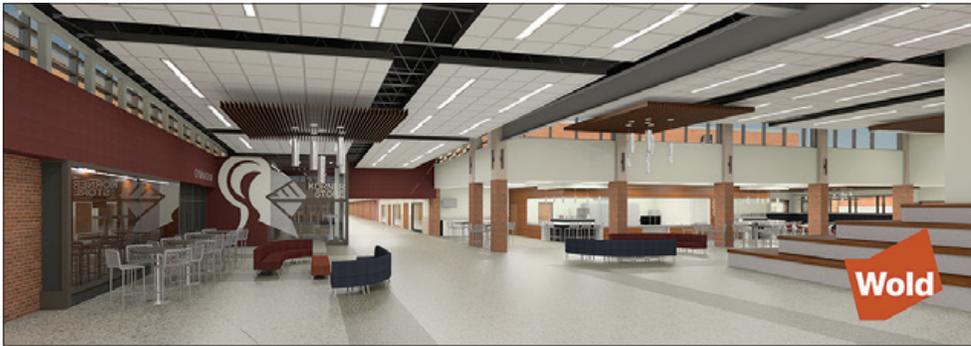
A high-resolution, downloadable photo of Ferrier is available on Doran Companies website: <https://dorancompanies.com/news/#!doran-companies-adds-president-of-architecture>. ♦

Kraus-Anderson (KA) has begun construction on a \$24.7 million expansion at Irondale High School located at 2425 Long Lake Road in New Brighton, Minn. Backed by a \$165 million bond issue, Irondale High School is the second phase of a three-phase, district-wide project for Mounds View Public Schools that includes 12 school buildings.

Designed by Wold Architects and Engineers, the extensive 80,000-square-foot project features



Wold



Wold



Wold

seven new flexible classrooms and break-out spaces, science lab, expanded hallways, and a contemporary 25,700-square-foot, 650-seat auditorium with dressing rooms and scene shops for use by students and community groups. Construction also includes the removal of the pool to accommodate a new fitness center and multipurpose area.

Additions also feature four open common spaces for students to collaborate, a large gathering space for community events, as well as a new 5,600-square-foot administration office.

Outside improvements include an underground retention system and pond, major utility and storm water

work, and parking lot reconstruction and repaving. The building's exterior will be updated and a new 7,200-square-foot courtyard and 2,400-square-foot self-standing storage building will be added.

Major components of the Irondale High School construction are expected to be completed at the end of December 2020.

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and budget approaches, leading to informed and successful referendum initiatives.

Irondale High School is one of dozens of major K-12 construction projects Kraus-Anderson will work on this year during its "Summer Slam," a critical, concentrated time during the summer months when school is not in session and when crews can perform work that ranges from new school construction to upgrades to deferred maintenance projects. ♦



RJM Construction, a Minnesota-based general contractor, has hired **James M. Lockhart** as General Counsel and

Vice President, Risk Management. For the past 20 years, Lockhart has represented RJM as its construction attorney, most recently as a partner in the law firm Ballard Spahr, LLP. In addition to serving as RJM's General Counsel, in his new role Lockhart will develop and administer proactive risk management programs.

"As RJM continues to grow, so does our need for increased risk management," stated Brian Recker, President, RJM Construction. "Jim's extensive legal expertise will be a valuable resource to the team and clients, providing advice in challenging project situations."

Lockhart will join RJM on July 1, after transitioning his other clients to colleagues at Ballard. Lockhart noted that "I am excited about the opportunity to add increased value to RJM and its clients on a full-time basis as RJM's General Counsel, while continuing to work with lawyers at Ballard serving as outside counsel to RJM."

Lockhart received his undergraduate degree from St. Olaf College in 1982 and earned his Juris Doctorate, Cum Laude, from the University

of Minnesota Law School in 1986. He is a member of the Hennepin County Bar Association, Minnesota Bar Association (Construction Law Section), and American Bar Association (Construction Forum). Lockhart has been named The Best Lawyers in America, antitrust law, antitrust litigation, in 2017-2019, and *Minnesota Super Lawyers*, 2014-2018. ♦

Kraus-Anderson has completed construction of Fontaine Towers, a 119,000-square-foot affordable housing project located at 102 2nd Street SE in Rochester, Minn.

The project features the extensive rehabilitation of a 17-story, 151-unit multi-family affordable housing building originally constructed in 1982.

