



**GT** ARCHITECTURE

QUALIFICATIONS PREPARED FOR  
**CITY OF DICKINSON –  
BALER/RECYCLING BUILDING  
EXPANSION**  
*DICKINSON, NORTH DAKOTA*  
SEPTEMBER 18, 2023

401 West Villard Street, Suite 206  
Dickinson, ND 58601  
701.483.8434 | GTARCHITECTURE.COM



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September 18<sup>th</sup>, 2023

Selection Committee  
City of Dickinson  
Dickinson, North Dakota 58601

Re: Baler/Recycling Building Expansion

Dear Selection Committee:

GT Architecture is pleased to present our qualifications for the City of Dickinson's Baler/Recycling Building Expansion project. We have compiled the requested information for your review.

GT Architecture is headquartered in Dickinson and has been in business for over 10 years. We bring a local perspective, as well as unsurpassed commitment to client service. We are vested in this community we live in. We value the relationships we have with area manufacturers, industry, local contractors and the education system. Our team brings a shared commitment to a high level of design excellence and sustainability.

We are dedicated to providing collaboratively balanced service that delivers both quality design and technical excellence, assisting our clients through the design and construction process. GT Architecture is committed to building solutions that respect the decisions of our clients, provide innovative solutions, and establish long-term relationships. We will be patient and thorough with communications, attention to detail and the participatory process for the City of Dickinson.

We look forward to discussing this proposal in person and to answer any questions. Thank you for the opportunity to present our qualifications.

Sincerely,

A handwritten signature in black ink that reads 'Brian Gregoire'.

Brian Gregoire, AIA, Principal

[brian@gtarchitecture.com](mailto:brian@gtarchitecture.com)



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Image: City of Dickinson, Salt Brine Building

# FIRM INFORMATION

**GT Architecture** is a client-focused design firm headquartered in Dickinson, ND. We take pride in our ability to establish long term friendships with our clients. We start by listening to each client's needs and dreams while offering valuable insight to the building process.

We have a diverse background in commercial, educational, industrial and residential projects. A team approach and broad base of expertise enables us to deliver projects on time and on budget. Our team has the training and skills to produce a creative and thoughtful design based on your needs and desires. We will help you achieve the greatest value in your building while working to reduce construction costs.

#### HISTORY:

2012 Founded as an S-Corporation Limited Liability Company in ND.

#### LICENSURE:

Registered to practice Architecture in: ND, SD, MT and TX.

#### LEADERSHIP EXPERIENCE:

<u>Yrs. Experience</u>	<u>GT</u>	<u>Others</u>	<u>Total</u>
Brian Gregoire	11	8	19 yrs.
Jared Twogood	11	3	14 yrs.

#### STAFF:

Two partners have ownership in the corporation. There are 4 people in the firm.

## Consulting Engineers:

Civil Engineering:



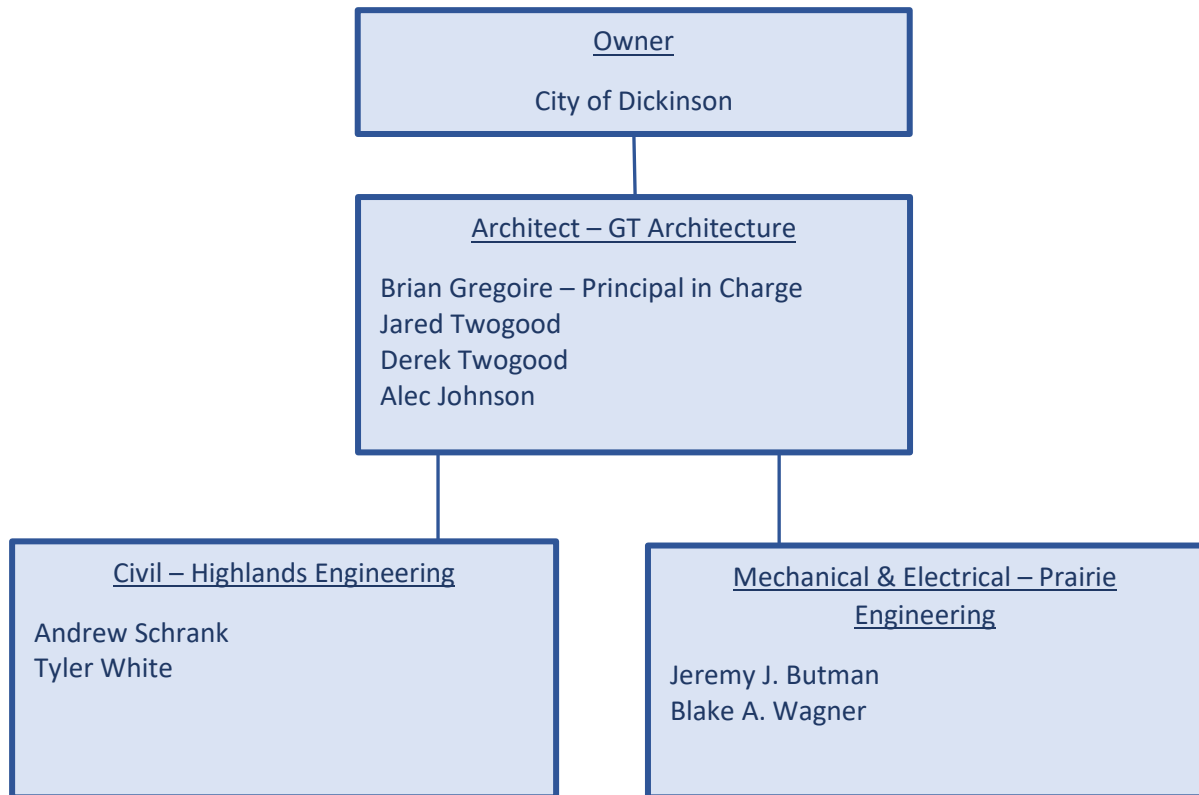
Mechanical & Electrical Engineering:





