



October 2017

# CONSTRUCTION VIEWS

Education | Recognition | Networking

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## 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 through the Awards of Excellence. Mark your calendar for the 2018 Awards of Excellence Gala being held on Wednesday, January 31, 2018.

### Project Excellence Awards

Nominations will be accepted from MCA Members in good standing during 2017 and 2018. Contractors, Subcontractors/Specialty Contractors and Construction Services Providers are invited to nominate a project completed between 2015 and 2017. The project must be substantially completed when nominated. Early bird entry fee is \$250 if paid on or before November 17, 2017. Entry fee is \$350 if paid November 18 - December 11, 2017.

► **NEW for 2018!**  
**All nominations will be submitted online!**

[Click here to set up an account and submit your nomination online.](#) [Click here to learn more about setting up an account and submitting an online nomination.](#)

*All entries must be fully submitted and paid by December 11, 2017 to be judged.*

### Register Today!

Reservations are required if you plan to attend the Gala on Wednesday, January 31, 2018 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, 2018 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, 2018. 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 Sponsors: \$750
- Dinner Sponsors: \$550
- Reception Sponsors: \$350
- Dessert Sponsors: \$250

To become a sponsor, please complete the Awards Sponsorship Form and return it by January 12, 2018.

[Online Sponsorship Form](#)

[Printer-Friendly Sponsorship Form](#)

**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



# PRESIDENT'S COLUMN

**Paul Almen,**  
Ryan Companies

2017 has been a very good year for the MCA. We have increased membership, moved our Awards ceremony to a bigger space to accommodate growth, held a successful MCA Leadership Training Academy and Construct\*ium Pentathlon, sold out our annual golf and boat cruise events, and added a number of well attended educational seminars. I expect 2018 will be even better.

In my first article, I discussed how the MCA's strength lies in its vision and mission. Part of the MCA's recent success is due to the MCA's focus on being the "collaborative" place for the construction industry making it unique. I am delighted to report the MCA has taken its vision and mission to heart through various collaborative initiatives over the past year.

First, the January Awards Program was expanded by adding additional award categories to allow the MCA to recognize and reward a broader spectrum of the participants making up the construction industry.

In April, the MCA and Construct\*ium hosted the Leadership Training Academy and Construct\*ium Pentathlon. This event facilitated collaboration between post-secondary students seeking to achieve degrees in construction management, professors from the nine area schools with construction management programs, and working industry professionals. Attendees were presented the opportunity to practice communication, leadership, and other management skills needed to succeed in today's "built" environment. To pull off this event, the MCA collaborated with other trade organizations including AGC and MBEX. Next year's Leadership Training Academy and Construct\*ium Pentathlon will be held in conjunction with the 54th Annual Associated Schools of Construction International Conference on April 18, 2018. We look forward to working with our partners and sponsors to host an even bigger and better event.

In June, the MCA collaborated with CMAA and Larkin Hoffman to co-host the seminar "What Contractors Need to Know about the New Twin Cities Ordinances on Sick and Safe Time."

It is worth noting that the MCA is always looking for other organizations to partner with for education or networking. The MCA is perfectly suited to collaborate with other trade organizations because we are non-political and focused on trying to better the entire construction industry. If you are a member of another organization please get the word out.

In October, the MCA and Construct\*ium will participate and partner in the Intercollegiate Career and 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.

Next year the MCA will partner with the construction law section of the Minnesota State Bar Association, CMAA, and ACEC of MN to provide educational opportunities for our members and provide networking opportunities with members from these organizations. Please look for more information on these events in the next few months.

Finally, the MCA is proud to partner with a number of organizations to help get Project Build Minnesota off the ground. Project Build is focused on educating high school students about the benefits of careers in the construction industry.

Thank you for providing me the honor of being the 2017 MCA President. I thank everyone for your continued support of the MCA. Your participation, sponsorships and volunteer time are what make our organization a growing and dynamic collaboration of construction professionals!

## MCA 2017 BOARD OF DIRECTORS

### PRESIDENT

**Paul Almen**  
Ryan Companies

### VICE PRESIDENT

**Mat Boie, LEED AP**  
WELLS CONCRETE

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**Corinna Hastings, CAE**  
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*Education. Recognition. Networking.*

## PLEASE HELP MCA WELCOME OUR NEWEST MEMBERS:

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Distributor/Supplier of Construction Material

[www.brockwhite.com](http://www.brockwhite.com)

### **BRUSH MASTERS**

Brush Masters offers interior painting (including woodwork stain and enamel), exterior painting (including staining and deck finishing), specialty finishes, epoxy floor coatings, color consulting services, and pre-finishing services with pick-up and delivery.

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### **KENDELL**

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[www.kendelldrs.com](http://www.kendelldrs.com)

### **LOMMEN ABDO, P.A.**

Lommen Abdo, P.A. is a full service law firm providing legal services to businesses and individuals ranging from employment, real estate, corporate, commercial and construction defect litigation. Lommen Abdo's attorneys have represented developers, contractors, subcontractors, manufacturers, individual homeowners and homeowner associations in real estate and construction defect litigation, in arbitrations, state and federal court as well as appellate court. Lommen Abdo's construction lawyers are licensed in both Minnesota and Wisconsin.

[www.lommen.com](http://www.lommen.com)

### **PETERSON SHEET METAL**

Peterson Sheet Metal provides full service design/build and plan/spec. mechanical contracting, including sheet metal, plumbing, piping, and insulation. With locations in Bemidji, and Chanhassen MN, we are able to serve clients in the Twin Cities and all of the upper Midwest.

[www.psmhvac.com](http://www.psmhvac.com)

### **PROGRESSIVE BUILDING SYSTEMS**

PBS considers itself a leader in custom sheet metal fabrication. Our specialty has been architectural sheet metal consisting of custom wall panels and roofing systems. Established in 1997, PBS has a proven staff with well over a hundred years of accumulated practical experience. Our company has a referral base that is built on attention to detail and project timelines that is second to none. We pride ourselves on the quality of our award winning projects which result in zero punch list items on many projects.

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# CALENDAR OF EVENTS

**Monday, October 23, 2017**

MCA Board Meeting

**Wednesday, October 25, 2017**

**“Multihousing Madness”:  
Navigating the Web of  
Obligations in Minnesota’s  
Condo Law**

**Thursday, November 2, 2017**

**MCA Fourth Annual Soiree:  
A Gathering of Construction  
Professionals**

**Monday, November 27, 2017**

MCA Board Meeting

**Monday, December 18, 2017**

MCA Board Meeting

**Wednesday, January 31, 2018**

Awards of Excellence Gala

**Wednesday, April 18, 2018**

Leadership Training Academy

**Wednesday, June 6, 2018**

Scholarship Golf Tournament

Visit [www.mnconstruction.org](http://www.mnconstruction.org)  
for more information and to  
register today!

