



MINNESOTA CONSTRUCTION ASSOCIATION

CONSTRUCTION VIEWS

OCTOBER 2019

CONTENTS

- Awards of Excellence | 1
- President's Column | 2
- Board of Directors | 2
- New Members | 3
- Calendar of Events | 4
- October Breakfast Program | 4
- MCA 6th Annual Soiree | 5
- Congratulations 2019-2020 Scholarship Recipients | 5
- Ask Ms. Awards | 6
- 2020 Leadership Training Academy | 7
- Member to Member | 8

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.

AWARDS OF EXCELLENCE



Each year the Minnesota Construction Association (MCA) recognizes construction projects and members that make substantial contributions to the community and the Association. Join MCA members for an exciting night of networking, catching up with fellow construction professionals, delicious dinner, and award ceremony at the annual MCA Awards of Excellence Gala!

JANUARY 29, 2020 | 5:30 - 9:00 PM | MINNEAPOLIS MARRIOTT WEST

PROJECT EXCELLENCE AWARDS

Nominations will be accepted from MCA members in good standing during 2019 and 2020. Contractors, Subcontractors/Specialty Contractors and Construction Services Providers are invited to nominate a project completed between 2017 and 2019. The project must be substantially completed when nominated. Early bird entry fee is \$250 if paid on or before November 15, 2019. Entry fee is \$350 if paid November 16 - December 9, 2019.

► [Click here to set up an account and submit your nomination online.](#)

All entries must be fully submitted and paid by December 9, 2019 to be judged.

[CLICK HERE](#)

for more details on the 2020 Awards of Excellence Gala.

REGISTER TODAY!

Reservations are required if you plan to attend the Gala on Wednesday, January 29, 2020 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. After January 17, 2020 fees increase to \$110/member, \$120/non-member, \$440/half-table and \$880/table and will be accepted on a space available basis.

Registration deadline is January 17, 2020. All attendees must register in advance; onsite registration will not be available for this event.

[Online Registration](#)

[Printer-Friendly Registration](#)

SPONSORSHIP OPPORTUNITIES

You can help make the Annual Awards Gala a night to remember by becoming a sponsor!

Sponsorship opportunities include:

- **Event Sponsor: \$750**
- **Dinner Sponsor: \$550**
- **Reception Sponsor: \$350**
- **Dessert Sponsor: \$250**

To become a sponsor, please complete the Awards Sponsorship Form and return it by January 10, 2020.

[Online Sponsorship Form](#)

[Printer-Friendly Sponsorship Form](#)

THANK YOU TO OUR SPONSOR!

Reception Sponsor:



Education. Recognition. Networking.



PRESIDENT'S COLUMN

Paul Almen
Ryan Companies US, Inc.

2019 has been an exceptional year for the construction industry and the MCA. Construction remains booming, and the MCA continues to grow and provide opportunities for our members to network, learn and excel.

In my first article, I discussed how one of the MCA's strengths lies in its ability to provide leadership skills and opportunities for individuals to progress as leaders. My second article focused on how our volunteers have helped create such a strong and vibrant organization. This article, I would like to discuss how a large part of the MCA's recent success is due to the MCA's focus on being the collaborative place for the construction industry. I am delighted to report the MCA has taken its vision and mission to heart through various collaborative initiatives over the past year.

In April, the MCA hosted the Leadership Training Academy (LTA). This event facilitated collaboration between post-secondary students seeking to achieve degrees in construction management, professors from the ten area schools with construction management programs and working industry professionals. Over eighty students were presented the opportunity to compete and practice communication, leadership, and other management skills needed to succeed in today's "built" environment. Over forty companies sponsored this rewarding event. We look forward to working with our partners and sponsors to host an even bigger and better LTA on April 16, 2020.

It is worth noting that the MCA is always looking for other organizations to partner with for education or networking. This past year we partnered with MBEX and MSA by hosting some very well attended events. The MCA is perfectly suited to collaborate with other trade organizations because we are non-political and focused on improving the entire construction industry. If you are a member of another organization, please get the word out.

This month, the MCA and our student outreach committee, Construct*ium, will participate and partner in the Intercollegiate Career Job Fair and Quiz Bowl at the University of Minnesota. We have been involved in this event for years and love the opportunity to help introduce students to the industry. We also host, along with the MSA, the second State of the Minnesota Economy presentation with members of the Federal Reserve Bank of Minnesota.

Thank you for providing me the honor of being the 2019 MCA President. I thank everyone for your continued support of the MCA. Your participation, sponsorships and volunteerism are what make our organization a prosperous and dynamic collaboration of construction professionals!

MCA 2019 BOARD OF DIRECTORS

PRESIDENT

Paul Almen
Ryan Companies US, Inc.

VICE PRESIDENT

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Carciofini Company

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Patrick North
SitesForBuilders.com

Allie Zeman
Adolfson & Peterson
Construction

STAFF

Jenny Wothe
Executive Director



MINNESOTA CONSTRUCTION ASSOCIATION

Education. Recognition. Networking.

Please help MCA welcome our newest MEMBERS:

ANDERSON COMPANIES

Anderson Companies provides clients with complete construction and development services backed by the Anderson Advantage: a team of industry professionals that complements its large-company experience and market knowledge with hard work, agility, responsiveness, and just great customer service. They have the stability and expertise to take you where you need to go, and the personal investment to ensure you'll enjoy the journey getting there.

www.andersoncompanies.us

BIO CLEAN ENVIRONMENTAL

Bio Clean has been the leader in Stormwater Treatment Systems since 1999. Their treatment structures are fast and easy to install. They meet or exceed local permit regulations and Bio Clean has an in-house engineering staff to assist civil design engineers at no cost. Contact David Wright for a free lunch and one-hour presentation to learn more about high quality stormwater treatment options.

www.biocleanenvironmental.com

MARSH & MCLENNAN AGENCY

MMA is dedicated to addressing the needs of businesses across the U.S. Their clients trust them to help them manage risk, provide comprehensive insurance and guide them through heavily regulated issues with industry-specific expertise because we provide insightful, targeted counsel to find the right solutions in even the most unique situation.

www.marshmma.com

Please help MCA welcome our newest STUDENT MEMBERS:

MINNESOTA STATE UNIVERSITY, MOORHEAD

Lisa Breitenfield

UNIVERSITY OF MINNESOTA

Matthew Bartemio

CALENDAR OF EVENTS

WEDNESDAY, OCTOBER 16
2nd Annual Sporting
Clay Shoot

FRIDAY, OCTOBER 18
Construction Industry
Forecast: The State of the
Minnesota Economy

FRIDAY, OCTOBER 25
Construct*ium Built
Environment Career Fair

WEDNESDAY, NOVEMBER 6
6th Annual Soiree at
Minneapolis Marriott West

WEDNESDAY, JANUARY 29
2020 Awards of Excellence
Gala

THURSDAY, APRIL 16
2020 Leadership Training
Academy

Find more information
on MCA events at
[mnconstruction.org/events/
calendar-of-events/](https://mnconstruction.org/events/calendar-of-events/)

Register Today for the OCTOBER BREAKFAST PROGRAM

Construction Industry Forecast: The State of the Minnesota Economy @ Ryan Companies US, Inc.

