

• December 10, 2025
•
• Mahtomedi Public Schools
• Attn. Tim Erickson
• 1520 Mahtomedi Avenue
• Mahtomedi, MN 55115
•



7515 Wayzata Blvd.
Minneapolis, MN 55426
knutsonconstruction.com

RE: RFQ Mahtomedi Public Schools Construction Manager at Risk Services

Dear Mr. Tim Erickson,

On behalf of the entire Knutson Construction team, thank you for the opportunity to partner with Mahtomedi Public Schools as a dedicated Construction Manager and long term partner in the district's facility improvement goals. With a proven background in overseeing complex educational construction projects, our team understands the importance of aligning every decision with the needs of students, staff, and the surrounding community. We hope to bring value to the district through three core commitments.

Full Transparency in Every Phase – Clear open communication is the foundation of a successful project. We prioritize transparency whether in budget reviews, schedule updates, risk assessments, or daily site activities so that district leadership always has complete visibility. Our aim is to eliminate surprises by providing consistent reporting, honest projections and straightforward conversations that keep projects aligned with district expectations.

A commitment to Clarity and Trust – Educational environments deserve a construction partner who simplifies complexities rather than adds to them. We make it a point to translate technical details into actionable, easy to understand information so stakeholders can make informed decisions with confidence. Our approach centers on trust, building relationships through reliability, integrity, and a commitment to representing the district's best interests at every step.

A Lasting Partnership That Extends Districts Resources – We view our role as not only a service provider, but as an extension of your district's team. By offering strategic guidance, project leadership, and hands on management, we help maximize limited resources and amplify the district's operational capacity. Our goal is to remain a trusted, long-term partner the district can rely on during preconstruction, construction, and beyond.

With our team of highly qualified, experienced individuals on your project, including our assistant project manager Ethan, *who not only attended K-12 in the district, but has lived in Mahtomedi his entire life*, the Knutson team will provide you with transparency, value, and our extensive knowledge and experience to the district's projects. Thank you for your time and consideration, and we look forward to the possibility of working together on these exciting projects.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jason Peterson'.

Jason Peterson
Director of K-12 Education | Knutson Construction
763.234.5645

• Legal Name of Firm, address, and phone number
• Knutson Construction Services
• 7515 Wayzata Blvd.
• Minneapolis, MN 55426
• p: 763.546.1400
•

Name, title, address, telephone number, fax number, and email of contact person during the period of proposal and/or contract evaluation

Jason Peterson
Director of K-12 Education
7515 Wayzata Blvd.
Minneapolis, MN 55426
e: jpeterson@knutsonconstruction.com
c: 763.234.5645
f: 763.546.2226

Type of business organization
Privately owned, CM

Confirmation of receipt of any Addenda to the RFQ
n/a

Confirm ability to start project as noted in the included timeline

Yes, please see section C where we discuss our project and schedule approach

TOGETHER
WE SEE A WAY

P. 763.546.1400

F. 763.546.2226

When you work with the right team of senior, seasoned construction professionals with relationships forged from dozens of successful projects in complex construction environments, you can expect the highest quality outcome. **Knutson offers ISD #832 a highly experienced K-12 project team with unparalleled experience.** Where others see challenges we see breakthroughs – Together we see a way.

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B. SURETY + INSURANCE

Clients and design partners create the vision – **Knutson's role is to provide confidence.** From there, our construction leaders and trade partners bring it to life. Success is not achieved solely by the **result**, but by the **experience throughout.**

Confirm the ability to meet insurance requirements listed in this RFQ.

Yes, we are able to meet the insurance requirements listed in the RFQ and can provide our insurance certificates upon request.

Confirm ability to obtain necessary bonding for Project.

Yes, we are able to obtain the necessary bonding for the project and can provide our bonding qualifications upon request.

Explanation of measures taken to protect against subcontractor work default and sub-subcontractor nonpayment claims.

We manage this risk through a structured, front-to-back system. Subcontractor Default Insurance (SDI) is our primary protection, giving the project direct coverage and allowing immediate action if a subcontractor cannot perform. We pair SDI with a formal prequalification process, using tools such as Compass for financial, operational, and capacity reviews. Subcontractors are screened before award and monitored throughout the project for performance, backlog, and payment behavior.

We maintain strict controls on pay applications and sub-tier verification, preventing exposure to nonpayment claims and ensuring continuity of work. Because roughly 80% of our work is delivered under the CMaR model, we consistently partner with subcontractors we know perform well, understand K-12 environments, and have a proven record of safety, schedule reliability, and payment integrity. When it aligns with project goals and bid requirements, we leverage that network to reduce risk and maintain continuity.

C.

FIRM EXPERIENCE + REFERENCES

At Knutson, we know that our services are not just a means to an end, but an important **journey** we are about to embark **on together**. Since **1911**, we have brought this philosophy to our team of construction professionals, who have become known for their **monumental work ethic and integrity**.

