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Wink's INK

Winter 2007



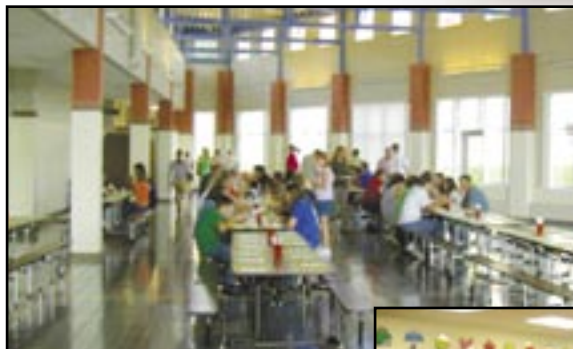
"A Publication of Winkelman Building Corporation Bringing You News from the Construction Industry"

Swanville Schools: Consolidate or Renovate?



**Swanville School District
Swanville, MN**

Over a period of several years, the Swanville School District, with a total of 358 students grades K-12, had struggled with the issue of consolidating with a neighboring District or remodel and add on to their facility; especially since some of their buildings had recently been condemned by the Department of Education. Following planning sessions with Jim Wilson and Gary Nyberg of SGN Architects and Construction Management staff from Winkelman Building Corp. including Keith Schupp, Mike Schoenecker, Rob Schultz and Jerry Theisen, the decision to forge forward with a \$6 million referendum took shape. Jointly with SGN and Ehler's and Associates, financial consultants, we assisted with pre-referendum community meetings and the referendum passed on the first vote.



10,000 sq. ft. elementary addition, re-roof approximately 50,000 sq. ft. of the building, convert the heating system from steam to hot water and replace city utilities in the adjacent street in a period of three months. During that same time period, we also laid the foundation for an additional 16,000 sq. ft. space, conducted



cosmetic upgrades throughout the entire building, added a fire protection system to un-served areas, conducted tuckpointing

During the initial summer, we were able to demolish 17,500 sq. ft. of a 1938 building, construct a new

(Swanville, continued on page 3)

Creative Conversions in Clearwater

Faced with the dilemma of too many members and too little space, Rejoice Lutheran Church in Clearwater decided to build a new sanctuary and convert the former sanctuary into a large fellowship hall. Originally built in 1990,

Winkelman constructed an educational wing in 1996, and now, with the assistance of Mahler and Associates Architects of St. Cloud, engineered the creation of approximately 8,800 square feet of new worship space and a large serving kitchen. The new sanctuary is sprinkled for fire protection, a state-of-the-art audio visual system was installed with two large projection screens and the entire new space is air conditioned.



Rejoice Lutheran Church, Clearwater, MN

Darren Fenster of WBC served as the Project Manager and Kevin Hoffman was the Construction Superintendent. Under their guidance, in addition to the newly created space, the former sanctuary was remodeled into a fellowship hall, the former fellowship hall was converted into a narthex area for socialization, and the adjacent restrooms were remodeled and expanded. ✦

New Location; New Facility for Arctic Cat

As Arctic Cat was looking for a new location to build their ATV Engine Plant, they were able to narrow their selection between St. Cloud, MN and another site in the Midwest. Their final selection became St. Cloud due to a number of factors including a well trained and sizable labor force; St. Cloud was on the supply chain delivery route for their main plant in Thief River Falls and proximity to their main headquarters. After they made this decision, Arctic Cat selected a number of local contractors to discuss proposals of how each contractor might help them in designing and building this new facility. Through that process, Winkelman Building Corporation was selected based upon their design/build delivery system and construction began in the spring of 2006. The building consists of a 60,800 square foot manufacturing floor with an additional



Arctic Cat, St. Cloud, MN

16,000 square foot mezzanine level for office expansion. The precast building, designed by Mahler and Associates Architects, was designed and built to allow future expansion up to a total of 152,400 square feet. Project Manager, Gene Schultz, and Construction Superintendent, John "Bart" Barthelemy, coordinated the construction which took a period of six months. Arctic Cat plans to move into the building in January 2007 after installing two ATV engine production and testing lines within the building. ✦

(Swanville, continued from page 1)



to the older portions of the building and completed the greater portion of remodeling of the gymnasium and auditorium.