During this program, Ron Wirtz from the Federal Reserve Bank of Minneapolis will offer a short primer on the Federal Reserve System and the Federal Reserve Bank of Minneapolis, and its role in the economy. He will describe the current health and direction of the Minnesota economy using a variety of metrics, including gross domestic product, job growth, unemployment, hiring demand and labor supply measures.

SCHEDULE:

8:00-8:30 am Check-in & Breakfast

8:30-10:00 am Presentation by Ron Wirtz, Regional Outreach Director
for the Federal Reserve Bank of Minneapolis

COST:

\$30 MCA or MSA Members pre-registered & pre-paid;
\$35 MCA or MSA Members at the door

\$50 Non-Members

\$25 each for three (3) or more individuals from the same MCA or MSA
member company

\$45 each for three (3) or more individuals from a non-member company

Free Students (with valid full-time student ID)

SPONSORSHIP OPPORTUNITIES – \$200

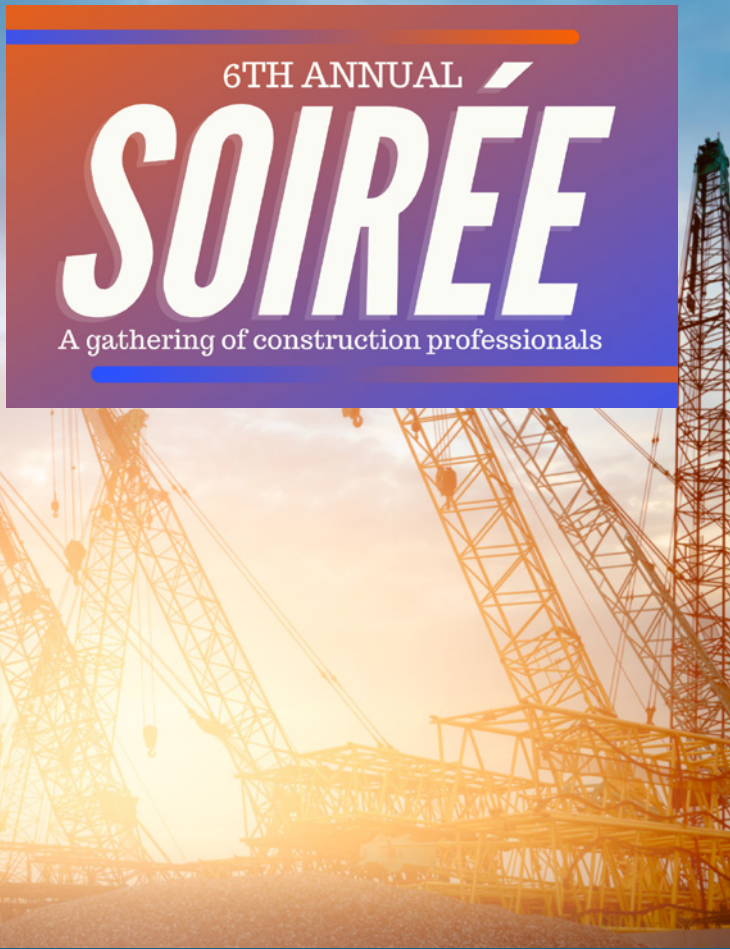
› [Click here for more information and to register today!](#)

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MINNESOTA
CONSTRUCTION
ASSOCIATION





6TH ANNUAL
SOIRÉE
 A gathering of construction professionals

MCA 6TH ANNUAL SOIREE: A GATHERING OF CONSTRUCTION PROFESSIONALS

NOVEMBER 6, 2019 | 5:00 PM - 9:00 PM

**Minneapolis Marriott West
 9960 Wayzata Blvd, Minneapolis, MN 55426**

Register today for MCA’s Sixth Annual Soiree! This event is open to all members and non-members. Join us for networking, food, drinks and a short program. Each attendee will receive one free drink ticket. Appetizers and a cash bar will be available.

Bonus - if you are an MCA member and pay for a guest from a non-member company, you will be entered into a drawing for a \$100 gift card!

Registration and cancellation deadline is Friday, November 1.

► [Click here to register!](#)

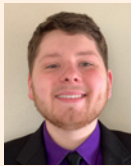
CONGRATULATIONS TO OUR 2019-2020 SCHOLARSHIP RECIPIENTS

This year MCA had the honor of awarding scholarships, totaling \$10,000, to four exemplary students. This is one of the many pursuits MCA utilizes to integrate students into the construction industry. We are grateful to have these young professionals involved in our organization and will continue to support them with their future endeavors in our industry!



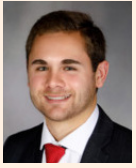
Nicholas Jensen
 \$4,000 Scholarship Recipient

Nicholas Jensen is a senior in the Construction Management and Engineering program at NDSU and will graduate in December 2019. Upon graduation, Nicholas plans to work as a Field or Project Engineer with a general contractor. During the 2018-2019 academic year, he served as the NDSU AGC Student Chapter President as well as the commercial division team captain at the 2017 and 2018 ASC Region 4 Competition in Nebraska.



Sam Munsell
 \$3,000 Scholarship Recipient

Sam Munsell attends the University of Northern Iowa in hopes of becoming a Project Manager or Estimator. Sam’s first experience in the construction industry was a demolition laborer with a commercial general contractor. He then completed two summer internships with a mechanical contractor. Currently, Sam works at Hahn Carpentry.



Aaron Owen

\$2,000 Scholarship Recipient

Aaron Owens attends the University of Minnesota – Twin Cities, majoring in Construction Management with a minor in Housing & Community Development. Aaron is completing his second internship as a Project Engineer at Ryan Companies. After graduation, Aaron aspires to become a Project Engineer or Project Manager at a major general contracting firm in the Twin Cities.



