

**AGENDA
SPECIAL CITY COUNCIL MEETING
CITY HALL COUNCIL CHAMBERS
MONDAY, FEBRUARY 26 at 5:30 PM**



PLEDGE OF ALLEGIANCE

1) CALL TO ORDER AND DETERMINATION OF A QUORUM

Councilors: ___Baumgartner ___Ebbers ___Ferguson ___Mayor Hawkinson ___Padrnos

2) AGENDA APPROVAL

3) DISCUSSION / BUSINESS ITEMS

A) Review Architect Proposals for the City Hall Project

B) Purchase of Water Meters

4) ADJORNMENT

DATE: FEBRUARY 23, 2024

PROJECT NO. 24-011

AGREEMENT FOR PROFESSIONAL SERVICES

CLIENT

c.blevins@MarcusConstruction.com
Olivia City Hall, Police, and Fire
1009 W Lincoln Ave
Olivia, MN 56277

PROJECT DESCRIPTION

Olivia City Hall, Police, and Fire
Construction Documentation
Construction Administration

PROJECT DESCRIPTION

The City Of Olivia MN is requesting Architectural Services to complete Construction Documentation (CD), coordinate bidding documents/negotiations, provide Construction Administration (CA) and closeout for the project.

SCOPE OF SERVICES

1. Review Design Development (DD) drawings for compliance and complete code summary for official review.
2. Confer with and obtain further review and approval from regulatory departments such as:
 - a. Building Department
 - b. Fire Marshall
 - c. All required state and local agencies
3. Complete and assemble CD drawings and specifications for a complete bid package based on the provided design, sheet specifications and budget for the following disciplines.
 - a. Civil
 - b. Architectural
 - c. Structural
 - d. Mechanical
 - e. Electrical
 - f. Plumbing
4. Coordinate the work of all team members and consultants.
 - a. Architect shall list preferred consultants as part of proposal
5. Obtain Owners and CMC's instructions on insurance, bonds, construction agreements and bidding procedures.
6. Review proposed design for mechanical and electrical systems as follows:
 - a. Review approved electrical design for conformance with local tax rebate eligibility. Review findings of review with Owner and CMC before proceeding with CD design.
 - b. Provide (and/or coordinate consultant) energy modeling of proposed mechanical system, and if not conforming with 179D tax advantage requirements, provide alternate mechanical system for

conformance with 179D tax advantage and estimated construction cost of the alternate mechanical system for Owner review/approval before proceeding with CD design.

7. Review and get approval of proposed alternatives with Owner and CMC.
8. Review and approve requests for payments made to Contractor and Consultants.
9. CMC is responsible for the bid process and providing a cost proposal for Owner approval. The Architect is responsible for responding to RFI's during bidding and preparing and issuing addendum as needed.
10. Perform CA services including but not limited to:
 - a. Review and respond to Requests for Information (RFI), submittals, shop drawings, and observations.
 - b. Obtain and review all required test reports.
 - c. Verify Contractor has obtained a certificate of occupancy.
 - d. Prepare a Certificate for Substantial Completion.
 - e. Prepare and provide As-Built project documents to Owner.
11. Awarded firm shall enter a "Non-Disclosure Agreement" with CMC prior to receiving Revit model or other digital data.

COMPENSATION

The fee* to provide the services defined above shall be \$239,400

Optional Additional Services and Fees:

Alternate HVAC Modeling/Design	\$20,000
Emergency Generator Design	\$ 5,000

Reimbursable expenses (e.g., reproductions, shipping, postage, travel, lodging, meals, etc.) **have not** been included in the above fee and will be charged as incurred without markup. The fee does not include permit or regulatory agency submittal fees. The Agreement Fee is firm for acceptance within 60 Days from date of this Agreement.

PROJECT SCHEDULE

March 1, 2024	Project Awarded
April 15, 2024	Completion of CD Design
April 22, 2024	Owner Approval of CD Design and to Proceed to Bid
June 3, 2024	Start of Construction

ADDITIONAL SERVICES

We will undertake additional services with your approval and prepare a fixed fee proposal for all significant scope changes prior to performing the services requested.

CONSULTANT AGREEMENT

If this proposal is acceptable to, CEA will prepare an appropriate standard form AIA contract as edited and agreed upon by both parties to document the contractual agreement.

Proposed Consultants:

- MEP – Steen Engineering
- Civil – Interstate Engineering
- Structural – ASCHE Engineering

QUALIFICATIONS:

Cities Edge Architects is very pleased to present this Proposal for this Project. With over 40 completed Municipal Projects, our Firm is very well poised to exceptionally perform under the scope of this project. We have included a list for your Reference. Cities Edge is prepared to commit all necessary resources in order to exceed the expectations of all involved. We have assembled a very competent team of Consultants to fulfill the obligations under the scope. References and qualifications have been included for your review. ASCHE Engineering has experience with an earlier version of this project. We look forward to an award and an immediate start for the project.

If we are given verbal or other written notification to proceed, it will be mutually understood that both parties will nonetheless be contractually bound by this proposal, even in the absence of written acceptance.

We are providing the above Agreement for your examination for up to 60 days from the date given. After this time, we would need to review the proposal with you.

We are excited for the opportunity to work on this project with you! Please feel free to contact us with any questions regarding this proposal.

Respectfully,

CITIES EDGE ARCHITECTS, LLC.

A handwritten signature in black ink, appearing to read 'J. D. Hafner', with a long horizontal flourish extending to the right.

John D. Hafner
Architect/CEO



City of Olivia

RFP: Proposal for Architectural Services

Addressed to:

Marcus Construction
Attn: Cody Blevins, Design Architect
2580 Hwy 12 E
Willmar, MN 56201



Address:

HMA Architects Ltd.
700 West St. Germain, Suite 200
St. Cloud, MN 56301-3507



Email: hma@hma-archs.com

Website: www.hma-archs.com



Phone: + 1 320 251 9155

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Introduction

1 // Cover Letter

February 23, 2024

Marcus Construction
Attn: Cody Blevins, Design Architect
2580 Hwy 12 E
Willmar, MN 56201

**Re: Request for Proposal
City of Olivia**

Dear Mr. Blevins, Ms. Torkelson, and Members of the Design Committee,

We appreciate the opportunity to present our team's proposal for the proposed City of Olivia city hall renovation and addition. Our enthusiasm to champion your project will be unmistakable as you review our assembled team of highly qualified consultants and HMA team members. With successful completion of similar projects in the surrounding area, we eagerly anticipate bringing our experience and creativity to enhance your project.

Several vital aspects underline our qualifications for the City of Olivia project, which we will elaborate on below.

Experience:

In our proposal, you will find evidence of HMA's experience in projects of similar type and scope with various communities. Notable projects include:

- Sartell Public Safety Campus
- St. Joseph Government Center
- Sauk Rapids Government Center
- St. Cloud YMCA & Aquatics Center
- St. Joseph Fire Department

For your project, we've partnered with Ayers and Associates and Sandman Structural Engineers. Both have been important players in several successful HMA projects in Minnesota and across the country. Drawing from our past collaborations with them, HMA is confident in our ability to navigate efficiently through every phase of the design process alongside their accomplished teams.

Community Engagement and Collaboration Process:

We are committed to fostering productive community engagement and communication throughout the design process. Our goal is to facilitate a comprehensive understanding of the project's needs, goals, and opportunities within the Olivia community.

The HMA team will actively engage and communicate with your project's committee, city staff and operations, and community members to produce a successful project. We know that public perception and community buy-in are critical to the success of the project.

Vision:

Creating a cohesive vision early in the process is crucial. Our team is dedicated to developing a highly functional, aesthetically pleasing design concept that is responsive to budget constraints. Utilizing interactive 3D modeling software from the project's inception ensures not only effective design development but also provides valuable messaging deliverables with automated fly-throughs and QR coded virtual tours. We encourage you to explore examples of this technology through the provided QR codes. Use your phone's camera to scan and view:



Commitment and Dedication:

Our team's commitment to innovation and excellence in design will be evident in your review of the example projects provided in our proposal. We trust that your review of our credentials will indicate that we have an extremely qualified and dedicated team. We will diligently work to create a functional, exciting, and much-needed new space for your city departments that will serve the community for many years into the future. We look forward to outlining our qualifications and interest in this project through further discussions with your team. Again, we thank you for your consideration.

Sincerely,

Tim Gillet, AIA
Principal

Team Identification

Who we are

2 // Firm Overview

HMA was established in 1988 by Richard Hagemeister and Murray Mack. In 1993 Richard retired from the firm and Murray became the sole owner. The company became incorporated in the same year. Since 1993, the firm has seen steady growth and now maintains a team of nine professionals. Since 2020, the firm has been led by our principal, Tim Gillet.

