July 8, 2016

Coon Creek Watershed District
12301 Central Ave NE
Blaine, MN 55434

Subject: Design Services Proposal

Attention: Tim Kelly - District Administrator

Dear Mr. Kelly and Board of Managers:

Please find enclosed our proposal for the initial Design Concept Planning and Related budget of your planned building project. Thank you for the invitation and the opportunity to be considered. We have reviewed the RFP and visited the site. We hope that you will find the following to be complete and fully responsive to your RFP.

We are excited about this opportunity and believe we are highly qualified and well suited for this important role for a number of reasons. We hope you will find us the best choice for the following reasons:

1. Similar Project Experience – Our team has completed numerous similar sized projects with a high degree of success. Many of these projects were developed on tight budgets and aggressive schedules. We are comfortable and believe we can achieve a high quality design and cost effective solution for your project.

2. Construction Management/Budgeting Expertise – Amcon was founded 45 years ago as a design/build contractor. Since then we have focused project delivery approaches utilizing design/build and construction management delivery services. With most of our projects, we are involved early in the initial planning, conceptual design and subsequent Design & Construction. Although at this stage of your project your focus is on the design component of our services we are confident that given our Construction Management and Design/Build experience you will be pleased with the added value our background in these areas add to the project budgeting.

3. High Level Involvement – With Amcon, you and your team will work directly with Amcon partners, Dennis Cornelius & Mark Huus. Dennis has provided project management on multiple projects built by Amcon and will bring this experience to the CCWD as we work through the planning, design, and budgeting. Mark Huus as Amcon’s lead designer provides design expertise and will orchestrate the civil, landscaping, structural, & MPE design effort providing a comprehensive design solution.

Thank you again for considering Amcon for this most important assignment. Please call me if you have any questions regarding our firm or our proposal. We look forward to meeting with you in a personal interview.

Sincerely,

Dennis Cornelius AIA
Mark Huus AIA

Dcornel@amconconstruction.com
Mhuus@amconconstruction.com
Partner
Partner
It's more than
the quality of the building
And the materials
used to construct it.

It's the foresight,
collaboration,
and dedication
to building your vision.
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Business Organization
Amcon is a full-service design, design-build, construction management and general contracting firm founded in 1972 upon a concept of complete design & construction services. We provide design and construction expertise to the commercial, industrial, and public sectors.

We tailor our services to meet the needs of each client and project to ensure a successful building. Amcon principals take an active role in your project and work in tandem with our team of in-house professionals and specific consultants to provide planning, design, construction, and project management services.

It’s more than the quality of the building and the materials used to construct it. It’s the foresight, collaboration, and dedication to building your vision.

We are dedicated to serving you.

About the Organization
In 1972, three Marquette University graduates and friends who worked together at a national design-build and general contracting firm founded Amcon Corporation. The partners focused on true design-build project delivery in the industrial, retail and office markets. In 1994, Amcon CM was formed as an affiliated company with specific focus on agency construction management services for public sector clients. After twenty-five years, the retiring partners sold the company to four dynamic Amcon employees who represented four distinct areas of expertise—finance, development, design, and construction management. Although, the name was changed to Amcon Construction Company, LLC in 1997, the focus remained in design-build and construction management. In 2007, two long-time senior employees joined the partnership. They work in unison with the other partners to provide unparalleled design and construction services.
General Contracting
Amcon tailors services to meet your needs. As general contractor, Amcon partners with your architect to provide estimating, project management and on-site construction services.

Design-Build
Amcon’s integrated construction process makes it easier for you to achieve your building goals. Our experienced in-house team of architects, engineers, project managers, and on-site superintendents are experts in every phase of construction from site evaluation and acquisition to design, construction, and financing. By working closely with you, our staff helps you assess your needs and plan efficient, profitable use of space and resources. Our flexibility and experience enables us to provide you with design and construction services that are best suited to your project and your vision.

Design
Amcon’s experienced in-house team of architects and select consultants are experts in every phase of design from site evaluation and acquisition, building design, interior design, civil & landscaping, MPE and as needed specialty consulting services. By working closely with you, our design team helps you assess your needs and plan efficient use of space and resources. Our flexibility and experience enables us to provide you with a design team that is best suited to your project and your vision.

Construction Management (Agency)/Owner Representation
Amcon provides professional construction management and owner representative services to municipalities, counties, school districts, and other clients who desire the comprehensive services of an experienced construction manager. Amcon ensures that you have a qualified, objective advocate throughout the planning and construction process. Our construction managers put their knowledge of the industry at your disposal from start to finish and continue to provide construction expertise even after your project is complete.
Amcon offers the following key team members for your consideration. Our design team is highly qualified in every phase of the planning & design process, making the process cost effective, time efficient and seamless from inception to completion. Our team will work closely with you, helping to assess your needs for the planning of efficient use of space and resources to achieve project goals with maximum results.

