



CITY OF COLUMBIA HEIGHTS

Request for Proposals

Architectural Services - Columbia Heights Public Works

October 7, 2026



10875

COTTAGE GROVE
UTILITIES & ENGINEERING
BUILDING

WOLD ARCHITECTS & ENGINEERS

TECHNICAL PROPOSAL



October 7, 2026

Kevin Hansen
Director of Public Works/City Engineer
637 38th Avenue N.E.
Columbia Heights, MN 55421

RE: Request for Proposals — Architectural Services — Columbia Heights Public Works

Dear Members of the Selection Committee:

Wold Architects and Engineers is excited about the opportunity to help Columbia Heights advance from thoughtful planning to confident delivery of its next-generation Public Works facility. Replacing the existing 56,000-square-foot, three-level 1971 building with an approximately 80,000-square-foot, single-story facility at 675 37th Avenue represents an opportunity to build on the City's 2021 needs assessment/master plan and current pre-design work with a practical focus on operations, resilience, and long-term value.

Having completed studies for Murzyn Hall and Top Valu, we are familiar with many of the City Staff we will be working with and have a head start in understanding how decisions are made.

Our distinct value is working with public clients and integrating public works operational planning with coordinated architecture and engineering. We will translate staff workflows, vehicle and equipment movements, maintenance needs, workplace environments, technology systems, energy performance, and life-cycle considerations into a people-centered, technology-centric, adaptable facility built to serve the City for the next 50 years. We understand that the 2026 capital bonding award brings B3 requirements and that site development will require close stormwater coordination with the Mississippi Watershed Management Organization. We are more than familiar with these requirements. Our team's public works experience—including work associated with facilities in Cottage Grove and Buffalo Grove—supports a disciplined, operations-first approach to these complex facility and site decisions.

Wold will validate prior planning against current operations, site conditions, and budget; establish clear, timely decision points for the Public Works Task Force and City leadership; and coordinate closely with civil engineering and the City's separately retained geotechnical/environmental, program management/QA/QC, and project representation teams. We will regularly align the estimate and schedule throughout traditional design-bid-build delivery, evaluate strategic bid packages when warranted, and protect the City's November 1, 2028 move-in objective while supporting final completion by May 31, 2029. We will also help make public engagement meaningful through a clear, accessible public open house that connects community input to the facility's purpose and long-term benefit.

Columbia Heights needs more than a building design—it needs an integrated delivery partner who can keep operational priorities, technical coordination, public accountability, and schedule certainty aligned from design through occupancy. We welcome the opportunity to discuss Wold's proposal and how our approach can help the City deliver a durable, efficient, future-ready Public Works facility.

Sincerely,
Wold Architects and Engineers



Jonathan Loose, PE, LEED AP
Government Practice Leader

Wold Architects and Engineers
50 South 6th Street, Suite 2250
Minneapolis, MN 55402
t 612 772 9025

**PLANNERS
ARCHITECTS
ENGINEERS**

APPROACH & WORK PLAN

Wold will guide the City of Columbia Heights in planning an approximately 80,000 SF, single-story Public Works Facility at 675 37th Avenue to replace the existing 56,000 SF, three-level 1971 building. Building from the City’s 2021 Needs Assessment and Master Plan, 2022 concept work, and 2026 pre-design, we will advance a practical, people-centered, sustainable, technology-enabled design with operations at the core to serve the City for 50 years.

Creatively Leverage This Investment

This investment will improve daily Public Works operations through clear fleet circulation, safer staff movement, practical maintenance areas, and appropriately located storage and service-yard functions. We will evaluate choices through operating needs, lifecycle implications, maintainability, and State bonding B3 requirements. Ultimately, we will get efficiencies to the degree that the building cost is self-sustaining.

Collaborative Process

Wold will structure decisions around regular workshops and milestone reviews with the Public Works Task Force, City staff, and City Council. We will coordinate with the City’s separately contracted geotechnical/environmental consultants, program-management/QA-QC resources, and owner’s representative, and support at least one public open house and ongoing website support.

Innovative Design

The design will organize maintenance bays, equipment support, materials handling, technology infrastructure, staff spaces, and secure site access around actual Public Works workflows. Site planning will address fleet and pedestrian safety, service-yard operations, construction phasing, and continued City operations during construction, while coordinating stormwater planning with the Mississippi Watershed Management Organization. A key component in our partnership with Kueny is the introduction and exploration of operational efficiencies that have a dramatic impact on the yearly budget compared to today’s costs.

Quality Documentation

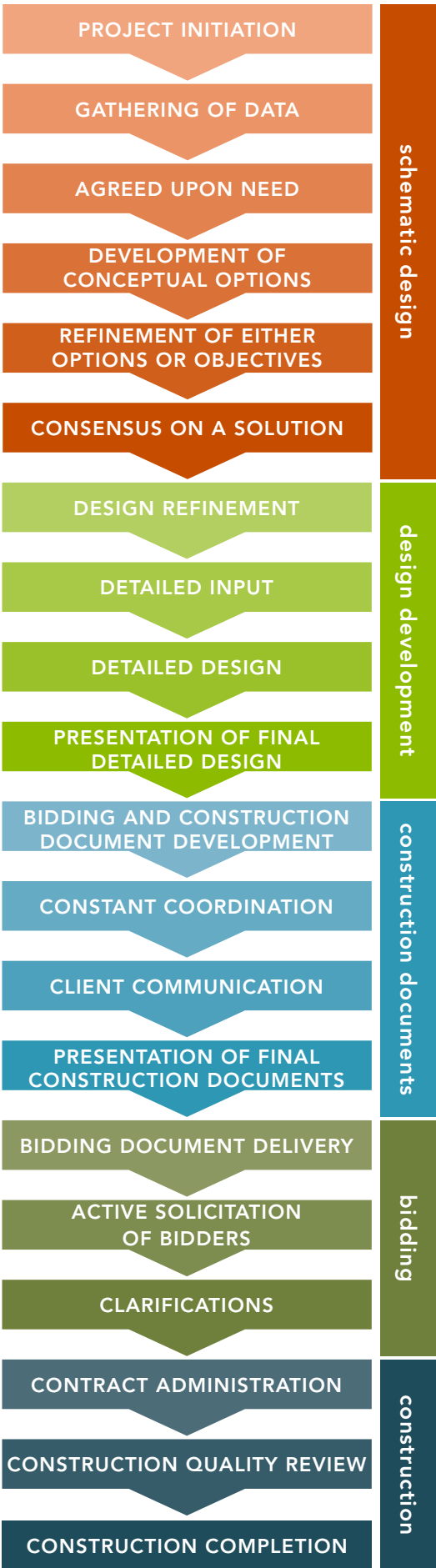
Wold will provide full-service architectural and engineering services, including civil and survey coordination, IT planning, FF&E planning, bidding support, and construction-phase services. Cost estimates and budget checkpoints at each milestone will keep scope decisions visible, while disciplined quality reviews will produce coordinated, buildable documents.

Leading the Construction Process

For the City’s traditional design-bid-build delivery, Wold will prepare clear bid documents that support competitive pricing and evaluate bid packages where they can assist the schedule without changing the delivery method. During construction, we will provide administration, submittal review, clarifications, site observation, and issue resolution to support the City’s November 1, 2028 move-in target and May 31, 2029 final-completion target.

Your Ongoing Ally

Wold will remain engaged from design through occupancy and closeout, giving the City concise information for timely decisions. Our focus will be a durable Public Works Facility that supports staff, equipment, and reliable community service.



INTEGRATING SUSTAINABLE DESIGN STANDARDS

A PROJECT-SPECIFIC PATH TO B3 AND SB 2030

Columbia Heights' 2026 state capital-bonding award makes B3 a project requirement. We will integrate SB 2030 energy and carbon analysis with the day-to-day operation of this public works facility, not add sustainability measures after the building and site are set. Wold brings recent experience carrying B3 from pre-design through construction and operations.

Selected Recent B3 / SB 2030 Work

- **2025** Virginia Public Safety Facility
- **2025** State EOC / HSEM Headquarters
- **2025** St. Paul Fire Station No. 7
- **2024** Dakota County Crisis & Recovery Center
- **2024** Litchfield Area Recreation Center
- **2022** Crystal Police Facility

90%

2025-29 SB2030 Reduction Target relative to a modeled 2003 building of a comparable use, not a reduction from the City's current utility bills.



