STRIDE Academy Building Company

REQUEST FOR PROPOSAL
FOR
GENERAL CONTRACTOR SERVICES

Public Charter School Facility Renovation

For the Project titled:
STRIDE Academy Upper School Interior Renovation

Address:
3701 33rd St. South
St. Cloud, MN 56301

SUBMITTAL DUE DATE
November 11, 2026
(5:00 PM CDT)

TABLE OF CONTENTS

SECTIONS

SECTION I – KEY INFORMATION ABOUT RFP

SECTION II – DESCRIPTION OF THE PROJECT

SECTION III – FORM OF PROPOSAL

EXHIBITS AND ATTACHMENTS

EXHIBIT A – SAFETY QUESTIONNAIRE

EXHIBIT B – LEGAL ACTIONS

EXHIBIT C – DISCLOSURE AFFIDAVIT

EXHIBIT D – INSURANCE REQUIREMENTS

ATTACHMENT A – PROJECT DESCRIPTION AND SCOPE OF WORK

ATTACHMENT B – PROJECT SPECIFICATIONS

ATTACHMENT C – CONCEPTUAL DESIGN

ATTACHMENT D – MDE JOBS REPORTING FORM

ATTACHMENT E – HISTORIC 2015 AS-BUILT DRAWINGS

ATTACHMENT F – FEE PROPOSAL SUMMARY

ATTACHMENT G – FEE PROPOSAL BUDGET

SECTION I – KEY INFORMATION ABOUT RFP

ABOUT STRIDE ACADEMY. STRIDE Academy is a Kindergarten – 8th grade public charter school in St. Cloud, MN serving approximately 800 students from predominately low-income communities. STRIDE Academy is currently in its twenty-second year of operation and is authorized by Pillsbury United Communities.

In 2016, STRIDE Academy formed an affiliated building company and purchased and improved its lower school property at 3241 Oakham Lane St. Cloud, Minnesota, serving grades K-4. In August of 2026, STRIDE Academy Building Company acquired its upper school property at 3701 33rd St. South St. Cloud, Minnesota, serving grades 5-8.

The 2026 financing provides funding for summer 2027 renovations of the upper school property, including 2,274 square feet of administrative office improvements, bathroom renovations, nursing room improvements, gymnasium access upgrades, parking lot resurfacing, and HVAC upgrades. The project scope identified in this RFP will provide 9 additional office spaces, a conference room, nursing room improvements, upgraded bathroom fixtures to an existing bathroom, 6 new single user bathrooms, and a new corridor connection to the gymnasium.

STRIDE Academy Building Company has financed this project using tax exempt bonds, and STRIDE Academy has received a single user bathroom grant from the Minnesota Department of Education to further support the project. The total cost of the project including demolition, construction and related costs is estimated at $535,000. ***This RFP is focused on the expansion and redevelopment of the STRIDE Academy campus located at 3701 33rd St. Cloud, Minnesota 56301 (the "Project").***

A preliminary Project Description and Scope of Work is provided in Attachment A. Project Specifications are provided in Attachment B. Facility schematics, space configurations, square footage allocations and a conceptual plan are provided in Attachment C.

Please visit www.strideacademy.org to learn more about STRIDE Academy

(1) **SCOPE OF SERVICES.** TenSquare, LLC ("TenSquare") has been retained by STRIDE Academy Building Company to issue this Request for Proposal (RFP) for construction management services for the expansion and redevelopment of the STRIDE Academy campus.

STRIDE Academy Building Company has engaged DSGW Architecture ("DSGW") for architectural services. DSGW has completed conceptual architectural drawings and a preliminary project description based on the programmatic and physical needs of STRIDE Academy. The results of this work will form the basis for each Proposer's submittal. DSGW is developing full architectural plans for the Project that will be completed by December 2026. It is anticipated that full building plan sets will need to be submitted to MN Department of Labor & industry for plan review by February 5, 2027 to meet a targeted June 7, 2027 start of construction.

The Project must be completed by August 27, 2027.

The following exhibits are attached for additional information on the Project:

- Attachment A – Project Narrative and Scope of Work
- Attachment B – Project Specifications
- Attachment C – Facility Schematic and Conceptual Design
- Attachment D – MDE Jobs Reporting Form for Bathroom Renovation
- Attachment E – 2015 Historic As-Built Drawings
  - 2015 Historic As-Built Drawings

(2) **RFP CONTACT.** The RFP Contact, identified below, is the sole point of contact regarding the RFP from the date of issuance until selection of the General Contractor.

STRIDE Academy Building Company
C/O Nathan Schwieters, Director of Operations
STRIDE Academy
at 3701 33rd S
St. Cloud, MN 56301
(320) 230-5340
nschwieters@strideacademy.org

With Electronic Copy to:
Sean Elder
TenSquare, LLC
sean@thetensquaregroup.org
(612) 251-3139

(3) **SUBMISSION DEADLINES AND PROCUREMENT TIMETABLE.** The following dates are set forth for informational and planning purposes; however, STRIDE Academy Building Company reserves the right to change the dates.

▪ Issue RFP for GC Services	October 12, 2026
▪ Site Visit (Optional)	October 28, 2026
▪ Deadline for Submitting Questions	November 4, 2026
▪ RFP Submission Deadline	November 11, 2026 (5:00 PM EST)
▪ Presentations and Interviews	November 18, 2026
▪ GC Award:	November 20, 2026

(4) **NUMBER OF COPIES.** Submit one (1) signed original, five (5) copies and one (1) electronic copy on a compact disk (CD) or solid-state memory stick of the Proposal in a sealed envelope or container.

(5) **SUBMIT PROPOSALS TO:**
TenSquare, LLC
Attention: Sean Elder
1400 Van Buren St. NE #200
Minneapolis, MN 55413

(6) **RIGHT TO CANCEL.** STRIDE Academy Building Company reserves the right to cancel this procurement process whenever the best interest of STRIDE Academy Building Company is served. STRIDE Academy and STRIDE Academy Building Company shall not be liable for costs incurred by proposers associated with this procurement process.

(7) **CONFIDENTIALITY.** This RFP and all accompanying materials contain confidential information and are to be treated as such by the Proposer. Proposer acknowledges that this RFP, including without limitation any addendum or correction to this RFP, or oral information about the RFP, are STRIDE Academy Building Company's proprietary and confidential information. In no event may STRIDE Academy Building Company's proprietary and confidential information be disseminated, copied or made available in any form to anyone other than Proposer's authorized employees (on a "Need To Know" basis) and subcontractors unless express written permission is granted by STRIDE Academy Association. Reproduction, distribution, or disclosure outside Proposer's company is prohibited without STRIDE Academy Building Company's prior written consent.

Further, all questions related to this RFP are to be requested of TenSquare, via email. Proposers are to refrain from contacting city agencies or other individuals, agencies, organizations for anything related to this project. Failure to follow these rules will result in disqualification.

SECTION II – DESCRIPTION OF THE PROJECT

PROJECT ("PROJECT"). The Summer 2027 renovations of the STRIDE Academy upper school property include 2,274 square feet of administrative office improvements, bathroom renovations, nursing room improvements, and gymnasium access upgrades. The project scope identified in this RFP will provide 9 additional office spaces, a conference room, nursing room improvements, upgraded bathroom fixtures to an existing bathroom, 6 new single user bathrooms, and a new corridor connection to the gymnasium.

STRIDE Academy Building Company has financed this project using tax exempt bonds, and STRIDE Academy has received a single user bathroom grant from the Minnesota Department of Education to further support the project. The total cost of the project including demolition, construction and related costs is estimated at $535,000. ***This RFP is focused on the expansion and redevelopment of the STRIDE Academy campus located at 3701 33rd St. Cloud, Minnesota 56301 (the "Project").***

(1) **PRELIMINARY SCHEDULE FOR COMPLETION FOR THE PROJECT.** Site Work is expected to commence by June 7, 2027 with substantial construction completion ready for occupancy by August 27, 2027.

