



McGOUGH

Building for the Next Generation

To: Interested Contractors
From: Dave McLaughlin
Date: October 15, 2014
Re: maurices Headquarters & City of Duluth Parking Ramp
 Bid Solicitation for Construction Package CP-3–Core & Shell Bulletin No. 008: Roofing

Due Date: **Wednesday, October 29, 2014 at 2:00 PM**

Confidentiality:

The documents, plans, specifications, etc. provided to you to prepare your Bid should be treated as confidential information. You agree:

- Not to disclose, copy or distribute the documents in whole or in part to persons other than your employees and agents who are authorized by nature of their duties to receive such information.
- To return any maurices & City of Duluth confidential or proprietary materials upon maurices or City of Duluth’s request.
- Not to use any information in the Documents or any other materials related to the business affairs or procedures of maurices & City of Duluth and/or any of its affiliates for your advantage, other than in performance of this Bid Solicitation.
- If you intend to use subcontractors and you have a need to disclose the Documents or other maurices & City of Duluth confidential or proprietary materials to any subcontractor(s), including existing maurices & City of Duluth subcontractors, in order to develop your response you are required to have each subcontractor agree to these confidentiality terms.

Bid Information:

On behalf of maurices & City of Duluth, McGough Construction presents this Request for Proposal, which has been issued to a select list of contracting firms. Pricing shall be in accordance with the Construction Package CP-3 Documents, these documents include the following:

CP-1	March 1, 2014	Demolition <i>[previously awarded]</i>
CP-2	May 19, 2014	Substructure: Concrete Materials, Post Tension, Rebar supply, Rebar/PT Install, Waterproofing, Elevators <i>[previously awarded]</i>
CP-3	July 2, 2014	Core & Shell: Rebar Supply, Rebar Install, Structural Steel Supply, Miscellaneous Metals, Precast <i>[previously awarded]</i>
CP-3 Bulletin No. 002	July 18, 2014	Bulletin No. 002: MEP Underground
CP-3 Bulletin No. 003	August 1, 2014	Bulletin No. 003: Balance of CP-3 Core & Shell
CP-3 Bulletin No. 004	August 13, 2014	PARC's system specifications; Electrical underground, first and second level penetration drawings.
CP-3 Bulletin No. 005	August 15, 2014	Metal wall panels specifications, safety tie back specification, and alternate handrail/guardrail detail for Stairs 1, 2, 4 and 5 full height.
CP-3 Bulletin No. 006	September 12, 2014	Clarification of RTU's, IT Infrastructure, Door Hardware, Elevator revisions, Roofing
CP-3 Bulletin No. 007	September 26, 2014	Jamar’s Mechanical Project Manual and Plans



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CP-3 Bulletin No. 008	October 14, 2014	Roof penthouse enclosure clarifications and revisions; metal panel clarifications and revisions; value engineering clarifications and revisions; revised plumbing/Fire Protection drawings and new Plumbing/Fire Protection specifications; revised Mechanical drawings and new Mechanical specifications; revised and new Electrical drawings and new Electrical specifications.
CP-4	November 14, 2014	Interior Fit-up

Project Team

Owner – maurices Headquarters	Duluth Real Estate LLC
Owner’s Representative - maurices	The Tegra Group
Owner – Parking Ramp	City of Duluth
Owner’s Representative - Parking Ramp	Walker Parking Consultants, Inc.
Architect (Core & Shell)	RSP Architects
Architect (Interiors)	Hammel, Green and Abrahamson, Inc.
Structural Engineer	Meyer Borgman Johnson
Mechanical & Electrical Engineer (Core & Shell)	Gausman & Moore; Jamar/MMC
Mechanical & Electrical Engineer (Tenant Improvement)	Hammel, Green and Abrahamson, Inc.
Mechanical & Electrical Engineer (Tenant Improvement)	Jamar/MMC
Civil Engineer	SEH, Inc.

Project Description:

The new maurices Headquarters & City of Duluth Parking Ramp project will be located at 425 West Superior Street, Duluth, MN 55802.

The new project will be 11 stories (above grade) with approximately 450,000 total SF. Construction will be complete in the 1st quarter of 2016. Major building components include:

Substructure: Combination drilled piers, grade beams, footing pads and strip footings.

Structure: Cast-in-place post tension structure from Floors 1 - 7 and structural steel with composite concrete metal deck from Floors 8 - 11.

Exterior: Architectural precast with stud backup and foil back insulation. Glazed curtainwall system, and metal panel system. A metal panel screenwall is also included on the roof to screen the rooftop equipment.

maurices will occupy portions of the 1st and 2nd Floors and open office Floors 7 - 11. The City of Duluth will own the parking ramp with public circulation connections via skywalk and tunnel. There will be approximately 16,000 GSF of multi-tenant retail space on 1st Floor.

ST. PAUL 2737 FAIRVIEW AVE. N. ST. PAUL, MN 55113 T 651.633.5050 F 651.633.5673

ROCHESTER 3555 NINTH ST. NW, SUITE 100 ROCHESTER, MN 55901 T 507.536.4870 F 507.536.4867

ST. CLOUD 3900 ROOSEVELT ROAD, SUITE 115 ST. CLOUD, MN 56301 T 320.654.2043 F 320.654.2048

PHOENIX 4720 E. COTTON GIN LOOP, SUITE 100 PHOENIX, AZ 85040 T 602.522.9897 F 602.522.1842 AZ LIC. NO. ROC208540



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Building for the Next Generation

Bid Form:

Important: All bids must be submitted on the attached Bid Form. All requested information must be filled in on the Bid Form and scope card must be included. Please attach proposals to completed Bid Form.

Construction Document Availability:

Please view or download the original CP-3 Construction Documents from the following link(s):

<https://mcgoughconstruction.box.com/s/5tj37xenmusl71oxwle1>

Please review the Construction Package CP-3 Construction Documents including Bulletin Nos. 004 - 008, in their entirety for additional information. Below is the link to access all Bulletins issued to date:

<https://mcgoughconstruction.box.com/s/mxp272pjwgsph6e9xzw>

Access to a compiled a master combined set of plans for each individual disciplines, i.e. Architectural, Structural, Mechanical, Electrical, Civil, etc., can be provided upon request, which you may use for convenience with the above bulletins.

Please contact Chris Barta at 651-634-7712 (direct), 218-340-7957 (mobile) or via E-mail at chris.barta@mcgough.com if you need assistance with the documents.

Attachments:

1. Bid Form
2. Construction Schedule dated 5.21.2014
3. CP-3 Cost Segregation Drawings dated 7.02.14
4. Pay Application Breakdown Sample

Other Comments:

Successful bidder MUST attend a Construction Trades Council Meeting prior to commencing any work onsite. These meetings occur on the 3rd Tuesday of every month.