MODEL THE BUILDING WE ARE ACTUALLY DESIGNING

The office, maintenance bays, wash areas, and vehicle storage have different temperatures, ventilation needs, door-opening patterns, and operating hours. We will classify conditioned and semi-heated space, establish the applicable SB 2030 model boundary, and identify any process loads requiring separate treatment. The approximately 80,000-square-foot building area alone does not establish eligibility for a streamlined B3 path. Beginning in schematic design, we will compare envelope, ventilation and heat-recovery, gas, heat-pump, and hybrid strategies against the project's energy and carbon targets. This allows the City to choose systems based on modeled performance, first cost, operating cost, and maintainability; not a preselected technology.

TEST THE GROUND-SOURCE OPPORTUNITY

Wold has applied ground-source heat pumps on other projects, including the Meeker County Public Works facility, as part of strategies that can achieve major reductions in building energy use. That track record makes the approach worth testing here, not assuming it will be the right solution for this heating-dominant facility. The diagram on the following page identifies potential Darcy groundwater heat-exchange study areas for evaluation of groundwater availability, well permits, environmental constraints, utilities, construction access, and viable heat-pump or hybrid applications.

PRESERVE A SOLAR-READY ROOF

The City's existing 85 kW photovoltaic system is an important starting asset. We will verify its lease, condition, salvage and re-installation scope, roof loading, interconnection, and expected production. We will reserve solar-ready roof area while the energy model determines whether additional capacity is cost-effective or needed to close a residual SB 2030 energy and carbon gap. The earlier 2% solar assumption is not, by itself, a compliance strategy.

COORDINATE SITE AND OCCUPANT OUTCOMES

In partnership with the City and MWMO, civil design will evaluate soil and stormwater requirements alongside the pond, vehicle circulation, salt/brine handling, and potential groundwater study locations. We will also study daylight and glare in the offices and regularly occupied maintenance areas, coordinating façade openings or roof daylighting with task lighting, controls, heat gain, and the actual B3 daylighting criteria.

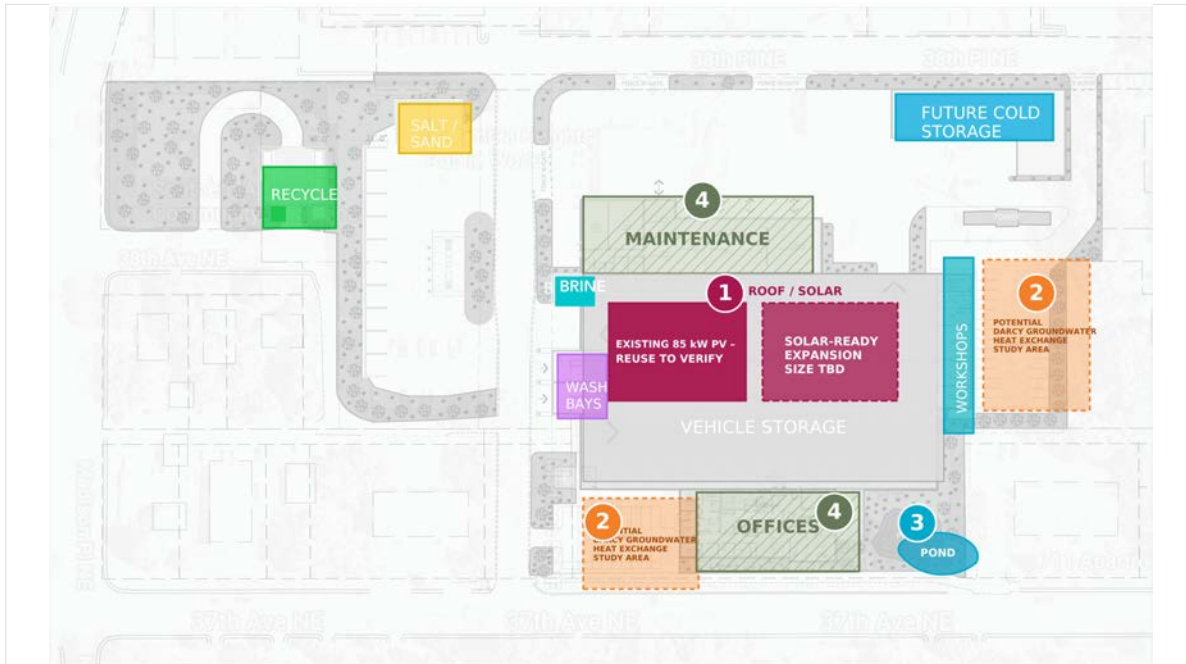
MANAGE COMPLIANCE THROUGH OCCUPANCY

We will establish the City's B3 goals and assign responsibility for energy modeling, commissioning, metering, and waste tracking at the start of design. We will check progress as the design develops, verify the completed building, and measure its performance after occupancy. A preliminary target alone does not demonstrate compliance.

What the City Gains: A clear B3 decision record that tests options before major systems are locked in. *Illustrative target-tool output; project-specific energy and carbon standards and compliance require design-stage modeling and review.

B3 + SB 2030 SITE OPPORTUNITIES

CONCEPTUAL STUDY OVERLAY ON THE CITY-PROVIDED DECEMBER 2024 SITE PLAN. HIGHLIGHTED AREAS ARE TOPICS FOR DESIGN INVESTIGATION.



- | | |
|--|---|
| <p>1 PV REUSE + SOLAR-READY EXPANSION
Verify and reuse the existing 85 kW array where feasible; reserve unobstructed roof area. Size any added PV only after modeling the residual energy and carbon gap.</p> | <p>2 DARCY GROUNDWATER STUDY AREA
Test potential heat exchange, well permitting, groundwater conditions, site conflicts, and heating alternatives. The two study areas do not indicate two required wells.</p> |
| <p>3 STORMWATER + WATER QUALITY
Coordinate MWMO and B3 site-water criteria with the pond, soil conditions, salt/brine operations, and vehicle-yard drainage.</p> | <p>4 DAYLIGHTING IN OCCUPIED AREAS
Evaluate glazing and clerestory/roof-light options at offices and occupied maintenance bays; verify applicable daylight criteria and manage glare and heat gain.</p> |

Columbia Heights' facility will be designed to meet the applicable B3 Guidelines and SB 2030 energy and carbon standards. For a project beginning design in 2026, SB 2030 calls for energy performance 90% better than a modeled 2003 baseline. Early in design, Wold will confirm the building areas and operating assumptions included in the energy analysis, then use the SB 2030 Energy Standard Tool to establish the facility's specific baseline and energy and carbon targets. We will compare those targets with an as-designed model and update the analysis as the building and systems develop.

Achieving this level of performance will require a thoughtful strategy well beyond code-minimum efficiency. The pre-design's gas-fired heating and makeup-air concept for vehicle storage is a useful planning assumption, but it presents a substantial risk of leaving too much energy use and carbon emissions to meet the SB 2030 targets. Rather than carry that concept forward without testing it, we will model alternatives that address envelope performance, overhead-door infiltration, ventilation and heat recovery, heating-system efficiency, lighting, and controls. This will include evaluating groundwater-coupled heat exchange and other heating/cooling approaches against performance, site feasibility, and life-cycle cost.

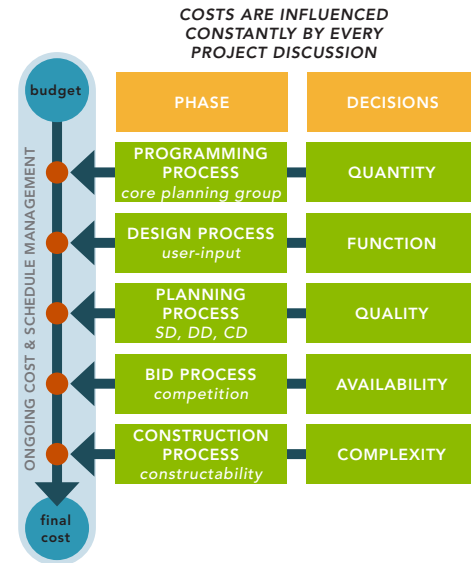
The City's existing 85 kW photovoltaic array offers a potential starting point for renewable generation. We will evaluate its relocation, expected output, and eligibility for SB 2030 credit, while designing a solar-ready roof with room for expansion. Once cost-effective efficiency measures have been evaluated, we will size qualifying renewable generation against the remaining modeled energy and carbon gap. Wold's experience delivering dozens of B3 projects informs a process that integrates modeling, documentation, and cost review into early design decisions, reducing the risk of late-stage budget surprises or schedule bottlenecks.

THE BUILDING WILL PAY FOR ITSELF!

Budget Management

The Wold Team approaches budget management as an ongoing task, from the start of planning and programming through the completion of the construction. The public sector clients whom we serve require this level of attention. We know that the planning for public facilities sets the framework for future costs. Eighty percent of the cost for a project is determined by the first 20% of the decisions. Therefore, we take the initial planning very seriously, because it is the key to future financial factors.