(2) **PROPOSED BUDGET FOR THE PROJECT.** General Contractor will be selected pursuant to this RFP and contract will consist of a lump sum Guaranteed Maximum Price (GMP). The total cost of the project is estimated to be less than $535,000.

(3) **AGREEMENT FOR DESIGN-BUILD SERVICES.** Following the GC Award, STRIDE Academy Building Company anticipates the General Contractor and DSGW will enter into Agreements for Design-Build Services ("Design-Build Agreement"). The Agreement will provide for the delivery of design and construction services to complete the Project and shall permit the assignment of the Agreement to STRIDE Academy Building Company and its lenders, as needed.

(4) **SCOPE OF WORK**. Submission by a General Contractor should fully understand the scope of the work as presented herein. The General Contractor will be responsible for directing and coordinating all required consultants to achieve a fully functioning, complete building in accordance with the approved plans, specifications and schedule.

(5) **CONTRACT REQUIREMENTS.** The successful General Contractor will be required to comply with the following major phases upon award of a contract:

1. Cost Estimating
3. Construction Documents and Guaranteed Maximum Price (GMP)
4. Construction Administration
5. Project Closeout

STRIDE Academy Building Company believes that all major construction components for a complete design of this new structure will be required, including but not limited to:

1. Mechanical systems
2. Building envelope
3. Utilities Systems
4. Life Safety
5. Hazardous material
6. Conveying Systems
7. Interior finishes
8. Fixtures and furniture
9. Site Improvements
10. Exterior hardscapes and softscapes

(6) **CONTRACT GUARANTEED MAXIMUM COST PROPOSAL.** It is anticipated that the General Contractor will agree to a Guaranteed Maximum Price ("GMP") to be included in the Design-Build Agreement.

(7) **INSURANCE REQUIREMENTS.** The General Contractor insurance requirements shall be in accordance to Exhibit D, attached hereto.

(8) **GRANT AND WAGE SCALE REQUIREMENTS.** For the majority of the project's scope of work, there are no specific Wage Scale requirements. However, for the gender-neutral bathroom scope of work, the project must comply with prevailing wage rules per Minnesota Statutes 2024 177.41 through 177.50, as applicable.

While not required by the Minnesota Department of Education grant, the general contractor is encouraged to take affirmative steps to assure that targeted vendors from businesses with active certifications through these entities are explored when possible:

i. State Department of Administration's Certified Targeted Group, Economically Disadvantaged and Veteran-Owned Vendor List.
ii. Metropolitan Council's Targeted Vendor list: Minnesota Unified Certification Program.
iii. Small Business Certification Program through Hennepin County, Ramsey County, and City of St. Paul: Central Certification Program.

As a grantee, STRIDE Academy must not contract with vendors who are suspended or debarred by the state of Minnesota or the federal government. Review the Suspended and Debarred Vendors, Minnesota Office of State Procurement at https://mn.gov/admin/osp/government/suspended-debarred/ for more information.

SECTION III – FORM OF PROPOSAL

(1) **RFP PROCESS.**

a. For purposes of this RFP, General Contractor is referred to as Proposer and should not include architectural design services offered by DSGW. STRIDE Academy Building Company anticipates the General Contractor and DSGW will enter into Agreements for Design-Build Services ("Design-Build Agreement") with STRIDE Academy Building Company following the selection of a General Contractor.

b. As part of the Proposal, Proposers are required to submit their past performance history and qualifications for consideration by STRIDE Academy Association. Attached hereto as Attachment A, Attachment B, Attachment C, Attachment D, and Attachment E define the project scope of work, preliminary specifications, conceptual architectural plans, MDE jobs report, and provide historic as-built plans for reference. STRIDE Academy Association will evaluate the Proposals using the criteria established herein.

(2) **SUBMITTAL REQUIREMENTS.** The following components or items must be incorporated into the proposal.

a. **COVER LETTER/EXECUTIVE SUMMARY.**
1. Statement of interest in the Project;
2. Identification of the point of contact for this RFP process with telephone number and email address;
3. Name, address, telephone, email and website for the firm;
4. Signature of a duly authorized principal

b. **FIRM PROFILE WITH THE FOLLOWING ELEMENTS.**
1. Firm age;
2. History;
3. Firm Size (staffing by discipline) currently
4. Current firm workload projected over the next 12 months

c. **FEE PROPOSAL.** Following the format of Attachment E and Attachment F of this RFP
1. Electronic Copy of Estimated Budget

d. **EVIDENCE OF PROPOSER'S PAST PERFORMANCE AS BUILDER.**
Description of up to five (5) projects that best illustrate the Proposer's relevant experience. For each project, please provide all the following information in a consistent format:
- Project name, client name, phone number, email address, location;
- Gross square feet of new construction;

- Gross square feet of renovation;
- General program elements;
- Bidder personnel involved;
- Bidder personnel's portion of work and time period (if part of a larger team);
- Targeted and actual delivery date;
- Construction budget, bid amount, final cost, and general description of the major change orders;
- Descriptions, pictures, and/or floor plans;
- Relevance to the Project such as renovation challenges, lessons learned with educational facilities, effective value for modest construction costs, or institutions starting an additional campus.

e. **EVIDENCE OF PAST PERFORMANCE AND CAPACITY OF PROPOSER'S CONSULTANTS: MEP ENGINEERS, AND ENVIRONMENTAL CONSULTANTS.**

1. Provide description of key consultants and subcontractors who will be providing design services. Include: company name/address; proposed project role; and staff available for assignment to the Project.

f. **PROJECT APPROACH AND METHODOLOGY.** Proposer must include a description of Proposer's approach to the Project, including:

1. **PRE-CONSTRUCTION**. Include a description of how the Builder would expect to interact with the Owner and Architect related to: Cost estimating, cost control and change management; value engineering analysis; Scheduling Compliance and Control including examples of schedule monitoring techniques; Obtaining building permits and all other regulatory approvals; Regulatory environmental and permitting management.

2. **CONSTRUCTION**. Proposed schedule and budget/cost control approach.

g. **EVIDENCE OF QUALIFICATIONS OF KEY STAFF COMMITTED TO PROJECT.**

Identify all of Proposer's Key Staff (including Key Staff furnished by consultants and subcontractors) and indicate whether they are committed full-time or part-time for the duration of the Project. Provide resumes for all Key Staff. Include Project Managers, Quality Control Manager, Environmental Design Engineer, Construction Project Managers, Environmental Construction Project Manager, and Construction Superintendent.

h. **EVIDENCE OF FINANCIAL CAPABILITY.**

Furnish financial statements, such as balance sheets and/or profit and loss statements, for the last three (3) years demonstrating that the Proposer has the financial viability and ability to perform the Services. In the event the Proposer does not have an audited financial statement, the Proposer may submit a review or compilation prepared by an outside accountant. STRIDE Academy, however, reserves the right to request additional information. The Proposer shall also submit a written disclosure advising of any pending litigation against the Proposer that may have a material effect on the Proposer's ability to perform.

i. **CLIENT REFERENCES.** References shall be for representative projects provided as part of this submittal.

j. **WAGE SCALE REQUIREMENTS.** Experience meeting Wage Scale reporting requirements and experience with projects receiving MDE Gender-Neutral Single-User Restroom grant.

k. **LEGAL ACTIONS.** Complete Exhibit B – Legal Actions form included in this RFP.

l. **DISCLOSURE AFFIDAVIT.** Complete the Exhibit C –Disclosure Affidavit form included in this RFP.

m. **BONDING CAPACITY.** Furnish a letter confirming bonding capacity in an amount in excess of $5 Million for the Project.

(3) **EVALUATION CRITERIA.** STRIDE Academy Association will review and evaluate the proposals in accordance with the following criteria.

a. Experience and past performance with other Minnesota charter school facilities projects (40%)

b. Experience with design-build projects (20%)

c. General conditions, fees, and estimate of overall project costs based on drawings and specifications to date (20%)

d. Capacity to complete construction during required time frame without incurring overtime (20%)

EXHIBIT A – SAFETY QUESTIONAIRE

STRIDE Academy Association is committed to construction safety on its projects. To that end, STRIDE Academy Association has developed a safety questionnaire to aid in selection of a General Contractor with good safety records. As a part of the General Contractor submittal process Proposers must answer the questions below.

