

July 6, 2006

Architectural, Engineering,
and Project Management
Services at the Target Center

City of Minneapolis
Community Planning and
Economic Development



Studio Five Architects, Inc.

1170 Ford Centre
420 North Fifth Street
Minneapolis, Minnesota 55401
(612) 339-0605, ext. 108
(612) 337-5394 fax
lindamh@studiofivearch.com

Linda McCracken-Hunt AIA
Principal

STUDIO
FIVE
ARCHITECTS

July 6, 2006

City of Minneapolis Procurement Division
552 Towle Building
330 Second Avenue South
Minneapolis, MN 55401-2211

Re: RFP for Architectural, Engineering, and Project Management Services at the Target Center

Dear Sir or Madam,

Studio Five Architects, Inc. is pleased to present this proposal for Architectural, Engineering, and Project Management Services for the Target Center. We are very qualified to perform these services with strong comparable experience for other similar clients. We have a unique perspective in providing these services, having a comprehensive resume in architectural and engineering services and owner's representative services. We meet the particular needs of this RFP by providing strong project management services in addition to our architectural and engineering services.

We recently worked with the City of Minneapolis as an associate architect on the recent Fire Station #8 project, a project where we provided programming support to another architectural firm. We look forward to the opportunity to use our extensive public sector experience to assist the City of Minneapolis on the necessary improvements at the Target Center. We are very familiar with the public sector bidding and procurement process and will collaboratively lead the projects through the process.

Our design services will be led by Linda McCracken-Hunt and Jonathan Pettigrew. ^{PM's?} Mike Pederson, Darrel Laubach, and Rob Skow will lead our construction phase services with a strong on-site presence. Our team has decades of experience in architectural, engineering, and project management services. Our recent project experience is demonstrated in our proposal, which covers our architectural and owner's representative experience.

We have not provided a copy of a recent audit report and management letter for the City of Minneapolis, as we have no contracts over \$50,000 in City contracts annually. We have checked the website to confirm that there are no formal addenda other than the responses to questions posed at the pre-proposal meeting. We did attend that meeting.

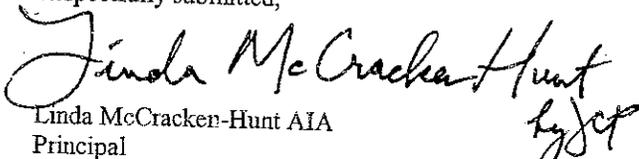
We accept the terms and conditions in the City of Minneapolis contract and agree to be bound by those requirements. We understand the insurance requirements, and are able to meet those requirements if a contract is offered to us. Studio Five Architects agrees to comply with the provisions of all applicable federal, state, and City of Minneapolis statutes, ordinances, and regulations pertaining to civil rights and nondiscrimination.

We have provided a fee schedule showing our hourly rates. You will note that we have offered very competitive rates for our services. We are located two blocks away in the Ford Centre and are readily available to meet the needs of the Target Center on short notice.

As a corporate officer of Studio Five Architects, Inc., I have the authority to obligate and bind our corporation to the terms, conditions, and provisions of our proposal.

Thank you for your consideration. We look forward to working with you in the future.

Respectfully submitted,


Linda McCracken-Hunt AIA
Principal

1170 Ford Centre
420 North 5th Street
Minneapolis, Minnesota 55401
612 339 0605
Fax 612 337 5394

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Studio Five Architects, Inc.

420 North 5th Street, Suite 1170
Minneapolis, Minnesota 55401
(612) 339 - 0605
A woman-owned, Minnesota Corporation, established 1987

Firm Staffing: 4 Architects, 2 Construction Administrators/Job Captains, 2 Architectural Interns, 2 Administrative support/Technology support

Studio Five Architects is a woman-owned, Minnesota based architectural firm providing architectural, planning, interior design, and owner's representative services to the clients we serve.

Steen Engineering, Inc.

5430 Douglas Drive North
Crystal, Minnesota 55429
(763) 585-6742
A Minnesota Corporation, established 1993

Firm Staffing: 2 Mechanical Engineers, 1 Electrical Engineer, 14 Mechanical Designers, 6 Electrical Designers, 2 CAD Technicians, 3 Administrative Staff

Palanisami & Associates

5661 International Parkway
Minneapolis, Minnesota 55428
(763) 533-9403
A TGB-certified Minnesota Corporation, established 1976

Firm Staffing: 8 Structural Engineers, 1 Mechanical, 1 Electrical, 5 CADD professionals, 3 support staff

Project Team

**Architectural Design
Project Management
Services**

**Mechanical Engineering
Electrical Engineering**

Structural Engineering

Scope of Services

We understand that the City of Minneapolis needs architectural, engineering, and project management consulting services for capital improvements at the Target Center Arena. Typical projects anticipated at the Target Center Arena include projects such as:

- Acoustical improvements
- Signage improvements
- Roofing replacement
- Expansion of Club Cambria
- Concession stand improvements
- Modifications to hydraulic seating
- Other projects not yet identified

Our team will provide the following services, as outlined in the RFP:

- Provide architectural and engineering services for capital improvements to the Target Center Arena building;
- Review proposed capital improvements and capital equipment projects in the Target Center Arena;
- Provide design and construction documents, including preparation of documents and review of documents;
- Provide construction site observation;
- Prepare conceptual plans for proposed developments;
- Provide written reports and designs as requested;
- Provide other related or non-related work as directed.

We understand that the services requested may be frequent or non-frequent with varying levels of scope or direction. The scope of work will be on a project-by-project basis. We understand that the Target Center Arena is an event-driven facility, and that the event and Timberwolves schedules will take scheduling priority, and will need careful coordination.

Our team is comprised of the following design firms:
Studio Five Architects, Inc., a 10-person woman-owned architectural firm
Steen Engineering, a 28-person mechanical and electrical engineering firm, and
Palanisami and Associates, a 30-person minority-owned structural engineering firm

Scope of Services

Our team is ideally suited to meet the needs of the Target Center Arena and the City of Minneapolis:

- We have completed many similar projects, illustrated on the following pages
 - We have extensive experience in athletic-related projects, concessions-related projects, roofing projects
 - We are adept at remodeling projects in buildings while they are occupied, with tight scheduling constraints
 - As a team, our three firms have worked together consistently over the years, and are familiar with working together on remodeling projects
- Studio Five Architects is well-known in the area for their work as owner's representatives in addition to their work as architects. As owner's representatives, we lead the design and construction process, directing the work of the architect and contractor. We have project budget and project scheduling responsibilities. These qualities uniquely position us to have stronger project management skills than other architectural firms. Our owner's representative work is illustrated on the following pages as well.
- Prior to joining Studio Five Architects, Linda McCracken-Hunt was on staff at the University of Minnesota for 13 years. During that time, she served as Director of Project Development and University Architect. Her responsibilities included researching potential projects for scope and cost estimates, providing reports and predesign analysis of potential projects, attending progress meetings and reporting progress to the Board of Regents, and verifying project completion dates. Linda's experience uniquely positions this team for the needs at Target Center Arena. We see our expertise to be invaluable to assist the City of Minneapolis in developing an 8-year Capital Plan for the Target Center Arena so that capital budgeting can be forecast well in advance and continually monitored against funds available for capital improvements.

Studio Five Architects is located less than 2 blocks away in the Ford Centre building. This means that we can be on site at a moments notice and are readily available to meet your needs.

Experience and capacity

Studio Five Architects, Inc.

420 North 5th Street, Suite 1170
Minneapolis, Minnesota 55401
(612) 339-0605 phone
(612) 337-5394 fax
lindamh@studiofivearch.com

Organized in April, 1987, Studio Five Architects is a woman-owned Minnesota based architectural firm providing architectural, planning, interior design, and owner's representative services to the clients we serve. With a professional staff of ten, we are dedicated to design excellence, integrity and a genuine concern for maximizing our clients' opportunities. We always strive to respond to the specific needs of each client through an interactive process based upon "open communication" and "personal attention". We believe in the full commitment of our firm to our clients and insist on the same commitment of our consultants on both the corporate and personal levels.

Ms. Linda McCracken-Hunt AIA, Principal-in-Charge
Mr. Thomas E. Hunt, AIA, Principal
Mr. Michael Pederson, AIA, CSI, CDT, Construction Services and Quality Control
Mr. Darrel Laubach, CSI, Construction Services
Mr. Jonathan Pettigrew, AIA, LEED AP
Mr. Rob Skow, CSI
Mr. David Dodge

Services Provided Include:

- Master Planning
- Educational Planning
- Facility Programming
- Physical Needs Assessments
- Feasibility Studies
- Space Utilization Studies
- Adaptive Reuse Studies
- Building Code Analysis
- Accessibility Evaluations (504/ADA)
- Life Safety Surveys
- Energy Audits
- Government/Agency Approvals
- Owner's Representative Services
- Site Selection and Planning
- Facility Design
- Interior Design
- Renovation/Rehabilitation
- Historic Preservation
- Project Budget Development
- Construction Cost Estimating
- Value Engineering
- Life Cycle Cost Analysis
- Construction Documents
- Construction Administration
- Post Occupancy Evaluations

Experience and capacity

Potential Projects: Research, Scope Analysis, and Conceptual Cost Estimates

Our team has extensive experience in the analysis of potential projects. While on staff at the University of Minnesota, Linda McCracken-Hunt, principal of this team, was responsible for capital planning, budgeting, and scheduling for \$200M of capital improvements annually. This required the development of a detailed process to research the viability of each project, identify key project scope elements needed in each project, develop conceptual plans to test fit the scope needed, and creation of conceptual cost estimates for the construction cost and the total project cost for each project. This leadership and experience will be invaluable to the team. Studio Five Architects has completed the following list of Predesigns/Conceptual Planning studies that are similar to the work needed for analysis of Potential Projects at the Target Center Arena:

- University of Minnesota Softball Facility remedial improvements feasibility study
- University of Minnesota Soccer Facility remedial improvements feasibility study
- ADA Accessibility modifications, select University of Minnesota buildings
- ADA Accessibility modifications, Mayo Clinic
- Gooseberry Village Retail/Commercial Development feasibility study
- St. Louis County Fairgrounds feasibility study
- St. Paul Student Center predesign of convenience store, bowling alley, and game room
- Camden Truck Station feasibility analysis for MnDOT
- Minnesota Veterans Home Adult Daycare predesign
- Minnesota Veterans Home Supervised Living Facility predesign
- Century College predesign for classrooms, library
- Sportmans Guide feasibility study

Remodeling Projects by our Team

Studio Five Architects has extensive experience on remodeling projects, many of which were remodeled while the building was occupied, and many with tight schedule constraints.

Similar projects include:

- University of Minnesota Women's Basketball Team Facility, a remodeling in Williams Arena
- University of Minnesota Football Treatment and Training Facility, a remodeling in Gibson-Nagurski
- University of Minnesota Football Equipment Room Remodeling, including space saver equipment storage needs
- Bierman Field Athletic Building Addition and Remodeling, an addition and remodeling for athletic administration offices, treatment spaces, including a hydrotherapy pool and cardio area,
- West Bank Skyway convenience store remodeling at the University of Minnesota West Bank
- St. Louis County Fairgrounds facility
- University of Minnesota Morrill Hall administration building remodeling, done in 30 phases while fully occupied, each phase occurring over a weekend with full use by Monday morning after remodeling over each weekend
- University of Minnesota 11th floor skyway remodeling into administrative offices for the Medical School
- Roofing projects
 - Minneapolis Public Schools, Andersen School Reroofing and skylights
 - University of Minnesota Vet Sciences reroofing
 - University of Minnesota Magrath Library Reroofing
- Anoka Technical College remodeling project for their Horticulture program

Architectural Design Experience

**Gopher Women's
Basketball Locker Room
Renovation
University of Minnesota
Minneapolis, MN**

As a result of an expanding fan base for the women's basketball program, the team moved their home games to Williams Arena. This move prompted the team's need for locker room and team facilities to be located in renovated space within Williams Arena.