Please note: All questions regarding this project must be directed through McGough Construction.

Dave McLaughlin, Project Manager, Direct: 651-634-7733

Email: dmclaughlin@mcgough.com

Erik Johnson, Project Manager, Direct: 651-634-4662

Email: erik.johnson@mcgough.com

Jim Frisell, Senior Project Manager, Direct: 651-634-4631

Email: jfrisell@mcgough.com

LEED:

The Owner will be pursuing LEED (certification level to be determined). City of Duluth will be pursuing State of MN B3 certification on parking ramp portion only.

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Building for the Next Generation

Contract:

McGough and Subcontractor agree that McGough's Standard Subcontract Agreement (**revised September 1, 2013**) shall be the prescribed subcontract form without modification. By submitting a proposal, Subcontractor acknowledges and agrees to all terms and conditions set forth in the Standard Subcontract Agreement. Subcontractor can obtain a copy of said agreement by contacting Chris Barta at 651-634-7712 or via E-mail at chris.barta@mcgough.com. McGough must receive a fully executed Standard Subcontract Agreement and Certificate of Insurance prior to commencement of the Work.

Pre-Qualification Requirements:

McGough and Subcontractor agree that Subcontractor shall be required to provide pre-qualification information as defined by Contractor prior to Contract Award and at any time during the entire duration of the Contract. Pre-qualification information shall be provided in electronic format and shall be submitted to Contractor using the Textura Prequalification Management system (Textura - PQM) prescribed by Contractor. Subcontractor shall be responsible for the fees and costs associated with Subcontractor's use of Textura-PQM. Applicable fees and costs are set by Textura Corporation. Subcontractor should contact Textura Corporation directly to determine subscription options and applicable fees and costs.

Equal Opportunity/Affirmative Action Requirements:

McGough supports and promotes equal employment and the advancement of business opportunities for women and minorities. Be prepared to provide your affirmative action plan for this project as well as your anticipated percentage of minority workforce hours, female workforce hours and any targeted business participation for the project.

Project Labor Agreement:

Each bidding Subcontractor acknowledges that McGough and the Owner will have a "No-Strike No-Lockout Project Labor Agreement for All Construction" with the Duluth Building and Construction Trades Council. Therefore, all Subcontractors and First- and Second-Tier Subcontractor/Material Suppliers awarded contracts for this project must comply with corresponding terms and conditions for work on-site.

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ROCHESTER 3555 NINTH ST. NW, SUITE 100 ROCHESTER, MN 55901 T 507.536.4870 F 507.536.4867

ST. CLOUD 3900 ROOSEVELT ROAD, SUITE 115 ST. CLOUD, MN 56301 T 320.654.2043 F 320.654.2048

PHOENIX 4720 E. COTTON GIN LOOP, SUITE 100 PHOENIX, AZ 85040 T 602.522.9897 F 602.522.1842 AZ LIC. NO. ROC208540

Project: maurices Headquarters & City of Duluth Parking Ramp
Construction Package CP-3 – Core & Shell Package
Bulletin No. 008: Roofing

Bids Due: Wednesday, October 29, 2014 – 2:00 pm CST

Bids Received By: Chris Barta
McGough Construction
21 North 4th Avenue West
Duluth, MN 55802
Email: chris.barta@mcgough.com

BID SUBMITTED BY: _____

REPRESENTING: _____

PROPOSAL IDENTIFICATION:

The undersigned, as Contractor hereby proposes, and if this Bid is accepted, agrees to furnish all Work as specified on this Bid Form for the construction of the Project.

By submitting this Bid, the Contractor understands that the Bid may not be withdrawn for a period of 90 days.

The Contractor attests to having carefully examined all Bid and Contract Documents prepared by the Design Team and McGough Construction; personally inspected the actual location of the Work & local sources of supply and is satisfied as to all of the quantities and conditions. The Contractor understands that in signing this Bid all rights to plead any misunderstanding regarding the same is waived.

The Bidder hereby proposes to furnish all labor, materials, taxes, tools, equipment, machinery, equipment rental, transportation, superintendence, perform all work, provide all services, and to completely construct the portion of work described above and for the Bid amount as stated below. The Bid amount is to cover all costs incurred in performing the Work in strict accordance with the plans and specifications under the Contract Documents, of which this Bid Form is a part. This work will be performed for the lump sum including any alternates and unit prices.

EEO & Targeted Business

McGough Construction supports and promotes equal opportunity/affirmative action employment and the advancement of business opportunities for women and minorities. Please provide you affirmative action plan for this project as well as your anticipated percentage of minority workforce hours, female workforce hours and any targeted business participation for the project.

Please indicate your firm's affirmative action commitment for your construction employees:

Skilled Minority = _____% (goal 8%)

Unskilled Minority = _____% (goal 5%)

Skilled and Unskilled Women = _____% (goal 4%)

Also, please indicate if your firm, any suppliers or sub-subcontractors are part of the following programs: Small Business Enterprise (SBE) Program, Women Business Enterprise (WBE) Program, or Minority Business Enterprise (MBE) Program.

<u>Company Name</u>	<u>Dollars</u>	<u>Percentage</u>	<u>Please check one:</u>
			WBE, SBE, MBE <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
			WBE, SBE, MBE <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
			WBE, SBE, MBE <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

In submitting this bid, it is understood that the McGough Construction and Owner reserves the right to reject any or all bids, to waive any informality or irregularity in any bid received.

The Contractor agrees to perform all of the Work for the following Lump Sum Amount. (SHOW AMOUNTS IN BOTH WORDS AND FIGURES. IN CASE OF A DISCREPANCY, THE AMOUNT SHOWN IN WORDS WILL GOVERN.)

Base Bid Total Amount (for lump sum contracts):

_____ Dollars \$ _____

Each package will be awarded off of base bid total amount. The Owners group has requested the following pricing breakdowns as they apply:

		Installation	Furnish	TOTAL
1. Maurices	Job # 347501	\$ _____	\$ _____	\$ _____
2. Ramp	Job # 347502	\$ _____	\$ _____	\$ _____
3. Public Circulation	Job # 347503	\$ _____	\$ _____	\$ _____

Proposed Markup Applicable to Change Orders: _____%

Alternates:

Select One

Alternate No. CP3-A4 TPO Roofing Warranty:
Provide TPO (TPO-1) with a warranty of 15 years
In lieu of 10 years (base bid).

Add Deduct \$ _____

Alternate No. CP3-A5 TPO Roofing Warranty:
Provide TPO (TPO-1) with a warranty of 20 years
In lieu of 10 years (base bid).