(1) Does your organization have a safety program? Yes ☐ No ☐

If yes, provide the following information:

- Month and Year first implemented;
- Method of review of program;
- Whether regular work site safety meetings are held and how frequently; and
- Copy of table of contents of safety/loss control manual.

(2) Have any OSHA or other citations been issued to your organization during the period of the last three (3) years for workplace safety law violation? Yes ☐ No ☐

If yes, provide detailed information for each occurrence regarding:

- The nature of the violation for which your organization was cited;
- Summary of your position of the matter; and
- Official resolution of violation

(3) Provide your organization's OSHA reportable incident rate: _____. If this is greater than 3.0, please attach your OSHA Form 300A Summaries for the last three (3) years and a written explanation to the qualification questionnaire (attach as necessary).

(4) Provide a copy of your organization's NCCI current experience modification (EMR) rating worksheet. If the rating is greater than 1.0 please attach the NCCI rating information for the last 3 years and a written explanation to the qualification questionnaire. As a follow up, you may be asked to provide your written safety plan.

(5) Provide a current Emergency Response Plan (ERP) indicating how Proposer would communicate with STRIDE Academy and with Proposer's Key Personnel, marshal the manpower, equipment and supplies to ensure timely response to emergency related incidents. Limit your ERPs to one (1) single-spaced single page, with a minimum of 1-inch margins and minimum 11-point type.

EXHIBIT B – LEGAL ACTIONS

Please provide the information below. If the answer to any of the questions is "Yes", provide a brief description or explanation on a separate sheet.

	QUESTION	YES	NO
1	Has the firm or venture been issued a notice of default on any contract awarded in the last three years?		
2	Does the firm or venture have any judgments, claims (liquidated damages, or other), arbitration proceedings or suits pending or outstanding against the firm or venture or its officers? If yes, include the dollar amount of claims or judgments and the contract value of the contract on which the claim was filed. Attach explanation.		
3	Within the past three (3) years, has the firm or venture been a party to any lawsuits or arbitration proceedings with regard to any contracts?		
4	Within the last three (3) years, has any officer or principal of the firm or venture ever been an officer or principal of another organization that failed to complete any contract as a result of termination, litigation, arbitration or similar matter?		
5	Has any key person with the firm or venture or its predecessor ever been convicted of or charged with any state or federal crime (excluding traffic violations), including but not limited to, embezzlement, theft, forgery, bribery, falsification or destruction of records, receipt of stolen property, criminal anti-trust violations, bid rigging or bid-rotating?		
6	Has the firm or venture ever been temporarily or permanently debarred from a contract awarded by any federal, state, or local agency?		
7	Within the last three years, has the firm or venture been assessed penalties for any statutory or administrative violations, including MBE, WBE and EEO?		
8	Has the firm or venture ever failed to complete any work awarded to it?		

EXHIBIT C – DISCLOSURE AFFIDAVIT

PROPOSER INFORMATION	
NAME OF ENTITY	
CONTACT PERSON	
ADDRESS	
CITY, STATE, AND ZIP CODE	
TELEPHONE NUMBER	
FAX NUMBER	
E-MAIL ADDRESS	

(1) **DISCLOSURE OF OWNERSHIP INTERESTS**

Proposer shall provide the following information. If the question is not applicable, answer "NA". If the answer is none, please answer "none".

Respondent is a:
A. Corporation
B. Joint Venture
C. LLC or Other

Please complete the applicable corresponding section below.

A. CORPORATIONS

State of Incorporation: _____

Authorized to do business in the State of Minnesota: ☐ Yes ☐ No

Names of all officers of corporation (complete or attach list): Names: Titles:

_____ _____
_____ _____
_____ _____
_____ _____

Names of all directors of corporation (complete or attach list):

_____
_____
_____

Is the corporation owned partially or completely by one or more other corporations?

If "yes" provide the above information, as applicable, for each such corporation.

Indicate here or attach a list names and addresses of all shareholders owning shares equal to or in excess of seven and one-half percent (7.5%) of the proportionate ownership of the corporation and indicate the percentage interest of each.

Names of Shareholders	Percent Interest Owned
_____	_____%
_____	_____%
_____	_____%
_____	_____%

B. JOINT VENTURES

If Proposer is a Joint Venture, name each venture partner and the percentage of each therein. Where venture party is Corporation or LLC or Other also provide information required above for Corporations or below for LLCs or Other.

Names of Venture partners	Percent Interest Owned
_____	_____%
_____	_____%
_____	_____%
_____	_____%

C. LLCs and Other Commercial Organizations

If Proposer is a LLC or Other Commercial or Legal Entity, name each entity and each person with an ownership or other beneficial interest in the entity. Describe the interest of each party including any percentage ownership of each. Where any disclosed party is Corporation also provide information required above for Corporations.

Names	Interest Described and Percent Owned
_____	_____%
_____	_____%
_____	_____%
_____	_____

EXHIBIT D – INSURANCE REQUIREMENTS

The General Contractor must provide and maintain at General Contractor's own expense, the minimum insurance coverage and requirements specified below, insuring all operations related to the Contract. Unless otherwise noted below, the insurance must remain in effect from: the date of the notice to proceed until Substantial Completion of the project, during completion of Punch List, as well as any time General Contractor or its subcontractors return to perform additional work regarding warranties or for any other purpose, unless otherwise noted below or agreed by STRIDE Academy. General Contractor and all subcontractors of every tier will specifically name STRIDE Academy and others as may be required by STRIDE Academy as Additional Insured.

INSURANCE TO BE PROVIDED

1) Workers' Compensation and Employers Liability (Primary and Umbrella)

Workers' Compensation Insurance as prescribed by applicable law covering all employees who are to provide a service under this Contract and Employers Liability coverage with limits of not less than $1,000,000 each accident, illness or disease. Coverage will include a Waiver of Subrogation.

2) Commercial General Liability (Primary and Umbrella)

Commercial General Liability Insurance or equivalent with limits of not less than $1,000,000 per occurrence, and $2,000,000 in the aggregate for bodily injury, personal injury, and property damage liability. Coverage must include the following: All premises and operations, products/completed operations to be maintained for minimum of two (2) years following project completion, explosion, collapse, underground hazards, defense and contractual liability. General Contractor and all subcontractors of every tier will specifically name STRIDE Academy and others as may be required by STRIDE Academy as Additional Insured using ISO CG2010 0413 and CG2037 0413. Additional Insured status will be on a primary, non-contributory basis for any liability arising directly or indirectly from the work, including the two year completed operations periods. Coverage will include a Waiver of Subrogation as required below.

Contractors must provide copies of this endorsement with the certificate of insurance required below. Contractors must ensure that subcontractors maintain this endorsement on their policies.

Subcontractors performing work for General Contractor must maintain limits of not less than $1,000,000 per occurrence and $2,000,000 in the aggregate with the same terms herein.

3) Automobile Liability (Primary and Umbrella)

When any motor vehicles (owned, non-owned and hired) are used in connection with work to be performed, the General Contractor must provide Automobile Liability Insurance, with limits of not less than $1,000,000 per occurrence and $2,000,000 in the aggregate for bodily injury and property damage. STRIDE Academy and others as may be required by STRIDE Academy are to be named as Additional Insured on a primary, non- contributory basis.

Subcontractors performing work for General Contractor must maintain limits of no less than $1,000,000 per occurrence and $2,000,000 in the aggregate with the same terms herein.