# — SAVE THE DATE —

Fall Networking and Education Events

## “MULTIHOUSING MADNESS”: NAVIGATING THE WEB OF OBLIGATIONS IN MINNESOTA’S CONDO LAW

*Presented by: Mark Becker (Fabyanske Westra Hart & Thomson), Carl Runck (Ryan Companies), Jennifer Thompson (Thompson Tarasek Lee-O’Halloran PLLC) and Paul Almen (Ryan Companies), Moderator*

**October 25, 2017 | 7:30am - 9:00am**

**American Engineering Testing, 550 Cleveland Ave N, St Paul, MN 55114**

Gov. Mark Dayton recently approved changes to the Minnesota Common Interest Ownership Act (“MCIOA”), which governs most townhome and condominium developments. Learn from attorneys and construction professionals about the intricacies of MCIOA and how the new legislative changes could impact developments in the Twin Cities.

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

## MCA FOURTH ANNUAL SOIREE: A GATHERING OF CONSTRUCTION PROFESSIONALS

**November 2, 2017 | 4:30pm - 7:00pm**

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

Register today for MCA’s Fourth 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 get entered into a drawing for a \$100 gift card!

Registration and cancellation deadline is Monday, October 23.

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



# The Leadership

## TRAINING ACADEMY

"Training Tomorrow's Leaders Today"



CONSTRUCT\* IUM™

### — SAVE THE DATE —

**WHEN:** Wednesday, April 18, 2018 from 7:00 am – 2:00 pm

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

**WHERE:** The Commons Hotel – Minneapolis, MN

**More Info:** [www.mnconstruction.org](http://www.mnconstruction.org) or [www.constructium.org/events](http://www.constructium.org/events)



## Ask MS. AWARDS



Dear Ms. Awards,

*I heard that this year's award nomination process was streamlined and made much easier to submit a nomination. Is that true?*

Sincerely,  
Mr. EZ

Dear Mr. EZ,

You heard correctly as the MCA decided to get rid of the old .pdf version of the award nominations and have implemented a new online version. From what we have seen so far, the online version is much easier to use and will allow people to work and save the nomination forms as they go. We're hopeful that the photo upload aspect of the form will also be beneficial to companies that decide to submit a nomination. There will be a link to provide the nomination payment online as well.

Please follow the link below to access the new nomination forms or to find out more information about this winter's Awards of Excellence Gala which will be held on January 31, 2018 at the Marriott Minneapolis West.

[www.mnconstruction.org/events/awards/](http://www.mnconstruction.org/events/awards/)

If you have any questions, feel free to contact anyone on the awards committee or email [info@mnconstruction.org](mailto:info@mnconstruction.org).

Thanks,  
Ms. Awards



# 2017 LEGISLATIVE CHANGES TO THE MINNESOTA COMMON INTEREST OWNERSHIP ACT (MCIOA)

*Kathleen M. Loucks, Esq. (Lommen Abdo)*

Townhome, condominium, and other homeowner associations are typically part of what is called a common interest community, or CIC. An association may be organized in the form of a profit, nonprofit, or cooperative organization, but CICs are generally controlled by the Minnesota Common Interest Ownership Act (“MCIOA”), Chapter 515B of Minnesota Statutes, and the association’s governing documents.

The Minnesota Common Interest Ownership Act has recently been amended in significant ways. Notably, homeowners associations must give additional notice and obtain majority owner approval requirements before filing a construction defect claim. Parties are also now required to mediate unless they have completed the home warranty dispute resolution.

The statute has also been amended to include new preventative maintenance requirements which are required to be included in the declarant disclosure statements.

## **Homeowners Must Receive Written Notice of Construction Defect Claims and Approve By a Majority Vote Before a Lawsuit is Started.**

Specifically, before instituting litigation or arbitration involving construction defect claims, the association must mail or deliver written notice of the anticipated commencement to each unit owner specifying the nature of the construction defect claims to be alleged, the relief sought and the manner in which the association proposes to fund the costs of pursuing the claims. The association must also obtain the approval of a majority of owners at an annual or special meeting before instituting litigation. Minn. Stat. § 515B.3-102 (16)(d).

The association may intervene in litigation or arbitration involving a construction defect claim for complying with the notice requirements, but the association must comply with the notice and owner approval requirements within 90 days of the intervention. Minn. Stat. § 515B.3-102 (16)(e).

## Definitions

The statute added a number of definitions including “construction defect claim” which is defined to mean a civil action or arbitration including claims for indemnity or contribution brought against the development party related to defects in the initial design or construction of an improvement to real property. Construction defect claim does not include claims related to subsequent maintenance, repairs, alterations or modifications to, or the addition of, improvements that are part of the common interest community. Minn. Stat. § 515B.1-103 (11a)

“Development party” is defined as an architect, contractor, construction manager, subcontractor, developer, declarant, engineer, or private inspector performing or furnishing the design, supervision, inspection, construction, coordination, or observation of the construction of any improvement to real property that is part of a common interest community, or any of the person’s affiliates, officers, directors, shareholders, members, or employees. Minn. Stat. § 515B.1-103 (16a).

Next, in addition to notice and approval requirements, before moving forward with any construction defect claim, the parties must submit the matter to mediation. The statute of limitations is tolled from the date any party makes a written demand for mediation until the latest of the following: five business days after mediation is completed; or 180 days. Mediation shall not be required prior to commencement of a construction defect claim if the parties have completed home warranty dispute resolution under Sect. 327A.051. Minn. Stat. § 515B.4-116(c)(d).

## Associations Must Prepare and Follow a Preventative Maintenance Plan.

The statute imposes preventative maintenance obligations for the association under Minn. Stat. § 515B.3-107. The association’s board of directors shall prepare and approve a written preventative maintenance plan, maintenance schedule and maintenance budget for the common elements and follow the plan. The association may amend, modify or

replace the plan from time to time and must provide all unit owners with a copy.

A development party shall have no liability for implied warranty claims caused by the failure of the association or a unit owner to comply with maintenance and upkeep of the common interest community, unless the loss or damage is caused by the failure to comply with the statute while the declarant controlled the board. Minn. Stat. § 515B.4-113 (h).

## The Declarant Must Include the Preventative Maintenance Plan In Its Seller’s Disclosure Statement.

The declarant disclosure statement is now required to include the initial maintenance plan, initial maintenance schedule and maintenance budget. The initial maintenance plan prepared by the declarant must be based on the best available information and must be dated and signed by the declarant and fully funded by the initial budget provided by the declarant. Minn. Stat. § 515B.4-1021.<sup>1</sup>

## What Is the Effective Date for Changes?

The pre-litigation notice and approval requirements apply only to associations created after August 1, 2017.

The preventative maintenance plan requirements apply to all associations. However, if the association was created before August 1, 2017, the association’s board of directors shall have until January 1, 2019 to comply.

