

# RFP: For General Contractor Services **STRIDE Academy Athletic Field**



## Rochon Corporation

28 2nd Street NW, Suite 200

Osseo, MN 55369

Office: 763.559.9393

Fax: 763.559.8101



# COVER LETTER



**PROJECT**

STRIDE Academy Athletic Field

**SUBJECT**

Request for Proposal for General Contractor Services

**DATE**

August 19, 2023

**TO**

Sean Elder  
TenSquare, LLC  
Sean@thetensquaregroup.org  
(612) 251-3139

Dear Sean Elder,

We are grateful for the opportunity to discuss the athletic field renovations for the Students and Staff of STRIDE Academy.

Rochon would serve as the General Contractor with the intent for our team to collaborate with Westwood Professional Services, TenSquare, LLC, the STRIDE Academy School Executives and the Building Committee on your athletic field project. Rochon would be involved and engaged from pre-construction all the way through completion.

Rochon Corporation has been in business since 1985. Since 2010 Rochon has been the leader in Charter School construction and renovation projects in Minnesota. To date, our firm has completed 37 Charter Schools, which adds to our total of over five million square feet of Educational projects.

Our Rochon Staff consists of 3 Senior Owners, 13 Project Managers and 18 Project Superintendents. Our support staff includes: Project Coordinators, Communications & Marketing, Finance and Payroll and an Office Assistant/Receptionist. We have structured our business as a multilevel team effectively to support each construction client and project that we take on. The anticipated timing of this project would fit our current workload very well, and we are confident our proposed team could complete this project within the proposed timeline without issue.

Please contact us with any questions or concerns so that we may answer any questions you may have.

Respectfully,

Nick Reynolds  
Rochon Corp. President  
28 2nd Street NW, Suite 200  
Osseo, MN 55369  
Phone: (763) 559.9393  
Email: nreynolds@rochoncorp.com  
Website: www.rochoncorp.com

# TABLE OF CONTENTS

## STRIDE Academy



**2.a.** Firm Profile

**2.b.** Fee Proposal

**2.c.** Evidence of Past Performance/Capacity  
of Consultants

**2.d.** Project Approach & Methodology

**2.e.** Bonding Capacity

**2.f.** Client References





## SECTION 2.A. Firm Profile

**Office Location:**

28 2nd Street NW, Suite 200  
Osseo, MN 55369

**Phone:** 763-559-9393

**Website:** [www.rochoncorp.com](http://www.rochoncorp.com)

**Year Est.:** 1985

**Staffing by discipline:**

Senior Principals [3]

Senior Project Managers [3]

Project Managers [10]

Project Coordinators [1]

Business Development Manager [2]

Office Administration [3]

Project Superintendents [18]



Prodeo Academy, completed July 2020

### ABOUT ROCHON CORPORATION

Rochon is a premier commercial construction company focusing on General Contracting and Design Build Construction. Our industry leading projects include public and private projects in the following sectors: Educational, Office, Industrial, Multi-family, Religious and Retail building markets since 1985.

Our organization is led by three Senior level Principals with integrated expertise and leadership. Support staff includes Project Managers, Assistant Project Managers, Superintendents and a superior Administrative Support team. Rochon currently has 40 full time employees and also contracts for additional Superintendents as well as with a Safety Consultant.

Rochon produces approximately \$150 million dollars in contracted work annually, with our primary focus on projects in the state of Minnesota. We are one of the largest Charter School contractors within the state of Minnesota, and we pride ourselves on our expertise in construction of specialized education centers. Approximately 70% of our annual work focuses on educational facilities. All project logistics, client experiences, and finished projects are ensured to be completed on time and at a quality level everyone can be proud of.

Rochon's mission is to consistently deliver superior customer service, uncompromising quality and a finished project that exceeds our client's expectations.



## SECTION 2.B. Fee Proposal



"JB Vang has worked with Rochon Corporation for the last 6 years on a number of large projects in the Twin Cities. We have found that their approach is owner friendly, creative, and efficient. We appreciate their attention to costs and schedule. We would not hesitate recommending them."