HMA Architects has over 30 years of experience providing high quality design services. Our foundation is built on the principle of providing each client with the highest level of service, utilizing cutting-edge computer modeling software from the programming phase through

construction completion. As a mid-size firm, we take pride in accommodating larger projects while maintaining accessibility to our clients. Our experience spans various project types, including recreational, municipal, religious, multi-family housing, hospitality, military, healthcare, and office.

What truly defines our firm is our people and their unwavering passion for the design and construction industry. This passion resonates in our collaborative process as we work closely with building owners to achieve successful project completion.

The numbers:



8
Professional Staff
at HMA Architects




35
Years
designing in MN



>150
Projects Completed
since 2020





HMA Team

Registered Architects:	1
Project Managers:	1
Architectural Interns:	3
Interior Designers:	2
Administrative:	1
Total:	8




Consultant Firms

Name: Ayers Associates
Address: 1700 MN -36 #700, St. Paul, MN
Website: ayresassociates.com
Phone: (715) 834-3191
Name: Sandman Structural Engineers
Address: 1587 30th Ave S, Moorhead, MN
Website: sandmanse.com
Phone: (218) 227-0022

Key Personnel

3 // Resumes & Qualifications



Tim Gillet, AIA
President

Years of Experience: 30
 Years with Firm: 22
 Registration: MN51031
 Education: UIC, 1993



Tim, currently licensed in 6 states, has 30 years of experience specializing in the design and construction of community, recreation, office, and healthcare projects. He is extremely knowledgeable in design trends, construction technologies, community input, presentations, AIA documents, code compliance, and zoning requirements. Tim will be the project lead and architect directing programming, consultant coordination, user group seminars, and input.

Tim’s passion in architecture is to collaborate with user groups that desire engagement in the redefinition of space types and the blurring of boundaries of experience. Organic discoveries during the time spent with clients stimulates the desire to keep pushing forward with new ways of thinking about space use.

Relevant Experience:

- Saint Cloud Area Family YMCA Community and Aquatic Center, St. Cloud, MN
- Coon Rapids Field House, Coon Rapids, MN (Schematics)
- Sartell Community Center, Sartell, MN
- Sartell Public Safety Facility, Sartell, MN
- Sartell City Hall Expansion Study, Sartell MN
- St. Joseph Community Center, St. Joseph, MN (on the boards)
- Rejuv Medical and Athletics, Waite Park, MN
- Newport Health Academy, St. Cloud, Monticello, Buffalo, MN
- CCH Sauk Crossings, St. Cloud, MN
- CCH 4th Floor Surgical Unit, St. Cloud, MN
- CCH Sauk Centre Skilled Nursing Unit, Sauk Centre, MN
- Granite Innovations, St. Cloud, MN
- Oberg Roofing & Remodeling, St. Cloud, MN



Dean Stienessen
Sr. Project Manager

Years of Experience: 39
 Years with Firm: 29
 Education: NDSU, 1990



Dean has over 35 years of architectural experience, specializing in construction building systems and code compliance. He has been with HMA for over 25 years. His primary involvement on projects is in design development, construction documents, and construction phase services.

Relevant Experience:

- Battalion HQ - Area 9, Camp Ripley, Little Falls, MN
- St. Cloud Armory - Site Improvements, St. Cloud, MN
- Renovation of Building 11-1 Camp Ripley, Little Falls, MN
- Renovation to Building 11-63 Camp Ripley, Little Falls, MN
- Miscellaneous Maintenance and Repairs to 15 Buildings at Camp Ripley, Little Falls, MN
- Sensitive Information Handling Facility, Camp Ripley, Little Falls, MN
- Renovation to Buildings 2-203 Camp Ripley, Little Falls, MN
- Renovation to Headquarters 18-76 Camp Ripley, Little Falls, MN
- Clearlake Township Hall, Clearlake Township, MN

Key Personnel

3 // Resumes & Qualifications



Allison Davids, IIDA

Interior Designer

Years of Experience: 12

Years with Firm: 4

Education: ATC, 2008

UND, 2012



Allison is a skilled interior designer with over 12 years of experience primarily in commercial design. Her extensive knowledge shines in the meticulous selection of interior finish compositions, effectively conveying the desired look and feel of the spaces we craft. In addition to her adeptness in material selection, Allison excels in various responsibilities, including design concepts, space planning, interior project management, and proficiency in computer-aided design and 3D modeling. She has successfully contributed to projects where material choices play a crucial role in ensuring longevity for both owners and users, seamlessly enhancing the overall architectural environment.

Relevant Experience:

- Sartell Public Safety Campus, Sartell, MN
- The Clearing, Sauk Rapids, MN
- Sauk River Watershed District Office, Sauk Centre, MN
- St. Joseph Community Center, St. Joseph, MN (on the boards)
- Granite Innovations, St. Cloud, MN
- Newport Healthcare St. Cloud Campus, St. Cloud, MN
- Building 11-1 Camp Ripley, Little Falls, MN
- Granite Innovations, St. Cloud, MN
- Oberg Roofing & Remodeling, St. Cloud, MN
- CCH Sauk Crossings, St. Cloud, MN
- CCH 4th Floor Surgical Unit, St. Cloud, MN
- CCH Sauk Centre Skilled Nursing Unit, Sauk Centre, MN



Daniel Gottwalt

Architectural Intern

Years of Experience: 2.5

Years with Firm: 1.5

Education: NDSU, 2022



Daniel is one of the newest members of our HMA team and a St. Cloud native. He recently completed his Masters Degree at North Dakota State University and has been with the firm since May of 2022. He is a very talented designer and will be assisting both Allison and Tim with the programming and modeling efforts to best communicate the projects program and scope understanding. His passion in architecture is rooted in Central Minnesota, not only to preserve and protect its architectural heritage, but also to re-purpose and revitalize places and spaces that need the attention of its community.

Relevant Experience:

- Harvester Square Event Center, St. Cloud, MN
- Granite Innovations, St. Cloud, MN
- Oberg Roofing & Remodeling, St. Cloud, MN
- Malco Products, Annandale, MN
- Coordinated Care Midsota, St. Cloud, MN
- Obbink Distilling Labs, St. Joseph, MN

Key Personnel

3 // Resumes & Qualifications



**Dan Fox, PE, CEM,
LEED AP BD+C**
Mechanical Engineer

Years of Experience: 21
 Years with Firm: 21
 Registration: MN, ND,
 SD, WI
 Education: UST, 2002



Dan directs the Minnesota operations of our mechanical, electrical, and plumbing (MEP) Division. He chose a mechanical engineering career to make a tangible difference in the world, and he loves his work. He serves his clients well by using innovative technologies that are practical, constructible, and sustainable.

Dan's a team player with a rare combination of high technical ability, strong leadership skills, and an optimistic attitude that invites teamwork. He works on mechanical, plumbing, and fire protection systems for new buildings and renovations for county and state government, hospitals and clinics, multi-use facilities, and commercial buildings.

Dan has provided leadership for our fire protection and life safety teams. He has become a trusted partner among architects and project owners. They rely on him as a resource for finding systems solutions in the design process and delivering them in construction.

Relevant Experience:

- St. Louis County Government Service Center Renovation, Duluth, MN
- St. Louis County Government Service Center New Construction, Virginia, MN
- Camp Ripley Nelson Hall Renovation, Little Falls, MN
- Minneapolis Parks and Recreation Board - Recreation Center Remodel of Creation Space, Harrison Recreation Center, Luxton Recreation Center, and Whittier Recreation Center, Various Locations, MN
- Fergus Falls Library, Fergus Falls, MN
- Minnesota History Center Restroom Remodel, St. Paul, MN
- Giants Ridge Maintenance Building, Biwabik, MN



**Anthony Basden, PE,
LEED AP BD+C**
Sr. Electrical Engineer

Years of Experience: 17
 Years with Firm: 17
 Registration: MN, IL, ND, SD, MT,
 WY, OR, WI, OH, RI, VT, PA, CT, NH
 Education: U of M, 2006



Memberships: U.S. Green Building Council

Anthony supervises the work of our Upper Midwest electrical engineering discipline. He has more than 15 years of experience as an electrical project manager/designer on projects completed for military, retail, commercial, industrial, and institutional clients. Anthony is responsible for the design of electrical power systems, lighting, fire protection systems, and audio/visual and data systems. Anthony holds key relationships with clients on some of our most successful repeat project work.