Olivia Januszewski

\$1,000 Scholarship Recipient

Olivia Januszewski graduated this Spring from Perham High School in addition to obtaining a two-year Architectural Drafting A.A.S. degree at MState Detroit Lakes. Recently Olivia successfully completed an internship as a CAD technician with bhb Partners. She plans to work towards her Construction Management degree with a focus on residential and commercial construction at Minnesota State University Moorhead.

ASK Ms. Awards

Dear Ms. Awards,

I have been working on great projects this year but as a subcontractor I cannot submit for any of the awards categories because I'm not the general contractor. How can I help showcase the specialty work my company has been doing?

Sincerely,

Mr. Sub-Contractor

Dear Mr. Sub-Contractor,

You are in luck! The MCA created an award category called "Subcontractor/Specialty Contractor Project of the Year". We know that there are hundreds of amazing projects each year that are completed by subcontractors. This is our way of helping these companies get recognition for their contribution to the project. This award is open to subcontractor or specialty work of any cost or size.

- To qualify the project must be substantially complete between 2017-2019
- All nominations are submitted online through the MCA website (www.mnconstruction.org)
- Early bird nomination fee is \$250 on or before November 15, 2019
- Nomination fee is \$350 when submitted November 16, 2019 – December 9, 2019

- A panel of judges who represent a cross section of the industry (owners, architects and other construction industry leaders) will evaluate each entry
- Winners will be notified in advance of the Awards of Excellence Gala
- Awards will be presented at the Awards of Excellence Gala on January 29, 2020 from 5:30-9:00 PM at the Minneapolis Marriott West

So, showcase your best projects and submit for the "Subcontractor/Specialty Contractor Project of the Year!" If you have any questions, please email info@mnconstruction.org.

Sincerely,
Ms. Awards



The Leadership

TRAINING ACADEMY
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CONSTRUCT* IUM™



MINNESOTA
CONSTRUCTION
ASSOCIATION

SAVE THE DATE FOR THE 2020 LEADERSHIP TRAINING ACADEMY

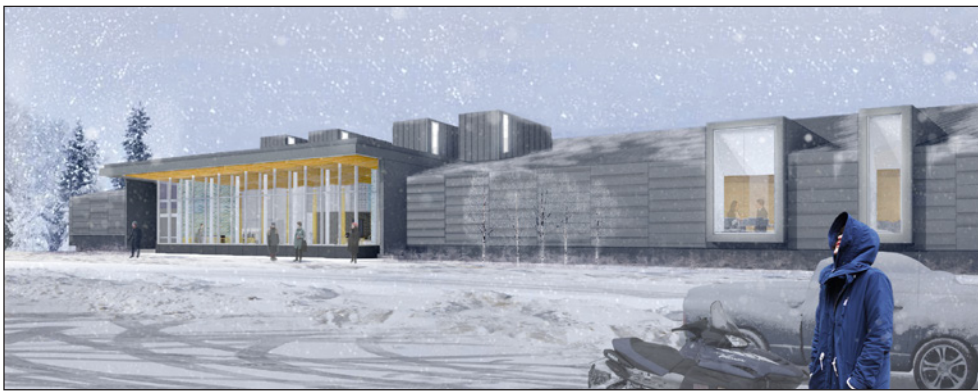
Mark your calendar now to join fellow MCA members and students on April 16, 2020 at Graduate Minneapolis. The 2020 Leadership Training Academy will provide leadership and soft skills training for both young and seasoned professionals, including competitions and hands-on learning opportunities for students.

WATCH FOR REGISTRATION TO OPEN IN DECEMBER!

– HIGHLIGHTS FROM THE 2019 LEADERSHIP TRAINING ACADEMY –



MEMBER TO MEMBER



The Bemidji office of **Kraus-Anderson** has completed construction of phase two of the Falls International Airport (INL) in International Falls, Minn. The Phase Two construction cost of \$5.3 million was a separately funded project and completes the full replacement of the 17,894-square-foot terminal building, and provides new space for U.S. Customs processing, a National Weather Service office, TSA offices and Airport Administration.

Phase one was completed in the fall of 2017 and included the replacement of approximately two-thirds of the old terminal designed by architecture, planning and interiors firm Alliance. The \$10 million project featured a new arrival and departure services with check-in ticketing counters and kiosks, secured gate lounge, baggage handling, passenger boarding bridge, TSA screening area,

car rental services and public lobby/waiting area.

Phase 2 construction was completed on time despite of the challenges that crews faced during the brutal winter months with six feet of snow and temperatures reaching -46 degrees. Field crews also performed their work without disruption to airport and passenger operations and security of the existing Phase 1 terminal.

U.S. Customs provides services at INL, which is a designated international Port of Entry to the United States. Delta, operated by SkyWest Airlines, provides daily service to and from Minneapolis/St. Paul International Airport (MSP).

The airport built its first runways in 1946 and added a terminal building in 1948, paving the way for the introduction of commercial

air service in 1953. A new terminal building was built in 1979, which was dedicated by Vice President Walter Mondale. Following runway extensions over the years, the airport was re-designated in 2011 as Falls International Airport. ♦

Kraus-Anderson Construction has begun a \$7.7 million renovation of Cooper High School, located at 8230 47th Ave. N. in New Hope, Minn.

Designed by Lawal Scott Erickson Architects, the renovation includes a new bold glass and metal main entry that will be incorporated into an expanded administration area with best practices secure entry features. Upgrades also include new theater lighting, AV systems, ticketing and concessions; new theater seating with an ADA accessible control room, access ramp and seating; and wall, ceiling and floor finishes to compliment the new stage and curtains.

Construction is expected to be completed in early November 2019.

KA continues to lead the field of regional education construction projects and is currently ranked 6th 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.

Cooper 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. ♦

Doran Companies today announced it has closed on approximately \$200 million in loans with Nuveen Real Estate, placing permanent debt on three of its luxury apartment communities in Maple Grove, Hopkins and Brooklyn Park.

“At Doran, we develop, design, build, manage and in many cases continue to own our properties for the long-term, all the while operating them in-house,” said Doran Companies Founder and Partner Kelly Doran. “Securing permanent non-recourse loans on these projects reinforces our long-term commitment to these properties and our decision to maintain our strong presence in this market.”

The three properties included in the financing deals are The Reserve at Arbor Lakes in Maple Grove (255 units), The Moline in Hopkins (239 units) and 610 West in Brooklyn Park (480 units).

