



McGOUGH

Building for the Next Generation

To: Interested Contractors
From: Dave McLaughlin
Date: May 19, 2014
Re: maurices Headquarters & City of Duluth Parking Ramp
 Bid Solicitation for Construction Package CP-2 - Substructure: Concrete Materials, Post Tension, Rebar Supply, Rebar/PT Install, Waterproofing, Elevators
Due Date: **Thursday, May 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-2 - Substructure (CP-2) Documents dated May 16, 2014.

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
Mechanical & Electrical Engineer (Tenant Improvement)	Hammel, Green and Abrahamson, Inc.
Civil Engineer	SEH, Inc.



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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. The project will begin in May of 2014 with the demolition of the former KDAL TV Building, the Palladio Building, and the Duluth News Tribune Building. 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 (wet). 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.

Construction documents will be issued over the next 8-months, and will include separate construction packages as follows:

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
CP-3	July 2, 2014	Civil, Landscape, Core & Shell, Duluth News Tribune/408 Building, MEP
CP-4	November 1, 2014	Interior Fit-up

The following sections will be packaged together as part of this solicitation and will include:

1. Concrete Materials
2. Post Tension
3. Rebar supply
4. Rebar/PT Install
5. Waterproofing
6. Elevators

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.

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

Construction Document Availability:

Please view or download the CP-2 Construction Documents from the following link(s):

<https://mcgoughconstruction.box.com/s/edopwwq1kz3w1dromhnw>

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 4.16.2014
3. Cost Segregation Drawings

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

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. M/E Contractors will be required to participate and therefore should include appropriate costs.

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.

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



McGOUGH

Building for the Next Generation

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.

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

Project: maurices Headquarters & City of Duluth Parking Ramp
Construction Package CP-2 – Substructure Package: Concrete Materials,
Post Tension, Rebar Supply, Rebar/PT Install, Waterproofing, Elevators

Bids Due: Thursday, May 29, 2014 – 2:00 pm CST

Bids Received By: Dave McLaughlin
McGough Construction
2737 Fairview Ave N
St. Paul, MN 55113
Fax: 651-633-5673

BID SUBMITTED BY: _____

REPRESENTING: _____

PROPOSAL IDENTIFICATION:

The Subcontractor/Supplier agrees to perform ALL of the Work for the following SCOPE OF WORK:

- 03 10 00 Concrete Formwork
- 03 20 00 Concrete Reinforcement
- 03 30 00 Cast-In-Place Concrete Work
- 07 13 24 Pre-Applied Sheet Membrane Waterproofing
- 07 13 26 Self-Adhering Sheet Waterproofing
- 07 20 00 Insulation
- 14 21 23/14 21 43 Elevators
- 31 21 00 Excavation
- 31 51 16 Rock Anchors
- 31 63 29 Drilled Concrete Piers
- 33 46 13 Foundation Drainage

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 = _____%; Unskilled Minority = _____%; Skilled and Unskilled Women = _____%

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:

- 1. Site Conditions \$ _____
- 2. City of Duluth Parking Ramp
 - a. Parking Garage (3rd thru 6th) \$ _____
 - b. North Access Structure (3rd) \$ _____
 - c. Bridge between Parking Garage & North Access Structure (3rd) \$ _____
 - d. Skywalks (tunnels and public circulation) \$ _____
- 3. Maurices
 - a. Core/Shell (1st thru 6th) \$ _____
 - b. Core/Shell (7th thru 11th) \$ _____
 - c. Tenant Improvement (HGA drawings) \$ _____
 - d. Retail Space (1st) \$ _____

Proposed Markup Applicable to Change Orders: _____%

Alternates: Select One

Alternate No. A1:
Provide under slab waterproofing membrane (MB-3) in lieu of vapor retarder (VR-1). Add Deduct \$ _____

Alternate No. 2 - Elevators:
Temporary use of service elevator during construction on a per month basis including special labor, maintenance and regular time callback service Add Deduct \$ _____

Alternate No. 3 - Elevators:
Furnish and install a new stainless steel door panel on elevators A, B, D and E. Add Deduct \$ _____

Alternate No. 4 - Elevators:

Furnish and install a new typical door panel on elevators A, B, D and E.