Rochester-based Titan Development & Investments is both the developer

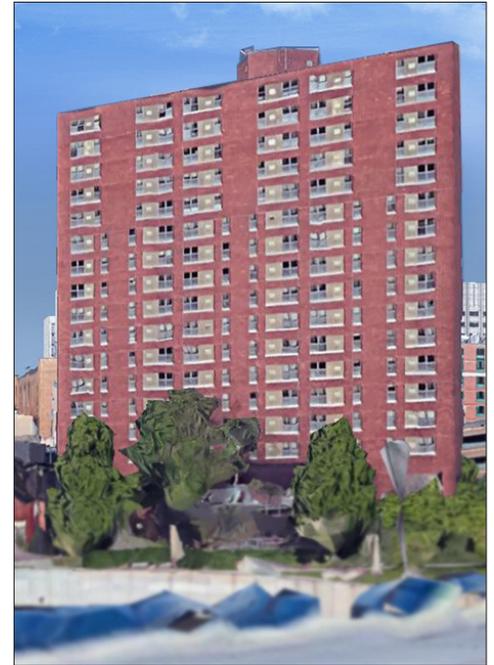
of the rehabilitation and the operator of Fontaine Towers.

Designed by Twin Cities-based LHB architects, major elements of the renovation included remodeling the kitchens in all 151 units and all common spaces; window replacements, tuckpointing and parking lot repaving.

Construction, which included demolition and remodeling, took place while the building was fully occupied and remarkably completed with minimal interruptions.

“Kraus-Anderson crews worked closely with building management and residents to keep residents informed and safe,” said Brian Haack, Titan’s vice president of affordable housing development. “The residents are incredibly pleased with the enhancements to their homes.”

KA and Titan also collaborated on the new Hilton, a 264-room luxury hotel in downtown Rochester which opened in early April 2019. ♦



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Grendahl Mechanical is pleased to welcome two new summer interns, both from the University of Minnesota. We welcome **Spencer Kaatz** and **Ashikah Mohamed** both who will be involved in construction project management support and go to market activities with Built Data. ♦

Lake View Hospital celebrated the start of a major campus expansion project with a groundbreaking ceremony today.

The \$15 million project will connect the Hospital to Lake View Medical Clinic and Lake View Pharmacy. When it's completed, it will allow for a new specialty care outreach space, expanded lab services and an expanded inpatient pharmacy to support infusion therapy services. The expansion will also feature a community gathering space with room for up to 90 people. The space can be used for community health education, wellness activities related to population health meetings for area organizations, leadership development, yoga classes and more.

The 14-month project was designed by architect **BWBR** and is being built by **Kraus-Anderson Construction Company**. The expansion also creates a centralized entrance, adds more room for future urgent care, and will allow for expanded surgical and procedural care space. Once it is complete, the expansion will improve efficiency and enhance the patient experience.

"We're excited to be investing in the health of our community and demonstrating our commitment to creating the best possible facility for our patients and their loved ones." Lake View President & CEO Greg Ruberg said. "This project allows us to grow in a way that meets the needs of our patients and staff while giving them a more modern setting with convenient access to primary, specialty, emergency and walk-in care."

Construction on the 38,000 square-foot, two story building that will connect the Hospital and Clinic is expected to be completed in the summer of 2020. ♦

Kraus-Anderson announces more staff in Minneapolis and Rochester.

The Minneapolis office of Kraus-Anderson (KA) has hired Shane Walgamuth as senior project manager and Frank Borich, Eddie Gillen, Ryan Jordan and Roger Oxborough as superintendents.

For more than 30 years, Shane Walgamuth has served in senior project management positions throughout the Twin Cities, most recently at Anderson Companies where he was a project executive. He earned his degree in Construction Engineering from Iowa State University, Ames.

Frank Borich previously served as project superintendent for Wenck Construction in the Twin Cities. He received his B.S. in Civil Engineering

from the University of Minnesota-Duluth and is a licensed professional engineer in the State of Minnesota.

Edward Gillen was a superintendent for Burnsville, Minn.-based CM Construction. He received his B.A.S. in Wilderness Management and Outdoor Recreation Planning from Bemidji State University.

Ryan Jordan comes to KA from Wenck Construction where he was a job superintendent. He attended the North Central States Regional Council of Carpenters School.

Roger Oxborough has served in senior project management positions for more than 30 years throughout the Twin Cities, most recently at Minneapolis-based Crawford Merz, where he was a superintendent.

Kraus-Anderson also has hired Troy Dale as a superintendent in the company's Rochester office.

Dale comes to Kraus-Anderson from Mortenson Construction, where he served as an assistant superintendent in Minneapolis. He received his B.S. degree in Industrial Technology with emphasis in Construction and Manufacturing Management from Bemidji State University. ♦

Doran Companies today announced that Chief Operating Officer Anne Behrendt and Chief Financial Officer Ryan Johnson, will buy from Kelly Doran a majority ownership interest in Doran Companies. Behrendt will own 51 percent and become president and chief executive officer, while Johnson will buy a 24.5 percent minority share equal to the amount Kelly Doran will retain. Doran will also retain his real estate holdings and will continue to develop exclusively with the company.

