Gundersen Health System Legacy Building Opens

From its picturesque setting on the bluffs of the Mississippi River to its abundant 19th century architecture, LaCrosse, Wisconsin, is a community that honors its heritage. On its flagship campus in LaCrosse, Gundersen Health System is honoring over a century of health care excellence with the greatly enhanced care provisions of its new, state-of-the-art Legacy Building expansion.

On January 19, 2014, the hospital smoothly transitioned more than 150 patients, including critical care, post-surgery and neonatal patients, into the new six-story 430,000 s.f. Legacy Building. It was a milestone day in a mammoth healthcare construction project that began in fall 2010.

The Legacy Building was completed in December 2013 following 36 months of construction contiguous to the existing hospital building. The expansion includes Oncology, Digestive Care, Obstetrics, Neonatal and Pediatric ICUs, Neuroscience, Orthopaedics, Medical Specialties and Critical Care units; as well as Emergency, Operating Rooms, Pre- and Post-Op, Imaging and a Helipad.

The new facility provides numerous advances in patient-focused care. Private, more spacious patient rooms have added comforts such as Wi-fi, small couches for relatives’ overnight stays and pass-through cabinets that nurses can stock with medicines and supplies without entering the room and disturbing patient. Other building amenities include a bistro, gift shop, patient/visitor terrace and a healing garden.

The building also reflects Gundersen’s industry-leading environmental stewardship. Designed by AECOM Architects, the Legacy Building is designed and constructed to

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-Kari Houser, director of construction
project manager
Gundersen HealthSystem

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meet rigorous sustainability goals, including a LEED designation—a rare achievement for the high energy demands of hospitals. The Gundersen expansion includes a power plant addition, geothermal heating and cooling system and energy-efficiencies intended to help the hospital achieve its goal of 100% energy independence, leading to lower operating costs. Other sustainable features include insulation that is 35% higher than typical commercial standards, thermal windows that capture the sun’s energy, a white reflective roof and Green Guard certified furnishings and many regionally-sourced materials. Most of the furniture was purchased from Wisconsin-based companies and delivered in blankets, eliminating plastic and cardboard waste. Wall and floor coverings are low-VOC. Nearly 92% of all construction waste was recycled, a credit to the strong commitment of the numerous subcontractors on the job.

A number of additional special considerations apply when building a major expansion in an active healthcare environment. Rigorous infection controls must be implemented. Special reinforcements and shields must be installed to accommodate heavy medical equipment; fire-resistant walls and doors must be capable of sealing off departments in the event of fire; and extra monitoring and sensitivity to noise and vibrations was required. Adding to the logistical challenges, the Gundersen project is bounded by active railroad tracks and high-voltage power lines. “We would never have been able to deliver on our design had we not had the informed knowledge of our builder in that process,” said Kari Houser, director of construction, project manager for Gundersen Health System.

With the Legacy Building now complete, construction is now focused on the existing Heritage Building. Plans call for reconfiguring the first floor for imaging equipment and renovating the second floor operating rooms. The Labor and Delivery department (LOR) on level 5 will also be updated.

**Client:** Gundersen Health System  
**Project director:** Mark Coudron  
**Project managers:** Rick Brostrom, Chris Patraw, Dave Stark, Heather Roeber  
**Project superintendents:** Mike McMonigal, Tom Offner, Jeff Lund, Ron Shatto  
**Project assistant:** Rachel Peterson  
**Project accountant:** Karen Melander
Chairman’s Column

Kraus-Anderson Companies was honored recently to be named Corporation of the Year by Meda, the Metropolitan Economic Development Association. We share this recognition with the many outstanding partners who have helped us along the way. KA’s association with Meda goes back many years and many successful efforts to provide opportunities to minority- and women-owned businesses, including our minority partner, Reiling Construction. Our industry’s future depends upon an inclusive workforce that reflects the energy and diversity in our community. Meda’s strategic approach includes management and technical assistance, consulting services, business planning, sales development, financing assistance, training, networking and procurement technical assistance. Meda is a national model for building opportunity. On a personal note, I’ve been honored and inspired to work alongside Meda Executive Director Yvonne Cheung Ho, who retires this year. Her vision, leadership and dedication have made a positive impact on so many and we thank her for her selfless work.