“We’re not interested in developing projects that look shiny just long enough to sell,” said Doran Companies President and CEO Anne Behrendt. “Our residents continue living in our luxury apartment communities because they know the quality and continued investment is there and that we are laser focused on delivering to them an exceptional living experience.”

Doran Companies Chief Financial Officer and Partner Ryan Johnson says the high level of interest in Doran luxury apartment communities has kept pace with its rapid growth. “We are experiencing robust absorption rates across our entire portfolio and are actually accelerating some of our development and construction activity to ensure we keep pace with the interest.”

In Maple Grove, The Reserve at Arbor Lakes was more than 93 percent leased less than one year after the completion of the first residence, which included 255 apartments and townhomes. A second building with an additional 123 units will be completed later this year and the entitlement process for a third building was just completed, with construction set to begin in late 2019.

“Nuveen Real Estate has been actively pursuing multifamily investment opportunities in the Twin Cities given the solid market fundamentals,” said Hannah McCarty, Debt Originator at Nuveen Real Estate. “As a long-term owner with an established presence in the market, Doran Companies is aligned well with Nuveen Real Estate’s commercial mortgage investment objectives. We have been impressed with the high-quality construction and best-in-class management that Doran provides at its luxury apartment complexes.”

About Doran’s new partnership with

Nuveen, Johnson added, “We are pleased to start a new relationship with Nuveen, a major real estate investor across the country – and excited to be one of their first multi-family partners here in the Twin Cities.” ♦

Kraus-Anderson Construction has completed construction on Ironclad, a new \$100 million mixed-use development located at Chicago and Washington Avenues in the historic Mills District near U.S. Bank Stadium in downtown Minneapolis. Owned and developed by Kharbanda Management, the 418,864-square-foot project brings additional housing, hospitality and retail to the East Town district and the Downtown East Neighborhood.

Ironclad was designed by Minneapolis-based Collage Architects and features a 14-story, 172-unit apartment building and an eight-story Moxy branded hotel. The development also includes retail space on the first floor of the hotel and underground parking for 400 cars. The upscale residential apartments feature a swimming pool, hot tubs, private outdoor terraces, sky lounge and a large amenity deck with green space. The property also includes fire pits, bike repair facility, pool table and gaming, and on-site property manager.

Managed by Graves Hospitality Corporation, the 140-room Moxy Downtown hotel is part of a bold new hotel franchise by Marriott Hotels that combines stylish design, approachable service and an affordable price. With exceptionally efficient, smartly designed rooms and dynamic, engaging public spaces for work and play, Moxy Downtown features all the amenities today’s free-spirited traveler expects, including outdoor terraces, an open-air, glass pavilion and bar. Inside amenities include a fitness room and yoga studio and business lounge. The Moxy Downtown hotel

is Graves' second Moxy property in Minneapolis, joining its first location in Uptown.

Ironclad is situated on the site of the former Union Grain Elevator, which was built in 1867 and was one of the earliest and largest wood grain elevators in Minneapolis. The grain mill was used by the Chicago, Milwaukee and St. Paul Railway as a connection into the rail facilities in the Mill District. The Ironclad name stems from a fire in the historic building that damaged its original wooden elevator, which was rebuilt with an "iron clad" elevator to better protect the structure against future fires.

In 1884, the company built a viaduct to carry depot-bound trains over Washington Avenue near 8th Avenue South. The viaduct was demolished in 1984, but remnants of the stone wall that supported the viaduct remain along Washington and Chicago Avenues. Many of the original large stones are being conserved on the site of the new Ironclad development.



Rahr Malting Corporation, a worldwide producer and distributor of malt and associated supplies for breweries, distilleries and allied industries, recently completed an expansion and renovation of their corporate office space. Together with the designers at **KOMA** and **Greystone Construction**, the team created a space that not only functions well but is also reflective of the company's deep-rooted values and history.

In addition to the corporate office project, the same team completed a new state of the art pilot brewery within the same Shakopee campus. Referred to as the Rahr Technical Center and Brewery, this new ground-up facility allows for internal testing and analytics for malt, hops, yeasts and other ingredients as well as offers a place to collaborate with visiting brewers and suppliers. ♦

When the Yeshiva of Minneapolis, a Jewish boys high school located in St. Louis Park, planned to quadruple its student population living in dormitories, they partnered with the designers and engineers at



KOMA, Emanuelson-Podas, Loucks Inc. and the contractors at **Nor-Son Construction** to help make their vision a reality. Utilizing every inch of the available urban site, the design team expanded the existing educational facility by adding a new three story dormitory wing, five new classrooms, a full sized gymnasium, lounge spaces, recreational spaces, study spaces, remodeled administrative offices and conference areas, and a major two story glass enclosed entrance linking the existing facility and the new addition. New and upgraded safety and security systems were also added. The Yeshiva of Minneapolis is popular throughout the country for students who are looking for a Midwestern experience in a safe and friendly community. ♦

Kraus-Anderson Construction Company (KA) has named Camille



Helou director of Twin Cities operations, succeeding Craig Francois who is retiring. Together with Terry Hart, who shares the role of director

of operations, Helou will manage the day-to-day operations for the company's Twin Cities office of KA Construction.

Helou started in the construction industry in 1995 and joined KA in



2001 as project manager. In 2010, he was named vice president and director of the company's healthcare group, guiding its growth to become one of the nation's top 20 healthcare construction management teams, according to Modern Healthcare. He has overseen notable healthcare construction projects, including the University of Minnesota Masonic Children's Hospital in Minneapolis; Regions Hospital Birth Center and HealthPartners Neuroscience Center in St. Paul; Fairview Ridges Hospital in Burnsville, Minn.; Brookings Health System and Winner Regional Healthcare expansions in South Dakota; and Gundersen Health System's Medical Office Buildings in Tomah, Wis. and Winona, Minn.

"We are thrilled to appoint Camille to this top leadership position," said Alan A. Gerhardt, KA's president and chief operating officer. "His leadership and expertise have greatly facilitated the growth of our healthcare group and we look forward to working with him as he applies those skills to supporting all our Twin Cities teams, including continued leadership of, and close involvement with, our healthcare group."

Helou received a B.S. in Civil Engineering and an M.S. in Construction Management from Washington University, St. Louis, Mo. He is a member of the American Society for Healthcare Engineering (ASHE) and a Certified Healthcare Constructor (CHC).

Kraus-Anderson also has promoted Bob Janssen to senior project manager and will lead the company's special project operations. He joined Kraus-Anderson in 2013 as a project manager.