Add Deduct \$ _____

Alternate No. CP3-A6 Roof Pavers at East Roof: Level 7:
Provide roof pavers (PVR-5) on East Roof at Level Seven.

Add Deduct \$ _____

Alternate No. CP3-A7 Roof Pavers at West Roof: Level 8:
Provide roof pavers (PVR-5) on West Roof at Level Eight.

Add Deduct \$ _____

Alternate No. CP3-A8 Roof Pavers at East Roof: Level 8:
Provide roof pavers (PVR-5) on East Roof at Level Eight.

Add Deduct \$ _____

Voluntary Alternates

If alternate products, materials, or systems are proposed that vary from the bid documents, please provide a price in this section and accompanying documentation in accordance with Specification Section 012302.

Voluntary Alternate No. 1: _____

Add/Deduct _____ Dollars \$ _____

Voluntary Alternate No. 2: _____

Add/Deduct _____ Dollars \$ _____

Bid Unit Pricing:

****All labor unit pricing is to include wages, fringes, taxes, insurance, benefits, etc.**

Labor Unit Pricing:

Trade	Fully Loaded Labor Wage/Hour		
	Regular	Overtime	Double-time
Foreman			
Journeyman			

Add Alternate - Performance and Payment Bond:

The lump sum cost of the Performance and Payment Bond (Based upon only the Labor and Miscellaneous Material Bid Amount above) is:

_____ Dollars \$ _____
(Total Amount in Words)

Addenda:

The Contractor acknowledges receipt of following **Addenda** and has incorporated the requirements of the Addenda in the Bid: _____

Safety EMR

- 2012 _____
- 2013 _____
- 2014 _____

Textura:

McGough and Subcontractor agree that Subcontractor shall be required to provide pre-qualification information as defined by Contractor prior to Contract Award and at any time during the entire duration. Pre-qualification information shall be provided in electronic format and shall be submitted to Contractor using the Textura Prequalification Management system (Textura – PQM) prescribed by contractor.

Contractor agrees to provide pre-qualification information:

- YES, I agree.
- NO, I do NOT agree.

Subcontract Form and Insurance Requirements Agreement:

Contractor agrees to enter into the current McGough Standard Subcontract Agreements (Revised September 1, 2013) without modification:

- YES, I agree. No exceptions taken.
- NO, I do NOT agree. Exceptions are as noted below.

****Exceptions identified Post-Bid will NOT be taken into consideration, and may disqualify the bid, as determined solely by McGough.**

Exceptions (if "NO" is checked above):

In submitting this bid, it is understood that the Construction Manager and Owner reserves the right to reject any or all bids, to waive any informality or irregularity in any bid received.

THE UNDERSIGNED operates as a:

_____	Sole Owner
_____	Partnership
_____	Corporation, incorporated in the State of
_____	other (specify)

LEGAL NAME OF PERSON, FIRM OR CORPORATION:

Name:

Address:

Phone: _____

By: _____

Title: _____

By: _____

Title: _____

maurices Headquarters & City of Duluth Parking Ramp - LEED Requirements

Overview & General Requirements

maurices Headquarters & City of Duluth Parking Ramp project is seeking a LEED-NC v2009 certification from the U.S. Green Building Council. LEED construction places an emphasis on efficient building systems, sustainable materials, and indoor air quality. On-site personnel will be aware of the LEED requirements.

Personnel will be expected to pay careful attention to construction waste disposal and are required to follow the Construction Waste Management Plan.

An indoor air quality (IAQ) plan will be implemented during construction; therefore, all adhesives, sealants, paints, and coatings applied on-site to the interior of the building are required to meet VOC limits.

As part of the LEED application process, the Subcontractor/Supplier will be required to submit invoices, product data sheets, or other documentation in order to document cost, material content, origination of materials, material certification, VOC compliance, etc.

Environmental Requirements - LEED Acknowledgement

Subcontractor/Supplier to sign and return with bid.

I, the Subcontractor/Supplier, acknowledge that I have read the attached documents in their entirety, am aware of the project's LEED requirements, and understand that participation in this project will require compliance with the requirements outlined above and included in the project specifications.

Signature

Company

Date

If you have any questions regarding the LEED requirements, please contact Amanda Nonnemacher, McGough Construction, at AmandaN@mcgough.com or 651-634-4667.