J. KOU VANG  
Owner-President  
JB Vang Real Estate





## SECTION 2.B.

# Fee Proposal

### ATTACHMENT C The Bidder's Fee Proposal is as follows:

- A. The General Contractor's Preconstruction Phase Fee is: \$ 0 and the bidder acknowledges that the Preconstruction Fee will be waived upon award of the GMP.
- B. The General Contractor's Fee for construction phase services is 8% of the Cost of Work.
- C. The method of adjustment of the General Contractor's Fee for changes in the Work is 8% on changes in the Work beyond the first \$ 1.00.
- D. The limitations, if any, on a Subcontractor's overhead and profit for increases in the cost of its portion of the Work are 10%.
- 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 100% of all such Savings will be kept by the Owner and 0% 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 \$25,000.

This budget is set forth under the assumption that the construction duration is 8 weeks. The estimated daily total general conditions is \$ N/A per day.



**SECTION 2.B.**  
**Fee Proposal**

**ESTIMATED BUDGET BASED ON DRAWINGS AND SPECIFICATIONS TO DATE:**

Division 1 General Conditions	<u>\$25,000</u>
Division 2 Sitework/Landscape	<u>\$61,200</u>
Division 3 Concrete	<u>CURB - SEE BELOW</u>
Division 4 Masonry	<u>N/A</u>
Division 5 Metals	<u>N/A</u>
Division 6 Wood and Plastics	<u>N/A</u>
Division 7 Thermal & Moisture	<u>N/A</u>
Division 8 Doors and Windows	<u>N/A</u>
Division 9 Finishes	<u>N/A</u>
Division 10 Specialties	<u>BY OWNER</u>
Division 11 Equipment	<u>N/A</u>
Division 12 Furnishings	<u>N/A</u>
Division 13 Special Construction	<u>N/A</u>
Division 14 Conveying Systems	<u>N/A</u>
Division 15 Mechanical	<u>N/A</u>
Division 16 Electrical	<u>BY OWNER IF REQUIRED</u>
Subtotal	<u>\$ 474,230</u>
Building Permit	<u>INCLUDED</u>
Bonding	<u>NOT INCLUDED</u>
Insurance	<u>INCLUDED</u>
Construction Contingency	<u>\$0.00</u>
OH & Profit	<u>\$37,938</u>
Estimated Total	<u>\$512,168</u>

**Include Add Alternate Estimates for the following scopes of work:**

- a. Concrete Curb around Field **Add \$44,000.00**
- b. U15 Size Turf **Add \$200,000.00 approximate**
- c. Drain Tile Under Turf **Add TBD**



## SECTION 2.C.

# Evidence of Past Performance

"For more than 30 years, Rochon has been TOLD's preferred General Contractor due to their honesty and ability to perform. Whether it be Office, Industrial, Retail or Mixed Use, Rochon has constructed high-quality projects for us time and time again."

Trent Mayberry  
Vice President  
TOLD Development Company







## SECTION 2.C.

# Evidence of Past Experience

Client Name: PACT Charter School  
 Client Contact: Josh Nyquist  
 Facilities Committee Chair  
 Client Phone: (651) 282-0163  
 Email: j.nyquist@pactcharter.org  
 Address: 7633 161st Ave.  
 Ramsey, MN 55303

**ROCHON PROJECT TEAM**  
 Steven Fox, Project Manager  
 Josh Seiler, Project Coordinator  
 Jim Dupay, Project Superintendent

### PACT Charter School Ramsey, MN

**CONTRACT AMOUNT**  
 \$24,067,034

**FINAL COST**  
 \$25,926,150

**CHANGE ORDERS**  
 \$1,859,116

**COST / SF**  
 \$252/sf

**SIZE**  
 102,803 sf

**DURATION OF CONSTRUCTION**  
 14 months

**COMPLETION**  
 Target: December 2023  
 Actual: December 2023

**RESULTS**  
 PACT Charter School was completed January 2024 in Ramsey, MN. This project is a 103,000 SF new building that includes a media center, auditorium, large gymnasium and a outdoor sports field. The construction of this project took just over a year to complete.

