



# McGOUGH

*Building for the Next Generation*

**To:** Interested Contractors

**From:** Dave McLaughlin

**Date:** November 21, 2014

**Re:** maurices Headquarters & City of Duluth Parking Ramp  
 Bid Solicitation for: Construction Package CP-3–Core & Shell-RSP Architects;  
 Construction Package CP-4 Tenant Improvement-HGA

**Due Date: Monday, December 15, 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 & the 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 Documents, these documents include the following:

1. RSP Architects, Inc. CP-3 Core & Shell Bulletins No. 003, No. 004, No. 005, No. 006 No. 007 No. 008, No. 009, and No. 010.
2. Hammel, Green and Abrahamson, Inc. Construction Package CP-4 Tenant Improvement.

A consolidated master set of RSP Architect’s CP-3 documents including all Bulletins issued to date will be accessible for subcontractor’s use.



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The following Packages will be **awarded** as part of this solicitation. McGough Construction's intent to award one Subcontractor for each Package. Please review the Scope of Work Index for Specification Sections included, but not limited to, in each Package below.

1. Masonry
2. Carpentry
3. Casework and Countertops
4. Doors, Frames & Hardware
5. Interior Glass
6. Drywall
7. Tile
8. Acoustical & Fabric Ceilings
9. Resilient Flooring & Carpet
10. Athletic Flooring
11. Wood Plank Flooring
12. Painting & Wall Covering
13. Miscellaneous Specialties
14. Lockers
15. Visual Display Boards
16. Display Wall System
17. Metal Toilet Compartments
18. Security Turnstiles
19. Projection Screens
20. Window Treatments

## **Project Team**

Owner – maurices Headquarters  
Owner's Representative - maurices  
Owner – Parking Ramp  
Owner's Representative - Parking Ramp  
Architect (Core & Shell)  
Architect (Interiors)  
Structural Engineer  
Mechanical & Electrical Engineer (Core & Shell)  
Mechanical (Tenant Improvement)  
Electrical Engineer (Tenant Improvement)  
Civil Engineer

Duluth Real Estate LLC  
The Tegra Group  
City of Duluth  
Walker Parking Consultants, Inc.  
RSP Architects  
Hammel, Green and Abrahamson, Inc.  
Meyer Borgman Johnson  
Gausman & Moore; Jamar  
Jamar  
Hammel, Green and Abrahamson, Inc.  
SEH, Inc.

**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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## **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 1<sup>st</sup> 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 1<sup>st</sup> and 2<sup>nd</sup> 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 1<sup>st</sup> Floor.

## **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 **Bidder's Proposal must be included.** Please attach proposals to completed Bid Form. Proposals to include Duluth Sales Tax.

## **Construction Document Availability:**

Please view or download RSP Architects' CP-3 Core & Shell Construction Documents and HGA Architects' CP-4 Tenant Improvement Construction Documents from the following link:

<https://mcgoughconstruction.box.com/s/iudd8jcl19p7k43d8p9l>

Access to a compiled a master combined set of RSP Architect's Construction Documents for each individual disciplines, i.e. Architectural, Structural, Mechanical, Electrical, Civil, etc., can be accessed by using the link above.

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

## **Attachments:**

1. Scope of Work Index
2. Bid Form
3. Construction Schedule dated 11.19.2014
4. CP-3 Cost Segregation Drawings dated 7.02.14
5. Pay Application Breakdown Sample
6. Certificate of Liability Insurance

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## **Other Comments:**

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

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

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

Email: [erik.johnson@mcgough.com](mailto:erik.johnson@mcgough.com)

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

Email: [dmclaughlin@mcgough.com](mailto:dmclaughlin@mcgough.com)

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

Email: [jfrisell@mcgough.com](mailto: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.

## **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](mailto: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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**Scope of Work Index**  
**maurices Headquarters & City of Duluth Parking Ramp**  
**Construction Package CP-3 Core & Shell / CP-4 Tenant Improvement**  
November 21, 2014

Scope of Work / Package	Specification Sections Included	CP-3 Core & Shell - RSP Architects	CP-4 Tenant Improvement - HGA Architects
Acoustical & Fabric Ceilings	09 51 00 Acoustical Ceilings 09 54 43 Stretched Fabric Ceiling Systems 095100 Acoustical Ceilings 098433 Acoustical Wall Treatment 072600 Vapor Retarders	Furnish & Install Furnish & Install	Furnish & Install Furnish & Install Furnish & Install as it Applies
Resilient Flooring & Carpet	09 65 00 Resilient Flooring 09 68 00 Carpeting 07 92 00 Joint Sealers 096500 Resilient Flooring 096800 Carpeting 096813 Tile Carpeting 079000 Joint Protection	Furnish & Install Furnish & Install Furnish & Install as it Applies	Furnish & Install Furnish & Install Furnish & Install Furnish & Install as it Applies
Athletic Flooring	096566 Resilient Athletic Flooring		Furnish & Install
Wood Plank Flooring	096429 Wood Plank Flooring		Furnish & Install
Painting & Wall Covering	06 64 00 Fiberglass Reinforced Plastic Wall Paneling 09 72 00 Wall Coverings 09 91 00 Painting 09 91 20 Pavement Marking 09 96 00 High Performance Coatings 097200 Wall Coverings 099000 Painting 099413 Acrylic Textured Finishing	Furnish & Install Furnish & Install Furnish & Install Furnish & Install Furnish & Install	Furnish & Install Furnish & Install Furnish & Install Furnish & Install
Miscellaneous Specialties	10 26 13 Wall Protection and Corner Guards 10 28 13 Toilet Accessories 10 44 13 Fire Extinguishers, Cabinets and Accessories 10 99 00 Miscellaneous Specialties 12 48 13 Floor Entrance Mat 12 93 13 Bicycle Storage Racks 083100 Access Doors and Panels 102123 Cubicles 102600 Wall and Door Protection 102813 Toilet Accessories 104400 Fire Protection Specialties	Furnish Only Furnish Only Furnish Only Furnish Only Furnish Only Furnish Only	Furnish Only Furnish Only Furnish Only Furnish Only Furnish Only
Lockers	105123 Plastic Laminate Lockers		Furnish Only (Alternate to Install)
Visual Display Boards	10110 Visual Display Boards		Furnish Only (Alternate to Install)
Display Wall System	101210 Display Wall System		Furnish Only (Alternate to Install)
Metal Toilet Compartments	Miscellaneous Metal 10 21 13 Metal Toilet Compartments Miscellaneous Metal 102113.13 Metal Toilet Compartments 102113.14 Stainless Steel Compartments	Furnish & Install Unitstrut for Ceiling Mounted Compartments Furnish & Install	Furnish & Install Unitstrut for Ceiling Mounted Compartments Furnish & Install Furnish & Install
Security Turnstiles	11 14 13 Security Turnstiles	Furnish & Install	
Projection Screens	115213 Projection Screens		Furnish & Install
Window Treatments	12 24 00 Window Shades 122200 Curtains and Drapes 122413 Roller Window Shades	Furnish & Install	Furnish & Install Furnish & Install