**Amcon Project Manager**

Dennis W. Cornelius AIA  
[www.amconconstruction.com](http://www.amconconstruction.com)

As an Amcon partner, Dennis will act as principal in charge of the project will oversee the team members and add direct support in their areas of expertise to ensure your project’s success. Dennis will be responsible for budget development and overall design team coordination. He will be your single source of contact on behalf of Amcon. Dennis brings over 38yrs of design and construction expertise to the team.

**Amcon Design Architect**

Mark Huus AIA, LEED, CID  
[www.amconconstruction.com](http://www.amconconstruction.com)

Mark’s core responsibilities will be to guide the design effort for the new District Headquarters along with coordinating the design team’s efforts. Mark’s design experience includes corporate office design, institutional, retail, industrial and housing. Mark has been actively designing for the past 30 years as a registered Architect and Interior Designer.

**Landscape Architect**

Kathleen O’Connell RLA  
Land Matters LLC

Accomplished Landscape Architect with over thirty years of experience in planning and design, from concept thru project construction. Skilled at bringing innovative design and planning solutions to complex problems. Expertise in handling environmentally sensitive areas.
Civil Engineering  
Joseph Radach with Carlson McCain will provide civil design/survey needs for the project. Scope will include conceptual topographic design, utilities, hydrology impact calculations. They will work in conjunction with design team focusing on overall site/landscaping design opportunities.

Structural Engineer  
Rob Hutchinson, Innovative Structural Solutions will provide structural design for the project. Scope will include conceptual foundation/building framing solutions. Rob will work with Mark Huus focusing on overall efficient structural support solution.

HVAC, Electrical, Plumbing Design—  
Randy Christianson, KFI Engineering will provide MEP conceptual design services for the project. Randy will lead a team of KFI engineers developing design solutions for their respective disciplines. KFI brings to the team innovative energy savings design solution. KFI has expertise to provide LEED certified design solution if desired.
Recent Project Experience
Current Project List
The following Recent Project Experience and references are provided:

**River Place Counseling Center—Anoka MN**  
*9025 SF*

Dennis Medved - Owner  
Dennis Cornelius - Project Manager  
Consultants - Rob Hutchinson structural  612-207-8053  
- Craig Jochum civil /landscape design  763-852-0485  
- MPE Design/Build  
Budget: $1,870,000  
Schedule:  
- Start: May 15, 2016  
- Complete: November 2016

**Growing Generations Daycare—Hugo, MN**  
*9072 SF*

Dean Samuelson - Owner  
Dennis Cornelius - Project Manager  
Consultants - Rob Hutchinson structural  612-207-8053  
- Joe Radach civil /landscape design  763-489-7900  
- MPE Design/Build  
Budget: $2,007,000  
Schedule:  
- Start: April 1, 2016  
- Complete: August 1, 2016
Friends In Need Foodshelf – St Paul Park
12,117 SF

Colleen Stelmach - Board Member  612-839-7409
Fred Madson - Board Member  612-940-0836
Dennis Cornelius - Project Manager
Consultants - Rob Hutchinson structural  612-207-8053
- Brad Dinndorf civil  651-292-4400
- MPE  Design/Build
Budget  $1,495,000
Complete:  June 2016

Tamarack Office Building – Woodbury
11,776 SF

Xing Zhao (Amor) - Owner - 612-385-8898
Dennis Cornelius - Project Manager
Consultants - Rob Hutchinson structural 612-207-8053
- Chad Ayers civil/landscape design  763-476-6010
- MPE  Design/Build
Budget  $2,680,000
Schedule: Start:  July 15, 2016
Complete:  January 1, 2017
The following list of Current Active Projects is offered to demonstrate current project activity. The majority of the projects listed are currently in the Construction Administration phase which consist primarily of Shop drawing review and scheduled site visits by design staff. Our design team will not be impacted by current project load as it related to the proposed project schedule and staff availability.

Blaine Apartments 195 Units-Blaine MN
D/B in construction phase Construction Administration

RiverPlace Counseling Center/Lodging-Anoka MN
D/B in construction phase Construction Administration

Growing Generations - Hugo, MN
D/B construction phase Construction Administration

Great River Energy Maintenance facility - New Prague MN
D/B construction phase Construction Administration

Steel County Maintenance Facility– Owatonna , MN
Construction phase with CM responsibilities

Tamarack Office building– Woodbury MN
D/B construction phase Construction Administration

Sandcreek Warming house– Coon Rapids MN
Construction phase with CM responsibilities
Current Active Projects

Capital Ridge Best Western Plus - St Paul, MN  
D/B construction phase Construction Administration

Vista Outdoors-Anoka MN  
Design phase

St Andrews Assisted Living Remodeling  
D/B construction phase Construction Administration

Coon Rapids Restaurant & retail-Coon Rapids MN  
Design Phase

Emmanuel Christian Center - Spring Lake park MN  
Bidding phase

Cliff Plaza Retail– Chaska MN  
Design Phase
Design & Planning Process
Our approach to design and planning is site specific and will reflect the Mission of the Coon Creek Watershed District.