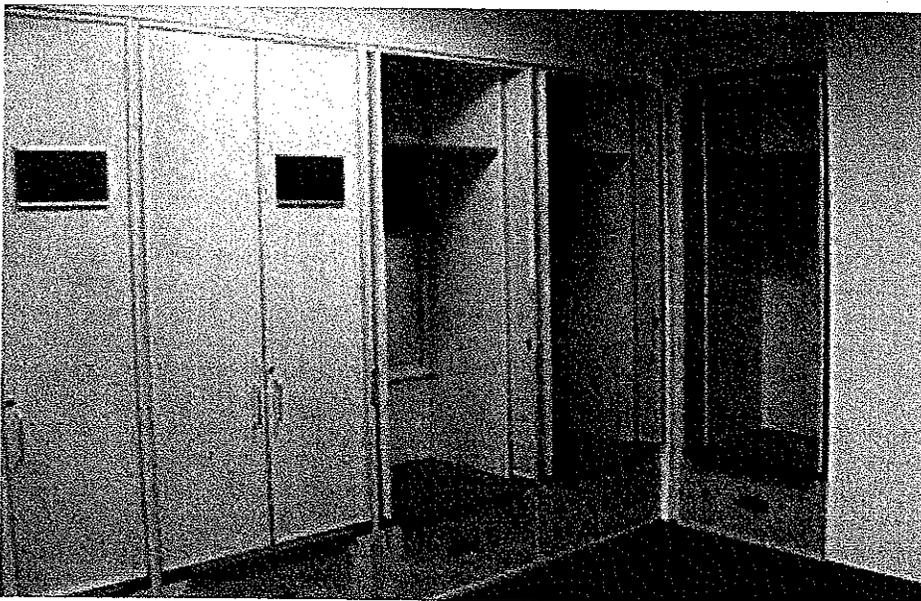
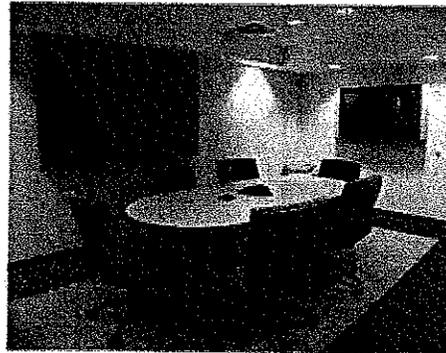
The new suite consists of a team lounge area; team locker/shower area; a film room; a private conference room; and an area for editing game films.

In addition to the team locker area, two assistant coaches locker rooms and a head coach's locker room/office, were created.

The team lounge area has a relaxed, family room feel with comfortable couches, big screen TV, lounge chairs and a study area for the student athletes. The film room has a retractable screen with fixed auditorium-style seating to accommodate 18 players. A replica of the game court is laid in the flooring.

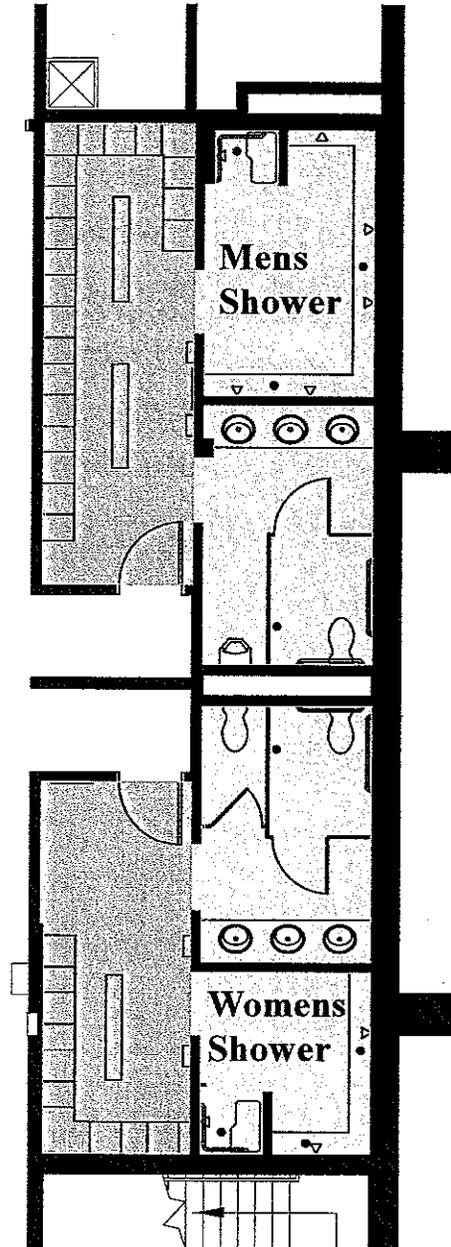
The private conference room is accessible from the film room as well as the corridor and is designed for recruiting meetings with the student athlete and their family. This space also has an area for editing game films.

The signature entry from the corridor and the arena has wood paneling and back lit etched glass. The team locker room has custom wood lockers/wardrobes for each player, with special amenities designed for the female athlete.



Studio Five Architects

**Gibson Nagurski Football
Staff Locker Room
Remodeling
University of Minnesota
Minneapolis, Minnesota**



Studio Five Architects is currently in the design phase for the renovation of the football training staff locker rooms at the Gibson-Nagurski Football Complex. This project entails renovating the existing men's staff locker room area into two separate locker rooms that reflect the current and future male/female ratio of the staff.

Each locker room will have a toilet area with one accessible toilet; a grooming area with a full width mirror and a counter with sinks. Each gang shower room will contain a separate, semi-private accessible shower stall. A combination of full height and 3-tier lockers will be used to accommodate the storage needs for full time and student staff.

Ceramic tile will be installed on the floor and walls of the shower and toilet areas, and carpet will be used in the locker area. Plaster ceilings will be installed at the shower and toilet areas, and acoustic tile ceilings in the locker areas.

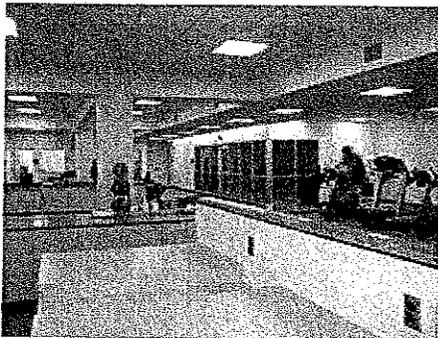
Additional "flex" space is included in the design to allow for additional lockers to be added if the male/female staff ratio were to change in the future.

Studio Five Architects

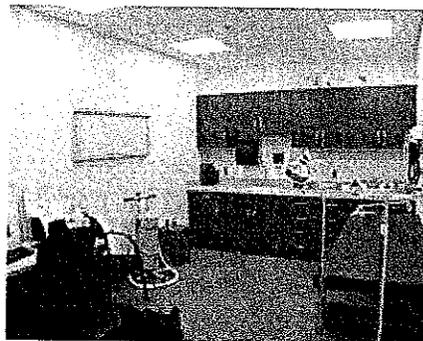
Gibson Nagurski Football Training Room & Equipment Room Remodeling University of Minnesota Minneapolis, Minnesota



As the nature of athletic medicine has changed dramatically since the original football complex was built, the training facility was in need of updating. Studio Five Architects was selected to design a new state-of-the-art training and treatment facility for the University of Minnesota Football team.

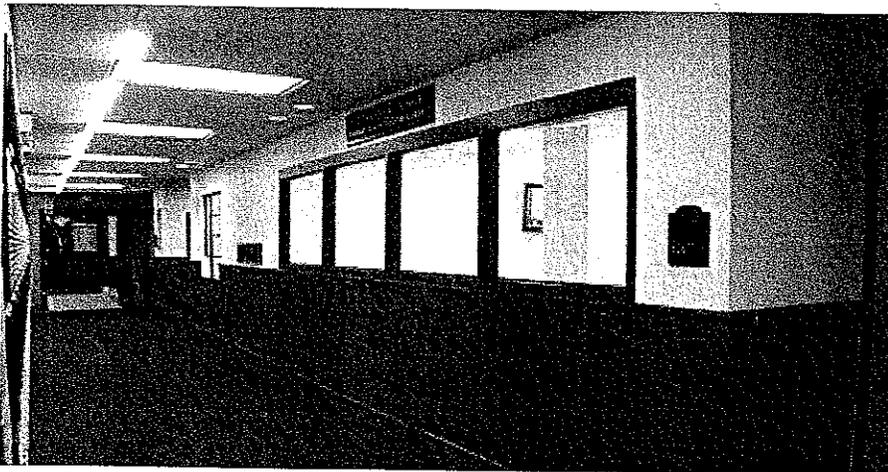


The football program requested that the athletic training facilities be expanded. The additional square footage was made available by reducing the size and maximizing the efficiency of the existing equipment room. Changes in the equipment room included relocating and adding fixed casework and installing high density storage units.



The treatment facilities include a hot spa and a cold plunge pool for the student-athletes. Workout areas include a cardiovascular workout area and conditioning area.

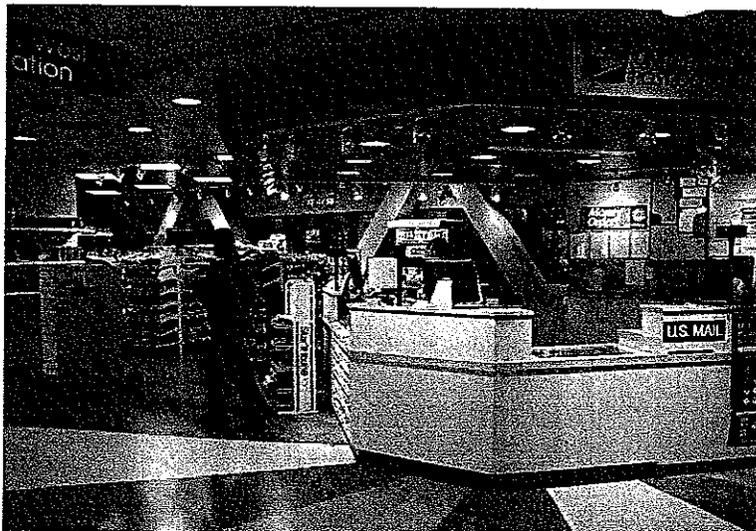
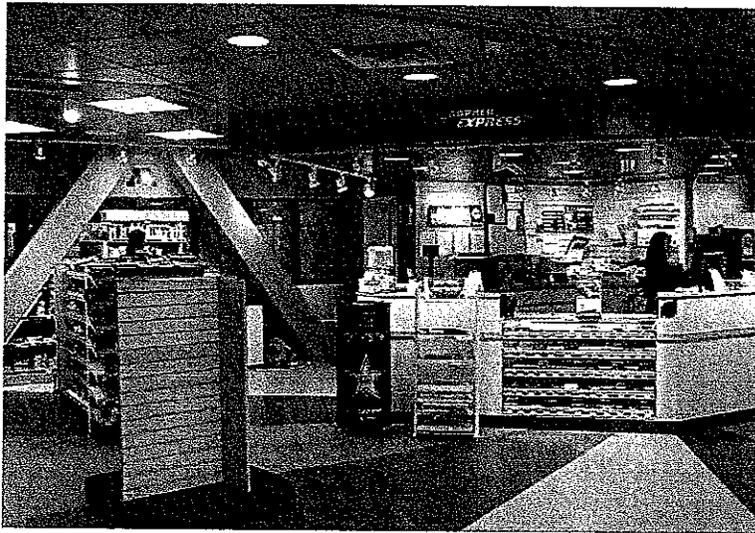
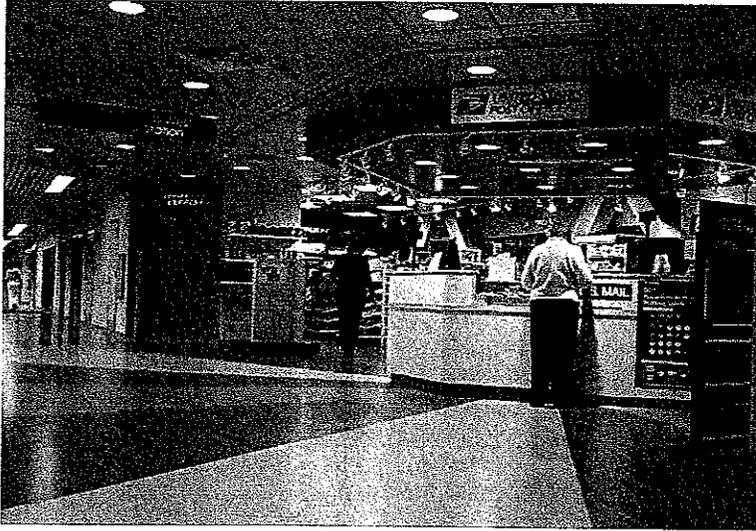
A doctor's exam room is also included in the suite. Private offices are provided for the athletic trainers with a view of the overall workout area.