**Project:** maurices Headquarters & City of Duluth Parking Ramp  
Construction Package CP-3–Core & Shell-RSP Architects  
Construction Package CP-4 Tenant Improvement-HGA

**Bids Due:** Monday December 15, 2014 – 2:00 pm CST

**Bids Received By:** Chris Barta  
McGough Construction  
21 North 4<sup>th</sup> Avenue West  
Duluth, MN 55802  
Email: [chris.barta@mcgough.com](mailto:chris.barta@mcgough.com)

**BID SUBMITTED BY:** \_\_\_\_\_

**REPRESENTING:** \_\_\_\_\_

**PACKAGE/SCOPE OF WORK:** \_\_\_\_\_

**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.

**For accounting purposes, please complete the below table and break-out your Base Bid pricing. It is McGough Construction’s intent to award each package off the total base bid amount.**

	<b>CP-3 Core &amp; Shell-RSP</b>	<b>CP-4 Tenant Improvement-HGA</b>	<b>Total:</b>
1. Maurices			
2. Ramp			
3. Public Circulation			
<b>Total Base Bid:</b>			

**Proposed Markup Applicable to Change Orders:** \_\_\_\_\_%

**CP-3 Core & Shell Alternates:**

Select One

- 1. Alternate No. CP3-A11 Ceilings at the DNT Parking Ramp and Bridge / 1<sup>st</sup> Avenue North Level 3:  Add  Deduct \$ \_\_\_\_\_  
Provide the ceiling system at the DNT Parking Ramp and Bridge located at First Avenue North (Level 3):
- 2. Alternate No. CP3-A12 Painting of Parking Ramp Floor:  Add  Deduct \$ \_\_\_\_\_  
Submit Alternate to paint the Parking Ramp throughout (PT-\_\_\_/Color TBD) at interior and exterior columns for Floor Levels 2 through 6 and at Floor Levels 2 through 5 (Level 6 ceilings to be painted as part of base bid)
- 3. Alternate No. CP3-A13 Lobby Ceiling:  Add  Deduct \$ \_\_\_\_\_  
Provide 4’x4’ Optima, square tegular edge, 9/16” grid (ACT-3) in lieu of Eurospan Ceiling System (SCL-1) in the Lobby ceiling.
- 4. Alternate No. CP3-A14 Bike Racks:  Add  Deduct \$ \_\_\_\_\_  
Provide bike racks (SBR-1) as specified.
- 5. Alternate No. CP3-A15 Certified Wood:  Add  Deduct \$ \_\_\_\_\_  
Provide certified wood throughout as specified to obtain LEED Certification.

- 6. Alternate No. CP3-A20 Retail Tenant Grease Ductwork and Fire-Rated Gypsum Board Enclosure:  Add  Deduct \$ \_\_\_\_\_  
Provide mechanical grease ductwork and two-hour rated gypsum enclosure from the Retail Tenant Space (01060) to the Alley.
- 7. Alternate No. CP3-A26 Metal Panel Enclosure at Openings Over Bridge:  Add  Deduct \$ \_\_\_\_\_  
Provide metal panel enclosure (MP-4) at north wall of fourth floor between columns at gridlines 9 to 11.
- 8. Alternate No. CP3-A27 DFS-3 at Parking Ramp Ceilings, 6<sup>th</sup> Floor and 3<sup>rd</sup> Floor Area C, in lieu of Texture Coating PT-6:  Add  Deduct \$ \_\_\_\_\_
- 9. Alternate for installation of 06 41 00 Architectural Woodwork:  Add  Deduct \$ \_\_\_\_\_

**CP-4 Tenant Improvement Alternates:**

Select One

- 1. Alternate No. 1A Open Office Carpet:  Add  Deduct \$ \_\_\_\_\_  
Masland Custom Quarry in lieu of Base Bid.
- 2. Alternate No. 1B CPT-1 Open Office Carpet:  Add  Deduct \$ \_\_\_\_\_  
Patcraft Custom T890H-0 in lieu of Base Bid.
- 3. Alternate No. 1C CPT-1 Open Office Carpet:  Add  Deduct \$ \_\_\_\_\_  
Interface 260870-014, Pattern M0809 in lieu of Base Bid.
- 4. Alternate No. 1D CPT-1 Open Office Carpet:  Add  Deduct \$ \_\_\_\_\_  
Alternate: INVISION, Neutral Modular 7019, Custom Color
- 5. Alternate No. 2A Front Porch West Wall:  Add  Deduct \$ \_\_\_\_\_  
PT-1 with 40% of wall surface covered with AWT-X and AWT-Y panels.
- 6. Alternate No. 2B Front Porch West Wall:  Add  Deduct \$ \_\_\_\_\_  
Horizontal FWC-1 4", 6" and 8" strips overlapping in random Pattern from top of wall base to bottom of finished ceiling.
- 7. Alternate No. 3 Family Room, Front Porch and Beverage Center Flooring:  Add  Deduct \$ \_\_\_\_\_  
CTF-1: RBC Tile & Stone in lieu of Base Bid.
- 8. Alternate No. 4 FSC Certified Wood:  Add  Deduct \$ \_\_\_\_\_  
Provide FSC certified wood to meet LEED.
- 9. Alternate No. 5 Window Film:  Add  Deduct \$ \_\_\_\_\_  
FLM-1 to be applied to all glass doors and sidelites noted, Including demountable partitions.
- 10. Alternate No. 6 LED Luminaires for Select Luminaire Types:  Add  Deduct \$ \_\_\_\_\_  
LED luminaires as called in "LED ALTERNATES" column.
- 11. Alternate No. 7 Dimmable Lighting in Conference Rooms:  Add  Deduct \$ \_\_\_\_\_  
Replace dimming controls with single-pole switches in all conference rooms except noted areas.
- 12. Alternate No. 8 Daylight Harvesting:  Add  Deduct \$ \_\_\_\_\_  
Eliminate daylight harvesting controls and provide non-dimmable luminaires for fluorescent types in the daylight zones.