We understand project budgets will be refined during the design phases as more scope is determined and the project has less unknowns. Having worked on many recent Public Works projects, we understand the construction costs and soft costs that need to be accommodated to ensure that the City of Columbia Heights has a complete project when occupancy occurs. We will work with you to ensure that each portion of the project is appropriately budgeted and that the project adheres to that budget.



Cost Analysis

As indicated earlier in our approach a vital part of including Kueny on our team is their ability to take a deep dive on the potential efficiencies that can be gained through development of a new facility and improved operational work-flows. As we began exploring this project here is just an initial look at some of those potential savings and its subsequent evaluation of the operational budget savings vs the cost of the building. Ultimately, if we're doing our job right, more often than not the savings really will yield a building that will pay for itself. We're excited to take this analysis to the next level with Columbia Heights and really dig into the potential cost savings.

Potential Efficiencies:

1. Auto wash to manual wash - **45 minute savings**
2. Bulk water fill / large shower dump - **20 minute savings**
3. Mech bay separated - **30 minute savings**
4. Water / Air 50 feet - **20 minute savings**
5. Parking inside - **10 to 30 minute savings**
6. Correct number of fuel dispensers - **10 minute savings**
7. Salt storage to brine distances - **5 minute savings**
8. Proper pipe storage - **15 minute savings**
9. Allocated material bins / traffic flow - **20 minute savings**
10. Equipment storage - **15 minute savings**
11. Driver bulk fluids - **15 minute savings**
12. Driver bulk fluids - **15 minute savings**
13. Crane - **unlimited savings**
14. Build fluid reels for mechanics - **15 minute savings**
15. Proper parts inventory - **20 minute savings**
16. Vending parts/ safety gear - **15 minute savings**
17. Vending for small tools - **\$ savings**
18. Direct supervisor sight to vehicle parking - **15 minute savings**
19. Fitness room less workers comp claims - **\$ savings**
20. Unmanned residential drop site - **\$35,000 savings**
21. Proper floor pitch - **30 minute savings**
22. Proper overhead clearance less mechanics space needed- portable lifts used in vehicle parking bay – **building sq./ft.**
23. Overhead door loops - **5 minute savings**
24. Gate opened by radio chirp - **5 minute savings**

1	Facility Efficiency	Fleet Vehicle Cost	Extended Life Years			Savings
	Vehicle Extended Life	\$20,000,000	1			\$246,914
2	Under utilized Vehicles	Total Vehicle	sq/ft	Building Cost - VP	Save Valve	Savings
	Resale	3			\$20,000	\$60,000
	Building sq/ft Saved From Program	3	370	\$100		\$111,000
3	FTE Savings - Building Efficiency	Hours	Hourly Rate			Annual Savings
	26	40	\$65			\$67,600
4	Employees - Time Savings	Min. Savings/Day	Days Week	Number of Weeks	Hours/yr Savings	\$65 rate/Annual Savings
	26	15	5	50	1625	\$105,625
	8	15	5	50	500	\$32,500
5	Fueling Time Savings - Number of Fuelings	Minutes	Hourly Rate		Minutes Per Week	Annual Savings
	12	15	\$65		15.00	\$50,700
6	Utility Savings	sq/ft	Utility Cost/sqft/Year	Total Cost		Annual Savings
	Existing	56,000	\$0.92	\$56,001		
	Program Facility - High Range	80,000	\$0.58	\$46,400		\$9,601
	Program Facility - Low Range	80,000	\$0.54	\$43,200		\$12,801
7	CIP Savings					Savings
	Existing Facility Repairs					\$1,278,000
	One Time Savings					\$1,695,914
	Annual Savings					\$266,026

PROPOSED STAFFING BUDGET & SCHEDULE

The following labor hour chart and schedule is representative of what we believe will be most effective for your project, but we do not plan to limit any tasks to the hours shown below. We understand that the quicker you can get in the ground the better pricing and sooner you can realize the efficiencies of improved operations. In our experience dedicated solely to the public sector, the community and political implications of what we do through our design process are baked into the schedule and our processes. Additionally, as a firm of over 300 people, we can quickly adapt to the needs of different factors that can delay projects. Whether that be outside agency delays, community needs, political “pauses”, or even adaptations to design that are needed to improve the overall plan. We are ready to adapt and maintain the schedule as committed to deliver for Columbia Heights not only a quality project, but an enjoyable experience that meets the expectations!

Proposed Staffing Budget

At Wold, we do not limit the number of meetings we have or the time we invest to help the City make the best investment and decision possible. We understand that there are a lot of factors and perspectives to consider and we plan to be by your side from the beginning. The following labor hour chart is representative of what we believe it will take, but we do not plan to limit any task to the hours shown below.

		SD	DD	CD	BID	CA
Jonathan Loose	Government Practice Leader	29	39	77	10	39
Melissa Stein	Public Engagement Coordinator	40	54	107	13	54
Jake Wollensak	Project Manager	88	117	235	29	117
Jordan Medeiros	Project Designer	116	155	310	39	155
Sam Epping	Interior Designer	37	49	98	12	49
Architectural Staff	Architectural	391	521	1042	130	521
Reed Paitich	Lead Mechanical	46	61	123	15	61
Mechanical Staff	Mechanical Engineer	197	262	524	66	262
Brad Johannsen	Lead Electrical	32	43	87	11	43
Electrical Staff	Electrical Engineer	70	94	187	23	94
Dan Kruth	Low Voltage	62	83	165	21	83
Structural Engineer	BKBM	6	7	15	2	7
Civil Engineer	Bolton & Menk	104	139	278	35	139
Cost Estimating	Rockwise	45	47	90	0	0
Municipal Service Center Expert	Kueny*	118	157	315	39	157
Survey	TBD	-	-	-	-	-
TOTAL		1381	1828	3652	445	1781
TOTAL (%)		15%	20%	40%	5%	20%

*Kueny Architects will engage in the planning meetings, conduct an operational analysis, and also develop cost efficiency scenarios to represent how the building can pay for itself over it's life. Additionally, their expertise will be vital in the QA/QC process during Construction Documents to provide another set of expert eyes in PW design prior to finalizing the bid documents. They will also provide additional support during Construction Administration for key PW submittal review and installations.

PROPOSED STAFFING BUDGET & SCHEDULE

CONTINUED

	2027												28
	J	F	M	A	M	J	J	A	S	O	N	D	M
schematic design (jan 2027 - april 2027)													
<i>Project Start-up Meeting</i> - Agree upon project scope, budget, & schedule - Agree upon city project structure, roles, and responsibilities - Assist in soliciting geotechnical proposals - Assist in soliciting site survey and wetland delineation - Initiate and/or update B3 tracking tool	●	1/10/27											
<i>Project Management Team Kick-off Charrette</i> - Determine Guiding Principles and Project Objectives - Brainstorm with all users how the building could be better from all perspectives - Discover preconceived ideas and project guardrails	●	1/18/27											
<i>Programming Meetings with Public Works</i> - Learn Existing operations, adjacencies and separations - Identify and project workload indicators	●	1/25/27											
<i>Initial Meeting with Planning and Development</i> Confirm requirements and municipal approval process	●	2/1/27											
<i>Project Management Team Meeting #2</i> - Review pre-design - Internal functional organization (building layout) is presented - Building systems choices are presented		●	02/22/27										
<i>Project Management Team Meeting #3</i> - Site diagram showing all required elements to scale are proposed - Building diagram 'bubbles' becomes walls and doors - Building massing is reviewed			●	03/01/27									
<i>Project Management Team Meeting #4</i> - Site evaluations are set - Consensus on building diagram - Plans are developed to show wall thicknesses, windows, and doors - Massing concepts are demonstrated through 3D models - Building systems one-line diagrams are complete			●	03/08/27									
<i>Wold holds an internal Design Review</i>			●	03/15/27									
<i>Project Management Team Meeting #5</i> - Site plan located the building and all site features - Initial Code plan is complete - Color coded plans (by department) are complete - Track costs with budget			●	03/22/27									
<i>Project Management Team Meeting #6</i> - Massing concept is complete with material concepts - Presentation of finalized schematic plans - Systems narrative is complete				●	04/05/27								
<i>Project Management Team Meeting #7</i> - Wold submits Schematic Design Report - Initiate cost review of conceptual design - Initiation of three-week county review				●	04/19/27								
<i>City Council - SD Approval</i>				●	04/20/27								