Add Deduct \$ _____

Alternate No. 5 - Elevators:

Furnish and install a new stainless steel door panel on elevators PA, PB and PC.

Add Deduct \$ _____

Alternate No. 6 - Elevators:

Furnish and install a new typical door panel on elevators PA, PB and PC.

Add Deduct \$ _____

Alternate No. 7 - Elevators:

Furnish and install a new stainless steel door panel on elevator C.

Add Deduct \$ _____

Alternate No. 8 - Elevators:

Furnish and install a new typical door panel on elevator C.

Add Deduct \$ _____

Alternate No. 9 - Elevators:

All office building elevator entrances are manufactured from primed sheet steel.
(add to or deduct from the base bid)

Add Deduct \$ _____

Alternate No. 10 - Elevators:

All office building elevators are provided with bolted/unit frames.
(add to or deduct from the base bid)

Add Deduct \$ _____

Alternate No. 11 - Elevators:

All office building elevator cabs and floors 1 and 2 are provided with extruded nickel silver thresholds in lieu of milled stainless steel.
(add to or deduct from the base bid)

Add Deduct \$ _____

Alternate No. 12 - Elevators:

All parking ramp elevator entrances are manufactured from primed sheet steel.
(add to or deduct from the base bid)

Add Deduct \$ _____

Alternate No. 13 - Elevators:

All parking ramp elevators are provided with bolted/unit frames.
(add to or deduct from the base bid)

Add Deduct \$ _____

Alternate No. 14 - Elevators:

All parking ramp elevator cabs and floors 1 and 2 are provided with extruded nickel silver thresholds in lieu of milled stainless steel.
(add to or deduct from the base bid)

Add Deduct \$ _____

Alternate No. 15 - Elevators:

Furnish, install and align guide car and counterweight guide rails in future elevator hoistway F.

Add Deduct \$ _____

Alternate No. 16 - Elevators:

Furnish and install an EMIS system per specification section 2.9M. EMIS unit will be located within 100 feet of the passenger elevator lobby.

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			
Laborer			
Provide Complete List of Equipment Rates With Operator			

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:

(Total Amount in Words) Dollars \$ _____

Addenda:

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

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:** _____

EXHIBIT "B"