Where others see challenges, we see solutions. Our job is to transform ideas into reality, on-time and on-budget, while planning for minimal disruption and creating a positive team experience throughout the preconstruction phase. No matter where you are in the process, we have the talent, the experience and the resources to make sure your construction project is set up for success. **Our early involvement during the preconstruction phase has helped many of our clients save millions and prevent costly surprises.** We embrace the wide range of delivery methods used by owners today and look forward to the opportunity to lead you through your construction journey on the upcoming ISD #832 projects.

Every project listed on the following pages highlights our proposed team's expertise. We will leverage lessons learned and best practices from our portfolio and from each team members individual experience on recent and similar projects.

The connections among our team members enable them to work seamlessly and deliver flawlessly, anticipating the needs of different disciplines and focusing 100% on the needs of the District, as well as the students, staff, families, and community. This team strives to create a **collaborative and engaging atmosphere** to provide you with the highest level of value and quality with every project.



ST. LOUIS PARK HIGH SCHOOL

2022 REFERENDUM PROJECTS



St. Louis Park, MN



COST	
ORIGINAL CONTRACT	
\$57,189,508	
CHANGE ORDERS	
☐	Value Engineering - 1.23%
☐	Owner Initiated - 2.88%
☐	Unforseeable Cond. - .72%
☐	Construction Docs - 2.15%



PROJECT NARRATIVE

The project team delivered a comprehensive series of upgrades at SLP High School through multiple tight phases, all while the campus remained fully operational. Work included constructing a new cafeteria and kitchen addition, rebuilding the media center, and transforming the former courtyard into a functional student commons.

The team also renovated second and third-floor classrooms and corridors, *reworked the full music suite (band, vocal, and orchestra)*, rebuilt the basement into a storm shelter, and added a storm-rated stadium shelter. Outdoor improvements included a *full track and practice turf field replacement as well as another turf field at the stadium*. All work was carefully sequenced to maintain safety, keep the school functioning, and meet every turnover during highly compressed summer-slam windows.

OWNER / ARCHITECT	YEAR	SIZE / COST	PROJECT TEAM
<i>St. Louis Park Public Schools</i> Patricia Magnuson 952.928.6009 <i>Cunningham</i> Paolo Lovagnini 612.379.5509	In Progress	<i>Size</i> Multiple projects across the high school campus <i>Cost</i> \$57.18M	Dillon Theusch Ethan Dworak Tim Kuechle Josh Schwinghammer

EDEN PRAIRIE SCHOOLS

CENTRAL MIDDLE SCHOOL



COST	
ORIGINAL CONTRACT	
\$45,439,485	
CHANGE ORDERS	
☐ Value Engineering - 1.15%	
☐ Owner Initiated - 7.52%	
☐ Unforseeable Cond. - .50%	
☐ Construction Docs - 2%	



PROJECT NARRATIVE

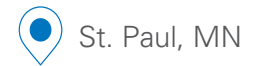
The District's "Designing Pathways" project moved sixth-graders, that were housed at the District's elementary schools, to into Central Middle School and moved preschoolers into the elementary schools. This CMA project included construction for additional classrooms, cafeteria, gym/locker rooms, and vehicle space to accommodate the changes, along with a new performing arts center at Central Middle School.

This project also includes a **700 seat Performing Arts Center, and the replacement of the existing athletic complex. The new complex includes an eight-lane track and event areas as well as a new synthetic turf field.** The original estimate was completed by another firm prior to hiring Knutson Construction, the costs increased due to additional scope as well as square footage of programmatic spaces, the addition of an athletic complex, addition of fees and general conditions to the original estimate. The project schedule thus increased by three months to incorporate the added scope of work.

OWNER / ARCHITECT	YEAR	SIZE / COST	PROJECT TEAM
Eden Prairie Schools Kyle Fisher 952.975.7124 DeVetter Design Group Michael DeVetter 612.805.8493	2021	Size 77,000 SF New 76,000 SF Renovation Cost \$45.4M	Ethan Dworak Josh Schwinghammer Tim Kuechle

SAINT PAUL PUBLIC SCHOOLS

JIE MING MANDARIN IMMERSION SCHOOL



COST	
ORIGINAL CONTRACT	
\$16,244,916	
CHANGE ORDERS	
☐ Value Engineering - 1.2%	
☐ Owner Initiated - 12.80%	
☐ Unforseeable Cond. - .79%	
☐ Construction Docs - 2.39%	



PROJECT NARRATIVE

Knutson was selected in the fall of 2021 St. Paul Public Schools' Jie Ming Mandarin Immersion School Addition & Renovation project, Knutson's first project for St. Paul Public Schools. This 14-month project included a new cafeteria and kitchen, five new classrooms, one set of inclusive restrooms, and a severe weather storm shelter in the addition. *In the existing portion of the building one boiler, the full HVAC system, and the existing gym floor was replaced.* Traffic areas for buses, cars, and service vehicles were reconfigured as well.