# ORGANIZATIONAL CHART

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# TEAM MEMBERS

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**Brian Gregoire, AIA**

PRINCIPAL-IN-CHARGE

**GT Architecture**

YEARS OF EXPERIENCE: 19 | LICENSED ARCHITECT: ND# 1883

**RELEVANT PROJECT EXPERIENCE:**

- Dickinson Public Schools, Dickinson, ND
  - Jefferson Elementary Re-roof
  - Master Plan
- Dickinson SDA School, Dickinson, ND
- Elgin Public School Boiler Upgrade, Elgin, ND
- Flasher Public School, Flasher, ND
  - High School & Gymnasium Addition
  - Vo-Tech Addition
- Grasslands Montessori, Dickinson, ND
- Killdeer Public School, Killdeer, ND
  - Concessions Building
  - Grandstands & Press Box Remodel
  - Modular Classrooms
- New England Public School Addition, New England, ND
- ABLE, Dickinson, ND
  - T-Rex Mall Exterior Renovation
  - T-Rex Mall Interior Renovation
  - Hettinger Group Home
- Baker Boy Interior Remodel, Dickinson, ND
- City of Dickinson, Dickinson, ND
  - City Hall Renovation
  - Armory Building Exterior Repairs
  - Salt Brine Building
  - Mausoleum Expansion
- Consolidated Telcom, Dickinson, ND
  - Operations Center North
  - Operations Center West
  - Headquarters Exterior Improvements
  - Office Building
- Steffes, LLC, Dickinson, ND
  - Skids Manufacturing Facility
  - Service Building Expansion
  - New Building, Midland, TX

Brian has been completing projects throughout Dickinson, ND and the surrounding region throughout his 19-year career. Brian's attention to detail and focus on client services has earned the loyalty of his clients. He works with his clients to deliver architectural solutions that meet immediate and long-term needs as well as achieve budget and schedule goals.



## **Jared Twogood, Associate AIA**

PROJECT MANAGER

**GT Architecture**

YEARS OF EXPERIENCE: 14

### **RELEVANT PROJECT EXPERIENCE:**

- Dickinson Public Schools, Dickinson, ND
  - Jefferson Elementary Re-roof
  - Master Plan
- Dickinson SDA School, Dickinson, ND
- Elgin Public School Boiler Upgrade, Elgin, ND
- Flasher Public School, Flasher, ND
  - High School & Gymnasium Addition
  - Vo-Tech Addition
- Killdeer Public School, Killdeer, ND
  - Concessions Building
  - Grandstands & Press Box Remodel
  - Modular Classrooms
- New England Public School Addition, New England, ND
- ABLE, Dickinson, ND
  - T-Rex Mall Exterior Renovation
  - T-Rex Mall Interior Renovation
  - Hettinger Group Home
- Baker Boy Interior Remodel, Dickinson, ND
- City of Dickinson, Dickinson, ND
  - City Hall Renovation
  - Salt Brine Building
- Consolidated Telcom, Dickinson, ND
  - Operations Center North
  - Operations Center West
  - Headquarters Exterior Improvements
  - Office Building
- Steffes, LLC, Dickinson, ND
  - Skids Manufacturing Facility
  - Service Building Expansion
  - New Building, Midland, TX

Jared has worked on a wide variety of commercial, public, educational and residential projects. His use of AutoCAD programs and 3-D rendering programs make him a well-rounded asset throughout the design process. His hands-on experience in the construction field has proven to be extremely beneficial. Understanding the construction process helps him to communicate and coordinate with contractors skillfully while giving owners a greater understanding of the progress of the projects.



