

October 2014

# CONSTRUCTION VIEWS

Education | Recognition | Networking

## CONTENTS

- 2 | Calendar of Events
- 2 | President's Column
  - 3 | New Members
- 3 | Board of Directors
- 4 | MCA First Annual Soirée
- 5 | Member Highlights
  - 7 | Ask Ms. Awards
- 8 | What's Old is New: School Deferred Maintenance Projects
  - 10 | Member to Member
  - 14 | Sponsors



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 2015 Awards of Excellence Gala being held on Wednesday, January 28, 2015.

### Nominations are Open for the 2015 MCA Awards of Excellence Project Excellence Awards

Nominations will be accepted from MCA Members in good standing during 2014 and 2015. Contractors, Subcontractors/ Specialty Contractors and Construction Services Providers are invited to nominate a project completed between 2012 and 2014. The project must be substantially completed when nominated. Early bird entry fee is \$200 if submitted on or before November 14, 2014. Entry fee is \$275 if submitted November 15 - December 8, 2014.

**Click here to download a Project Excellence Award nomination form and submit it by December 8, 2014.**

### Register Today!

Reservations are required if you plan to attend the Gala on Wednesday, January 28, 2015 from 6:00-9:00 PM at the Minneapolis Golf Club. You may reserve a table for 8 persons for \$640 or a half-table for 4 persons for \$320 (members or non-members). Individual reservations are \$80 for MCA members or \$90 for non-members. Registration deadline is January 14, 2015. 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:

- Dinner Sponsor - \$450
- Wine Sponsor - \$300
- Post-Gala Cocktail Party Sponsor - \$250
- Dessert Sponsor - \$200
- Reception Sponsor - \$150
- Signage Sponsor - In-Kind

**To become a sponsor, please complete the Awards Sponsorship Form and return it by January 9, 2015.**

### 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

# Calendar of Events

**Friday, October 3, 2014**  
2014 Intercollegiate  
Career Fair and Quiz Bowl

**Monday, October 20, 2014**  
MCA Board Meeting

**Thursday,  
November 6, 2014**  
MCA First Annual  
Soiree: A Gathering  
of Construction  
Professionals

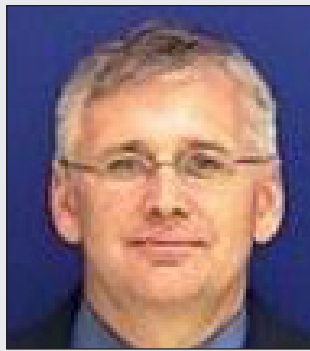
**Monday,  
November 17, 2014**  
MCA Board Meeting

**Monday,  
December 15, 2014**  
MCA Board Meeting

**Wednesday,  
January 28, 2015**  
Awards of Excellence  
Dinner and Gala

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

MCA is a non-profit association dedicated to educating and promoting the construction industry. Statements of fact and opinion in this publication are the responsibility of the authors alone and do not necessarily reflect or imply the opinion of the members, directors or staff of MCA.



## PRESIDENT'S COLUMN

*Gregg Johnson*

I am a third generation construction professional and I cherish the time I have with my 84 year-old father- talking shop, hearing the project stories he so proudly tells, re-living our work adventures and seeing his enjoyment that the construction industry continues to make a difference in this world. Working within the construction industry has provided me a lifetime of friends, great memories, so many lessons learned and a wonderful means to provide financial support for my family. It has also given me an opportunity to be on so many successful project teams where the goals were to create high quality housing, educational, entertainment and commerce environments that can be enjoyed for generations to come. I could not think of my life outside of this industry and I have no regrets that I turned down the road that led me on this journey.

Minnesota Construction Association, in so many ways, is like the conversations and experiences I have with my father - What are you working on now?...Do you know so and so?...Did you see that new method or tool to build this or that...Hey Dad, what advice would you give me on this?...These conversations are special to me, a bond and a special connection with my father that can also be understood by those within the construction industry. MCA also is that special connection for all the members, an association that allows us share our stories, provide support, and learn the next new tool or method that helps us perform at a higher level. Like the precious time I have had with my father, MCA provides all of us the opportunity to share our stories with the next generation of construction leaders.

I invite you to take the time to share your construction journey and to experience the special bond that our industry provides by participating in MCA events. The MCA website provides you a go-to list of events where you can pass on your stories and hear and learn from your industry family. Here are few that are on the horizon...