If you have questions about these legislative changes, or any issues relating to real estate development or construction defect claims you should contact an attorney knowledgeable in these areas.

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<sup>1</sup> While this is not a change in the statute, it is worth noting that if the declarant fails to provide the maintenance plan information as specified, the purchaser has right to cancel the agreement, and a refund of all monies paid. The declarant may be subject to a statutory penalty of \$5,000 in addition to any other amounts available under statute. Minn. Stat. § 515B.4-106.



# Member to Member



**KRAUS-ANDERSON (KA)** has completed the renovation of Hornbacher's grocery, located at 11th Street South in Moorhead, Minn.

The four-month interior remodel with new décor features an expanded produce section, wider aisles and more seafood options. In addition, the renovation included new refrigeration equipment, flooring, store fixtures, and mechanical and electrical work.

Construction was performed with little disruption while the store was in full operation. ♦

**KRAUS-ANDERSON CONSTRUCTION COMPANY (KA)** has completed a creative remodel of three buildings for the Spring Lake Park School District. Schools include Woodcrest Spanish Immersion, Park Terrace Elementary School and Westwood Intermediate School.

Designed by Wold Architects, the overall project creates more innovative learning spaces throughout Spring Lake Park schools by adding open, common and connected spaces with natural lighting and more flexible furniture.

The project is part of the district's Summer Innovation Day initiative, designed to turn ideas into meaningful innovations to improve learning for students. The new working spaces were inspired and created by teachers to meet the needs of their co-teaching models and reinvent their physical environment, allowing students and adults to improve collaboration. ♦

**KRAUS-ANDERSON CONSTRUCTION COMPANY (KA)** has hired additional project superintendents in the company's Minneapolis office. They are Pat Bultman, Matt Lundberg, Mike McQuillan and Jeremy Nathe.



**PAT BULTMAN** comes to KA from Kansas City-based TRK Construction where he was a field superintendent. He also served as

field supervisor for Healy Construction in Faribault. He graduated from Minnesota Riverland Technical College.

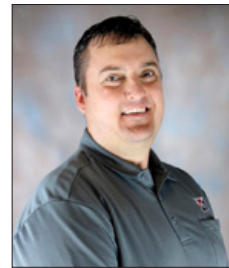
**MATT LUNDBERG** is a 29-year industry veteran having served 20 years



in construction management. Most recently, he was a superintendent for 17 years for CM Construction in Burnsville, where he worked

on multiple projects building schools, banks, hospitals and clinics, libraries, churches, offices, restaurants and public works facilities.

**MIKE MCQUILLAN** comes to KA from The Samuels Group in Wausau, Wis., where he was a superintendent



and project manager. He managed numerous projects in healthcare, including those for Sacred Heart Hospital, Mayo Clinic, St. Joseph's Hospital and St. Vincent Hospital.

**JEREMY NATHE** is a 21-year veteran of Burnsville-based Kelleher



Construction. Most recently he was a concrete superintendent and managed concrete installation on education,

residential, retail, government, recreation, airport and corporate projects.

Kraus-Anderson also hired **JOSH CARR** as a project engineer. ♦

The Art and Science Academy (ASA) has selected **GAUGHAN CONSTRUCTION** as the builder for a 19,700 square foot middle school facility in Isanti, MN.

ASA is a public charter school hosting grades K-8. Originally opening in the fall of 2014, with grades K-6 and adding a grade each year since then, they are now adding a middle school facility alongside their current curriculum.

With Gaughan Construction as General Contractor, the project is expected to be completed this fall. Early this year, the governing team made the decision to build a new building just north of the existing site where grades 5-8 will attend. The teachers and staff are excited for the expansion and the opportunity to better accommodate their current and future students.



We're excited to work with the team, including Charter Schools Development Corporation, Ten Square Group LLC, RMD Architects, Highland Bank, Nonprofits Assistance Fund, Rehder & Associates, and the city of Isanti. ♦

**CHRIS MYERS**, P.E. has been promoted to Construction Services Manager for **NORTHERN TECHNOLOGIES'** Fargo office. Myers will be responsible for performing engineering design calculations as required for concrete and bituminous mix designs as well as reviews of pile load tests and caisson bearing capacity. He will supervise the construction services department and work with clients to ensure their engineering and testing needs are met.

Myers joined NTI in 2011 as an engineering technician and has also served as project engineer and staff engineer during his tenure. He graduated from North Dakota State University with a Bachelor of Science

in Civil Engineering in 2010. Myers has worked on a variety of projects in North Dakota and northern Minnesota including the Sanford Medical Center, Oakport Flood Mitigation, CapX2020 – Fargo 3 Transmission Line, Border States Electric, Essentia Health Addition, Caterpillar Expansion and the NDSU Indoor Track & Field Facility. ♦

**DORAN COMPANIES** announced that Minnesota licensed architects Benjamin Lindau and Brian Pederson have joined their Architecture team as Senior Architects. The addition of Lindau and Pederson increases Doran Architecture employees to a total of 26 with eight licensed architects and 18 additional designers and coordinators.

**BENJAMIN LINDAU**, Doran has recruited an experienced architect who while at Ellerbe Becket and RSP Architects led design projects for major office and medical projects from Minneapolis, Rochester and



Fargo to Seoul, South Korea, and United Arab Emirates. Lindau also managed design build contracts for key components of US Bank Stadium for Mortenson. A graduate of Ohio State University with a Bachelor of Architecture and the University of Minnesota with a Master of Architecture, Lindau is LEED BD+C certified and a member of the Minnesota Architectural Foundation board of directors.



With project experience including the iconic Carlyle Condominiums in Minneapolis, Best Buy's World Headquarters in Bloomington and the White House exterior renovation, **BRIAN**

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**PEDERSON** brings an impressive resume to Doran Architecture. In addition, Brian's previous experience at TSP, Inc., Opus Architects and Engineers and Cunningham Group includes an abundance of additional project experience designing healthcare, corporate office and educational facilities across the country. A graduate of North Dakota State University with a Bachelor of Architecture and a Bachelor of Science in Environmental Design, he is also very involved in this community where among his many volunteer activities is as a Habitat for Humanity Group Leader for five on-site building sessions. ♦

**DORAN COMPANIES'** Kelly Doran announced today the sale of The Bridges and The Knoll, the two remaining student housing properties of the six his company originally built, owned and managed at the University of Minnesota. The value of the transaction was \$93 million.

The buyer, TH Real Estate, is one of the largest real estate investment managers in the world, managing a suite of nearly 80 funds and mandates spanning both debt and equity across diverse geographies, sectors, investment styles and vehicle types. The firm has focused on multi-family housing for over two decades, but more recently have targeted student housing at public universities with Division I athletics and enrollment levels of at least 15,000.