Relevant Experience:

- Camp Ripley Education Complex Addition, Little Falls, MN
- Camp Ripley Renovation and Addition of Building 15-2 Little Falls MN, Little Falls, MN
- COE ARC/VMS/UHS, Fort Snelling, MN
- USAR/COE Ft Snelling MN Bldg 506 FFA, Fort Snelling, MN
- USAR/COE Ft Snelling MN Bldg 507 FFA, Fort Snelling, MN
- USAR/COE MOB Barracks, Ft. McCoy, WI
- USAR/COE Denver CO AMSA DB RFP Charette, Denver, CO
- USAR/COE ARC/AMSA/VMS/OSB, Perrine, FL
- USAR/COE Ft Hunter Liggett CA Emergency Services Center, CA
- USAR/COE Charlotte NC ARC/AMSA FFR D/B RFP, NC
- USAR/COE Parks RFTA CA NEC Bldg 331 Camp Parks CA, CA
- Sherburne County Public Works Facility, Elk River, MN

Key Personnel

3 // Resumes & Qualifications



Josue Gonzalez, PE
Civil Engineer

Years of Experience: 7
Years with Firm: 7
Registration: MN
Education: UW,
Platteville, 2016



Josue has years of Minnesota and Wisconsin engineering experience on projects ranging from design and construction observation on water, sanitary sewer, storm sewer, and street projects; wastewater treatment facility upgrades; and pavement condition inspection. Josue's responsibilities include plan design development, specifications, studies and modeling, cost estimates, project permit submittals, construction observation, and CADD operation using InRoads and Civil 3D. Besides municipal street and utilities design, he works on site plans and sand mining civil plans.

Relevant Experience:

- Miron Construction Office, Eau Claire, WI
- River Prairie Development, Altoona, WI
- Camping World Site Design, Eau Claire and Wausau, WI
- Marshfield Clinic Campus Expansion, Eau Claire, WI
- Hennepin Avenue Sanitary Sewer Replacement Phase II & III, Minneapolis, MN
- Highland Bridge/Ford Site, St. Paul, MN
- West French Lake Road, Dayton, MN



Nathan Hoffmann, PE
Structural Engineer

Years of Experience: 18
Years with Firm: 17
Registration: MN, ND
Education: NDSU, 2006



Since joining Sandman Structural Engineers in 2007, Nathan has gained extensive experience in this construction market, completing projects with multiple project types, project locations, and construction materials. His team works closely with Developers, Architects, and Builders developing cost-effective and structurally efficient solutions. This combination of experience and collaboration results in complete and highly detailed construction documents. SSE strives to be a trusted partner for clients and for their ability to achieve development goals and to maximize project economics. Nathan's role on this project will be as the Project Manager throughout all phases.

Relevant Experience:

- Nisswa Fire Station, Nisswa, MN
- Brooklyn Park West, Central & North Fire Stations, Brooklyn Park MN
- Santiago Township Fire Station & Town Hall, Santiago, MN
- Jordan Fire Station Addition, Jordan, MN
- South Lake Minnetonka Public Safety Building (Police & Fire), Shorewood, MN
- Zimmerman Livonia Fire District Fire Hall & Event Center, Zimmerman, MN
- Buffalo Fire Hall, Buffalo, ND
- Tioga Fire Hall, Tioga, ND
- Lisbon Fire Hall, Lisbon, ND
- Southside Fire Station Expansion, Moorhead, MN
- Portal Firehouse, Portal, ND
- Fire Hall Addition, Park Rapids, MN

Portfolio

4 // References & Project Experience



Greg Gack

Executive Director,
St. Cloud Area Family YMCA
(320) 253-2664

Project(s):

-St. Cloud Area Family YMCA Community and Aquatic Center, *St. Cloud, MN*

-Saint Joseph Community Center (on the boards), *St. Joseph, MN*

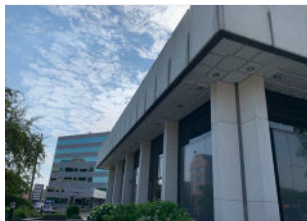


Anna Gruber

City Administrator,
City of Sartell
(320) 258-7306
anna.gruber@sartellmn.com

Project(s):

-Sartell Community Center, *Sartell, MN*
-Sartell Public Safety Campus, *Sartell, MN*



Shelly Bauerly Kopel

Partner,
Granite Partners
(320) 251-1800
info@granite.com

Project(s):

-Granite Innovations (under construction), *St. Cloud, MN*



Rick Schultz

Mayer,
City of St. Joseph
(320) 363-7201
rschultz@msn.com

Project(s):

-Saint Joseph Fire Department, *Saint Joseph, MN*
-Saint Joseph Government Center, *Saint Joseph, MN*



Dave Larson

Vice President, Facilities Mgt.
CentraCare Health
(320) 255-5747
dlarson@centracare.com

Project(s):

-CCH Sauk Crossing (on the boards), *St. Cloud, MN*
-CCH Sauk Centre Skilled Nursing Unit, *Sauk Centre, MN*
-SCH 4th Floor Surgical Unit, *St. Cloud, MN*



Ross Olsen

City Administrator,
City of Sauk Rapids
(320) 258-5302
rolson@ci.sauk-rapids.mn.us

Project(s):

-The Clearing, *Sauk Rapids, MN*
-Sauk Rapids Riverfront Parks, *Sauk Rapids, MN*
-City Government Center, *Sauk Rapids, MN*



Sartell Public Safety Campus

Sartell Public Safety Campus

The Sartell Public Safety Campus is a municipal facility that included a considerable amount of community engagement. Encompassing 49,300 SF, this distinctive campus integrates both a fire and police station, promoting cost savings for the city and fostering camaraderie between departments. The fire department includes a base station, muster area, turn-out gear section, locker rooms, SCBA tank fill area, training and hose drying tower, and a 12-vehicle apparatus bay, complete with a wash bay. The police station features offices for officers, evidence processing, lockers, booking, and holding areas. True to Sartell's commitment to a consistent level of finish for community and civic structures, this building is no exception.

Project Information

Location:

Sartell, MN

Completion:

2020

Size:

49,300 sq ft

Construction Cost:

\$12M

Client Reference:

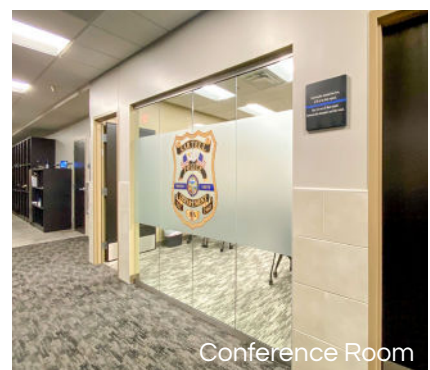
Anna Gruber

City Administrator, City of Sartell

(320) 258-7306



3D Plan Diagram



Conference Room



Sauk Rapids Government Center

Sauk Rapids Government Center

The Sauk Rapids Government Center was completed in 2012 and features over 27,600 SF of spaces to accommodate city hall offices, police department, city council chambers, and public meeting spaces. Common spaces were shared for maximum efficiency serving two user groups housed in the same building. Security is critical in any facility shared with a police department so this was a main priority. Card access from public spaces into the department is provided while utilizing a sally port with direct connection to the booking area.

Project Information

Location:

Sauk Rapids, MN

Completion:

2012

Size:

27,600 sq ft

Construction Cost:

\$4.5M

Client Reference:

Ross Olsen

City Admin, City of Sauk Rapids

(320) 258-5302



City Council Chamber



St. Joseph Government Center

St. Joseph Government Center

The completion of the Saint Joseph Government Center took place in early 2017, offering more than 18,000 square feet of space to house city hall offices, the police department, and the city council chambers. Common areas along the public corridor include a spacious open lobby with comfortable seating and a versatile multi-purpose room shared by the community. This large multi-purpose room incorporates a movable partition to create smaller meeting spaces and provides access to a kitchen. Additional amenities, including granite wall panels, floor tiles, technology enhancements, and carefully selected finishes and furniture, contribute to the creation of a distinctive and aesthetically pleasing design.

Project Information

Location:

St. Joseph, MN

Completion:

2017

Size:

18,000 sq ft

Construction Cost:

\$4.8M

Client Reference:

Rick Schultz

Mayer, City of St. Joseph

(320) 260-0393



City Council Chamber



Lounge



St. Cloud YMCA & Aquatics Center

St. Cloud YMCA & Aquatics Center

This 107,000 SF state-of-the-art facility was completed in June 2017.

YMCA members and visitors are greeted by significant areas of glass and open space that immediately reveal the various activities within the space. Unique to this project is the inclusion of the CentraCare Lifestyle Health. Other spaces in this facility include family recreational pool, eight lane lap pool, locker/shower rooms, kids zone, three gymnasiums, two racquetball courts, a climbing wall, personal training areas, a staged spin room, yoga room, running/walking track, free weights area, multi-generational zone, multi-purpose spaces, and various administrative and support spaces.

The St. Cloud Area Family YMCA is a welcoming environment serving the multi-generational and multi-cultural community we live in. It provides much needed community outreach and social opportunities supporting the diverse community of St. Cloud through both recreational and educational activities.