<https://pact.charter.k12.mn.us/>





## SECTION 2.C.

# Experience/Project Highlights

Client Name: Eagle Ridge Academy  
Client Contact: Jason Ulbrich  
Executive Director  
Client Phone: (952) 746-7760  
Email: [julbrich@eagleridgeacademy.org](mailto:julbrich@eagleridgeacademy.org)  
Address: 11111 Bren Road W  
Minnetonka, MN 55343

### ROCHON PROJECT TEAM

Nick Reynolds, Project Executive  
Jeff Buckley, Project Manager  
Mike Walker, Project Superintendent

## Eagle Ridge Academy Minnetonka, MN

### CONTRACT AMOUNT

\$8,518,563

### FINAL COST

\$7,528,091

### CHANGE ORDERS

\$276,344

### COST / SF

\$151.00 /SF

### SIZE

49,260 SF

### DURATION OF CONSTRUCTION

6 months

### COMPLETION

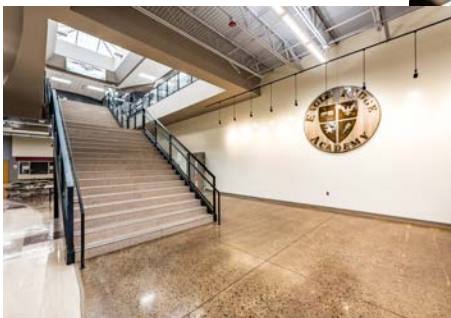
Buildout/Auditorium - August 2017

Gymnasium - February 2020

### RESULTS

Eagle Ridge Academy is a public K-12 college preparatory charter school. The project consisted of a 40,000 SF tenant buildout of an existing school including an auditorium and track in the existing gymnasium along with much needed classroom space.

In 2020 Eagle Ridge Academy grew and was in need of more space and Rochon came back to construct a 7,500 SF gymnasium addition to their existing building.





## SECTION 2.C.

# Evidence of Past Performance

Client Name: Community School of Excellence  
Client Contact: Ge Xiong  
Director of Operations  
Client Phone: (651) 282-0163  
Email: [gex@csemn.org](mailto:gex@csemn.org)  
Address: 270 Larpenteur Ave W  
St Paul, MN 55113

**ROCHON PROJECT TEAM**  
Nick Reynolds, Project Executive  
Jeff Buckley, Project Manager  
Jon Rambosek, Project Superintendent



## Community School of Excellence St. Paul, MN

### BUDGET

\$17,796,091.00

### CONTRACT AMOUNT

\$18,001,277.00

### FINAL COST

\$19,520,796.00

### CHANGE ORDERS

\$1,519,519.00. Approximately \$1.3M was soil correction change order that was known and carried by the Owners contingency.

### COST / SF

\$153.70/sf

### SIZE

127,000 sf

### DURATION OF CONSTRUCTION

12 months

### COMPLETION

Target: August 31, 2017

Actual: August 31, 2017

### RESULTS

This brand new 3 story charter school is located in St Paul. The Community School of Excellence houses grades K – 12.

The school was designed for future expansions that will comfortably accommodate growth. In addition, space was built out for a community clinic. A large open athletic area is located behind the school for the completion of the school's soccer field.

Science and computer labs as well as a media center, music rooms, art classrooms, on-site kitchen and lunch room were included in this school.