Doran said the sale of The Bridges and The Knoll is a bittersweet moment as, at least temporarily, he ends a seven year development spree that began in 2010 with Sydney Hall—the trend-setting development in Dinkytown named for his daughter that kicked off the run of six premier student housing projects he built at the University.

“From the very beginning we designed and built our projects to be a notch above and then staffed them with exceptional employees who were dedicated to serving and caring for our student residents with respect. It

was a formula that worked and we are very proud of our success. We will surely miss having a presence at the University,” Doran said.

Doran, who continues to own retail properties in the Dinkytown core business district, feels there is still a market for new housing at the University but has pivoted to building multi-family projects in Minneapolis and the Twin Cities suburbs and has no current plans for further student housing development. ♦

**KRAUS-ANDERSON (KA)** is preparing to begin construction this month on the Elliot Park Hotel, a new eight-story, 168-unit hotel located at Portland Avenue at 9th Street in downtown Minneapolis. The Elliot Park Hotel is part of the new comprehensive, mixed-use block development that will also feature KA's new home office, a 17-story H.Q. residential tower and Finnegan's microbrewery.

Yakima, Wash.-based Wilkinson Corporation, which recently purchased the hotel's real estate from KA, is developing the hotel in partnership with KA.

Scheduled to open in the summer of 2018, the Elliot Park Hotel will emerge as a distinct downtown destination.

The hotel is located in Elliot Park and is designed to fit into the fabric of the existing historic neighborhood. Designed by ESG Architects, the hotel

is a key part of a full block urban redevelopment that builds on the City of Minneapolis' East Town vision to transform Portland Avenue and Fifth Avenue into widened vibrant, pedestrian oriented streetscapes, connecting Elliot Park to the new Commons Park and the Mill District.

The Elliot Park Hotel will join the Marriott Autograph Collection®, which includes some of the finest and most distinctive high-end boutique resort hotels in the world. Marriott's Autograph Collection hotels are independently branded properties, featuring unique design, inherent craft and a direct connection to the community.

Hotel amenities will include a fireside lounge, library, event space, meeting rooms, and a fitness center. An attractive brick exterior will include metal clad bays and large windows, a transparent first floor, and a new streetscape with high-quality landscaping and large canopy trees that will be inviting to guests, visitors and pedestrians.

The Elliot Park Hotel also will feature Tavola, a farm-to-table Italian restaurant, which will offer a warm, inviting atmosphere, and will include a private dining room.

A hotel guest drop-off for automobiles and the highly visible restaurant will both have dedicated entrances off 5th Avenue. An expansive lobby that will connect to a mid-block courtyard





will also have an additional drop-off location.

“We are thrilled to be a part of the local community and the KA Block development,” said Mike Harral, Wilkinson’s vice president of development. “In addition to KA and ESG, we are also very fortunate to partner with some of the top professionals in the hospitality industry, including Coury Hospitality, which will operate the hotel.”

Best known for its boutique hotels, restaurants, bars, event spaces and award-winning service, Coury Hospitality is nationally recognized for guest satisfaction by Marriott International.

“The combination of having one of the best operators in the country and the prestige of the Marriott Autograph Collection will prove to be a huge success for the neighborhood and The Elliot Park Hotel,” said Harral. ♦



The Bemidji office of **KRAUS-ANDERSON (KA)** is set to begin construction on the new Sanford Joe Lueken Cancer Center.

The \$12 million, 20,500 square-foot facility will include high-dose rate therapy, PET CT scanner, vault space for a second linear accelerator, inpatient chemotherapy, 20 infusion suites, 15 exam rooms, on-site pharmacy, infusion pharmacy and lab services, clinical trials, boutique, bistro, indoor garden meditation area and other patient-centered amenities. It will also create a hub for services like radiation and medical oncology, patient navigation, nutrition, financial counseling, social services, genetic counseling, the latest clinical trials, palliative care and

survivorship. The Cancer Center is scheduled to open fall 2018.

“Twenty years ago, cancer services in Bemidji were non-existent, but we now have a comprehensive cancer program thanks to our generous donors and caring staff who support these offerings in the Bemidji area,” said Shari Hahn, director of cancer services at Sanford Bemidji. “The Sanford Joe Lueken Cancer Center means a continued future of cancer care excellence and ensures people can receive the care they need close to home, in one convenient location.”

The Sanford Joe Lueken Cancer Center is named in honor of the late grocery store owner Joe Lueken who owned Lueken’s Village Foods. In 2014, Joe passed away at the age of 72 after a battle with cancer. The Joseph and Janice Lueken Family Foundation provided a significant lead gift to the Sanford Health Foundation of Northern Minnesota as part of the Care Without Limits campaign, which enabled Sanford Bemidji to expand its cancer services and centralize them into one location. ♦



**KRAUS-ANDERSON CONSTRUCTION COMPANY (KA)** has completed a \$2.6 million early childhood addition to Hilltop Primary School in Minnetrista, Minn. Located at 5700 Game Farm Road East in the Westonka Public School District, the 10,000-square-foot addition includes new early learning classrooms.

Designed by Wold Architects and Engineers, the new facility, which was built onto Hilltop Primary School,

# CONSISTENTLY THE BEST



## DORAN

CONSTRUCTION



features four preschool classrooms for 4-year-old children and two classrooms for preschool-age child care. The addition also includes space for early childhood special education.

An active lobby area was designed to welcome families as they drop off and pick up their children and will be utilized throughout the day as an activity space for children. A second phase of the project will include space for 3-year-olds in the preschool program and early childhood family education (ECFE). No date has been set to begin the second phase.

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. The company also remains the top construction manager of education facilities in the region, having completed K-12 projects totaling over \$1 billion in the past five years. ♦

**AMERICAN ENGINEERING TESTING, INC. (AET)** has welcomed **KATIE ZADROZNY, PE** to their



Saint Paul office as a geotechnical engineer. Katie joins the team providing project management and engineering services to our growing

geotechnical division. Principal Engineer and Geotechnical Division Manager, Greg Reuter, PE PG, D.GE adds "Katie, with her educational background and prior work experience, is a great addition to our geotechnical engineering department."

Katie joins AET after receiving her Bachelor's degree in Civil Engineering and Master's degree in Geotechnical Engineering from Virginia Tech and the University of Texas at Austin, respectively. She spent her time initially at engineering firms in California,

Texas, and Minneapolis before making the move to join AET's headquarters in Saint Paul. Her time at these firms only further developed her geotechnical prowess, working on projects that make an impact. "I remember designing a retaining wall for a bike path and a foundation for a school," Katie recalls. "It's the projects that have the human impact, where you are helping your client make the world a little better for their clients and the public, those are the projects that I remember and love to be involved in."