**Blake A. Wagner, P.E.**

**MECHANICAL ENGINEER**

**PRAIRIE ENGINEERING P.C.**

YEARS OF EXPERIENCE: 9 | LICENSED ENGINEER: ND# PE-28001

**RELEVANT PROJECT EXPERIENCE:**

- 2020 Northeast Bismarck Elementary School – Bismarck, ND
- 2020 Northwest Bismarck Elementary School – Bismarck, ND
- Bismarck High School Addition – Bismarck, ND
- Bismarck Public Library Remodel, Bismarck, ND
- Century High School Addition – Bismarck, ND
- Dickinson Research Extension Center – Dickinson, ND
- Edison Elementary School Classroom Addition – Minot, ND
- Edwin Loe Elementary School Addition & Remodel – New Town, ND
- Lakewood Elementary School – Mandan, ND
- Mandan High School – Mandan, ND
- Max School HVAC Upgrade – Max, ND
- NDNG Building 4300 FMS#4 Building Addition – Devils Lake, ND
- Nedrose High School – Minot, ND
- North Dakota's Gateway to Science, Bismarck, ND
- NorthWest Art Center at Minot State University, Minot, ND
- Perkett Elementary School Addition – Minot, ND
- Souris River Campus Remodel – Minot, ND
- Southwest CTE Academy, Dickinson, ND
- Stark County Courthouse Heating System Upgrade, Dickinson, ND
- Stark County Office Building, Dickinson, ND
- Theodore Roosevelt Center, DSU, Dickinson, ND
- UTTC Education Building Remodel – Bismarck, ND
- UTTC Wellness Center Lobby/Breakroom Remodel – Bismarck, ND
- Westhope School Remodel – Westhope, ND

Blake's experience includes designing mechanical systems for commercial, industrial, residential, and manufacturing facilities. He is also competent in performing building calculations for payback analysis of building materials and systems, preparing cost estimates, energy modeling, HVAC systems design, building mechanical and plumbing systems modeling, and preparing plans and specifications. Individual projects incorporate ease of installation and maintenance, and consideration for future modification and expansion.



**Jeremy J. Butman, P.E.**  
ELECTRICAL ENGINEER

**PRAIRIE ENGINEERING P.C.**

YEARS OF EXPERIENCE: 19 | LICENSED ENGINEER: ND# PE-5943

**RELEVANT PROJECT EXPERIENCE:**

- Bismarck High School Auditorium Addition, Bismarck, ND
- Bismarck Public Library Remodel, Bismarck, ND
- Bowman Elementary School Addition, Bowman, ND
- Bowman Middle School Addition and Remodel, Bowman, ND
- BSC Schafer Hall First Floor Remodeling, Bismarck, ND
- Burleigh County Courthouse Remodel, Bismarck, ND
- Century High School Addition, Bismarck, ND
- Confluence Area Interpretive Site, Fort Buford, ND
- Dickinson Research Extension Center, Dickinson, ND
- First United Methodist Church, Dickinson, ND
- Lakewood Elementary School, Mandan, ND
- Life Skills Center, Medora, ND
- Linton Hospital Remodel, Linton, ND
- Lord of Life Lutheran Church Addition, Bismarck, ND
- Lord of Life Lutheran Church Addition and Remodel, Bismarck, ND
- Mandan High School, Mandan, ND
- Mandan Middle School, Mandan, ND
- Morton County LEC Remodel, Mandan, ND
- North Dakota's Gateway to Science, Bismarck, ND
- Prairie Rose Elementary School, Dickinson, ND
- Sacred Heart Catholic Church, Wilton, ND
- Southwest CTE Academy, Dickinson, ND
- Southwest Multi-County Correctional Center Security Upgrade, Dickinson, ND
- Stark County Courthouse Security Upgrade, Dickinson, ND
- Stark County Courthouse Expansion, Dickinson, ND
- Stark County Office Building, Dickinson, ND
- Theodore Roosevelt Center, DSU, Dickinson, ND
- UTTC Education Building Remodel – Bismarck, ND

Jeremy has worked in the field as a telecommunications technician and telecommunications engineer. This has provided him with background knowledge of design and installation of different building systems. While at Prairie Engineering, Mr. Butman has had design experience ranging from schools and churches to street lighting and lift stations. This has given him a diverse perspective when designing projects, incorporating ease of use and maintenance, making considerations for future expansions, and appealing to the aesthetic aspects. Finding solutions to unique circumstances and working with all parties during every stage of a project are items Mr. Butman feels are necessary to provide a successful final product.