	2027												28
	J	F	M	A	M	J	J	A	S	O	N	D	M
design development (april 2027 - june 2027)													
<i>First Round of User Group Focus Meetings*</i> - Meet with representatives of every department - Review requirements for amenities, furnishings within plan - Areas are enlarged on 11x17 in 'suites' - Finished locations are confirmed				●	04/22/27								
<i>Wold holds an internal Design Review</i>				●	04/26/27								
<i>Project Management Team Meeting #8</i> - Review input from User Groups - Validate that requests meet the objectives of the facility - Review material concepts for interior and exterior				●	05/03/27								
<i>Second Round of User Group Focus Meetings</i> Confirm information from Round 1 and ask additional questions when needed				●	05/10/27								
<i>Project Management Team Meeting #9</i> Final interior and exterior material selections presented with plans, elevations, and renderings				●	05/17/27								
<i>Wold holds an internal Design Review</i>				●	05/20/27								
<i>Project Management Team Meeting #10</i> - Final material concepts presented with location plans - Outline specification completed				●	05/24/27								
<i>Major Site Plan Review Application is submitted</i> Civil and Landscape drawings are 80% complete					●	05/31/27							
<i>Project Management Team Meeting #11</i> - Wold submits Design Development Report - Initiate cost review of conceptual plan - City Council - approval of Design Development					●	06/07/27							
construction documents (june 2027 - sept 2027)													
<i>CD 20% Weekly Coordination Meetings*</i>								●	06/17/27				
<i>CD 40% Weekly Coordination Meetings Continue</i>								●	07/01/27				
<i>CD 60% Furniture Design Meetings and Major Equipment Coordination Continues with City Input</i>								●	07/22/27				
<i>Set GMP with CMaR at 50% CDs</i>								●	07/06/27				
<i>Planning Commission Approval</i> Initiate cost review of 75% CDs								●	07/27/27				
<i>CD 80% Code Review Meeting with City</i>								●	08/03/27				
<i>City Council Approval</i>								●	08/17/27				
<i>CD 90% Page Turn Review - Meeting #12</i>								●	08/31/27				
<i>CD 100%</i> - Initiate cost review of 100% CDs - Initiation of three-week city review								●	09/07/27				
<i>Complete Drawings and Specifications submitted for posting</i>									●	09/17/27			
bidding (sept 2027 - oct 2027)													
construction (oct 2027 - may 2029)													
<i>Substantial Completion</i>												11/1/28	●
<i>Final Completion</i>												5/31/29	●

* Schedule is based upon past PW design experiences. Design phases can be accelerated as needed to allow for additional city review and a longer construction duration.



GOVERNMENT PRACTICE LEADER

JONATHAN LOOSE, *PE, LEED AP*

valparaiso university | BS, Mechanical Engineering

With his mechanical engineering background, Jonathan works closely with his clients to understand their needs and expectations. Jonathan is an associate of the firm, and with more than 22 years of experience working with municipal clients has gained a unique set of skills that pair an understanding of building infrastructure needs with the organizational and operational relationships that exist between different municipal departments. He will make sure that you have a solid plan for designing and incorporating the entire department, while looking long-term at the most effective approaches to using them to best serve your community.

city of forest lake | Pubic Works Facility Space Needs Study, New Public Works Facility

city of inver grove heights | Central Maintenance Facility Needs Analysis, New Central Maintenance Facility

city of otsego | Public Works Cold Storage Facility, City Hall and Public Works Space Needs

city of orono | New Public Works Master Planning

city of wyoming | New Public Works Center



PUBLIC WORKS PLANNER

JON WALLENKAMP, *AIA, ALA*

university of wisconsin - milwaukee | BS, Architecture

Jon began his career with Kueny Architects managing projects for 10 years and served as the principal architect over the last 24 years. He has served as project manager on over 45 municipal engagements across the Midwest including major public works, safety, and transit engagements. His management experience has covered over 4 million square feet of needs assessment, facility design and construction oversight. His experience in operational planning will be crucial during the design and planning efforts for the MSC.

city of west allis | New Public Works Facility

city of cedarburg | New Public Works Facility

city of mequon | New Public Works Facility

city of des moines | New Public Works Facility

city of west des moines | New Public Works Facility

city of urbandale | New Public Works Facility

city of cedar rapids | New Public Works Facility



PROJECT MANAGER/ SUSTAINABILITY LEAD

JAKE WOLLESAK, A/A

university of minnesota | BA, Architecture
university of minnesota | Master of Architecture

Jake will be responsible for translating and implementing the project goals. He will coordinate with the Design Team to ensure relevant details are being included throughout, and facilitate the Construction Administration process. Jake has special expertise working with teams to lead the B3 process and will ensure the building design is on track for this target.

city of cottage grove | New Public Works Utility Facility

city of inver grove heights | New Central Maintenance Facility

city of otsego | City Hall & Public Works Space Needs, New City Hall Public Works Addition

city of rosemount | Police & Public Works Space Needs Study

anoka county | Highway Refinish Garage Floor

carlton county | Barnum Transportation/Maintenance Facility

lac qui parle county | New Highway Operations Center



PROJECT DESIGNER/ ASSISTANT PROJECT MANAGER

JORDAN MEDEIROS

university of minnesota | BS, Architecture

As Project Designer/Assistant Project Manager, Jordan will utilize her broad range of experience with public sector facilities to ensure needs are communicated and met between all project stakeholders. Her intuitive, solution-based design approach and collaboration-based workflow are strengths she brings to a team navigating the design process.

city of forest lake | Public Works Facility Space Needs Study, New Public Works Facility

city of inver grove heights | Central Maintenance Facility Needs Analysis, New Central Maintenance Facility

city of otsego | City Hall and Public Works Space Needs, Public Works Expansion & Renovation

city of rosemount | Police & PW Space Needs Study

carlton county | Barnum Transportation/Maintenance Facility

rice county | Highway Building Addition & Renovation



WORKPLACE STRATEGIST / INTERIOR DESIGNER

SAM EPPING, *CID, RID*

university of minnesota | BS, Interior Design

Sam works with clients to define their needs, keeping functional relationships and future-readiness integral to the process. Her interior design background provides a strong basis for developing program needs and analyzing space utilization and functionality. Sam is experienced in creating a great interior environment for all staff, even in maintenance areas. She knows how to reconcile this building type with the B3 requirements.

city of inver grove heights | New Central Maintenance Facility

city minneapolis | South Minneapolis Community Safety Center

city of new prague | Police Facility

city of otsego | New Fire Station

city of white bear lake | Public Safety Addition & Renovation

city of woodbury | New Space Buildout



PUBLIC ENGAGEMENT COORDINATOR

MELISSA STEIN

north dakota state university | BS, Environmental Design

north dakota state university | Master of Architecture

As Public Engagement Coordinator for your project, Melissa will combine her depth of experience in assessing client needs and goals to effectively communicate the process to the community at-large. She will also help assist, to the degree needed, with social media, and city website support, and any other platform needed to keep the community informed. Generating simple graphics with the needs and solutions is our forte, and has been highly successful in community open houses to help keep the community involved and abreast of progress.

city of burnsville | Public Works Evaluation

rice county | Highway Building Addition and Renovation

city of minneapolis | South Minneapolis Community Safety Center

city of minnetonka | Public Safety Facility Addition & Remodel

city of saint paul | Public Safety Training Facility

city of white bear lake | Public Safety Addition & Renovation



MECHANICAL ENGINEER

REED PAITICH, PE

university of minnesota | BS, Mechanical Engineering

As the Mechanical Engineer, Reed's role is to implement the project design into a complete set of construction documents. He works collaboratively with each client to develop engineering solutions that balance the cost of the system with long-term maintenance and operations. Reed will work directly with the Owner and the construction team to ensure all aspects of the project are successfully implemented. He will be readily available throughout the design and the construction phases and will complete a final project punch list to ensure the full project intent is completed to your satisfaction. His experience in sustainable design and B3 standards is a major asset to the effectiveness of our design process.

village of buffalo grove | New Public Works Facility

city of richfield | Public Works Office Remodel

city of woodbury | Public Safety Facility Addition & Renovation

state of minnesota | MNDOT Ground Water Remediation, Transportation Building HW Modifications, Stassen Building Hot Water System, MNDot Repair De-watering System



ELECTRICAL ENGINEER

BRADLEY JOHANNSEN, PE, LEED AP

university of iowa | BS, Electrical Engineering

Bradley will work with you throughout the design process. He ensures quality through all phases of construction and guarantees uninterrupted service delivery for the life of the facility through efficient and reliable power systems. Bradley's experience in the public sector gives him a deep understanding of the high level expectations of sustainable and seamless electrical systems.