The renovation to the athletic medicine suite was critical to enhance the value of the student-athlete experience.

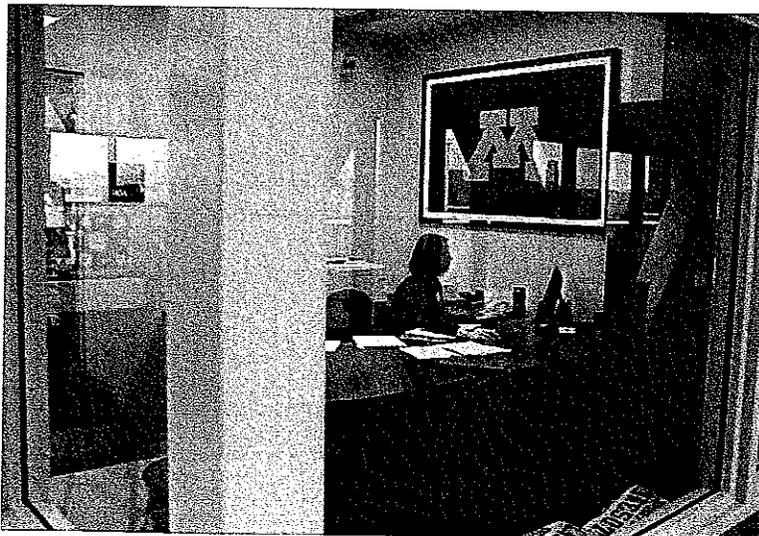
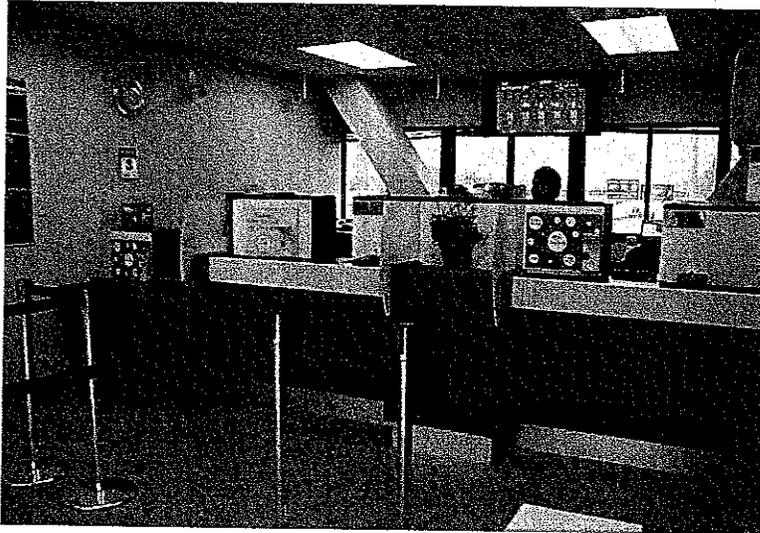
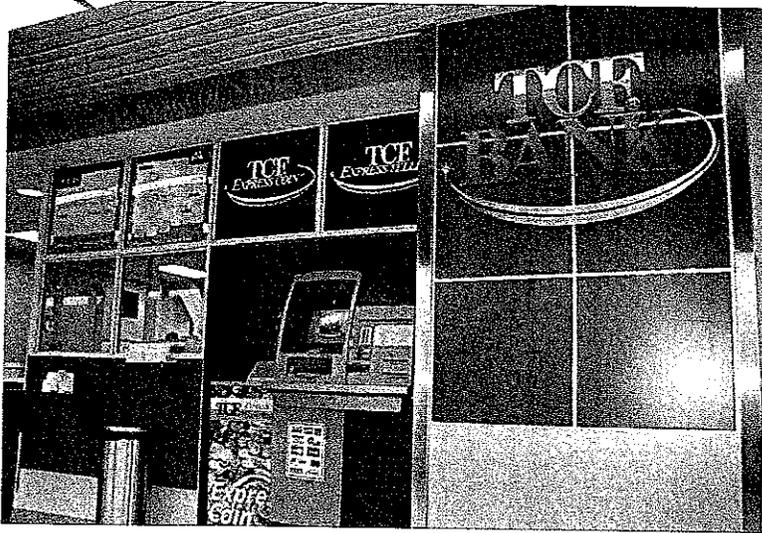
**Gopher Spot West
Convenience Store
West Bank Skyway
University of Minnesota
Minneapolis, MN**

Studio Five Architects recently completed the design for a remodeled Gopher Spot West convenience store on the the University of Minnesota West Bank campus. The remodeling came about as a result of additional space being available on the West Bank skyway, which serves as a major pedestrian connection on the West Bank campus. A new store was constructed that is twice the size of the former store, with a wider variety of product lines available and an updated image. The retail experience was extended out into the existing corridor to draw patrons into the store, using wood ceilings and new flooring. Back of house functions were improved with a new manager's office and larger storage area and break room. The project was completed under a tight schedule of less than five months for construction and occupancy.



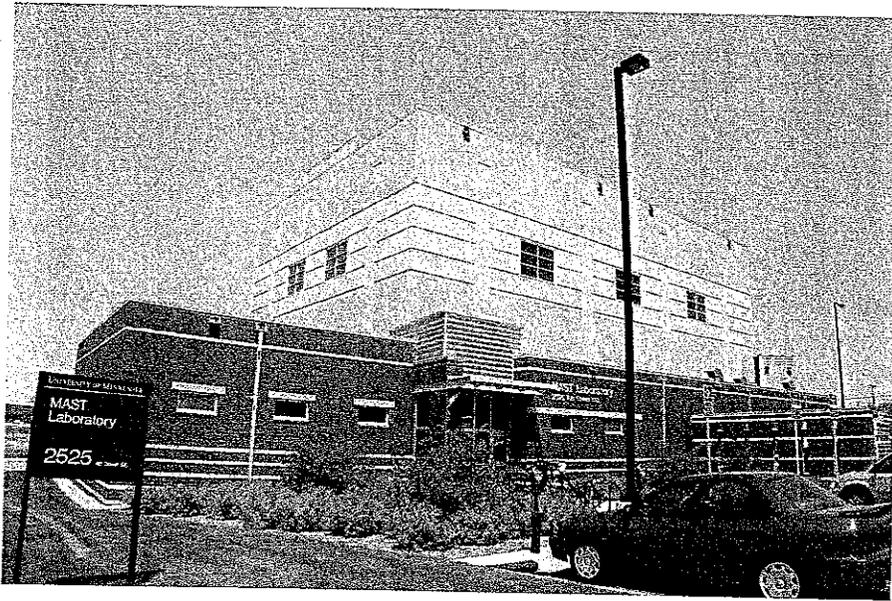
**TCF Bank
West Bank Skyway
University of Minnesota
Minneapolis, MN**

Studio Five Architects recently completed the TCF Bank in the West Bank Skyway on the University of Minnesota West Bank campus. The bank was placed in the existing skyway after the Gopher Spot West convenience store and adjacent remodeling was already in process. Studio Five Architects worked with TCF and University representatives to complete the design and construction in a tight timeframe. Lobby, Workroom, and Cashier workstations were designed with security measures in mind, coordinating finishes with TCF standards and adjacent convenience store remodeling.

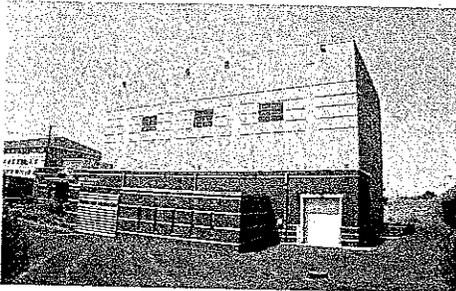


Studio Five Architects

MAST Laboratory Minneapolis Campus University of Minnesota Minneapolis, Minnesota



The Multi-Axial Subassemblage Testing (MAST) Laboratory is located on the Minneapolis campus of the University of Minnesota, and comprises one node of the George E. Brown, Jr. Network for Earthquake Engineering Simulation (NEES). The MAST Laboratory is a national laboratory for researchers who are interested in conducting large-scale testing and simulations on the integrity of structures subjected to earthquakes, wind, and other extreme loadings.



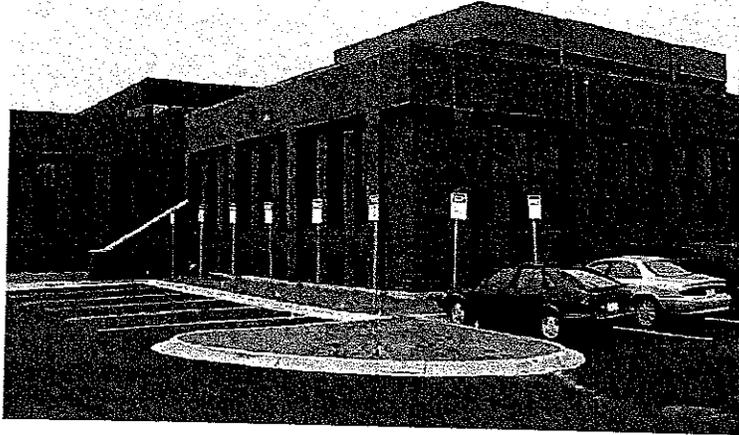
The facility meets highly unusual and complex technical requirements for specialized earthquake engineering testing. A high bay area contains the MAST strong wall and testing bay for the research activities. An adjacent staging area provides space for research experiments to be prepared prior to testing. The control room is highly integrated with cabled connections to the testing bay equipment, and visual connections for the researchers on and off-site observing the tests in process.