## **Andrew Schrank, PE, CFM**

CIVIL ENGINEER

### **Highlands Engineering & Surveying, PLLC**

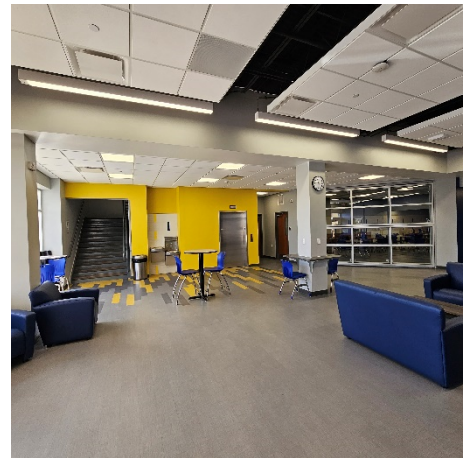
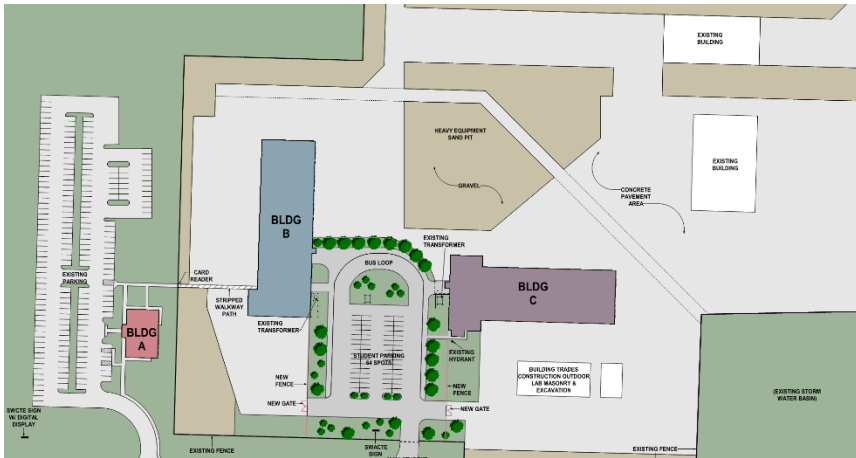
YEARS OF EXPERIENCE: 13 | LICENSED ENGINEER: ND#9814

#### **RELEVANT PROJECT EXPERIENCE:**

- Sanford Sports Complex, Dickinson, ND
- 1173 Mall Renovation, Dickinson, ND
- Dickinson Mausoleum Expansion, Dickinson, ND
- New England School Addition, New England, ND
- Ray Public School Addition, Ray, ND
- American Bank Center, Dickinson, ND
- Stark County Office Complex, Dickinson, ND
- Dunn County Road Department Headquarters, Killdeer, ND
- Marathon Mandan Refinery New Lab Building, Mandan, ND
- Killdeer Mountain Manufacturing Facilities Building Addition, Dickinson, ND
- Steffes Corporation East Building Addition, Dickinson, ND
- Dunn County Courthouse, Manning, ND
- Public Safety Center, Dickinson, ND

Andrew has worked on numerous land and site development projects in the Dickinson area and throughout Western North Dakota. These projects have consisted of site development of single lots to full subdivisions for a wide range of residential, commercial, and industrial development projects. Andrew's experience has been focused mainly in and around the city of Dickinson. He is well-versed in local planning and engineering requirements for the area, and he is very experienced in coordinating with local city staff.

# EXPERIENCE



## Southwest Area CTE Academy

Dickinson, North Dakota

GT Architecture is working to remodel 3 existing buildings for the Southwest Area CTE Academy. The Academy will serve 6 of the surrounding K-12 school districts along with DSU. During the space planning the design team worked closely with the owner to utilize existing spaces as much as possible to reduce expenses for demolition and remodeling of spaces. Being that the design utilizes an existing structure as well as most of the major systems the overall construction costs and timeframes will be greatly reduced from that of the construction of a new facility. Construction has begun and is scheduled to be completed in the fall of 2023, prior to the start of the school year.

### Project Data:

**Owner:** Dickinson Public Schools

444 4<sup>th</sup> St W, Dickinson, ND 58601

**Size:** 110,000 SF

**Capacity:** to be determined

**Cost:** \$10.0M

**Change Orders:** NA

**Completed:** Currently under Construction

**Client Contact:** Aaron Anderson, CTE Director, 701.456.0002 x2218

**Firm of Record:** GT Architecture

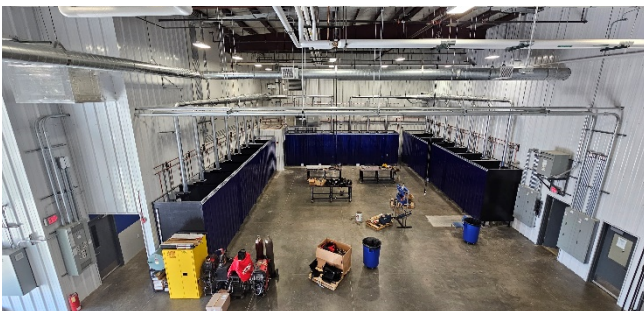
**Services Provided:** MP - CA

**Delivery Method:** Bid

**Assigned Staff Involvement:**

Brian Gregoire, AIA – PIC

Jared Twogood - PM





## City of Dickinson – Mausoleum Expansion

Dickinson, North Dakota

GT Architecture worked with the City of Dickinson to masterplan and develop additional burial space at the current mausoleum site. The original mausoleum was built in the 1990's and a need for additional burial options has become a concern for the City. A growing demand for niche spaces along with traditional crypt spaces were incorporated into the design. With the additional mausoleum to the site, the City is better prepared to help the public with their burial needs for the next 30 years. The mausoleum is scheduled to be completed late Spring of 2023.