The MCA provides educational opportunities that allow you to continue learning and to pass on your experience with others.

- Next Event is the Intercollegiate Career and Job Fair on October 3rd.

The MCA provides support and networking with construction industry leaders.

- Next Event is the MCA First Annual Soiree: A Gathering of Construction Professionals on November 6th

The MCA provides recognition for Industry Top Performance.

- Next Event is the 2015 Awards of Excellence Dinner & Gala on January 28th

As I reflect on this past year, I see new excitement in the eyes of Industry Professionals because they are again creating new stories to share, busy learning new lessons, working on something they enjoy, making memories that they can pass on to the next generation of construction professionals and supporting their families.

Thank you for providing me the honor of being the 2014 MCA President. Like the weekly phone calls I have with my father, I have cherished the time very much. Enjoy the upcoming season and remember...

*"Each day creates new stories that last a lifetime."*



*Networking. Business Development. Education.*

# MCA 2014 BOARD OF DIRECTORS

President

**Gregg Johnson**  
Hammes Company

Vice President

**Grant Tentis, CPA, MBT, CVA**  
Blanski Peter Kronlage  
& Zoch, P.A.

Treasurer

**Darrel Mullenbach, CPA, CCIFP**  
CliftonLarsonAllen LLP

Secretary

**Chad Rettke**  
Kraus-Anderson Construction  
Company

Past President

**Nick Mannel, P.E., LEED AP**  
Loucks Associates

## DIRECTORS

**Paul Almen**

Hammargren & Meyer, P. A.

**Mark Becker**

Fabyanske, Westra, Hart &  
Thomson, PA

**Mat Boie, LEED AP**

Hanson Structural Precast

**Fred King**

INSPEC, Inc.

**David Herzberg, LEED AP**

Adolfson & Peterson Construction

**Nick Reynolds**

Rochon Corporation

**Ryan Rydberg**

Knutson Construction

## STAFF

**Corinna Hastings, CAE**  
Executive Director & Editor

## PLEASE HELP MCA WELCOME OUR NEWEST MEMBERS:

### Megan Dalbec – DJD Construction

DJD Construction specializes in Exterior Construction: Roofing, Siding, Windows, Gutters, Soffit/Fascia, and Insulation for Residential and Commercial properties, including multi-family, tenant build-outs, demos and remodeling. DJD Construction is a woman-owned business, WBE, SBE, MPHA, STPHA, and Section 3 certified.

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

### Jim Moy – Blumentals/Architecture Inc.

Blumentals/Architecture Inc was established in 1976 and is owned by Jim Moy since 2006. We are a general practice firm with broad experience encompassing most types of buildings - large and small. We have the skills and experience to handle any project from scoping through to post construction.

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

## PLEASE HELP MCA WELCOME OUR NEWEST STUDENT MEMBERS:

### University of Northern Iowa

**Sai Bikkumala**

### Minnesota State University, Moorhead

**Corey Hecht**

SAVE THE DATE

# MCA FIRST ANNUAL SOIRÉE

A GATHERING OF CONSTRUCTION PROFESSIONALS

*When:* 4-6:30pm, Thursday, Nov. 6, 2014

*Where:* Kip's Pub, 9970 Wayzata Blvd  
St Louis Park, MN 55426

This event is open to all members and non-members, Join us for networking, food, drinks and a short program. We will also be presenting members with one and five year member recognition awards.



## Beauty in Strength.

At Krech, O'Brien, Mueller & Associates, we believe structural engineering is beautiful. From visible elements of strength to under-the-surface structures that lay the foundation for stability and security, it's our belief that effective engineering should both complement and enhance the overall aesthetic of a project. Let us help make your home beautiful and strong. Contact us today.

Krech, O'Brien, Mueller & Associates offers structural engineering for both residential and commercial clients, as well as broad architectural and design services for commercial settings. We create distinctive spaces for people to live, work, play and worship.

Krech, O'Brien, Mueller & Associates, Inc.  
6115 Cahill Avenue ■ Inver Grove Heights, MN 55076  
651.451.4605 ■ [komainc@komainc.com](mailto:komainc@komainc.com) ■ [www.komainc.com](http://www.komainc.com)

KRECH, O'BRIEN, MUELLER  
& ASSOCIATES, INC.



