



PREPARED FOR:

Mr. Jonathan Rosenthal
Economic Development
Administrator
P.O. Box 5006
Minot, ND 58702-5006



Response to Request for Proposal for the Architectural Services related to the

MINOT PARKING RAMP REHABILITATION AND EXPANSION PROJECT 2-2023

FOR COMMERCIAL & RESIDENTIAL USES

Statement of Proposal

PREPARED BY:



NORTHRIDGE CONSTRUCTION

1551 28th Ave South, Suite L
Grand Forks, ND 58201

Jon Miskavige, President/CEO
jon@northridgenet.com

CRAFTWELL ARCHITECTURE

2534 University Dr. South, Suite #3
Fargo, ND 58103
701.478.4600 | wecraftwell.com

Chris Hawley, Principal
ch@wecraftwell.com

EDGEWOOD REIT

51 Broadway N., Suite #600
Fargo, ND 58102
701.212.4800 | edgewoodreit.com

Danny Hanson, Executive Vice President
danny.hanson@ewreit.com

COVER LETTER



Dear Mr. Jonathan Rosenthal,

Thank you for the opportunity to present you with this proposal. As you will see throughout our proposal, Edgewood and its selected counterparties has experience with numerous developments in the state of North Dakota. We would be honored to work on the Central Minot Parking Ramp Rehabilitation and Expansion Project.

With so many ties to the community and individuals of our organization having the privilege to call Minot home we understand the hard work that Minot has put into the city to ensure the quality of life for its citizens. It is a privilege to put this response together to help the Downtown district of Minot grow and add on to the phenomenal work that has already been done to make the give the downtown area a vibrant feel. Both Edgewood and Craftwell have an intimate understanding of the area, from its strengths to its needs. This knowledge translates to informed vision and intention-driven design.

We understand the commitment to this project and to perform on our proposal in a timely manner. With our experience of owning Multifamily units in the market for many years we realize the need for downtown units and know the product needed for this project to be successful. We understand the scope of work and have completed and will continue to do our due diligence to complete this project. We believe that this structure is being underutilized and we are excited for the opportunity to create a building that brings the community together and is the face of Downtown Minot.

Each group engaged in the project has the ability to perform on and execute the product we have visioned for this project. Craftwell Architecture has been involved in 7 storefront Rehabs in Downtown Minot over the years so they have been heavily involved with the City and know the vision for downtown Minot. Edgewood has had experience in Minot since the company was started in 2010, we currently have +/- 1100 multifamily units in Minot, in addition to +/- 200 memory care/assisted living units and near 50,000 square feet of commercial and medical office space. Extensive experience in all areas of real estate including; Multi-family development & Management, Senior housing development & Management, Commercial Real estate Development & Management and more.

Our commitment to adding value and a better quality of life to the City of Minot shines through our Portfolio in the city. We appreciate your time and consideration, and look forward to hearing from you regarding our proposal.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Hanson'.

Danny Hanson, Executive Vice President
Edgewood Real Estate Investment Trust

TABLE OF CONTENTS

SECTION 1 | COMPANY BACKGROUND

Company Profile + Key Personnel: Edgewood REIT	6
Company Profile + Key Personnel: Craftwell Architecture	10
Company Profile + Key Personnel: Northridge Construction	13

SECTION 2 | PROJECT EXPERIENCE

Previous Projects + Success Stories	18
-------------------------------------	----

SECTION 3 | PROJECT UNDERSTANDING

Project Understanding	24
Project Vision	27
Project Approach	30

APPENDIX

References	32
Required Forms	34



SECTION 1

COMPANY BACKGROUND



ARCHITECTURE + CONSTRUCTION



PROFILE:

EDGEWOOD REIT

Edgewood REIT is a North Dakota based real estate investment trust organized in 2010, giving us 13 years in business, all with relevant experience to this project. Our objective is to acquire medical office, multi-family, and other net lease assets which provide a strong rate of return to its shareholder base. Headquartered in Fargo, ND, we have 14 employees who work directly in the office and an additional 7 employees who work remotely.

18
PROPERTIES IN
MINOT

\$2.2B
IN APPROX.
VALUE

1,134
APT. UNITS
IN MINOT

Edgewood Properties Management, LLC (EPM) is the advisor for Edgewood Real Estate Investment Trust. The team at EPM consists of a unique blend of seasoned professionals, with extensive experience in the following related areas:

- **MULTI-FAMILY DEVELOPMENT & MANAGEMENT**
- **SENIOR HOUSING DEVELOPMENT & MANAGEMENT**
- **COMMERCIAL REAL ESTATE DEVELOPMENT & MANAGEMENT**
- **HEALTH CARE ADMINISTRATION, ACCOUNTING, & FINANCE**
- **INVESTMENT ADVISEMENT AND PLACEMENT**
- **REAL ESTATE, TAX, ACCOUNTING, AND FINANCE**
- **M&A, COMMERCIAL, REAL ESTATE, AND SECURITIES LAW**

RELEVANT EXPERIENCE:

With experience in Minot since we began, we currently have 1,134 multifamily units in Minot, in addition to 196 memory care/assisted living units and near 50,000 square feet of commercial/medical office space.