We envision the following Key steps:

- Conduct a thorough survey of the site's existing ecosystems and existing infrastructure.

- Research the historic nature of the site and how it is interrelated to the existing ecosystems.

- Approach the building siting to orient and take advantage of views to the Clay Hole. Create with the building an entryway to the trails and educational opportunities.

- Look for opportunities to add educational components to the recreational nature of the trail system and overall site as a whole. Some of these education opportunities could be demonstration of ecosystems through use of interpretive signage and water quality demonstration areas along the trails.

They may include:

- Prairie ecosystems and typical native plants
- Woodland ecosystems and typical native plants
- Riparian ecosystems and typical native plants including:
  a. Coon Creek
  b. Clay Hole "lake edge"
  c. Wetlands
  d. Storm water runoff from the building and parking areas with sufficient treatment to capture water in rain gardens or other techniques to improve water quality.

Our approach will utilize and showcase the history of the site and the natural context in which that history took place while demonstrating how to protect water quality and the environment as a whole.
Design Approach
Building Design approach

Our approach to building design is site specific and client specific. We intend to meet and engage the CCWD building committee to validate the program, better understand the design goals of the Coon Creek Watershed District and solicit design feedback during the building design process.

Some possible goals that would guide the design process:

- **Provide a historical connection to the community through forms and materials.**
  
  The clay pit is an important feature of the site that may suggest that we introduce clay brick as an exterior material, as a site material in the form of pavers or used inside the building as an interior finish. Historical use of Brick throughout the county and local communities could be reflected in the design.

- **Stone similar to the material/metal accents used in the fence along Coon Rapids Boulevard may be incorporated as a design element to link the building and the existing site elements.**

- **Take advantage of views of the building from off-site as well as views from within the building.**
  
  The placement and design of the building could provide opportunities to frame views of the site that would enhance the work environment for employees and create a learning environment for visitors.

- **Use the new building & site as a teaching tool for public enlightenment about the Mission of the District.**
  
  The potential natural setting of the building provides opportunities to illustrate how proper water management can enhance water quality. The lobby may include display areas promoting appropriate water management and teach people how to be better stewards of our water resources.

- **Provide a connection to the City Park and the natural area to the east.**
  
  The building may become a connector that links the more highly developed areas of Al Flynn Park on the west with the more wooded and natural settings along the eastern end of the property. Possible design solutions might include having a view through the building at the main entrance, public space at entrance for mission specific displays and creating a walkout level/plaza on the clay pit side of the building.
Fee Proposal
Amcon presents the following Estimated fee proposal for Design Development services for the Coon Creek Watershed District Headquarters and related Site development. Our fee is based upon the preliminary schedule identified and defined scope identified as an approximately 10,920sf office building with related site improvement with the understanding that once the project scope is further defined a final project design fee will be mutually agreed upon by the Coon Creek Watershed District and the Amcon Design Team.

Our fee is inclusive of overhead, profit, and all home office personnel (Cornelius, Huus and administrative support). We do not charge for travel expenses to and from the job site for our home office personnel.

We anticipate being actively involved in the remaining project programming, master planning, design development, and approval phases. Our fee includes pre-construction budgeting services and value engineering. Based upon the preliminary schedule and scope of work, our estimated fee is broken down as follows:

- Amcon Programming/Schematic & Design Development including budgeting: $17,500
- Civil Design/storm water flow rate / control Management measures: $8,625
- Landscape Design Development: $4,200
- MPE Conceptual design (Not to exceed): $16,400
- Structural: $3,500
- **Total Lump Sum Fee**: $50,225
The project deliverables will consist at a minimum the following documents:

- DD site topography & utility plan
- DD site hydrology calculations/projected containment
- DD landscaping design incorporating water conservation features/filtration measures
- DD Architectural floor plan with preliminary finish schedules
- DD building exterior elevations
- 3D electronic model of building
- DD structural concept
- DD HVAC, Plumbing, electrical concept
- Outlined project Specification
- Unitized quantity project budget

As part of developing the Design Development Project budget a complete Design Fee proposal will be prepared to reflect the cost associated with completing construction documents and construction administrative services. It is understood that if the Owner elects not to proceed with the project or elect to disengage design services with Amcon, Amcon will be compensated for the work completed. If the owner elects to proceed without continued involvement of the design team CCWD agrees to indemnify all members of the design team based on continued use of the documents.