[www.csemn.org](http://www.csemn.org)



## SECTION 2.C.

# Evidence of Past Performance

Client Name: St. Paul City School  
 Client Contact: Dr. Meg Cavalier,  
 Executive Director  
 Client Phone: (651) 894-3357  
 Email: mcavalier@spcsmn.org  
 Address: 215 University Ave.  
 St. Paul, MN 55103

### ROCHON PROJECT TEAM

Nick Reynolds, Project Executive  
 Blake Stockert, Project Manager  
 Sara Von Wahlde, Project Coordinator  
 Mark Ramsland, Project Superintendent  
 Thomas Yang, Project Asst. Superintendent

## St. Paul City School St. Paul, MN

### BUDGET

\$13,741,586.00

### CONTRACT AMOUNT

\$12,359,306.00

### FINAL COST

\$13,966,852.28

### CHANGE ORDERS

\$1,607,546.28

### COST

\$199.00/sf, new

### SIZE

72,000 sf

### DURATION OF CONSTRUCTION

9 months

### COMPLETION

Target: Fall 2022

Actual: Fall 2022

### RESULTS

Saint Paul City School is a brand-new K-12 school for nearly 600 students and 150 faculty members. This building features a 2-story lobby area, gymnasium, science rooms, media center, as well as over 40 classrooms. Everyone is more than excited to make this their new home for the future!

<http://www.stpaulcityschool.org/>



This project was  
 nominated for a MN  
 REjournal Real  
 Estate Award in  
 2023.



For real. You are crushing it. Thank you for all of your work. You are managing an incredible amount of details as well as the big picture budget and timeline. That is not an easy charge. SPCS is a really unique school where truly underserved children are served really well. I deeply appreciate your work and leadership. The commitment to getting it right is noticed.

Dr. Meg Cavalier  
 Executive Director  
 St. Paul City School



## SECTION 2.C.

# Evidence of Past Performance

Client Name: Woodbury Leadership Academy  
 Client Contact: Dr. Kathleen Mortensen  
 Executive Director  
 Client Phone: (651) 571-2100  
 Email: kmortensen@wlamn.org  
 Address: 8089 Global Drive  
 Woodbury, MN 55125

### ROCHON PROJECT TEAM

Nick Reynolds, Project Executive  
 Stacy Gleason, Project Manager  
 Sara Von Wahlde, Project Coordinator  
 Brian Collins, Project Superintendent

## Woodbury Leadership Academy Woodbury, MN

### BUDGET

\$9,118,697.00

### CONTRACT AMOUNT

\$8,567,247.00

### FINAL COST

\$9,071,343.17

### CHANGE ORDERS

\$504,096.17

### COST

\$170.00/sf, new

### SIZE

53,835 sf

### DURATION OF CONSTRUCTION

10 months

### COMPLETION

Target: April 2022

Actual: July 2022

### RESULTS

Construction consisted of a 3-story addition to the existing Woodbury Leadership Building. The addition was approximately 54,000 square feet consisting of a gym, stage area, concessions and classrooms on the 2nd and third levels.

The gym area is the storm area of refuge. Rochon was involved with the design development as the project was originally going to be 2-stories.

<http://www.wlamn.org/>



"I just wanted to take a minute to thank both of you for your exceptional partnership throughout our expansion experience. Our team at Woodbury Leadership Academy felt very supported throughout the building effort by Rochon. You guys are responsive, professional, and even (at times) funny! You really made the design and building process feel easy. As my personal career winds down, I will remember this past year as a highlight, and so thank you, for making it all happen! I will also highly recommend others to engage with Rochon with this building endeavors!"

**ANOTHER HAPPY CLIENT!**

Dr. Kathleen Mortensen  
 Executive Director  
 Woodbury Leadership Academy



## SECTION 2.C.

# Evidence of Past Performance

Client Name: Higher Ground Academy  
 Client Contact: Samuel Yigzaw  
 Client Phone: (651) 775-4050  
 Email: samuel@hgacademy.org  
 Address: 1381 Marshall Ave.  
 St. Paul, MN 55104

**ROCHON PROJECT TEAM**  
 Nick Reynolds, Project Executive  
 Jake Fischer, Project Manager  
 Mark Brierbrauer, Project Superintendent