We followed with construction of four replacement classrooms that we turned over to the District one month ahead of schedule; the construction of a new commons area which was available three months early; and the renovation of the auditorium and gymnasium that were available for graduation in May, despite being scheduled for September completion. Additionally, due to tight budget management, remaining contingency dollars allowed the District to re-roof, install new windows and exterior finish to the existing elementary portion of the building, add a \$30,000 sound system to the auditorium and repair numerous deferred maintenance items that had been neglected for years.



At an Open House in September, numerous comments were made to WBC representatives and the Swanville School Board and Administration, as to how wisely their tax money was spent and that the community really got their money's worth. ✨

Traditions of Owatonna

Working with a group of investors interested in developing and operating senior housing facilities that provide services for its residents, Winkelman Building Corp. along with WAI Architects, designed and constructed a 52 unit assisted living and memory care facility in Owatonna. Project Manager, Dave Giacomino, coordinated the construction of this complex which opened in July more than 50% occupied. ✨



**Traditions Care Facility
Owatonna, MN**

NEW PROJECTS

Sherburne County Public Works (CM)

Becker, MN
95,000 sf new truck maintenance facility

Kennedy PreK-8 Elementary School (CM)

St. Joseph, MN
135,000 sf new elementary school

Sartell Elder Housing (GC)

Sartell, MN
44-unit HUD apartment building

Princeton Municipal Liquor Store (CM)

Princeton, MN
13,000 sf new liquor store

SJ Louis Office and Maintenance Facility (D/B)

Rockville, MN
12,000 sf new office and 23,000 equipment maintenance facility

Bailey Nursery Office and Warehouse (D/B)

Newport, MN
23,000 sf new Human Resource office and processing area

Fireside Hearth and Home (GC)

Aurora, IL
New retail location

Fireside Hearth and Home (GC)

Crystal Lake, IL
New retail location

Form-A-Feed (CM)

Stewart, MN
New animal feed processing facility

Elk River Schools (CM)

Elk River, MN
District Office remodel

Benton County (CM)

Foley, MN
15,000 sf new cold storage facility

The Shoppes at Leyk's Station (D/B)

Sauk Rapids, MN
8 acre new office and retail complex

(CM) – Construction Management

(D/B) – Design/Build

(GC) – General Contractor

Client Profile

FIRESIDE HEARTH & HOME



As the world's largest fireplace manufacturer, Hearth & Home Technologies believes

a hearth retail experience should be inspiring. The Fireside Hearth & Home retail stores and builder design centers make the buying process an educational

and enjoyable experience. With natural room settings – where you can get cozy on the couch, grab a chair at the kitchen table, sit at the foot of a bed or lounge around on the outside patio – they provide whatever it takes to ensure a realistic home experience displaying the final “finished” look.

Currently converting their older retail locations and building their new home centers to incorporate the home-living experience, Fireside Hearth and Home has selected Winkelman Building Corp. to assist them with their current construction projects. WBC is currently completing two such locations in the Chicago area with another one in the planning stages.

Fireplaces rank among the top three desired amenities among homeowners. According to the

Hearth, Patio and Barbecue Association, six out of ten homes built in the U.S. today have a fireplace!

The rise in hearth product purchases for the home is due to many reasons including the growing

outdoor living trend, the desire to save on energy costs through supplemental heating and just simply to make rooms more attractive.

In addition to offering the industry's leading brands and more than 50 years of hearth experience,

Fireside Hearth & Home supports the entire buying process, from selection and purchase, delivery, professional installation all the way to after-the-sale service; enabling them to satisfy the full range of homebuilder or homeowner's needs.