### Project Data:

**Owner:** City of Dickinson

**Cost:** \$1.48M

**Change Orders:** \$25,000

**Completed:** Completed 2023

**Client Contact:** Gary Zuroff, Public Works Director, 701.456.7022

**Firm of Record:** GT Architecture

**Services Provided:** MP - CA

**Delivery Method:** Single Prime

### Assigned Staff Involvement:

Brian Gregoire, AIA – PIC

Alec Johnson - PM







## Choice Bank

Dickinson, North Dakota

Choice Bank needed additional space for their growing business and selected GT Architecture to help design a new bank to better serve their customer's needs. Choice Bank purchased a section of land for their new location and GT Architecture is in the process of master planning and developing building plans to eventually go out for Bids Summer of 2023.

### Project Data:

**Owner:** Choice Bank

**Size:** 10,000 SF

**Cost:** TBD

**Change Orders:** NA

**Completed:** Currently Bidding

**Client Contact:** Jerry Shobe, Growth & Business Development Leader,  
701.224.7048

**Firm of Record:** GT Architecture

**Services Provided:** MP - CA

**Delivery Method:** Single Prime

### Assigned Staff Involvement:

Jared Twogood, Assoc. AIA – PIC  
Derek Twogood - PM





## New England Public School Addition & Remodel

New England, North Dakota

GT Architecture worked with the school to design an addition to overcome many issues such as providing more academic options, relieving overcrowding and providing quality spaces for 21st century learning. The project consists of an addition and partial remodel to the existing K-12 school. The addition includes a new gymnasium in order to accommodate the many grade levels throughout the school day as well as all the sporting activities. The school was in desperate need of a new Commons/Cafeteria area to accommodate all the sessions of lunch as well as provide an effective area for students to gather before and after school. Many students had limited access to quality learning spaces, so the existing administrative offices were converted into small classrooms, ITV rooms and breakout spaces. The administrative offices were relocated to the building's new main entrance. The decision was made to move the Fitness Room to a location that offers public access outside of school hours. This provided a much-needed community service while making the space accessible for students after hours.

### Project Data:

**Owner:** New England Public School  
1200 Main St, New England, ND 58647  
**Size:** 40,000 SF  
**Capacity:** 400 Students  
**Cost:** \$10.6M  
**Change Orders:** \$300,000  
**Completed:** 2021

**Client Contact:** Kelly Koppinger,  
Superintendent, 701.579.4160

**Firm of Record:** GT Architecture  
**Services Provided:** MP - CA  
**Delivery Method:** CMAR

**Assigned Staff Involvement:**  
Brian Gregoire, AIA – PIC  
Jared Twogood - PM







## Red Rock Ford

Dickinson, North Dakota

GT Architecture was engaged by Red Rock Ford when they decided to look into purchasing the old BJ Services complex. We helped them analyze the existing facility, look at potential layouts and construction costs before they purchased the property.

GT Architecture worked with Ford and Red Rock to put a design together that met all of the Ford corporate requirements while retrofitting the existing facility.

The design includes a very large show room, customer lounge, service and parts departments. The shop will include 30 mechanics bays, EV charging stations, a large parts storage area and a full-service body shop including a large detailing area.

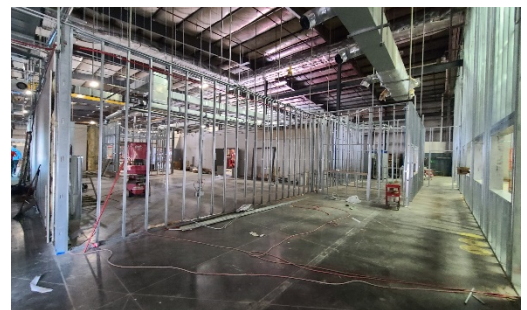
### Project Data:

**Owner:** Red Rock Ford  
**Size:** 80,000 SF  
**Cost:** Undisclosed  
**Change Orders:** Undisclosed  
**Completed:** Under Construction

**Client Contact:** Adam Nelson, Owner,  
 218.531.0103

**Firm of Record:** GT Architecture  
**Services Provided:** MP - CA  
**Delivery Method:** Single Prime

**Assigned Staff Involvement:**  
 Jared Twogood, Assoc. AIA – PIC  
 Derek Twogood - PM





## Killdeer Mountain Manufacturing Production Space

Dickinson, North Dakota

Killdeer Mountain Manufacturing needed additional production space for growing client needs. In order to meet their expansion requirements, the facility needed to expand to the South. The challenge encountered was a steep drop off in the grade. The decision was made to expand the building and step down to a second level once the grade got too steep. This allowed the client to get their desired square footage as well as all of the additional parking required. The addition was designed to allow for an additional 2-story expansion in the future with very minimal remodel, which was very important to the client. The lower level worked well to provide a secure location for the facilities server room as well as to provide an ideal location for a controlled positive pressure fiber optics room. Almost immediately after completing the project, the need for additional space became a reality. We began designing an addition to accommodate several large contracts for electronic components for military and aerospace industries.