### Higher Ground Academy St. Paul, MN

**BUDGET**  
 \$7,519,000.00

**CONTRACT AMOUNT**  
 \$7,519,000.00

**FINAL COST**  
 \$7,519,000.00

**CHANGE ORDERS**  
 \$0

**COST**  
 \$150.00/sf, new

**SIZE**  
 50,000 sf

**DURATION OF CONSTRUCTION**  
 8 months

**COMPLETION**  
 Target: September 2019  
 Actual: September 2019

**RESULTS**  
 30,000 SF remodel plus 20,000 SF addition  
 to existing building

[www.hgacademy.org](http://www.hgacademy.org)





## SECTION 2.C.

# Evidence of Past Performance

Client Name: Prodeo Academy  
Client Contact: Sean Elder  
Friends of Prodeo  
Client Phone: (612) 251-3139  
Email: sean@thetensquaregroup.com  
Address: 4141 University Ave  
Columbia Heights, MN 55421

**ROCHON PROJECT TEAM**  
Nick Reynolds, Project Executive  
Jake Fischer, Project Manager  
Brian Collins, Project Superintendent



## Prodeo Academy Columbia Heights, MN

### BUDGET

\$11,654,484.00

### CONTRACT AMOUNT

\$11,654,484.00

### FINAL COST

\$12,068,837.00

### CHANGE ORDERS

\$414,353.60

### COST

\$166/sf, new

### SIZE

72,000 sf

### DURATION OF CONSTRUCTION

10 months

### COMPLETION

Target: August 2020

Actual: July 2020

### RESULTS

This 72,000 SF precast charter school is the new home for Prodeo Academy.

It includes 43 main classrooms, several break-out and alternative learning classrooms, large natural light-filled cafeteria and full size gym with a stage.

[www.prodeoacademy.org](http://www.prodeoacademy.org)



## SECTION 2.C.

# Experience/Project Highlights

Client Name: DaVinci Academy  
Client Contact: Holly Fischer  
Executive Director  
Client Phone: (763) 754-6577  
Email: hfischer@davincicharterschool.org  
Address: 532 Bunker Lake Blvd. NE  
Ham Lake, MN 55304

### ROCHON PROJECT TEAM

Jeff Buckley, Project Manager  
Briana Boehm, Project Coordinator  
Jim Smith, Project Superintendent



## DaVinci Academy Ham Lake, MN

### CONTRACT AMOUNT

\$15,909,506

### FINAL COST

\$16,436,193

### CHANGE ORDERS

\$1,833,999

### COST / SF

\$161.89/SF

### SIZE

110,000 SF

### DURATION OF CONSTRUCTION

10 months

### COMPLETION

September 2017

### RESULTS

Da Vinci Academy of Art and Science is a premier K-8 charter school.

Da Vinci Academy features: commons area and atrium, a 3 story classroom wing, a gymnasium, auditorium, media center and computer lab. Guests are welcomed into the school by a 2 story atrium and commons area. The beautiful terrazzo flooring leads up the Grand Staircase to a Mezzanine where you can enjoy a fireplace and views of the Commons area.

Most classrooms feature floor to ceiling windows. In addition, each level contains 2 large collaborative study areas.

In order to keep up with the infrastructure needs of the school, independent well and wastewater systems were designed and constructed. These function independently from City resources.