Project Information

Location:

St. Cloud, MN

Completion:

2017

Size:

107,000 sq ft

Construction Cost:

\$20M

Client Reference:

Greg Gack

Executive Director, St. Cloud YMCA

(320) 253-2664



Lifestyle Health & Reception



Lap Pool



St. Joseph Fire Department

St. Joseph Fire Department

St. Joseph Fire Station is a 12,375 SF facility has 8 drive-thru apparatus bays, a 2,000 SF basement for storage, a 33 ft high tower that is not only used for hanging the fire hoses, but is also used as a rappel tower for department training. As a focal point within the community of St. Joseph, MN, the building was designed using red accent banding, red window frames and a red entry tower so that it stands out from other buildings while not over powering the neighborhood with it's design. Inside the facility there are locker rooms, male and female restrooms, a large meeting room with an adjacent serving kitchen, private offices, and a dispatch room. Special consideration was taken to the design of each space on the interior so that it created a unique shape on the exterior.

Project Information

Location:

St. Joseph, MN

Completion:

1998

Size:

12,375 sq ft

Construction Cost:

\$965,000

Client Reference:

Rick Schultz

Mayor, City of St. Joseph

(320) 363-7201



Engine Bay

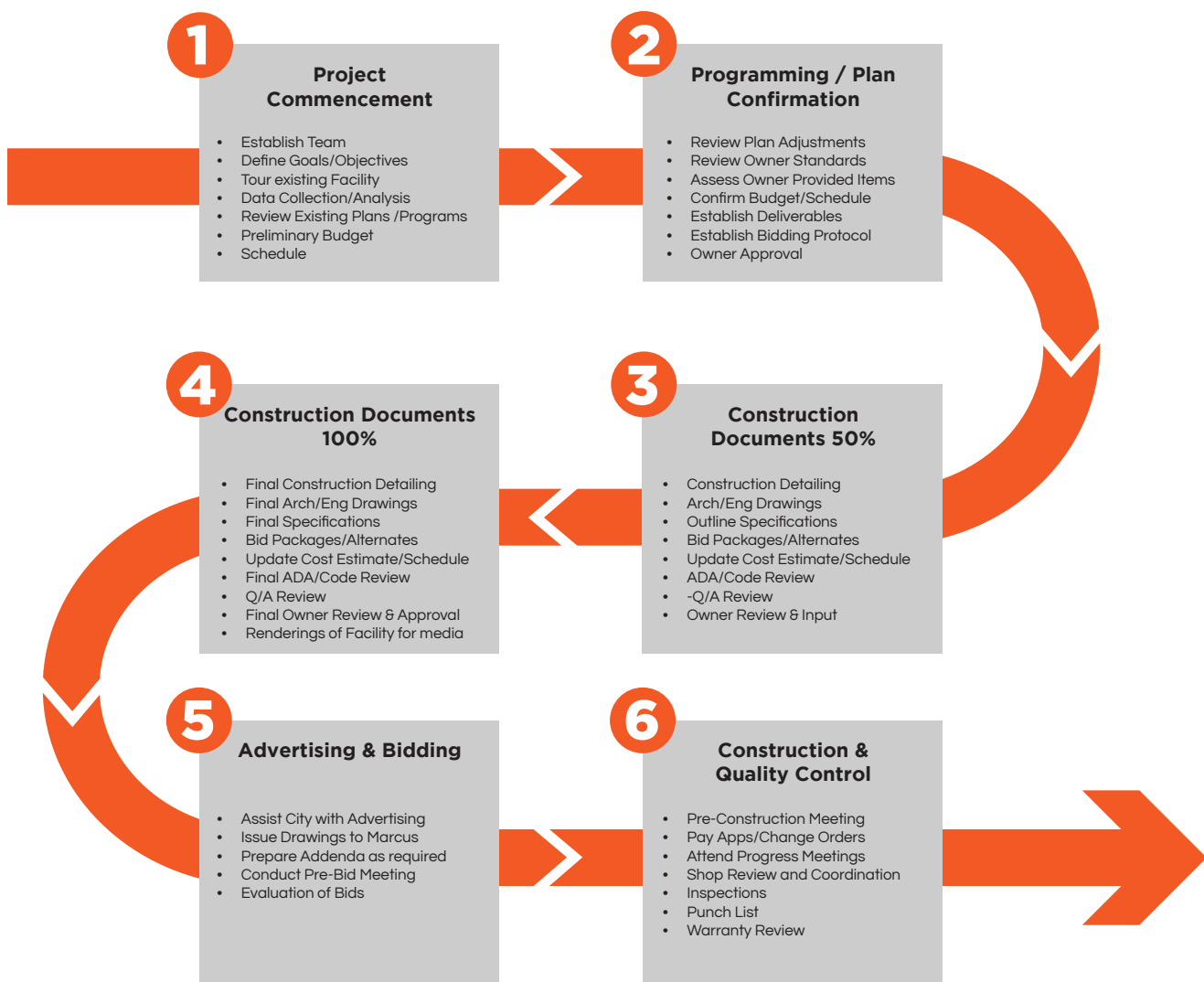


Dispatch Room

Process

5 // Project Approach

The following chart is a general representation of the process of completing a project from start to finish. Steps 1-5 involve the various stake holders in the project including the city staff, council, and any other members of the design committee. HMA is tasked with providing good council on project programming, design, construction technologies, and budget establishment. Success will depend on an interactive 3D design process involving continuous feedback from the design team until we come to our final solution.



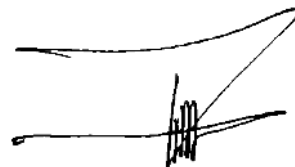
Estimation

6 // Fee

Project Fee	Date	Amount
1. Schematic and Design Development Confirmation Fee based on the percentage of construction cost identified by the RFP.	March 2024	1% const. cost
2. Construction Documentation Fee based on the percentage of construction cost identified by the RFP.	March - May 2024	6% const. cost
3. Bidding Negotiations Fee based on the percentage of construction cost identified by the RFP.	May 2024	.5% const. cost
4. Construction Administration Fee based on the percentage of construction cost identified by the RFP.	June 2024 - Jan 2025	1.5% const. cost
5. Percentage of fee breakdown by Discipline		Total of 8%
HMA		3%
Ayers Base Bid		4%
Sandman Engineers		1%

% Const. Cost	8% of \$2,500,000
Total Base Bid	\$200,000

179 Tax Credit Design Alternate - \$Add 25,000
\$225,000



February 23, 2024

Sign off: Tim Gillet, Principal

Fostering a culture of
community, creativity, and
curiosity.



Proposal for the Provision of Professional Services

Date:	February 23, 2024
Client:	Marcus Construction 2580 Hwy 12 E Willmar, MN, 56201 Attn: Cody Blevins 320-441-2193 c.blevins@marcusconstruction.com
Professional Firm:	Krech, O'Brien, Mueller & Associates, Inc. (KOMA) 2051 Killebrew Drive, Suite 680 Bloomington, MN 55425 Attn: Stephen Iaria Direct Line: 651-789-4127 saria@komainc.com
Project name / location:	Olivia City Hall Addition and Remodeling Olivia, MN
KOMA project number:	24036
Project description:	The project consists of 2 additions and interior renovations to an existing city hall. A design development package has been completed by Marcus Construction for the architectural scope and will be used as the basis for the further development of bidding and construction documents. The estimated construction cost is \$2,759,644.
Owner:	City of Olivia

Assumptions:

- Existing Drawings are available for KOMA's use in PDF format
- Project Delivery Method is Public Bid with Marcus Construction acting as CMC (Construction Manager as Constructor).
- Soils report to be provided by Client.
- Topographical and Boundary Survey to be provided by Client prior to start of site design.
- Approval of the building additions from a planning and zoning perspective have been completed.
- Interior finish selections have been made therefore interior design services have been excluded from this proposal.
- Design team meetings will be virtual
- KOMA design team estimates the total time needed for this phase to be closer to 10-12 weeks after initial kick-off meeting.

Scope/intent and extent of services:

1. Construction Document Services:

- Project administration and coordination
- Kick-off meeting to discuss project with design team and client.
- Site visit to review existing building conditions.
- Review of architectural design development plans and obtain direction on MEP/Civil Engineering scopes.
- Provide building code review (egress and life safety, energy, accessibility, etc.) and communicate findings to client if changes to project scope are necessary.
- Obtain geotechnical report from client and review by Structural Engineer and Civil Engineer.
- Completion of drawing notes which establishes in detail the quality levels of materials and systems required for the Project
- Develop 95% drawing package for A/S/MEP/Civil for final page turn with Client.
- Completion of bidding and construction drawings including the following disciplines:
 - Architectural
 - Structural Engineering
 - Mechanical Engineering
 - Plumbing Engineering
 - Electrical Engineering
 - Civil Engineering
- (5) meetings are budgeted for this phase
- *Optional service: Project Manual with technical specifications used for contract documents.*

2. Bidding Services:

- Project administration and coordination
- Respond to questions and issue addendum (if necessary)
- Assist client in bid evaluation

3. Construction Phase Services:

- Shop drawing reviews
- Respond to RFI's
- Review Change Orders
- Attend virtual weekly construction meetings
- Participate in substantial walkthrough and prepare final punchlist report

Fee Arrangement

The following fees represent a lump sum cost for each of the phases outlined above.