OWNER / ARCHITECT	YEAR	SIZE / COST	PROJECT TEAM
St. Paul Public Schools Jason Jones 763.760.2689 Cunningham Cecil Webb 612.540.6166	2023	Size 20,000 SF Addition + Renovation Cost \$16.2M	Ethan Dworak Josh Schwinghammer

MINNESOTA K-12 EXPERIENCE

BYRON PUBLIC SCHOOLS

Byron HS Additions - Trade Package 3A

Byron DACS - Trade Package 1A

Byron M.S. IAQ

Byron Elem Remodel

Byron District Office Remodel

2016 New Byron Elem General Conditions

Byron Intermediate School Wdw Replace

2013 Alterations to Byron Community Ed.

CLEVELAND SCHOOL DISTRICT

Cleveland School - PreCon/Pre Referndm

EDEN PRAIRIE PUBLIC SCHOOLS

Eden Prairie Schools ASC Program Expansion & Office Remodel

Eden Prairie Central Middle School

Eden Prairie ASC Renovation

Eden Prairie High School CMU Infill

FILLMORE CENTRAL

FCHS Secured Entry

KASSON-MANTORVILLE

Kasson School Elementary Addition

KINGSLAND PUBLIC SCHOOLS

Kingsland ISD 2137 - Referendum Planning

Kingsland Public Schools - Library Wall Project

LAKE COUNTRY SCHOOLS

Lake Country School Renovation & Addition

MANKATO AREA PUBLIC SCHOOLS

Lincoln Community Center HVAC Improvement

Special Education Build-Out SCSC

Roosevelt Elementary School

Mankato East HS Roof Replacement

East High School Coffee Shop

Prairie Winds M.S. ISD #77

Mankato East HS Renovations

Mankato East HS Music Rm Fire Damage

MINNEAPOLIS PUBLIC SCHOOLS

WMEP Interdistrict Downtown School

NORTHFIELD PUBLIC SCHOOLS

NPS High School Main Office Renovations

Sibley Elementary Addition + Renovation

Greenvale Comm Center Interior Renovations

New Greenvale Elementary

Bridgewater Elementary

ROCHESTER PUBLIC SCHOOLS

Kellogg IAQ

John Marshall IAQ

RPS - Visual Notification Upgrades CMA

RPS Century High School - Competition Swimming Pool Addition CMA

RPS New Middle School

RPS - Secure Entries

John Marshall High School Outdoor Classroom

NW Elem School

Mayo HS/MS Pool Upgr and Infills

Northrup Floor Replacement

Lincoln K-8 District-Wide School Window Replacement

2019 Middle School - Concrete Self Perform

ROCH ISD Preconstruction

John Adams MS Renov

JMHS KMS Chiller Rpl Opportunity Number

Harriet Bishop Elem Dehumidification

Bamber Valley Elementary School IAQ

Northfield HS Window Install

John Marshall HS Roof Replacement

FSC Loading Dock & Parking Lot Upgrade

Hoover ES Addn & IAQ General Conditions

Hoover Elem School IAQ/ECSE Addition

Century HS Concessions Remodel

Riverside Elem Classroom Remodel

Gibbs Elementary Classroom Remodel

Churchill Elem IAC and Kitchen Remodel

Sunset Terrace Boiler Room Roof Frm

Elton Hills Elem IAQ and Kitchen Remodel

ESC Wood Shop/ Classroom/Print Shop

MINNESOTA K-12 EXPERIENCE, *continued*

ROCHESTER PUBLIC SCHOOLS, *continued*

RPS Hawthorne Plumbing Chase Wall
Edison Building Sound Proof Asst Sup
Friedell M.S Sound Reduction Wall
Facilities Service Center Renovation
Pinewood E.S. IAQ
Ben Franklin Elementary School
Sunset Terrace Elem Masonry Repr/Repoint
Gage Elem. School Indoor Air Quality
Rochester ISD 535 Sunset Terrace HVAC
Mayo High School Gym Remodel
Mayo High School Elev. #1 Replacement
Alternative Learning Center Conversion
Lincoln at Mann Elevator & Kitchen Remod
Rochester ISD 535 Best Value CM
Folwell Elementary School Elevator Addn
Gibbs Elementary School
Ben Franklin Elementary School
RPS Phoenix Academy IAQ - Preconstruction
John Adams MS Renovation
RPS - Redundant IT Cooling System Inst.
Folwell Elementary School IAQ/Kitchen Alt
Jefferson Elementary School
Kellogg Middle Elementary School
Boiler Room Fall Protection
Hawthorne School Water Damage Repair
John Adams Middle School Renovation Phas
Rochester ISD 535 Washington Elementary
Rochester ISD 535 Willow Creek Phase 2
Rochester ISD 535 Longfellow Elementary
Century High School Water Damage
Schaeffer Academy Classroom and Commons
Schaeffer Academy