13. Alternate No. 9 Augmented Category 6 Cabling to Workstation Outlets:  Add  Deduct \$ \_\_\_\_\_

Replace Category 6 cabling to workstation outlets in office Areas with Augmented Category 6.

14. Alternate for installation of 06 41 00 Architectural Woodwork:  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):**

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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:**

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**Address:**

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---

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**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 Jennifer Kruse, McGough Construction, at [Jennifer.kruse@mcgough.com](mailto:Jennifer.kruse@mcgough.com) or 651-634-4680.

Activity ID	Activity Name	Original Duration	Start	Finish	2015												2016							
					Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	
<b>maurices Headquarters &amp; City of Duluth Parking Ramp</b>																								
<b>Preconstruction</b>																								
<b>Construction</b>																								
<b>Tower Cranes &amp; Material Lift</b>																								
A3560	Tower Crane	277d	07/22/14	08/24/15																				
A3570	Material Lift	165d	04/27/15	12/18/15																				
A3580	Building Elevator for Construction Use	0d	11/04/15																					
<b>Parking Ramp Structure Concrete</b>																								
A1650	Pour #1 - Level 2 - West	15d	09/19/14*	10/09/14																				
A1780	Elevator Core Walls	57d	09/23/14*	12/12/14																				
A1710	Pour #2 - Level 2 - West Ramp	13d	10/06/14	10/22/14																				
A1830	Pour #3 - Level 3 - West	22d	10/09/14	11/07/14																				
A3300	Pour #4 - Level 2 - East	11d	11/13/14	12/01/14																				
A3310	Pour #5 - Level 2 - Center	9d	11/21/14	12/05/14																				
A3320	Pour #6 - Level 3 - West Ramp	8d	12/01/14	12/10/14																				
A3330	Pour #7 - Level 3 - Center	11d	12/03/14	12/17/14																				
A3340	Pour #8 - Level 3 - East	9d	12/10/14	12/22/14																				
A3350	Pour #9 - Level 4 - West	12d	12/15/14	01/02/15																				
A3360	Pour #10 - Level 4 - West Ramp	8d	12/26/14	01/07/15																				
A3370	Pour #11 - Level 4 - Center	11d	12/31/14	01/15/15																				
A3380	Pour #12 - Level 4 - East	9d	01/08/15	01/20/15																				
A3390	Pour #13 - Level 5 - West	13d	01/13/15	01/29/15																				
A3400	Pour #14 - Level 5 - West Ramp	9d	01/22/15	02/03/15																				
A3410	Pour #15 - Level 5 - Center	12d	01/27/15	02/11/15																				
A3420	Pour #16 - Level 5 - East	10d	02/03/15	02/16/15																				
A3430	Pour #17 - Level 6 - West	13d	02/06/15	02/24/15																				
A3440	Pour #18 - Level 6 - Center	12d	02/17/15	03/04/15																				
A3600	Pour #19 - Level 6 - East	10d	02/24/15	03/09/15																				
A3950	Pour #20 - Level 7 - West	15d	02/27/15	03/19/15																				
A3960	Pour #21 - Level 7 - Center	12d	03/11/15	03/26/15																				
A4010	Pour #22 - Level 7 - East	10d	03/18/15	03/31/15																				
<b>DNT</b>																								
A3620	Duluth News Tribune Vacates Building	0d		11/01/14*																				
A3630	Install Temp Walls @ Skywalk System	1d	11/03/14	11/03/14																				
A3640	M & E Utility Disconnects	10d	11/04/14	11/17/14																				
A3650	Duluth Steam Drains Chiller Piping	4d	11/04/14	11/07/14																				
A2030	Jamar Removes Chiller Piping	5d	11/10/14	11/14/14																				
A4060	Install Earth Retention System @ 1st Street	5d	11/17/14	11/21/14																				
A4030	Warning Lights Install/Street Barricades/Signage	1d	11/25/14*	11/25/14																				
A4050	Install Site Fencing	2d	11/25/14	11/26/14																				
A4070	Mobilize Equipment	1d	12/01/14	12/01/14																				
A4080	Demo Building	29d	12/01/14	01/13/15																				
A4090	Install Drilled Piers	7d	12/30/14	01/08/15																				
A4190	Install Chiller Piping	10d	04/02/15	04/15/15*																				
A4100	Excavation	5d	05/04/15*	05/08/15																				
A4110	Grade Beams/Foundation Walls/Pad Footings	15d	05/11/15	06/01/15																				
A4120	Underground Utilities	5d	06/02/15	06/08/15																				
A4130	Slab on Grade	5d	06/09/15	06/15/15																				
A4140	Form & Pour Ramp Structure	20d	06/16/15	07/14/15																				
A4150	Roof Structure/Decking	10d	07/15/15	07/28/15																				
A4160	Precast	10d	07/29/15	08/11/15																				