city of orono | Public Works Facility

village of glenview | Public Works Site Improvements

el paso county | New Public Works Facility

elbert county | Public Works Road & Bridge

ramsey county | Public Works Fuel Tank Replacement

scott county | Public Works Roof, New Public Works Vehicle Warm Storage Building



TECHNOLOGY SPECIALIST

DANIEL KRUTH, *BICSI, RCDD*

Dan has been involved in Technology for over 30 years. His roles as Project Manager, Design Engineer, and Account Manager have all specialized in structured cabling design for technology systems. His experience includes advanced data infrastructure, outside plant communications, fiber optics, grounding and bonding, security, video surveillance, fire alarm, access control, VOIP, WiFi, public address systems, and Distributed Antenna Systems. Dan has held a Registered Communications Distribution Designer (RCDD) accreditation for 19 years. His passion drives his attention to detail and focuses on seamless project success throughout the project.

city of becker | Police & City Hall Addition & Renovation

city of lakeville | City Hall Improvements

city of virginia | Virginia Public Safety Facility

city of white bear lake | Public Safety Facility

city of wray | Wray City Hall and Civic Center

city of wyoming | Police Department Renovation



CIVIL ENGINEER

DAVE REY, *PE*

university of wisconsin | Civil and Environmental Engineering

Dave began his engineering career in 1994. Prior to joining Bolton & Menk in 2020 as a principal engineer, Dave served as the co-owner of Anderson-Johnson Associates, now a Bolton & Menk company. Dave is involved with large-scale site development, grading, and stormwater management projects, including multiple school and government projects. Dave puts an emphasis on client relationships and is always looking out for their best interests.

city of otsego | City Hall and Public Works Space Needs

city of inver grove heights | Central Maintenance Facility Plan

carlton county | Barnum Transportation/Maintenance Facility Addition and Renovation

city of burnsville | Police & City Hall

city of eagan | City Hall & Police Additions & Renovations



STRUCTURAL ENGINEER

MATT RICKER, PE

university of minnesota | BS, Civil Engineering
university of minnesota | MS, Structural Engineering

With decades of experience in structural engineering, Matt has a strong track record of delivering successful public sector projects. Known for his responsiveness and practical problem-solving, he ensures complex government projects are completed efficiently, balancing structural integrity, budget considerations, and long-term durability.

city of robbinsdale | Public Works Lintel Repair
city of cottage grove | New Utility Building, City Hall
swift county | New Highway Shop
meeker county | New Public Works Facility
steele county | Maintenance Shop
city of burnsville | Police Department & City Hall
city of stillwater | Police Department & City Hall



COST ESTIMATOR

JONATHAN MURRAY, LEED AP

university of wisconsin - stout | BS, Construction

Jonathan Murray is a senior cost consultant providing independent design-phase estimating across multifamily, K-12, higher education, data center, historic renovation, commercial, industrial, and municipal work. He supports informed decisions at key design milestones by testing scope and alternatives against budget, schedule, durability, energy performance, and long-term operating considerations. His clear, objective cost analyses help project teams evaluate adaptable, people-centered facility solutions and understand the lifecycle implications of early design choices.

city of forest lake | Pubic Works Facility Space Needs Study, New Public Works Facility
city of inver grove heights | CMF Needs Analysis, New Central Maintenance Facility
city of otsego | Public Works Cold Storage Facility, City Hall and Public Works Space Needs
city of wyoming | New Public Works Center
lac qui parle county | New Highway Operations Center

PUBLIC WORKS FACILITY DESIGN FACTORS

efficiency of operations

Every decision about the building's design and layout have a related cost implication. Finding the right balance of space allocation, functional capabilities, building construction and systems, and operational expenses will allow the city to realize a maximum return on investment. Wold will offer insights as to how operations-based design will help the City of Columbia Heights to realize the benefits of increased operational efficiency while also maximizing the construction budget through efficient construction.

Some of the key areas of your program that the Wold team is prepared to address include:

vehicle storage

Providing adequate, functional garage space for parking of your fleet and equipment is of critical importance - this is by far the largest allocation of program space, so you want to be assured that you are recognizing every efficiency available while at the same time creating a highly functional environment. Well planned vehicle circulation, parking, storage, and workflow will result in a reduction of lost time at the beginning and end of each day. Wold will address the following items during the design of your vehicle garage:

- Clarity of circulation/traffic patterns
- Adequate door sizes and efficient locations
- Environmental controls, zoned/variable exhaust
- Natural light
- Infra-red heating
- Fume-actuated controls
- Loop detection
- High-durability for 24/7 use

staff areas/shops

Staff areas need to be designed to have efficient workflow between the garage, maintenance, and office areas. Well planned meeting rooms, locker rooms, restrooms, laundry, copy/work rooms, and break rooms are also key to ensuring staff efficiency and well-being. Wold will work with your team to address the following:

- Anticipated needs/changing demands into the future
- Adequate facilities for painting, welding, caged storage
- Appropriate planning for clean and dirty activities
- Efficient workflow
- Workplace safety and security
- Adequate lunch room/break room areas
- locker rooms sized for current and future capacity

truck wash bays

The inclusion of vehicle wash bays also supports extending the life and increasing the resale value of your vehicles. Clean vehicles also enhance employee pride and public image of the department. Wold will help you to work through considerations for the following:

- Manual vs. automated wash
- Rainwater collection
- Underbody flush spray
- In-ground loop sensors
- Mezzanines/catwalks

maintenance, parts, and small equipment

The ability to perform maintenance on all of your vehicles in-house will result in reduced costs and increased longevity. Wold's experience in planning and designing public works facilities afford us the ability to bring ideas and suggestions for planning your maintenance facilities to the forefront. We also maintain close working relationships with vendors who will assist in laying out an efficient and effective maintenance garage reflective of your unique operational objectives. Among the elements Wold has designed are the following:

- Bridge cranes
- Above-ground lifts
- Fuel island (diesel and unleaded)
- Fluid management system (storage/distribution)
- Distributed pressure wash/hot water systems
- Salt brine mixing system
- Workbench exhaust
- Welding exhaust
- Vehicle exhaust extraction
- Material Testing Lab
- Sign Shop
- In-floor Heat

office / public service areas

The design of office environments for your staff must provide appropriate workspace for all users, while at the same time being flexible to accommodate future growth and changes. Proper work environments also promote staff health, employee retention, and reduction of sick days. Important design considerations include:

- Security of staff/public interactions (including access control)
- Functional, customer-friendly service counters and reception
- Natural lighting and lighting controls
- Appropriate finishes (warm and inviting, but also durable)
- Flexible, ergonomic furniture systems
- Adequate controls to manage internal temperature and air movement

PUBLIC WORKS EXPERIENCE

We bring integrated planning, architecture, and engineering to public works facilities shaped around daily operations. We study crew workflows, vehicle and equipment movement, fleet maintenance, storage, shop activities, and yard circulation to create clear, safe separation between people, vehicles, and work zones. Our approach supports employee wellbeing, efficient service delivery, and continuity of operations while accommodating changing needs.

Together with Kueny Architects, we pair that integrated perspective with deep operational specialization in public works, highway, fleet, maintenance, and municipal service center environments. We translate operational requirements into durable, adaptable facilities and phased construction strategies that maintain continuity during construction. By connecting practical operations with disciplined, cost-conscious planning, we help clients make informed decisions about capacity, circulation, safety, resilience, and long-term implementation.

WOLD EXPERIENCE

TOWN OF BASALT - New Public Works Facility Planning; **CITY OF BROOKLYN PARK** - Operations & Campus Improvements, Renovation/Addition to Buildings A, B, & C – New Building D; **VILLAGE OF BUFFALO GROVE** - Public Works Building; **CITY OF COTTAGE GROVE** - New Public Works Utility Facility; **CITY OF DAcono** - Public Works Master Plan and Design Concept; **TOWN OF ERIE** - Facilities Master Planning Including Public Works; **CITY OF FARMINGTON** - Public Works; **CITY OF FOREST LAKE** - Public Works Space Needs Study; **CITY OF INVER GROVE HEIGHTS** - Central Maintenance Facility Space Needs Study; **VILLAGE OF LAKE IN THE HILLS** - Public Works Facility Addition; **CITY OF LONE TREE** - Public Works Facilities Needs Assessment; **CITY OF OTSEGO** - Public Works Expansion & Renovation, Public Works Cold Storage Facility; **VILLAGE OF PALATINE** - Public Works Facility; **CITY OF WYOMING** - Public Works Master Planning; **CITY OF WOODSTOCK** - Public Works Facility; **COMED** - Vehicle Storage Building; **HUNTLEY PARK DISTRICT** - New Park Maintenance Facility; **IDOT** - Eisenhower Maintenance Facility; **CARLTON COUNTY** - Barnum Transportation/Maintenance Facility; **CHAFFEE COUNTY** - New EMS Building; **ELBERT COUNTY** - New Road & Bridge Shop; **EL PASO COUNTY** - New Public Works Prototype Design; **LA QUI PARLE COUNTY** - New Highway Operations Center; **MEEKER COUNTY** - New Public Works Facility & Cosmos; **RICE COUNTY** - Highway Facility; **SCOTT COUNTY** - Highway Facility; **SWIFT COUNTY** - New Highway Maintenance Facility; **WILLIAMSON COUNTY** - New Highway Department Facility; **YELLOW MEDICINE COUNTY** - New Highway Department Facility