Behrendt comes to the president and CEO role after a series of successful executive positions within Doran Companies, first as General Counsel in 2011, and later as Chief



Operating Officer in 2015. Johnson joined Doran in 2008 serving as Chief Financial Officer since 2015. Together with Doran, the trio has led Doran Companies' through significant growth, expanding the Minnesota-based development company to Colorado, growing from 20 employees to over 200 Doran employees across the two states, diversifying deal structures to include equity partners beyond Doran and increasing annual volume to over \$500 million a year in development and construction.

"I am so proud of the company we are today and know we are well positioned to continue our growth into the future," said Behrendt. "We have a passion for being exceptional in every aspect of our business, we are tenacious, and we know those values – combined with our commitment to our employees and the communities within which we develop – will continue to fuel us."

While Doran has no plans to retire and will continue to develop real estate while retaining ownership of his current real estate holdings, succession planning has been a key focus of his for the past couple of years.

"What began as planning after a health scare in 2017, quickly morphed into a desire to ensure Doran Companies can grow beyond me and into the next generation," said Doran. "Anne and Ryan have been my partners during our record growth and we simply wouldn't be where we are without their leadership and involvement in the organization. Partnering with them is a no-brainer and, in many ways, is simply formalizing what the reality has been for some time."

Serving as Chief Operating Officer since 2015, Behrendt led an organizational restructure four years ago, assuming oversight of the company's leadership team

and responsibility for the day-to-day operations of the organization. Together, she, Johnson and Doran have overseen all financial and development deals for the organization.

"Today's announcement isn't about a shift in strategy," said Johnson. "At our core, we are three entrepreneurs who believe in what we do, who refuse to be anything other than nimble and who share a deeply aligned vision for our future. We believe our strong foundation combined with solid financial partnerships position us well for continued growth."

Doran's two sons, Evan and Kramer Doran, have also joined the company in the past year with an eye toward long-term careers in development.

"I'm really looking forward to working with my sons and am grateful they are joining the business," said Doran. ♦

Frattalone Companies, a civil site-work contractor based in St. Paul, recently announced the promotion Dylan Larson to President and Todd Olund to Vice President – Operations. Both individuals have been employed with the company for over 25 years and have consistently displayed the high quality and ethical workmanship

the company is known for. Frattalone Companies is extremely excited moving into the next chapter with these two leading the way. ♦

Kraus-Anderson (KA) has begun phase one of a \$7.5 million construction project for the School District of River Falls at Meyer Middle School, located at 230 North 9th Street in River Falls, Wis.

Designed by Ayres Associates, phase one includes remodeling the school's media center, computer and science rooms, and re-surfacing the parking lot and tennis courts. Construction is expected to be completed by September of 2019.

Phase two will begin in May of 2020 and will remodel the auditorium, adding a new sound booth, stage lighting and 600 new theater seats. Construction also will complete a mechanical renovation, including new air conditioning.

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and budget approaches, leading to informed and successful referendum initiatives.

Meyer Middle School is one of dozens of major K-12 construction projects Kraus-Anderson will work on this year during its “Summer Slam,” a critical, concentrated time during the summer months when school is not in session and when crews can perform work that ranges from new school construction to upgrades to deferred maintenance projects. ♦

Doran Companies today announced the promotion of Rosanne Wolfe to the role of controller, a new position for the growing real estate development organization.

“As Doran Companies continues to evolve and grow, Rosanne’s role as controller will be key to guiding our future,” said Doran Companies Chief Financial Officer and Principal Ryan Johnson. “Rosanne has built an experienced team in our accounting department and is recognized by her peers as a trusted leader and creative problem-solver.”

With offices in Minnesota and Colorado, plans to expand into other geographic locations by year’s end and annual volume reaching \$500 million a year, ensuring systems for sound accounting and financial

reporting is key to the company’s growth.

“I believe in Doran Companies and am thrilled to be part of its continued growth,” said Wolfe. “As we have grown, our processes have become more complex and this will allow me to direct the talent of our accounting team where it is most needed.”

Wolfe joined Doran Companies in 2016, serving as the director of property management accounting. She has been a vital part of the accounting department in that role and was responsible for all accounting functions, including overseeing all property management functions. Now, as controller, Wolfe will lead the accounting team in developing and maintaining accounting processes and procedures to ensure accurate and timely financial statement reporting across the enterprise.

