

The CGI logo is a green circle with a grey border, containing the lowercase letters "cgi" in white. It is positioned in the top left corner of the notebook cover.

cgi



MARSHALL AQUATIC CENTER

September 17, 2024



contegritygroup

Construction Management

We are ...

Contegrity Group, Inc. was established in 2006 in the spirit of providing clients with pure construction management. This method provides owners with a financially beneficial alternative to the general contractor arrangement while receiving professional construction management services through each phase of the project.

The team at Contegrity Group, Inc. is led by four gentlemen who collectively have over 100 years of experience in the construction field. The focus of the entire CGI team is to ensure that each project is staffed with the knowledge base for success.

Our philosophy is much more than a statement; it is the total embodiment of our being, our culture, and way of life. We work diligently to positively impact others and the world around us.



Your Benefit

PROJECT EXPERIENCE

- Education
- Healthcare
- Government
- Historical Renovations
- Commercial

delivering clear value

... whatever the project, it's always with the end in mind.

CGI will earn each client's confidence each and every day by understanding their goals, honoring our commitments, protecting their investment and operating with their best interests in mind.

... value in every decision.

Each CGI team member finds satisfaction in solving difficult problems and delivering high-quality work to keep your project within the time and budget guidelines.

*... efficiency you care about
performance you need.*

- Reducing change order requests from the contractor.
- Facilitating collaboration between architects, engineers, and contractors to solve complex issues.
- Carefully managing scheduling issues to ensure the project is finished on or before the desired completion date.



320.632.1940

101 1st St. SE
Little Falls, MN 56345

ContegrityGroup.com

Description of Firm

CONTEGRITY GROUP, Inc. was established in August 2006 in the spirit of providing clients with pure construction management. This philosophy provides owners a financially beneficial alternative to the general contractor arrangement while receiving a professional construction process.

As construction manager, our role is to assist owners from project inception, including cost estimating and analysis during the design phase, through actual construction and final warranty closeout. Communicating with the entire design team, clearly and openly, throughout the project, saves time and money along with keeping the project within scope and budget. After project completion, Contegrity Group also continues to keep in close communication with owners through the warranty phase, the 11-month walk-through, and beyond. This concept ensures our owners have an experienced advocate to professionally guide them through the construction process with total collaboration.

In essence, our approach places us on the same side of the table as the owner, not the contractors. We become a member of the owner's team and will look after your best interests. It is our opinion that self-performing construction work crosses the line on why a Construction Manager is being hired. In addition, being Contegrity Group is not competing with local companies, we are able to obtain the best price through competitive bidding. Our commitment to the Agency Construction Management method allows the owner to make informed decisions based on your objectives while at the same time knowing **our allegiance to you does not waiver.**

FIRM NAME: Contegrity Group, Incorporated
YEAR ESTABLISHED: 2006

LOCATION: 101 1st Street SE
Little Falls, MN 56345

CONTACT: Larry Filippi, Vice President/Owner
CELL: 320.630.8022
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Principals (left to right):

- Larry Filippi (Vice President)
- Mike Filippi (Vice President)
- Travis Fuechtmann (Vice President)
- Pete Filippi (President)



contegritygroup

| Construction Management

delivering *clear value*

Personnel

Larry Filippi

Principal | Project Manager

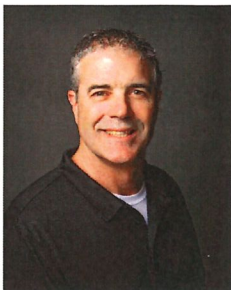


Larry is a graduate of Bemidji State University with a Bachelor of Science in Industrial Technology / Construction Management. Larry's construction career includes more than thirty years of experience in agency construction management. His management experience has been in capacities ranging from on-site Project Supervisor to Project Manager and Contract Administrator. Larry has an in-depth knowledge in all areas of construction management. Currently, Larry is the Sr. Project Manager for the Itasca County Government Center and Jail, Cottonwood County Public Works, Douglas County Boat & Water Building, and Nobles Cooperative Electric Addition projects.