# MEMBER HIGHLIGHTS

Member Highlights is a feature of the Construction Views newsletter profiling two members of MCA that are selected by the Membership Committee.



## JULIE SAGER

(CES Imaging)

Tell the MCA about your family:

We live in Ham Lake and have 4 grown children and one grandchild, a boy, who is already 6 years old. We also have a Yorkshire Terrier who gives us much happiness. My husband retired from law

enforcement this last year and now works various part time jobs which keep him busy.

What lead you to your current career?

I started in the industry in 1986 when I took a customer service position at Minnesota Blueprint. I was the first female in that role but it didn't faze me and I welcomed the challenge. After a few years in customer service I was offered a position of outside sales, again being the only female at the time in that position. I worked there until 2000 when I left (the company was then called Minn Blue Digital) to work for Cadd/Engineering Supply which is now called CES Imaging. I plan to work there until I retire.

What are your hobbies and interests?

We have a cabin in Danbury WI and a condo in Playa del Coco, Costa Rica so we try to get to both as much as we can. We plan to retire in the Danbury area on a lake and spend our winters in Costa Rica. We rent out our condo as much as we can to help cover the costs so if you have ever wanted to travel there let me know! I also enjoy volunteering and because my job is flexible (and so is my boss!) I am able to be a substitute driver for Meals on Wheels. I am also a member on the board for B.U.L.L.Y. Inc. which is a non-profit organization that helps to educate our youth on the effects of bullying and I recently started volunteering for the Stepping Stone Emergency Housing in Anoka.

What is the benefit of MCA to you and your company?

I enjoy being a member and also being on the membership committee with MCA because there are great networking opportunities and everyone involved is excited about the construction industry. I have the opportunity to meet people involved in all aspects of construction and it is a smaller organization so you don't feel like just a number. I recommend that everyone get involved in some way - you won't be disappointed!

What was a recent good book you read or movie you saw?

I enjoy going to the theater and watching 3D movies. I think it is amazing how far we have come with special effects and I can't wait to see how they will improve upon what we have now.



## NICK REYNOLDS

(Rochon Corporation)

Tell the MCA about your family:

I have been married to my wonderful wife Stephanie for 8 years. We have three children, Luke (6), Avery (3) and Lauren (1). We also have a Boykin spaniel named Macy.

What lead you to your current career?

I've been with Rochon Corporation for almost ten years now. I have always been around construction throughout my life and went to UW-Stout for Construction Management.

What are your hobbies and interests?

With the little free time I feel we all have, I enjoy spending time with my family, fishing at our family cabin and snowmobiling.

What do you find as a rewarding challenge about your current job?

I find it rewarding to see firsthand how much teamwork it takes to move a project from inception to owner occupy. The amount of problem solving and communication required is remarkable at times.

What is the benefit of MCA to you and your company?

MCA has been a benefit to me in that it provides a vast wealth of knowledge and resources from many other peers in the industry. I am able to contact any of our great members at any time with a question or issue at hand and ask for advice.

What is an interesting thing most people don't know about you that you are willing to share?

I heart <http://minneapolis.craigslist.org>

Hennepin County Emergency Communications Facility  
Fall 2014 Completion | Plymouth, MN



CONSTRUCTION MANAGEMENT | DESIGN / BUILD | GENERAL CONTRACTING

# STAHL CONSTRUCTION PROUDLY SUPPORTS MCA

Stahl Construction provides quality, competitively-priced pre-construction and construction services. During pre-construction we provide expertise and guidance with respect to design cost, content, and constructability. Once construction starts we utilize proven systems and processes to ensure that our work is of the highest quality and that our projects finish on time and under budget. For our customers, working with Stahl simply means that their project will be completed with more transparency, efficiency, and value.

# STAHL

Joshua Schultz  
Marketing & Business Development Manager  
[jschultz@stahlconstruction.com](mailto:jschultz@stahlconstruction.com)

5755 Wayzata Blvd., St. Louis Park, MN 55416  
952.931.9300 fax 952.931.9941  
[stahlconstruction.com](http://stahlconstruction.com)





# Ask

## MS. AWARDS

*If you have a question for Ms. Awards, please email it to Alana Sunness Griffith, Awards Chair, c/o Corinna Hastings at [info@mnconstruction.org](mailto:info@mnconstruction.org).*

## MCA Choice Award

*Dear Ms. Awards,*

*I can't find a nomination form for the MCA Choice Award on the MCA website. Can you tell me how to get one?*