Janssen has managed high-profile projects in multiple industry sectors, including Twin Cities Orthopedics (TCO) Performance Center, Vikings Lakes Campus in Eagan; and multiple projects for St. Louis Park Public



Schools, Minot Public Schools (N.D.), CityPlace in Woodbury, University of Minnesota, Jerry's Enterprises and Carlson Wagonlit Travel

in Minnetonka. He earned his B.S. in Construction Management from Minnesota State University, Mankato, and is a member of the Urban Land Institute and Minnesota Construction Association. ♦

Doran Companies today announced that longtime real estate leader **Traci Tomas** has joined the company as president of asset management. Tomas will lead both the retail and multi-family property management teams and play a vital role in managing the company's assets, as well as Kelly Doran's entire property portfolio.

"Doran Companies is focused on strategic growth and diversification," said President and CEO Anne Behrendt. "Traci's experience leading complex operations and managing assets with a national footprint will be beneficial to Doran Companies as we move into other markets across the country and continue to grow."

As one of the leading real estate development firms in the Upper Midwest, Doran Companies is a trusted leader in development, architecture, construction and property management. With offices in Colorado and Minnesota, Doran Companies has developed, designed or built more than 35 luxury multi-family and mixed-use projects in Minnesota, North Dakota and Colorado. Doran's current property management portfolio includes over a million square feet of commercial space and luxury residential units throughout the Midwest.

"I'm thrilled to be joining Doran Companies and have tremendous



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confidence in Anne, Ryan and Kelly,” said Tomas. “With the vision, strength and reputation for quality, Doran is well positioned to recognize further success. I’m eager to build on that operational excellence and influence the strategic direction for the company as it grows, while leading an already highly effective team.”

Tomas is a real estate executive with more than 20 years of experience. She led operations for Continental Property Group, LLC, a national real estate investment and development company with a portfolio that had exceeded 4 million square feet of office, industrial and multi-family properties.

Tomas holds Master of Business Administration and Bachelor of Science degrees from St. Cloud State University. She is a licensed Minnesota real estate broker, a Certified Commercial Investment Member and a Certified Property Manager. She is an active member of multiple professional associations and was honored with a Personal Development Award from the Business Women’s. ♦

The Bemidji office of **Kraus-Anderson** has begun construction of a new, mobile MRI pad at Ely Bloomenson Community Hospital (EBCH) located at 328 Conan St. in Ely, Minn.

The new 1,624-square-foot, concrete pad’s location will provide improved access to the hospital and will allow EBCH to have a permanent MRI trailer on the campus.

Previously, a mobile MRI unit would occasionally park in an area adjacent to the hospital; and MRIs were only scheduled on Fridays. With the new pad, the hospital will be able to schedule MRIs Monday through Friday, helping EBCH increase its MRI services to the region more frequently.

Kraus-Anderson has maintained a long-term relationship with Ely



Bloomenson Community Hospital. Beginning in 2002, KA completed a 35,835-square-foot hospital and nursing home renovation that included a new emergency room, radiology departments and dining room, as well as all the common areas in the nursing home. In 2009, KA completed a 44,861-square-foot addition that included physical and occupational therapy, administration offices and an ambulance garage. In addition, KA has recently completed a new CT Scan and pharmacy remodel for the facility. ♦

RJM Construction, a Minnesota-based general contractor, is introducing their Service Team to the market.

In May of 2018, RJM Construction founded the team to help clients with projects of all sizes, maintaining their buildings at the highest standard of functionality. The goal is to provide routine service, preventative maintenance, rapid solutions, and scalable resources. Over the last year, RJM has completed nearly 100 service projects and currently maintains approximately 40 active clients, with nearly 40% repeat business.

Leading the team is David Mellang, who was promoted to the position

after working in project management roles for RJM’s healthcare market. Mellang’s team includes industry-veteran RJM carpenters Kirk Solmonson and Bob Crawford.

“We have served a variety of clients across all of RJM’s market sectors,” stated Mellang. “Long-term partners, as well as a mix of new clients, have utilized the Service Team. So far, it’s been a great experience.”

The most common service jobs are millwork repairs, drywall and paint work, and carpentry tasks such as installing specialty items for clients. The Service Team has also completed projects involving other scopes of work, including mechanical, concrete, glass, metal panels, signage, and site work.

Mellang added, “By helping clients with all of these service needs – from a cabinet door to roofing repairs – demonstrates our company’s core values of building relationships and problem-solving. Helping our clients to this extent is tremendously rewarding.” ♦

Kraus-Anderson (KA) has begun construction on a multi-use development project featuring a new Wells Fargo branch, The Larking residential tower and street retail,

located in downtown Minneapolis at 8th and Portland Ave. across the street from KA's new headquarters.

Designed by ESG Architects, the two-phase, multi-use development replaces the current Wells Fargo branch with a new 3,500 square foot branch opening in the spring of 2020. Following the completion of the Wells Fargo branch, The Larking, a 16-story, 341-unit market-rate apartment building rich in lifestyle amenities, will open in early 2022.

Kraus-Anderson is developing the site in a joint venture.

Wells Fargo Bank Phase one replaces the current Wells Fargo bank with a new 3500-square-foot facility. The existing building will remain in operation throughout construction, which is expected to be completed by March 2020.

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Wells Fargo Bank

Phase one replaces the current Wells Fargo bank with a new 3500-square-foot facility. The existing building will remain in operation throughout



construction, which is expected to be completed by March 2020.

Following completion of phase one, KA will immediately begin phase two, which will include the demolition of the old bank building and construction of The Larking.

The Larking

The Larking is branded as the sister property to HQ Apartments, which is owned by Kraus-Anderson and part of the KA Block development that was completed in 2018. The KA Block development is home to KA's new five-story, 100,000-square-foot headquarters, HQ Apartments, The Elliot Park Hotel and Finnegans House.

The Larking is a 16-story residential complex that will deliver 341 market-rate apartments ranging from studios to three-bedrooms units, featuring solid surface countertops, LVT flooring and stainless-steel appliances.

Amenities include a fitness center, golf simulator, sauna, game room package lockers and work-from-home suites. Residents will also enjoy a private dining room and kitchen, rooftop pool, indoor/outdoor clubroom, ground floor outdoor courtyard and 247 underground parking stalls.

The multi-use development will include 12,900 square feet of street retail.