ROSEMOUNT-APPLEVALLEY-EAGAN ISD

Dakota Ridge School Addition
New Emerald Trail Elementary
Thomas Lake ES - Bus Loop

SHATTUCK ST. MARY'S

Shattuck St. Mary's Ice Arena

ST. LOUIS PARK SCHOOLS

HS Addition/Renovation and New Track and Field
HS Classroom Renovations Phase 1
MS Locker Room Renovation
HS Music Rooms Renovations
Data Center and Maintenance Building
Central Community Center Remodel
HS Classroom Renovation Phase II
HS Stadium Shelter
HS Restroom Remodel
Aquila Addition/Renovation

SAINT PAUL PUBLIC SCHOOLS

Jie Ming Mandarin Immersion School
Highland Park Middle School HVAC Upgrade
Farnsworth Aerospace Upper Campus HVAC
The Heights (precon)

ST. PAUL'S LUTHERAN CHURCH

St. Paul Lutheran School

WATERTOWN-MAYER PUBLIC SCHOOLS

Watertown-Mayer Public Schools

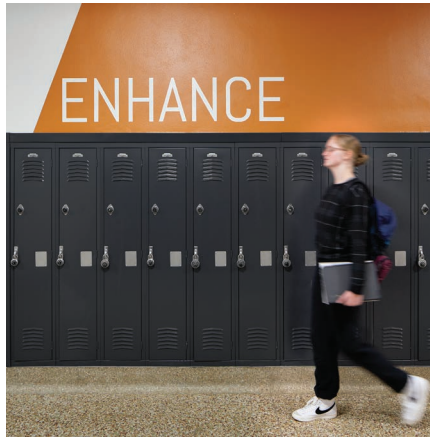
REFERENCES

Clients and design partners create the vision – Knutson’s role is to provide confidence. From there, our construction leaders and trade partners bring it to life. **Success is not achieved solely by the result, but by the experience throughout.** Below is a list of client and design professional references, highlighting our core team member experience on similar projects.



EDEN PRAIRIE SCHOOLS

Kyle Fisher
Director of Facilities, Safety +
Grounds
952.975.7124



ST. LOUIS PARK PUBLIC SCHOOLS

Patricia Magnuson
Director of Business Services
952.928.6009



SAINT PAUL PUBLIC SCHOOLS

Rosemary D. Dolata, AIA, LEED AP
Project Manager, Facilities Dept.
651.717.8238

List all claims that were filed on the projects listed above. Provide the following details: nature of dispute, initial claim amount, settlement amount and method of resolution.
n/a

Explain whether, over the past ten (10) years, the firm failed or refused to perform or complete any work it was obligated to complete pursuant to that project's contract documents? If so, please explain the work that was not completed and provide the reason.
n/a

Are there any outstanding liens against any projects that your firm has been involved in? If so, please provide details.
n/a

10.

TEAMWORK + PROJECT FIRST MENTALITY: TOP 10

Maintaining a positive, professional relationship with the project team is paramount on a project of this magnitude. **We believe in the importance of being a proactive team member and we commit to being actively engaged with our project partners.** Working on a multi-phased project like this one requires an integrated team approach with all partners looking out for the success of the project, the safety of your students, staff, the public, and project team, while being focused on keeping commitments to schedule and budget. **We believe in a project first mentality at every stage** and feel it can be represented with our Top Ten items critical for a successful project:

1. Start the project with a common understanding of project success metrics
2. Understand and own the project vision; support the design intent from the start
3. Start estimating early, keeping the team focused on high value decisions that result in long-term success
4. Coordinate with all ISD #832 facility and other key stakeholders early, engaging them on safety and site logistics planning.
5. Attend all stakeholder meetings to be fully informed on the District's requirements and project challenges.
6. Establish, monitor, and communicate the project budget and schedule for a no-surprises delivery for the ISD #832 projects.
7. Foster strong communication in all forms across the team – be responsive, available, and prepared
8. Bring innovation and best-in-industry technology to the table such as Virtual Design (VDC) to support construction, field use of BIM, and the use of iPads to support timely communication.
9. Keep the team focused on quality and safety from the first day of programming through Blue Book close-out.
10. Resolve issues in a timely and professional manner, always focused on the success of the Project First.

PROJECT + SCHEDULE APPROACH

GENERAL APPROACH

The Mahtomedi program spans the High School, Middle School, O.H. Anderson, Wildwood, the District Education Center, and Athletic Field 1. Each site operates differently, and most of the work will take place while school is in session. We understand the responsibility that comes with building in active K–12 environments. Safety, daily operations, and a calm school atmosphere have to stay intact while construction moves forward.