Specializing in slope stability analyses, both shallow and deep foundation design, and infiltration testing, Katie uses her love of geology and ability to find creative sustainable solutions to impact her client's projects. "Geotechnical engineering allows [us] the chance to look at soils at a sometimes microscopic level and use that information to provide insights for design and construction in order to benefit the project and our clients," says Katie. Alongside public use projects, she has provided geotechnical services for commercial and residential developments, urban development, roadways and wastewater lines. Katie is also active in the American Society of Civil Engineers (ASCE), Urban Land Institute (ULI), Minnesota Commercial Real Estate Women (MNCREW) and the Minnesota Society of Professional Engineers (MnSPE). ♦

**RJM CONSTRUCTION** is proud to announce that **THOMAS HUSSONG**, project scheduler, has earned certification in lean construction by the Association of General Contractors.



and understanding of concepts related to lean adoption, practice and process

The AGC Certificate of Management-Lean Construction (CM-Lean) is an assessment based certificate credential that denotes knowledge

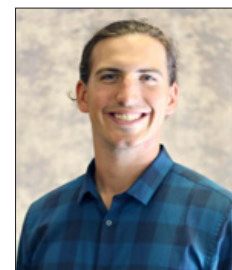
transformation outlined in AGC's Lean Construction Education Program.

Lean construction is based on the pursuit of continuous improvements aimed at minimizing costs and maximizing value on a construction project: planning, design, construction, activation, operations, maintenance, salvaging, and recycling. Hussong successfully completed over 40 hours of coursework based upon these principles, followed by a comprehensive four-hour exam.

"We're continually looking for ways to complete projects more efficiently," stated Ted Beckman, senior vice president. "Promoting the CM-Lean designation demonstrates RJM's commitment to helping our employees grow professionally."

Hussong earned his Bachelor of Science in Construction Management from Minnesota State University, Mankato. Prior to his current role, he worked 12 months in the field as an assistant superintendent. ♦

**AMERICAN ENGINEERING TESTING, INC. (AET)** has welcomed **CALVIN KAMMERER** to their Saint Paul office as a geotechnical engineer.



Calvin joins the team providing geotechnical instrumentation design, along with general geotechnical engineering services for our

clients. "Calvin's unique background and education in both geology and engineering makes a great addition to our growing group," comments Principal Engineer and Geotechnical Division Manager Greg Reuter, PE, PG, D.GE.

Intrigued by geology from a young age, Calvin pursued his love of learning and geoscience to the South Dakota School of Mines where he was introduced to the field of Geotechnical Engineering. Calvin credits his experiences and

mentors at the School of Mines with his career choice. “I went to school for geology because I love that it is a mix of old and new science,” said Calvin. “I was fortunate to have fantastic mentors who introduced me to the engineering side of the field and helped show me a career path that combined my love of learning with my passion for geology.”

Calvin brings a wealth of knowledge with him to AET with a Masters of Geoscience from Montana Tech of the University of Montana with his final thesis being “Performance of Fiber Optic Sensing Technologies Distributed Monitoring of Ground Deformation and Temperature in an Underground Facility.” In the past, Calvin has served as both a geological technician and geologist intern. Combined with his education, Calvin’s background in hard rock mining and geology, makes him poised to provide unique project insights along with bringing new approaches and adaptations to our geotechnical engineering services. ♦

**RJM CONSTRUCTION** has been selected by the City of Shakopee to oversee their downtown public improvements project.

“The City’s goal is to enhance the visibility and vitality of downtown Shakopee,” stated Michael Kerski, Shakopee Director of Planning and Development. “We’ve gone through an extensive planning process and are excited to begin construction.”

The project includes reconstructing the Lewis Street parking lot with landscaping, specialty pavement and a new concrete alley; construction of a new plaza at the River City Center

including two pieces of sculpture; development of a new gateway pedestrian plaza with brick sculptural elements and concrete crosswalks across County Highway 101 to Huber Park.

Construction is scheduled to begin August 1. In addition to RJM, the project team includes WSB & Associates.

This is the second project RJM has acted as construction manager for the City of Shakopee. The Ice Arena and Community Center Expansion project was completed earlier this month. ♦

**KRAUS-ANDERSON REALTY COMPANY** has named **MIKE HILLE** as executive vice president.



He previously served as senior vice president of Kraus-Anderson Development Company. Hille will continue to provide high level oversight of

KA Development as well as the day to day activities of KA Realty, managing all property management and leasing operations, as well as the company’s development strategy and investment opportunities.

“Mike’s scope of real estate knowledge, his track record of successful development and his creative, collaborative approach are a tremendous asset to the entire Kraus-Anderson team, our clients, tenants and business partners,” said Dan Engelsma, KA Realty president. “As the KA Development team is well-positioned

for further growth and the synergy among our KA family of operations continues, we look forward to Mike’s continued success in his new role.”

Hille’s leadership at Kraus-Anderson has been integral to the success of the KA Block mixed-use development now under construction in Minneapolis. Master planned and one of the most logistically complex full-block, mixed-use developments in downtown Minneapolis in recent years, the KA Block comprises a new five-story 100,000-square-foot KA headquarters; 17-story H.Q. apartments; 168-unit Elliot Park Hotel; and 11,000 square-foot Finnegans House brewery, taproom and social entrepreneurial venture.

Hille joined KA in 2016 following more than 25 years of senior leadership experience in real estate development, including 17 years at Target Corporation, where he served as senior regional real estate manager, developing and executing real estate strategies and market entries for Target throughout Canada and the U.S., and driving value from the company’s existing portfolios.

Hille is a member of the International Council of Shopping Centers (ICSC) in both the U.S. and Canada, Urban Land Institute (ULI), National Association of Industrial and Office Properties (NAIOP) and Minnesota Shopping Center Association (MSCA). He also volunteers with Second Harvest, Aeon and Target’s School Library Makeover program, which supports K-12 school libraries nationwide. ♦

**KRAUS-ANDERSON** and Inland Development Partners today announced a new joint venture that will develop a three-story, 316-unit housing project in Richfield, Minn. Located near 66th and Cedar Ave., the \$60 million Chamberlain apartment complex is the first joint venture between the two companies, which both focus on developing and redeveloping office, industrial and retail property.

The property was purchased from the City of Richfield and is part of the







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Richfield Parkway, which runs through the Chamberlain complex and extends south from 66th Street, following 18th Avenue, to 70th Street.

“We are working closely with the City of Richfield, which is a strategic partner and has been instrumental in helping to develop the property,” said Kent Carlson, partner of Inland Development Partners.

Designed by Urban Works, the Chamberlain apartment complex consists of six rental buildings – three will be new construction and three others will be renovated.

“We are very excited to partner with IDP on this new joint venture,” said Matt Alexander, Kraus-Anderson’s vice president of Kraus-Anderson Development Company. “IDP and KA share similar goals and values, creating a strong relationship for this important economic development.”