- ▮ Douglas County Public Works
- ▮ Morrison County Public Works
- ▮ Lyon County Courthouse Addition
- ▮ Douglas County Service Center
- ▮ McLeod County Government Center
- ▮ Kanabec County Jail
- ▮ Pope County Health & Human Services
- ▮ Renville County Jail / Human Services
- ▮ Wright County Government Center
- ▮ City of Brainerd Maintenance Facility
- ▮ Morrison Co. Landfill Maintenance Facility
- ▮ Crow Wing County Jail
- ▮ Crow Wing Human Services
- ▮ Stevens County Government Center
- ▮ Pope County Government Center
- ▮ Redwood County Government Center
- ▮ Redwood County Justice Center
- ▮ Douglas County Jail

Pete Filippi

Principal | Project Manager



Pete is a graduate of St. Cloud State University with a Bachelor of Science in Industrial Technology / Education. Pete has completed many government projects in the project manager capacity. Overall, Pete has thirty years of experience in agency construction management, initially as an on-site Project Supervisor and the past twenty-one years as a Project Manager. Prior to his career in construction management, Pete taught school and operated his own construction company for 5 years; it is here that he gained extensive hands-on construction experience that benefits each project he's associated with. As a project manager and officer of the firm, Pete is currently Sr. Project Manager for the LQPV MS-HS Bond Improvements, Fillmore County Jail, and Lac qui Parle New Government Center Projects.

- ▮ Jackson County Public Works
- ▮ Beltrami Co. Public Works [multiple sites]
- ▮ Chisago County Jail and LEC
- ▮ Chisago County Emergency Comm. Center
- ▮ Mille Lacs County Courts Facility
- ▮ Mille Lacs County Courthouse Remodel
- ▮ Mille Lacs County Square Building Remodel
- ▮ Wright County Justice Center
- ▮ Morrison County Government Center
- ▮ Morrison County Historic Courthouse
- ▮ Pennington County Justice Center
- ▮ Polk County Justice Center/NWRCC Jail
- ▮ Beltrami County Judicial Center
- ▮ Beltrami County Jail Expansion
- ▮ Beltrami County Administration Building
- ▮ Breezy Point Public Safety Building
- ▮ Aitkin County Jail Project
- ▮ Lyon County Jail
- ▮ Lyon County MPCA
- ▮ Winona County Office Building

Scope of Services

The following outlines the many services provided at each phase of your construction project. We, at Contegrity Group, Inc. pride ourselves in being flexible and will refine, vary, and arrange these listed services to best meet your needs and expectations.



pre-construction
phase

Your
Benefit



construction
phase

Your
Benefit



post-construction
phase

Your
Benefit

pre-construction phase

A. Review program furnished by owner

- Develop overall project schedule
- Develop overall organizational chart
- Develop a project directory of design team
- Establish a project budget

B. Schematic Design

- Prepare preliminary conceptual estimate
- Provide cost evaluations with alternative materials
- Review design documents [advise on the following]
 1. Proposed site use
 2. Material selection
 3. Building systems and equipment
 4. Project delivery systems
 5. Feasibility of construction

C. Schematic Design / Design Development

- Update project schedule
- Update conceptual estimates with increasing detail and refinement
- Identify long lead items
- Advise whenever details adversely affect constructability
- Assist owner in selecting [the following]
 1. Surveyors
 2. Consultants
 3. Testing agencies

D. Construction Documents

- Provide recommendations regarding
 1. Temporary facilities
 2. Services for common use of contractors
 3. Safety programs for contractors
- Develop bid categories
- Develop construction schedule including owner occupancy
- Coordinate process for acquiring long lead items
- Assist owner in their requirements for EEO policy
- Submit final construction estimate based on approval of construction documents by owner

E. Bidding / Bid Award

- Develop bidders list and generate interest in the project among trade contractors
- Establish bidding schedule
- Issue bidding documents
- Conduct bid opening
- Bid review and analysis
- Recommend bids for owner approval
- Prepare contracts
- Assist owner in obtaining permits