1. Construction Documents:	\$170,000
2. Bidding Phase Services:	\$3,500
3. <u>Construction Phase Services:</u>	<u>\$29,000</u>
Total:	\$202,500

Optional Services and Fees:

- Project Manual/Technical Specifications: \$10,000
- Alternate HVAC System/Generator: \$19,500
- Boundary/Topographical Survey: \$6,100

Additional Expenses:

Reimbursable expenses such as mileage, copying, printing, courier services, are **Extra Expenses** billed out according to the firm’s current hourly rate and expense schedules. The firm reserves the right to adjust reimbursable expense schedules based on market conditions at the beginning of each calendar year.

If the scope of the Project changes substantially, the architectural and structural engineering design fees will be renegotiated with the Client or his representative. If unable to agree, KOMA reserves the right to terminate the contract without liability to the Client.

The following Services are not included within the quoted fee. Proposals for these additional services may be obtained from KOMA at the Client’s request.

- Changes to drawings after sign-off by the Client
- Revisions to the drawings or other documents when the revisions are inconsistent with the approvals previously obtained from the Client
- Providing services required because of significant changes in the Project, including but not limited to size, quality, complexity, or Client’s schedule
- Additional meetings beyond those outlined in the above scope of services
- Project specification manual. Notes and specification information will be incorporated in the drawings rather than completing a separate project manual
- Site surveying services
- Soil testing and analysis
- Environmental remediation work
- Landscape architecture and design services
- Process engineering and / or equipment layout and design
- Voice and data equipment design and installation
- Construction management services
- Detailed cost estimating services
- Interior design services
- Selection of building or finish materials that are not standard, available, or running line products
- Finish material design, such as a product's visual pattern, color, texture, size, etc.
- Furniture design and selection
- Selection of plantings, artwork, signage, or other interior accessories
- As-built documents at the completion of the Project
- Detailed photo-realistic 3D renderings
- Actual construction activities

The **Design Team** proposed for this Project is as follows:

Architect:	KOMA
Structural Engineer:	KOMA
Civil Engineer:	Interstate Engineering
M/E/P Engineer:	Design Tree
General Contractor:	Marcus Construction

Special conditions: None noted at this time.

The following terms and conditions are part of this agreement:

Standard of care:

Services provided by the Firm under this Agreement will be performed in a manner consistent with that degree of skill and care ordinarily exercised by members of the same profession practicing under similar circumstances. The Firm further agrees to exercise reasonable professional care and skill to comply with codes, laws, and regulations applicable to the Project.

Confidentiality:

The Firm shall maintain the confidentiality of information specifically designated as confidential by the Client, unless withholding such information would violate the law, or create the risk of harm to the public. The Firm shall require of the Firm's consultants, if any, similar agreements to maintain the confidentiality of information specifically designated as confidential by the Client.

Information provided by others:

The Client shall furnish, at the Client's expense, all information, requirements, reports, data, surveys, and instructions required by this Agreement. The Firm and its Consultants may use such information, requirements, reports, data, surveys, and instructions in performing its services and is entitled to rely upon the accuracy and completeness thereof.

Access to site:

Unless otherwise stated, the Firm will have access to the site for activities necessary for the performance of the services. The Firm will take precautions to minimize damage due to these activities, but has not included in the fee the cost of restoration of any resulting damage.

Hazardous materials:

The Firm and its Consultants shall have no responsibility for the discovery, presence, handling, removal or disposal of or exposure of persons to hazardous materials in any form at the Project site, including but not limited to asbestos, asbestos products, mold, lead paint, soil contamination, polychlorinated biphenyl (PCB) or other toxic substances.

Ownership of documents:

Drawings, specifications, and other documents, including those in electronic form, prepared by the Firm and the Firm's consultants are Instruments of Service for use solely with respect to this Project. The Firm and the Firm's consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory, and other reserved rights, including copyrights.

The Firm and Client warrant that in transmitting the Instruments of Service, or any other information, the transmitting party is the copyright owner of such information or has permission from the copyright owner to transmit such information for its use on the Project. If the Client and Firm intend to transmit Instruments of Service or any other information or documentation in digital form, they shall endeavor to establish necessary protocols governing such transmissions.

The Firm and the Firm's consultants shall be deemed the authors and owners of their respective Instruments of Service, including the drawings and specifications, and shall retain all common law, statutory and other reserved rights, including copyrights. Submission or distribution of Instruments of Service to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication in derogation of the reserved rights of the Firm and the Firm's consultants.

Upon execution of this agreement, the Firm grants to the Client a nonexclusive license to use the Firm's Instruments of Service solely and exclusively for purposes of construction, using, maintaining, altering and adding to the Project, provided that the Client substantially performs its obligations, including prompt payment of all sums when due, under this Agreement. The Firm shall obtain similar nonexclusive licenses from the Firm's consultants consistent with this Agreement. The license granted under this section permits the Client to authorize the contractor, subcontractors, sub-subcontractors, and material or equipment suppliers, as well as the Client's consultants and separate contractors, to reproduce applicable portions of the Instruments of Service solely and exclusively for use in performing services or construction for the Project. If the Firm rightfully terminates this Agreement for cause, the license granted shall terminate.

In the event the Client uses the Instruments of Service without retaining the author of the Instruments of Service, the Client releases the Firm and Firm's consultant(s) from all claims and causes of action arising from such uses. The Client, to the extent permitted by law, further agrees to indemnify and hold harmless the Firm and its consultants from all costs and expenses, including the cost of defense, related to claims and causes of action asserted by any third person or entity to the extent such costs and expenses arise from the Client's use of the Instruments of Service. The terms of this section shall not apply if the Client rightfully terminates this Agreement for cause.

Except for the licenses granted in this article, no other license or right shall be deemed granted or implied under this Agreement. The Client shall not assign, delegate, sublicense, pledge or otherwise transfer any license granted herein to another party without the prior written agreement of the Firm. Any unauthorized use of the Instruments of Service shall be at the Client's sole risk and without liability to the Firm and the Firm's consultants.

Delivery of electronic files:

In accepting and utilizing any drawings, reports, and data on any form of electronic media generated and furnished by the Firm and its Consultants, the Client agrees that all such electronic files are instruments of service of the Firm and its Consultants, who shall be deemed the authors, and shall retain all common law, statutory law and other rights, including copyrights. The Client agrees not to reuse these electronic files, in whole or in part, for any purpose other than for the Project. The Client agrees not to transfer these electronic files to others without the prior written consent of the Firm and its Consultants. The Client further agrees to waive all claims against the Firm and its Consultants resulting in any way from any unauthorized changes to or reuse of the electronic files for any other project by anyone other than the Firm and its Consultants.

The Client and the Firm agree that any electronic files furnished by either party shall conform to mutually agreed upon specifications. Any changes to the electronic specifications by either the Client or the Firm are subject to review and acceptance by the other party. Additional services by the Firm made necessary by changes to the electronic file specifications shall be compensated for as Additional Services. Electronic files furnished by either party shall be subject to an acceptance period of 45 days during which the receiving party agrees to perform appropriate acceptance tests. The party furnishing the electronic file shall correct any discrepancies or errors detected and reported within the acceptance period. After the acceptance period, the electronic files shall be deemed to be accepted and neither party shall have any obligation to correct errors or maintain electronic files.

The Client is aware that differences may exist between the electronic files delivered and the printed hard copy construction documents. In the event of a conflict between the signed construction documents prepared by the Firm and its Consultants and electronic files, the signed or sealed hard copy construction documents shall govern.

In addition, the Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Firm and its Consultants, its officers, directors, employees, and sub-consultants against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, arising from any changes made by anyone other than the Firm and its Consultants or from any reuse of the electronic files without the prior written consent of the Firm or its Consultants. Under no circumstances shall delivery of electronic files for use by the Client be deemed a sale by the Firm, and the Firm makes no warranties, either express or implied, of merchantability and fitness for any particular purpose. In no event shall the Firm or its Consultants be liable for indirect or consequential damages as a result of the Client's use or reuse of the electronic files.

Non-assignment:

Neither the Client nor the Firm shall assign this Agreement without the written consent of the other.

Billings/payments:

Invoices for the Firm's services shall be submitted, at the Firm's option, either upon completion of such services or on a monthly basis. Invoices shall be payable within 30 days after the invoice date. If the invoice is not paid within 90 days, the Firm may, without waiving any claim or right against the Client, and without liability whatsoever to the Client, terminate the performance of the service. Retainers shall be credited to the final invoice.

Late payments:

Accounts unpaid 60 days after the invoice date may be subject to a monthly service charge of 1.5% (or the legal rate) on the then unpaid balance. In the event any portion or all of an account remains unpaid 90 days after billing, the client shall pay all costs of collection, including reasonable attorney's fees.