Kraus-Anderson Construction is the general contractor. Construction is expected to begin in the spring of 2018. The first units will be open in the spring of 2019.

“The new joint venture between Kraus-Anderson and Inland Development Partners is a wonderful partnership with the City,” said John Stark, community development director for the City of Richfield. “We are looking forward for the project and the Chamberlain to move forward and provide another example of economic growth for the City of Richfield.” ♦

**NORTHERN TECHNOLOGIES, LLC (NTI) congratulates SAM KURACHEK on passing the**

Fundamentals of Engineering (FE) examination. Kurachek is now recorded as an Engineering In Training (EIT). He has worked for NTI since 2015 serving as a graduate engineer, special inspector and engineering technician in the Inver Grove Heights office.

Kurachek graduated with a bachelor of science in chemical engineering from Miami University. He holds ICC Certifications in Reinforced Concrete and Spray-applied Fireproofing, ACI and Mn/DOT Certifications in Concrete Field I, and is PTI Certified Level 1 & 2 Unbonded PT – Field Installation.

The Fundamentals of Engineering (FE) exam, also referred to as the Engineer in Training (EIT) exam, is the first of two examinations that engineers must pass in order to be licensed as a Professional Engineer in the United States. The exam is open to anyone with a degree in engineering or a related field, or currently enrolled in the last year of an ABET-accredited engineering degree program. ♦

**KRAUS-ANDERSON DEVELOPMENT COMPANY** has named **MATT ALEXANDER** senior



vice president. He previously served as the company’s vice president. Alexander will be assuming the leadership role previously held by Michael Hille, recently named executive vice president of Kraus-Anderson Realty Company.

Backed by the overall resources of the Kraus-Anderson family of companies, KA Development is an integrated approach to grow KA’s portfolio and address the market’s expanding and dynamic commercial real estate activity, including real estate strategy, site selection and acquisition, financing, management and leasing.

As senior vice president, Alexander will oversee the company’s development strategy, investment opportunities, and due diligence of all commercial real estate transactions in a variety of market sectors, including large mixed-use developments, as well as office, medical office buildings, hospitality, retail and multi-family housing.

Alexander joined Kraus-Anderson Realty in 2006 as director of real estate development, where he managed the site selection, acquisition, design and financing of the company’s development projects, most notably CityPlace, a 100-acre, mixed-use, multi-phased development at the southeast quadrant of I-94 and Radio Drive in Woodbury, Minn. Together with strategic partners, Alexander worked closely with the City of Woodbury, leading the development team and tenants from vision and conceptual planning through due diligence, design, permitting and construction.

Alexander also developed medical office buildings for HealthEast Hugo Clinic in Hugo, Summit Orthopedic in Woodbury, Blaine Crossing in Blaine, Fairview White Oak Center Clinic in Chaska, and Fairview Clinic in New Brighton; as well as Victor Gardens office and retail complex in Hugo. Alexander and KA’s partners are currently working with the City of Richfield on the development of Chamberlain apartments, a \$60 million, 316-unit housing project.

Under Alexander’s leadership, KA Development also was an early entrant into senior housing, developing properties for KA’s own portfolio with Trails of Orono in Orono and Arbors at Ridges in Burnsville; and for third-

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party owners as with Guardian Angels Engel Haus in Albertville and St. Therese Church's Deephaven Woods in Deephaven.

"Matt's depth of knowledge of the development business, his integrity and his innovative leadership are reflected in milestone projects like the CityPlace redevelopment," said Hille. "We look forward to his continued success leading the KA Development team."

Alexander is a member of the Minnesota Shopping Center Association (MSCA), International Council of Shopping Centers (ICSC) and National Association of Industrial and Office Properties (NAIOP). ♦



### KRAUS-ANDERSON CONSTRUCTION COMPANY

will break ground on a \$17.7 million expansion and remodeling project for Intermediate School District (ISD) 287 at Edgewood Education Center, a school in Brooklyn Park, Minn. that serves students with unique learning needs.

Designed by Excelsior, Minn.-based TSP Architects & Engineers, the 30,000-square-foot building addition will create 14 more classrooms and complete a hallway loop within the building, allowing all programs to access core spaces such as the cafeteria and gym. The project will allow the district to relocate programs from the 24,000-square-foot Northwest Tech Center (NWTC) leased building and remodel the current 59,910-square-foot Edgewood Education Center to accommodate member district students.

ISD 287 is a premier provider of innovative, customized student services and educator resources to its

member districts, including specialized education programs for K-12 students with unique learning needs.

"As our student populations change, the unprecedented demand for specialized schools, including programs and services, teachers and staff, and creative classroom space for high needs students, is dramatically increasing," said Sandy Lewandowski, superintendent of Intermediate District 287. "We are excited to expand Edgewood Education Center to create an enhanced learning environment for our students with exceptional needs."

The remodeled school also will house programs for high school and transition students, ages 18-21.

ISD 287 is a leading education partner focused on innovative solutions for 11 West Metro Minnesota member districts including: Brooklyn Center, Eden Prairie, Edina, Hopkins, Orono, Osseo, Richfield, Robbinsdale, St. Louis Park, Wayzata and Westonka.

Kraus-Anderson (KA) continues to lead the field of regional education construction projects and is currently ranked ninth in the nation in the construction of K-12 facilities by Building Design and Construction magazine. The company also remains the top construction manager of education facilities in the region.

KA's deep experience in building special needs schools and facilities includes Karner Blue in Blaine, Pankalo in Lake Elmo, River Bluff Education Center in Red Wing, Regions Hospital Inpatient Mental Health Center in St. Paul, and Early Childhood Family Center in Stillwater. The company has also begun construction on the replacement of Capitol View Center (Quora) in Little Canada. ♦

**KRAUS-ANDERSON  
CONSTRUCTION COMPANY (KA)** has completed a major expansion of the east end of Galleria, one of Edina's premier, luxury shopping centers.

Designed by Cuningham Group Architects, the 60,241-square-foot



remodel includes new corridors and common areas, a porte-cochère entrance, and expansion for future retail shops and restaurants. The new expansion, most of which has been leased, includes CoV Restaurant and Bar, Barnes & Noble which includes a Barnes and Noble Kitchen, Design Within Reach, Starbucks, Soft Surroundings, Roe Wolfe and Big Island Swim.

In addition, other well-known national and international brands include David Yurman, Eileen Fisher, Louis Vuitton, kate spade new york, Tiffany & Co., Restoration Hardware, Tumi, Allen Edmonds and Chico's. Galleria also features outstanding local stores such as Twill by Scott Dayton, Ampersand, Hammer Made, Melly, Fawbush's, H.O.B.O., Pumpz & Co., Trail Mark, dugo and Scheherazade.

Some of the Galleria's restaurants include Crave, Big Bowl, Good Earth, Pittsburgh Blue and Peoples Organic.