Construction of The Larking is expected to be complete in early 2022. Property management of the apartments is anticipated to be provided by Saturday Properties. ♦

Kraus-Anderson Construction Company (KA) has completed a \$52 million expansion of FirstLight Health System, located at 301 South Hwy. 65 in Mora, Minn. The 25-month, multi-phased project includes major expansion and renovation of approximately 115,000 square feet of the FirstLight Health Systems Mora Hospital and Clinic campus.

Designed by DSGW Architects, the renovation of the critical access hospital features a new main entry and commons for waiting and registration, eye clinic, lab, as well as new infusion/ chemotherapy and radiology spaces, IT, facilities, administration offices and gift shop.

A two-story addition includes a new rehabilitation space with therapy pool, food service kitchen, cafeteria and inpatient pharmacy. It also includes new units for births, medical surgeries and ICU, and new bariatric and transformative rooms.

Another two-story addition features a new emergency department, community pharmacy, ambulance garage and fitness center; and a one-story addition includes clinical exam rooms.

Exterior upgrades include new parking areas and courtyard,



relocation of the helipad, and improved campus access from MN Hwy. 65.

The original hospital was built in 1943, with additions completed in 1960, 1970, 1995, 2002 and 2007.

With deep experience in healthcare construction, Kraus-Anderson is currently ranked 16th among the top health care general contractors in the U.S. by Modern Healthcare magazine.

All hospital services were in full operation during the entire duration of the multi-phased project, including the use of the helipad. KA worked continuously with hospital staff to minimize disruption to hospital operations and to ensure patient care and safety. ♦



Minnesota Governor Tim Walz has appointed **Kraus-Anderson's Gary Benson** to the board of the Minnesota

Higher Education Facilities Authority (MHEFA). Benson, KA's director of project planning and development, will serve his eighth term at the post, having also been appointed by three previous Minnesota governors. He has been elected to serve as secretary for the current year; and has previously served as both chair and vice chair.

[Click here](#) for the press release from the Governor's office.

The MHEFA (<http://www.mnhefa.org>) issues revenue bonds to assist

private Minnesota colleges and universities with funding construction on their campuses. Since its creation in 1971, more than \$2.8 billion has been issued for capital projects and refinancing.

In addition, Benson has been re-appointed to his ninth term with the Northeast Metro 916 Education Foundation. He will serve as the foundation's vice president for the coming year.

The 916 Education Foundation (www.916educationfoundation.org) is a nonprofit organization that helps the students, teachers and member districts of Northeast Metro 916 excel in programs that are not funded by public tax revenues. The foundation has supported the district for more than 25 years, and over the last five years has awarded more than a half a million dollars in scholarships and grants for students and teachers.

Benson is a member of the Minnesota Association of School Administrators, Minnesota Association of School Business Officials and Minnesota School Boards Association. He received his B.A. in Mathematics and Economics from Augsburg College and his M.S. in Industrial Engineering from the University of Minnesota. ♦

RJM Construction, a Minnesota-based general contractor, has been selected by Northfield Hospital + Clinics to build an expansion for its Birth Center and Northfield Clinic.

Teaming with BWBR, RJM is providing pre-construction services

in preparation for an October groundbreaking. The project includes a 16,000 square-foot addition to the Birth Center and 4,200 square-foot addition to the Northfield Clinic.

When complete, the Birth Center will gain an additional labor delivery room, increase the number of inpatient rooms and expand the nursery. Northfield Clinic will provide additional exam rooms and relocate the clinic's lab to a more patient-friendly location. Areas within the existing Birth Center and Northfield Clinic will be remodeled to meet changing patient needs.

"These two expansions reflect our growth as a regional medical center," said Northfield Hospital + Clinics CEO Steve Underdahl. "As communities around us grow, and more people choose Northfield Hospital + Clinics for their care, we're poised to meet the growing demand for expert, personalized care close to home."



Underdahl added, "Our Northfield Clinic expansion gives people more access to care, with more appointment times available and more providers to choose from. The Birth Center expansion lets us accommodate more births at the same time, as more families across the region choose our Birth Center to welcome their babies."

Construction is expected to be complete in early 2021. ♦



Kraus-Anderson has completed construction on Island Lake Elementary School for Mounds View Public Schools. Island Lake Elementary is located at 3555 Victoria Street N. in Shoreview.

Designed by Wold Architects and Engineers, the \$5 million project consists of three additions, totaling approximately 4,000 square feet, that feature new classrooms and secure entry with new canopy and vestibule.

In addition, 13,000 square feet of the existing building underwent significant upgrades, including the renovation and expansion of the office, media center and special education classrooms. The project also added three new classrooms.

KA continues to lead the field of regional education construction projects and is currently ranked 6th 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.

Island Lake Elementary School is one of dozens of major K-12 construction projects Kraus-Anderson has worked 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. ♦

Bethesda Cornerstone Village Victoria, an \$18 million integrated Christian community living option for active seniors and independent adults with a developmental disability, will begin construction in August. **Kraus-Anderson** is serving as construction manager.

"Cornerstone Village will be a first of its kind in the U.S.," said Mike Thirtle, president and CEO of Bethesda "It will be a place where people of all abilities live, socialize and even worship together. We could not be more excited about the potential

Cornerstone Village has to enhance the lives of people of Victoria."

Once complete, Cornerstone Village, 1501 82nd St., will be a 52-unit Christian, adult, residential community catering to seniors and people with an intellectual/developmental disability who live independently. It will sit on the site of a Bethesda intermediate care facility which is obsolete and now vacant. Cornerstone Village will offer apartment homes and villas that will integrate people with a disability with adults of all abilities 55 years and older.

Up to 25 percent of units will serve persons with a disability. Residences will further include technology that empowers independent living. Plans call for 15 townhome units and 37 apartments with underground parking, for a campus that will exceed 83,000 square feet.

"Bringing Cornerstone Village to life in Victoria makes perfect sense," Thirtle said, noting that Bethesda's history in Victoria goes back nearly 50



years, and its Minnesota operations are based in the community. "This is a great place to live, work and participate in the community. What we hope to do is create spaces where even more people can enjoy this area."

Along with Kraus-Anderson serving as construction manager, the architect is QPK Design, with other key partners including the Lutheran Church Extension Fund. In addition to this latest project, Kraus-Anderson has served as the construction manager for numerous Minnesota senior living communities, including Friendship Village in Bloomington, Ebenezer Tower Apartments in Minneapolis, Engel Haus in Albertville, Good Samaritan in International Falls, Guardian Angels Riverview Landing in Otsego, Shaller Sholom Home East Campus in St. Paul, and Arbors at Ridges and Valley Ridge Senior Housing in Burnsville.