Activity ID	Activity Name	Original Duration	Start	Finish	2014												2015												2016											
					May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May											
maurices Headquarters & City of Duluth Parking Ramp					588d 01/06/14 A 04/29/16																																			
Preconstruction					247d 01/06/14 A 12/23/14																																			
Design - RSP (Core & Shell)					212d 01/06/14 A 10/31/14																																			
A1100	Construction Documents	212d	01/06/14 A	10/31/14	Construction Documents																																			
A3230	Construction Documents - CP-2 (Substructure Package)	0d	05/16/14 A		Construction Documents - CP-2 (Substructure Package)																																			
A1030	Construction Documents - CP-3 (Core & Shell Package - 90-95%)	0d	07/02/14		Construction Documents - CP-3 (Core & Shell Package - 90-95%)																																			
A3220	Construction Documents - CP-4 (Tenant Improvement Package)	0d	10/31/14		Construction Documents - CP-4 (Tenant Improvement Package)																																			
Budget					137d 05/19/14 A 12/02/14																																			
A3240	Bid/Award CP-2	20d	05/19/14 A	06/16/14	Bid/Award CP-2																																			
A1120	Bid/Award CP-3	20d	07/03/14	07/31/14	Bid/Award CP-3																																			
A1140	Bid/Award CP-4	20d	11/03/14	12/02/14	Bid/Award CP-4																																			
Owner					141d 04/21/14 A 11/06/14																																			
A1300	Review/Approve GMP	5d	04/21/14 A	04/25/14 A	Review/Approve GMP																																			
A3250	Review/Approve CD's - CP-2	5d	05/16/14 A	05/22/14	Review/Approve CD's - CP-2																																			
A1250	Review/Approve CD's - CP-3	5d	07/02/14	07/09/14	Review/Approve CD's - CP-3																																			
A1260	Review/Approve CD's - CP-4	5d	10/31/14	11/06/14	Review/Approve CD's - CP-4																																			
Design Public Approvals					137d 05/19/14 A 12/02/14																																			
A3900	Duluth Historic District/SHPO	20d	05/19/14 A	06/16/14	Duluth Historic District/SHPO																																			
A3920	Building Department Review - CP-2	20d	05/19/14 A	06/16/14	Building Department Review - CP-2																																			
A3980	Duluth Public Works Review - CP-2	20d	05/19/14 A	06/16/14	Duluth Public Works Review - CP-2																																			
A3930	Building Department Review - CP-3	20d	07/03/14	07/31/14	Building Department Review - CP-3																																			
A3990	Duluth Public Works Review - CP-3	20d	07/03/14	07/31/14	Duluth Public Works Review - CP-3																																			
A3940	Building Department Review - CP-4	20d	11/03/14	12/02/14	Building Department Review - CP-4																																			
A4000	Duluth Public Works Review - CP-4	20d	11/03/14	12/02/14	Duluth Public Works Review - CP-4																																			
City of Duluth/Permits					137d 05/19/14 A 12/02/14																																			
A1290	Apply For Permit - Substructure	20d	05/19/14 A	06/16/14	Apply For Permit - Substructure																																			
A1320	Apply For Permit - Core & Shell	20d	07/02/14	07/30/14	Apply For Permit - Core & Shell																																			
A1330	Apply For Permit - Tenant Improvements	20d	11/03/14	12/02/14	Apply For Permit - Tenant Improvements																																			
Procurement					20d 07/03/14 07/31/14																																			
A3760	Structural Steel Supply - Mill Order	20d	07/03/14	07/31/14	Structural Steel Supply - Mill Order																																			
A3770	Stairs	20d	07/03/14	07/31/14	Stairs																																			
A3780	Parking Ramp Equipment	20d	07/03/14	07/31/14	Parking Ramp Equipment																																			
A3790	Loading Dock Equipment	20d	07/03/14	07/31/14	Loading Dock Equipment																																			
A3800	Aluminum, Glass, Glazing	20d	07/03/14	07/31/14	Aluminum, Glass, Glazing																																			
A3810	Revolving Door	20d	07/03/14	07/31/14	Revolving Door																																			
A3820	Precast	20d	07/03/14	07/31/14	Precast																																			
A3830	Decorative Metal Screening	20d	07/03/14	07/31/14	Decorative Metal Screening																																			
A3840	Elevators	20d	07/03/14	07/31/14	Elevators																																			
Long Lead					139d 06/06/14 12/23/14																																			
A1490	Concrete Mixes	20d	06/06/14	07/03/14	Concrete Mixes																																			
A1500	Rebar Shop Drawings/Fab/Deliver	40d	06/06/14	08/01/14	Rebar Shop Drawings/Fab/Deliver																																			
A1510	PT Cables Shop Drawings/Fab/Deliver	60d	06/17/14	09/10/14	PT Cables Shop Drawings/Fab/Deliver																																			
A3880	Elevator Pit Shop Dwgs	30d	06/17/14	07/29/14	Elevator Pit Shop Dwgs																																			
A1350	Structural Steel Shop Dwgs/Fab/Deliver	70d	08/01/14	11/07/14	Structural Steel Shop Dwgs/Fab/Deliver																																			
A1360	Precast Panels Shop Dwgs/Fab/Deliver	80d	08/01/14	11/21/14	Precast Panels Shop Dwgs/Fab/Deliver																																			
A1370	Windows/Curtainwall Shop Dwgs/Fab/Deliver	80d	08/01/14	11/21/14	Windows/Curtainwall Shop Dwgs/Fab/Deliver																																			
A1380	Elevator Shop Dwgs/Fab/Deliver	100d	08/01/14	12/23/14	Elevator Shop Dwgs/Fab/Deliver																																			
A1410	Precast Embeds Shop Drawings	40d	08/01/14	09/26/14	Precast Embeds Shop Drawings																																			
A1430	Windows/Curtainwall Embeds Shop Drawings	40d	08/01/14	09/26/14	Windows/Curtainwall Embeds Shop Drawings																																			
A1440	Stairs Shop Drawings	60d	08/01/14	10/24/14	Stairs Shop Drawings																																			
A1450	Dock Pits Shop Drawings	60d	08/01/14	10/24/14	Dock Pits Shop Drawings																																			

- █ Actual Work
- █ Remaining Work
- █ Critical Remaining Work
- ◆ Milestone
- Summary