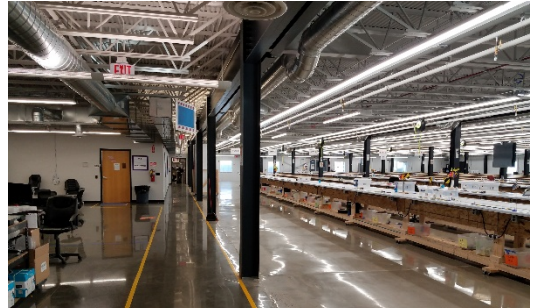
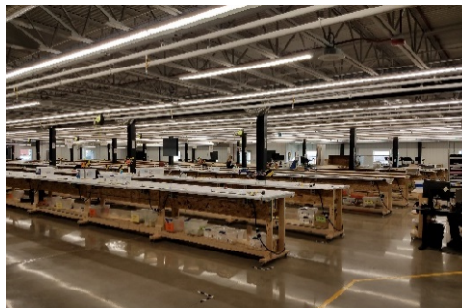
### Project Data:

**Owner:** Killdeer Mountain Mfg.  
1700 Interstate 94 Business Loop E  
Dickinson, ND 58601  
**Size:** 24,000 SF Phase 1, 32,000 SF Phase 2  
**Capacity:** NA  
**Cost:** Undisclosed  
**Change Orders:** Undisclosed  
**Completed:** 2017 Phase 1, 2019 Phase 2

**Client Contact:** Bryan Hanstad, Director of Operations, 701.483.5623

**Firm of Record:** GT Architecture  
**Services Provided:** MP - CA  
**Delivery Method:** CMAR

**Assigned Staff Involvement:**  
Brian Gregoire, AIA – PIC  
Jared Twogood - PM







## Steffes' East Manufacturing Facility Addition

Dickinson, North Dakota

This project consists of an addition onto Steffes' East manufacturing facility at their Dickinson location. This building's main use is to manufacture treater buildings on skids. In order to meet size requirements and the numerous crane hook heights, the building has 44' sidewalls. The new building consists of manufacturing space as well as a 3-story office in one corner of the building. The first two floors of the office have desks/collaboration space for engineering and breakrooms and the third-floor acts as a large conference/meeting space. The layout utilizes an open office design with large windows to flood all spaces with natural light. It also includes interior windows on all levels to overlook the manufacturing space.

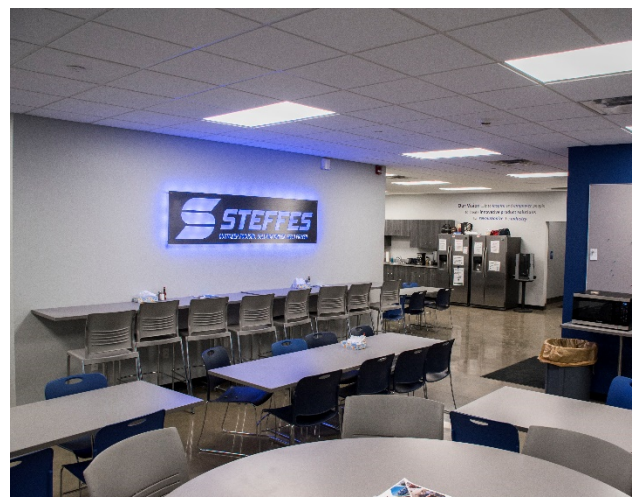
### Project Data:

**Owner:** Steffes, LLC.  
3050 ND-22, Dickinson, ND 58601  
**Size:** 33,000 SF  
**Capacity:** NA  
**Cost:** Undisclosed  
**Change Orders:** Undisclosed  
**Completed:** 2019

**Client Contact:** Todd Meyer, Co-President and Chief Product Officer  
701.483.5400

**Firm of Record:** GT Architecture  
**Services Provided:** MP - CA  
**Delivery Method:** Single Prime

**Assigned Staff Involvement:**  
Brian Gregoire, AIA – PIC  
Jared Twogood - PM





## Consolidated Telcom

Dickinson, North Dakota

This project was two new buildings constructed of structural steel and precast concrete wall and roofs. The operations centers have an F-3 tornado rating, which will protect the company's vital computers and servers that provide the majority of the region with telecommunication services.