4) Contractors Pollution Liability

Contractors Pollution coverage is required with limits of not less than $1,000,000 per occurrence and $2,000,000 in the aggregate for any portion of the services, which may entail, exposure to any pollutants, whether in the course of sampling, remedial work or any other activity under this contract. The General Contractor pollution liability policy will provide coverage for sums that the insured become legally obligated to pay as loss as a result of claims for bodily injury, property damage and/or clean-up costs caused by any pollution incident arising out of the Work including remediation operations, transportation of pollutants, owned and non-owned disposal sites and any and all other activities of General Contractor and its subcontractors. Pollution incidents will include, but not be limited to, the discharge, dispersal, release or escape of any solid, liquid, gaseous or thermal irritant or contaminant, including but not limited smoke, vapors, soot, fumes, acids, alkalis, toxic chemicals, medical waste, waste materials, lead, asbestos, silica, hydrocarbons and microbial matter, including fungi, bacterial or viral matter which reproduces through release of spores or the splitting of cells or other means, including but not limited to, mold, mildew and viruses, whether or not such microbial matter is living.

The policy will be maintained for a period of three years after final completion and include completed operations coverage. The policy will include STRIDE Academy and others as may be required by STRIDE Academy, as Additional Insured. These entities must be specifically named and endorsed on the policy. Additional Insured coverage must be on a primary and non-contributory basis for on-going and completed operations. Coverage will include a waiver of subrogation as required below.

Subcontractors performing work for General Contractor must maintain limits of not less than $1,000,000 per occurrence and $2,000,000 in the aggregate with the same terms herein.

5) Professional Liability

When General Contractor performs work in connection with the Agreement, Professional Liability Insurance must be maintained with limits of not less than $1,000,000 covering acts, errors, or omissions. The policy will include coverage for wrongful acts, including but not limited to errors, acts or omissions, in the rendering or failure to render professional services resulting in a pollution incident. When policies are renewed or replaced, the policy retroactive date must coincide with, or precede the, start of work on the Agreement. Coverage must be maintained for two years after substantial completion. A claims-made policy, which is not renewed or replaced, must have an extended reporting period of two (2) years.

Subcontractors performing professional work for General Contractor must maintain limits of not less than $1,000,000 per occurrence and $2,000,000 in the aggregate with the same terms herein.

6) Builders Risk

General Contractor must provide All Risk Builders Risk Insurance or Installation Floater on a replacement cost basis including but not limited to all labor, materials, supplies, equipment, machinery and fixtures that are or will be permanent part of the facility. Coverage must be on an All Risk or Cause of Loss, Special Form basis including, but not limited to, the following: right to partial or complete occupancy, collapse; water damage including overflow, leakage, sewer backup, or seepage; resulting damage from faulty or defective workmanship or materials; resulting damage from error or omission in design, plans or specifications; debris removal; Ordinance and Law and include damage to, false work, fences, temporary structures and equipment stored off site or in transit. The policy will allow for partial or complete occupancy and include damage to existing property at the site with a sublimit of $1,000,000.

STRIDE Academy will be Named Insured on the policy. Coverage must be for the full completed value of the work and must remain in place until at least Substantial Completion and may only be cancelled with the written permission of STRIDE Academy, even if the Project has been put to its intended use.

The General Contractor is responsible for all loss or damage to personal property including but not limited to materials, equipment, tools, scaffolding and supplies owned, rented, or used by General Contractor.

7) ADDITIONAL REQUIREMENTS

General Contractor must furnish STRIDE Academy original Certificates of Insurance, or such similar evidence, to be in force on the date of this Contract, and Renewal Certificates of Insurance, or such similar evidence, if any insurance policy has an expiration or renewal date occurring during the term of this Contract. Copies of any endorsements or policy language providing Additional Insured or Named Insured status to the entities required above must accompany the Certificate of Insurance upon submission. The General Contractor must submit evidence of insurance to STRIDE Academy prior to Contract award. The receipt of any certificate does not constitute agreement by STRIDE Academy that the insurance requirements in the Contract have been fully met or that the insurance policies indicated on the certificate are in compliance with all Contract requirements. The failure of STRIDE Academy to obtain certificates or other insurance evidence from General Contractor is not a waiver by the STRIDE Academy of any requirements for the General Contractor to obtain and maintain the specified insurance. The General Contractor will advise all insurers of the Contract provisions regarding insurance. Non-conforming insurance does not relieve General Contractor of the obligation to provide insurance as specified in this contract. Non- fulfillment of the insurance conditions may constitute a breach of the Contract, and STRIDE Academy retains the right to stop work until proper evidence of insurance is provided, or the Contract may be terminated.

The insurance must provide for 30 days prior written notice to be given to STRIDE Academy in the event coverage is substantially changed, canceled, or non-renewed. STRIDE Academy reserves the right to obtain copies of insurance policies and records. Any deductibles or self-insured retentions on referenced insurance must be borne by General Contractor. All self-insurance, retentions and/or deductibles must conform to these requirements.

The General Contractor waives and agrees to cause all their insurers to waive their rights of subrogation against STRIDE Academy, their respective Board members, employees, elected officials, officers, or representatives.

The insurance coverage and limits furnished by General Contractor in no way limit the General Contractor's liabilities and responsibilities specified within the Contract or by law.

Any insurance or self-insurance programs maintained by STRIDE Academy will not contribute with insurance provided by the General Contractor under the Contract.

The required insurance to be carried is not limited by any limitations expressed in the indemnification language in this Contract or any limitation placed on the indemnity in this Contract given as a matter of law.

If General Contractor is a joint venture or limited liability company, the insurance policies must name the joint venture or limited liability company as a Named Insured.

The General Contractor must require all subcontractors to provide the insurance required herein, or General Contractor may provide the insurance for subcontractors. All subcontractors are subject to the same insurance requirements of General Contractor unless otherwise specified in this Contract.

If General Contractor or subcontractor desires additional coverage, the party desiring the additional coverage is responsible for the acquisition and cost. General Contractor must submit the following at the time of award:

1. Standard ACORD form Certificate of Insurance issued to STRIDE Academy as Certificate Holder including:
    a. All required entities as Additional Insured
    b. Evidence of waivers of subrogation
    c. Evidence of primary and non-contributory status

Attachment A

Stride Academy Summer 2027 Interior Renovation Scope of Work

General contractor to provide lump sum pricing for all scopes of work as outlined below and as illustrated on schematic design drawings dated 4/15/2026. All responding contractors to review site conditions and review site logistics with representatives from Ten Square Development and Stride Charter School prior to commencement of any work onsite.

Level 1 – Multi Fixture Restrooms

Contractor to remove 2 existing toilets from boys restroom and 3 toilets from girls restroom, dispose of fixtures. Utilize existing sanitary and water connections, provide all material and labor costs to furnish and install 5 new fixtures as illustrated. Contractor to be responsible for demounting / remounting toilet stall dividers as required. No work is expected at the floor or walls adjacent to these work areas. Contractor to provide patch / repair allowance as required for any disturbances incurred.

Contractor to provide 2 foot wash stations. Foot wash stations will require plumbing tempered water, sanitary connections, and venting. Flooring removals and wall demolition as required to achieve work as required. Contractor to patch repair adjacent finishes with like materials. Contractor to furnish and install 10 lineal feet of 48” height ceramic tile wainscot at walls adjacent to foot wash stations.

Level 1 – Nurse Office

Contractor to provide price to demolish, and infill existing corridor door. Infill to be metal stud with sound batt insulation and 5/8” gypsum board each side. Float and finish infill to match adjacent finishes provide new wall paint to match existing.

Contractor to cut new passage opening into east wall of Nurse Office. Masonry will require new bond beam. R.O. of new opening to be 3’4”x7’4”. Contractor to provide furring and gypsum board at head and jambs. Furnish and install corner guards full height at all outside corners. Contractor to provide color match VCT flooring at new opening to match existing nurse office.

Contractor to provide 14’-8” +/- linear feet of P-lam countertop and base cabinets. Countertop to be provided back and side splashes installed 34” A.F.F. Base cabinets to be P-lam with 4” wire pulls provide 7 base sections at 2’ with single drawer and two door with

adjustable shelves, filler to be provided at east and west ends. Upper cabinets to be P-lam with adjustable shelves. Upper cabinets to be 2' standard uppers with wire pull handles.