347501_2014_04_16

1 of 5

Activity ID	Activity Name	Original Duration	Start	Finish	2014												2015												2016											
					Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr								
maurices Headquarters & City of Duluth Parking Ramp					583d 01/06/14 A 04/22/16																																			
Preconstruction					234d 01/06/14 A 12/04/14																																			
Design - RSP (Core & Shell)					202d 01/06/14 A 10/17/14																																			
A1100	Construction Documents	202d	01/06/14 A	10/17/14	Construction Documents																																			
A3230	Construction Documents - CP-2 (Sitework, Utilities, SOG, Substructure)	0d	05/16/14		◆ Construction Documents - CP-2 (Sitework, Utilities, SOG, Substructure)																																			
A1030	Construction Documents - CP-3 (Ramp Structure & Exterior, Mill Order, Ramp MEP)	0d	06/13/14		◆ Construction Documents - CP-3 (Ramp Structure & Exterior, Mill Order, Ramp MEP)																																			
A3220	Construction Documents - CP-4 (Tower Structure & Exterior, Interiors)	0d	08/15/14		◆ Construction Documents - CP-4 (Tower Structure & Exterior, Interiors)																																			
A1050	Construction Documents - CP-5 (DNT)	0d	09/15/14		◆ Construction Documents - CP-5 (DNT)																																			
A1170	Construction Documents - CP-6 (Interior Fit-Up)	0d	10/17/14		◆ Construction Documents - CP-6 (Interior Fit-Up)																																			
Budget					182d 03/03/14 A 11/14/14																																			
A1205	Design Development Budget	20d	03/03/14 A	03/28/14 A	Design Development Budget																																			
A1210	Bid/Award CP-1	15d	03/03/14 A	03/21/14 A	Bid/Award CP-1																																			
A1230	Establish GMP	15d	03/31/14 A	04/18/14	Establish GMP																																			
A3240	Bid/Award CP-2	20d	05/19/14	06/16/14	Bid/Award CP-2																																			
A1120	Bid/Award CP-3	20d	06/16/14	07/14/14	Bid/Award CP-3																																			
A1140	Bid/Award CP-4	20d	08/18/14	09/15/14	Bid/Award CP-4																																			
A1130	Bid/Award CP-5	20d	09/16/14	10/13/14	Bid/Award CP-5																																			
A1150	Bid/Award CP-6	20d	10/20/14	11/14/14	Bid/Award CP-6																																			
Owner					131d 04/21/14 10/23/14																																			
A1300	Review/Approve GMP	5d	04/21/14	04/25/14	Review/Approve GMP																																			
A3250	Review/Approve CD's - CP-2	5d	05/16/14	05/22/14	Review/Approve CD's - CP-2																																			
A1250	Review/Approve CD's - CP-3	5d	06/13/14	06/19/14	Review/Approve CD's - CP-3																																			
A1260	Review/Approve CD's - CP-4	5d	08/15/14	08/21/14	Review/Approve CD's - CP-4																																			
A1310	Review/Approve CD's - CP-5	5d	09/15/14	09/19/14	Review/Approve CD's - CP-5																																			
A1420	Review/Approve CD's - CP-6	5d	10/17/14	10/23/14	Review/Approve CD's - CP-6																																			
Design Public Approvals					182d 03/03/14 A 11/14/14																																			
A3890	Duluth Historic District/SHPO	20d	03/03/14 A	03/28/14 A	Duluth Historic District/SHPO																																			
A3910	Building Department Review - CP-1	20d	03/03/14 A	03/28/14 A	Building Department Review - CP-1																																			
A3970	Duluth Public Works Review - CP-1	20d	03/03/14 A	03/28/14 A	Duluth Public Works Review - CP-1																																			
A3900	Duluth Historic District/SHPO	20d	05/19/14	06/16/14	Duluth Historic District/SHPO																																			
A3920	Building Department Review - CP-2	20d	05/19/14	06/16/14	Building Department Review - CP-2																																			
A3980	Duluth Public Works Review - CP-2	20d	05/19/14	06/16/14	Duluth Public Works Review - CP-2																																			
A3930	Building Department Review - CP-3	20d	06/16/14	07/14/14	Building Department Review - CP-3																																			
A3990	Duluth Public Works Review - CP-3	20d	06/16/14	07/14/14	Duluth Public Works Review - CP-3																																			
A3940	Building Department Review - CP-4	20d	08/18/14	09/15/14	Building Department Review - CP-4																																			
A4000	Duluth Public Works Review - CP-4	20d	08/18/14	09/15/14	Duluth Public Works Review - CP-4																																			
A3950	Building Department Review - CP-5	20d	09/16/14	10/13/14	Building Department Review - CP-5																																			
A4010	Duluth Public Works Review - CP-5	20d	09/16/14	10/13/14	Duluth Public Works Review - CP-5																																			
A3960	Building Department Review - CP-6	20d	10/20/14	11/14/14	Building Department Review - CP-6																																			
A4020	Duluth Public Works Review - CP-6	20d	10/20/14	11/14/14	Duluth Public Works Review - CP-6																																			
City of Duluth/Permits					168d 03/21/14 A 11/14/14																																			
A1900	Apply for Demolition Permit	5d	03/21/14 A	03/27/14 A	Apply for Demolition Permit																																			
A1290	Apply For Permit - Site, Ftgs, Fdns	20d	05/19/14	06/16/14	Apply For Permit - Site, Ftgs, Fdns																																			
A1320	Apply For Permit - Parking Ramp	20d	06/13/14	07/11/14	Apply For Permit - Parking Ramp																																			
A1330	Apply For Permit - Building (Core & Shell)	20d	08/18/14	09/15/14	Apply For Permit - Building (Core & Shell)																																			
A1340	Apply For Permit - DNT	20d	09/16/14	10/13/14	Apply For Permit - DNT																																			