As this issue reflects, we are in the midst of a very active year, including continuing work in one of our primary market sectors, healthcare; planning for major new business development; and helping our clients grow their businesses wisely and efficiently. Again, we share the credit for these successful collaborations with our wonderful clients, our outstanding employees and our trusted partners. We look forward to building more successes together.

Chairman, Kraus-Anderson Companies, Inc.

Financing Arranged for Edina Cleaners & Laundry Co.

Kraus-Anderson Capital has arranged financing for an automated commercial laundry system including a new Jensen Senking Model 250 Dryer, new Fulton Boiler, Kaeser Air Compressor, B&C Tech. Washer Extractor, HVAC Air System and Kinetico Water Softener System for Edina Cleaners & Laundry Co.

Owner Lee Stotts is the third generation of leadership in the family-owned drycleaning company, which was founded by his father and grandfather in 1952. “We started with 4 employees and now we are 89 strong and growing,” Stotts said.

“We realized that we were at a point where we simply couldn’t grow anymore because we had maxed out on our production equipment. What we were doing prior to the installation of this state of the art equipment was taking us 24/7/365 utilizing 12 full time employees. Now we are processing the same amount of work using 2 full time employees and less than 10 hours a day,” he said. The new equipment will allow the business to double its capacity, Stotts said. The new system also greatly increases water efficiency, reducing the monthly water bill from $20,000 to around $4,000 a month, he said.

"KA was ridiculously fast and helpful with their ability to provide funding at a critical point in our installation when we realized that we were going to go over budget," Stotts said.

"Mick Uzendoski worked so quickly to get our needs met that I’m not sure we would have crossed the finish line at all without his support and help."
Guardian Angels “Engel Haus” Under Way in Albertville, MN

A corporate heavy hitter is about to branch out. Kraus-Anderson and Elion Partners, a Florida-based national real estate investment firm, have announced their collaboration on City Place, a 100-acre site at Interstate 94 and Radio Drive in Woodbury, Minnesota. Plans call for repositioning the existing high-profile corporate campus property into a 700,000 s.f. mixed use commercial development with shops, restaurants and additional office space. Plans call for two hotels, a bank, two medical office buildings and a day care as part of 300,000 s.f. of new construction; in addition to retenanting an existing Class A, 400,000 s.f. office building.

City Place recently finalized a purchase agreement with TMI Hospitality to buy a site on the northwest part of the development for two 108-room select-service hotels.

“We are thrilled to add this new Woodbury property to the TMI family of hotels,” said TMI president, Rick Larson. The hotels’ flag names will be announced later this summer.

Additional high-appeal, live-work-play plans for the site includes pad-ready sites for the development of new retail, grocery, restaurants and shops, said Matt Alexander, director of real estate development. Site work on the multi-phased project is expected to begin this summer. In addition, Welsh/Colliers has been selected to market the retail portion of the campus. Seasoned veterans Chris Simmons and Tom Palmquist will be the lead brokers for Welsh/Colliers.

“This redevelopment is the most noteworthy commercial opportunity underway in the east metro, adding a significant number of jobs as well as offering an amenity-rich environment for businesses in one of the top retail trade areas in the Twin Cities,” said Simmons. “Woodbury has consistently shown good retail activity and low vacancy, even through the recent recession. We’re excited to be marketing this opportunity for Elion Partners and Kraus-Anderson in an area with such high residential growth, incomes and the retail pull of the entire east metro and western Wisconsin.”

In addition to its location in a prime retail corridor, the site’s assets include expansive acreage, rolling hills and landscapes, which are being incorporated in the overall repositioning effort. The property will be a destination-minded environment with eco appeal. Architect for the overall development is RSP Architects and Westwood Engineering.

“We are thrilled to add this new Woodbury property to the TMI family of hotels.”

-Rick Larson, TMI Hospitality

“From the beginning, we have worked closely with the City of Woodbury to bring out the best of this prime location to complement the strong attributes the city has to offer,” said Shlomo Khoudari, managing principal with Elion Partners. “The natural landscape and thoughtful public realms will tie the common areas together into a visually interconnected experience, which will be pleasing to the office and retail patrons as well as to the Woodbury community.”