maurices Headquarters & City of Duluth Parking Ramp

This schedule assumes 5 working days lost due to weather conditions



Activity ID	Activity Name	Original Duration	Start	Finish	2014												2015												2016			
					May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May			
Parking Structure					131d 08/01/14 02/09/15																											
A1780	Shear Walls/Core Walls	115d	08/01/14	01/16/15	Shear Walls/Core Walls																											
A1650	Form/Pour 2 - West	12d	08/22/14	09/09/14	Form/Pour 2 - West																											
A1710	Form/Pour 2 - Center	10d	09/10/14	09/23/14	Form/Pour 2 - Center																											
A1830	Form/Pour 2 - East	10d	09/24/14	10/07/14	Form/Pour 2 - East																											
A3300	Form/Pour 3 - West	8d	10/07/14	10/16/14	Form/Pour 3 - West																											
A3310	Form/Pour 3 - Center	6d	10/16/14	10/23/14	Form/Pour 3 - Center																											
A3320	Form/Pour 3 - East	6d	10/23/14	10/30/14	Form/Pour 3 - East																											
A3330	Form/Pour 4 - West	7d	10/30/14	11/07/14	Form/Pour 4 - West																											
A3340	Form/Pour 4 - Center	6d	11/07/14	11/14/14	Form/Pour 4 - Center																											
A3350	Form/Pour 4 - East	6d	11/14/14	11/21/14	Form/Pour 4 - East																											
A3360	Form/Pour 5 - West	7d	11/21/14	12/03/14	Form/Pour 5 - West																											
A3370	Form/Pour 5 - Center	6d	12/03/14	12/10/14	Form/Pour 5 - Center																											
A3380	Form/Pour 5 - East	6d	12/10/14	12/17/14	Form/Pour 5 - East																											
A3390	Form/Pour 6 - West	7d	12/17/14	12/29/14	Form/Pour 6 - West																											
A3400	Form/Pour 6 - Center	6d	12/29/14	01/06/15	Form/Pour 6 - Center																											
A3410	Form/Pour 6 - East	6d	01/06/15	01/13/15	Form/Pour 6 - East																											
A3420	Form/Pour 7 - West	8d	01/13/15	01/22/15	Form/Pour 7 - West																											
A3430	Form/Pour 7 - Center	7d	01/22/15	01/30/15	Form/Pour 7 - Center																											
A3440	Form/Pour 7 - East	7d	01/30/15	02/09/15	Form/Pour 7 - East																											
DNT					103d 11/20/14 04/20/15																											
A3620	Owner Move Out	5d	11/20/14	11/26/14	Owner Move Out																											
A3630	Abatement	10d	12/01/14	12/12/14	Abatement																											
A3640	Material Removal	5d	12/08/14	12/12/14	Material Removal																											
A3650	Utility Disconnects	5d	12/15/14	12/19/14	Utility Disconnects																											
A2030	Demolition - DNT	10d	12/22/14	01/07/15	Demolition - DNT																											
A4030	Excavate	5d	01/08/15	01/14/15	Excavate																											
A4040	Drilled Caissons	5d	01/15/15	01/21/15	Drilled Caissons																											
A4050	Grade Beams	5d	01/22/15	01/28/15	Grade Beams																											
A4060	Foundation Walls	5d	01/26/15	01/30/15	Foundation Walls																											
A4070	Waterproofing & Insulation	5d	01/29/15	02/04/15	Waterproofing & Insulation																											
A4080	3 Hour Rated Separation Wall	15d	02/05/15	02/25/15	3 Hour Rated Separation Wall																											
A4090	Slab On Grade	3d	02/05/15	02/09/15	Slab On Grade																											
A1750	Form/Pour DNT	15d	02/10/15	03/02/15	Form/Pour DNT																											
A1840	Roof Structure	10d	03/03/15	03/16/15	Roof Structure																											
A1880	DNT Facad	20d	03/17/15	04/13/15	DNT Facad																											
A1870	Roofing	5d	04/14/15	04/20/15	Roofing																											
Office Structure					190d 02/10/15 11/05/15																											
A1720	Structural Steel Erected (8th - Roof & Penthouse)	45d	02/10/15	04/13/15	Structural Steel Erected (8th - Roof & Penthouse)																											
A1730	Structural Steel Detailing & Decking	50d	02/24/15	05/04/15	Structural Steel Detailing & Decking																											
A1740	Pour Concrete Decks	30d	03/31/15	05/11/15	Pour Concrete Decks																											
A2110	Fireproofing	30d	04/07/15	05/18/15	Fireproofing																											
A1810	Elevators	70d	07/30/15	11/05/15	Elevators																											
Exterior Skin					150d 02/10/15 09/10/15																											
A1850	Exterior Walls @ Ramp (Precast)	40d	02/10/15	04/06/15	Exterior Walls @ Ramp (Precast)																											
A1760	Exterior Walls @ Building (Precast)	40d	04/28/15	06/23/15	Exterior Walls @ Building (Precast)																											
A1770	Curtain Wall/Window Frames/Glass	70d	05/12/15	08/19/15	Curtain Wall/Window Frames/Glass																											
A1820	Skywalk Connection	60d	05/27/15	08/19/15	Skywalk Connection																											
A1790	Roofing	30d	06/17/15	07/29/15	Roofing																											
A1860	Exterior Walls @ Ramp Remaining (Precast)	30d	06/24/15	08/05/15	Exterior Walls @ Ramp Remaining (Precast)																											
A2130	Metal Panels/Louvers	30d	07/30/15	09/10/15	Metal Panels/Louvers																											
A1800	Building Enclosed	0d		08/19/15	Building Enclosed																											

- █ Actual Work
- █ Remaining Work
- █ Critical Remaining Work
- ◆ Milestone
- Summary

maurices Headquarters & City of Duluth Parking Ramp

This schedule assumes 5 working days lost due to weather conditions



Activity ID	Activity Name	Original Duration	Start	Finish	2014												2015												2016																																															
					May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr																																																
Site					378d																								03/31/14 A																								09/24/15																							
A2310	30 Day Notification to MN Power	20d	03/31/14 A	04/25/14 A	30 Day Notification to MN Power																																																																							
A2320	MN Power Shutdown (6-8 Hrs)	1d	04/29/14 A	04/29/14 A	MN Power Shutdown (6-8 Hrs)																																																																							
A2260	Temporary Shore Skyways	10d	05/05/14 A	05/16/14 A	Temporary Shore Skyways																																																																							
A2290	Secure Radisson Tunnel	10d	05/05/14 A	05/16/14 A	Secure Radisson Tunnel																																																																							
A2240	Delete 4th Street Vault	5d	05/12/14 A	05/16/14 A	Delete 4th Street Vault																																																																							
A2250	Temporary Shoring of Alley	40d	05/19/14 A	07/15/14	Temporary Shoring of Alley																																																																							
A2230	Superior Street Vault Modifications	10d	07/09/14	07/22/14	Superior Street Vault Modifications																																																																							
A2300	Site Utilities	25d	07/23/14	08/26/14	Site Utilities																																																																							
A2270	Permanently Shore Back Alley	10d	09/11/14	09/24/14	Permanently Shore Back Alley																																																																							
A2280	Asphalt Paving - Back Alley	3d	09/25/14	09/29/14	Asphalt Paving - Back Alley																																																																							
A2170	Final Grade	15d	05/27/15	06/16/15	Final Grade																																																																							
A2180	Class 5	10d	06/17/15	06/30/15	Class 5																																																																							
A2190	Curb & Gutter	15d	07/01/15	07/22/15	Curb & Gutter																																																																							
A2200	Site Concrete/Brick Pavers	40d	07/23/15	09/17/15	Site Concrete/Brick Pavers																																																																							
A2220	Landscaping/Irrigation	25d	07/30/15	09/02/15	Landscaping/Irrigation																																																																							
A2210	Asphalt Paving	5d	09/18/15	09/24/15	Asphalt Paving																																																																							
Interiors - Core & Shell Office/Parking Ramp/Retail Space					220d																								02/10/15																								12/21/15																							
Rough In					125d																								02/10/15																								08/05/15																							
A2720	Interior Rough In - Public/Retail/Lobby	30d	02/10/15	03/23/15	Interior Rough In - Public/Retail/Lobby																																																																							
A2640	Interior Rough In - 7th Floor	15d	05/05/15	05/26/15	Interior Rough In - 7th Floor																																																																							
A2650	Interior Rough In - 8th Floor	15d	05/19/15	06/09/15	Interior Rough In - 8th Floor																																																																							
A2660	Interior Rough In - 9th Floor	15d	06/03/15	06/23/15	Interior Rough In - 9th Floor																																																																							
A2670	Interior Rough In - 10th Floor	15d	06/17/15	07/08/15	Interior Rough In - 10th Floor																																																																							
A2680	Interior Rough In - 11th Floor	15d	07/01/15	07/22/15	Interior Rough In - 11th Floor																																																																							
A3450	Interior Rough In - 12th Floor	15d	07/16/15	08/05/15	Interior Rough In - 12th Floor																																																																							
Finishes					100d																								07/30/15																								12/21/15																							
A2050	Parking Ramp Finishes	40d	07/30/15	09/24/15	Parking Ramp Finishes																																																																							
A2740	Interior Finishes - 7th Floor	25d	07/30/15	09/02/15	Interior Finishes - 7th Floor																																																																							
A2750	Interior Finishes - 8th Floor	25d	08/20/15	09/24/15	Interior Finishes - 8th Floor																																																																							
A2760	Interior Finishes - 9th Floor	25d	09/11/15	10/15/15	Interior Finishes - 9th Floor																																																																							
A2770	Interior Finishes - 10th Floor	25d	10/02/15	11/05/15	Interior Finishes - 10th Floor																																																																							
A2820	Interior Finishes - Public/Retail/Lobby	40d	10/02/15	11/30/15	Interior Finishes - Public/Retail/Lobby																																																																							
A2780	Interior Finishes - 11th Floor	25d	10/23/15	11/30/15	Interior Finishes - 11th Floor																																																																							
A3460	Interior Finishes - 12th Floor	25d	11/13/15	12/21/15	Interior Finishes - 12th Floor																																																																							
Interiors - Tenant Improvements (Maurices 7th - 12th Floors)					155d																								08/20/15																								03/31/16																							
A2830	Interior Finishes - 7th Floor	60d	08/20/15	11/12/15	Interior Finishes - 7th Floor																																																																							
A2840	Interior Finishes - 8th Floor	60d	09/17/15	12/11/15	Interior Finishes - 8th Floor																																																																							
A2850	Interior Finishes - 9th Floor	60d	10/14/15	01/12/16	Interior Finishes - 9th Floor																																																																							
A2860	Interior Finishes - 10th Floor	60d	11/10/15	02/08/16	Interior Finishes - 10th Floor																																																																							
A2870	Interior Finishes - 11th Floor	60d	12/09/15	03/04/16	Interior Finishes - 11th Floor																																																																							
A3470	Interior Finishes - 12th Floor	60d	01/08/16	03/31/16	Interior Finishes - 12th Floor																																																																							
Completion					60d																								02/05/16																								04/29/16																							
A2920	Commissioning	60d	02/05/16	04/28/16	Commissioning																																																																							
A2900	Punch List	40d	02/19/16	04/14/16	Punch List																																																																							
A2890	Substantial Completion	0d		03/31/16	Substantial Completion																																																																							
A2910	Owner Move In	20d	04/01/16	04/28/16	Owner Move In																																																																							
A2930	Owner Occupancy	0d	04/29/16		Owner Occupancy																																																																							