*Thanks,*

*Ms. I Want an Award This Year*

*Dear Mr. Want,*

*You can keep looking for a form, but you won't find one. It's because the MCA Choice Award is unique as it is not a nominated award or a people's choice award. A panel of MCA members seeks out challenging projects completed by MCA member companies and selects the project they feel is the most deserving.*

*The award is presented to a project that was constructed through:*

- *Resourceful blending or construction techniques and professionals.*
- *Evokes positive ideals through community service or historical preservation*
- *Showcases a truly professional team effort*
- *Spearheaded by strong leadership*
- *Unique or visionary in design, stands out aesthetically*
- *Achieved through an innovative blending of progressive business and financial methods*
- *Involved creative use of materials*
- *Utilized public and private involvement and cooperation*
- *Completed safely*

*So far, we have many projects that are under consideration for the award, but we can always use more. Please email [info@mnconstruction.org](mailto:info@mnconstruction.org) by October 17, 2014 (this deadline has been extended!) with the following information:*

- *Project name and location*
- *The Developer, Builder, and/or Owner*
- *Your Contact Information (including phone and email)*

*Thanks,*

*Ms. Awards*

# What's Old is New:

## School Deferred Maintenance Projects

By Mary Kaeding  
(Kraus-Anderson  
Construction Company)



Senior Project Manager Chad Rettke reviews a school's deferred maintenance needs.

Thomas Jefferson advised, “Never put off until tomorrow what you can do today.” That advice isn’t on a lot of school reading lists today when it comes to facilities maintenance. Few schools have the ready resources to replace aging systems or equipment at the first signs of cantankerousness. Instead, deferred maintenance is the modus operandi.

Typically when school districts talk about deferred maintenance, they’re referring to a wish list of items that need replacement, but that they don’t have the money to address: Mechanical system upgrades, electrical systems, roofing, exterior envelope such as windows and tuck pointing; and site work including parking lots all get relegated to the deferred maintenance list.

Especially for schools confronted with aging buildings, the list of issues can seem overwhelming. But the worst action you can take is no action, says Chad Rettke, senior project manager and LEED Green Associate with Kraus-Anderson. In his job he focuses on K-12 education projects at every stage of need, including needs assessment and deferred maintenance.

“Don’t sit on your hands because you think you can’t afford to do all the work needed,” Rettke counsels districts. Instead, “The most important thing you can do is reach out to a knowledgeable consultant to help figure out what is needed and when. Compiling that master list of work with budgets and timeframes is an invaluable tool for future planning,” he said.

Needs assessments help districts identify stages of needs, from urgent priorities to items that can be addressed in phases over 10 years or more; empowering a district to develop an ongoing deferred maintenance plan.

A deferred maintenance plan works the same way as preventive car maintenance, or preventive healthcare, Rettke said. “The idea is to take care of what you have so it lasts longer,” he said. Moreover, by addressing items in stages, districts take financial control of priorities, while warding off expensive and poorly-timed emergencies down the road.

“Districts also want to level out the tax impact to facilities in the district and avoid spikes. A good deferred maintenance plan can be a big help with that,” said Rettke.

Roof and site work are common goals for deferred maintenance.

Once a needs assessment has taken place, KA can help schools identify various funding sources that may address their needs, including providing pre-referendum services that build realistic budgets and voter awareness of the need.

In addition, other funding sources may be available, depending

on various parameters including school size, location and specific needs. Alternative Facility Funding (AFF), for example, allows certain schools to levy funds without voter approval. A program in flux, AFF has already expanded from eight to over two dozen Minnesota school districts. Other current considerations include closing the “donut hole” of funding opportunities for the 132 state districts that neither qualify for Small School Revenue (SSR) funding nor Location Equity Revenue (LER) These are complex programs and very fluid developments, but definitely bear watching.

Other projects have a tendency to ride along once the school gets the green light to start construction, said Rettke. New carpeting, plumbing upgrades, or classroom remodeling often can be addressed along with infrastructure improvements. In addition, some safety, security and compliance issues such as Title IX updates and ADA upgrades may be available through separate



# Before



## Grandview Middle School

# After



Recent renovations at Grandview Middle School in Mound, MN include new windows, site work, reroofing, and mechanical/electrical improvements. Grandview is in the Westonka Public School district.

funding allocations. The contractor should be capable of tracking a multitude of funding sources for the school client.