“We are very excited to be working with Kraus-Anderson,” said Juan DeAngulo, managing partner at Elion. “Elion and KA share similar cultures and values, creating a strong relationship that will make this vision a reality.”

The City of Woodbury is a strategic partner and has been instrumental in helping to redevelop the property which has been vacant for nine years.

“Elion and KA share similar cultures and values, creating a strong relationship that will make this vision a reality.”

-Juan DeAngulo, Elion Partners

“We are excited for this development to evolve into another cornerstone of economic growth for the City of Woodbury,” said Woodbury Mayor Mary Giuliani Stephens.

About Elion Partners

Elion Partners (www.ElionPartners.com) is a Florida-based national real estate investment firm with past experience in the Twin Cities market of successfully acquiring and developing quality properties in strategic locations. Elion and its principals manage full-cycle investments across a variety of asset types, including industrial, office, retail, multifamily and land.

About Welsh and Colliers International Minneapolis-St. Paul

Welsh is a full-service Twin Cities commercial real estate company with more than 300 professionals whose expertise extends into every aspect of commercial real estate including brokerage, corporate solutions, real estate management, facility management, construction, architecture, development and financing. Welsh partners with Colliers International for their brokerage and real estate management services. Visit www.welshco.com or www.colliers.com/msp.
Kraus-Anderson Insurance Names Keith Burkhardt Vice President

In an effort to continue its double-digit growth rate and client retention rate of 98 percent, Kraus-Anderson Insurance has hired Keith Burkhardt as vice president. Burkhardt will be responsible for agency growth strategies throughout all market sectors and for talent acquisition.

Previously Burkhardt was managing director of Wells Fargo Insurance Services, leading its Upper Midwest operations and Minneapolis office for 12 years. He also served as managing director of Bloomington-based Acordia, developing its agency operations and market positioning; and as senior vice president of Memphis-based Sedgwick Claims Management Services, directing its energy, transportation and healthcare production teams.

Burkhardt earned a B.A. in Economics from Southern Methodist University (SMU) and a B.B.A. in Finance from SMU – Cox School of Business.

"Keith brings a valued outsider's perspective to our agency," said Dennis Diessner, executive vice president and COO of Kraus-Anderson Insurance, a national leader in risk management services. "His diverse background and track record will help us stay ahead of the curve on client service opportunities and will position us for strategic growth."

Kraus-Anderson Insurance has been experiencing sales growth of double digits for several years, with expanding sales in several risk management service areas and with new initiatives. The agency's COMPTROL workers compensation management program has tripled its client base over the past two years to more than 75 accounts.

In addition, Burkhardt is working to hone the agency's reputation for providing cutting-edge expertise and insight, such as Cyber Risk Management Best Practices.

"It's gotten to the point where a company's data may be more valuable than the company itself. Much of the insurance industry hasn't caught up with that fact yet," said Burkhardt. "There isn't another insurance agency of this size with the depth and level of commitment in the Twin Cities. The agency's 98 percent client loyalty is testament to the integrity and service performance of its professional staff."

Another focus for Burkhardt is strategic recruitment to support anticipated growth. He believes Kraus-Anderson's concierge approach helps producers stay focused on their clients and the agency's strong, committed carrier partners provide excellent support. "I think of Kraus-Anderson as an employer of choice," said Burkhardt. "If people knew KA they would choose to be here."

Established in 1972 and headquartered in Burnsville, Minn., Kraus-Anderson Insurance (www.kainsurance.com) provides Insurance and proactive Risk Management services to large and small businesses across the county, including business and personal lines, alternative risk financing, workers compensation management (COMPTROL), HR/benefits, safety/loss control and surety bonding.

Keith Burkhardt
HealthPartners RiverWay Clinic

If just entering the new HealthPartners RiverWay Clinic makes patients feel a little better, that’s by design. The award-winning facility delivers state-of-the-art diagnostic and treatment services in a nature-inspired setting built to evoke serenity.