construction phase



- Administer contracts
- Develop starting schedule with contractor's input
- Develop cash flow forecasts
- Receive, validate, and process certificates of insurance
- Develop accounting records and procedures
- Review contractor safety programs
- Review and process shop drawings, product data and samples
- Schedule construction activities of the contractors
- Schedule and coordinate sequence of construction
- Procure long lead items
- Coordinate staging areas
- Conduct jobsite meetings, prepare, and distribute minutes
- Update construction schedules
- Process, review and certify pay requests
- Maintain daily progress logs
- Evaluate contractors' workforce
- Monitor and update project budget
- Ensure work is in accordance with construction documents
- Submit contract document interpretations to the architect
- Review requests for changes and issue change orders
- Assist owner/architect in review of claims
- Maintain a set of record drawings at the project site
- Coordination of owner purchased materials
- Observe final testing and start-ups
- Prepare punch list with contractors
- Coordinate correction of non-conforming work
- Coordinate, obtain and review closeout documentation
 1. Warranties
 2. Owner training of equipment and systems
 3. Operations and maintenance manuals
 4. As-built drawings
 5. Extra stock

post-construction phase



- Coordinate all corrective work during warranty period
- Arrange for eleven-month walkthrough with owner and architect
- Maintain accessibility to owner

PROJECT EXPERIENCE

Below is a listing of current and completed projects that Contegrity Group, Inc. has managed since 2006.

- ✓ Aitkin County Government Center
- ✓ Anderson Custom Processing
- ✓ Beltrami County Jail
- ✓ Browerville ISD 787 Gymnasium Replacement
- ✓ Cass Lake – Bena Elementary
- ✓ Chisago County Emergency Communications Center
- ✓ Chisago County Jail & Law Enforcement Center
- ✓ City of Brainerd Jail and City Hall
- ✓ City of Howard Lake Library
- ✓ City of Hutchinson Police Department
- ✓ City of Lakeville Fire Station
- ✓ City of McGregor Firehall
- ✓ City of Wadena Public Library
- ✓ Cottonwood County Maintenance Facility
- ✓ Crosby-Ironton Public Schools
- ✓ Crow Wing County Land Services
- ✓ Douglas County Administration Building
- ✓ Douglas County Boat & Water Building
- ✓ Douglas County Courts Remodel
- ✓ Douglas County Courts Holding Facility
- ✓ Douglas County Jail
- ✓ Douglas County Service Center
- ✓ Douglas County Public Works Facility
- ✓ Douglas County Health & Human Services
- ✓ Hawley Public Schools
- ✓ Heritage Living Center
- ✓ Hubbard County Courthouse
- ✓ Hubbard County Social Services Remodel
- ✓ Fillmore County Jail
- ✓ Flensburg Liquor Store
- ✓ Itasca County Dispatch Center
- ✓ Itasca County Government Center & Jail
- ✓ Jackson County Government Center
- ✓ Jackson County Public Works Facility
- ✓ Kanabec County Jail
- ✓ Lac qui Parle County New Jail and LEC
- ✓ LQPV MS-HS Bond Improvements
- ✓ Little Falls Public Schools
- ✓ Little Falls Clubhouse
- ✓ Living Hope Assembly of God
- ✓ Lyon County Jail Addition
- ✓ Lyon County Courthouse Addition
- ✓ Lyon County MPCA Remodel
- ✓ McLeod County Secure Entry & Jail Addition
- ✓ McLeod County Government Center
- ✓ Meeker County Probation Remodel
- ✓ Meeker County Courthouse
- ✓ Mercer County Courthouse & Jail Addition, ND
- ✓ Mille Lacs County Courts Facility
- ✓ Mille Lacs County Historic Courthouse Remodel
- ✓ Mille Lacs County Square Building
- ✓ Mora Liquor Store
- ✓ Morrison County Government Center Remodel
- ✓ Morrison County Public Safety Annex
- ✓ Morrison County Public Works
- ✓ Morrison County Courthouse Masonry Restoration
- ✓ Murray County Maintenance Facility
- ✓ Nevis Public School
- ✓ Nicollet County Health & Human Services Building
- ✓ Nicollet County Sheriff's Office
- ✓ Nicollet County / North Mankato Remodel
- ✓ Nobles Cooperative Electric Addition
- ✓ Pennington County Justice Center
- ✓ Pequot Tool & Manufacturing
- ✓ Pope County Annex Renovation
- ✓ Pope County Government Center
- ✓ Pope County Health and Human Services
- ✓ Pope County Historic Courthouse North Entry Reconstruction
- ✓ Pope County HRA – Bay Meadows/Phase 2
- ✓ Redwood County Government Center Renovation
- ✓ Redwood County New Justice Center
- ✓ Renville County Historic Courthouse Renovation
- ✓ Renville County Jail & Office Expansion
- ✓ Renville County Security Upgrades
- ✓ Rice County Public Safety Center
- ✓ Riiters Thompson Olson
- ✓ Roseau County Maintenance Facility
- ✓ Sebeka Public Schools
- ✓ Shantz Hall Preservation
- ✓ Sibley County Facilities Improvements Remodel
- ✓ Stearns County Justice Center
- ✓ Stevens County Government Center and LEC
- ✓ Todd County Historic Courthouse Renovation
- ✓ Todd County Health and Human Services
- ✓ Todd-Wadena Electric Co-op
- ✓ Traill County Office Addition
- ✓ Winona County Office Expansion
- ✓ Wochnick Office Building
- ✓ Woodcraft Industries
- ✓ Wright County Government Center
- ✓ Wright County Highway Maintenance Facility
- ✓ Wright County Justice Center