The Galleria is located at 69th St. and France Avenue and is owned by the Hines Global REIT, Inc. ♦

Sons of Norway has announced its agreement with **RYAN COMPANIES US, INC.** and Weidner Apartment Homes for the sale and redevelopment of their land parcel in South Minneapolis. The land parcel is located





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on Lake Street between Holmes and Humboldt avenues and is in the heart of the Uptown neighborhood.

Considered to be a marquee location, this property has been home to the International Headquarters of Sons of Norway since 1962. Once complete, the Sons of Norway plans to continue business operations on the site including their financial services and international cultural organization.

“After an extensive process to ensure the highest and best use of our primary asset, the clear choice was to sell the property that has served us so well,” said Eivind J. Heiberg, CEO Sons of Norway. “Considering market conditions in the Uptown neighborhood and the challenges of an aging facility, it was time to make the most forward-thinking decision for the long-term health of our organization, employees and the community. We’re extremely pleased to partner with Ryan Companies and Weidner Apartment Homes to redevelop what has been our home for more than 55 years and to continue our presence in the vibrant Uptown neighborhood,” said Heiberg.

Ryan Companies will develop, design and construct the project and has been involved in a number of iconic properties that have been successfully re-envisioned in the Twin Cities. These properties include Midtown Global Exchange, Grainbelt Brewery, and Downtown East among many others.

“We have been in dialogue with Sons of Norway for quite some time and we feel that the location provides an incredible opportunity. We are thrilled to be partnered with Sons of Norway and Weidner in re-visioning this great site,” said Tony Barranco, Vice President of Real Estate Development for Ryan Companies. ♦

#### **KRAUS-ANDERSON**

##### **CONSTRUCTION COMPANY (KA)**

has completed construction on the new \$45 million high school in St. Peter, Minn.



Designed by ISG Architects, the 183,500-square-foot, two-story St. Peter High School features an 720-seat auditorium, pod classrooms for flexible student collaboration, learning resource center, science rooms, special education rooms, media center, and video production and sound recording studios. The project also includes engineering, machinery and carpentry labs, science and chemistry labs, shop areas, art rooms, culinary arts kitchen, greenhouse and music rooms for band and choir. A large commons area serves as a lunchroom and meeting space.

Athletic additions include a new gymnasium with three basketball courts, multi-purpose activity center, fitness room, eight tennis courts, baseball field, softball field, six multi-purpose athletic fields and locker rooms for boys and girls physical education and varsity athletics. The site also includes staff, student and visitor parking, student drop-off area and maintenance garage.

“From start to finish, Kraus-Anderson has been an exceptional partner. The professionalism and quality of work with our new high school has been nothing short of tremendous,” said St. Peter Public Schools Superintendent Paul Peterson. “Our school community could not be more pleased that we chose KA as our construction management partner.”

KA continues to lead the field of regional education construction projects and is currently ranked 9th in the nation in the construction of K-12 facilities by Building Design and Construction magazine. The company also remains the top construction

manager of education facilities in the region, having completed K-12 projects totaling over \$1 billion in the past five years. ♦

#### **KRAUS-ANDERSON**

##### **CONSTRUCTION COMPANY (KA)**

today announced the promotions of two veteran executives to the company’s top leadership posts. Al Gerhardt has been named president and Rich Jacobson will become executive vice president. Both have spearheaded the continuous, accelerated growth of the 120-year-old construction giant.

Gerhardt and Jacobson will provide strategic leadership as the construction company continues to earn record volumes of business growth.

In their long KA careers, Gerhardt and Jacobson have been highly regarded for their strong leadership skills grounded in deep knowledge of construction project management and a firm commitment to building enduring relationships and strong communities. They have led KA to flourish and grow to be among the top general contractors in the United States with one of the best safety records in the construction industry.

“Al and Rich have had a vital impact on Kraus-Anderson Construction’s strategic growth, industry leadership, culture, and more,” said Bruce Engelsma, Kraus-Anderson Companies chairman. “Their deep experience and unflappable leadership have been instrumental in managing our business diversification in an explosive industry, while positioning the company for the future.”





**AL GERHARDT**, who will continue to serve as chief operating officer, is a visionary force for stability and progress at Kraus-Anderson.

As president, he will provide overall leadership and strategic direction of the construction company.

Gerhardt joined KA in 1980 and gained extensive project management experience in major commercial, office, retail, healthcare, residential, hospitality and transportation construction. He rose to senior vice president in 1992, directing the Minneapolis office; executive vice president in 2005, extending his leadership to include KA's non-metro offices; and was named chief operating officer in 2007, as company sales reached \$1 billion.

In the past 10 years, Gerhardt has overseen major multimillion dollar projects in numerous industry sectors (including commercial, financial, government, retail, manufacturing, hospitality, senior living, gaming and entertainment) with a strategic emphasis on education, housing and health care—three of the company's most aggressive areas of growth. Under his leadership, the company has experienced greater than 30 percent average annual growth in sales since 2014, and is on track this year to exceed 2016 sales. The company has catapulted to national rankings (KA is 12th in the U.S. as a general contractor for healthcare facilities, according to Modern Healthcare Magazine; and is named 9th in the nation in the construction of K-12 facilities by Building Design and Construction magazine.)

Gerhardt has also led efforts to recognize emerging opportunities, including Lean Construction and bioscience facilities, and has championed the company's strategic planning effort, including multiple initiatives and innovations, notably the

consolidation of KA's offices toward greater efficiency and collaboration.

As part of its future planning, Kraus-Anderson this fall will move into its new five-story, 100,000-square-foot downtown Minneapolis headquarters, which will house approximately 300 employees, doubling the current downtown staff with room for expansion. The new HQ also aims to attract more talent within and to the highly competitive construction environment.

Gerhardt holds a B.S. in Construction Management from Minnesota State University-Mankato, and holds General Contractor licenses in Florida, Mississippi and New Mexico. He is a LEED Green Associate and serves on the board of the ACE Mentor Program, and is board chair of CornerHouse, a nonprofit child advocacy organization. Gerhardt is a member of the Construction Industry Round Table, National Building Alliance and NAIOP, and has served on the State of Minnesota Building Code Advisory Board, Construction Specifications Institute, Minneapolis City of Lakes Rotary Club, and is past chair of the Minnesota State University-Mankato Construction Management Advisory Board.



In his new role as executive vice president, **RICH JACOBSON** will oversee the company's project development and preconstruction

teams, operations directors and field operations of all Twin Cities and non-metro offices, including Madison, Wis., Bismarck, N.D., and Duluth, Bemidji and Rochester Minn.

Jacobson joined KA in 1992 as project manager and rose through the ranks to provide oversight of KA's Circle Pines office and non-Twin Cities offices in Minnesota, Wisconsin and North Dakota. He rose to senior vice president in 2005 and has provided

significant project development for the entire construction company.