Completed last year on the site of a former baseball field in Anoka, Minnesota, the two-story, 60,000 s.f. clinic is nearly double the size of the clinic it replaced and provides several new services including pharmacy, urgent care, ob/gyn, chiropractic, mammography, occupational medicine and non-chemo infusion. Other features include on site lab, radiology, ultrasound and colonoscopy services.

RiverWay was a collaborative effort from beginning to end. Patients, health care professionals and members of the community all provided input into the look and feel of the building. BWBR Architects’ design is infused with calming elements from nature including stone, granite and wood surfaces, nature murals and abundant natural light. It also includes a unique care delivery model which incorporates an on-stage off-stage design, thereby creating a calming environment where patient do not come in contact with busy hallways and equipment. The providers then enter through a secondary door into the exam room.

The project utilized BIM/VDC technology to enhance the efficiency and flexibility of the facility. A Virtual Coordination Execution plan was employed to set all hangers and roof penetration with the assistance of the total station, resulting in a highly accurate layout process. KA then provided the client with the complete coordinate model installed on an iPad mini with a BIM 360 app. The approach allows facility staff to look virtually behind walls and above ceilings of the building using the iPad to research and pinpoint utilities for the purpose of future renovation, additions or equipment upgrades, all while avoiding destructive investigation and maximizing efficiency.

A live webcam of the construction site allowed all stakeholders access to up-to-the-minute views of construction progress.

The entire project team worked together to find solutions through an open communication process, expedited by having Todd Young, director of facility development for HealthPartners, as a single point client contact for final decision-making.

“Everybody contributed to creative problem-solving,” said Doug Jaeger, KA project manager. The KA team also worked with the architect to set up mockups of the patient rooms to ensure client satisfaction.

“While HealthPartners does not have a specific target number for minority participation on projects, in discussions with Doug, the plan was laid out that he would look for all good opportunities to use minority participation on the RiverWay project,” said Young. “We’re pleased with the result that 12 percent of the work was comprised of small, minority, women, disabled and veteran subcontractors.”

In addition, KA self-performed the carpentry work and the results have drawn owner praise for craftsmanship.

“It’s something our people take pride in doing and don’t always get the opportunity to do,” said Jaeger.

The RiverWay Clinic received an Award of Excellence from the Minnesota Construction Association.

Project manager: Doug Jaeger
Project superintendent: Jeff Schlink
Project assistant: Minnie O’Neal
Project accountant: Jodelyn Anderson
Sanford Orthopedic & Sports Medicine Completed

The new Sanford Orthopedic & Sports Medicine center in Bemidji brings physicians and therapists from several locations together under one roof for increased collaboration, communication and convenience. Completed last year as an addition to Sanford Bemidji Medical Center, the two-story, 46,385 s.f. facility now centrally houses rehabilitation/Peak Performance, orthopedics and sports medicine personnel and equipment. The new center also features two new x-ray rooms, 17 exam rooms and a cardiac gym.

KA also completed a 3,153 s.f. remodel to the existing hospital and site/infrastructure work in conjunction with the project.

The new center contains separate waiting rooms for rehab/therapy services and one for sports medicine. A third waiting room for Sanford Bemidji Children’s Hospital includes a play area and a quieter, sensory-integration space, designed for children with sensory disorders.

In adult rehab, five additional treatment rooms were added along with a cardiac rehab center, relocated from the main hospital. The new cardiac rehab is adjacent to a central gymnasium which is available to patients and also to employees, spouses and Silver Sneakers participants for general fitness use.

Occupational medicine treatment rooms are now about twice the size of a typical exam room, providing space for staff to perform a variety of functions, including pre-employment screenings.

The Sports Medicine area is a consolidation of staff from three separate Sanford sites. Patients will benefit from the increased interaction among personnel.

Sanford Health is the largest, rural, not-for-profit health care system in the nation with a presence in 126 communities in eight states. Sanford Health includes 35 medical centers, 140 clinic locations and 1,360 physicians, offering expertise in 81 specialties. With more than 26,000 employees, Sanford Health is the largest employer in North and South Dakota.

Architect: AECOM
Project manager: Jim Golden
Project superintendent: Terry Smith
Project accountant: Lyndsey Moe