A significant amount of our company's work happens inside occupied schools. It is something we do every year and take a great deal of pride in. Our standard is straightforward: students and staff should barely notice that construction is happening. We plan our work so it is quiet, predictable, and out of the way. Noise control, off-hour work, strict access routes, and clear communication with school leadership are built into our process. It is not an added service. It is how we operate. Our job is to make sure the school day feels normal and uninterrupted from start to finish.

Our role as CMaR is to support the District from preconstruction through closeout. The District needs a team that can stay ahead of issues, control cost and schedule, and keep the process clear and easy to follow. As we do on all projects, we use a management system built around early scope definition, cost discipline, and active schedule management. Our team has spent years working in occupied school settings, and that experience will guide our work for ISD 832.

PROJECT APPROACH AND WORK PLAN

Preconstruction as the Foundation

The RFQ outlines several preconstruction duties, and these early steps set the direction for the entire project. Our approach focuses on three priorities:

1. Clarify scope across all six sites.
2. Align cost, schedule, and design from the outset.
3. Map a realistic path from CMaR selection to the start of construction.

Information Management and Early Alignment

We set up a straightforward information structure for the project. This includes a decision log to track questions and approvals, constructability sessions with the architect to catch issues early, and a risk list focused on the challenges common to work inside occupied schools such as mechanical shutdowns, egress impacts, and noise limitations. These tools keep decisions documented, organized, and easy for the District to follow.

Understanding the Path to Construction Start

The District's timeline shows construction beginning in January 2026 and running through August 2027. We will start work as soon as it is realistically possible. Before any construction can begin, several steps must occur, including CMaR selection, contract execution, design review, bid package development, bidding, subcontractor awards, and procurement of long-lead items like mechanical equipment, electrical gear, lighting, and turf components. These steps are built into the master schedule so expectations are clear. We do not challenge the District's target. We simply show that we understand the process and will move quickly and responsibly through each step.

Constructability and Scope Definition Across Six Sites

Each site receives a focused review to understand how the work fits into daily school operations. At the High School, this includes circulation improvements, mechanical upgrades, weight room expansion, collaborative learning spaces, and auditorium updates. At the Middle School, this includes office relocation and security improvements. Field 1 includes drainage upgrades, turf replacement, and lighting. O.H. Anderson, Wildwood, and the DEC receive security system upgrades.

Key considerations include sequencing mechanical shutdowns, managing circulation paths, planning summer work for intensive interior scopes, controlling noise, coordinating deliveries around arrival and dismissal times, and sequencing work to avoid interfering with teaching and learning. Our teams are used to working quietly, staying out of sight, and keeping activity contained. That mindset drives how we organize K–12 projects.

Cost Modeling, Value Engineering, and GMP Development

Our preconstruction process follows the RFQ requirements. We provide cost modeling at each design milestone, prepare estimates that match bid packaging, and offer value ideas that reduce cost without reducing performance. We involve trade partners early to confirm pricing and lead times. We build a scope verification matrix to ensure nothing is missed and prepare a full GMP package with supporting detail. We provide the GMP at 95 percent CDs, gather subcontractor pricing, and finalize it at 100 percent CDs. This process keeps budgets clear and avoids surprises.

Schedule Management Plan

Our schedule approach is built around early coordination and steady management. The preconstruction schedule includes design milestones, review periods, bid windows, procurement timing, and school operational constraints. The construction schedule uses a CPM structure, weekly look-aheads, and daily coordination. Noise-producing work is planned around testing windows and sensitive times of day. Summer is reserved for the highest-impact interior work.

Procurement Governance

Mechanical equipment, electrical distribution gear, turf systems, and lighting are evaluated immediately for long-lead implications. Early release packages are pursued when beneficial. Tracking tools provide real-time visibility into submittals, fabrication, delivery, and installation readiness.

Field Management, Quality Assurance, and Safety

Our construction services follow the RFQ requirements. This includes full-time supervision, quality checks, submittal management, inspection readiness, safety planning, prevailing wage compliance, and organized documentation. Our safety practices are shaped by our experience in active schools. We manage controlled access, contractor identification, delivery routes, dust and noise control, and on-site behavior with the goal of keeping the school environment feeling normal. The best measure of success is when students and staff say they “didn’t even notice” the construction.

Post-Construction and Closeout

Closeout is treated as its own phase. We manage punchlists, O&M manuals, warranties, as-built drawings, financial records, IC134 processing, and warranty responses in an organized and timely manner.