Jacobson is recognized for his leadership working with architects, developers and subcontractors, and working seamlessly with all levels of government. He has been responsible for hundreds of major national construction projects, including those in education, retail, healthcare, hospitality, recreation, industrial and residential developments.

Jacobson serves as co-chair of the legislative committee at Associated General Contractors of Minnesota, and has served on the boards of Woodbury Public Safety, Minnesota Construction

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Association, CornerHouse and University of Wisconsin-Stout Alumni Association, and the Stout Industry advisory board. He attended the FMI Leadership Institute and is also a member of Allied Executives, and past member of the International Council of Educational Facility Planners, International Council of Shopping Centers and Center for Educational Performance and Information, a nationally active organization of educational professionals. He received his B.S. in Construction Management from the University of Wisconsin-Stout, Menomonie. ♦

### **KRAUS-ANDERSON CONSTRUCTION COMPANY (KA)**

has completed two major projects for Stillwater Public Schools. Just in time for students returning to school in the fall, projects included construction of the new Brookview Elementary School, as well as a 9th grade addition and new athletic complex at Stillwater High School.

#### *Brookview Elementary School*

Brookview Elementary, located at 11099 Brookview Rd. in Woodbury, Minn., is a new 74,000-square-foot, \$18.6 million facility that can serve up to 600 students grades K-5.

Designed by BWBR Architects, the new school features individual classroom pods that open to a common learning space. Construction included a 6,000-square-foot assembly gymnasium with an open cafeteria overlooking soft and hard play grounds, baseball field and retention ponds.



#### *Stillwater Area High School*

The high school, located at 5701 Stillwater Blvd. N. in Oak Park Heights, Minn., will add 9th grade students to the school this fall, calling for significant renovations and reconfigurations. Construction consisted of three separate two-story additions and interior renovations, including an 80,000-square-foot Pony Activity Center, which incorporates a four-station gym with an elevated running track.

Also designed by BWBR Architects, the \$47 million, project includes a gymnastics addition with locker rooms, weight room and cardio facility; new practice field; and ticketing, concessions, restrooms and main entry to Pony Stadium. Two of the wings, totaling 55,000 square feet, feature science labs, classrooms, cafeteria and kitchen, as well as an auditorium upgrade with orchestra pit.

Additional Kraus-Anderson projects completed at Stillwater High School

Kraus-Anderson also was working simultaneously on three additional projects at Stillwater High School. Two of the projects included constructing more Humanities classrooms and STEM classrooms to the new 9th grade addition.

The third project included a new 140,000 square-foot athletic complex, featuring a four-station gymnasium, gymnastics court with three pits, and ticketing and concession booths. Weight and cardio rooms are located on the second floor, overlooking the

new football stadium area, and open to a suspended running track located directly above the new gymnasium and locker rooms.

More than 75,000 square feet of extensive remodeling was performed to the science wing classrooms, cafeteria and kitchen, and auditorium. The project also included four new artificial turf fields, 12 tennis courts, three additional parking lots and two access roads. Work began May 1, 2016 and was phased and scheduled to occur during two summer periods as not to affect any learning environments during the school year. All projects were completed September 1, 2017. ♦



**STAHL** is proud to announce the completion of four projects for the Elk River Area School District. The two-year program included additions and renovations to Elk River High School, Zimmerman Middle/High School, an Early Childhood Center addition to Zimmerman Elementary School, and a ground-up E-8 school in Otsego.

Following a successful \$98 million bond and operating levy referendum in November 2014, ISD 728 Elk River Area School District hired Stahl as their construction manager to work with Wold Architects & Engineers, who led the design process.

The comprehensive program included upgrades, renovations, and additions at facilities that remained in-use during construction. Stahl built a 23,000-square-foot addition onto Elk River High School, featuring multiple

gymnasiums, special education space, and the relocation of office administration. The renovations at Elk River High School also included a new roof and improved mechanical systems. Stahl also built a \$14.5 million, 29,000-square-foot addition onto the Zimmerman Middle/High School, featuring a performance auditorium, science lab, and woodshop. Zimmerman's Elementary School received a 7,300-square-foot Early Childhood Center addition that added five classrooms onto the facility. In addition to these projects, Stahl also recently completed Prairie View, a new \$39.2 million, 124,000-square-foot E-8 school in Otsego.

"It has been a pleasure to serve the Elk River Area School District over the past few years," said Lane Schoening, Director of Field Operations at Stahl. "We were inspired by the hard-working people within the district and the communities these facilities will serve. As a parent with kids in this district, it was especially rewarding to manage these projects as best we could for the benefit of future generations of students."

"The work for the Elk River Area School District was certainly an exciting process," said Vaughn Dierks, Partner at Wold Architects & Engineers. "There wasn't a single community that didn't have a stake in the outcome or a significant change in the educational facilities. The most satisfying aspect of

all the projects was probably working directly with the planning groups and actual users of the buildings to design spaces specific to their values and needs. Stahl has been a great partner in executing work with the same approach. They focus on the people and their commitment to what was promised, to make sure people are happy when it is done. The completed projects are a great testament to that. We can't wait to see the community's response to the projects this fall."

Elk River and Zimmerman students and faculty have occupied their new facilities. Prairie View opened to students on September 5th for the 2017-2018 school year. ♦

Doran Construction and Architecture CEO, Scott Stenman, announced today the creation of a new **DORAN** entity organized to specialize in tenant improvement and retail build-outs in the Twin Cities Market.

Stenman said Doran has hired former Engelsma Construction V. P. Brent Lindstrom to lead the new Special Projects unit. "We think there is considerable opportunity in the tenant improvement market and are fortunate to have recruited a seasoned manager with over 20 years of experience in this very specialized aspect of the commercial construction industry to lead this new venture at Doran Companies."

Lindstrom, who in his 11 years with Engelsma, has managed projects ranging from \$100,000 to \$53 million in value, said he is excited at the opportunity to provide special project services under the Doran brand. "My strength is leading multiple projects across different market sectors such as industrial, retail, office, hospitality and medical; and combining that with Doran's institutional strength should allow us to be very successful in the tenant improvement market."

Anne Behrendt, Doran Companies' COO said putting more emphasis on tenant improvement service is consistent with the company's long-term plans to develop and add service options. "Over the past three years," she said, "we have grown our architectural services to include 28 architects and design coordinators—which has enhanced our design-build service to third-party developers and general contracting clients—and will also be an additional option to offer our tenant improvement clients."

Another asset Behrendt cites is Doran's commercial management firm which manages over two million square feet of retail in the Twin Cities market. Adding that Doran's "many years of experience managing shopping centers will provide a deep knowledge of retail design and construction." ♦

**Would you like to see your name or your company's name in the Member To Member section of Construction Views?**

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