Dispute resolution:

Any claims or disputes made during design, construction or post-construction between the Client and Firm shall be submitted to non-binding mediation. Client and Firm agree to include a similar mediation agreement with all contractors, subcontractors, sub-consultants, supplier and fabricators, thereby providing for mediation as the primary method for dispute resolution between all parties.

Termination of services:

This Agreement may be terminated by either party upon not less than seven days written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination. This Agreement may be terminated by the Client upon not less than seven days written notice to the Firm for the Client's convenience and without cause. In the event of termination not the fault of the Firm, the Firm shall be compensated for services performed prior to termination, together with reimbursable expenses then due and all termination expenses.

Governing law:

Unless otherwise provided, this Agreement shall be governed by the law of the principal place of business of the Firm.

Certifications:

The Firm shall not be required to execute any document that would result in its certifying the existence of conditions whose existence the Firm cannot ascertain.

Construction costs:

At this time we are not aware of a construction budget. If one is established we will assist you in trying to keep within that budget. However, since we have no control over the actual costs of construction, we cannot assure you that the actual costs of construction will not exceed any budget that may be established.

Liability due to unknown conditions:

Inasmuch as the addition to, or remodeling of, an existing building or work on an existing site requires that certain assumptions be made regarding existing conditions; and because some of those assumptions may not be verifiable without expending additional sums of money, or destroying otherwise adequate or serviceable portions of the building; you agree, that, except for negligence on our part, you will hold harmless, indemnify and defend us against any and all claims due to unknown conditions and arising out of the professional services provided under this Agreement. The Firm will not be responsible for construction costs or demolition or reconstruction due to the discovery of unknown conditions and arising out of the professional services provided under this Agreement. You also agree to

compensate the Firm on a time and expense basis according to the Firm's current hourly rate and expense schedule (attached) for professional services resulting from the change in the scope of work, provided that all costs or expenses are approved by you in advance.

Building codes:

The building codes do not cover all situations. Often the Firm's interpretation of the codes is different than the local building official's interpretation. The building official is required to issue interpretations of the code. The interpretation process can be very subjective and tends to be dynamic as the Firm and the building official discuss the public health, safety, and welfare issues involved. Often the State is asked to provide an interpretation which the local building official considers the "official ruling". It is not possible to predict the amount of time required to resolve code issues requiring interpretation, and as such, the fee arrangement for dealing with these specific code issues will be on a time and expense basis according to the Firm's current standard rates.

Jobsite safety:

Neither the professional activities of the Firm, nor the presence of the Firm or its employees and sub-consultants at a construction / project site, shall relieve the General Contractor of its obligations, duties, and responsibilities including, but not limited to construction means, methods, sequence, techniques or procedures necessary for performing, superintending and coordinating the Work in accordance with the contract documents and any health or safety precautions required by any regulatory agencies. The Firm and its personnel have no authority to exercise any control over any construction contractor or its employees in connection with their work or any health or safety programs or procedures. The Client agrees that the General Contractor shall be solely responsible for jobsite safety, and warrants that this intent shall be carried out in the Client's contract with the General Contractor. The Client also agrees that the Client, the Firm, and the Firm's sub-consultants shall be indemnified by the General Contractor and shall be made additional insureds under the General Contractor's policies of general liability insurance on a primary and non-contributory basis.

Indemnification:

The Client and the Firm, respectively, shall, to the extent permitted by law, indemnify and hold harmless the other party to this Agreement and the other party's officers, directors, and employees from and against damage, liability, and cost, including reasonable attorney's fees and defense costs caused by the negligent performance of obligations under this Agreement, excepting only those damages, liabilities, or costs attributable to the negligence or willful misconduct of the party.

Extension of protection:

The Client agrees that any and all limitations of the Firm's liability and indemnifications by the Client to the Firm shall include and extend to those individuals and entities the Firm retains for performance of the services under this Agreement, including but not limited to the Firm's officers, partners, and employees and their heirs and assigns, as well as the Firm's sub-consultants and their officers, employees, heirs, and assigns.

Corporate protection:

It is intended by the parties to this Agreement that the Firm's services in connection with the Project shall not subject the Firm's individual employees, officers, or directors to any personal legal exposure for the risks associated with this Project. There, and notwithstanding anything to the contrary contained herein, the Client agrees that as the Client's sole and exclusive remedy, any claim, demand or suit shall be directed and/or asserted only against the Firm, a Minnesota corporation, and not against any of the Firm's individual employees, officers, or directors.

2024 Hourly Fee Schedule

Principal Architect	\$ 190 /Hour
Specifications	\$ 200 /Hour
Code Specialist	\$ 205 /Hour
Architect III	\$ 175 /Hour
Architect II	\$ 155 /Hour
Architect I	\$ 140 /Hour
Architectural Intern.....	\$ 90 /Hour
Architectural Designer II.....	\$ 110 /Hour
Architectural Designer I.....	\$ 100 /Hour
Architectural Technician III	\$ 135 /Hour
Architectural Technician II	\$ 130 /Hour
Interior Designer III	\$ 155 /Hour
Interior Designer II	\$ 145 /Hour
Interior Technician II	\$ 130 /Hour
Principal Structural Engineer	\$ 200 /Hour
Structural Engineer II.....	\$ 170 /Hour
Principal Structural Technician.....	\$ 175 /Hour
Structural Engineer I.....	\$ 150 /Hour
Structural Technician I.....	\$ 135 /Hour
Structural Designer I.....	\$ 105 /Hour
Administrative Assistant	\$ 80 /Hour

2024 Reimbursable Fee Schedule

B/W Copies (8 ½"x11").....	\$ 0.15 each
(11"x17").....	\$ 0.25 each
(12"x18").....	\$ 1.15 each
Color Copies (8 ½"x11").....	\$ 0.60 each
(11"x17").....	\$ 1.00 each
(12"x18").....	\$ 2.00 each
B/W Copies – Large Format.....	\$ 0.75/SF
B/W Scans – Large Format	\$ 0.40/SF
Color Scans – Large Format	\$ 0.75/SF
Reproduction.....	cost x 1.1
Postage/Delivery.....	cost x 1.1
Photographs.....	\$ 0.90 each
Mileage.....	\$ 0.74/mile
Travel Expense.....	cost x 1.1
Miscellaneous Consultant.....	cost x 1.1
Miscellaneous Expense.....	cost x 1.1

ARCHITECTURAL DESIGN
SERVICES

OLIVIA CITY HALL, POLICE, & FIRE RENOVATION AND ADDITION

MARKUS CONSTRUCTION

FEBRUARY 23, 2024



Olivia City Hall Renovation and expansion

WIDSETH

GREG BOHL AIA, LEED AP

Project Architect

320.335.5009

Greg.Bohl@widseth.com

Alexandria

610 Fillmore Street
Alexandria MN 56308

320.762.8149
Alexandria@Widseth.com
Widseth.com

February 22, 2024

Elizabeth Torkelson
City of Olivia
1009 West Lincoln Ave.
Olivia, MN 56277
etorkelson@olivia.mn.us

Re: Olivia City Hall Architectural Services

Dear Elizabeth:

Collaborating with Widseth for Olivia's city hall will give you the security you have an experienced team of designers to complete this project successfully. Our team has designed and overseen the construction of many projects of this nature and scale in outstate Minnesota.

What advantage is this to you, your citizens, and the construction manager? A certainty that the project can be completed in the most accurate, time-efficient, and cost-effective manner possible with a single multi-disciplinary firm. Incorporated into our team are experts in architecture, interior design, mechanical, electrical, structural, and civil engineering. With Widseth, Olivia is working with an efficient and cost-effective design team that will create a city hall that will serve your citizens for decades to come.

Widseth and Marcus Construction have a long-term working relationship that is over a decade. Our teams have collaborated on many projects, including several Bremer Bank locations, Farmers Union Industries, Dooley's Petroleum, and Central Minnesota Christian School. We always look forward to our next project with Marcus!

We are genuinely excited to have this opportunity to become involved in an important project for the City of Olivia and look forward to learning more about you and your project very soon.

Sincerely,



Greg Bohl AIA, LEED AP
Project Architect
320.335.5009
Greg.Bohl@widseth.com

WIDSETH INTRODUCTION

“

WIDSETH IS COMMITTED TO PRESERVING AND ENHANCING THE COMMUNITIES WE SERVE THROUGH CAREFUL STEWARDSHIP OF THEIR RESOURCES.