Not included in the fee structure but recommended for use during the conceptual design phase is a topographic survey of the site, tree inventory, wetland delineation, and geotechnical borings. These items are key elements associated with the overall site development and key to site development budgeting.
Team Resume's
Dennis Cornelius, AIA

Bio

Starting his construction career as an architect in 1981, Dennis has also served as project manager and director of project management before joining Amcon’s partnership. As a Partner, Dennis oversees the design and project management departments as well as being personally involved in several long-time clients’ projects. His expertise in architecture and project management allows him to guide the teams and offer creative solutions to the design and construction process.

Professional Experience

Amcon Construction Company, Eagan, MN
Partner, Project Manager

AP Technology, St. Paul, MN
Director of Project Management

OPUS Southwest Corp., Carlsbad, CA
Branch Manager

OPUS Southwest Corp., Phoenix, AZ
Senior Project Manager

OPUS Corporation, Minneapolis, MN
Architect, Project Manager

Triebwasser Architects, Fargo, ND
Architect

Select Project Experience

Tamarack Office Building, Woodbury MN
11,776 Sf Office building

Land O Lakes, Ft Dodge IA
12,000 sf demolition/renovation office building

Venture Bank/BGM Office Building, Edina
29,500 SF Office/bank

Park River Estates—Coon Rapids MN

Riverplace Counseling Center & lodging
9,025 sf Counseling ctr & 5 Duplex lodging units

Education

M.B.A. Business Administration, University of St. Thomas
B.S., B.A. Architecture, North Dakota State University

Affiliations & Memberships

American Institute of Architecture
National Council of Architectural Registration Boards

Recognition

Henry Adams Scholastic Award in Architecture
Tau Sigma Delta Honor Society in Architecture
NDSU College of Engineering & Architecture Faculty Scholarship
Phi Kappa Phi honor Society

Distinguished Student, College of Engineering and Architecture, NDSU
Mark Huus, AIA, LEED AP

Bio

As Partner and Director of Architecture at Amcon, Mark’s responsibilities are as diverse as the projects he designs. His experience spans 30 years, of which, 20 have been with Amcon. In 2007, Mark joined the partnership. He continues his role designing and overseeing the architecture department in addition to guiding the company’s growth. He is the go-to person for all design needs whether he takes on the design himself or assigns the project to the most qualified design team member for the specific project. Mark works with you to determine your vision and to design a building that fits your needs and budget.

Professional Experience

Amcon Construction Company—Eagan, MN
Director of Architecture, Partner

Gumbinger & Associates—San Mateo, CA
Project Architect

Select Project Experience

Blaine Medical Center, Blaine, MN
83,000 square feet - Medical Office Building/Clinic

Hastings Office Buildings, Hastings, MN
30,000 square feet - Two Building Office Campus

Washington Avenue Ramp, Minneapolis, MN
645 Stalls - Five-story parking ramp

District Council 82, Little Canada, MN
60,579 square feet - Corporate Headquarters/Training Facility

JRA Financial Services, Maple Grove, MN
30,000 square feet - Three-story executive office building

Caire, Burnsville, MN
92,000 square feet - Office/Manufacturing/Warehouse

Heritage Lutheran Church, Apple Valley, MN
6000 square foot Fellowship Hall

Sportech, Inc., Elk River, MN
92,000 square feet Corporate Office/Manufacturing Facility

Education

Bachelor of Science
North Dakota State University

Bachelor of Architecture
North Dakota State University

Affiliations & Memberships

American Institute of Architects
International Code Council (ICC)
National Council of Architectural Registration Boards (NCARB)
U.S. Green Building Council (USGBC)

Registration & Certification

Registered Architect No. 20501
Registered in MN, CA, CO, NC, OH, SC, IA and WI
National Council of Architectural Registration Boards (NCARB)
LEED Accredited Professional (LEED AP)
## Kathleen O’Connell

- **Address**: 14901 63rd Place North, Maple Grove, MN 55311
- **Phone**: 612 598-5706 (cell)
- **Email**: kathyaoconnell@gmail.com

## Profile

Accomplished Landscape Architect with over thirty years of experience in planning and design, from concept through project construction. Skilled at bringing innovative design and planning solutions to complex problems. Expertise in handling environmentally sensitive areas. Proven effective interpersonal communicator with multi-disciplinary teams, clients and municipal staff. Worked with community groups to facilitate and provide leadership through the design and planning process. Proven ability to win project approvals and inspire confidence. Excellent presentation and facilitation skills.

## Career History

**Land Matters, LLC | Partner  2010 – present**

Consulting landscape architect and planner to private developers, cities and engineering firms. Projects include the New Town Downtown Redevelopment Sketches, North Segment, Three Affiliated Tribes; Sandstone MN Rail Station Plaza concept; and Five Fifteen on the Park, intensive roof gardens for Cedar Riverside apartments (construction to begin 2014).