Reaction Wall

Studio Five Architects

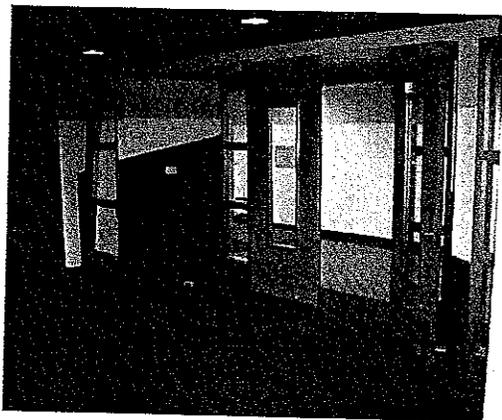
Bierman Field Athletic Building: Addition and Remodeling University of Minnesota Minneapolis, Minnesota



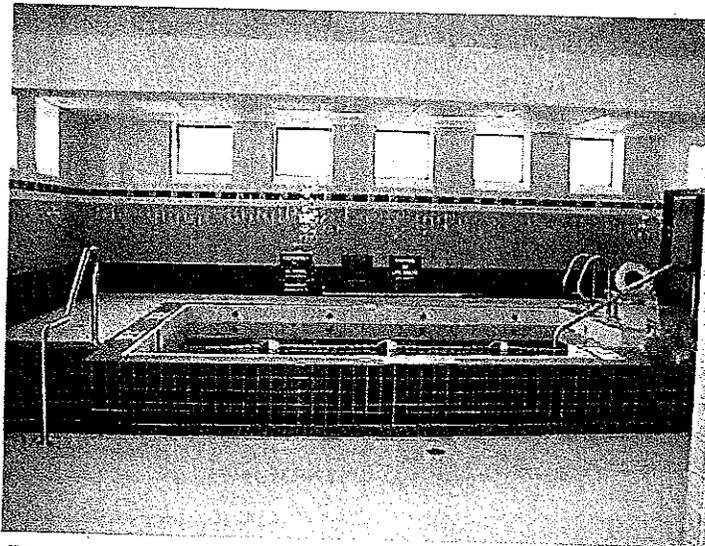
Addition

The athletic facility needs at the University of Minnesota have grown, particularly with the expansion of the Women's Intercollegiate Athletics program. Studio Five Architects worked with the University of Minnesota to expand the existing Bierman Field Athletic Building with the largest addition that can be accommodated on the site, and reconfigure the interior of the existing building to allow better organization of the athletic departments within the building.

The two-story 14,000 gsf addition houses the Women's Intercollegiate Athletics sports staff on the main level and a medical training facility and a 12 foot by 16 foot hydrotherapy pool for the student athletes on the lowest level. Varsity locker rooms in the existing facility were remodeled for Men's and Women's Athletics use. Office suites were created for the coaching staff and athletic administration departments. The Academic Counseling and Student Services departments consolidated and expanded their office, group study, classroom, and computer lab space, and were relocated to the center of the facility placing greater emphasis on the academic side of the student-athlete's life.



Entry to Suite



Therapy Pool

Studio Five Architects was also responsible for the development of a multi-phased plan that allowed the Men's and Women's Athletic departments to remain in operation throughout the construction of the addition and remodeling, without impacting negatively on any of the sport teams that were actively in season.

Contact Person:
Scott Ellison
Assoc Director Athletic Facilities
250a BFAB
516-15th Ave. SE
Minneapolis, MN 55455
Phone: 612-625-8860
ellis004@umn.edu

This project was completed in 2001

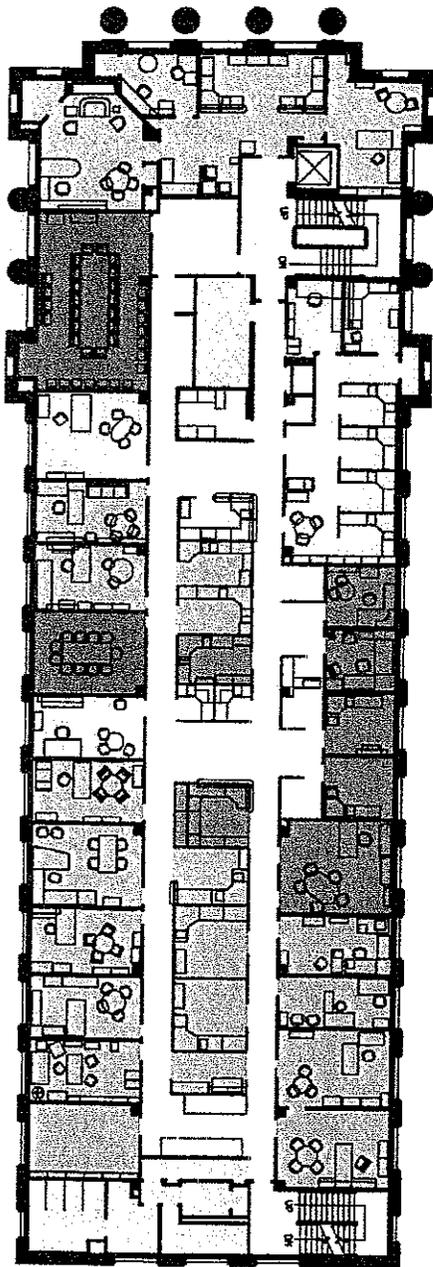
Studio Five Architects

Morrill Hall Remodeling University of Minnesota Minneapolis, Minnesota

The senior administration at the University of Minnesota needed a complete remodeling and reconfiguration of their administrative office building. Major occupants, such as the Board of Regents and the Office of the General Counsel, had moved out of the building and their spaces were available for new use. Modifications were needed as a result of significant changes in senior administration.

Studio Five Architects collaborated with Miller-Dunwiddie on the project, starting with an inventory all of the existing private office furniture and systems furniture. This master inventory information was then used to develop multiple reconfiguration options for the various administrative units. A variety of furniture types, styles, and manufacturers products were reused, refurbished, and supplemented with new product to meet the needs of each senior administrator and their staff

The senior administrators and their staff remained in operation in the building during the entire project. There were more than twelve design and construction phases during a 14-month process. Each phase required detailed coordination between the design team, the movers, telecommunications, and university representatives to assure that schedules were met and that the occupants were accommodated as smoothly as possible.

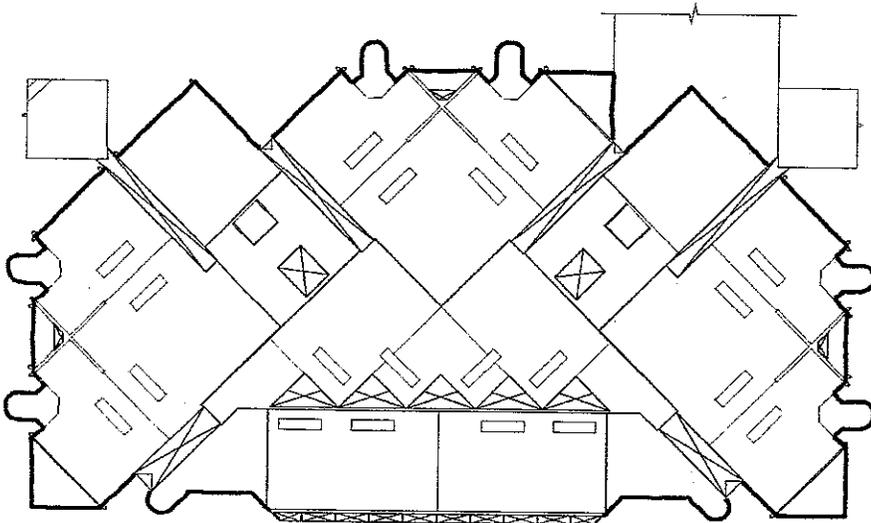
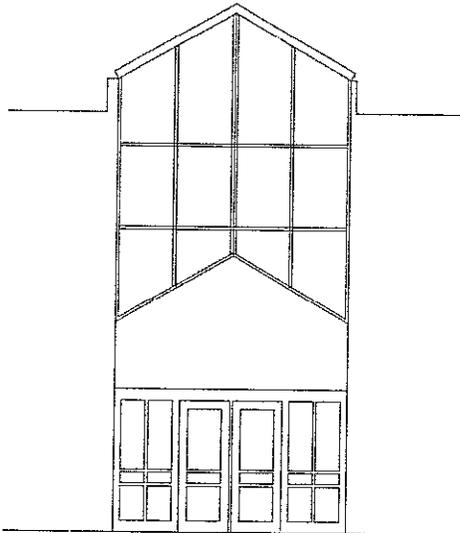
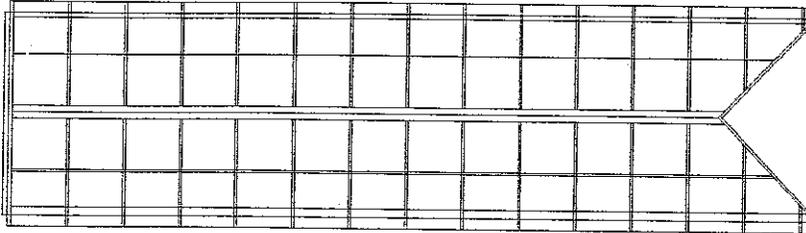
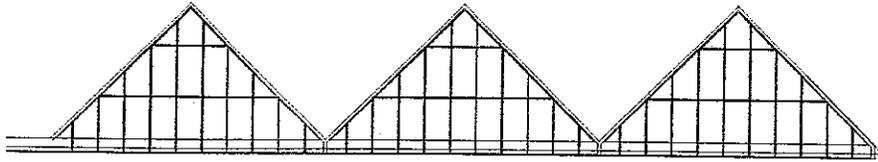


- | | | | |
|---|--|---|-------------------------------|
|  | Institutional Research and Reporting |  | University Services |
|  | Office of Budget and Finance |  | Conference room |
|  | Office of Executive Vice President and Provost | | |
|  | Office of the General Counsel | | |
| | | | Space not affected by project |

Andersen School
Minneapolis, Minnesota

Andersen Elementary School required some major repairs in 1998. A project to restore the building included exterior improvements; fire and life safety improvements; and mechanical and electrical upgrades. The District commissioned separate design teams to accomplish the improvements. Studio Five Architects was a member of the exterior restoration design team that provided a new roofing system, new skylight systems, and new exterior entrance canopies.

The existing skylight system was not insulated and did not provide a good quality of light. The proposed replacement system utilized insulated translucent panels that provided exceptional insulating qualities and a soft controlled light source. The skylight system transitioned to the vertical wall on the south side to control the light and heat gain. The project was completed on a tight schedule and budget. The system selected was a pre-engineered skylight that reduced engineering costs and provided a complete installation in a limited time.