Wolfe graduated from Dakota County Technical College with a degree in accounting and has been working in property management accounting for over 20 years. ♦

Kraus-Anderson (KA) has begun construction on a 52,000-square-foot dealership for Ziegler CAT’s agriculture and construction equipment. The company is

expanding its equipment sales, rental and repair services in the central Minnesota market area and expects to have a significant employment and economic impact.

Ziegler CAT is one of Caterpillar’s largest dealers in North America. Ziegler sells and services CAT construction, paving, forestry, mining equipment, trucks, generators, and industrial engines. Ziegler also sells the full line of AGCO equipment and CLAAS combines. Ziegler CAT has 27 locations and was founded in 1914. Ziegler is a family-owned company employing more than 2,000 people in Minnesota, Iowa, Wisconsin and Missouri.

Ziegler CAT first opened in Willmar with a rented 5,360 square-foot sales and parts facility in 2015. The new project will replace that building, bringing a significantly larger presence to the area.

“We’re excited to build our new facility in Willmar, said Andreas Hoefft president of Ziegler CAT. “We’ve received a lot of support from our customers, and we look forward to continue investing in them as well as in the Willmar community.”

Located at 1600 Highway 71 South in Willmar, the two-story service facility features a retail showroom, a 25,000-square-foot shop, warehouse and offices, and a 7,800-square-foot cold storage building. Designed by CNH Architects, the facility also includes two bridge cranes, lube systems and a wash/steam bay.

During the nine-month construction schedule, KA will be employing hundreds of workers on the site, with crews of 30-40 per day. Approximately 30 percent of the subcontractors will include local or area businesses. Construction is expected to be completed in late winter of 2020. ♦

Kraus-Anderson has completed a new Hornbacher’s located at Interstate 94 and Sheyenne St. in West Fargo, N.D.



Designed by Short Elliott Hendrickson (SEH) architects, the 61,000-square-foot grocery store includes an in-store pharmacy, Caribou Coffee and 3,458-square-foot wine and spirits store. A seating mezzanine overlooks the sales floor, which features fresh produce, deli and bakery, meat department with smokehouse and full-service meat and seafood, flower shop, sushi, popcorn shop, juicery, and walk-in storage coolers and freezers.

Hornbacher's opened its first store in Moorhead in 1951 and has been a fixture in the community by supporting many civic, educational, arts and non-profit organizations. Hornbacher's is regarded in the area for its fresh offerings include meat and seafood, produce, home-made deli salads and made-from-scratch baked goods.

Hornbacher's operates supermarkets in Fargo and Moorhead, Minn. The West Fargo store is the company's 8th location. ♦

Doran Companies today announced it will no longer manage the Muir family's retail holdings, marking the amicable end of a partnership that dates back to Doran Companies Founder and Principal Kelly Doran's initial partnership with his longtime friend and mentor, the late Robert Muir. Doran Companies will be working with the Muir family to assure a smooth transition for the management of its three shopping

centers to a new manager in the coming months.

"Robert Muir was a friend and mentor to me from a very early point in my career," said Doran. "Managing his properties, including after his death, has been more about honoring that relationship than about the business itself."

Doran Companies has managed the 1.8 million square feet retail portfolio for the Muir family for the past five years – including Woodbury Village and Tamarack Village in Woodbury and Rivertown Village in St. Cloud.

"As the ownership of Doran Companies evolves, we are focusing on growing our third-party architecture and construction business," said Doran Companies President and CEO Anne Behrendt. "Managing a large shopping center portfolio is not part of our core business and we are committed to ensuring a smooth transition for the Muir family as they seek a new management organization."

Many of the Doran Companies employees currently operating the Muir family's shopping centers will be absorbed into Doran's commercial and residential property management business. Any remaining will likely have an opportunity to stay with the properties under new management. ♦

Loucks is pleased to announce the expanded roles of its management

group: **Jeff Shopect, CEO; Mike St. Martin, President; Nick Mannel, CFO; Jon Donovan, Principal Engineer; Paul Kangas, Principal Landscape Architect.**

This exciting change leverages the specific strengths and expertise of our principals to continue building the organization while consistently meeting client needs and goals.

Loucks' mission is to inspire clients to make the best use of their land. With our strengthened management roles, we look forward to continuing to deliver on our mission and contribute to our shared long-term success. ♦

Kraus-Anderson (KA) will soon begin construction at Mounds View High School, located at 1900 Lake Valentine Road, Arden Hills, Minn. Backed by a \$165 million bond issue, Mounds View High School is the second phase of a three-phase, district-wide project for Mounds View Public Schools that includes 12 school buildings. Earlier this month, KA began construction on a \$24.7 million expansion at Irondale High School, part of the overall district project.