**SECTION 2.C.**

**Evidence of Past Performance**

**Charter School & Academy Experience**

<b><u>Project</u></b>	<b><u>Location</u></b>	<b><u>Square Footage</u></b>	<b><u>DSGW Projects</u></b>
Academia Cesar Chavez	St. Paul, MN	45,000	
Cologne Academy	Cologne, MN	35,000	
Community of Peace Academy	St. Paul, MN	50,000	X
Community School of Excellence	St. Paul, MN	125,000	X
DaVinci Academy	Blaine, MN	98,000	
DaVinci Academy	Ham Lake, MN	109,000	
Eagle Ridge Academy Charter School	Minnetonka, MN	45,260	
Eagle Ridge Academy-Gym Addition	Minnetonka, MN	7,500	X
Escuela Exitos Charter School	New Hope, MN	28,200	X
Great River Academy	St. Paul, MN	75,000	
Hennepin Charter School	Minneapolis, MN	102,000	X
High School for Recording Arts	St. Paul, MN	9,000	
Higher Ground Academy	St. Paul, MN	50,000	
Holy Family Academy	St. Louis Park, MN	20,971	
Hope Academy	St. Paul, MN	60,000	
Level Up Academy	White Bear Lake, MN	50,000	
MN Math & Science Academy	St. Paul, MN	31,000	
MTS Charter School	Minneapolis, MN	10,000	
New Millennium Charter School	Brooklyn Center, MN	97,000	X
Noble Academy Charter School	Brooklyn Park, MN	95,000	
North Lakes Academy Upper School	Forest Lake, MN	66,800	X
North Lakes Academy K-8	Forest Lake, MN	10,000	X
Pact Academy	Ramsey, MN	102,800	
Paladin Career & Tech High School	Coon Rapids, MN	34,000	X
Parnassus Preparatory	Maple Grove, MN	110,000	
Partnership Academy	Richfield, MN	5,962	
Prodeo Academy	Columbia Heights, MN	72,000	X
Sejong Academy	St. Paul, MN	58,500	
St. Paul City School	St. Paul, MN	72,000	
Spero Academy	Brooklyn Park, MN	90,000	X
Spero Academy	Minneapolis, MN	64,400	
Seven Hills Academy	Richfield, MN	12,000	
Woodbury Leadership Academy	Woodbury, MN	45,000	



## SECTION 2.C.

# Evidence of Past Performance and Capacity of Consultants



As a team orientated General Contractor, we work closely with experienced design and engineering consultants on every job we do. Our team will work with the Owner and the consultant team to assess your needs and derive a plan to execute a successful project for all involved.

Our Rochon team has design-build experience with all design and engineering groups listed below, as well as with Westwood Professional Services, Inc. We have sought out partnership from the design-build subcontractors below as they are experienced with charter school projects and we have confirmed they have staff capacity to dedicate to this project. They are also local to the project site and have experience working with the St. Cloud municipal inspectors and City staff.

The proposed timeline for this project fits very well into Rochon's capacity for the 2024 - 2025 seasons. Our proposed Rochon team would be dedicated to your project and will work diligently to ensure that not only are the needs of STRIDE Academy met, but that the overall project timeline is met as well.



### EARTHWORK CONTRACTOR

NORD EXCAVATING, INC.  
Jackie S Deschenes  
(763)263-0501  
[jackie@nordexcavating.com](mailto:jackie@nordexcavating.com)

### TURF/ATHLETIC FIELD

SYNTHETIC TURF SOLUTIONS MN  
Mark Prince  
(651)341-7763  
[mark@syntheticturfmn.com](mailto:mark@syntheticturfmn.com)





"After selecting Rochon as our General Contractor for this project, the long-awaited concept finally became reality in 2018. Over the 28 months of the project, the relationship between Rochon and Spero Academy became more than a contractual agreement; Rochon became our partner and friend as they developed a keen understanding of the needs of our unique student population that went beyond constructing mere foundation and walls to a building."

Chipp Windham  
Executive Director  
Spero Academy





## SECTION 2.D.

# Project Approach and Methodology

Rochon's approach to this project will be to work diligently with the selected team members to achieve the specified goals of the owner. Once awarded this project, our experienced team will get started and develop a work plan to assist all involved parties.

### 1. DESIGN

Rochon will provide cost and scheduling input to STRIDE Academy throughout the design process. This integration will provide value and informed decision making which will be required to keep the project on time and budget. A team approach will be used to layout key target dates for design decisions including product selections to make sure the project meets the schedule requirements. This will provide STRIDE Academy with the most economical means of construction that will perform to the quality, functionality and longevity standards that are required. Having successfully completed several recent charter school projects in conjunction with DSGW, we have found a seamless team-work approach that will provide your project the highest level of informed decision making possible.