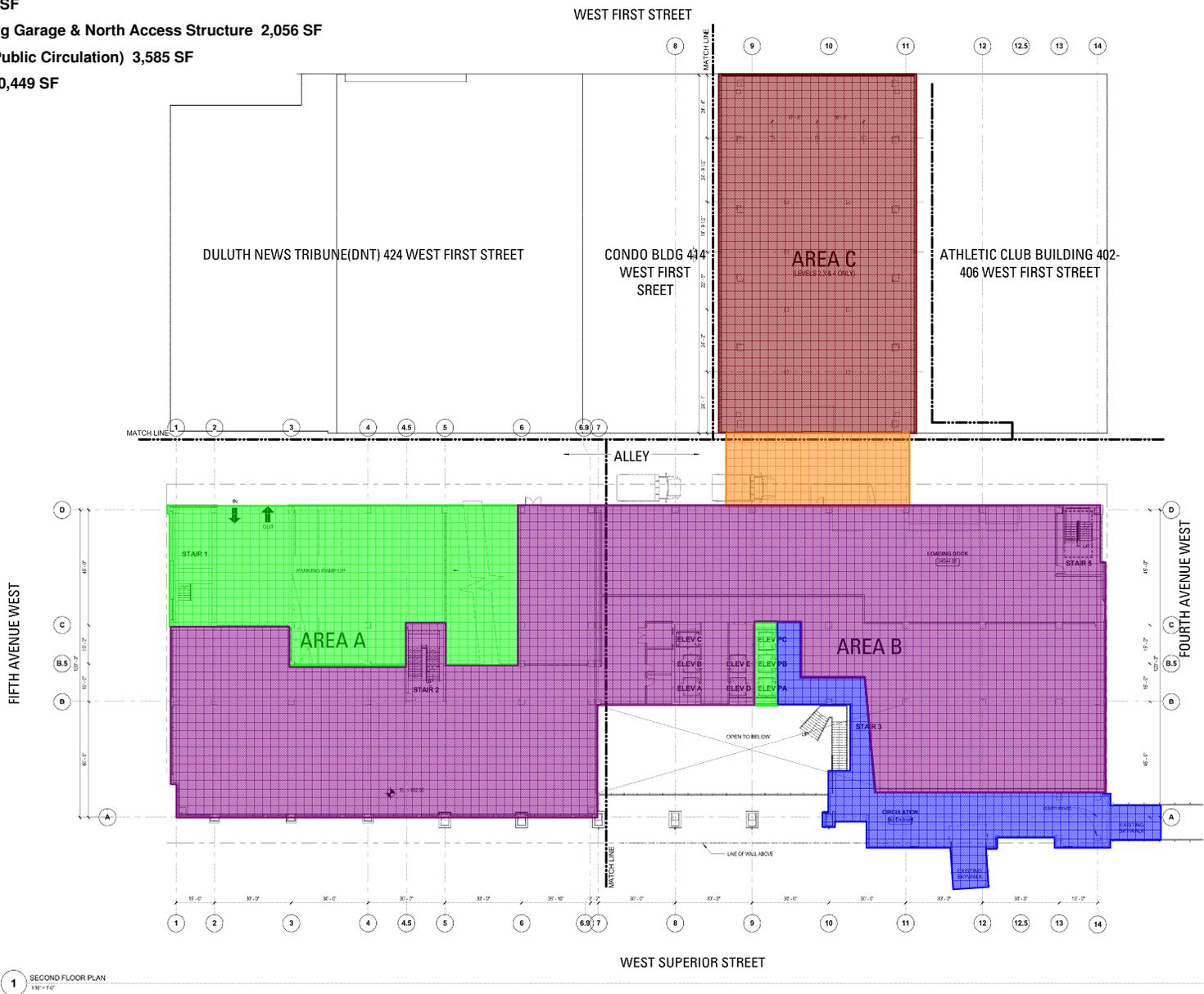
- █ Actual Work
- █ Remaining Work
- █ Critical Remaining Work
- ◆ Milestone
- Summary