Level 1 – New Mezzanine

Contractor to provide removals / temporary support of all ceilings, electrical, and mechanical as required to facilitate placement of new structural members required to support mezzanine. Main level rooms impacted by mezzanine construction scope to be provided all required gypsum wall board removals and reinstallations / finishing upon completion of structural framing.

Contractor to furnish and install all labor and materials for new mezzanine. Mezzanine construction to be assumed to be engineered metal joist framing joist framing to be 16"o.c. 2 layers ¾" plywood floor sheathing, install 1-1/2" gypcrete. Full depth of joist bays to be filled with insulation. Underside of floor ceiling assembly to be fire taped.

Contractor to construct all level 2 rooms as indicated on drawings.

Level 1 – Gender Neutral Bathrooms

Contractor to provide all required demolition required to achieve scope of work. Temporary enclosures, temporary support of MEP systems, slab removals, roof penetrations, and shoring are all anticipated work scopes associated with this work. Contractor to provide new HM 6'-0"x7'-0" pair of doors at west wall, Masonry HM Frame. Pair of doors to be provided hardware to match existing gym entry doors and keyed similar. Contractor to patch / level all concrete floors in this area to accept ceramic tile and or sealed concrete finishes as noted.

Contractor to construct 6 individual toilet or toilet/shower rooms as illustrated. All rooms will be required to be provided 3'-0"x7'-0" HM doors and frames. Door hardware to provide closer to 10deg of openness, privacy indicator, and gasketing. Rooms will be required to be provided exhaust, light, and occupancy sensor. Individual bathrooms to be provided light gauge metal wall framing with 5/8" gypsum board to 6" above hard lids.

Contractor to provide two foot-wash stations locations as indicated. Each station to be provided tempered water, waste and vent piping. Contractor to furnish and install 10 lineal feet of 48" a.f.f. tile wainscot at walls adjacent to each foot wash station.

Attachment B

OUTLINE SPECIFICATION FOR STRIDE ACADEMY SUMMER 2027 RENOVATIONS St. Cloud, Minnesota

PROJECT SUMMARY – Subject to Change

Construction/renovations to an existing charter school facility in St. Cloud, MN. Work will include construction and modifications to Restrooms, Nurse's Office, New Mezzanine. Work to be included but is not limited to is as follows: Demolition, Concrete, Masonry, Steel (Metals), Carpentry-Woods-Plastics, and Composites, Thermal and Moisture Protection, Openings, Finishes, Specialties, Mechanical, Electrical and Plumbing, etc.. Design concepts to patch and match existing facility schemes, systems, and programs.

DIVISION 00 – PROCUREMENT AND CONTRACTING REQUIREMENTS

*TBD

00 01 01 - Project Manual Title and Registration Sheet
00 01 10 - Table of Contents
00 01 15 – Schedule of Drawings
00 11 13 – Advertisement for Bids
00 21 13 – Instructions to Bidders
00 22 13 – Supplementary Instructions to Bidders
00 31 00 – Available Project Information
00 40 00 – Bid Form Instructions
00 41 00 – Bid Form
00 72 00 - General Conditions
00 73 00 - Supplementary Conditions

DIVISION 01 – GENERAL REQUIREMENTS

*TBD
01 10 00 – Summary
01 20 00 – Price and Payment Procedures
01 30 00 – Administrative Requirements
01 40 00 - Quality Requirements
01 50 00 - Temporary Facilities and Controls
01 60 00 - Product Requirements
01 70 00 – Execution and Closeout Requirements
01 78 00 – Closeout Submittals
**Requirements to meet local codes.*

TECHNICAL SECTIONS – Subject to Change

DIVISION 02 – EXISTING CONDITIONS

02 41 00 DEMOLITION

Building demolition excluding removal of hazardous materials and toxic substances.

Perform demolition as required by the construction sequence.
Remove other items indicated, for salvage, relocation, and recycling.
Comply with applicable codes and regulations for demolition operations and safety of adjacent structures and the public.
Obtain required permits.
Take precautions to prevent catastrophic or uncontrolled collapse of structures to be removed; do not allow worker or public access within range of potential collapse of unstable structures.
Provide, erect, and maintain temporary barriers and security devices.
Use physical barriers to prevent access to areas that could be hazardous to workers or the public.
Conduct operations to minimize effects on and interference with adjacent structures and occupants.
Do not close or obstruct roadways or sidewalks without permit.
Conduct operations to minimize obstruction of public and private entrances and exits; do not obstruct required exits at any time; protect persons using entrances and exits from removal operations.

*Removal of hazardous materials by others as applicable.

DIVISION 03 - CONCRETE

03 10 00 CONCRETE FORMING AND ACCESSORIES

Formwork for footings, foundations and slabs.

03 20 00 CONCRETE REINFORCING

Deformed steel bars conforming to ASTM A615, Grade 60, Type A.

03 30 00 CAST-IN-PLACE CONCRETE

Cement: ASTM C 150, Type I - Normal Portland type.
Fine and Coarse Aggregates: ASTM C 33.
Water: Clean and not detrimental to concrete.
Chemical Admixtures: ASTM C 494/C 494M, Type A - Water Reducing.

Air Entrainment Admixture: ASTM C 260 to produce Air Entrainment of between 5% & 7%.
Sealer/Densifier: Sodium Silicate Concrete Compound, liquid type. Sonneborn - Kure-N-Hard or equal. Self-leveling cast fluid; Gypcrete or other to accommodate new flooring areas.
Mix Design(s) as applicable:

Footings - 1" aggregate, 4000 psi non-air entrained.
Foundations – 1" aggregate, 4000 psi non-air entrained.
Slabs on Grade - 1" aggregate, 4000 psi non-air entrained.
Slab Finish: Steel Trowel.

Below Slab Vapor Retarder: Class A vapor retarder consisting of 15 mil, cross laminated polyethylene sheets, below new slabs on grade.

DIVISION 04 - MASONRY

04 20 00 MASONRY

Concrete Block: Load-Bearing and Non-Load Bearing Units: ASTM C 90, normal weight, 2,500 psi. Face of the masonry unit of uniform color, exposure and texture matching the approved sample. Shall conform to ASTM C744, block shall be modular sized. Match existing systems.
Other CMU info:

a. Hollow block, as indicated.
b. Type I - Moisture-controlled; normal weight.

To match existing systems.
Grout for Masonry: ASTM C476 Standard Specification for grout.
Color and texture to match Architect's sample.
Color and texture: TBD
Nominal size: As indicated on drawings.
Special shapes: Molded units as required by conditions indicated, unless standard units can be sawn to produce equivalent effect.
Bond: Running.
Coursing: Three units and three mortar joints to equal 8 inches or as to match existing.
Mortar Joints: Concave. Use standard practices for reinforcement.
Standard reinforcement, flashings, control/expansion joints and anchorages as applicable.
Insulation where required/applicable or as shown on drawings.
Whether or not specifically indicated, install masonry flashing to divert water to exterior at all locations where downward flow of water will be interrupted. Inclusions: All associated standard accessories (i.e. joint fillers, flashings, diverters,
reinforcement, building paper, cleaners, etc.)

DIVISION 05 – METALS

05 12 00 STRUCTURAL STEEL FRAMING

Structural steel framing members, support members.
Steel Angles and Plates: ASTM A36/A36M.
Steel W Shapes and Tees: ASTM A992/A992M.
Rolled Steel Structural Shapes: ASTM A992/A992M.
Cold-Formed Structural Tubing: ASTM A500, Grade B.
Steel Plate: ASTM A514/A514M.
Pipe: ASTM A53/A53M, Grade B, Finish black.
High-Strength Structural Bolts, Nuts, and Washers: ASTM A325 (ASTM A325M), Type 1, medium carbon, galvanized.
Unheaded Anchor Rods: ASTM F1554, Grade 36, plain, with matching ASTM A563 or A563M nuts and ASTM F436 Type 1 washers.
Welding Materials: AWS D1.1; type required for materials being welded.
Grout: Non-shrink, non-metallic aggregate type, complying with ASTM C 1107 and capable of

developing a minimum compressive strength of 7,000 psi at 28 days.