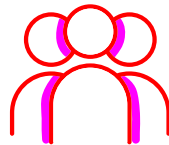
PERSONNEL BY DISCIPLINE

- Administrative
- Aerial
- Architectural
- Building Official
- Civil Engineering
- Graphic Design
- Interior Design
- Electrical Engineering
- Electrical Distribution
- Environmental
- Funding
- GIS
- Land Surveying
- Landscape Architecture
- Mechanical Engineering
- Planning
- Structural Engineering
- Water Resources



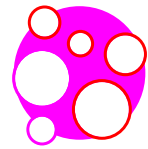
12

Locations



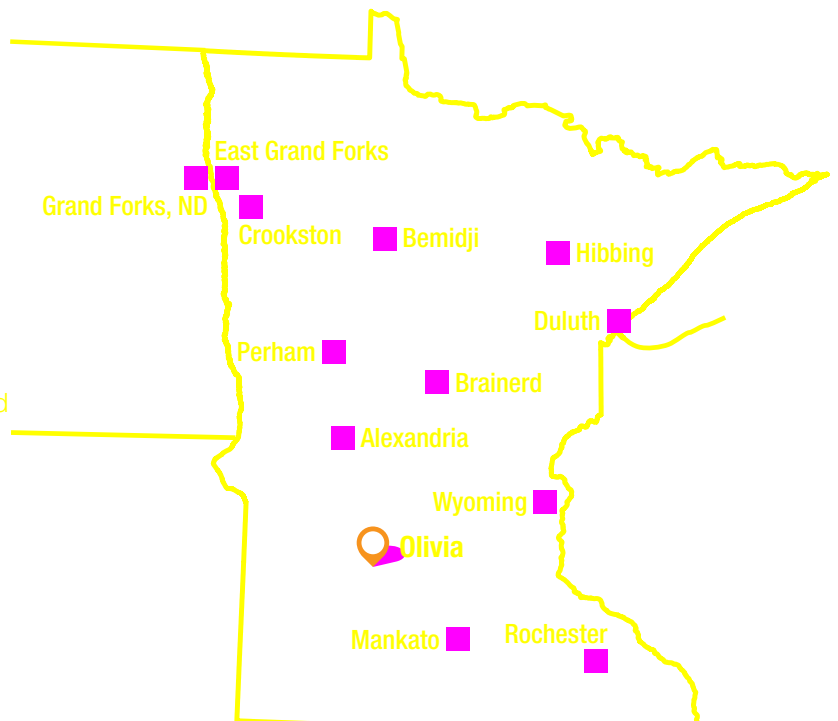
230+

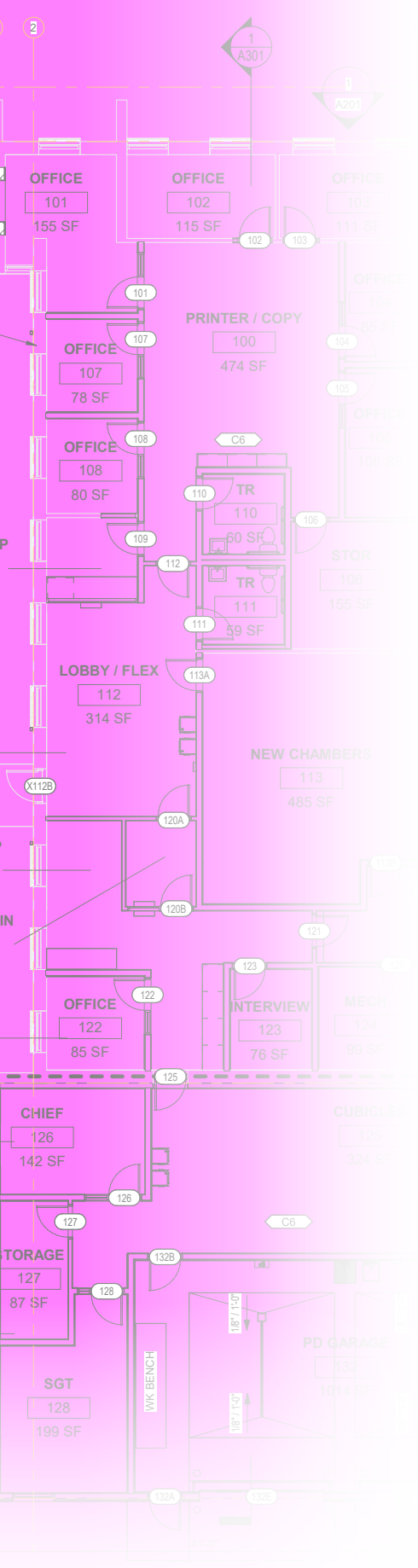
Employees



MULTI
discipline
Planning & Design

Widseth is an architecture, engineering, land surveying, planning, and environmental services firm that was incorporated in 1975. We have twelve offices in Minnesota and North Dakota and more than 230 employees. We create plans, design buildings, roads, bridges, water and wastewater systems. Our architectural portfolio includes recreation, schools, clinics, senior living, retail, offices, factories, historic buildings and more. Our engineering practice includes planning, civil, structural, mechanical and electrical engineers who work on a wide range of projects for public and private clients—from large-scale public works improvements to facility and site design for individual companies. Our land survey crews and environmental specialists work throughout the Midwest. Together, our multidiscipline team provides clients a complete package of services to lead their project from concept to completion.





PROJECT TEAM



GREG BOHL AIA, LEED AP
Project Architect

Greg will be your primary day-to-day contact providing leadership to the team and applying his experience with buildings of this type.



STACI FLEMMING CID, LEED AP
Interior Designer

Staci will work closely with Greg to ensure a consistency is carried through from the exterior to the interior of the building thereby expressing the look and feel you are seeking.



ERIC JENDRO PE, LEED AP VP
Mechanical Engineer

Eric is responsible for HVAC and plumbing systems design, energy and load analyses. He is also responsible for client relations, budgets, and schedules.



JIM SZUSTEK PE
Electrical Engineer

Jim is responsible for overseeing Widseth's electrical engineering team. He works with the project team to incorporate safe and economical building electrical systems.



JEFF KUHN PE, VP
Civil Engineer

Jeff will provide the necessary civil engineering for the entire site, dovetailing his work with the architectural and landscape design components.



KENT ROHR PE, EXEC VP
Structural Engineer

Kent will provide structural engineering expertise employing his considerable experience with various systems and sensitivity to current construction costs.



PUBLIC BUILDINGS

Public entities make up a large portion of Widseth’s client base. Local, regional, state, or federal—we understand the needs of our public clients and the importance of creating functional spaces that make an appropriate design statement within the community.

Design Considerations

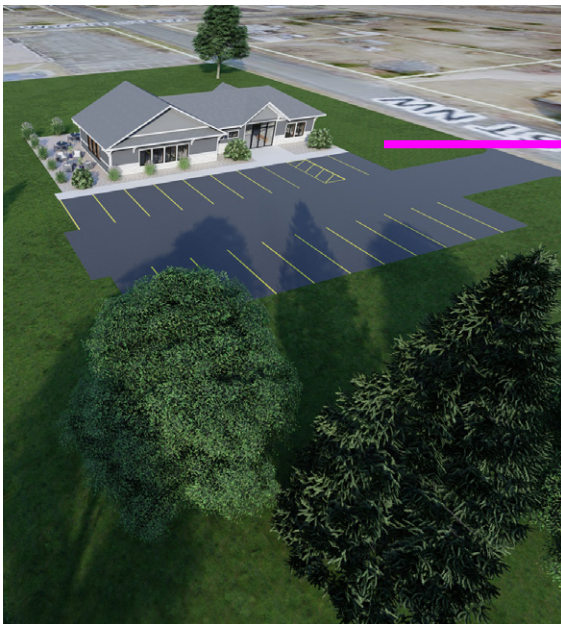
- Construction materials durability
- Entrance/arrival visibility
- Site location and size
- Public access
- Internal traffic patterns
- Functionality and aesthetics
- Adaptability for future renovation or expansion
- Code requirements
- Schedule and budget requirements

Related Projects

- Alexandria Fire Hall
- Benson Fire Station
- Brainerd Fire Station
- Fosston Fire Station
- Parkers Prairie City Center
- Rolette Community Center
- Crosslake Library and Community Center
- Mountain Community Center
- Oak Point Community Center
- Leech Lake Community Center
- Crosby City Hall and Police Station
- Staples Police Station