KUENY EXPERIENCE

CITY OF AURORA - New Public Works Facility; **VILLAGE OF BAYSIDE** - New Public Works Facility; **VILLAGE OF BROWN DEER** - New Public Works Facility; **CITY OF BURLINGTON** - New Public Works Facility; **CITY OF CEDAR RAPIDS** - New Public Works Facility; **CITY OF CEDARBURG** - New Public Works Facility; **CITY OF DES MOINES** - New Public Works Facility; **CITY OF DUBUQUE** - New Public Works Facility; **CITY OF EAU CLAIRE** - New Public Works Facility (Storage & V. Maintenance); **CITY OF ELKHORN** - New Public Works Facility; **VILLAGE OF GRAFTON** - New Public Works Facility; **CITY OF HUBER HEIGHTS** - New Public Works Facility; **CITY OF MEQUON** - New Public Works Facility; **CITY OF MOLINE** - New Public Works Facility; **CITY OF OSHKOSH** - New Public Works Facility; **VILLAGE OF PEWAUKEE** - New Public Works Facility; **CITY OF STERLING HEIGHTS** - New Public Works Facility; **CITY OF SUN PRAIRIE UTILITIES** - New Public Works Facility; **CITY OF URBAN DALE** - New Public Works Facility; **CITY OF WAUWATOSA** - New Public Works Facility (Remodel); **CITY OF WEST ALLIS** - New Public Works Facility; **CITY OF WEST DES MOINES** - New Public Works Facility; **VILLAGE OF WESTON** - New Public Works Facility; **VILLAGE OF CALEDONIA** - New Public Works Facility; **COUNTY OF ASHLAND** - New Highway Facility; **COUNTY OF BURNETT** - New Highway Facility; **COUNTY OF KENOSHA** - New Highway Facility; **COUNTY OF PORTAGE** - New Highway Facility; **COUNTY OF SCOTT** - New Highway Facility

RELEVANT EXPERIENCE



CITY OF COTTAGE GROVE UTILITIES DEPARTMENT COTTAGE GROVE, MINNESOTA

Wold partnered with the City of Cottage Grove to transform an immediate space need into the first phase of a long-term Public Works campus. Beginning with a 2022 study, we planned a new Utilities Garage and office building to relieve pressure at the existing facility and give utility staff dedicated space for their daily work. The building brings vehicle storage and work areas together with offices, while its design establishes a cohesive identity for future development on the site. The broader master plan also includes a water treatment plant and anticipates the phased relocation of Public Works operations. Following City authorization to proceed with design in 2023, the building was completed in February 2025.

THIS EXPERIENCE DEMONSTRATES OUR ABILITY TO CONNECT A FUNCTIONAL, PEOPLE-CENTERED FACILITY WITH A LARGER SITE PLAN, ADDRESSING CURRENT WORKFLOW AND SPACE NEEDS WHILE LEAVING ROOM FOR OPERATIONS TO EVOLVE

SCOTT COUNTY PUBLIC WORKS STORAGE BUILDING JORDAN, MINNESOTA

Following completion of Scott County's countywide facilities master plan in 2017, Wold was retained to implement the improvements identified to meet the County's space needs through 2040. At the public works campus in Jordan, relocating most engineering staff to new facilities in Shakopee would free up office space, but the need for additional truck storage remained. A new building dedicated to tandem-axle plows with attached tow plows addressed that need and improved fleet operations. The insulated, pre-engineered steel building was selected to control costs and expedite construction so it could be used during the winter of 2019.

TARGETED FLEET STORAGE CAN IMPROVE
OPERATIONS WHILE CONTROLLING COSTS





VILLAGE OF BUFFALO GROVE PUBLIC WORKS FACILITY

BUFFALO GROVE, ILLINOIS

Wold helped the Village of Buffalo Grove turn a facility-wide assessment into a new home for Public Works. After identifying replacement as a priority, we evaluated existing warehouses for adaptive reuse and designed the conversion of one into a 131,800-square-foot facility. The renovated building brings division workspaces, drive-through vehicle storage, nine fleet maintenance bays, central supply storage, and two wash bays together in a layout built around daily operations. A multipurpose training room also serves as the Village's Emergency Operations Center, while a new salt dome and material storage bins support work across the site. The facility was completed in 2024.

BUFFALO GROVE DEMONSTRATES HOW WOLD CAN CARRY A PUBLIC WORKS PROJECT FROM NEEDS ASSESSMENT THROUGH DESIGN, ORGANIZING STAFF, FLEET, MAINTENANCE, AND STORAGE FUNCTIONS INTO A FACILITY THAT MAKES BETTER USE OF SPACE AND SUPPORTS THE PEOPLE WHO KEEP A CITY RUNNING

MEEKER COUNTY NEW PUBLIC WORKS FACILITY

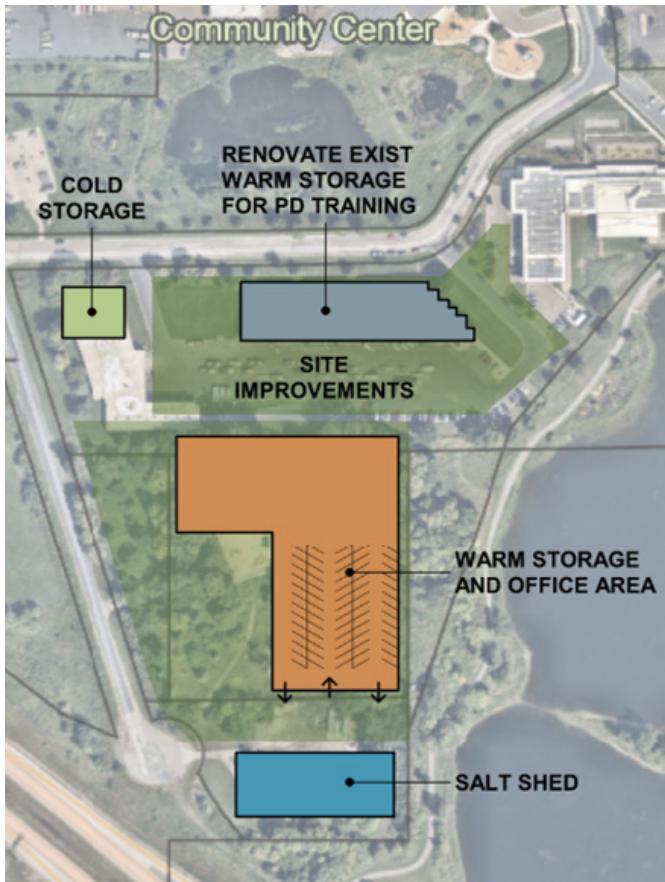
LITCHFIELD, MINNESOTA

Wold partnered with Meeker County and MnDOT to deliver a new public works facility that replaces the county's aging downtown location and supports both county and state operations. The facility includes 3,000 square feet of administrative offices and 24,000 square feet of vehicle storage and maintenance space, including warm vehicle storage and a 4,000-square-foot mechanics area with repair bays. Locker rooms, a staff break room, mezzanine storage, parts supply, and a sign shop further support daily operations.

Geothermal heating and cooling anchors the facility's sustainable design, providing an efficient, all-season approach to indoor comfort. Passive daylighting, shading devices, CO2 monitoring, and passive heating strategies complement the geothermal system while supporting a healthy, functional work environment.



RELEVANT EXPERIENCE



INVER GROVE HEIGHTS CENTRAL MAINTENANCE FACILITY INVER GROVE HEIGHTS, MINNESOTA

Wold partnered with the City of Inver Grove Heights to plan a Central Maintenance Facility that supports growing Public Works operations while maintaining the services residents rely on. Through staff interviews, facility assessments, and projections of needs through 2045, we identified where the existing buildings and site constrained daily work. We then evaluated options to better coordinate streets, fleet, utilities, natural resources, and parks maintenance, with improved space for vehicles, equipment, materials, and staff. The recommended plan positions new construction to limit disruption to current operations and allows the City to adapt as its needs evolve. Wold is now carrying that operations-focused plan into the design of the new facility.