05 21 00 STEEL JOIST FRAMING

Open web steel joists, with bridging, attached seats and anchors.
Supplementary framing for roof openings greater than 18 inches.
Open Web Joists: SJI Type K Joists: Mezzanine work.
Provide bottom chord extensions as indicated.
End bearing of 5 inches on steel supports.
End bearing of 4 inches (100 mm) on masonry supports.
Finish: Shop primed.
Anchor Bolts, Nuts and Washers: ASTM A 307, plain.
Structural Steel For Supplementary Framing and Joist Leg Extensions: ASTM A 36/A 36M.
Welding Materials: AWS D1.1; type required for materials being welded.
Shop and Touch-Up Primer: SSPC-Paint 25, zinc oxide, complying with VOC limitations of authorities having jurisdiction.

05 31 00 STEEL DECKING

Metal Form Deck.
All Deck Types: Select and design metal deck in accordance with SDI Design Manual.
Calculate to structural working stress design and structural properties specified.
Maximum Vertical Deflection of Floor Deck: 1/360 of span.
Metal Form Deck: Corrugated sheet steel:

1. Galvanized Steel Sheet: ASTM A653/A653M, Structural Steel (SS) Grade 33/230, with G90/Z275 galvanized coating.
2. Provide form deck of size, gauge, depth and profile as shown and noted on drawings.

05 40 00 COLD FORMED METAL FRAMING

Studs and Track: ASTM A653/653M-07: Studs formed to channel shape with punched web; U-shaped track in matching nominal width and compatible height. All tracks shall be 18 gauge minimum with a minimum yield stress Fy of 33 KSI. Gage and depth: As indicated on the drawings. Galvanized in accordance with ASTM A653/A 653M G60/Z180 coating.
Framing Connectors: Factory-made formed steel sheet, ASTM A1003/1003M SS Grade 50, with G90/Z275 hot dipped galvanized coating and factor y punched holes. Structural Performance: Maintain load and movement capacity required by applicable code, when evaluated in accordance with AISI North American Specification for the Design of Cold Formed Steel Structural Members; minimum 16 gage 0.0677 inch thickness.
Gypsum Sheathing: Fiberglass faced gypsum board – Georgia Pacific - Dens Glass Gold or equal. Sure Board Sheathing: 22 gage galvanized sheet steel laminated to gypsum panel –Cemco Sure Board..

05 50 00 METAL FABRICATIONS

Ledge Angles, Shelf Angles, Channels, and Plates Not Attached to Structural Framing.
Steel Lintels as applicable, handrails.
Any, and all as required for construction sequence. See drawings.

DIVISION 06 – WOOD, PLASTICS, AND COMPOSITES

06 10 00 ROUGH CARPENTRY

Framing, Blocking, Nailers, Grounds, and Furring:
Dimensional Lumber as needed (2x4 and 2x6):
Species: Spruce, Pine, Fir.
Grade: No. 2 or better, with minimum design values as shown on drawings.
Dimensional Lumber as needed (2x8, 2x10, 2x12):
Species: Douglas Fir or Southern Yellow Pine
Grade: No. 2, with minimum design values as shown on drawings.

Plywood Wall and Roof Sheathing as needed: PS 1, Grade C-D, Exposure I, and thickness as shown on drawings. At the Contractors option Oriented Strand Board of similar thickness and rating as the plywood sheathing may be used in lieu for plywood sheathing.
Air and moisture resistant - Structural 1 wood sheathing, insulated, water-resistive barrier, air barrier panels. Coordinate with section 05 40 00.
Miscellaneous Framing, Blocking, Nailers, Grounds, and Furring:
Lumber: S4S, No. 2 or Standard Grade.
Boards: Standard or No. 3.
Fasteners and Anchors:
Metal and Finish: Hot-dipped galvanized steel per ASTM A 153/A 153M for high humidity and preservative-treated wood locations, unfinished steel elsewhere.
Treated Lumber and Plywood as applicable for building requirements: Comply with requirements of AWPA U1 - Use Category System for wood treatments determined by use categories, expected service conditions, and specific applications.

06 17 53 SHOP-FABRICATED WOOD TRUSSES

Designed and fabricated in accordance with TPI 1 and TPI DSB-89 to achieve structural requirements indicated.
Connectors: Steel plate. Include hurricane ties for top plate at all roof framing members.

Lumber:

1. Grade: RIS (GR), Standard Grade.
2. Moisture Content: Between 7 and 9 percent.
3. Lumber fabricated from old growth timber is not permitted.

Lumber Grading Rules: WWPA G-5.

Steel Connectors: Hot-dipped galvanized steel sheet, ASTM A653/A653M Structural Steel (SS) Grade 33/230, with G185/Z550 coating; die stamped with integral teeth; thickness as indicated.

Truss Bridging: Type, size and spacing recommended by truss manufacturer.

Wood Blocking and Framing for Openings: Softwood lumber, S/P/F species, construction grade, 19 percent maximum and 7 percent minimum moisture content.

Fasteners: Electrogalvanized steel, type to suit application.

06 20 00 FINISH CARPENTRY

Quality Grade: Unless otherwise indicated provide products of quality specified by AWI/AWMAC/WI (AWS) for Premium Grade.
Adhesives, hardware, fillers, shim/blockings, etc: Standard practice.

06 41 00 ARCHITECTURAL WOOD CASEWORK

Plastic laminate faced casework conforming to AWI Section 10, Custom Grade, flush overlay design, standard edge banding as applicable for tops and casework. Plastic laminate surfacing for countertops. Associated accessories, etc.
Standard custom flush overlay spec; anti-bacterial types.
1mm PVC edgebanding on door and drawer edges
Concealed hinges & Standard wire pulls.

DIVISION 07 – THERMAL AND MOISTURE PROTECTION

07 21 00 THERMAL INSULATION

Rigid Insulation: Extruded Polystyrene Board
Insulation: ASTM C 578, Type IV; extruded polystyrene board with natural skin surfaces, R-value 5 per inch.
Wall Insulation System: Dow Thermax Polyisocyanurate on the exterior side.
Batt Insulation: As needed.

Accessories as required, see drawings.
Utilize local energy code requirements by AHJ.

07 62 00 SHEET METAL FLASHING AND TRIM

Pre-Finished Galvanized Steel: ASTM A 653/A 653M, with G90/Z275 zinc coating; minimum 24 gauge thick base metal, shop pre-coated with Kynar 500 coating , color as selected. Install coping and other sheet metal items in accordance with SMACNA Architectural Sheet Metal Manual. Included gutters and downspouts with applicable precast splash blocks as required.

07 84 00 FIRESTOPPING

Firestopping of all joints and penetrations in fire-resistance rated and smoke-resistant assemblies, whether indicated on drawings or not, and other openings indicated.
Firestopping: Any material meeting requirements. Basis of design shall be HILTI systems.

1. Fire Ratings: Use any system listed by UL or tested in accordance with ASTM E814 that has F Rating equal to fire rating of penetrated assembly and minimum T Rating Equal to F Rating and that meets all other specified requirements.

07 90 05 JOINT SEALERS

Caulking: One part urethane caulking, color as selected by Architect. Provide horizontal grade for floors and sidewalks and vertical grade for walls and ceilings. Use urethane caulking for all caulking conditions except plumbing fixtures, counter tops and other sanitary situations which shall use Silicone - Sanitary White.

DIVISION 08 - OPENINGS

08 11 13 HOLLOW METAL DOORS AND FRAMES

Welded steel door frames, 16 gauge interior and 14 gauge exterior, prepared as per the Steel Door Institute for all applied hardware. Factory prime coated. NFR
Exterior Doors, 16 gauge exterior and 18 interior face sheets with an expanded polystyrene insulation core. NFR
Select doors with lights as applicable; see section 08 80 00 for required glazing.