Currently ranked 7th in the nation in the construction of K-12 facilities, Kraus-Anderson performs deferred maintenance projects for school districts throughout the Upper Midwest, working within a variety of contracts and formats. Typically the work is performed during the summer breaks, with larger projects phased over multiple summers. Current projects throughout the Twin Cities metro area include South Washington County (since 2001), Columbia Heights (since 2003) and North St. Paul (since 1994). Bloomington is now in its second year working with KA and its own staff through an Alternative Facility Funding plan. Westonka Schools are in their second year of a deferred maintenance plan that was the result of a successful referendum campaign.

While 'before and after' photos can be dramatic, some of the most

dramatic results of deferred maintenance are hard to capture in pictures. Energy systems improvements and HVAC upgrades such as dehumidification projects can stabilize the environment and improve the comfort level of staff and students.

"When classrooms are 90 degrees, we know students are not learning at their highest potential," said Kevin Borg, superintendent of the Westonka School District. "Thanks to the support of the Westonka community, the district was able to address deferred maintenance concerns and make needed improvements to the learning environment."

"Maintaining our buildings is an important part of being good fiscal stewards of taxpayer resources," Borg added. "By providing timely maintenance, we were able to avoid larger maintenance costs down the road and negative impacts to student learning."

# Member to Member



Stillwater will soon get a new, long-awaited fire station. At 10:00 a.m., Friday, August 22, a groundbreaking ceremony will take place to officially begin construction at the new site, located on the north side of 75th Street at Maryknoll Drive, Stillwater, Minn. **KRAUS-ANDERSON CONSTRUCTION COMPANY (KA)** will build the fire station.

Owned by the City of Stillwater, the new energy-efficient facility replaces the existing 50-year old station that is no longer large enough to house the department and its equipment. The new station's centralized location is expected to improve response times throughout the city. The Stillwater station currently employs 36 firefighters, including 11 fulltime and 25 on call.

The new 27,000-square-foot station, located on a greenfield site, will feature apparatus bays and vehicle garages (to accommodate fire engines, boats, rescue vehicles and command station equipment) as well as improved training center capabilities complete with a training tower and smoke room. The new building will also include firefighter bunk rooms, fitness center with men's and women's locker rooms and showers, day room, kitchen, conference room and offices.

Designed by St. Paul-based BWBR Architects and Buetow 2 Architects of Minneapolis, the 12-month project schedule will conclude with a grand opening celebration on July 4th, 2015. The Police Department will take

occupancy of the existing fire station once the Fire Department moves to its new facility.

A unique aspect of this project is that it will be built concurrent with and attached to a new Stillwater Army National Guard Readiness Center (Armory), also designed by BWBR and constructed by a separate contractor. Built to LEED Silver certification standards, the 79,465-square-foot Readiness Center will serve as an administrative and training center for the 34th Military Police Company and the 1/34th Brigade Special Troops Battalion.

A cooperative effort with city, state and federal involvements, the facility is designed to allow both the fire station and Readiness Center to operate independently, yet share space and classroom amenities because the buildings are attached. The National Guard building will also have facilities to accommodate an emergency management center in cases of natural disasters, where multiple agencies will be able to operate from. It also will have additional training and conference rooms for use by the Fire Department.



**DORAN COMPANIES** has purchased the office building at 7803 Glenroy Road in Bloomington. The various Doran entities currently occupy 10,970 square feet of the 34,649 square foot three-story building.

Other tenants include United Sugars Corporation and several

small businesses, including S.S.C. Technologies, Inc., Consultis of MN, Inc., Selective Site Consultants, Inc., and Pennant Company. The building is 80% leased.

Kelly Doran, principal and owner of Doran Companies said in addition to adding a building monument sign along the heavy travelled West 78th Street that will identify building tenants, there will be immediate extensive interior and exterior renovations to make the property "the finest little office building along the 494 strip."