THIS EXPERIENCE DEMONSTRATES OUR ABILITY TO MOVE FROM NEEDS ASSESSMENT TO FACILITY DESIGN WITHOUT LOSING SIGHT OF THE PEOPLE AND WORKFLOWS THAT SHAPE PUBLIC WORKS. WE UNDERSTAND HOW TO PLAN FOR LONG-TERM FLEXIBILITY WHILE KEEPING ESSENTIAL OPERATIONS RUNNING THROUGHOUT IMPLEMENTATION

YELLOW MEDICINE COUNTY HIGHWAY MAINTENANCE FACILITY GRANITE FALLS, MINNESOTA

Wold partnered with Yellow Medicine County to advance the first phase of a long-range highway maintenance facility plan in Granite Falls. The constructed 5,670-square-foot office and staff-support building provides the highway department with more functional space for daily operations while establishing a clear path for future growth. Designed to complement, not replace, the existing vehicle-storage building, which remains in service, the new facility supports immediate operational needs and a scalable future. The plan also positions the county for a potential Phase 2 vehicle-maintenance expansion connected to the existing storage building, allowing the department to build on this essential first-phase investment as needs evolve.

NEAR-TERM PUBLIC WORKS INVESTMENT CAN MAINTAIN OPERATIONS WHILE ESTABLISHING A FLEXIBLE FOUNDATION FOR FUTURE FLEET AND MAINTENANCE NEEDS

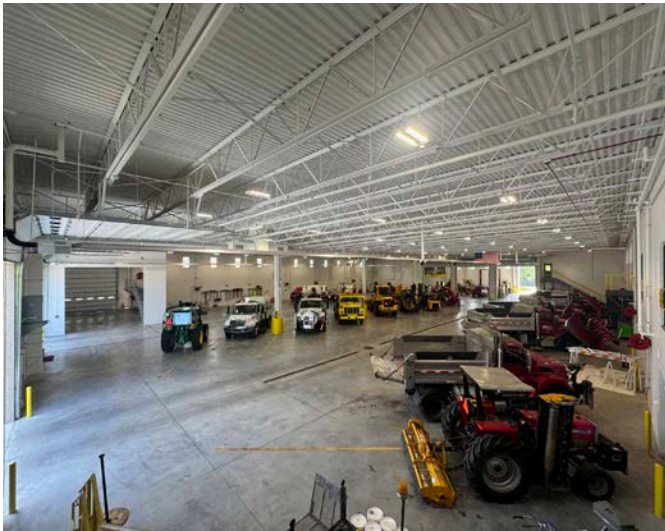


CITY OF SUN PRAIRIE UTILITIES

SUN PRAIRIE, WISCONSIN

Kueny Architects was contracted in 2018 to assess the condition of its 50-year-old building and conduct a space needs assessment study. Findings indicated the need for a new, larger site. A new site was found and a new 80,000 s.f. facility was proposed.

Status: The final design completed in October of 2020 included a facility that met all of the needs of the utility and was certified as LEED Gold. The project completed construction in 2025.



VILLAGE OF PEWAUKEE PUBLIC WORKS FACILITY

PEWAUKEE, WISCONSIN

Kueny Architects was contracted in late 2019 to assess the condition of the Village's municipal facilities and determine a specific long-term approach to its Public Works space needs. Findings indicated a need for 38,000 s.f. of new construction on the existing site to house administration, amenities, streets, shops, vehicle storage, and maintenance.

APPLETON VALLEY TRANSIT

APPLETON, WISCONSIN

The three-part project began with systems analysis and space needs assessment followed by construction documents, bidding, and construction oversight. The project added (3) new areas, (1) long service bay for articulated buses, (1) paint/body bay and additional bus storage. (Partial FTA Funded) Phase 1 office was completed in 2024. Phase 2 for the fleet garage and repair is schedule to start construction in early 2027. The facility is supported by 18 4,500 ft Geothermal loops/bores.



OUR WORK PLAN & DELIVERABLES

We provide a comprehensive package of professional design and management services for each of our clients. All engineering and consultant services are provided in our fee. We look at each business relationship as long term and, therefore, strive to earn our commission through sustained performance and client satisfaction.

leverage staff experience with our expertise

In concert with the oversight of the Public Works Taskforce we will establish work groups in the Schematic Design Phase to begin defining the operational objectives of each specialized topic so that all the goals are identified and a plan and budget to achieve each one is incorporated into the design process.

schematic design

- Confirm building departmental relationship diagramming of the approved scope of work
- Confirm all existing condition information needed for the site is processed
- Confirm the program and building diagram
- Preliminary discussion regarding Sustainable goals, B3 & review tracking tool with required stakeholders
- Engage with Community Stakeholders (initial open house and public outreach, understand basic public anxieties to address directly throughout)
- Present Schematic Design to council
- Review initial phasing desires and implications - develop approach
- Review Schematic Design Report
- Confirm with Building Officials all needed submittals

schematic design deliverables include:

- A refined schematic layout and scope of work including space program
- Conceptual building layout approved by the users and PWTF, council
- Community Open House & Materials
- A schematic design report highlighting suggestions and opportunities that are found
- Updated construction estimate and schedule

design development

- Develop the detailed floor plan based on input from the users
- Facilitate meetings with all departments and staff to build the User Group Drawings
- Develop User Group Drawings that include all materials identified, conceptual furniture layouts, electrical requirements, storage, etc
- DD submittals for B3 completed.
- Community Design Presentation with PWTF and staff engaged, discuss costs and funding along with calculation to show cost neutral budget moving forward based on efficiencies gained
- Facilitate meetings with stakeholders and users to finalize exterior and interior design elements
- Meet with the City to finalize all required submittals
- Present Design Development to council

design development deliverables include:

- Detailed User Group Drawings approved by Core Planning Group, including phasing approach
- Final plan and interior design approved by Core Planning Group
- Community Open House & Materials
- Updated construction estimate and schedule
- A Design Development Document approved by the Leadership (PWTF) prior to starting the next phase

construction documents

- Take all input received from Design Development and incorporate that information into the bidding documents
- Complete bidding documents, details, and specifications for the project
- CD submittals for B3 finalized
- Review and Present final Construction documents to the city council
- Work with the city on bidding requirements and construction contracts
- Community Open House to discuss final design, local participation of contractors and economics, etc.
- Work with city staff on the bidding schedule and approvals
- Review final bidding documents with appropriate County staff and departments

construction documents deliverables include:

- Complete bidding documents
- Community Open House & Materials
- Final construction estimate and schedule
- A Construction Document Submittal approved by city prior to Bidding
- Construction Disruption Avoidance Plan created, includes phasing and staffing plans

OUR WORK PLAN & DELIVERABLES

CONTINUED

bidding and negotiation

- Develop a detailed list of potential bidders for the work and invite them to bid on the project
- Answer questions from bidders and issue addenda as needed
- Facilitate a pre-bid meeting if needed
- Coordinate with the city on collection of the bids and reading of the bids
- Prepare a bid tabulation and recommendation

bidding and negotiation deliverables include:

- A list of potential bidders for the work including all sub-bidders
- Addenda for the bidding documents
- A bid tabulation on bid day
- A recommendation for award to low bid contractors

construction administration

- Facilitate and manage a pre-construction meeting with the selected construction team
- Answer questions and interpret the construction documents
- Issue changes in the work as authorized by the Owner
- Ensure conformance to the Construction Documents
- Provide periodic on site observation of construction progress and critical construction components
- Attend regular construction meetings with the owner, contractor, and subcontractors
- Monitor and ensure completion of punch list and warranty items after occupancy

construction administration deliverables include:

- Finalize Construction Disruption Avoidance Plan directly with contractor feedback for desired improvements/modifications
- Track B3 construction waste handling and specific material selection requirements through submittals
- Change Orders as approved by the Owner
- Punch list of completed areas of construction prior to occupancy
- Punch list/issue tracking log updated throughout warranty/close-out period

beyond occupancy

We are committed to a successful project experience for Columbia Heights. We know that as you move in and live in your new facility, there will be minor modifications you desire and warranty items that need to be addressed. Wold is committed to every client to work through these issues and keep all citizens and staff proud and excited about their new facilities. After all, our reputation relies on your perspectives.

deliverables for post-occupancy include:

- Resolving warranty and maintenance issues
- Developing solutions for requested modifications
- Continued site visits
- Eleven month walkthrough to ensure warranty compliance
- Assist in utility tracking and set POE process for B3

RATES & CHARGES

FOR NON-PERSONAL

reimbursable expenses

Customary reimbursable expenses would be in addition to our fixed fee proposal and typically run between \$3,000 and \$4,000 per million in construction for projects like this. Customary reimbursable expenses include:

- Mileage in connection with the work
- Printing and copying
- Phone charges
- Postage and mailing
- Reprographics (work bid set)

These customary reimbursable expenses would be billed at cost without mark-up. Bid set printing is not included as a reimbursable expense, but would be directly billed to you to allow you to save on sales tax. With an estimated \$24.8 million construction budget, we believe that we would not exceed \$66,000 in reimbursable expenses, billed as an actual to maximum cost throughout CA and Post-occupancy.