- █ Actual Work
- █ Remaining Work
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- Summary

maurices Headquarters & City of Duluth Parking Ramp

This schedule assumes 5 working days lost due to weather conditions





RSP Architects
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 Minneapolis, Minnesota 55412-1038
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Consultants

Certification

I hereby certify that this plan, specification report was prepared by the architect or design professional or both as duly licensed Architect under the laws of the State of Minnesota.

Signature

Registration Number

Date

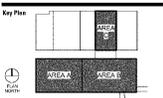
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Project No. 2559.001.00

Drawn By SSH

Checked By TLH

Date 10/31/13

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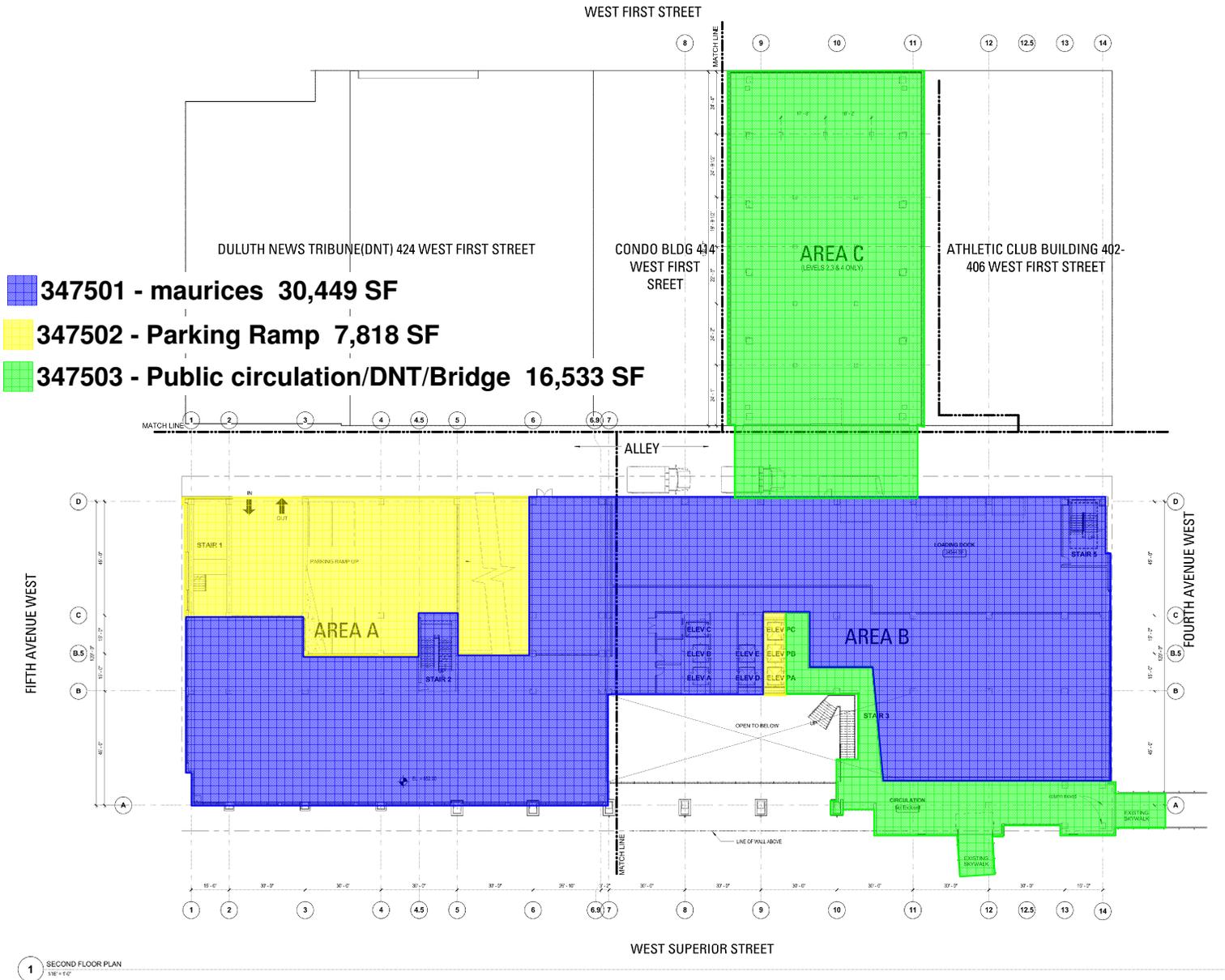
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Revisions