Major renovations and additional improvements will include the following:

- New landscaping, parking lot asphalt, curbs, sidewalks and building signage
- New HVAC systems
- Parking garage improvements including heat and ventilation.
- Elevator upgrades
- Improved restrooms
- New entry door systems
- New building conference room
- Common area improvements including a vending area
- Outdoor patio area

Purchase price for the building was \$2,215,000.00. The seller of the building to Doran Companies was Paramount IV, LLC. ♦



**JESSIE HOULIHAN BINGEN** has been promoted from Vice President of Operations to President of **STAHL CONSTRUCTION**.

This advancement comes after she led the company to a record year in 2013. Her priority for the company is to continuously evolve business processes to promote efficiency and ensure that we deliver exceptional construction

services to our clients. ♦



## **KRAUS-ANDERSON CONSTRUCTION COMPANY**

(KA) has broken ground on River Bluff Education Center, a new special education school in Red Wing, Minn. Owned by the Goodhue County Education District (GCED), the \$12 million school is located near the intersection of Highway 58 and Guernsey Lane in Red Wing.

To meet the growing needs of students with disabilities, River Bluff Education Center will serve all levels of special education students in grades K-12 with a wide range of service delivery models.

Designed by MLA Architects, the 65,500-square-foot education center will include classrooms, conference rooms, resource rooms, offices, gymnasium, kitchen, cafeteria, art lab, science lab, seclusion room, industrial technology. GCED's district office and itinerant staff office space will also be housed at the new facility.

River Bluff Education Center will serve students from GCED's member districts: Cannon Falls, Goodhue, Kenyon-Wanamingo, Lake City, Red Wing and Zumbrota-Mazeppa.

The project is expected to be completed in August of 2015 in time for the beginning of the school year.

Kraus-Anderson continues to lead the field of regional education construction projects and is currently ranked seventh in the nation in the construction of K-12 facilities by Building Design and Construction magazine. KA has just completed the Karner Blue Education Center, a one-of-a-kind, K-8 special education school built for the Northeast Metro Intermediate School District 916 in Blaine, Minn. ♦

Just in time for the new school year, **KRAUS-ANDERSON CONSTRUCTION COMPANY (KA)** has completed a \$73 million senior high school for the Alexandria (Minnesota) School District. The new school, located at 50th Avenue & Pioneer Road in Alexandria, will house 1,400 students, bringing the 9th graders into the high school, replacing the district's Jefferson High School, initially built in 1957.

The 280,000-square-foot school has two 3-story academic wings with 36 classrooms, 12 learning spaces for small and large groups, science labs, technology and engineering lab, art rooms, media center and special education classrooms.

The building was designed to be a flexible learning environment.

"Not knowing what education is going to look like five years from now or 15 years from now, we needed to make the building adaptable," said Trevor Peterson, director of business services for the district. "Flexible learning spaces, collaborative learning spaces and a 3-story commons area all provide the opportunity to change as education paradigms shift on us."

The new facility features new athletic fields and a stadium, activities wing with a 5-court gymnasium, 1,000-seat auditorium, dedicated wrestling room, fitness lab and performing arts wing with dedicated music spaces, kitchen and cafeteria.

Designed by Cuningham Group Architects, the open environment and other elements mirror popular design trends in corporate offices that have a crisp, streamlined look, including the use of DIRT walls -- modular wall panels that can be removed and replaced with whiteboard, tackboards, glass or opaque glass as needs change.

Built to LEED Silver standards, the school's energy efficiency systems include a central HVAC control system and abundant daylighting.

The new facility will also host activities and events for the public and community organizations. ♦



BPKZ team members (Michele Bunce, Tim Jewell, Kristi Martinez, Barb Steinhauser and Jennie Schmitt) volunteered at Second Harvest Heartland in Golden Valley. BPKZ was a small part of the volunteer team that packed 8,757 pounds of food on September 4, 2014. ♦



**ALANA SUNNESS GRIFFITH, FCSI, CCPR**, was bestowed with the prestigious honor of "Distinguished Member" of the Construction

Specifications Institute (CSI) during the CONSTRUCT 2014 Convention on September 9, 2014 in Baltimore, MD. Alana is the first woman to receive this honor in CSI's history.

This recognition is conferred on individuals who have performed distinguished services to the construction industry in fields of activity related to the purpose of CSI. Alana has been a member of CSI for over 30 years and has been active at the Chapter, Region and Institute Levels. In 1996 she was elevated to a Fellow in CSI, and in 1999 – 2000 she was elected as the first Subcontractor to serve as the organization's President.

Alana is Vice President of EMPIREHOUSE, a Specialty Glazing Contractor located in Mounds View, MN. ♦



The joint venture comprising Florida-based Elion Partners and Minnesota’s **KRAUS-ANDERSON** today announced it has acquired the 100-acre mixed-use site located at the southeast corner of Radio Drive and Interstate 94. With a new identity and name, the partnership has plans to renovate, reposition and retenant the existing office building as it transforms the parcel into CityPlace, a 700,000-square-foot mixed-use campus with shopping, restaurants, a hotel and additional office space.