**O’Connell Design | Design & Planning Consultant  2008 – present**

Design & Planning Consultant working on: project theming and branding for high end residential developments, amenities packages; design & contract documents for multifamily housing, park & courtyards; commercial upgrades; graphics for sales and signage.

**MFRA | Plymouth, MN 1992 – 2008**

Initiated increased responsibility, accountability and supervisory role, while working with an inter-disciplinary team. Engaged in land use planning, master planning and the regulatory process. Promoted to vice president and shareholder. Played key role in promoting and facilitating interconnection between engineers and design disciplines. Established new capabilities in landscape architecture and planning.

**Landscape Architect | Self Employed 1990 – 1992**

Planning & design, private and public development.

**Landscape Architect | San Francisco 1982 – 1990**

## Project Responsibility Summary

Project Architect, Business Development, Project Regulatory Approvals, Project Management and Client Liaison, Supervisor and Team Leader

## Project Services

Land use planning, Master planning, Site design, Detail Design, Contract Documents, Urban Design, Graphics, Project Branding & Theming, Group Facilitation

## Education

- Bachelor of Landscape Architecture, University of Minnesota
- Masters in Teaching, College of St. Thomas, St. Paul, MN
- Bachelor of Fine Arts, University of Minnesota
- Retail Planning Principles, Harvard Graduate School of Design, Cambridge MA

## Awards

- MN APA Planning Award, 2008 – Astra Village Master Plan and Design Guidelines
- MN APA Planning Award, 2004 – Isanti Bluebird Park
- MN APA Distinguished Planning Award, 2000 – St. Michael Park and Trails Master Plan

## Professional Registrations

Registered Landscape Architect, MN, WI, SD, (ND pending)
Addendum of Projects

Residential Development

*Fine Associates, Five Fifteen on the Park, Minneapolis MN*  Landscape design and contract documents, including intensive roof gardens, for Cedar Riverside apartments. Construction to begin 2014.


*Estate Development Inc., Woolman Woods, Minnetonka MN*  High-end residential development in heavily wooded site. O’Connell Design responsible for project branding, landscape, monuments and bridge design.

*Gonyea Dev. LLC, Prominence Woods, Maple Grove MN*  Design, project management and regulatory approvals for residential development on wooded site. Site plan incorporates highly effective tree preservation techniques and sets high standards for development in environmentally sensitive areas.

*Gonyea Dev., LLC, Prominence Creek Estates, Maple Grove MN*  Design, project management and regulatory approvals for residential subdivision with creek and wetlands complex. Site plan and amenities create connection to nature and neighborhood appeal.

*Town & Country Homes, Timbres at Elm Creek, Maple Grove MN*  Design, project management and regulatory approvals for residential subdivision. Townhomes clustered around outdoor courtyards and open space are combined with single family homes and tie into the Elm Creek open space system.

*Charles Cudd, Bridgewater, Medina MN*  Landscape plans included community pool area and overall site amenities for high-end residential development.

*Charles Cudd, Medina Highlands, Medina MN*  Lead landscape architect for popular high-end townhome development.

*Pine Tree Dev., LLC, Hidden Forest, Chisago City MN*  Design, project management and regulatory approval for woodland site using model tree preservation and sustainable development techniques.

*EDC Edina Dev. Corp., Tatonka Waters, Buffalo MN*  Master plan for 450 unit residential development of 260 acres with diverse eco systems. Preservation plans protected a chain of ponds and woodlands with linked open space and trails. A third of the site remained natural open space with development clustered in less sensitive areas.

*JPI, Jefferson at Plymouth, Plymouth MN*  Lead landscape architect for a high amenity, for-rent townhome development. Amenities include: an outdoor pool, terraces, arbors, water features, and an entry court with fountain that forms the heart of the development, in combination with the club house.

*D.R. Horton, Savanna Grove; The Crossings; Maple Grove Properties and Others, MN*  Lead landscape architect working with a team of consultants on numerous metropolitan P.U.D.s. Responsibilities included landscape, amenities and project booklets used for city approvals and sales.
Planning: Land Use Plans, Master Plans, Design Guidelines

Astra Ventures, Astra Village, Brooklyn Park MN  Prepared master plan, amenities plan and design guidelines for 120 acre mixed-use development. Initiated innovative engineering solution by creating a wooded ravine as the central focal point, providing a solution for water infiltration and soil import. Won MNAPA Planning Award for the Master Plan and Design Guidelines, 2008.

City of Clive, NW Neighborhood Master Plan, Clive IA  Prepared master plan for 640 acre new-urbanist mixed-use development that reconciled the competing wishes of the developer and city, using facilitation skills that involved all parties in the design process. Master plan features a greenway and wildlife corridor along a tributary creek to the Des Moines River, allowing for up-stream flood control. Plan included housing choices, mixed-use retail, an urban village, a town center, parks and an elementary school.