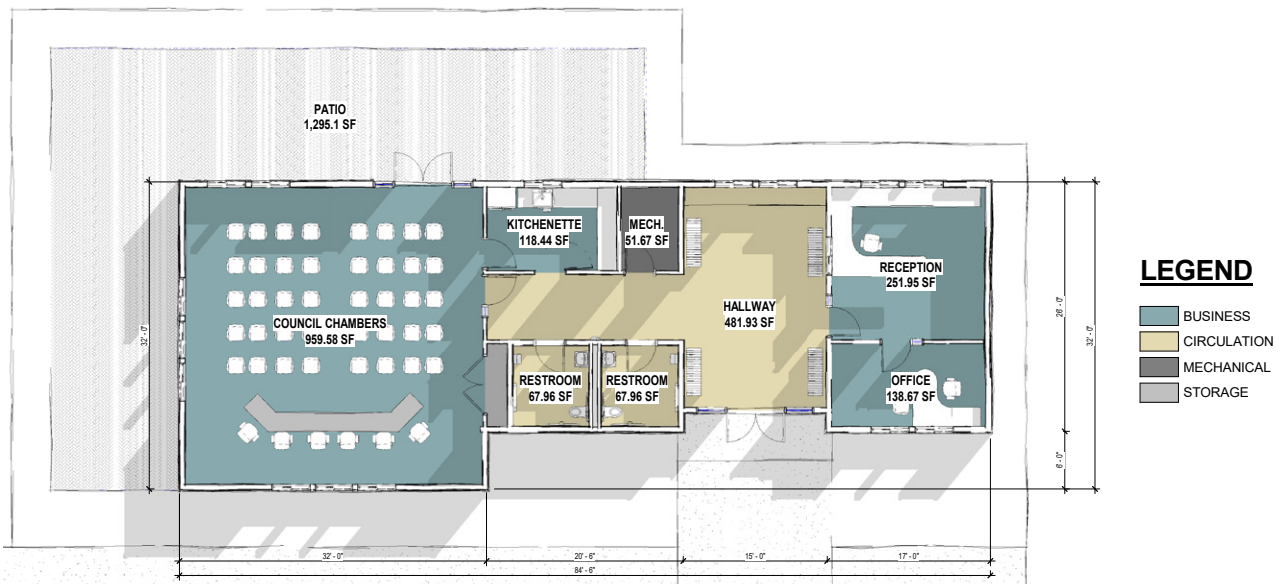


PROJECT EXPERIENCE



BETHEL CITY HALL Bethel, MN

The City of Bethel enlisted the expertise of the Widseth team to create a new city hall. The goal of the project was to incorporate a single office with receptionist having direct access to the public entry. Additionally, the design encompassed a council meeting room, restrooms, storage, and a compact kitchen for catering and public events.



PROJECT EXPERIENCE



LAKE CITY PUBLIC SAFETY FACILITY Lake City, MN

After the small and slowly failing Public Safety Building in downtown Lake City was deemed inadequate for the Police Department, Emergency Operations Center, and Emergency Medical Services, a study was completed to find the best building solution for these three departments. The result is the new 15,825 sq. ft. precast Public Safety Building. The building is a mixture of administration, vehicle storage, ambulance staff support spaces, and training space. The designated Critical Operations Area is 1,470 sq. ft. and provides a secure space for emergency operations supported by an independent generator. All disciplines were completed in-house, including coordination of furniture and equipment.



PROJECT EXPERIENCE



STAPLES CITY HALL & LIBRARY Staples, MN



The new city hall and public library complete the second phase of the city's efforts to improve and expand its facilities. Approximately 9,600 sq.ft, the city hall and library facility includes offices for city staff, council chamber, and community library space. Staples was successful in receiving a \$420,000 grant from the Minnesota Department of Education to assist with the library development. With the inclusion of this state funding, the project was designed to meet the requirements of Minnesota's B3 Sustainable Building Guidelines. The project also implemented the Best Value Procurement Method.



PROJECT EXPERIENCE



WALKER CITY HALL & LIQUOR STORE Walker, MN

The City of Walker undertook the renovation of the historic Works Progress Administration (WPA) Conservation Building, which, earlier that year, had been added to the National Register of Historic Places. The building was originally constructed during the Great Depression, between 1934 and 1936, to promote the conservation of Minnesota's natural resources.

In addition the Walker City Hall the building houses a municipal liquor store—Walker Bay Spirits.



PROJECT EXPERIENCE



NISSWA WELCOME CENTER

Nisswa, MN

Located in downtown Nisswa along the Paul Bunyan Trail, the Welcome Center offers trail users and visitors a place to relax and refresh. The design borrows its depot-esque elements from the Lake Hubert Depot, which, located a few miles down the trail, is a landmark to local residents and regular visitors. The Chamber's primary office is located here, as well as a conference room that is available for Chamber members' use. Visitors may stop in to gather information on this vibrant community's businesses and events.

Completion: 2013

Contact Name: Jenny Max, Nisswa City Administrator

Contact Number: 218.963.4444

PROJECT EXPERIENCE



BRAINERD LAKES AREA WELCOME CENTER Brainerd, MN

This safety rest area and visitor center serves as a new gateway to the Brainerd Lakes Area. Special state legislation was required to create the unique private/public partnership among Brainerd Lakes Area Chambers of Commerce, Crow Wing County, MN Department of Transportation, MN Department of Natural Resources, and MN State Patrol.

The site provides travelers with a safe place to rest as well as information about the area's recreational, historic, environmental, cultural, and commercial offerings.

The building's design integrates functional concerns with regional design elements. Historically, as the area grew and farming and industry flourished, a "rural" architectural style emerged that is characterized by varied rooflines, gables, and setbacks, as well as the use of indigenous materials. The rest area and welcome center uses this regional "language" of architectural forms to reflect and harmonize with its surroundings. With the fieldstone base and cedar timber columns and beams, the building harkens to the early craftsmanship of the Brainerd Lakes Area.



PROJECT COST

Widseth proposes to complete the construction documents for a lump sum fee of: **\$139,500.00** (Includes: Civil, Architectural, Structural, Mechanical and Electrical)

- *Alternate Mechanical system:* Widseth proposes to complete the alternate mechanical redesign system that will be billed on an hourly basis with an estimated cost between **\$40,000.00 - \$50,000.00**. The alternative mechanical redesign will affect: Architectural, Structural, Mechanical and Electrical.
- *Construction administration is not included in the above design fees.* This phase will be billed hourly with an estimated cost of **\$40,000.00** based on Widseth's Fee Schedule current with the time of services.



WIDSETH

ARCHITECTS ■ ENGINEERS
SCIENTISTS ■ SURVEYORS

Alexandria | Bemidji | Brainerd | Crookston | Duluth | East Grand Forks
Grand Forks | Hibbing | Mankato | Perham | Rochester | Wyoming

Widseth.com



FERGUSON WATERWORKS #2518
 1694 91ST AVE NE
 BLAINE, MN 55449-4311

Phone: 763-560-5200
 Fax: 763-560-1799

Deliver To: From: Blake Swenson Comments:
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08:56:35 FEB 23 2024

FERGUSON WATERWORKS #2518
 Price Quotation
 Phone: 763-560-5200
 Fax: 763-560-1799

Bid No: B162805
Bid Date: 02/23/24
Quoted By: BAS

Cust Phone: 320-523-2361
Terms: NET 10TH PROX

Customer: CITY OF OLIVIA
 METER ACCOUNT
 1009 W LINCOLN
 OLIVIA, MN 56277

Ship To: CITY OF OLIVIA
 METER ACCOUNT
 1009 W LINCOLN
 OLIVIA, MN 56277

Cust PO#:

Job Name: METER/MIU

Item	Description	Quantity	Net Price	UM	Total
NED2B11RPEF21	5/8X3/4 T10 P/C WTR MTR L/RECEPT CF	100	95.000	EA	9500.00
N13341200	R900 V4 WALL MIU	100	95.000	EA	9500.00
Net Total:					\$19000.00
Tax:					\$0.00
Freight:					\$0.00
Total:					\$19000.00

Quoted prices are based upon receipt of the total quantity for immediate shipment (48 hours). SHIPMENTS BEYOND 48 HOURS SHALL BE AT THE PRICE IN EFFECT AT TIME OF SHIPMENT UNLESS NOTED OTHERWISE. QUOTES FOR PRODUCTS SHIPPED FOR RESALE ARE NOT FIRM UNLESS NOTED OTHERWISE.

CONTRACTOR CUSTOMERS: IF YOU HAVE DBE/MBE/WBE//VBE/SDVBE/SBE GOOD FAITH EFFORTS DIVERSITY GOALS/ REQUIREMENTS ON A FEDERAL, STATE, LOCAL GOVERNMENT, PRIVATE SECTOR PROJECT, PLEASE CONTACT YOUR BRANCH SALES REPRESENTATIVE IMMEDIATELY PRIOR TO RECEIVING A QUOTE/ORDER.

Seller not responsible for delays, lack of product or increase of pricing due to causes beyond our control, and/or based upon Local, State and Federal laws governing type of products that can be sold or put into commerce. This Quote is offered contingent upon the Buyer's acceptance of Seller's terms and conditions, which are incorporated by reference and found either following this document, or on the web at <https://www.ferguson.com/content/website-info/terms-of-sale>
 Govt Buyers: All items are open market unless noted otherwise.

LEAD LAW WARNING: It is illegal to install products that are not "lead free" in accordance with US Federal or other applicable law in potable water systems anticipated for human consumption. Products with *NP in the description are NOT lead free and can only be installed in non-potable applications. Buyer is solely responsible for product selection.



HOW ARE WE DOING? WE WANT YOUR FEEDBACK!

Scan the QR code or use the link below to complete a survey about your bids:

<https://survey.medallia.com/?bidsorder&fc=2518&on=26079>