“After eighteen months of pursuing the necessary approvals, we are very excited to pass this milestone and move forward with the next phase of CityPlace,” said Juan DeAngulo, managing partner with Elion Partners. “We’re committed to the long-term success of the property and the necessary time and investments required to redefine it and restore it to its full potential.”

Elion Partners and Kraus-Anderson designed CityPlace through a collaborative process with the City of Woodbury. “CityPlace would have never come to fruition without the support and dedication from our partners at the City,” said Shlomo Khoudari, managing partner with Elion Partners. “We have been diligently working as a team to cultivate a development plan that not only meets the needs of the marketplace, but one that is in line with future demographics and the next generation of workers.”

According to Khoudari, the partners

shared a vision of bringing a work-play concept to this prime suburban location. CityPlace will offer corporate users a unique mixed-use campus that caters to employers who value easy accessibility, walkability and a balance of work-life integration. It also caters to those who desire a professional environment that combines quality amenities with convenience.

The developers also have incorporated several sustainable features designed to promote healthy lifestyles and employee well-being. The office and retail components will be connected through a series of pedestrian trails. CityPlace will encompass a park-like setting with a lake, natural wildlife and lush landscaping.

CityPlace will be anchored by the existing Class A office building and complemented by an array of amenities. Plans for an additional 120,000 square feet of retail space for restaurants and shops and a 116-room Residence Inn have also been approved. Welsh Colliers Minneapolis has been retained to market the retail component of the project.

“CityPlace will be a destination, not just another office property,” said Mike Salmen, a Transwestern partner and leader of the team hired to lease the office building. “It will have the amenities and services required to attract and retain the elite talent today’s corporate users are looking for. Given the plans for development, there isn’t a comparable office property in the market. We welcome brokers and potential end users to visit the site and tour the existing office facility.”

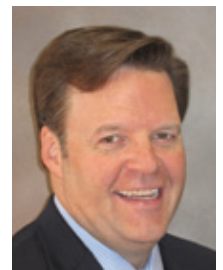
The office property’s flexible floor plates can accommodate a single occupant or multiple tenants. It offers potential users easy access from Interstates 494, 694 and 94, public transportation options,

a full-service cafeteria and ample parking. In addition, the property boasts an impressive three-story atrium, open design and natural lighting. Transwestern has plans to open an on-site leasing office later this month.

“Kraus-Anderson is excited to begin construction on this unique project in Woodbury, and we believe that with Elion we have partnered with a company who shares our vision for the property,” said Matt Alexander, director of real estate for Kraus-Anderson. “We are confident that with our sponsorship, creative plans and our core retail location, we can set a new standard for mixed-use redevelopment in the greater Twin cities area.”

In addition to adding new dimension to the metro area, CityPlace will have a significant positive impact on the community as the new project could generate well over 2,000 jobs. “We believe that CityPlace will create a tremendous amount of value for the community and we look forward to welcoming quality, corporate users back to this cornerstone location,” said Woodbury Mayor Mary Giuliani Stephens.

Construction on the multi-phased project is set to begin immediately. The first phase of retail is expected to be delivered in the summer of 2015. ♦



**KRAUS-ANDERSON CONSTRUCTION COMPANY (KA)** has hired staff in its Minneapolis office. They are: **HEATHER KOSSILA,**

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

If so, please send all company press releases, announcements and updates to Corinna Hastings, Executive Director and Editor, at [info@mnconstruction.org](mailto:info@mnconstruction.org) or 4248 Park Glen Road, Minneapolis, MN 55416.

Senior BIM/VDC specialist; **JEFFREY PIKULA**, superintendent; and **MATTHEW STRINGFELLOW**, MEP systems coordinator.

Kossila has spent 18 years in the design and construction industry, specializing in BIM (Building Information Modeling) design and project delivery processes. Prior to joining KA, she was a BIM specialist at McGough Construction in Roseville, Minn. Kossila received her B.A. in Architecture from the University of Minnesota, and a degree in Applied Science and Drafting from the Minneapolis Drafting School. She is also a LEED Green Associate and an associate member of the American Institute of Architects.