08 14 16 FLUSH WOOD DOORS

5 ply wood veneer doors with a particle board core. Wood veneer species to match architect selection. Non-Fire Rated; NFR.
Wood species: TBD, stain color; architect to verify. Match existing.

08 71 00 DOOR HARDWARE

ANSI/ICC A117.1, American National Standard for Accessible and Usable Buildings and Facilities. Finish to be standard chrome brushed finish.
All Hardware on Doors: Listed and classified by UL as suitable for the purpose specified and indicated. Design intent is to match that of existing conditions/systems.
Locksets to be lever handle, Grade I cylindrical locks.
Electronic Hardware will be included.
Actuators for door operators and push button handicap fixtures will be included.
Match existing systems/programs.

08 80 00 GLAZING

Interior glazing shall be ¼ inch tempered single glaze glass or float glass for interior doors and frames and Tempered 1 inch Low-E insulating glass for exterior doors and frames.
Fire glazing where applicable. See drawings for schedule. Include proper energy code compliance.

DIVISION 09 – FINISHES – TO MATCH

09 21 16 GYPSUM BOARD ASSEMBLIES

Gypsum Board to be 5/8 inch, or as shown on drawings Type X, impact resistant. Joint compound to be premixed joint compound. Provide corner beads for all outside corners and casing bead (type that requires joint compound finish) where gypsum board abuts another material. Include acoustic insulation and sealant in conjunction with other accessories of fasteners, joint materials, etc.

Non-Loadbearing Framing System Components: ASTM C 645 -07; galvanized sheet steel, of size and properties necessary to comply with ASTM C 754 for the spacing indicated, with maximum deflection of wall framing of L/240 at 5 psf (240 Pa). Studs shall be a minimum of 20 gauge, size, configuration and locations as noted on drawings.

09 30 00 TILING

Tile (Floor and Wall): TBD.
Non-Ceramic Trim; Schluter Metal Trim: Wall tile, floor transitions.
Setting materials standard Latex-Portland Cement.
Grouts: ANSI A118.6 Standard.
Backing board as required – Cementitious for non-wet and glass mat for wet.
Schedule: TBD

09 51 00 ACOUSTICAL CEILINGS

Acoustical Units - General: ASTM E1264, Class A. 24”x24” Tiles or as shown on drawings.
Acoustical Panels: Painted mineral fiber, White.
Standard grid to match with associated accessories.
Include acoustical linear wood ceilings system.
Schedule: TBD

09 65 00 RESILIENT FLOORING

Comply with ASTM F 1066. TBD with associated accessories.
LVT/VCT: TBD
Linoleum SHT: TBD
Rubber: TBD
Resilient Base: ASTM F 1861, Type TV, vinyl, thermoplastic; top set Style B, Cove.
Final Schedule: TBD

09 68 13 TILE CARPETING

Carpet Tile: Tufted, manufactured in one color dye lot. 24”x24”, Match existing.
Associated accessories include but not limited to: Sub floor filler, edge strips, adhesives, etc.
CRI (CIS) - Carpet Installation Standard; Carpet and Rug Institute; latest edition.
Include “walk-off” mat types at areas shown on drawings.
Schedule: TBD

09 72 00 WALL COVERINGS

Vinyl wall covering shall be Type II fabric: MDC - Twin Cities in Stock. Final selections.
Preliminary Schedule: Match existing, TBD

09 90 00 PAINTING AND COATINGS

Low VOC water based latex paints.
Contractor shall allow for up to 15 colors to be used throughout the project
Accent colors will be used on various wall surfaces, locations to be determined
Semi-gloss finish for HM frames & ferrous metals
Eggshell finish for walls
Flat finish for ceilings/soffits
Design intent is to match that of existing systems/conditions.

DIVISION 10 - SPECIALTIES

10 14 23 INTERIOR SIGNAGE

Interior signage of the following types: Match existing programs/systems.
1. ADA compliant interior signage, without borders.
2. Word and picture signs.

Restroom Signs:

One-piece unframed rigid vinyl construction
Contrasting partial inlay raised ADA compliant tactile lettering, permanently affixed to the backplate.
Include ADA compliant pictograms
Size: 8" x 8"
Grade II ADA compliant Braille

Door Signs:

One-piece unframed rigid vinyl construction
Custom Printed Logo

10 21 13.19 TOILET COMPARTMENTS

Demounting and installing existing toilet compartments.

10 26 01 CORNER GUARDS

Manufacturer: CS Acrovyn / In Pro Corporation Corner guards.
Corner Guards: Vinyl types, standard. As shown on drawings.
Manufacturers approved adhesive and/or fastener.
Inpro Corner Guards.
Color: To be reviewed and approved by the Architect

10 28 00 TOILET ACCESSORIES

Toilet accessories fabricated from Type 304 stainless steel with a satin finish. Furnish Grab Bars, mirrors, soap dispensers, paper towel dispensers, toilet paper dispensers' sanitary napkin disposal, combination mob/broom handle/holder. Final schedule: TBD

10 44 00 FIRE PROTECTION SPECIALTIES

Fire extinguishers, 10 lb., Class ABC, in a metal cabinet with a glass door. Select FE & FECs. Include knox box; semi-recessed type.

DIVISION 21 – FIRE SUPPRESSION

Mechanical Consultant/Engineer TBD

DIVISION 22 – PLUMBING

Mechanical Consultant/Engineer TBD

DIVISION 23 – HVAC

Mechanical Consultant/Engineer TBD

DIVISION 26 – ELECTRICAL

Electrical Consultant/Engineer TBD

DIVISION 27 – COMMUNICATIONS

Electrical Consultant/Engineer TBD
AV – Engineering – Consultant/Engineer TBD

DIVISION 31 – EARTHWORK

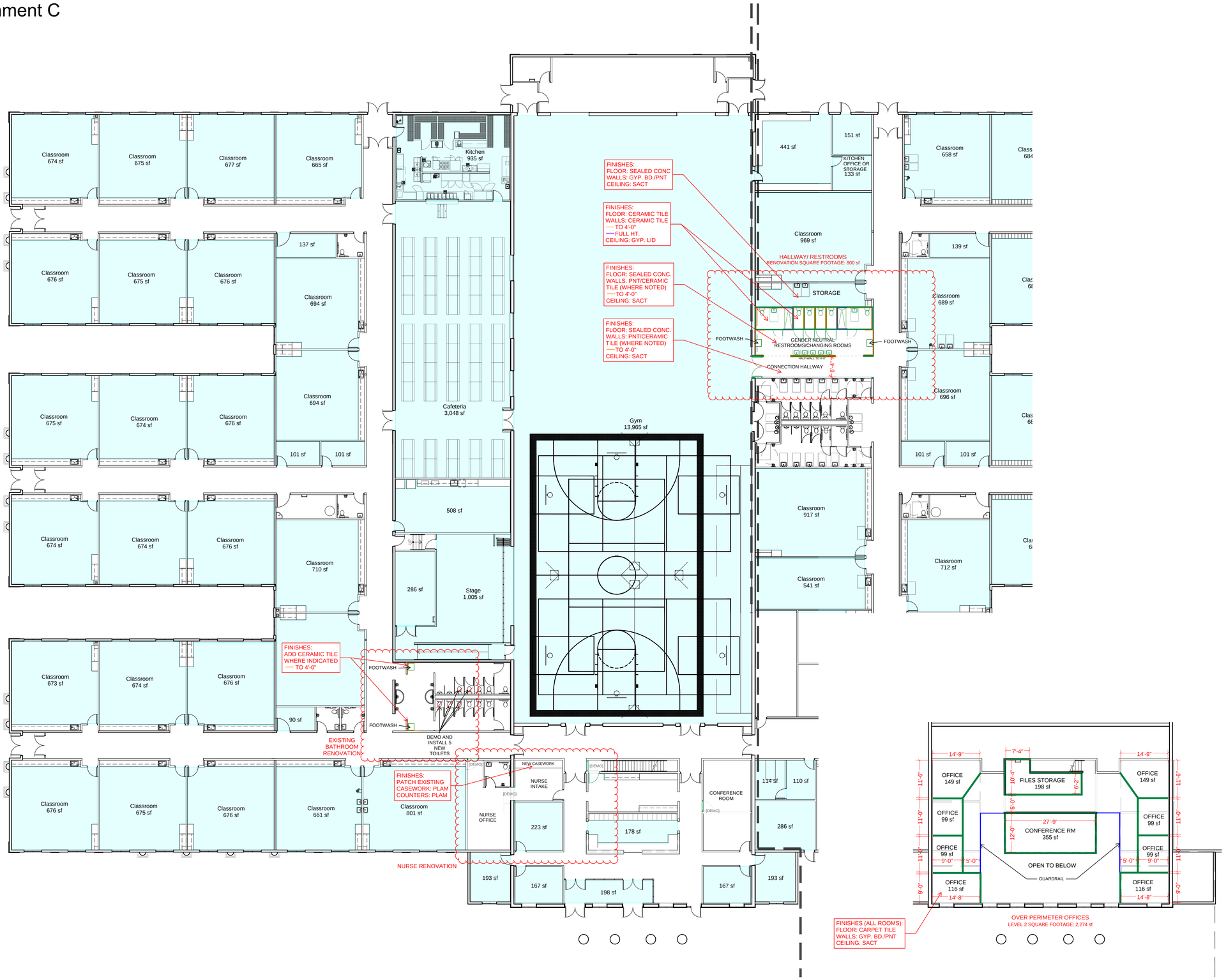
31 22 00 GRADING
For Building as required for construction sequence.