REFERENCES

CITY OF COTTAGE GROVE

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CITY OF FOREST LAKE

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PUBLIC WORKS DIRECTOR

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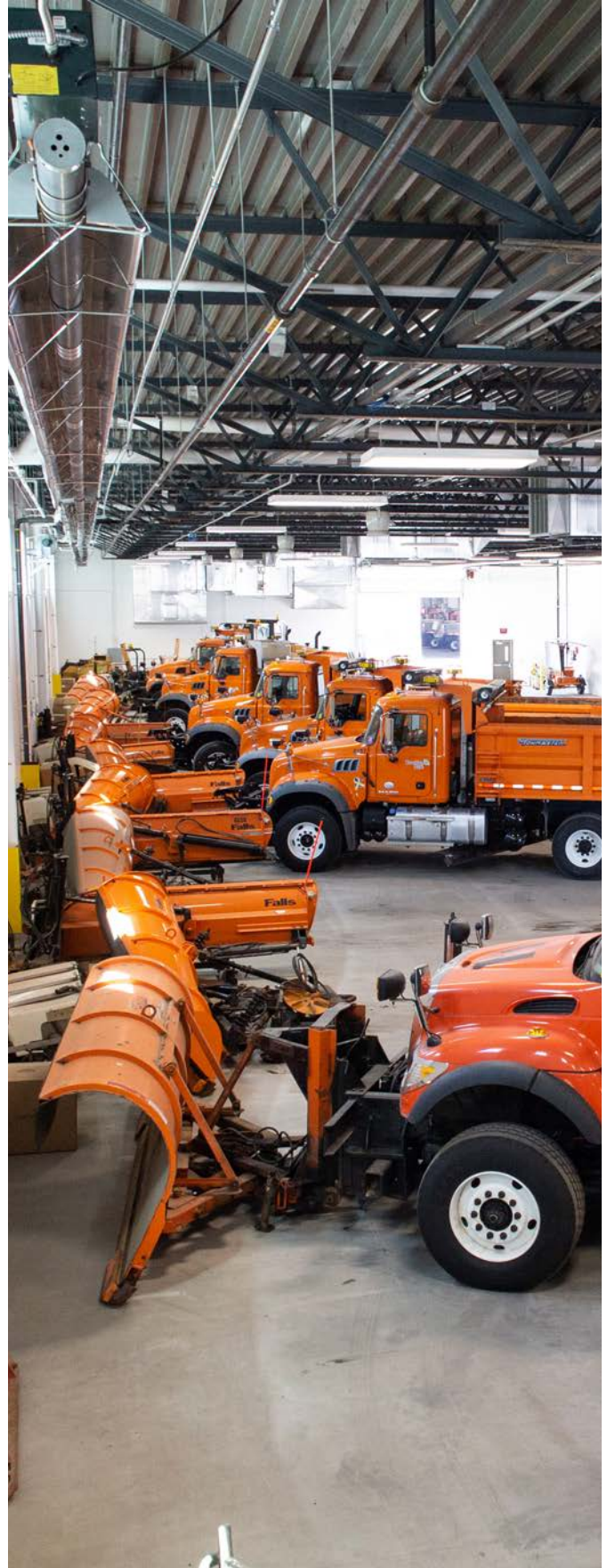
VILLAGE OF BUFFALO GROVE

MICHAEL SKIBBE

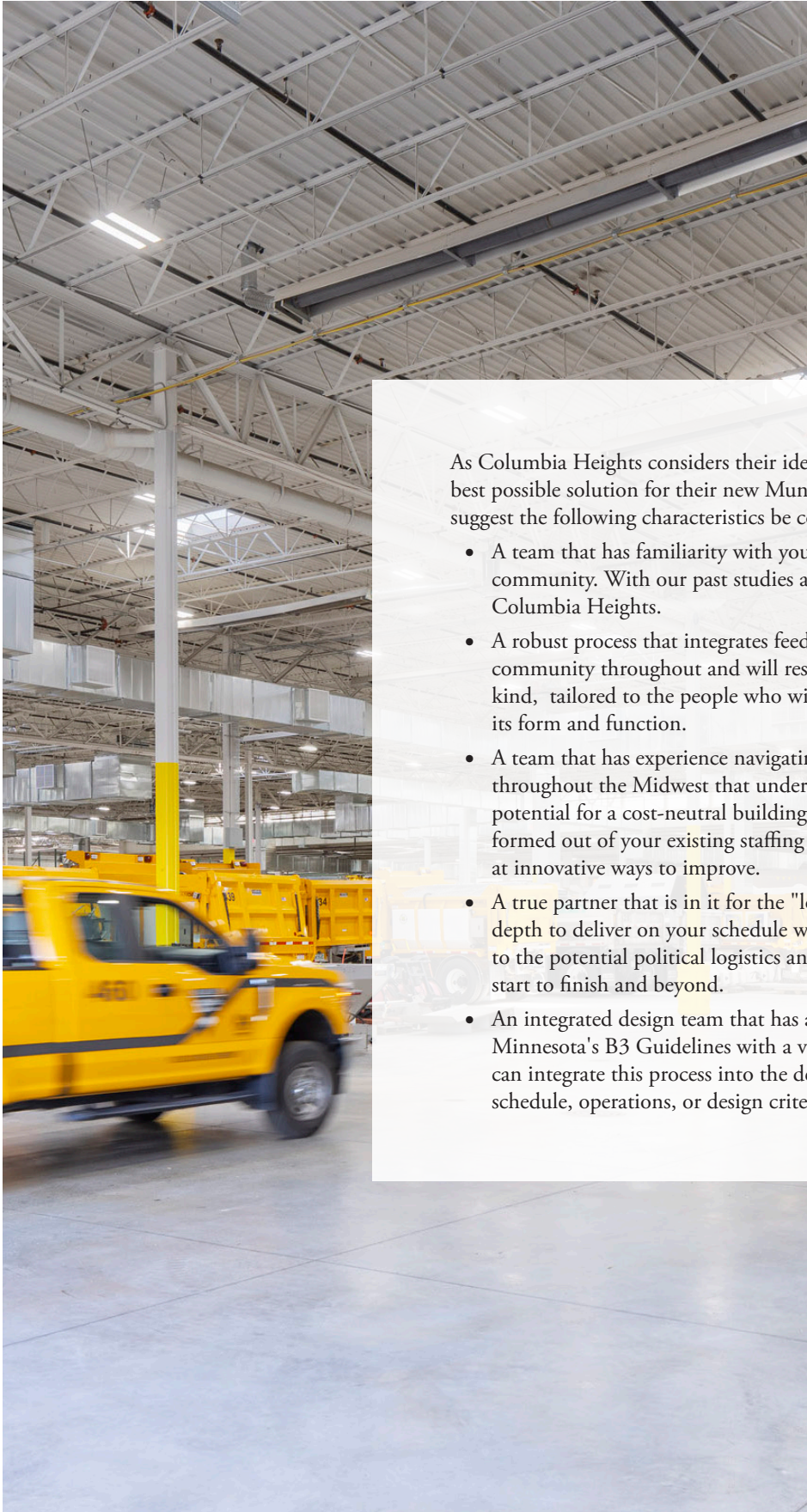
DIRECTOR OF PUBLIC WORKS

847 459 2545

MSKIBBE@VBG.ORG



WHY WOULD?



As Columbia Heights considers their ideal partner to fully implement the best possible solution for their new Municipal Service Center, we would suggest the following characteristics be considered:

- A team that has familiarity with your city, your council, and your community. With our past studies and work we've completed with Columbia Heights.
- A robust process that integrates feedback from all users, the City, and community throughout and will result in a design that is one-of-a-kind, tailored to the people who will work within and benefit from its form and function.
- A team that has experience navigating Public Works and City projects throughout the Midwest that understands PW operations and the potential for a cost-neutral building in developing ideal operations formed out of your existing staffing and operations, but also looking at innovative ways to improve.
- A true partner that is in it for the "long-haul" and one that has the depth to deliver on your schedule while truly dedicating themselves to the potential political logistics and support that's needed from start to finish and beyond.
- An integrated design team that has a deep understanding of Minnesota's B3 Guidelines with a variety of projects and seamlessly can integrate this process into the design without compromising schedule, operations, or design criteria.



minnesota | colorado | illinois | indiana | tennessee