- 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	2015												2016					
					Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
A4170	Roofing	5d	08/12/15	08/18/15																		
A4180	Mechanical & Electrical Finishes	10d	08/19/15	09/01/15																		
<b>Parking Ramp Exterior</b>					99d 03/24/15 08/11/15																	
A4200	Precast - West Elevation	10d	03/24/15*	04/06/15																		
A4210	Precast - East Elevation	10d	04/07/15	04/20/15																		
A4220	Precast - South Elevation	40d	04/21/15	06/16/15																		
A4290	Screen Wall Steel Supports	10d	04/21/15	05/04/15																		
A4240	Curtain Wall Window Frames 1st & 2nd Floor	35d	05/04/15	06/22/15																		
A4300	Screen Wall Aluminum Panels	40d	05/05/15	06/30/15																		
A4260	Glass @ 1st & 2nd Floor	25d	05/26/15	06/29/15																		
A4230	Precast - North Elevation	10d	06/17/15	06/30/15																		
A4250	Curtain Wall @ Stairs 1 & 4	15d	06/23/15	07/14/15																		
A4270	Glass @ Stairs 1 & 4	10d	07/08/15	07/21/15																		
A4280	Metal Panels	20d	07/15/15	08/11/15																		
<b>Parking Ramp Finishes</b>					141d 02/16/15 09/02/15																	
A4320	Mechanical/Electrical Finishes	40d	02/16/15*	04/10/15																		
A4330	Install Stairs (1-4)	45d	04/01/15	06/03/15																		
A4340	CMU Walls	20d	04/13/15	05/08/15																		
A4430	Door Frames	20d	04/13/15	05/08/15																		
A4350	Pour Stairs (1-4)	37d	04/20/15	06/10/15																		
A4360	Wall Framing/Drywall/DFS	30d	04/27/15	06/08/15																		
A4370	6th Floor Soffit	40d	06/02/15*	07/28/15																		
A4400	Traffic Coating/Sealer	30d	07/01/15*	08/12/15																		
A4410	Expansion Joints	10d	08/13/15	08/26/15																		
A4380	Signage	5d	08/27/15	09/02/15																		
A4390	Parking Ramp Equipment	5d	08/27/15	09/02/15																		
A4420	Striping	5d	08/27/15	09/02/15																		
<b>Office Structure</b>					162d 04/01/15 11/17/15																	
A1720	Structural Steel Erected (8th - Roof & Penthouse)	38d	04/01/15	05/22/15																		
A1730	Structural Steel Detailing & Decking	39d	04/06/15	05/29/15																		
A1740	Pour Concrete Decks	25d	05/04/15	06/08/15																		
A2110	Fireproofing	25d	05/11/15	06/15/15																		
A1810	Tower Elevators	70d	08/11/15	11/17/15																		
<b>Office Exterior</b>					85d 05/22/15 09/22/15																	
A1760	Building Precast	35d	05/22/15	07/13/15																		
A1770	Curtain Wall Window Frames	40d	06/22/15	08/17/15																		
A1820	Penthouse Metal Panels	14d	06/22/15	07/10/15																		
A1840	Glass	35d	07/07/15	08/24/15																		
A1790	Roofing	20d	07/14/15	08/10/15																		
A2130	Metal Panels/Louvers	30d	08/11/15	09/22/15																		
A1800	Building Enclosed	0d		08/24/15																		
<b>Site</b>					81d 06/10/15 10/02/15																	
A2180	Utilities	20d	06/10/15*	07/08/15																		
A2190	Curb & Gutter	15d	07/07/15	07/27/15																		
A2200	Site Concrete/Brick Pavers	40d	07/28/15	09/22/15																		
A2210	Asphalt Paving	8d	09/23/15	10/02/15																		
<b>Interiors - Core &amp; Shell Office/Retail Space</b>					129d 06/09/15 12/10/15																	
<b>Rough In</b>					55d 06/09/15 08/25/15																	
A2640	Interior Rough In - 7th Floor	15d	06/09/15	06/29/15																		
A2730	Interior Rough In - 1st Floor	15d	06/16/15	07/07/15																		
A2790	Interior Rough In - 2nd Floor	15d	06/16/15	07/07/15																		
A2650	Interior Rough In - 8th Floor	15d	06/23/15	07/14/15																		

- █ 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	2015												2016					
					Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
A2660	Interior Rough In - 9th Floor	15d	07/08/15	07/28/15																		
A2670	Interior Rough In - 10th Floor	15d	07/22/15	08/11/15																		
A2680	Interior Rough In - 11th Floor	15d	08/05/15	08/25/15																		
<b>Finishes</b>		<b>96d</b>	<b>07/27/15</b>	<b>12/10/15</b>																		
A2800	Interior Finishes - 1st Floor	1d	07/27/15	07/27/15																		
A2810	Interior Finishes - 2nd Floor	1d	07/27/15	07/27/15																		
A2740	Interior Finishes - 7th Floor	25d	08/11/15	09/15/15																		
A2750	Interior Finishes - 8th Floor	25d	09/01/15	10/06/15																		
A2760	Interior Finishes - 9th Floor	25d	09/23/15	10/27/15																		
A2770	Interior Finishes - 10th Floor	25d	10/14/15	11/17/15																		
A2780	Interior Finishes - 11th Floor	25d	11/04/15	12/10/15																		
<b>Interiors - Tenant Improvements (Maurices 7th - 12th Floors)</b>		<b>140d</b>	<b>09/03/15</b>	<b>03/24/16</b>																		
A2830	Interior Finishes - 7th Floor	60d	09/03/15	11/30/15																		
A2840	Interior Finishes - 8th Floor	60d	10/02/15	12/30/15																		
A2850	Interior Finishes - 9th Floor	60d	10/30/15	01/28/16																		
A2860	Interior Finishes - 10th Floor	60d	12/01/15	02/25/16																		
A2870	Interior Finishes - 11th Floor	60d	12/31/15	03/24/16																		
<b>Completion</b>		<b>60d</b>	<b>01/29/16</b>	<b>04/22/16</b>																		
A2920	Commissioning	60d	01/29/16	04/21/16																		
A2900	Punch List	40d	02/12/16	04/07/16																		
A2890	Substantial Completion	0d		03/24/16																		
A2910	Owner Move In	20d	03/25/16	04/21/16																		
A2930	Owner Occupancy	0d	04/22/16																			