maurices Headquarters & City of Duluth Parking Ramp

This schedule assumes 5 working days lost due to weather conditions



- City Of Duluth - North Access Structure 10,833 SF
- City Of Duluth - Parking Garage 7,818 SF
- City Of Duluth - Bridge between Parking Garage & North Access Structure 2,056 SF
- City Of Duluth - Skywalks (Tunnels & Public Circulation) 3,585 SF
- maurices - Office Space 1st thru 6th 30,449 SF



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



MSP Architecture
1320 Marshall Street NE
Minneapolis, MN 55412-1038
612.677.7100
612.677.7499 fax
www.msparch.com

Consultants

Certification

I hereby certify that this plan, specification report was prepared by the architect or under his direct supervision and that he is a duly licensed Architect and is a member of the State of Minnesota.

Signature
Registration Number
Date

Project for



Package

DD PROGRESS PRINT
01/21/14

* NOT FOR CONSTRUCTION *



Project No. 2559.001.00
Drawn By SSH
Checked By TLH
Date 10/31/13

MSP ARCHITECTURE AND ASSOCIATES, INC. is not responsible for the accuracy of the information provided in this drawing. It is the responsibility of the user to verify the accuracy of the information provided in this drawing. This drawing is provided for informational purposes only and is not intended to be used for any other purpose. MSP ARCHITECTURE AND ASSOCIATES, INC. is not responsible for the accuracy of the information provided in this drawing. This drawing is provided for informational purposes only and is not intended to be used for any other purpose.

Revisions

No.	Date	Description

2ND FLOOR PLAN - OVERALL

A012

Cost Segregation Drawings -
Construction Package CP-2 dated 05.19.14

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RSP Architecture
 1320 Marshall Street NE
 Minneapolis, MN 55412-1036
 612.677.7100
 612.677.8498 fax
 www.rsparch.com

Consultants

Certification

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

Signature

Registration Number

Date

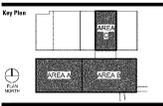
Project For



Package

DD PROGRESS PRINT
01/21/14

* NOT FOR CONSTRUCTION *



Project No. 2559.001.00

Drawn By SSH

Checked By TLH

Date 10/31/13

NOT TO SCALE. THIS DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS.