31 23 16 EXCAVATION
For Building as required for construction sequence.

31 23 23 FILL
For Building as required for construction sequence.

END OF OUTLINE SPECIFICATION

Attachment C



dsgw ARCHITECTURE enriching communities

STRIDE ACADEMY
04/15/2026

ARCHITECTS
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.
Print Name: Trent J. Kool
Signature:
Date: 06-22-2015 License # 50741

NO.	REVISIONS	DATE

NO.	REVISIONS	DATE

BRS ARCHITECTS
1010 S. ALLANTE PL.
SUITE 100
BOISE, IDAHO 83709
(208) 336-8370
FAX (208) 336-8380

PROPOSED DEVELOPMENT FOR:
ATHLOS ACADEMY
ST. CLOUD
K THRU 8 CHARTER SCHOOL
T.B.D. 33RD ST. S, ST. CLOUD, MN 56301

SHEET TITLE

KEY PLAN

DRAWN	
DATE	06/22/2015
CHECKED	
JOB NO.	15021
SHEET	

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Attachment D

Jobs Report and Worksheet for State Funded Projects

Minnesota Department of Education

(for contractors, engineering, architectural and other professional firms)

Pursuant to M.S. Sec. 16A.633, subd. 4, which was added during the 2012 legislative session, MDE is required to report the number of jobs created or retained during construction by Project. To enable MDE to comply with M.S. Sec. 16A.633 subd. 4, the grantee must submit job reports for the Project through Project completion. Each report must contain answers to all questions:

Please answer questions 1-9 below, and complete the table if the box for question #8 in the jobs section is not marked. Complete one report and worksheet per Project.

1. Name of Person Completing This Form _____ **Phone #** _____

2. Project Name _____

3. County Your Project is Located _____
If more than 1 county, primary county

4. Prime Construction Contractor Name _____ **Contractor Phone #** _____
If pre-design or design grant - leave prime contractor and subcontractor lines blank
Number of Subcontractors _____
Number of Administrative Firms (Engineering, Architectural, Professional, etc.) _____

5. Project Start Date (mm/dd/year) _____
When actual construction began, or if a pre-design or design grant, when that work began

6. Project Completion Date (mm/dd/year) _____

7. MDE GMS Number (can be found on last page of grant agreement) _____

Pay Ranges Without Fringe	
Range 1	less than $10.00 per hour
Range 2	$10.01 - $15
Range 3	$15.01 - $20
Range 4	$20.01 - $25
Range 5	$25.01 - $30
Range 6	$30.01 - $35
Range 7	$35.01 - $40
Range 8	over $40

Jobs Section

Instructions: Complete table below for all entities (General, Subs and Administrative Firms) listed in Question #4 above.
Do not enter data into any colored cell as they contain calculations or samples. NOTE: A small figure for FTE's would be normal for this report.

If grant was for construction purposes, report job activity beginning when construction began to end. If the grant was for pre-design or design purposes, report jobs for when the corresponding work began and ended.

*** A created job is defined as a job that did not exist prior to this project, or an unfilled position that was filled because of the project .**
A retained job is defined as a job that existed at a specific wage level prior to the project, but would have been lost but for the project.

8. If neither definition for retained or created jobs applies to any jobs with entities listed in Question #4 above, mark an X in this box: ☐

Note: If box for Question #8 contains an X, no action is needed in the table below.

Job Calculator and Report Form

Contractor or Firm Name: Enter Data For All Contractors and Firms Counted and Reported in Question #4.	Job Category (Engineering, Construction, Professional or Other)	Total Combined Worker Hours For Selected Job Category On this Project	FTE's before pro-rata	Percentage of MDE funds in project	*Jobs Created or Retained (see definitions above)	Hourly Pay Range # From Gray Table Above	FTEs for the Project
EXAMPLE: Joe's Contracting	Construction	1500	0.72	50%	Retained	4	0.36
EXAMPLE: Minnesota Engineering	Engineering	450	0.22	50%	Retained	8	0.11
			0.00				0.00
			0.00				0.00
			0.00				0.00
			0.00				0.00
			0.00				0.00
			0.00				0.00
			0.00				0.00

9. If the contractor or subcontractor appears on the Minnesota Department of Administration Targeted Group (TG), Economically Disadvantaged (ED) and Veteran-Owned (VO) List found at: http://www.mmd.admin.state.mn.us/process/search/index.asp
(Copy and paste the above link into your browser)
Please list the name(s) in the box below.

Contractor or Firm Name (identify if TG, ED, or VO)

ATTACHMENT F
The Bidder's Fee Proposal is as follows:

A. The General Contractor's Preconstruction Phase Fee is: $_____and the bidder acknowledges that the Preconstruction Fee_____(will or will not) be waived upon award of the GMP.

B. The General Contractor's Fee for construction phase services is_____% of the Cost of Work.

C. The method of adjustment of the General Contractor's Fee for changes in the Work is_____% on changes in the Work beyond the first $_____.

D. The limitations, if any, on a Subcontractor's overhead and profit for increases in the cost of its portion of the Work are_%.

E. If the actual Cost of the Work (excluding Allowances, of which 100% of the un-used value shall be credit to the Owner) plus the General Contractor's Fee, is less than the Guaranteed Maximum Price ("Savings"), then_____% of all such Savings will be kept by the Owner and_____% of such savings will be paid to the General Contractor as part of its Final Payment.

F. The total estimated cost of the General Contractor's general conditions $_____

This budget is set forth under the assumption that the construction duration is_____weeks. The estimated daily total general conditions is $_____per day.

ATTACHMENT G

ESTIMATED BUDGET BASED ON DRAWINGS AND SPECIFICATIONS TO DATE:

Division 1 General Conditions	_____
Division 2 Sitework/Landscape	_____
Division 3 Concrete	_____
Division 4 Masonry	_____
Division 5 Metals	_____
Division 6 Wood and Plastics	_____
Division 7 Thermal & Moisture	_____
Division 8 Doors and Windows	_____
Division 9 Finishes	_____
Division 10 Specialties	_____
Division 11 Equipment	_____
Division 12 Furnishings	_____
Division 13 Special Construction	_____
Division 14 Conveying Systems	_____
Division 15 Mechanical	_____
Division 16 Electrical	_____
Subtotal	_____
Building Permit	_____
Bonding	_____
Insurance	_____
Construction Contingency	_____
OH & Profit	_____
Estimated Total	_____