No.	Date	Description

2ND FLOOR PLAN - OVERALL

A012



- 347501 - maurices 30,449 SF**
- 347502 - Parking Ramp 7,818 SF**
- 347503 - Public circulation/DNT/Bridge 16,533 SF**

1 SECOND FLOOR PLAN
 1/8" = 1'-0"

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Signature _____
 Registration Number _____
 Date _____

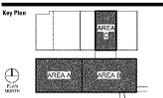
Project for _____



Package

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 Checked By TLH
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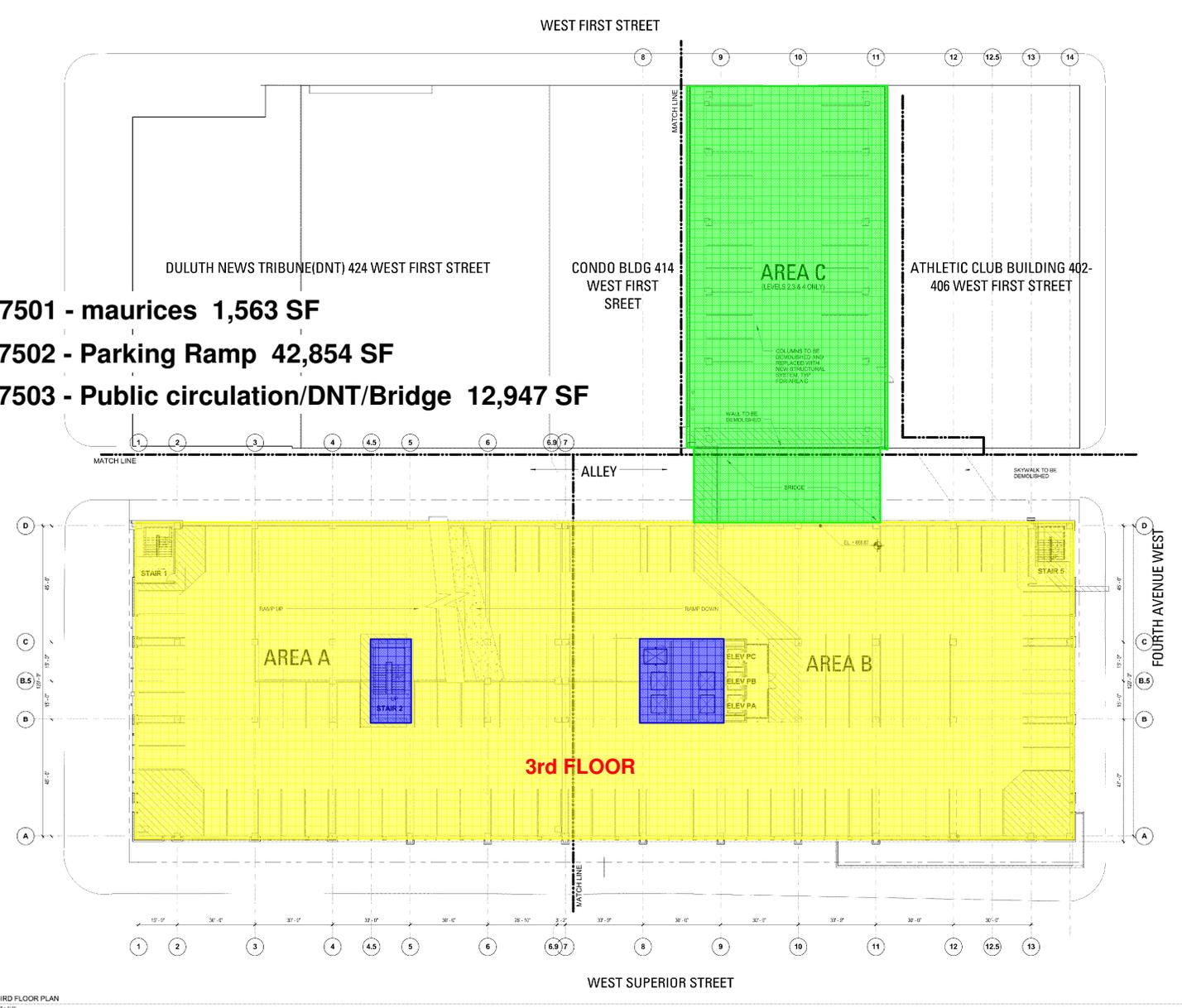
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Revisions

No.	Date	Description

3RD FLOOR PARKING PLAN - OVERALL

A013



- 347501 - maurices 1,563 SF**
- 347502 - Parking Ramp 42,854 SF**
- 347503 - Public circulation/DNT/Bridge 12,947 SF**

1 THIRD FLOOR PLAN
 3/16" = 1'-0"

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 Registration Number _____
 Date _____