City of East Bethel, Land Use Plan & City Center Master Plan  Teamed with project planner on site selection and land use plan. Developed mixed-use master plan for City Center.

Woodland Hills Winery, Master Plan, Delano MN  Developed master plan for tasting room and future expansions.

C. S. McCrossen, Weller Property Gravel Mining Area Land Use Amendment, Maple Grove MN  Lead landscape architect working in coordination with project planner on amendment to the Special Area Plan, a 2000 acre gravel mining area that includes the city’s mixed-use downtown area.

Lundgren, Master Planned Community (The Lakes), Maple Grove MN  Developed and tested master plan scenarios for 60 acre residential development organized around a city lake.

Wm. Mueller & Sons, Dahlgren Project, Dahlgren MN  Lead landscape architect collaborating with project planner to develop and test development plan scenarios for 120 acre residential development.

Dale Investment Real Estate, Oakdale Commercial Property, Oakdale MN  Master plan for 60 acre commercial development.

Dale Investment Real Estate, 320 Acres Mixed Use, Woodbury MN  Lead landscape architect coordinating with project planner and engineer to develop master plan. Developed detail site plan areas.

Ramsey Development, Oxbow Commons, Brooklyn Park MN  Lead landscape architect working in conjunction with project planner to develop master plan. Developed site plan for retail area and design guidelines. Design guidelines became city standard for future P.U.D. developments.

City of St. Michael, Town Center Plan, Development Standards & Design Guidelines  Lead landscape collaborating with project planner, city staff and transportation engineer to develop plans for downtown revitalization.

City of St. Michael, Tree Preservation Ordinance  Developed an incentive based tree preservation ordinance for the city.

City of Crystal, Welcome Neighborhood Design Guidelines and Streetscape Plan  Generated guidelines and photoshop images that combined with neighborhood workshops to create a guide for future redevelopment.

City of Anoka, Industrial Park  Lead landscape architect collaborated with project planner to develop industrial park plans.
Addendum of Projects

**Parks, Open Space, Sreescapes**

*Downtown Redevelopment Sketches, New Town ND*  Project design and planning for conceptual redevelopment of three blocks in downtown New Town. Design included public park and plaza with interpretive center opportunities and public sculpture in medians.

*Sandstone Rail Station Plaza, City of Sandstone, MN*  Project design for conceptual rail station plaza for future North Star Rail opportunities.

*Tollefson Dev. Inc., Countryside, Shakopee MN*  Lead landscape architect for three neighborhood parks developed as the center pieces of a 438 lot traditional neighborhood subdivision.

*City of St. Cloud, Plum Creek Regional Park Master Plan*  Regional park of 140 acre along the Mississippi River, encompassing incomparable views and a diverse ecosystem, balanced land stewardship with active and passive recreation needs. Public participation was at the center of the design process.

*Mille Lacs Band of Ojibwa, Casino, Milaca MN*  Master plan for camp ground and cabin facilities that incorporated future transportation plans, site archeology and the sites unique land ownership patterns.

*Newland Communities, Stonemill Farms, Woodbury MN*  Lead landscape architect for 800 acre traditional neighborhood P.U.D. Landscape plans established project identity with innovative treatment for five stormwater ponds utilizing limestone excavated from the site. Plan sets for the 1st and 2nd additions included $3.5 million in landscape improvements for: city park, four neighborhood parks, the parkway & streetscape system, site entries, and community center.

*Main Street LLC, The Lakes, Blaine MN*  Lead landscape architect for 1000 acre P.U.D. that generated Blaine’s first million dollar residences. Design responsibilities defining the open space system and overall landscape theme included: the parkway system landscape, neighborhood parks, entries, lighting, monuments bridges and future commercial area.

*Toll Brothers, The Lakes of Maple Grove, Maple Grove MN*  Open space & parkway system plans organized around a city lake.

*City of Isanti, Bluebird Park Master Plan*  Master plan for 25 acre community park with active and passive recreation elements to be phased in. MNAPA award winner, 2002.

*Newland Communities, Peter Thompson Park, Cottage Grove MN*  Neighborhood park with athletic facilities and passive recreation facilities at the heart of a traditional residential neighborhood.

*City of Woodbury, Valley Creek Road Median Plantings*  Lead landscape architect for median design using drought tolerant and low-maintenance species.

*City of Mahtomedi, Southwest Park*  Plans for community park with softball, soccer and football fields on terraced site.

*City of Plymouth MN*  Park plans and studies for four neighborhood park renovations.

*City of Anoka, George McEnroe Community Park*  Park plans for 20 acre community park with hockey, baseball and softball fields in addition to passive recreation areas.

*City of Arden Hills, Joint Athletic Facilities*  Study exploring costs and benefits of shared athletic facilities with the school district.