Studio Five Architects

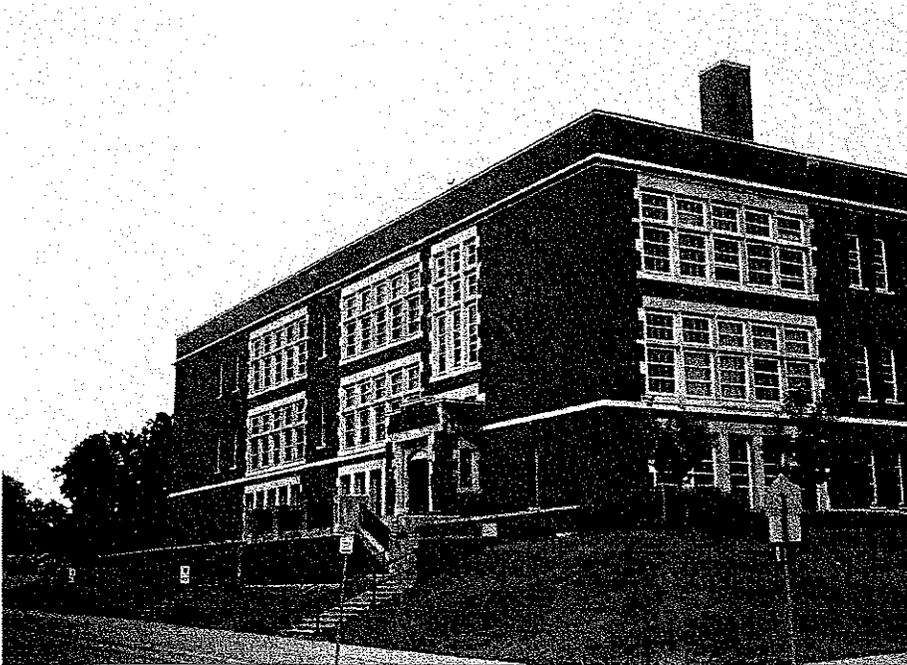
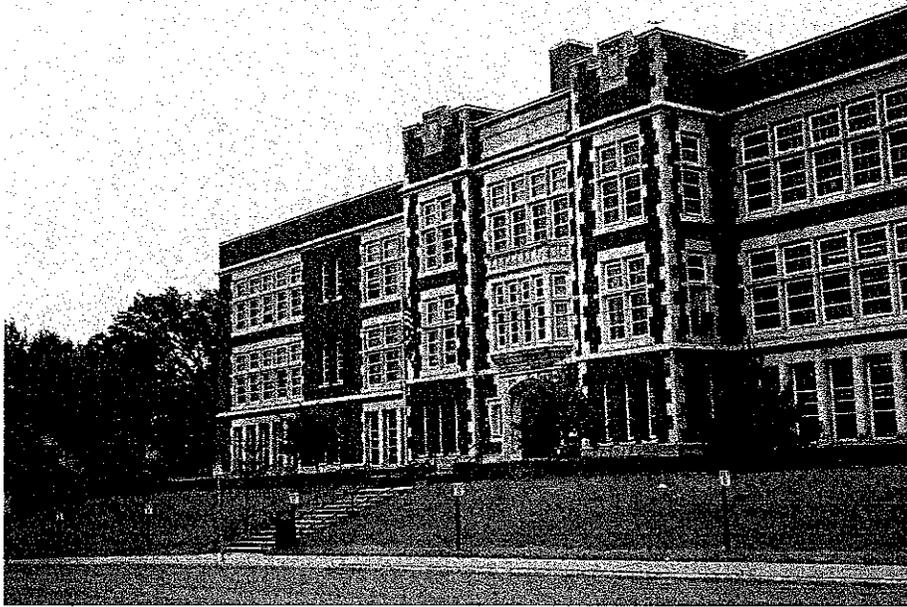
Bancroft Elementary School

Minneapolis, Minnesota

Bancroft Elementary School was built in 1919 and was in need of some major repairs by 1995. A project to restore the historic building included interior and exterior restoration; fire and life safety improvements; and mechanical and electrical upgrades.

The exterior work included tuckpointing the entire building; repairing and replacing stone detailing; and a complete window replacement.

The interior improvements included floor refinishing and recovering, and a complete interior repainting. Accessibility improvements included toilet room modifications, new signage, and power entry doors. Fire and life safety improvements included a new fire alarm, a new sprinkler system, and a new exit stair. Mechanical improvements included a complete domestic water distribution system replacement, ventilation system upgrades, and a new water service. The electrical improvements included new outlets, new exit lighting, and improved classroom lighting.

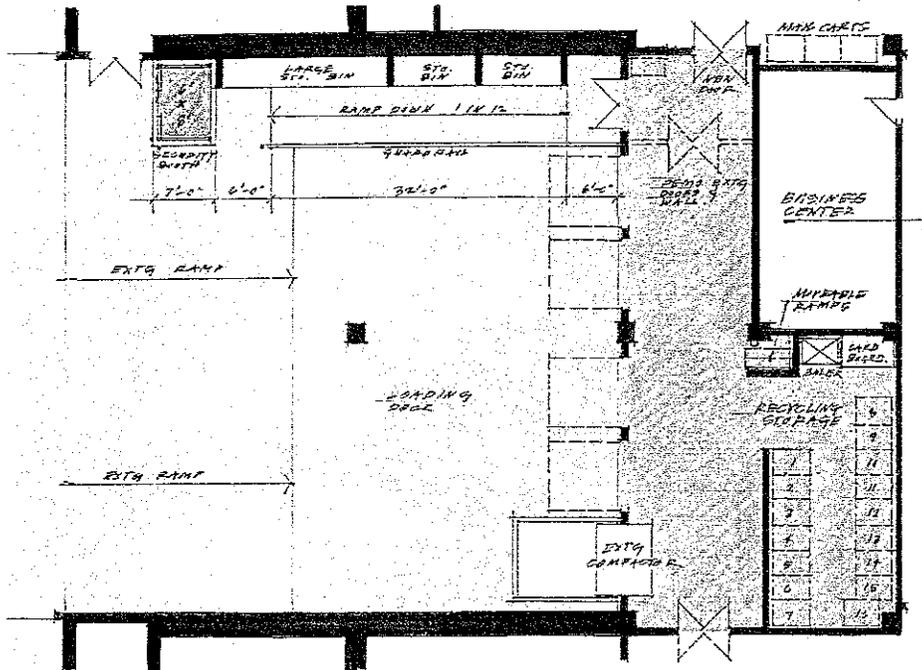


**A-Level:
Loading Dock and
Jury Assembly Room
Remodeling**
Minneapolis, Minnesota

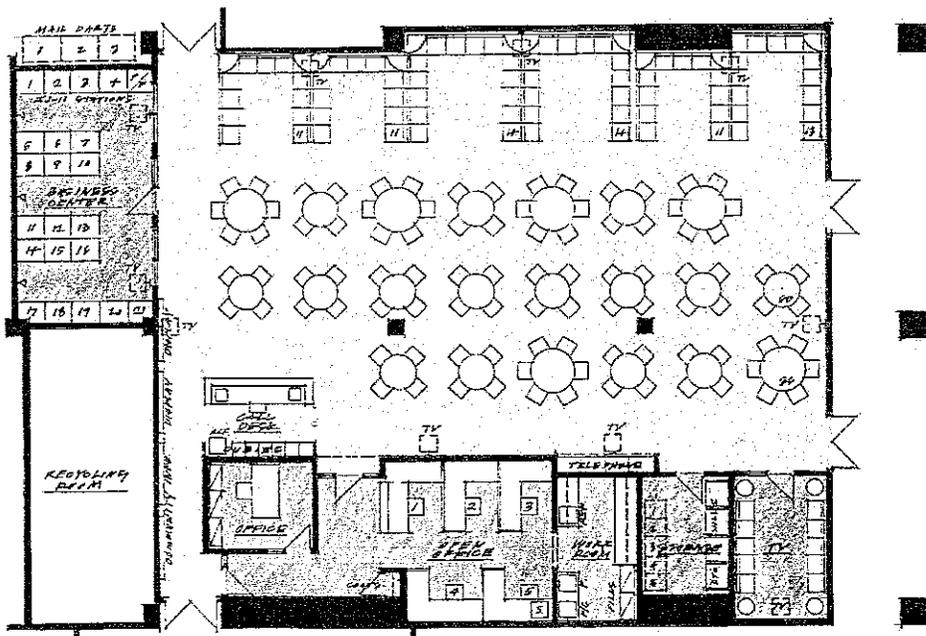
Hennepin County Property Services department has retained Studio Five Architects to design an expansion to the Hennepin County Government Center and to redesign the existing Jury Assembly Room area.

The project was based on a need to expand the existing loading dock to better accommodate Hennepin County's recycling program. In addition to expansion of the recycling area, security to/from the dock area was improved and the shipping and receiving areas were updated.

As a result of expanded the dock area, the Jury Assembly Room was reduced in size and completely remodeled to increase efficiency, with new walls and wall treatments, ceilings, lighting, and carpet. An expanded Business Center will provide computer carrels with internet access for waiting jurors. Technology improvements are enhanced throughout the space with TV monitors and speakers for better communication to jurors. The office suite for District Court staff is remodeled, and a new call desk is provided that serves as the central control point for the area.



Loading Dock Plan



Jury Assembly Room Plan

**Student Center and Learning Commons
College of St. Catherine
St. Paul, MN**

Studio Five Architects and Metropolitan Mechanical Contractors worked together as part of a design/build team for the addition and renovation of the Student Center and Learning Commons project at the College of St. Catherine.

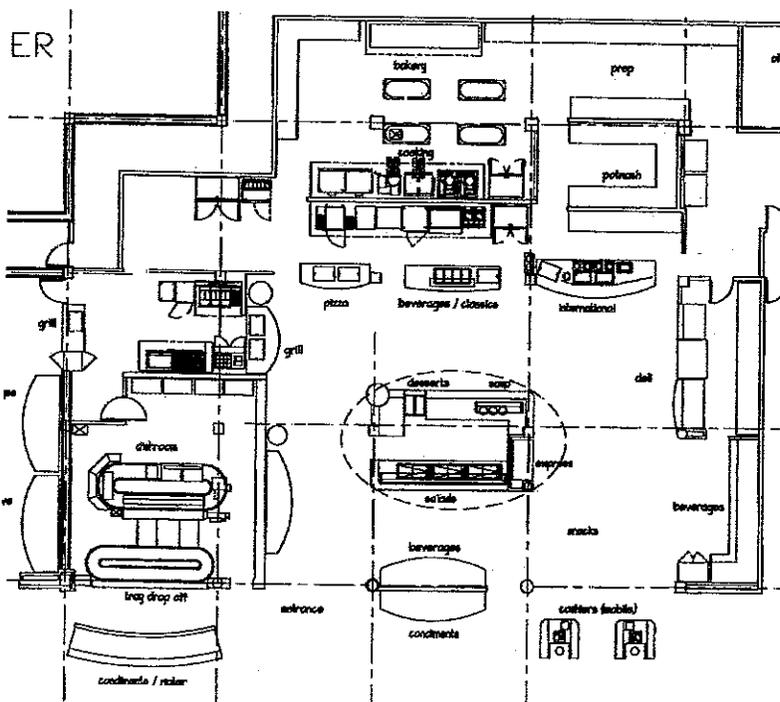
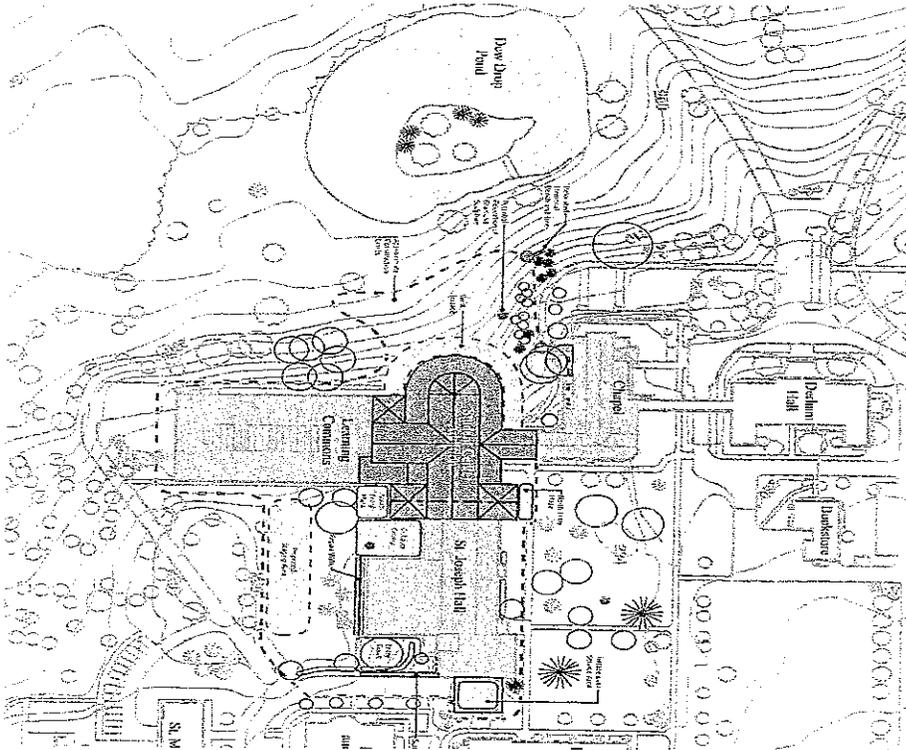
The project included a new dining room that seats 350 people. The food is prepared at scattered servery stations (pizza, classics, international, deli, salads, desserts, soup, and grill).