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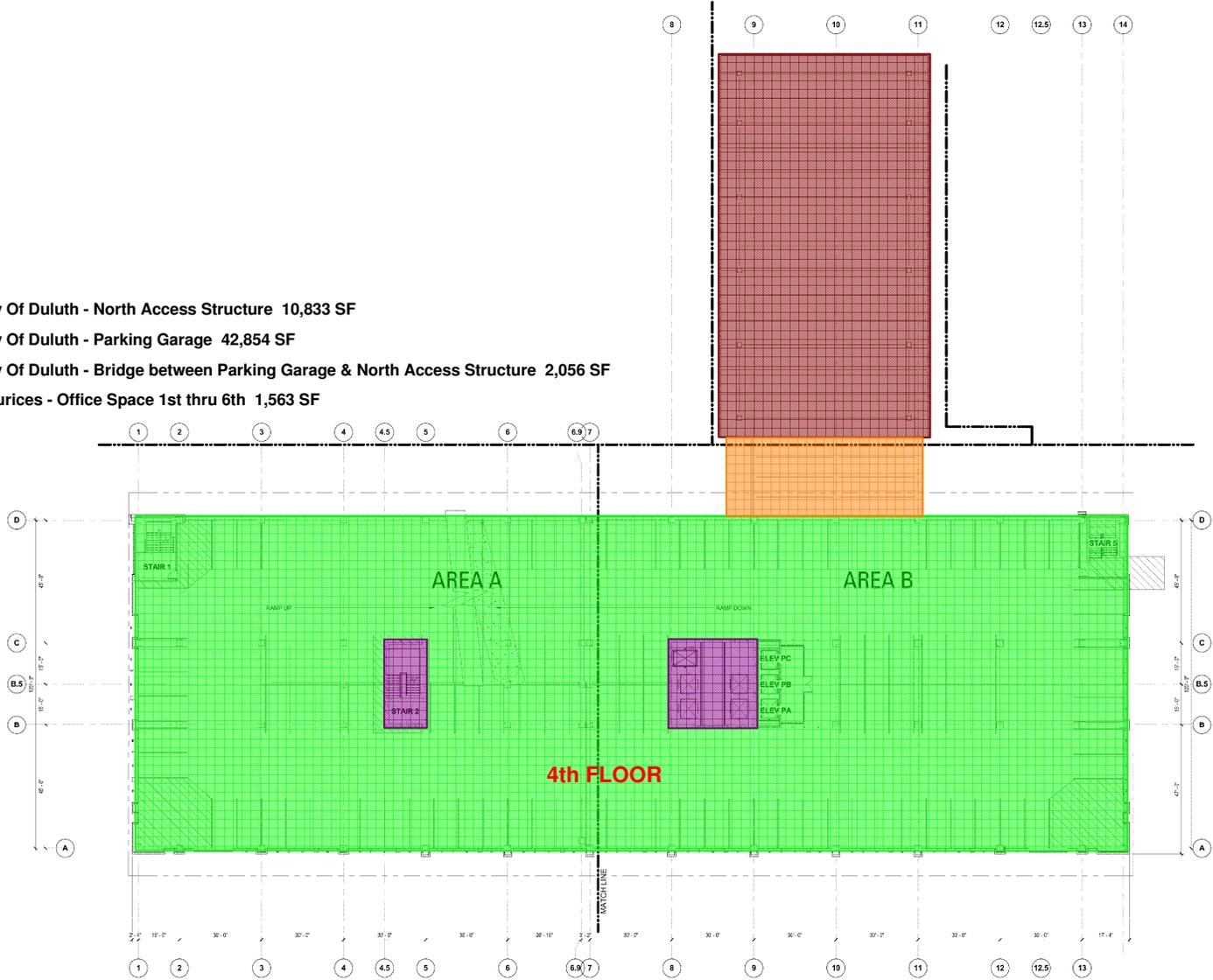
Revisions

No.	Date	Description

4TH-6TH FLOOR PARKING
 PLAN - OVERALL

A014

- City Of Duluth - North Access Structure 10,833 SF
- City Of Duluth - Parking Garage 42,854 SF
- City Of Duluth - Bridge between Parking Garage & North Access Structure 2,056 SF
- maurices - Office Space 1st thru 6th 1,563 SF



1 04 - 4TH FLOOR overall
 1/8" = 1'-0"



RSP Architects
 1320 Marshall Street NE
 Minneapolis, Minnesota 55412-1038
 612.677.7100
 612.677.8498 fax
 www.rsparch.com