*Edward Kraemer & Sons, Nature Center, Burnsville MN*  Trails and nature center with rare calcareous fen.
**Addendum of Projects**

**Commercial Development**

*Manley Commercial Inc., The Village at Vadnais Heights*  Lead landscape architect for urban retail village that moved existing big box retail to the rear and pedestrian-friendly village retail to the street edge. Plans included plazas, water features, public sculpture, and city streetscape. Developed compelling presentation to convey overall concept and quality, while identifying city codes and regulations that allowed the city to support the project in a politically charged situation.

*Cypress Equities, The District, Edina MN*  Retail development plans that included high-rise residential adjacent to Centennial Lakes. Pedestrian oriented european-style courtyard and water feature created a strong connection to city park.

*Wal-Mart, Metropolitan Area Stores MN*  Lead landscape architect for the majority of stores built and remodeled in the Twin Cities and outlying areas, over a 17 year period.

*GM Development, Brooklyn Park Commercial Area Study, Brooklyn Park MN*  Commercial area study to test site capacity and city requirements.

*Wirth Companies, Water Park of America, Bloomington MN*  Lead landscape architect in collaboration with client, architect and engineer to develop project theme, site plan and landscape plan.

*Wirth Companies, Grand Rios Hotel & Water Park, Brooklyn Park MN*  Lead landscape architect for motel renovation that became successful hotel and water park.

*Greystone Construction, Mount Calvary Lutheran Church Site Plan, Richfield MN*  Site plan provided creative solution to entry and parking issues, relating to proposed surrounding development.

*NAP North American, Plymouth Marketplace, Plymouth MN*  Lead landscape architect for successful retail development that incorpoated wetlands into a retail setting.

*Hans Hagen Homes, Plymouth Station, Plymouth MN*  Lead landscape architect for successful retail development with pedestrian plazas.

*Anchor Bank, Apple Valley MN*  Landscape plans include popular public plaza for employees and patrons.

*Westin Hotel, San Francisco CA*  Lead landscape architect for hotel with entry motor-court that incorporates water feature, palms and a unique paving pattern.

*100 First, Roof Garden, San Francisco CA*  Lead landscape architect for city’s most popular downtown park, 1/4 ac. roof garden with public art, a cafe and a unique pedestrian seating system that allows park users to enjoy the lunch hour sun.
Addendum of Projects

Comprehensive Park Plans

**City of West St. Paul, Parks Master Plan** Led the city through a planning process that identified trends and needs; assessed existing facilities; and created a vision and guide for future decision making.

**City of North Branch, Comprehensive Park, Trail and Open Space Plan** Led the city through a planning and design process that identified existing facilities, issues, community wishes, and created a vision and guide for future decision making.

**City of St. Michael, Park, Trail & Open Space Plan** Led the city through a planning and design process that identified cultural and natural resources, providing a comprehensive vision for the future and a daily planning tool. Plan created a framework for development by identifying significant views and ‘edges’ that will define future neighborhoods. Became a model for other communities and captured the imagination of non-profit and public agencies, becoming a rally point for cooperative implementation strategies. Won the MNAPA 2000, Distinguished Planning Award.

**City of Vadnais Heights, Comprehensive Park Plan and Facilities Need Study** Plan and study identified existing lands and facilities, and made future recommendations that identified unique design cost saving opportunities for the community.
Mr. Radach has over thirteen years of experience in civil engineering and land surveying. His primary areas of expertise are in boundary and topographic surveys, surface water management and site design, including low impact development and utility and grading design. Additionally, he has extensive experience in NPDES permitting and SWPPP preparation and design. Mr. Radach is proficient with GPS, Total Station, robotics, AutoCAD, and related software.

**Project Experience**

**Commercial Development**
- St. Michael Station, St. Michael, Minnesota
- 1st Regents Bank, Blaine, Minnesota
- Everton Commons, Forest Lake, Minnesota
- Lakeside Commons, Blaine, Minnesota
- Main Street Village, Lino Lakes, Minnesota
- Faye Addition, Champlin, Minnesota

**Residential Development**
- The Lakes of Radisson, Blaine, Minnesota
- The Ponds, Oak Grove, Minnesota
- Stacks Woods, Andover, Minnesota
- Morning Sun, Lindstrom, Minnesota
- Club West, Blaine Minnesota
- Stoneybrook, Lino Lakes, Minnesota
- Gardenwood, Blaine Minnesota
- St. Andrews Village, Blaine, Minnesota

**Public Improvement Projects**
- Bunker Hills Regional Park, Anoka County, Minnesota
- City Sewer and Water Improvements, City of Blaine, Minnesota
- Street Improvement Plans, City of Blaine, Minnesota

**Landfills**
- Vonco IV Demolition Landfill, Austin, Minnesota
- Vonco II Demolition Landfill, Monticello, Minnesota
- Western Stearns Demolition Landfill, Sauk Centre, Minnesota
COMPANY BIO

Innovative Structural Solutions, P.A. is a full service structural engineering consulting firm headquartered just northwest of the Twin Cities in Albertville, Minnesota. Established in 2000, the company has grown from the two founding partners to a staff of twelve full-time employees, including four licensed professional engineers.