- █ 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







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Signature

Registration Number

Date

Project For

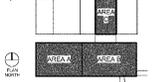


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**01/21/14**

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Key Plan



Project No. 2559.001.00

Drawn By SSH

Checked By TLH

Date 10/31/13

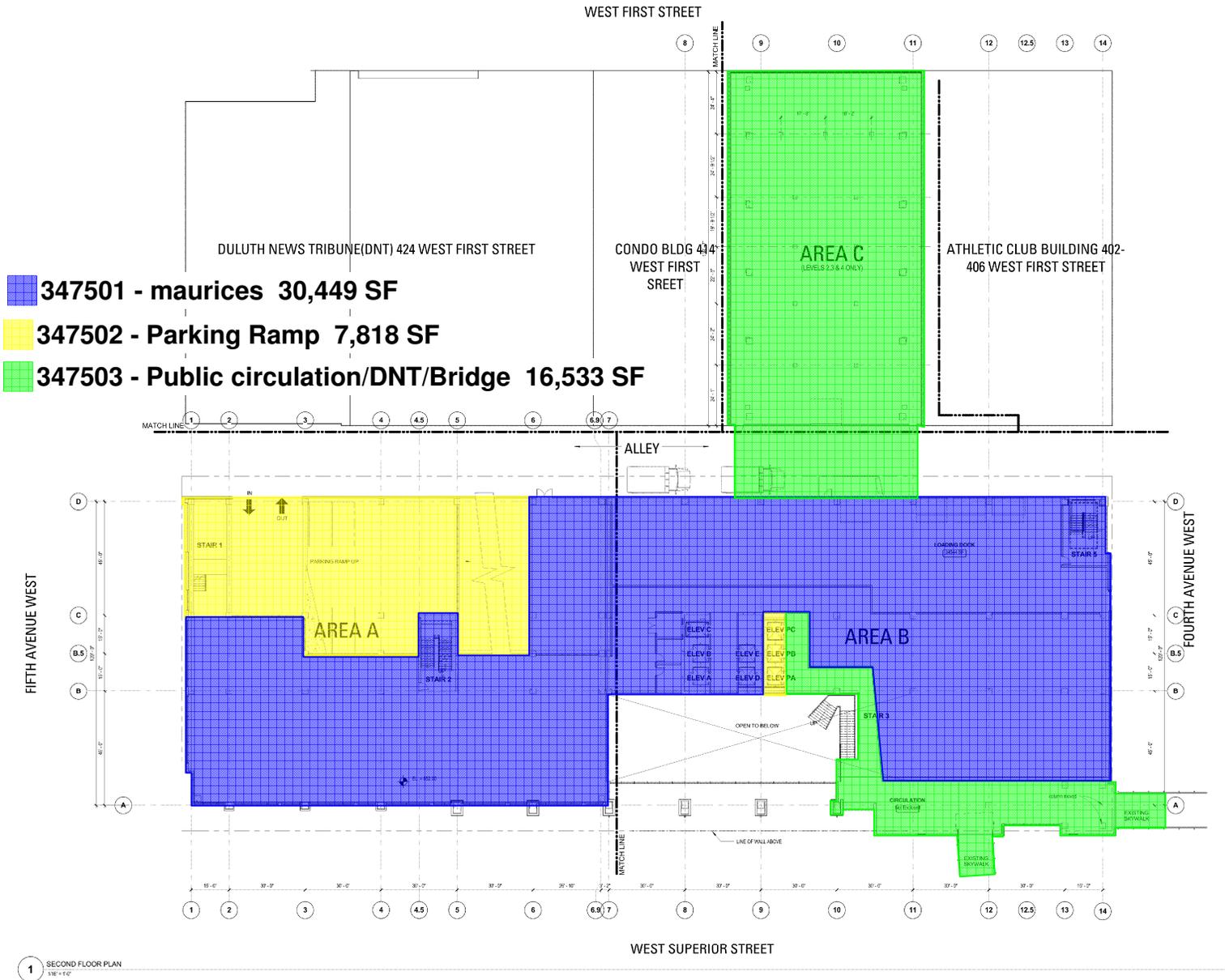
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Revisions

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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Date

Project For

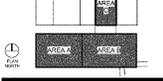


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**01/21/14**

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Key Plan



Project No.