### 2. BIDDING

Rochon will solicit bids for the project from multiple subcontractors in all scopes of the project to ensure we receive the best price and quality of work. Over the past several decades we have developed a strong, trusted, and reliable subcontractor base.

### 3. CONSTRUCTION

Rochon will establish a written phasing plan to show STRIDE Academy major milestones throughout the project. We will also provide a total construction schedule to track the daily progress of the project. With communication between the Contractors, Architects and Owners, the work will be completed on time with minimal issues.

Weekly progress meetings and reports will take place throughout the duration of the project. The Owners, Architects and Rochon project staff will meet each week to discuss the project's progress and discuss any concerns that may arise. The weekly meetings will be tracked in the meeting minutes and issued each week.

Full time coordination will allow the project to stay on track and maintain communication throughout the project. Safety is Rochon's number one concern on every project we perform. All of our Site Superintendents receive in house safety training and are certified in CPR. All job sites must meet OSHA standard requirements.

### 4. PUNCHLIST

Rochon's pre-completion punch list will take place 2-3 weeks prior to completion of the project. This will help eliminate the need for a long punch list by the Architect and Owners. Once complete there should be very few items that need to be addressed. The Architect and Owner's punch list will take place following completion of the project and a timeline will be agreed upon for execution of these outstanding items.

### 5. POST-CONSTRUCTION

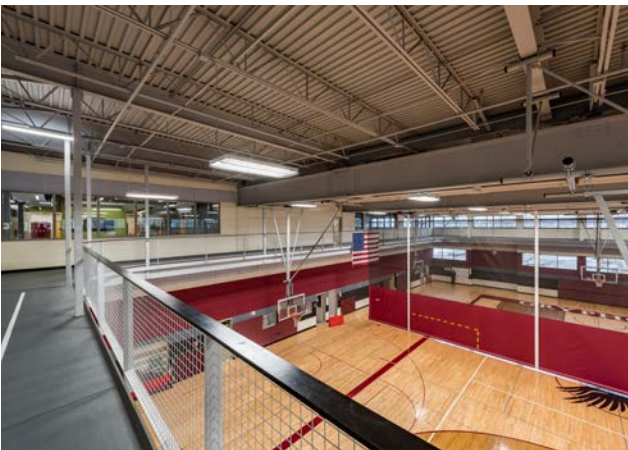
Operations and Maintenance Manuals (O&M's) will be handed off to the Owners following completion of the project. Rochon will also coordinate all necessary systems training necessary to ensure STRIDE Academy can function efficiently. Rochon offers a 1-year warranty on all work.

### 6. DOWN THE ROAD

Rochon is always available to the Owner well beyond the warranty period as a resource. We often keep in touch with past clients, assisting them with any required information on the construction as well as assisting with the coordination of long-term warranties. We believe in the importance of maintaining client relationships long after the projects have been completed.



## SECTION 2.D. Schedule Adherence



Rochon is dedicated to ensuring our projects are completed on time. Situations can and do arise that are beyond our control, and they are often related to material and production delays; however, this is when we work together to bring forward options and solutions that will work for everyone. It could be using temporary materials, finding alternate materials, or modifying the project sequence to keep the project moving forward. We start by establishing the preliminary project schedule and providing this as a guideline to our subcontractors and material suppliers. Our site superintendents are responsible for generating look-ahead schedules on a weekly basis to ensure the trades receive ample notice of upcoming work. We also review schedule disruptions or deviations during progress meetings with the project team to ensure everyone is abreast of upcoming events or issues we are facing in the field.

Communication is paramount to our success in scheduling efforts throughout the project. We've included an initial draft of what we would propose as our preliminary schedule for this project.