### Project Data:

**Owner:** Consolidated Telcom  
507 South Main, Dickinson, ND 58601  
**Size:** 19,060 SF  
**Capacity:** NA  
**Cost:** \$4,505,000.00  
**Change Orders:** Undisclosed  
**Completed:** 2015

**Client Contact:** Bryan Personne,  
CEO/General Manager 701.483.4000

**Firm of Record:** GT Architecture  
**Services Provided:** MP - CA  
**Delivery Method:** Single Prime

**Assigned Staff Involvement:**  
Brian Gregoire, AIA – PIC  
Jared Twogood - PM





# ADDITIONAL EXPERIENCE

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## **City of Dickinson**

- Dickinson Museum Center
- City Hall Renovation
- Armory Building Exterior Repairs
- Salt Brine Building
- Mausoleum Expansion
- Public Works Office Addition

## **Steffes, LLC, Dickinson, ND**

- Skids Manufacturing Facility, Dickinson, ND
- Service Building Expansion, Dickinson, ND
- New Building, Midland, TX

## **Consolidated Telcom, Dickinson, ND**

- Operations Center North
- Operations Center West
- New Office Building
- Headquarters Exterior Improvements

## **ABLE, Inc., Dickinson, ND**

- T-Rex Mall Exterior Renovations
- T-Rex Mall Interior Renovations
- Hettinger Group Home

## **Dickinson Public Schools**

- Jefferson Elementary Re-roof
- Master Plan
- Southwest Area CTE Academy

## **Marathon Refinery, Mandan, ND**

- Administrative Headquarters Building
- Welding Facility Addition
- New Laboratory Building
- Logistics Killdeer Trucking Facility
- Logistics Dickinson Trucking Facility
- Refinery Asset Building

## **Theodore Roosevelt Medora Foundation**

- Burning Hills Amphitheatre Restroom Addition
- Medora Old Town Hall Addition

## **West Dakota Veterinary Clinic**

- Interior and Exterior Remodel

## **State Avenue Veterinary Clinic**

- Building Addition
- Facility Assessment

## **Dickinson Rural Fire Department**

- North Station Addition
- South Station Addition

## **Alexander Fire District**

- Building Addition



# WORKLOAD

We have plenty of capacity to complete your project in the timeline requested.

## CURRENT PROJECTS

Project/Type	Location	Size	Phase
ABLE – T-Rex Interior Remodel	Dickinson, ND	30,000 SF	Construction Administration
Choice Bank	Dickinson, ND	10,000 SF	Construction Administration
Southwest Area CTE Academy	Dickinson, ND	Remodel	Construction Administration
HESS Corporation	Keene, ND	25,422 SF	Construction Administration
Red Rock Ford	Dickinson, ND	Remodel	Construction Administration
Dickinson Museum Center	Dickinson, ND	TBD	Design

*\*The principal design team members and project manager for the project will be retained until all work has been completed, unless prevented by circumstances outside the firm's control.*

# WORKPLAN | APPROACH

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## Customized Approach

With every project we approach, we seek to customize the design process as appropriate for the client. The project process below illustrates our initial understanding of the project, final methods of gathering information, design process, and the schedule will be reviewed and adjusted as required with the City of Dickinson and other stakeholders at the initial planning meeting prior to the start of work.

### Initial Planning Meeting with the City of Dickinson

- Discuss goals and expectations
- Review Project Schedule
- Discuss process for programming & gathering information
- Identify other stakeholders to be part of the process
- Discuss preferred communication approach for keeping all parties informed
- Identify main contacts

**Site Analysis & Existing Conditions Review:** The selected location for the building will be reviewed, including circulation, access to utilities, zoning, easements, etc. If multiple locations are being explored, GT can assist in the evaluation of those areas to meet access requirements and the ability to accommodate program needs.

The project involves adaptive re-use of existing spaces. GT and their team of engineers will review existing documentation (drawings, surveys, studies, etc.) and follow that up with on-site confirmation of existing conditions. Conditions will be documented and incorporated into the base drawings that will be used as the foundation of the design.

**Programming:** GT will review any preliminary programming that may have been developed to date as well as ask additional questions for clarification or other items to consider in the programming. Questions asked are: What should be built? What spaces are included? How big are the spaces? Qualities of the space? Special technology or M&E requirements? How are these spaces organized and arranged? How will the buildings/addition relate to the existing facilities and site access?

Other stakeholders may also be identified to gather input on the planning process. Functional proximities and layouts, relationship to other functions, staff efficiencies, security, and sustainability items will be discussed. After the programming meetings, a detailed

program will be prepared to be reviewed by the Owner and other stakeholders prior to finalization.