Consultants

Certification

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

Signature

Registration Number

Date

Project For

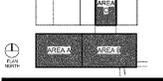


Package

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Key Plan



Project No. 2559.001.00

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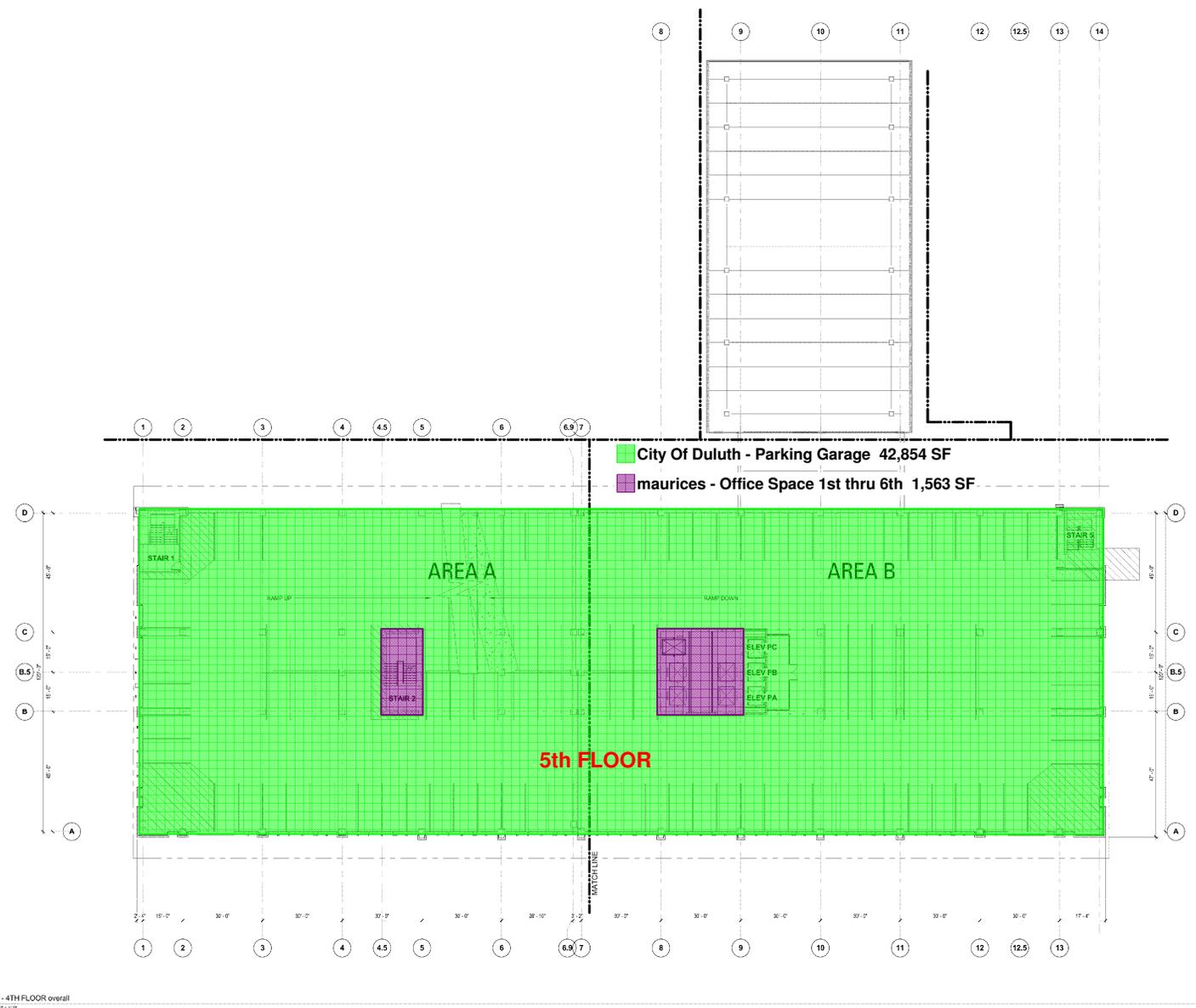
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Revisions

No.	Date	Description

4TH-6TH FLOOR PARKING
 PLAN - OVERALL

A014



1 04 - 4TH FLOOR overall
 1/8" = 1'-0"



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Certification

I hereby certify that this plan, specification report was prepared by the undersigned and supervised by a duly licensed Architect and is true to the best of his knowledge.