Designed by Wold Architects and Engineers, Mounds View High School will feature a new 10,000-square-foot, two-story classroom building; and 15,000-square-foot, three-story classroom addition. The 140,675-square-foot project also adds a 35,000-square-foot, four-station fieldhouse with elevated track.

Renovations also will be made to the commons area, locker rooms, kitchen and various classrooms; and will convert the existing gymnasium into a new fitness center. Crews also will replace all mechanical units and reorient the staff and bus parking.

Most of the components of the projects are expected to be completed by the fall of 2020.

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in the nation in the construction of K-12 facilities by *Building Design and Construction* magazine. Over the past five years, KA has completed over \$1 billion in K-12 projects. KA's comprehensive school construction services include facility analysis and budget approaches, leading to informed and successful referendum initiatives.

Mounds View High School is one of dozens of major K-12 construction projects Kraus-Anderson will work on this year during its "Summer Slam," a critical, concentrated time during the summer months when school is not in session and when crews can perform work that ranges from new school construction to upgrades to deferred maintenance projects. ♦

Kraus-Anderson (KA) has begun a \$13.5 million renovation of Wayzata Central Middle School, located at 305 Vicksburg Lane N. in Plymouth, Minn. In November of 2017, voters supported a referendum to provide

improvements to Wayzata School District's schools to address growth and facilities needs for capacity, safety and academics.

Designed by Wold Architects & Engineers, the 150,000-square-foot project will remodel the school's the two-story, multi-grade educational wing with flexible classrooms and science labs, new floors and ceilings; renovate the media center; expand the cafeteria, kitchen and food service areas; and renovate the performing arts spaces and auditorium with upgrades to the theater system. In addition, exterior improvements include a new turf field, and extensive site work will reconfigure the bus loop and sidewalks to ensure the safety of all students, staff and visitors.

Construction is expected to be complete by fall 2019.

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Wayzata Central Middle School is one of dozens of major K-12 construction projects Kraus-Anderson will work on this year during its "Summer Slam," a critical, concentrated time during the summer months when school is not in session and when crews can perform work that ranges from new school construction to upgrades to deferred maintenance projects. ♦

Kraus-Anderson (KA) has begun construction to provide \$2.2 million in athletic improvements at Spring Lake High School, located at 1415 - 81st Avenue NE, Spring Lake Park, Minn.



Designed by Wold Architects and Engineers, the project will renovate the school's plaza area near the existing athletic stadium to include new concessions, restrooms, ticketing booth, fencing, railings and retaining walls. In addition, a new track and field events area will be installed next to the existing stadium.

KA will replace the existing baseball field with a dedicated grass baseball field and will add a new multi-purpose artificial turf field.

The project is expected to be completed at the end of September 2019

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Spring Lake Park High School is one of dozens of major K-12 construction projects Kraus-Anderson will work on this year during its "Summer Slam," a critical, concentrated time during the summer months when school is not in session and when crews can perform work that ranges from new school construction to upgrades to deferred maintenance projects. ♦

Kraus-Anderson has been named one of the *Top 150 Workplaces* in Minnesota by the Star Tribune. KA was ranked 37th on the midsize company list.

Top Workplaces recognizes the most progressive companies in Minnesota based on employee opinions measuring engagement, organizational health and satisfaction. Michael J. Klingensmith, Star Tribune publisher, said the *Top Workplaces* deserve high praise for creating the very best work environments in the state of Minnesota. This year's program included responses from a record 392 Minnesota firms, including public, private and nonprofit organizations.

"While this is the second year in a row that KA has been named a *Top Workplace*, the stakes were higher this year," said Bruce Engelsma, Kraus-Anderson chairman. "Last year we focused primarily on the outcomes of our Twin Cities office staff coming together in our new headquarters building. This year we expanded the survey to all of our Minnesota offices, including Bemidji, Duluth, Rochester and Kraus-Anderson Insurance in Burnsville. This recognition is truly a reflection of all our employees' high engagement, values and priorities."

The rankings in the Star Tribune *Top 150 Workplaces* are based on survey information collected by Energage, an independent company specializing in employee engagement and retention.

Established in 1897, Kraus-Anderson® (www.krausanderson.com) is an integrated construction management and real estate development enterprise including insurance and financial services. Kraus-Anderson, an Affirmative Action, Equal Employment Opportunity Employer, is headquartered in Minneapolis, Minn. and has regional offices in Madison, Wis., Bismarck, N.D., and Duluth, Bemidji and Rochester Minn. ♦



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