The Night and Day club is adjacent to the main dining room and serves as overflow dining for the main dining room during peak times, and as a "club" room for students in off hours, with a food grille, sound stage for small music groups, and seating for 50-75 people.

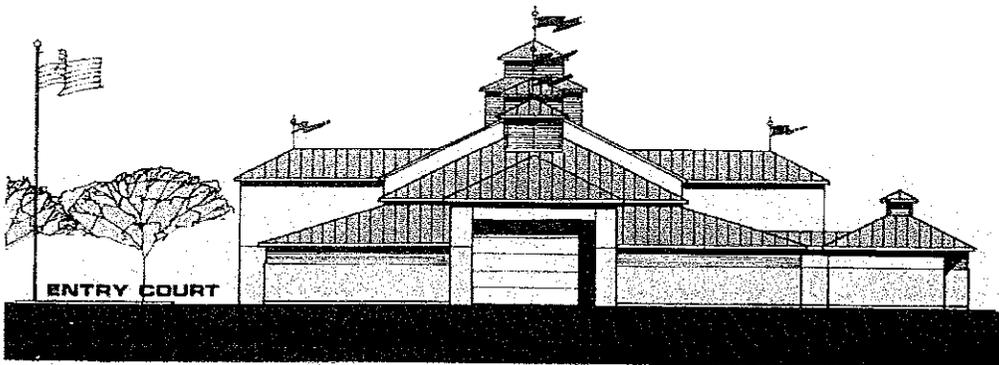
The project also includes a guest/special dining room that seats up to 70 people, which is located on an upper level adjacent to conference rooms and the ballroom.

An informal coffee shop is located on the first floor with a view over the adjacent pond.

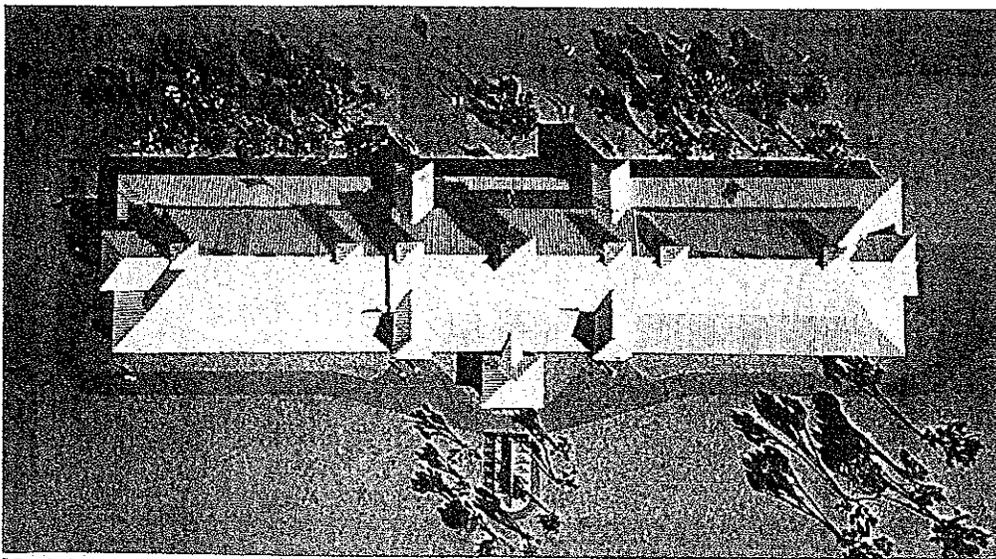
The project was completed in the summer of 2003.



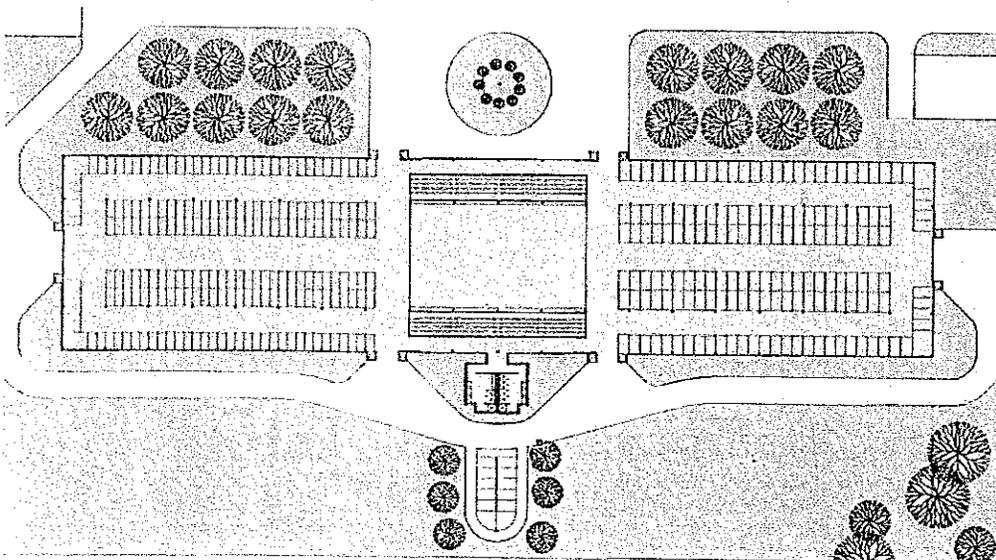
**Fillmore County Livestock Pavilion
Preston, MN**



Section



Model



Plan

The Livestock Pavilion is a new building sited on the campus of the Fillmore County Fairgrounds. This 360,000 square foot building will serve as an exhibition hall and training facility. The building includes a main arena that will seat 300 people and two animal holding areas. The exterior was developed to include animal washing and grooming areas to the rear of the structure and a landscaped courtyard at the front entry.

The building was designed to be compatible with the surrounding farm buildings yet respond to the unique requirements of the program. The basic aesthetic of a pole barn was modified by inserting a continuous clerestory at the top and softening the large roof areas by introducing a hipped form versus a more traditional gabled form. The clerestory accommodated a natural ventilation system, while providing a generous amount of natural daylight.

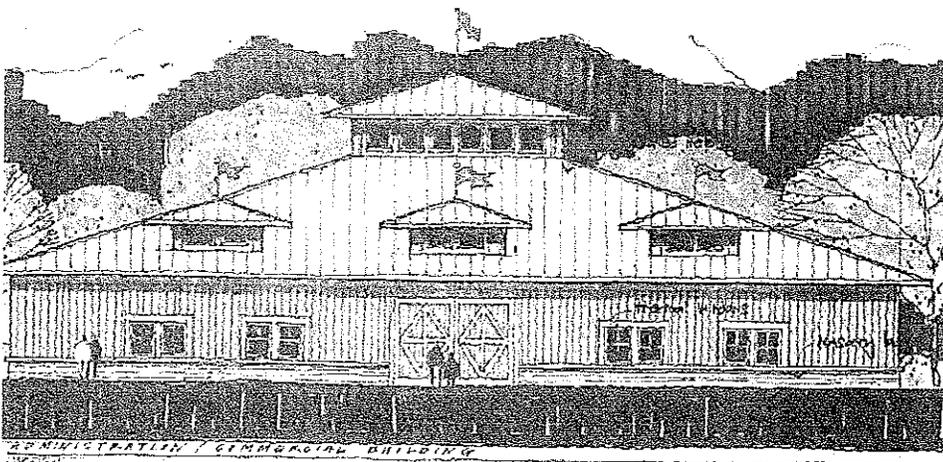
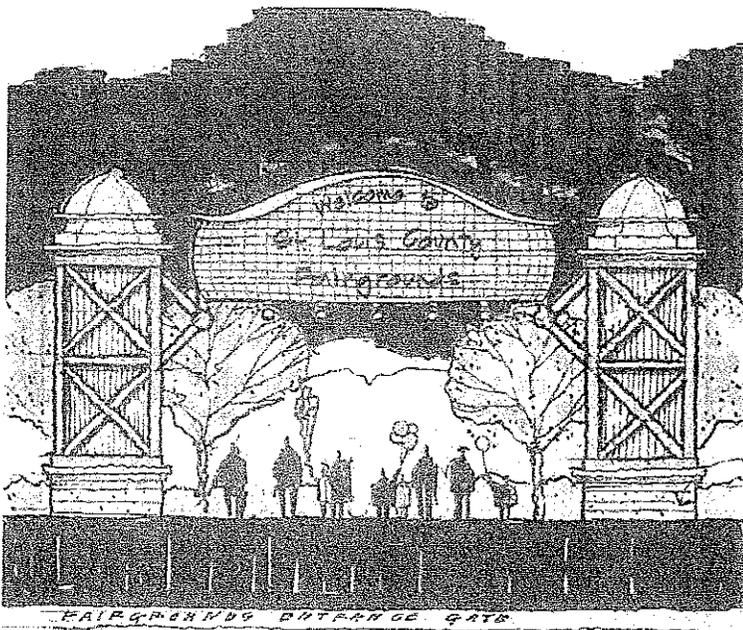
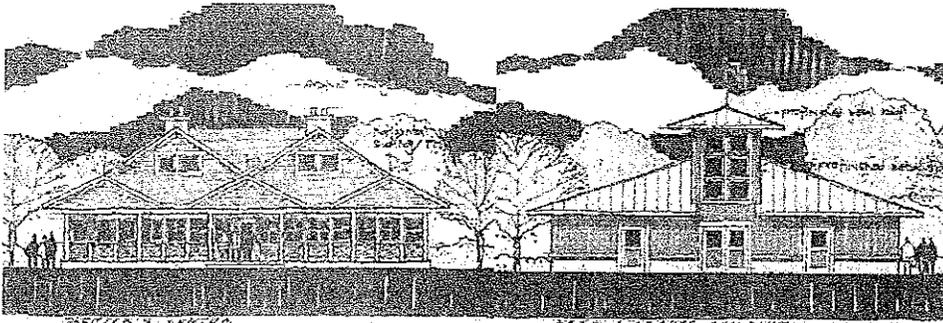
The structure of the facility is a typical wood pole barn system. The exterior skin is a combination of prefinished metal panels and translucent fiberglass panels.

**St. Louis County
Fairgrounds and
Motorsports Complex
Hibbing, MN**

This new multi-use entertainment complex will include a new County Fairgrounds and a new Motorsports Complex. The new facility is located on a 250-acre site near Hibbing.

The Motorsports Complex includes a 3/8 mile oval clay surfaced racetrack. The track area includes fixed seating for 1200 and overflow seating for an additional 1800. Additional public support areas include restaurant, press rooms, concession stands, and restrooms. A large paddock for 180 race vehicles is planned adjacent to the track. The Fairgrounds includes a 30,000 square foot commercial exhibit pavilion designed for year round use. Other exhibit buildings include 4H, animal husbandry, agriculture, horticulture, conservation, senior citizens, and Home activities. Support facilities include administration buildings, restrooms, beer gardens, midway areas, maintenance, and storage buildings.