Plans call for Cornerstone Village to be open in July 2020. From there, Bethesda intends to expand the concept by building additional Cornerstone Village locations across the country. Each will be tailored to the needs and demographics of their communities.

Cornerstone Village is just one example of innovative services Bethesda offers that supports people with intellectual and developmental disabilities. Across the U.S., Bethesda is expanding its reach in residential, employment, behavioral support and many other areas.

"Bethesda's spectrum of services continues to evolve as we strive to reflect the needs of the people and families we support, which in recent years has focused on independence and community inclusion," said Thirtle. "We are proud to be a change agent in implementing forward-thinking solutions that improve the lives of people with intellectual and developmental disabilities. We're

excited to take this step to create a truly integrated community."

Leasing information is available online at <https://bethesdalc.org/lp/cornerstonevillage/> or by calling 855-HOME188. Property management will be provided by Bethesda Cornerstone Village. ♦



Kraus-Anderson (KA) has completed a \$12.6 million expansion of Riverwood Healthcare in Aitkin, Minn.

Designed by HDR Architects, the 46,000-square-foot addition and remodel project features a new primary and specialty care clinical space, therapy and rehabilitation center, lab upgrades, and a comprehensive kidney care and

kidney dialysis facility to be operated in partnership with CentraCare Health.

The extensive project also includes new entrances and parking expansions to provide easier access for patients. ♦

The Rochester office of **Kraus-Anderson** has completed construction of Education Village, a \$31.2 million expansion at Winona State University (WSU).

The highly anticipated project features comprehensive renovations to Helble Hall (formerly Wabasha Hall), Wabasha Recreation Center and Cathedral Elementary School to create Education Village, an innovative national model to prepare, inspire and recruit the best and brightest students to be teachers.

Founded in 1858 as an institution dedicated to education, WSU became the first of its kind west of the Mississippi River. Education Village will be used by the College of Education to develop teachers, as well as principals, superintendents and administrators, whose knowledge and skills are closely aligned with the needs of school districts and communities.

Designed by the Minneapolis office of Leo A Daly architects, the project also will feature new flexible learning





spaces, including those for Early Childhood Education training and child care programs and WSU's Children's Center.

Education Village will be open for the beginning of the 2019 fall semester. ♦

Kraus-Anderson (KA) has begun a \$114.5 million expansion of Friendship Village, a senior living campus located at 8100 Highwood Drive in Bloomington, Minn. The renovation will include a three-story health center, three-story skilled nursing building and five-story residential living building.

Owned by Lifespace Communities, the project will add a new independent living building with 93 apartments alongside a variety of services and amenities. Additionally, the 1.75-acre expansion will include a new health center building with a state-of-the-art physical and occupational therapy gym, memory care suites, and assisted living apartments.

Designed by Northbrook, Ill.-based SAS Architects, renovations will also be made to Friendship Village's current health center to redesign all skilled nursing and rehab suites. These additions and updates coincide with an expected increase in demand for senior living options locally. According to the Metropolitan Council, more than 20% of all Twin City residents will be age 65 or older by 2040.

Construction is expected to be completed in the fall of 2022.

KA has been working with Friendship Village since the mid-1990s on the expansion of its Bloomington campus to maximize the land on the site.

KA has served as the general contractor for numerous Minnesota senior living communities, including Ebenezer Tower Apartments in Minneapolis, Engel Haus in Albertville, Good Samaritan in International Falls, Guardian Angels Riverview Landing in Otsego, Shaller Sholom Home East Campus in St. Paul, and Arbors at Ridges and Valley Ridge Senior Housing in Burnsville. ♦



The Rochester office of **Kraus-Anderson** has completed additions and remodeling at Bluff View Elementary School, located at 1156 W. Lakewood Ave. in Lake City, Minn.

Designed by MLA Architects, the \$12 million, 32,000-square-foot addition features six new classrooms for pre-school and kindergarten students and a new 3,300 square-foot cafeteria. The former cafeteria has been converted into a space for Tiger Time, school's childcare program.

The project also includes a new 10,000-square-foot multipurpose gymnasium and stage with 310-seat bleachers and lines for basketball and volleyball games. A new concessions area has also been added.

The remodel also upgraded the building's communications system, replaced the boiler and completed the structural reinforcement to the existing building.

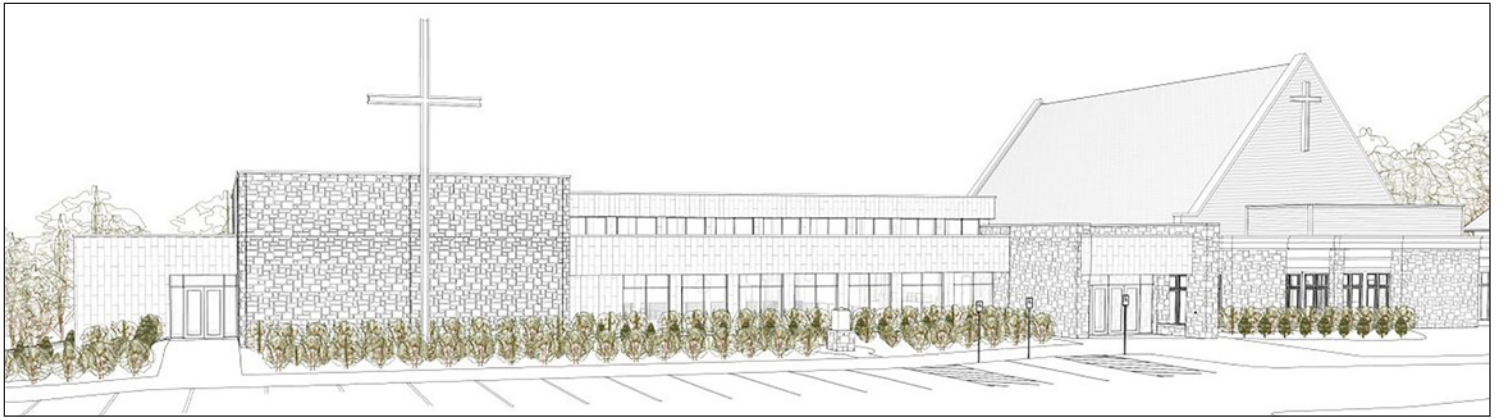
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Kraus-Anderson Construction Company (KA) has completed a \$12.5 million expansion to the West Campus at Mount Olivet Lutheran Church located at 7150 Rolling Acres Rd. in Victoria, Minn.