In spite of all the effort devoted to growth and innovation, they never lose

sight of their primary mission: *“Making your house feel more like home.”* ✨



STAFF PROFILE



JOHN "BART" BARTHELEMY
Construction Site Superintendent

John (or "Bart" as everyone knows him) is not a newcomer to WBC. In fact, Bart joined Winkelman Building Corp in 1972 right out of the military, where he was trained as a heavy vehicle mechanic. Bart also received mechanic training through St. Cloud Technical College in 1973 while at WBC and served in that capacity at Winkelman for the first 18 years of his career. As Winkelman slowly phased out of self-performing general contracting services, Bart gradually moved into the role of a construction site-superintendent, which is the position he has held for the past 16 years. Born, raised and still living in Benton County, Bart is married to Jan and they have two grown children; Carrie and Greg and one grandson, Kyler. During his free time, Bart likes to hunt, fish, golf and work in the garden. Bart's most recent projects include the Eye Surgeons and Physicians addition and remodel; the new Arctic Cat engine plant and an office and press room addition at Quebecor World.



KEVIN HOFFMAN
Construction Site Superintendent

Kevin joined Winkelman Building Corp in 1969. Except for Duane Schulz who joined WBC the second week they were open, Kevin has been at WBC longer than any other employee; 37 years. He started as a laborer, worked into curb and gutter construction, became a foreman and is now a construction site superintendent. In his early days at Winkelman, Kevin was somewhat of a steel building specialist, but today he works on a variety of commercial building types. Some of his more recent projects include Capital Beverage remodel and addition in Fridley, Rejoice Lutheran Church expansion in Clearwater and the U. S. Bank building in Sartell. Married to Kathy, they have five daughters between them ranging in age from 21 to 36. Kevin's hobbies include hunting, fishing, snowmobiling and ATV riding, but he also actively maintains an 80 acre farm in the Foley area in his spare time. He says farming has helped eliminate some of his earlier hobbies like bowling.

Recognition

Keith Schupp, a partner in Winkelman Building Corporation, recently was recognized as a Leadership in Energy & Environmental Design (LEED) Accredited professional through the U.S. Green Building Council. LEED is a tool for green design to help design teams and owners create and operate buildings that are environmentally responsible, economically beneficial and healthy places to live and work. ✦



KEITH SCHUPP
WBC Partner

New Employee

STEVE WILMES, who makes his home in Maple Grove, is currently working as a site superintendent on our Minnesota School of Business campus in Blaine. Prior to joining WBC, Steve was a construction superintendent for a commercial builder in the Twin Cities. Starting as a carpenter, Steve has more than 30 years of construction experience.



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DUANE SCHULZ
President/CEO

P R E S I D E N T ' S P E R S P E C T I V E

All things change with time, and as we continue to transition forward with new technologies, even our project bidding has become Internet-friendly.

We recently implemented a new on-line capability for bidding our projects. Trade contractors who wish to bid our clients' projects can now access

our website and have direct access to plan sheets. They can either review the plans on-line to see if they want to bid the project, download just the few pages they may need for their area of specialization or order a complete set of plans.

Our hope is that by providing this new service we can attract additional bidders to competitively receive the lowest project costs, while at the same time reducing the cost contractors have to invest when supplying us with a bid. ✦

To request the following information about WBC's Building Solutions, please fax this form to (320) 253-2324.

- | | | |
|---|---|---|
| <input type="checkbox"/> Behlen Building Systems | <input type="checkbox"/> Retail/Commercial | <input type="checkbox"/> Manufacturing/Industrial |
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| <input type="checkbox"/> Energy Panel Structures – Energy Lok | <input type="checkbox"/> Church/Ecclesiastical | <input type="checkbox"/> Educational |

If you know of someone who should be added or deleted from our mailing list, please let us know. Thank You.