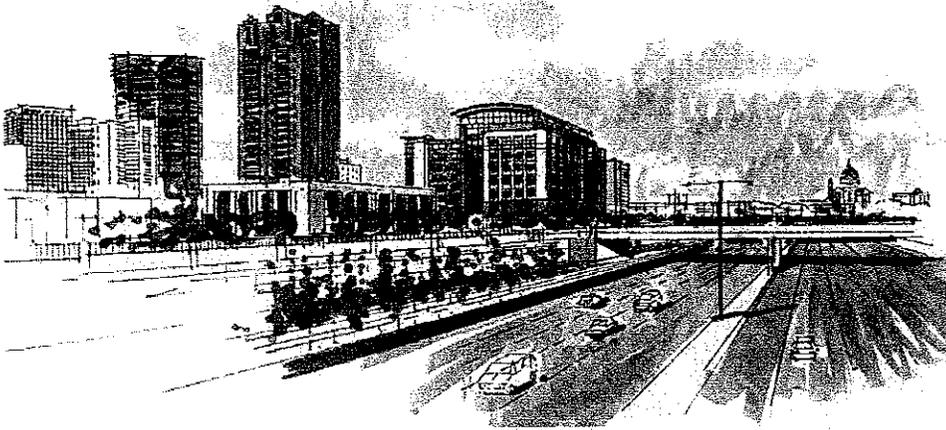
The site development includes surfaced parking areas, unsurfaced overflow parking areas, and fair providers parking areas. The activities are strategically sited on a naturally tiered site between Coleraine and Hibbing.



Owner's Representative Experience

Studio Five Architects

Department of Human Services Building St. Paul, Minnesota



Studio Five Architects, Inc. is the owner's representative for the State of Minnesota's new Department of Human Services (DHS) Office Building and Parking Ramp.

The office building is approximately 400,000 square feet and will consolidate approximately 1,100 DHS employees and many DHS programs into a single location, with a conference center and data center.

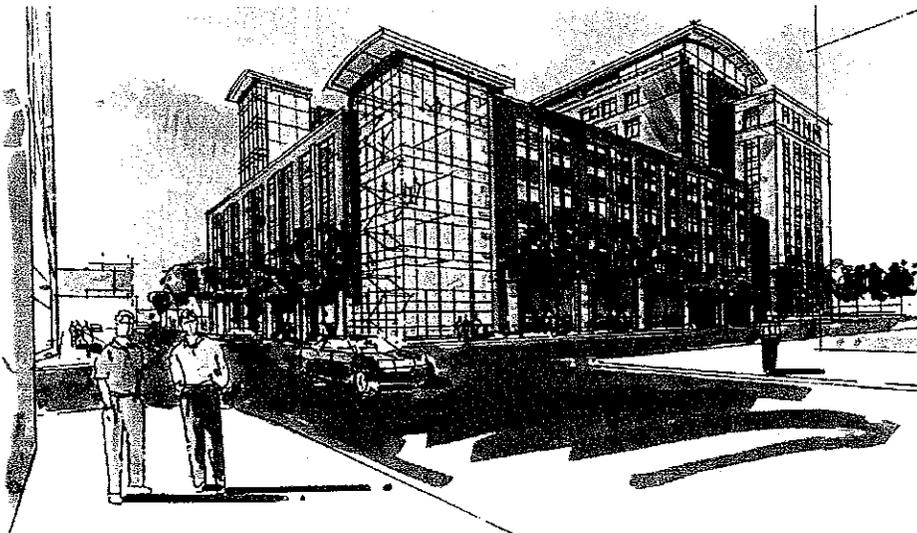
The total project budget is approximately \$110 million for the office building and ramp. The ramp will provide parking for approximately 470 cars and a new fire station serving the downtown area.



As the owner's representative, Studio Five coordinates and manages the project team, which includes BWBR Architects, Architectural Alliance, and State and Agency project managers. Other groups with special interests in the project's development include the St. Paul Port Authority, the City of St. Paul, the Capitol Area Architectural and Planning Board (CAAPB), the St. Paul on the Mississippi Design Center, and the Capitol River Council. Studio Five facilitates these groups' communications with the design team.

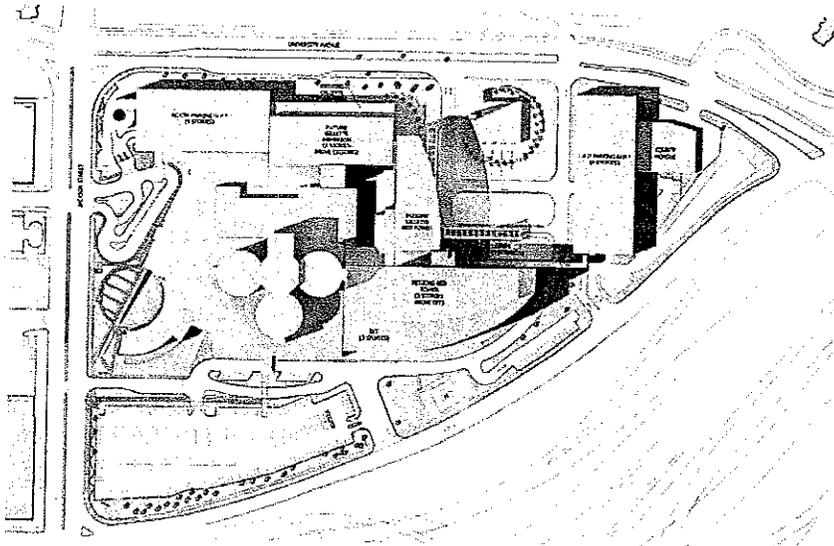
Studio Five also serves as an agency construction manager coordinating the nine independent bid packages for the project.

Studio Five manages the overall budget and schedule for this project. Construction will be complete in Fall 2005.



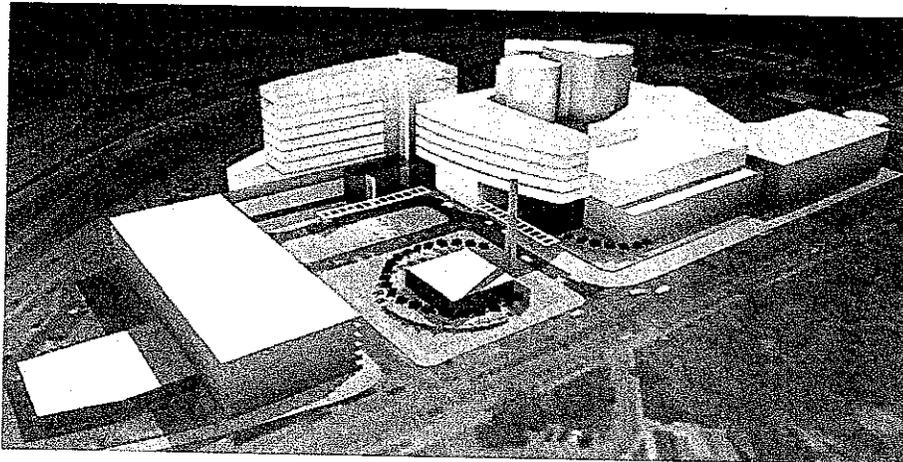
Studio Five Architects

**Regions Hospital
Expansion 2009
St. Paul, Minnesota**



\$150 million total project cost

Studio Five Architects is serving as the Owner's Representative for this major expansion of Regions Hospital. The project includes new construction of approximately 350,000 sf for new operating room suites, Heart Cath Labs, and patient rooms. After the new construction is complete, the plan is to remodel approximately 90,000 sf for new uses. The project is in the design phase, with construction planned in late 2006, and completion of the new construction in 2009.



Owner: Regions Hospital

Architect: Ellerbe Becket

Contractor: Kraus-Anderson

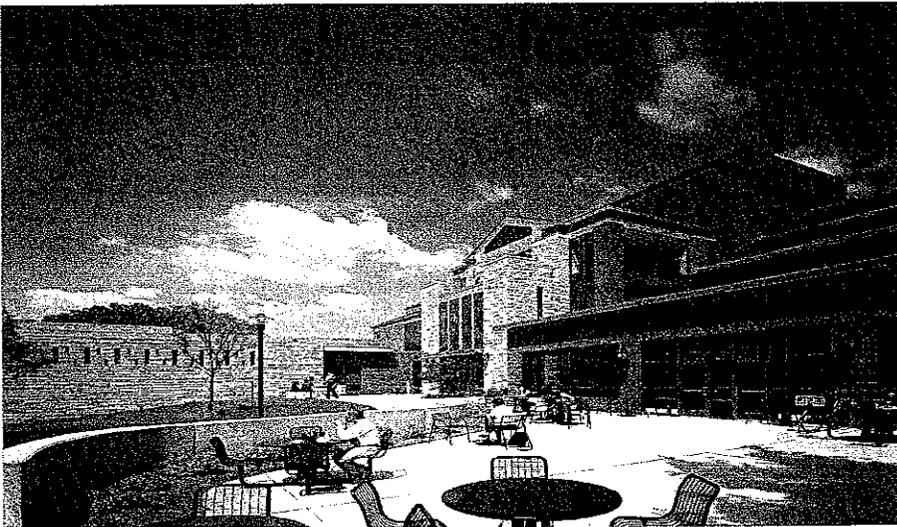
Studio Five Architects

College of St. Catherine St. Paul, Minnesota

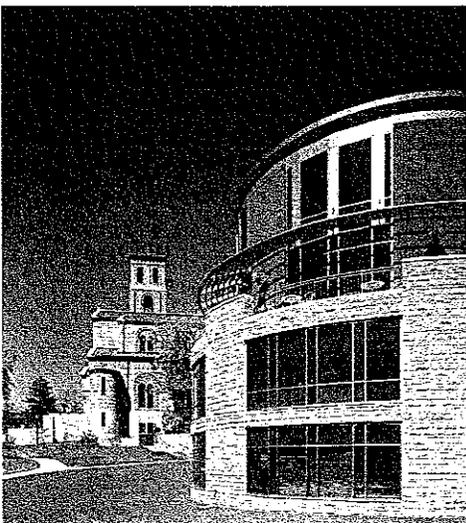


Studio Five Architects is serving as the owner's representative for the College of St. Catherine's Student Center & Learning Commons project, located in St. Paul, Minnesota.

The project consists of a 51,000 gsf renovation of the existing library, 75,000 gsf renovation of the existing St. Joseph Hall, and 91,000 gsf of new construction located between and connecting the two existing facilities. The project will also construct an enclosed link to the adjacent historically significant campus chapel. The total project cost is approximately \$40 million.



As the owner's representative, Studio Five Architects is responsible for the management and coordination of a complex design/build team, including Shepley Bulfinch Richardson and Abbott as design architects, McGough Construction and Hammel Green and Abrahamson as design/builders for the existing library and St. Joseph's Hall, and Opus Northwest Construction and Opus Architects & Engineers as design/builders for the addition and the enclosed link to the chapel. Independent of the designers and the two design/builders, Studio Five Architects is also responsible for the management and coordination of various specialty consultants; such as the code consultant, the technology consultant, the food service consultant, the bookstore consultant, and others.



The project was completed in Summer 2004.

Steen Engineering, Inc.

Relevant Project List

Preventative Maintenance

- 42 MPHA Buildings, Minneapolis, MN Evaluated existing mechanical and electrical systems within 42 separate buildings for the Minneapolis Public Housing Authority (MPHA). The purpose was to identify equipment with less than ten year's remaining life prior to HUD submittal.
- Apartment Buildings, Brooklyn Park, MN Evaluated all existing systems in apartments complexes. The purpose was to determine the most cost effective way to bring the facilities up to current codes and standards 4000 living units were affected.