Designed by CREO Design Collaborative, the project features a 50,000-square-foot addition to the existing West Campus to meet the needs of its growing congregation. The expansion includes new classrooms, rehearsal hall, youth center, interior winter garden area and new deck facing the lake.

Kraus-Anderson has a long-standing relationship with Mount Olivet dating back to the 1940s. KA has worked on



multiple projects at four of Mount Olivet's Minnesota campuses, including Mount Olivet Lutheran Church and Mount Olivet Careview Home in Minneapolis, Rolling Acres campus in Victoria and Cathedral of the Pines in Lutsen. Last year, KA completed \$6.6 million addition to the campus of Mount Olivet Lutheran Church in Minneapolis to support the church's nearly 100-year-old music and education tradition. ♦

Kraus-Anderson Construction Company (KA) has received a 2019 Award of Excellence from the U.S. Green Building Council (USGBC). The USGBC West North Central Leadership Award of Merit recognizes Kraus-Anderson's new headquarters building in downtown Minneapolis in the category of Innovative Design, New Construction.

The award honors individuals and organizations whose exemplary work has been influential in the expansion of sustainable, high-performing buildings and projects. KA was recognized for its leadership approach, strategies that push the envelope of green design, and resolving challenges with innovative solutions and high performance.

KA's new 100,000-square-foot campus, located at 8th St. and 5th Ave., consolidates the company's Twin Cities operations under one roof in a five-story facility that serves more than 300 employees.

The main entrance to the new corporate headquarters is positioned on the northwest corner of the block so it becomes a natural extension of the downtown business core. The first-floor entrance lobby includes

a spacious waiting area, conference rooms and employee cafeteria with large windows for maximum daylight. The first floor also includes the employee fitness center with locker room facilities.

The majority of employee office space is located on floors two through five. An open office concept is used throughout the building, featuring electrically operated workstations, allowing employees to easily change from sitting to standing positions. Cost-effective sustainability, systems and technology measures also include a high-efficiency temperature and equipment monitoring network, energy-efficient LED lighting, daylight harvesting controls, and large, tint color windows that limit solar heat gain while allowing daylight to penetrate toward the center of the building.

KA will receive the award Nov. 7, 2019 at USGBC Minnesota's annual celebration. ♦

Kraus-Anderson has begun demolition to redevelop the former Capitol Professional Office Building located at 590 Park Street in Saint Paul into an upscale 92-unit apartment building.

Encircled by Regions Hospital and the State Capitol, the 590 Park Street project resides in the Capitol Heights Neighborhood, one of the densest areas of St. Paul. In addition to its significant neighboring tenants, the site offers close proximity to the Green Line transit stop Capitol/





Rice St. Station, creating seamless connectivity to downtown St. Paul and Minneapolis. The project creates new housing options in an area with significant employment opportunities in the nearby government buildings, hospitals and related services. The project is expected to be completed in July of 2020.

Designed by UrbanWorks Architecture, the 590 Park project will offer smaller-sized micro, micro-medium, alcove and one-bedroom units. The building will include amenities, such as a lobby lounge and game room, outdoor patio with grilling stations, dog run, fitness center and a private club room and kitchen. Units will feature full-size washer and dryer, solid surface countertops, LVT flooring, stainless steel appliances and smart thermostats.

The adjacent parking structure will also be renovated as part of the project. The ramp has one level of connected underground parking dedicated to residents in the apartment building with an additional three levels of parking above ground for public and contract parking.

Adding to its growing real estate portfolio, the 57,982-square-foot project is being developed by Kraus-Anderson Development, which last year completed the extensive KA Block development in downtown

Minneapolis, home to KA's new 100,000-square-foot headquarters, HQ Apartments, The Elliot Park Hotel and Finnegans House. The company is currently developing Chamberlain @ East Edge apartments in Richfield; Cambia Hills of East Bethel Psychiatric Residential Treatment Facility; and The Larking, a phased mixed-use development, including a new 3,500-square-foot branch bank office for Wells Fargo, and a 16-story, 341-unit market rate apartment building located in the East Town district of Minneapolis.

KA Development, part of the family of Kraus-Anderson Companies, is a comprehensive real estate services provider with expertise in site selection, master planning, land and building acquisition, financing, facilitation of municipal processes and entitlements, portfolio and property management and leasing.

Some of KA Development's other completed area projects include CityPlace and Tria Orthopaedic in Woodbury, Market Street Station in Chanhassen, Deephaven Woods in Deephaven and Trails of Orono in Orono. ♦

Bituminous Roadways, Inc. (BR) is pleased to announce its expansion into the northern metro asphalt paving market, with the opening of their fourth asphalt plant located

in Columbus, Minn. The plant has been operational since this past May, with asphalt mix being produced throughout the summer.

"We are happy to now provide asphalt contracting services throughout the northern metro area, including customers located in Anoka, Chisago and northern Washington Counties," said CEO, Kent Peterson.

Transporting hot asphalt is a critical part of any paving project. Having asphalt processing facilities in the right places for the right jobs can increase productivity and quality while potentially lowering costs. Prior to the Columbus plant being built, the company's northern most location for mix production was south Minneapolis. This expansion allows BR the opportunity to bid on projects with current customers, where in the past it might not have been an option. It also opens the door for company growth, by expanding its reach to new customers who were previously not located in the company's service area.

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. From commercial/industrial pothole repair to interstate highway paving, no project is too big or too small for BR.

BR's core competencies range from commercial asphalt production, installation, paving, repair and patching to concrete and seal coating. Projects include roadways and highways, parking lots, trails and pathways, athletic surfaces, and more. The corporate headquarters is located at 1520 Commerce Dr., Mendota Heights, Minn. For more information, visit www.bitroads.com. ♦



Kraus-Anderson has completed construction on Little Canada Elementary School located at 400 Eli Road in Little Canada, Minn. The construction is part of Roseville Area Schools' long-range facilities plan funded by a \$145 million bond referendum.

Designed by Lawal Scott Erickson Architects, the \$13.5 million, 78,000-square-foot project features additions and renovations to meet the needs of its growing student population that has grown to exceed 600 students.

The extensive project adds new classrooms, music room and dedicated Friendship Connection

room, and features renovations to the media center with computer lab, and to Special Education areas to align with student needs.

The remodel upgraded the building's heating, ventilation and air conditioning for classrooms and teaching spaces. Improvements also included new roofs and paving

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