2559.001.00

Drawn By

SSH

Checked By

TLH

Date

10/31/13

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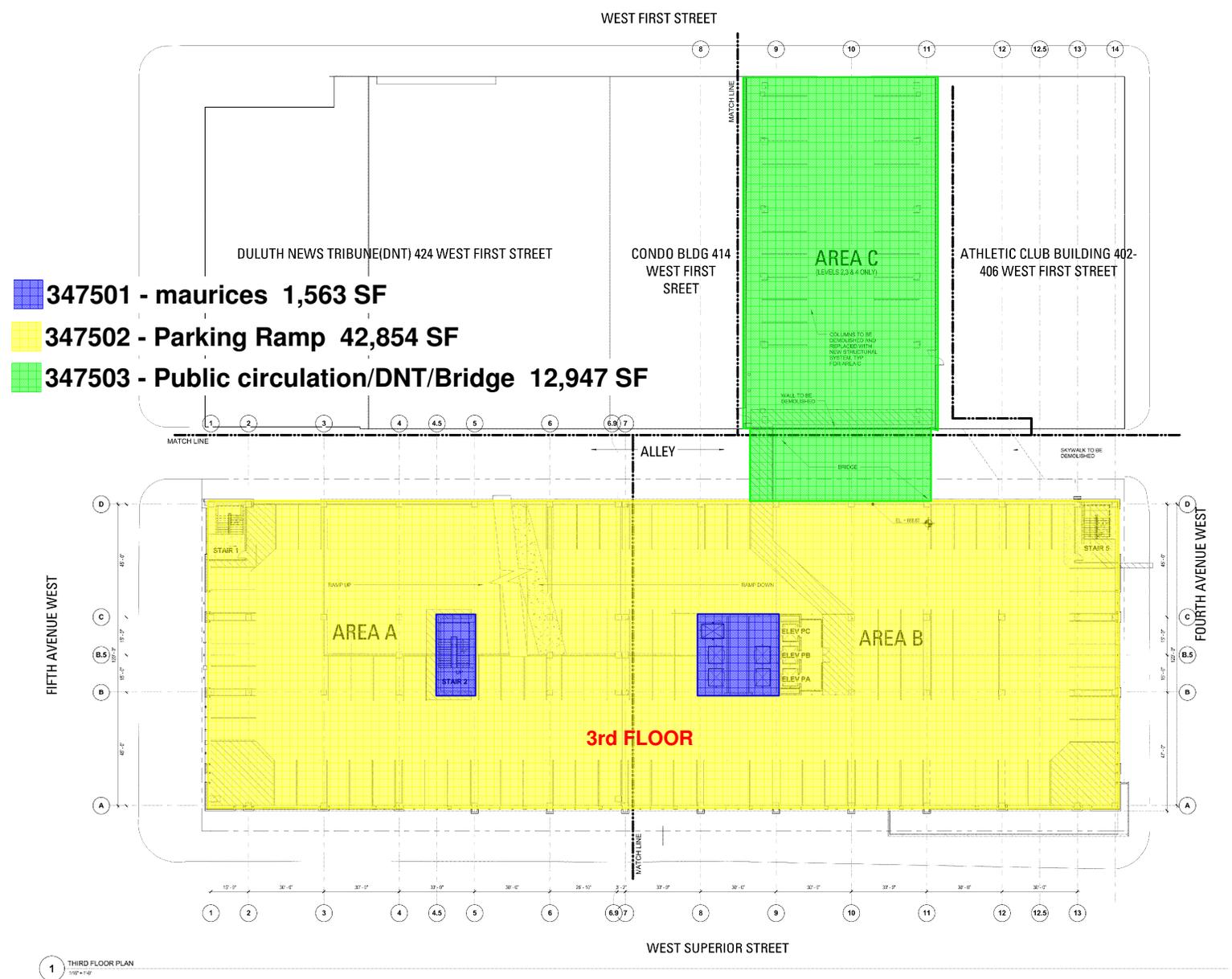
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Revisions

No.	Date	Description

3RD FLOOR PARKING PLAN - OVERALL

**A013**



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

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Registration Number

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Project For

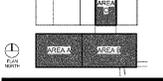


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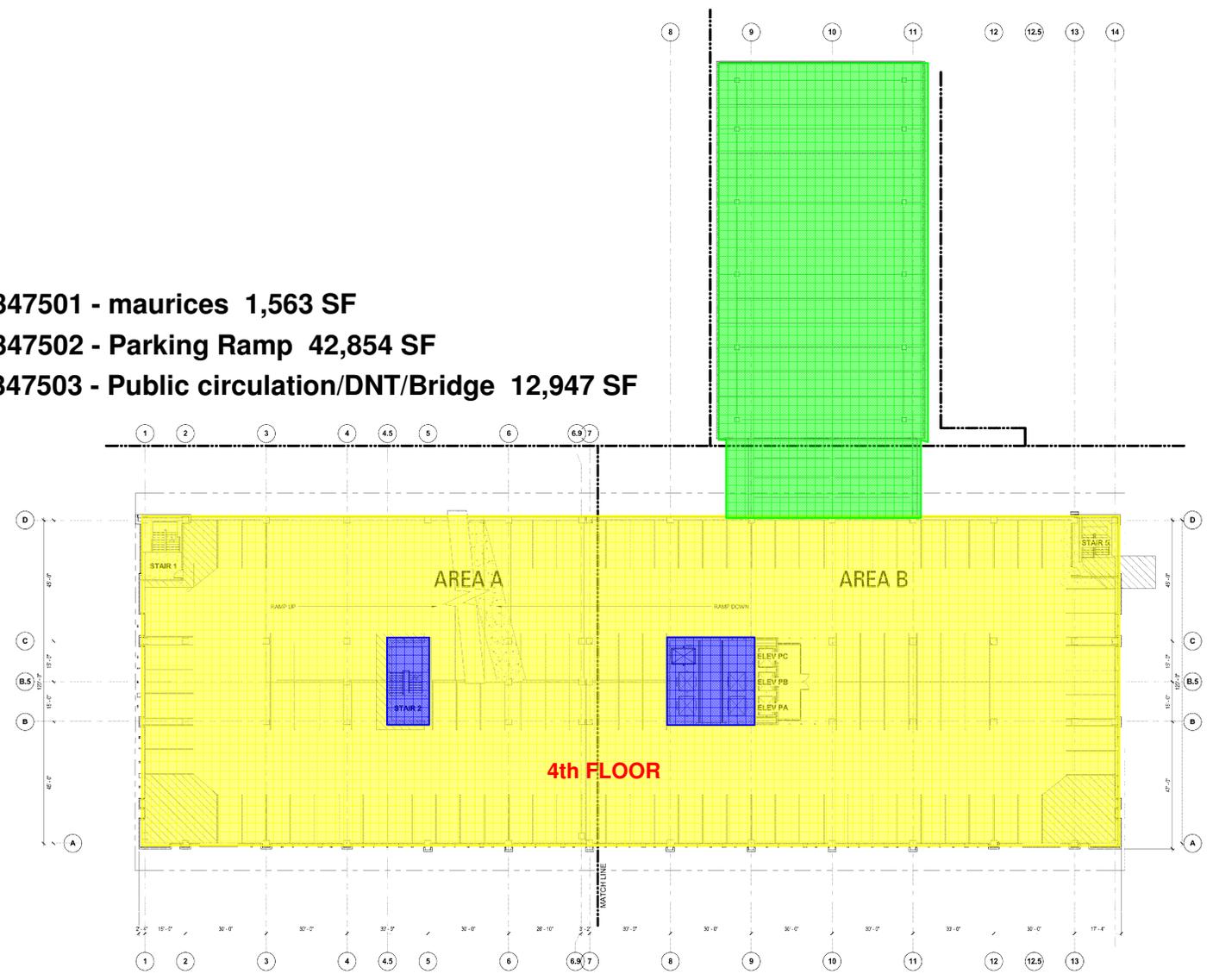
Revisions