A 41-year construction veteran, Pikula returns to KA, where he had served as a superintendent from 2001-2008. Among the KA projects he managed includes Wilderness Waterpark Condo and Hotel in Sevierville, Tenn.; Downtown Renaissance project, Duluth, Minn.; Zeigler equipment facility, Forest Lake, Minn.; Lake Calhoun condominium project; Cabela's, Rogers, Minn.; and Menards stores in Stillwater and Fridley, Minn., Madison Wis. and Sioux Falls S.D.

Stringfellow will oversee the company's MEP (mechanical, electrical, and plumbing) systems. Prior to joining KA, he was a senior project manager at the University of Minnesota where he managed numerous design and building projects, including the \$96 million heat and power plant renovation, \$85 million Physics and nanotechnology Building and \$45 million Mechanical Engineering Building. He received his Bachelor of Architectural Engineering from Pennsylvania State University.

In addition, **ANDREA CARLSON**, has been promoted from project assistant to BIM/VDC specialist.

**JAMES ERICSON** has earned the designation of Certified Healthcare Constructor (CHC) by the American Hospital Association (AHA). And, **KRISTY CASPER**, project assistant,

and **ABIGAIL HEIMEL**, project engineer, have received LEED Green Associate designations from the U.S. Green Building Council (USGBC). ♦



**KRAUS-ANDERSON** has completed the new Campus Center at the Itasca Biological Station and Laboratories in Itasca State Park. Owned by the University of Minnesota, the \$6.3 million facility will provide year-round classrooms and technology-enabled laboratories. Dedication and open house ceremonies will be held Sept. 19-21, 2014.

The new 12,000-square-foot center was built to meet Minnesota B3 requirements and anticipates LEED Platinum status. It includes classrooms, laboratories, offices, computer labs, library and 150-seat auditorium.

Designed by Minneapolis-based Myer Scherer Rockcastle, the center was created to provide a zero energy footprint, which means the building produces as much energy as it uses. The completely self-sufficient system has 16 geothermal wells, triple-glazed windows for energy efficiency and in-floor heating, and generates electricity 365 days a year through photovoltaic solar panels. In addition, six miles of Tyvek tape, 6-inch fiberglass insulation, air and vapor barriers and other exceptional insulates were used to further provide superb energy-efficiency values.

To emphasize the energy efficiency, a blow test was conducted to measure the air leakage of the building. "The result, performed by an independent firm, read a.01," said Duane Kaiser, project manager for Kraus-Anderson. "The blow tests are exceptionally low, placing the building among the top five ever

tested."

The exterior design of the building respects Itasca State Park's rustic aesthetic while incorporating sustainable design strategies. The building consists of three gabled roof portions with a low-sloped roof between. Sky lights and strategically placed windows provide daylight and solar radiant energy. Another notable exterior design features Cor-ten steel panels, used in the entrance and on the outdoor fireplace.

In addition, the site design and landscape incorporates new accessible pedestrian routes to the building from two directions of campus. Native plantings are strategically placed to provide solar shading of the building and water filtration of the site. ♦



**KRAUS-ANDERSON CONSTRUCTION COMPANY** (KA) has completed construction of a new \$5.7 million, 23,800-square-foot auditorium for Pine City Schools District, in Pine City, Minn. Dedication ceremonies will be held during the school's Homecoming – 7:00 p.m., Thursday, September 25 at the high school located at 1400 Main St. S., Pine City.

Designed by Minneapolis-based ARY Architects Inc., the 2-level, 790-seat fine arts auditorium includes a large space for a single assembly featuring a quality sound system. The project also added a new lobby and district office, and expanded and remodeled the existing choir and band rooms.

The multi-purpose facility will be available for use by large community and private groups, as well as band and choir concerts. ♦

# **We Can't Thank You Enough!**

**We thank the following  
Gold Sponsor  
(\$500 level) for their support:**

**Cobb, Strecker, Dunphy  
& Zimmermann, Inc.**

**We thank the following  
Silver Sponsor  
(\$250 level) for their support:**

**Carciofini Company**

**MCA**

4248 Park Glen Road  
Minneapolis, MN 55416  
(952) 928-4646 • fax (952) 929-1318  
[www.mnconstruction.org](http://www.mnconstruction.org)  
[info@mnconstruction.org](mailto:info@mnconstruction.org)

Corinna Hastings, CAE  
Executive Director and Editor