References

LOREN STOMBERG

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Renville County Administrator
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MATT JAUNICH

Hutchinson City Administrator
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ALAN WILCZEK

Wright Co. Facilities Services Director
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Howard Lake City Administrator
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MANDY LANDKAMER

Nicollet County Administrator
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RYAN KROSCH

Jackson County Administrator
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CAROLYN MCDONALD

Murray County Administrator
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SHEILA MURPHY

McLeod County Administrator
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JESSE THOMAS

Rice County Sheriff
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KERSTEN KAPPMAYER

Pope County Administrator
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BRETT SKYLES

Itasca County Administrator
Phone: 218-327-7363

HEATHER SCHLANGEN

Douglas County Coordinator
Phone: 320-762-3022

Contractor References

MIKE MEIER

Meier Electric, Inc. of Marshall
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SCOTT WILLIAMS

Bisbee Plumbing and Heating
Phone: 507-537-0596

CHRIS MOEDE

Sussner Construction
Phone: 507-828-6220

BRIAN GRUHOUT

D & G Excavating, Inc.
Phone: 507-530-1381



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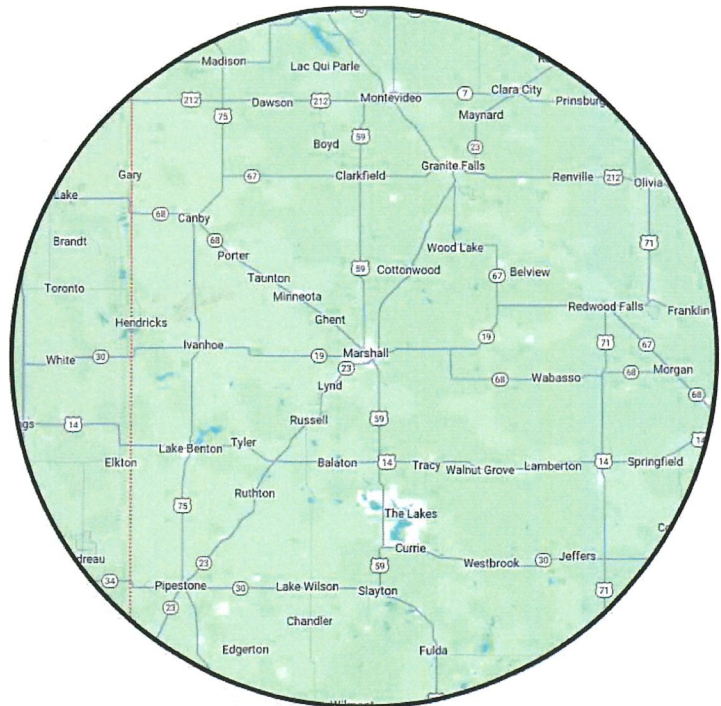
Construction Management



Local Contractor Utilization

Benefits of Contegrity Group, Inc.

- CGI's database has **600 contractors**: a number of those reside within a 50 mile radius of Marshall, MN
- CGI has a strong knowledge base of local contractors.
- CGI does not self-perform any portion of the work.
- Multiple bid packages designed to align with local contractors



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