Innovative Structural Solutions’ engineering services begin with project conception and continue through post-construction services. By providing schematic, design development, construction document, construction administration and post-construction phase services, Innovative Structural Solutions is able to offer all of the structural engineering services required for a project.

Services available include:

- Structural Engineering Design and Analysis of Commercial Buildings
- Construction Document Preparation (REVIT, AutoCAD, MicroStation)
- Specification Review and Preparation
- Construction Administration
- Construction Site Observation and Special Inspection
- Building Component Design (Cold Formed Steel Studs, Stairs, Connections)
- Evaluation of Existing Structures

The company’s two founding partners have a combined 55 years of experience in the design of medical, commercial office, government, educational, retail, light industrial / warehouse, religious and housing facilities throughout the United States. The firm’s project history includes building systems utilizing steel, cast-in-place concrete, precast concrete, tilt-up concrete, post-tensioned concrete, masonry and wood. This background enables Innovative Structural Solutions to exceed client expectations by providing reasonably priced structural engineering services for safe, economical buildings that achieve budget and schedule goals.

Innovative Structural Solutions is a member of the Consulting Engineering Council of Minnesota, the Structural Engineering Institute of the American Society of Civil Engineers, the American Institute of Steel Construction, and the International Code Council.
KEY PERSONNEL

Craig L. Blahut, P.E.
President - Partner

Mr. Blahut is a licensed Professional Engineer with 30 years of experience in the structural engineering industry. He holds a Bachelor of Civil Engineering Degree from the University of Minnesota.

Mr. Blahut specializes in the structural design of medical facilities, including new healthcare campuses, hospital expansions, clinics and nursing homes. In addition, Mr. Blahut manages the majority of the firm's educational project designs. He also has an extensive background in the review and design of educational facilities, including numerous projects for Minnesota State Colleges and Universities (MnSCU).

Robert S. Hutchinson, P.E.
Vice President - Partner

Mr. Hutchinson is a licensed Professional Engineer with 25 years of experience in the structural engineering industry. He holds both a Bachelor and Master of Civil Engineering Degree from the University of Minnesota.

Mr. Hutchinson specializes in the structural design of low to mid-rise commercial office buildings. He also has considerable experience with the design of a wide variety of commercial, government and retail projects, including many in the seismically active regions of the western United States. In addition, Mr. Hutchinson is responsible for the design of the majority of the firm's religious facilities.
Randy Christenson is a partner and licensed mechanical engineer at KFI and is responsible for management of the commercial engineering department. He has over 20 years of mechanical engineering and project management experience for a wide range of commercial, government, retail, educational, and healthcare facilities. Randy typically acts as the principal in charge for the majority of KFI’s design projects, contributing to the more complex mechanical engineering systems.

His hands on approach to engineering, extensive experience, good communication skills, and drive for customer service excellence make him a vital asset to every project. Randy has gained a reputation as a highly sought-after engineer for unique sustainable design, geothermal design, and fire protection systems.

**RELEVANT EXPERIENCE**

**Commercial**

Margaret A. Cargill Philanthropies Office Renovation and Expansion - Eden Prairie, MN

Mall of America - Bloomington, MN

- Phase 1C Office Building
- Expansion Phase 1C

SEH Architects Chippewa Falls New Office Building Design - Chippewa Falls, WI

Minnesota Children’s Museum Renovation and Expansion - Minneapolis, MN

Aeon South Quarter IV Redevelopment and Pine Cliff Apartments Redevelopment - Minneapolis, MN

API Corporate Headquarters - New Brighton, MN

Logic PD Facility Mechanical Assessment - Minneapolis, MN

Molin Concrete New Office Building - Lino Lakes, MN - LEED

St. Jude Medical Expansion - Plymouth, MN

**Government**

St. Croix County Government Center, Geothermal Test Study - Hudson, WI

City of Minneapolis City Hall and Courthouse Renovations - Minneapolis, MN

City of Woodbury Public Safety Building Addition and Remodel - Woodbury, MN

City of Morristown Existing HVAC Systems Survey - Morristown, MN

City of Woodbury City Hall - Woodbury, MN

City of Cologne Community Center - Cologne, MN

Minneapolis Convention Center Office Remodel - Minneapolis, MN

**Education**

B.S. Mechanical Engineering
University of Minnesota

B.S. Social Science
Northwestern College

**Licensure**

Minnesota #40493 and 49 additional states including District of Columbia

**Affiliations/Credentials**

ASHRAE

ASPE

ASME

NCEES

OSHA Fall Protection Training (1926.500-1926.503)

OSHA 10-Hour Training