No.	Date	Description

4TH-6TH FLOOR PARKING  
 PLAN - OVERALL

**A014**

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



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



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 Registration Number  
 Date

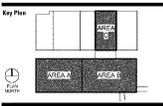
Project For



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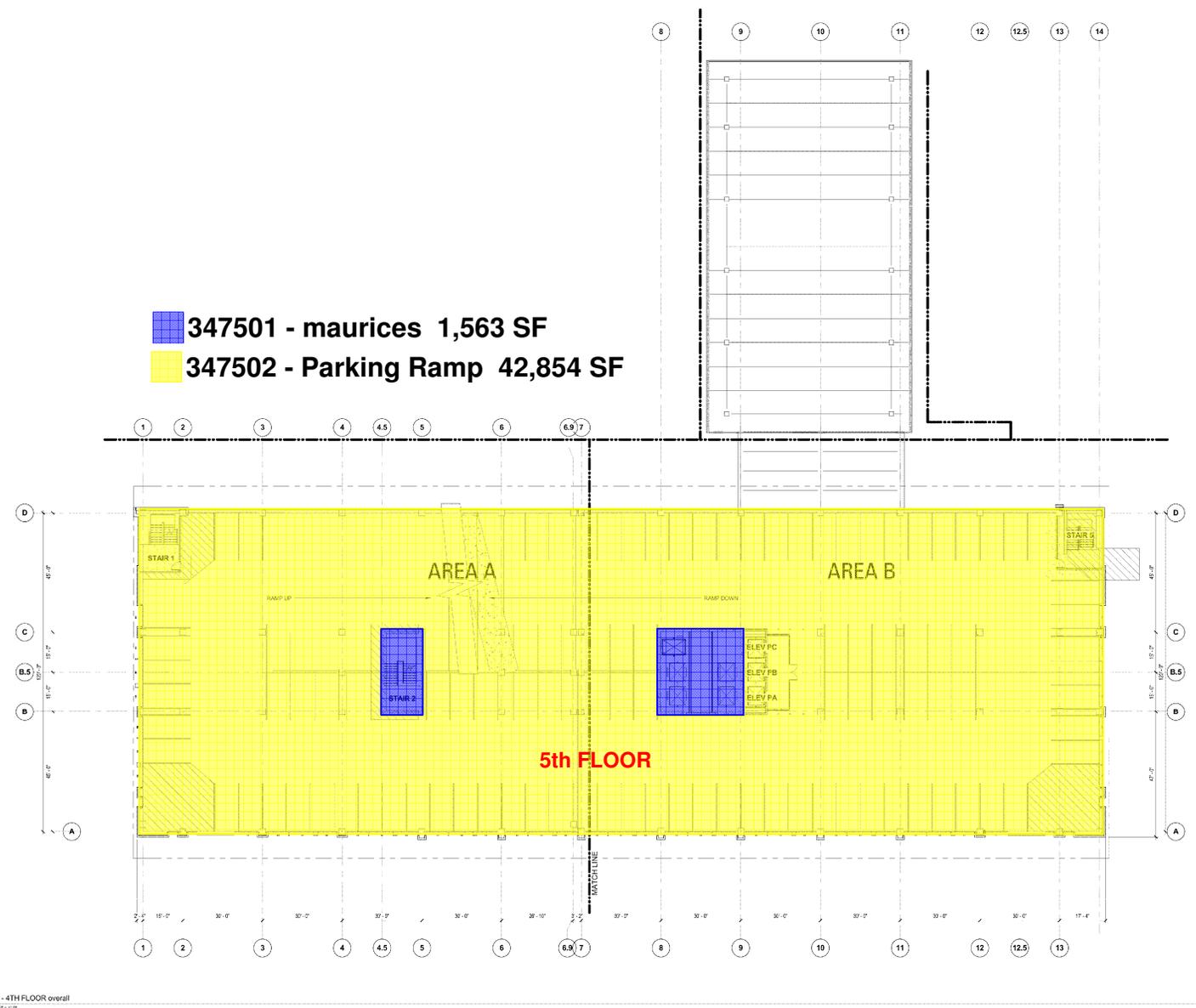
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Revisions

No.	Date	Description

4TH-6TH FLOOR PARKING  
 PLAN - OVERALL

**A014**



**347501 - maurices 1,563 SF**  
**347502 - Parking Ramp 42,854 SF**

1 04 - 4TH FLOOR overall  
 10/21/14





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I hereby certify that this plan, specification report was prepared by the undersigned or under supervision of a Registered Professional Architect and is true and correct.