Signature _____
 Registration Number _____
 Date _____

Project For

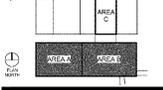


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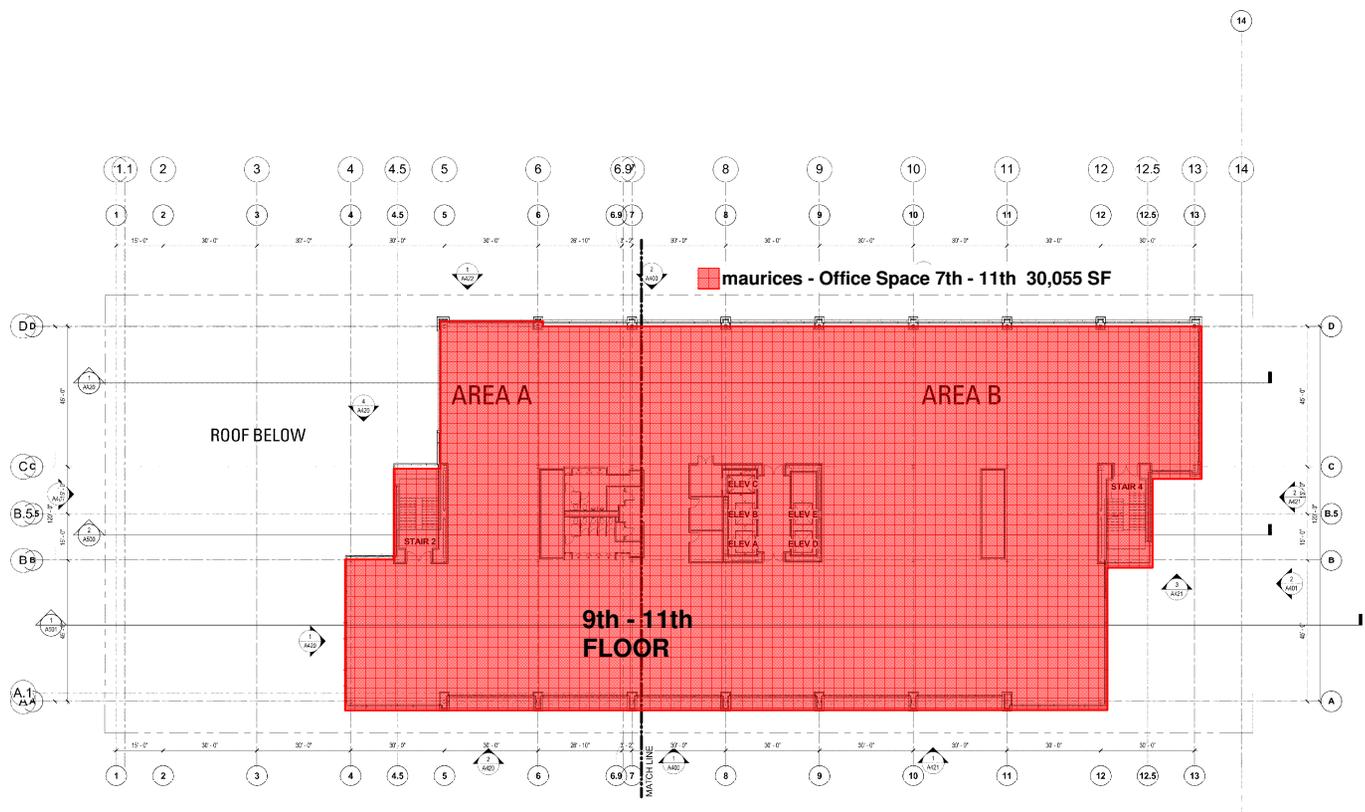
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Revisions

No.	Date	Description

11TH FLOOR OFFICE PLAN - OVERALL

A021



1 11 - 11TH FLOOR overall
 3/8" = 1'-0"