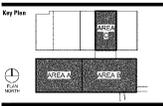
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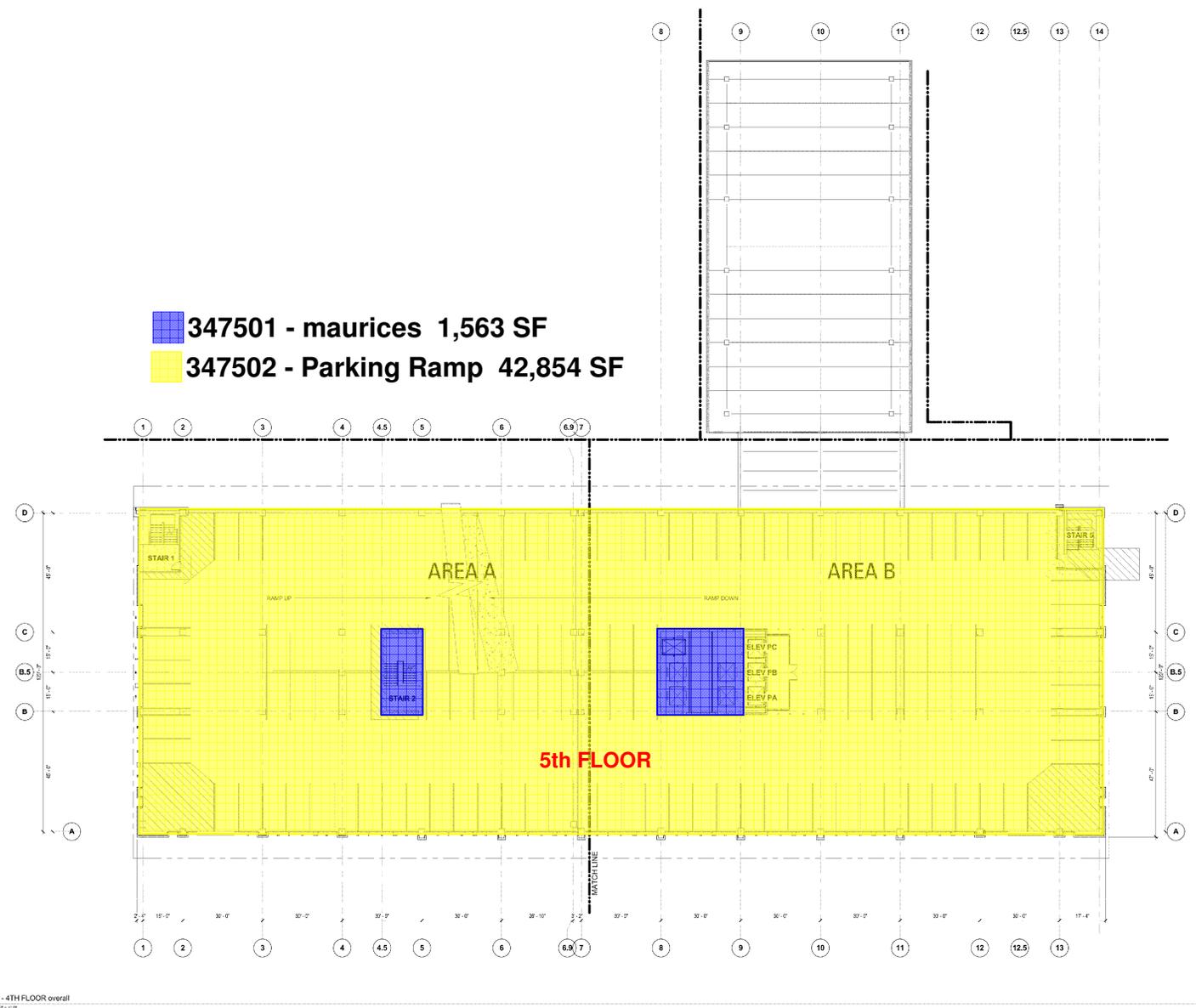
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Revisions

No.	Date	Description

4TH-6TH FLOOR PARKING
 PLAN - OVERALL

A014



1 04 - 4TH FLOOR overall
 1/2" = 1'-0"

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I hereby certify that this plan, specification report was prepared by the undersigned or under my direct supervision and I am a duly Licensed Architect and a member of the State of Minnesota.

Signature

Registration Number

Date

Project For

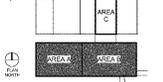


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Key Plan



Project No. 2559.001.00

Drawn By SSH

Checked By TLH

Date 10/31/13

NOTED: This package shows and describes the building by floor construction details, and includes the floor, wall, partition and window wall details of the building. It is intended to be used in conjunction with the architectural drawings and specifications. It is not intended to be used as a substitute for the architectural drawings and specifications. It is not intended to be used as a substitute for the architectural drawings and specifications. It is not intended to be used as a substitute for the architectural drawings and specifications.

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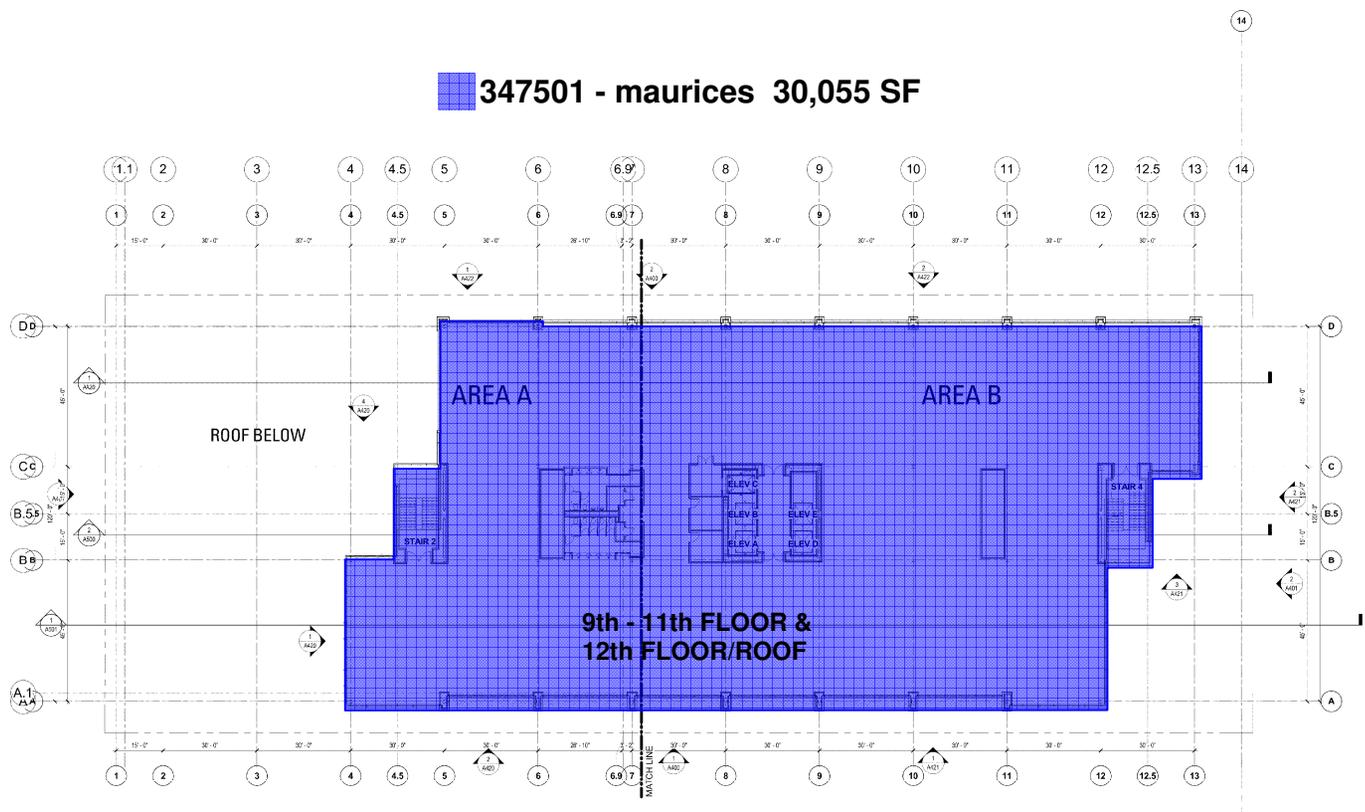
Revisions

No.	Date	Description

11TH FLOOR OFFICE PLAN - OVERALL

A021

347501 - maurices 30,055 SF



1 11 - 11TH FLOOR overall
 516' x 107'

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