Similar Building Types

- Hockey Arena, Minnetonka, MN, 28,000 sq. ft
- Hudson Ice Arena, Hudson, WI, 24,000 sq. ft.
- Circus of the Stars, St. Paul, MN, 12,000 sq. ft.
- Tennis Center Fort Snelling, St. Paul, MN, 40,000 sq. ft.
- Grand Lodge and Water Park, Bloomington, MN, 407 units with 60,000 sq. ft. water park
- Holiday Inn and Water Park, Otsego, MN, 125 units with 51,000 sq. ft. water park
- Holiday Inn and Water Park, Owatonna, MN, 130 units with 14,000 sq. ft. water park
- 15 AmericInn Motels, upper Midwest, 56 units (avg.) with 4,500-6000 sq. ft water park

Palanisami & Associates

Relevant Project List

- **Poucher Building - Swingspace Remodeling**
Remodel 50,000 sq. ft. for College of Architecture & Landscape Architecture. Work included the design, preparation of plans and specifications and construction administration for the plumbing, heating, ventilation, air conditioning, fire protection, light, power, fire alarm system, security system and conduit system for communications. \$2.2 Million Construction Cost
- **U of M Press Building**
Investigation and analysis of existing 2-story plus basement wood/timber framed structure, with exterior load bearing masonry. Building was built in 1935.
- **Fourth Street Parking Ramp**
Prime consultant in charge of total design, including functional, structural, mechanical and electrical engineering of 1224 stalls, 5 tier, 2 glass-backed elevators - 2 enclosed stair towers - post tensioned slab and beam construction - 3 entrance lanes and 3 exit lanes - closed circuit TV surveillance - revenue parking control systems - secured area for 14 stalls - all brick exterior. \$7 Million Construction Cost
- **Bierman Field**
Sixty foot skywalk connects existing building to new indoor football practice field and training room. \$7 Million.
- **Coffman Union Student Center**
Remodeled north ground floor area, including kitchen and cafeteria areas. Work included preparation of plans and specifications, and construction administration for plumbing, heating ventilating, air conditioning, fire protection, light, power, fire alarm communications and security system.
- **Coffman Union**
Structural investigation of existing roof structure for support of new satellite dish.

References

Scott Ellison
Director, University of Minnesota Athletic Facilities
Bierman Field Athletic Bldg
516-15th Ave SE
Minneapolis, MN 55455
(612) 625-8860 work phone
ellis004@umn.edu

Kent Dirks
Former University of Minnesota project manager
Currently Program Manager @ Minnesota State Colleges & Universities
Wells Fargo Place
30 East 7th Street
St. Paul, MN 55101
(651) 297-1936 work phone
kent.dirks@csu.mnscu.edu

Gary Summerville
Director, Capital Planning and Project Management
University of Minnesota
319-15th Ave SE
Minneapolis, MN 55455
(612) 625-8363 work phone
g-summ@umn.edu

Linda M. Nelson
Director, Department of Human Services
Andersen Office Building
540 Cedar Street
St. Paul, MN 55101
(651) 248-5831 work phone
linda.m.nelson@state.mn.us

As Principal-in-Charge of the Project, Linda McCracken-Hunt will lead the project team and will be responsible for managing the Owner/Client/Design Team relationship throughout the project. She will provide overall project management and have responsibility for the scheduling, monitoring, and staffing requirements. Linda McCracken-Hunt is a licensed architect with over 28 years of experience.

From 1985 to 1991, Linda was a senior project manager at the University of Minnesota, managing multiple complex projects simultaneously that valued \$200 million or more at any one time. As University Architect from 1991 to 1998, Linda supervised the University staff owner's representatives, directing management decisions on all complex issues and disputes that arose. This volume of work was over \$1 billion in planning, design, and construction activity at any one time.

On March 1, 1998, she became a principal and president of Studio Five Architects, Inc. Studio Five Architects has performed architectural services on many significant projects under Linda's leadership.

Linda is a leader locally and nationally in the design and construction industry. She currently serves on the AIA National Board of Directors and recently worked with a local coalition for procurement alternative legislation in Minnesota allowing state agencies to use design/build, CM@ Risk, and job order contracting methods of project delivery.

Michael Pederson has over 30 years of experience in construction administration services. Prior to joining Studio Five Architects, Mike directed the construction administration department of a large architectural/engineering firm in the area. He has unique qualifications for interpreting construction issues in the field and judging both workmanship and performance. In addition to leading Studio Five's construction phase services, Mike oversees Studio Five Architects' Quality Control program, and will be reviewing the design and construction documents prior to their distribution.

Personnel Listings



Principal In Charge
Linda McCracken-Hunt
AIA

Education:
University of Minnesota
Bachelor of Architecture, 1978

University of Minnesota,
Bachelor of Environmental
Design, 1977

Registration:
Registered Architect -
Minnesota



Construction Services
and Quality Control

Michael D. Pederson,
AIA, CSI, CDT

Education:
University of Minnesota,
Bachelor of Architecture, 1975

University of Minnesota,
Bachelor of Environmental
Design, 1974

Registered Architect,
Minnesota

Personnel Listings

Thomas Hunt will serve as Project Manager, responsible for the day to day administration and coordination of the consultant team. Tom has over twenty seven years of architectural experience with this type of project. As a partner at Studio Five Architects, he manages all design and construction document preparation within the office. He was the project manager for the following similar facilities:

Vocational Technical Education Facility American Sign Language Program Remodeling, Univ. of MN, St. Paul, MN
Lillehei Heart Institute Remodeling, Univ. of MN, Mpls, MN
Minnesota State Colleges & Universities System-wide Technology Initiatives
Hennepin County Jury Assembly Room Remodeling, Mpls, MN
Unit K-E Animal Surgery Suite and Animal Holding Rooms Remodeling, Univ. of MN, Mpls, MN
Bierman Field Athletic Building Addition and Remodeling, Univ. of MN, Mpls, MN
MAST Research Engineering Laboratory, Univ. of MN, Mpls, MN
Fairview-University Medical Center Bone Marrow Transplant Remodeling, Mpls, MN
Fairview-University Medical Center Nursing Station & Support Spaces Reconfiguration, Mpls, MN
Phillips-Wangensteen Building 11th Floor Department of Surgery Remodeling, Univ. of MN, Mpls, MN
West Bank Skyway Remodeling, Univ of MN, Mpls, MN
Scott Hall Remodeling, Univ of MN, Mpls, MN

Jonathan Pettigrew will serve as Project Architect and support the Project Manager in daily coordination of the project team. Jonathan will also work closely with the Principal-in-Charge through the design phase in establishing priorities. He has varied experience in twelve years in architecture and construction, including coordinating teams on fast-paced projects and working with user groups and clients to understand their needs and priorities. Relevant project experience with Studio Five Architects and other firms includes:

Johnston Hall Space Planning for the College of Liberal Arts, University of Minnesota, Minneapolis, MN
Johnston Hall Suite 113/115 Remodeling, University of Minnesota, Minneapolis, MN
Anoka Technical College Horticulture Relocation, Anoka, MN
Minnetonka Ice Rink B Renovations, Minnetonka, MN *
University of Minnesota Federal Credit Union Office Renovation, Mpls, MN *
TMI Coatings Office and Shop Renovations, Eagan, MN *
Zhone Technologies Office Campus, Oakland, CA *
LSS Townhomes and Supportive Housing projects, Mpls, MN *

**Denotes project completed prior to joining Studio Five Architects*



Project Manager

Thomas E. Hunt, AIA

Education:

University of Minnesota,
Bachelor of Architecture, 1978

University of Minnesota,
Bachelor of Environmental
Design, 1977

Registration:

Registered Architect,
Minnesota



**Jonathan Pettigrew AIA,
LEED AP**
Associate Project Manager

Education:

Carleton College,
Bachelor of Arts, History

University of Washington,
Master of Architecture

Registration:

Registered Architect -
Minnesota

Personnel Listings

Rob has 18 years of experience in assembling construction documents, most of which has been for public sector projects. Rob will be responsible for the coordination of the consultant team and the production of the contract documents. Most recently, he has worked on several renovation projects, coordinating with engineering disciplines to incorporate new mechanical, electrical and communication systems into these existing buildings that provide little space for such modern day systems. Relevant project experience with Studio Five Architects and other firms includes:

- College of Saint Catherine-Coeur de Catherine, Saint Paul, MN *
Renovation of existing Student Center and Dining area
- Michigan Technological University-Wadsworth Hall, Houghton, MI *
Phased Renovation, with a Construction Manager, of existing Dining Hall, Student Center and Residence Hall
- U of M Gopher Women's Basketball Locker Room, Minneapolis, MN
Renovation
- U of M Gibson-Nagurski FB Training Room & Equipment Room, Minneapolis, MN
Renovation

Darrel Laubach has over 37 years of experience in the design and construction industry, with two years with Studio Five Architects. Prior to joining Studio Five, Darrel served as construction administrator for one of the largest A/E firms in the region, monitoring the work of large, complex projects; performing valuable full-time on-site construction administration services. His experience as a local contractor provides the team with a construction specialist for construction administration phases. Recent construction administration experience for similar projects with Studio Five Architects and other firms includes:

- Elmer L. Andersen Building for the Department of Human Services, St. Paul, MN
- Normandale Community College Science Addition Project, Bloomington, MN *
- Normandale Community College Science Remodeling Project, Bloomington, MN *

**Denotes project completed prior to joining Studio Five Architects*



Robert Skow, CSI

Education:
Minneapolis Community and Technical College -
Certificate in Architectural Technology



Darrel Laubach, CSI

Education:
Southwest Technical College

Personnel Listings

David Dodge joined Studio Five Architects in June of 2004. A graduate of the University of Minnesota David's knowlegde of the construction process and project management have developed through his work on a variety of projects. On the Department of Human Services project, David worked both in the field and the office during its construction performing construction and administrative services. David was also responsible for observing construction progress, completing field reports, preparing project schedules, and attending to documentation and submittal of construction and adminstrative documents. In the office David is responsible for valuable CAD support and administrative assistance.



David Dodge

Education:
University of Minnesota,
Bachelor of Science
Architecture, 2005

PREVAILING HOURLY RATES

Effective January 1, 2006

<u>Position</u>	<u>Rate</u>
Principal	\$98.00 per hour
Project Manager	\$92.00 per hour
Senior Project Architect	\$90.00 per hour
Director, Interior Design	\$88.00 per hour
Architect I	\$88.00 per hour
Architect II	\$84.00 per hour
Architect III	\$78.00 per hour
Architect IV	\$68.00 per hour
Architect V	\$60.00 per hour
Senior CAD Tech	\$84.00 per hour
CAD Tech I	\$68.00 per hour
CAD Tech II	\$60.00 per hour
CAD Tech III	\$55.00 per hour
Interior Designer I	\$75.00 per hour
Interior Designer II	\$62.00 per hour
Interior Designer III	\$53.00 per hour
Secretary/Clerical	\$39.00 per hour

Hourly Rates increase .015% each year

INSURANCE

→ This can not be right. please confirm

We can meet the required insurance requirements for this project per the RFP.

Studio Five Architects, Inc.

PREVAILING HOURLY RATES

Effective January 1, 2006

<u>Position</u>	<u>Rate</u>
Principal	\$120.00 per hour
Mechanical/Electrical Engineer	\$96.00 per hour
Mechanical/Electrical Designer	\$96.00 per hour
Cad Technician	\$66.00 per hour
Clerical/Support	\$51.50 per hour

Hourly Rates increase .015% each year

Steen Engineering, Inc.

PREVAILING HOURLY RATES
Effective January 1, 2006

<u>Position</u>	<u>Rate</u>
Principal Eningeer	\$146.64 per hour
Project Engineer/Manager	\$121.68 per hour
Senior Designer Engineer	\$115.44 per hour
Project Manager/Senior Technician	\$94.64 per hour
Junior Design Engineer	
Design Technician (Senior) Level	\$81.12 per hour
CADD Operator	
Certified Technician (Junior) Level	\$66.56 per hour
CADD Operator	
Clerical/Administrative	\$57.20 per hour

Hourly Rates increase .015% each year

$$.015\% = .00015$$

Palanisami & Associates