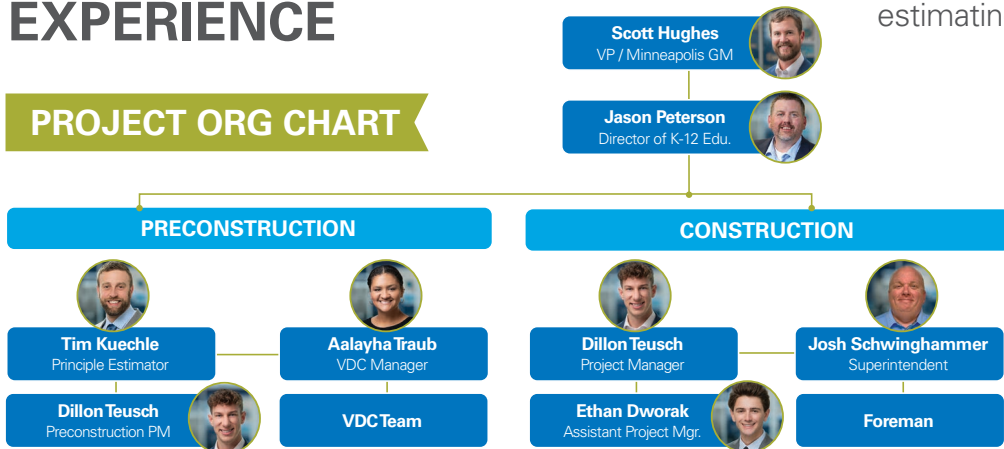
HOW THIS APPROACH MEETS DISTRICT GOALS

- Predictable schedule built on clear sequencing and realistic preconstruction steps.
- Stable budget through ongoing cost validation, value options, and a structured GMP.
- Minimal disruption to daily school operations through quiet, controlled work practices.
- Safety and quality carried through every phase of the project.
- A team that plans ahead, solves problems early, and respects how schools need to operate.

This reflects how we deliver all our work, especially in K–12 settings where maintaining a safe, calm, and uninterrupted learning environment is the measure of success.

D. PROJECT TEAM + TEAM MEMBER EXPERIENCE

PROJECT ORG CHART



ADDITIONAL TEAM MEMBERS



Knutson Construction is prepared to be a trusted partner of **District #832** for years to come. We aspire keep your values, commitment to your faculty, students, and community, as well as the integrity of your budget at the forefront of all preconstruction, estimating, and construction activities.



Director of K-12 Education JASON PETERSON

Years of Experience: 26

Years at Knutson: .5

Jason's thoughtful leadership and comprehensive project insight makes him an invaluable partner to school districts throughout every stage of their building journey. From early planning and referendum support to post-construction closeout; his deep understanding of K-12 facility planning and construction enables him to guide conversations that balance educational vision, fiscal responsibility, and long-term value.

RESPONSIBILITIES

- Provide strategic oversight during preconstruction.
- Maintain open communication among district leadership, design partners, and construction teams to foster collaboration and accountability.
- Support post-construction closeout and community communication to ensure commitments made during planning are fully realized.

EDUCATION / CERTIFICATIONS

Union Apprenticeship Program; St. Paul, MN
Dunwoody College of Technology - Construction Management Program

REFERENCES

Jim Wagner, Superintendent
Le Sueur-Henderson Public Schools | 507.665.4600

Shari Thompson, Director of Finance
Roseville Area Schools | 651.635.1600

Tim Wald, Asst. Sup for Finance/Operations
White Bear Lake Area Schools | 651.407.7633

@ EMAIL
jpeterson@
knutsonconstruction.com

FIRM LOCATION
Minneapolis

RELEVANT EXPERIENCE

- Le Sueur-Henderson Public Schools; Le Sueur, MN
 - Westonka Public Schools; Minnetrista, MN
 - Jordan Public Schools
 - White Bear Lake Area Schools
 - Roseville Area Schools
 - Forest Lake Area Schools
 - Pine Island Public Schools
- Experience prior to joining Knutson*



Preconstruction Project Manager + Construction Project Manager

DILLON THEUSCH

Years of Experience: 13

Years at Knutson: 10

@ EMAIL
dtheusch@
knutsonconstruction.com

📍 FIRM LOCATION
Minneapolis

RELEVANT EXPERIENCE

- St. Louis Park School District, 2022 Referendum Projects; St. Louis Park, MN
 - HS Addition/Renovation and New Track and Field
 - HS Classroom Renovations Phase 1
 - MS Locker Room Renovation
 - HS Music Rooms Renovations
 - Data Center and Maintenance Building
 - Central Community Center Remodel
 - Classroom Renovation Phase II
 - HS Stadium Shelter
 - HS Restroom Remodel
 - Aquila Addition/Renovation
- ISD 196, 2024 Referendum Projects – Rosemount Middle School; Rosemount, MN
- ISD 196, 2024 Referendum Projects – Valley Middle School; Apple Valley, MN

With his experience working at St. Louis Park Schools and on the ISD 196 projects with Ethan Dworak and Josh Schwinghammer, Dillon brings knowledge and expertise when it comes to working in and around busy or occupied areas. His focus on honest and open communication will play an integral role during all project phases; from owner/subcontractor relationships, to day-to-day communication between multiple subcontractors. Dillon has experience in creating and managing complex phasing schedules all while maintaining constant access to public areas. His knowledge and experience on numerous projects with construction protocols and requirements will make him an asset to this project. With this background, Dillon brings a positive and flexible attitude to his work, which will ensure disruption is minimized, everyone is kept as safe as possible, and the construction process is stress and worry-free.