## SECTION 2.E. Bonding Capacity



9855 West 78<sup>th</sup> Street, Suite 100  
Eden Prairie, MN 55344

Ph 952.653.1000  
Fx 952.653.1100

May 24, 2023

STRIDE Academy  
3241 Oakham Lane  
St. Cloud, MN 56301

RE: **ROCHON CORPORATION**

To Whom It May Concern:

We have been asked by Rochon Corporation to provide an indication of its bonding capabilities.

Rochon Corporation is a valued client of Nationwide Mutual Insurance Company (Nationwide). We anticipate that projects up to \$40,000,000 and work programs in excess of \$100,000,000 would fall well within Rochon Corporation's bonding capacity. Rochon Corporation currently has ample capacity remaining of the \$100,000,000 aggregate.

Nationwide considers Rochon Corporation to be an excellent construction firm. It would be more than willing to consider providing bonds for the full amount of any contracts obtained by Rochon Corporation, subject to its normal review of the contract, bond documents, and financing arrangements. Nationwide Mutual Insurance Company is rated by A.M. Best as A+ (Superior), Class XV (\$2 Billion or greater) and is on the Department of Treasuries Listing of Approved Sureties.

As I'm sure you will understand, this letter is not an assumption of liability, nor is it a bid bond or performance bond. The arrangement for performance and payment bonds is a matter between Rochon Corporation and us and we assume no liability to you or to third parties if for any reason bonds for any project are not executed. This letter is issued only as a bonding reference from us requested by our client.

I hope you will find this to be a satisfactory reference. We consider Rochon Corporation to be an excellent construction firm and are confident that it is a fine choice for your project. Please feel free to call me if you have any questions.

**The Christensen Group**

By: 

Jeffrey Settem, Attorney-In-Fact  
Nationwide Mutual Insurance Company





## SECTION 2.F. Client References



As a building contractor, we've enjoyed strong relationships with many clients that have allowed them to select us with confidence to be their sole source for construction and construction related services.

Below is a list of client, subcontract, and engineer references for Rochon Corporation, along with direct contacts of our banking, bonding, insurance and accounting consultants.

**Bao Vang**  
**Executive Director**  
New Millennium Academy  
(763) 235.7900  
[Bao.vang@nmaedu.org](mailto:Bao.vang@nmaedu.org)

**Holly Fischer**  
**Executive Director**  
Davinci Academy  
(763) 754.6577  
[hfisher@davincicharterschool.org](mailto:hfisher@davincicharterschool.org)

**Curtis "Chipp" Windham**  
**Executive Director**  
Spero Academy  
(612) 465.8600  
[cwindham@spero.academy.com](mailto:cwindham@spero.academy.com)

**Dr. Meg Cavalier**  
**Executive Director**  
St. Paul City School  
(651) 225-9177  
[mcavalier@spscmn.org](mailto:mcavalier@spscmn.org)

**J. Kou Vang**  
**Owner's Representative**  
JB Vang Realty  
(651) 645.5500  
[jkvang@jbrealtyco.com](mailto:jkvang@jbrealtyco.com)

- 1) Community School of Excellence
- 2) New Millennium Academy
- 3) Cologne Academy

**Jake Kizewski**  
**Operations Director**  
Partnership Academy  
612-866-3630 ext. 225  
[jkizewski@paschool.org](mailto:jkizewski@paschool.org)

**Lynn Peterson**  
**Executive Director**  
Cologne Academy  
952-466-2276  
[lpeterson@cologneacademy.org](mailto:lpeterson@cologneacademy.org)

**Father Joseph Johnson**  
**Pastor**  
Holy Family Academy  
(612) 325-4358  
[frjj@hfcmn.org](mailto:frjj@hfcmn.org)

**Kathy Mortensen**  
**Executive Director**  
Woodbury Leadership Academy  
(651) 571-2100  
[kmortensen@wlamn.org](mailto:kmortensen@wlamn.org)

**Brian Sweeney**  
**Commercial Real Estate Representative**  
Sweeney Development  
(612) 817.3266  
[sweeneydevelopment33@gmail.com](mailto:sweeneydevelopment33@gmail.com)