Signature \_\_\_\_\_  
 Registration Number \_\_\_\_\_  
 Date \_\_\_\_\_

Project for

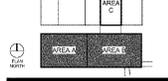


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Key Plan



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 Date 10/31/13

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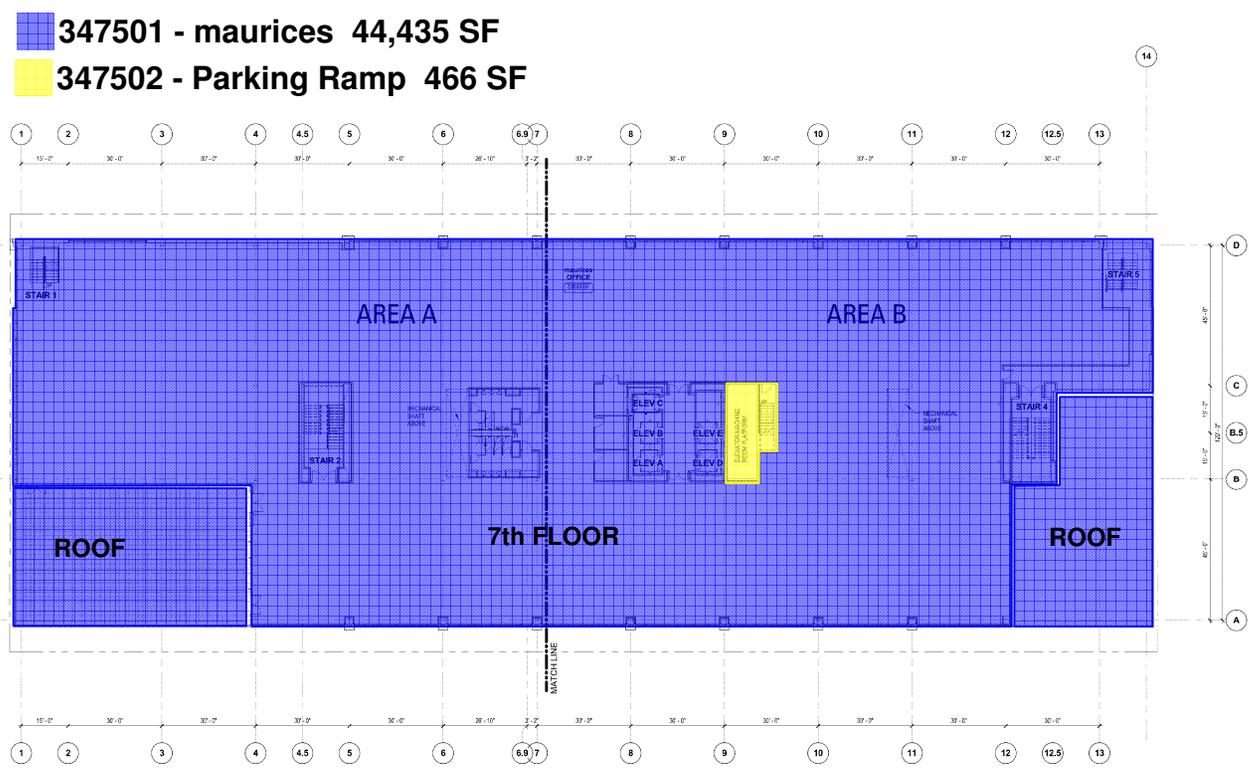
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Revisions

No.	Date	Description

7TH FLOOR OFFICE PLAN - OVERALL

**A017**



**347501 - maurices 44,435 SF**  
**347502 - Parking Ramp 466 SF**

1 07 - 7TH FLOOR overall  
 576' x 110'



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Project For

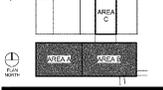


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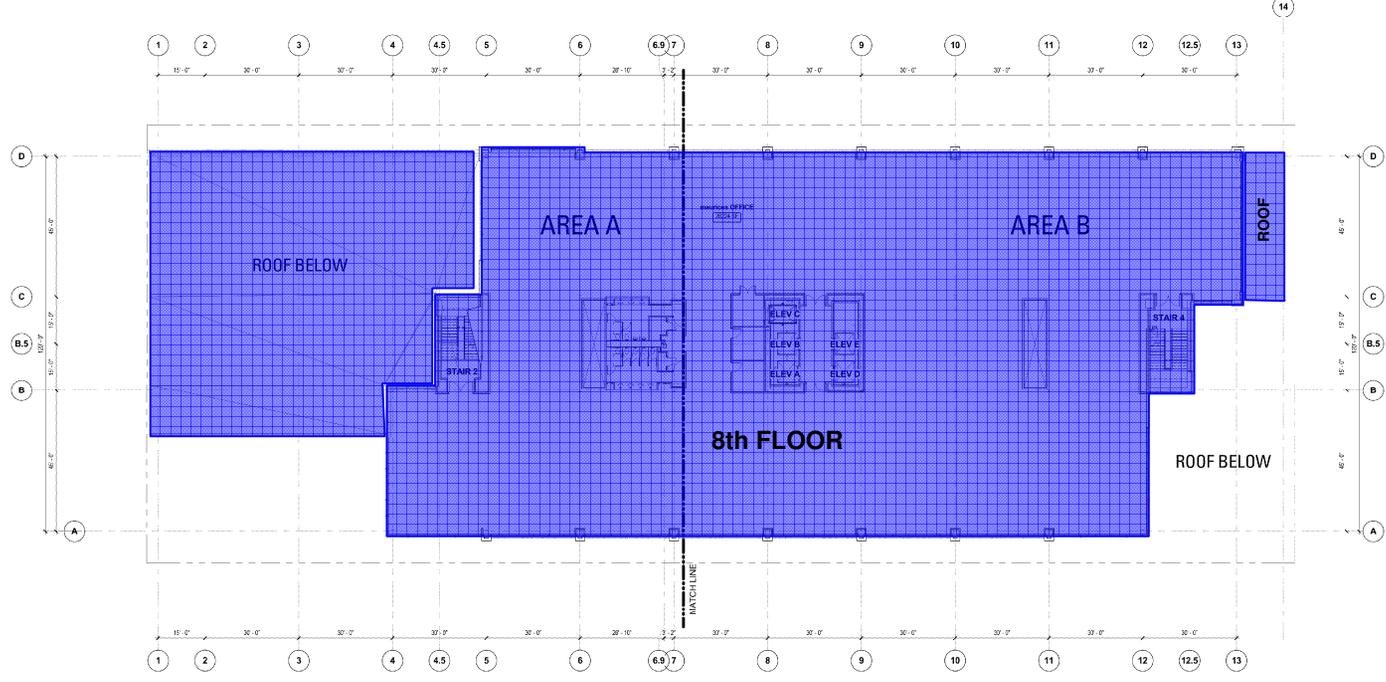
Revisions

No.	Date	Description

8TH-10TH FLOOR OFFICE  
 PLAN - OVERALL

**A018**

**347501 - maurices 39,178 SF**



1 08 - 8TH FLOOR overall  
 3/16" = 1'-0"