RESPONSIBILITIES

- Coordinate construction activities and procurement with Josh to proactively drive the schedule
- Establish scopes of work for bid packages / subcontracts, receive / review bids, issue and manage contracts on behalf of the Owner, change management, and reporting
- Value engineering, submittal management, RFI management, schedule on-site coordination meetings, and first work inspections.
- Manage the overall project budget and schedule, mitigating risk

% OF TIME ON THIS PROJECT	CMaR EXPERIENCE	EXPERIENCE WITH PROJECT TEAM
40%	◆	◆

EDUCATION / CERTIFICATIONS

B.S. Construction Management – Minnesota State University Moorhead
OSHA 30 Hour Certified

REFERENCES

Patricia Magnuson, Director of Business Services
St. Louis Park Public Schools | 952.928.6009

Paolo Lovagnini, Principal
Cunningham Group | 612.379.5509

Dr. Kate Maguire, St. Louis Park Public Schools Superintendent
Retired | 763.486.5639



Assistant Project Manager

ETHAN DWORAK

Mahtomedi High School Graduate

Years of Experience: 4

Years at Knutson: 4

@ EMAIL
edworak@
knutsonconstruction.com

📍 FIRM LOCATION
Minneapolis

RELEVANT EXPERIENCE

- Eden Prairie Schools;
Eden Prairie; MN
 - Central Middle School
 - Administrative Services
Center Renovation
- St. Louis Park School District,
2022 Referendum Projects;
St. Louis Park, MN
 - HS Addition/Renovation
and New Track and Field
 - Central Community Center
Remodel
 - HS Stadium Shelter
 - HS Restroom Remodel
 - Aquila Addition/Renovation
- SPPS, Jie Ming Mandarin
Immersion School;
St. Paul, MN
- Hennepin County Medical
Examiners Office;
Minnetonka, MN
- University of Minnesota,
Microbial Cell Production
Facility; Minneapolis, MN

Ethan brings a wealth of lessons learned as Assistant Project Manager with previous experience working in occupied K12 environments, including his recent work on St. Louis Park and Eden Prairie Schools project; both including similar athletic facilities as the Mahtomedi project. His positive attitude and keen eye for details allows for a smooth project process throughout.

RESPONSIBILITIES

- Ensure the project stays on budget and schedule through open communication with Knutson, trade partner, and client teams.
- Provides *The Knutson Experience* throughout all interactions on site, with external teams, and with key stakeholders during the project lifecycle.

% OF TIME ON THIS PROJECT	CMaR EXPERIENCE	EXPERIENCE WITH PROJECT TEAM
100%	◆	◆

EDUCATION / CERTIFICATIONS

B.S. Construction Management – Minnesota State University, Mankato
OSHA 30 Hour Certified

REFERENCES

Michael DeVetter, Principal
DeVetter Design Group | 612.805.8493

John Vande Castle, Associate
Cunningham | 612.617.2319

Josh Kohman, Strategic Project Coordinator
Hennepin County Medical Examiners Office | 612.348.7134



Superintendent

JOSH SCHWINGHAMMER

Years of Experience: 26

Years at Knutson: 5

@ EMAIL
jschwinghammer@
knutsonconstruction.com

📍 FIRM LOCATION
Minneapolis

RELEVANT EXPERIENCE

- St. Louis Park School District, 2022 Referendum Projects; St. Louis Park, MN
- SPPS, Jie Ming Mandarin Immersion School; St. Paul, MN
- SPPS, Highland Middle School IAQ; St. Paul, MN
- Eden Prairie Schools, Multiple; Eden Prairie, MN
- Lake Benton School Additions / Remodel; Lake Benton, MN
- Lincoln Elementary ADA Upgrade; Elk River, MN
- Rogers Elementary School Remodel; Rogers, MN
- Zimmerman High School Addition; Zimmerman, MN
- Sartell Early Childhood / DO Remodel; Sartell, MN
- Sartell Middle School Addition; Sartell, MN
- ISD 742, South Junior High Addition / Remodel; St. Cloud, MN
- Morris School Renovations; Morris, MN

Josh brings over 26-years of construction-industry experience with a history of directing full-scope general construction and construction management projects including new facilities, renovation, and additions. Josh also has an extensive background of K-12 construction across Minnesota, most recently working on several multi-phased projects for Saint Louis Park Public Schools and Eden Prairie Schools. Josh not only brings his construction expertise, but a proven track-record of delivering projects on time and on budget, while maintaining quality, stakeholder goals, and open communication at all times.