**Conceptual | Schematic Design:** Our design team can then proceed with creative design options supported by the information gathered in the previous steps. During this phase GT will develop a variety of layouts, noting differences in cost implications and flexibility to assist the Owner when considering options. Preliminary interior development concepts and finishes will also be discussed at this point. Concepts or parts of options are often combined until the group reaches consensus. When a plan concept has been agreed upon, GT will work to estimate construction and project costs.

**Design Development:** After establishing the basic layout and design for the project during Schematic Design, the project will move forward into more detailed design. Decisions are made about material selections, systems, finalized layouts with dimensioned plans, exterior elevations, finishes, and interior design. All fixed interior finishes are selected. A cost estimate is developed. Considerations for value engineering are made based on budget. FF&E selections are also made at this time to tie into the rest of the interior development and finish selection and confirm scope in overall project budget.

- **Interior Design:** Once the design layouts have been decided, GT will present several options for interior finishes. Careful selection of finishes such as floor materials/patterns, ceiling and lighting design, wall treatments and colors can create a contemporary and welcoming atmosphere and still provides finishes that are conducive to heavy traffic and require low maintenance. GT has worked on many projects and can create spaces that are welcoming, vibrant, durable, and cost effective by careful selection of materials and attention to detail.
- **Phasing Options:** GT has experience in complex renovations that include owner occupied facilities, phased construction, and fast-tracked projects. During the design process, construction sequencing scenarios including associated design, schedule, and cost ramifications will be discussed with contractors and presented for the Owner to consider. Detailed scheduling and cost analysis will assist the design team in maximizing project potential.
- **Systems Selection:** We will evaluate building systems and materials for several factors: initial and life cycle costs, delivery schedule, construction timeframe, environment sustainability, trades and labor costs. In addition, we take

into consideration when we design your spaces the 4M's; maintenance, moisture, movement and mischief.

**Construction Documentation:** Once all design decisions have been made, information from Design Development is translated in contractor language. Detailed Construction Drawings and a specification outlining material and product choices are produced (Bid Documents). We will work with the Owner to determine Alternates as necessary for bidding and coordinate any phased construction requirements.

**Bidding:** GT will submit documents to authorities having jurisdiction, answer bidders' questions and issue any addendum that may be required.

**Construction Administration:** GT and their consulting engineers will review all contractor submittals (material/product data and shop drawings) for compliance with the contract documents and respond to contractor questions. Construction meetings will be coordinated with the Contractor and be established on a regular basis for coordination, site observation and progress updates. GT will review and certify contractor payment requests monthly, issue supplemental instructions, proposal requests or change orders as needed and conduct a final punch list review when the project is at substantial completion.

**Project Closeout:** GT Architecture will coordinate project closeout documentation including review of Operation & Maintenance manuals, warranties, as-built drawings and final payment requests. A Record Set will be produced for the Owner. FF&E installation will also be coordinated and reviewed on site.

**Post Occupancy Review:** GT Architecture will also provide an 11 month walk-thru after project completion to review any items that may be defective that would be covered under the contractor's warranty.

# REFERENCES

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Todd Meyer, Co-President & Chief Product Officer

**Steffes, LLC**

3050 Highway 22 N  
Dickinson, ND 58601  
701.483.5400

Kelly Koppinger, Former Superintendent

**New England Public School**

1200 Main Street  
New England, ND 58647  
701.690.1660

Bryan Hanstad, Director of Operations

**Killdeer Mountain Manufacturing**

1700 I-94 Business Loop East  
Dickinson, ND 58601  
701.483.5623

Mary Anderson, Executive Director

**ABLE, Inc.**

1951 1<sup>st</sup> Street West  
Dickinson, ND 58601  
701.456.3000

Scott Olin, General Manager

**Dickinson Ready Mix Co. & Concrete**

37 Westgate Ave  
Dickinson, ND 58601  
701.483.9175

Aaron Anderson, CTE Director

**Southwest Area CTE Academy**

444 4<sup>th</sup> St W  
Dickinson, ND 58601  
701.793.1283

Travis Bertelsen, Maintenance Supervisor

**Billings County Courthouse**

495 4<sup>th</sup> Street  
Medora, ND 58645  
701.260.2732

Jerry Shobe, Growth & Business Development Leader

**Choice Bank**

323 18<sup>th</sup> Street W  
Dickinson, ND 58601  
701.290.8266



# GT ARCHITECTURE

401 WEST VILLARD STREET SUITE 206, DICKINSON, ND 58601  
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Preliminary Project Schedule	Design Schedule	Schematic Design	Design Development	Construction Documents	Bidding	Procurement	Construction Schedule	Substantial Completion	Punch List	Project Closeout
<b>YEAR 2023</b>										
October										
November										
December										
<b>YEAR 2024</b>										
January										
February										
March										
April										
May										
June										
July										
August										
September										
October										
November										
December										
<b>YEAR 2025</b>										
January										
February										
March										
April										
May										
June										

\*Construction schedule is estimated for a 1 year project.