RESPONSIBILITIES

- Manage, coordinate, and deliver a successful project from preconstruction, construction, opening and warranty for the new middle school project
- Manage schedule, safety program, and the disruption avoidance plan
- Work hand-in-hand with project managers on coordinating construction activities for subcontractors and suppliers
- Conduct value engineering, systems analysis, and bid reviews
- Assist with establishing scopes of work for bids and subcontracts
- Ensure the overall project is delivered on-time and on-budget

% OF TIME ON THIS PROJECT	CMaR EXPERIENCE	EXPERIENCE WITH PROJECT TEAM
100%	◆	◆

EDUCATION / CERTIFICATIONS

AAS Architectural Construction Technology

REFERENCES

Kyle Fisher, Director of Facilities, Safety / Grounds
Eden Prairie Schools | 952.975.7124

Michael DeVetter, Principal
DeVetter Design Group | 612.805.8493

Nick Bischoff, President
Design Electric | 320.333.4510

E.

SAFETY PROGRAM + RECORD

List your worker's compensation Experience Modification Rate (EMR) for the last three (3) years.

EXPERIENCE MODIFICATION RATE (EMR) 2022 - 2024

YEAR	EMR
2024	0.44
2023	0.74
2022	0.84

Has your firm had any accidents which resulted in construction fatalities on any of your construction sites in the last five (5) years? If so, please provide details. If not, this should be noted.
No

Has your firm received from OSHA any willful or repeated safety citations for which a final order has been issued within the last five (5) years?
No willful or repeated safety citations.

For the past five (5) years please provide details of alleged violations associated with penalties and corrective action taken on your project sites as a result of inspections by OSHA, other applicable health and safety agencies and any environmental agencies.
None



SAFETY AT KNUTSON CONSTRUCTION



A COMPREHENSIVE SAFETY PROGRAM

Our safety program is designed to go beyond compliance, establishing a proactive and collaborative culture that emphasizes prevention, accountability, and continuous improvement. *Key components of our safety approach include:*

PRE-TASK PLANNING + SAFETY AUDITS

- Every morning, our crews conduct pre-task planning to identify potential risks and implement mitigation measures specific to that day's activities.
- These plans are reviewed by superintendents and audited by Knutson's safety team to ensure adherence.

SITE-SPECIFIC ORIENTATION

- Every individual who steps onto the jobsite—whether they're working or visiting—undergoes a comprehensive orientation tailored to the unique safety requirements of the Mahtomedi Public Schools projects.
- This ensures that everyone is aware of site-specific protocols and expectations.

WEEKLY SAFETY MEETINGS

- Our crews participate in weekly safety meetings that focus on relevant topics, such as equipment handling, fall protection, or emergency procedures.
- These sessions promote continuous learning and keep safety at the forefront of our work.

STRINGENT FALL PROTECTION STANDARDS

- Knutson enforces fall protection measures that go above and beyond OSHA requirements.
- Personal fall protection is required for any work conducted at heights above six feet, regardless of trade.

GOOD HOUSEKEEPING: A BAROMETER OF SAFETY

At Knutson, we believe that good housekeeping is not just about cleanliness—it is an indicator of a well-run and safe project. Our subcontractor agreements include specific housekeeping requirements, and we enforce daily debris cleanup. Weekly site-wide cleanups are conducted to ensure all work areas are tidy, organized, and free of hazards. *Additional measures include:*

MINIMIZING TRIP HAZARDS

- Requiring all extension cords and welder leads to be suspended, minimizing trip hazards.

SITE MANAGEMENT

- Protecting adjacent properties from debris through diligent site management and respect for the surrounding spaces.

COLLABORATIVE SAFETY LEADERSHIP

A successful safety program requires collaboration among all stakeholders, including Knutson's project team, trade partners, District representatives, and local authorities. *Together, we work to:*

CLEAR EXPECTATIONS

- Establish clear expectations through subcontractor preconstruction safety meetings.

SAFETY MEETINGS

- Conduct monthly job-wide safety meetings to address trends and reinforce best practices.

OSHA CONSULTATION VISITS

- Use Minnesota OSHA Consultation visits to gain additional insights and continuously improve site safety.

INCIDENT PREVENTION + RESPONSE

Knutson's proactive approach to safety extends to how we handle potential incidents. We conduct thorough accident investigations and root cause analyses to learn from any near-misses or incidents, applying these lessons to prevent recurrence.