KEY PERSONNEL: EDGEWOOD REIT



DANNY HANSON

EXECUTIVE VICE PRESIDENT, PROJECT MANAGER
EDGEWOOD REIT

RESPONSIBILITY

As project lead, Danny will participate and oversee all facets of the project. Being from Minot, ND, he also has intimate knowledge of the city and the community. He is a great asset to the team and has a plethora of design and visions for the downtown district of Minot.

PROFESSIONAL EXPERIENCE

18 Years Experience | 6 Years with Edgewood

He began his career in Real Estate in 2005 with Investors Management and Marketing. In 2009, he became a partner with IMM (2009) and served as President before joining Edgewood. Danny is currently a licensed realtor and broker in the state of North Dakota. Additionally, he has served on several Board of Directors, such as Minot Area Development Corporation, Minot Area Youth Skating Association, and others.



ROGER DOMRES

ADVISOR AND MARKETING DIRECTOR
EDGEWOOD REIT

RESPONSIBILITY

Roger is a co-founder of Edgewood REIT and serves as an advisor and marketing director to the company. A native of North Dakota, Mr. Domres was raised in Towner, where his family was involved in the newspaper business for over 60 years.

PROFESSIONAL EXPERIENCE

He has been involved in the real estate investment trust business since 1990, beginning his career with Investors Real Estate Investment Trust where he served as marketing director, raising capital for the firm and assisting in taking the REIT public in 1997. His involvement in investment banking spans a 25-year career raising capital for many public and private companies.

KEY PERSONNEL: EDGEWOOD REIT



ALEX ERICKSON
FINANCIAL ANALYST
EDGEWOOD REIT

EDUCATION

Bachelor of Arts in
Business Finance,
Concordia College

RESPONSIBILITY

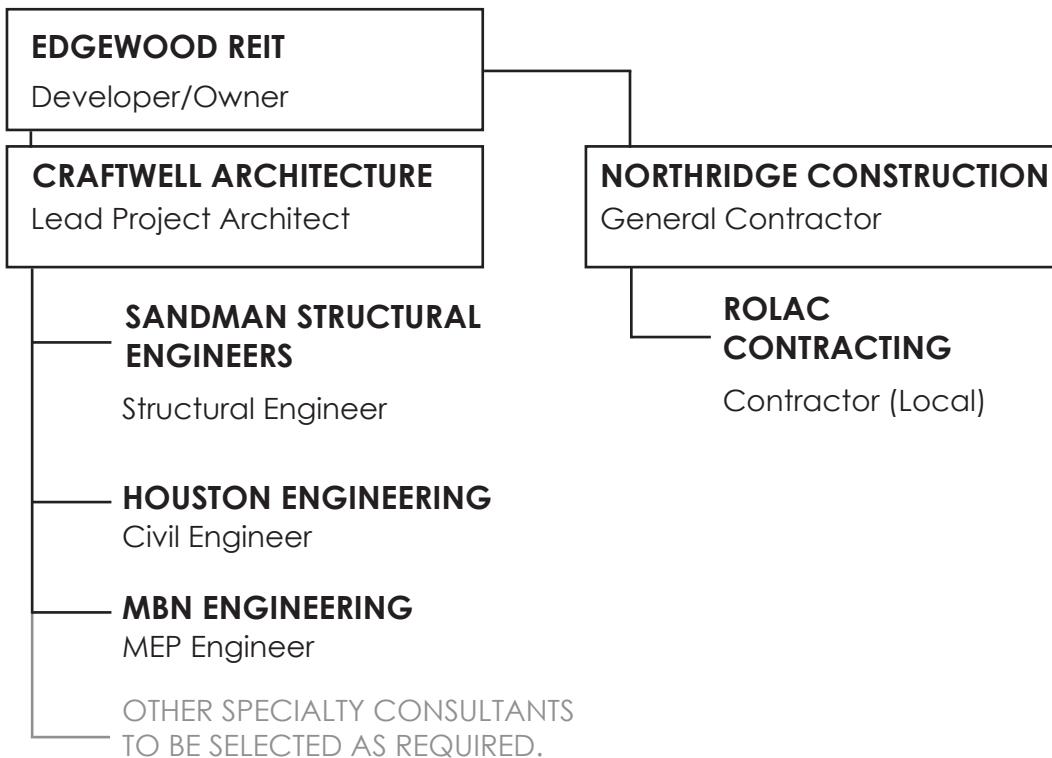
A native of Moorhead, MN, Alex serves as a financial analyst for Edgewood REIT. Alex is very knowledgeable on the Minot market and has spent a lot of time working on analysis of new Edgewood acquisitions in the market. He will provide the team with the Development Pro Forma and Financial Analysis of the Re-Development project.

PROFESSIONAL EXPERIENCE

Alex began his career in Real Estate with Edgewood in 2020 and has had a lot of experience providing financial and market analysis to all new Edgewood acquisitions and ground up projects.



TEAM ORGANIZATION STRUCTURE



MULTI-FAMILY DEVELOPMENT | RAPID CITY, SD
Edgewood + Craftwell + Northridge



THE EARL | BISMARCK, ND
Edgewood + Craftwell + Northridge



PROFILE:

CRAFTWELL ARCHITECTURE + CONSTRUCTION



Craftwell Architecture + Construction is a full service design-build firm founded on the belief that great process has the potential to result in quality designs that are timeless in their ability to shape personal relationships and create lasting legacies. We take pride in the skillful art of creating meaningful experiences. Our handmade design process is the foundation of our practice and source of creativity.



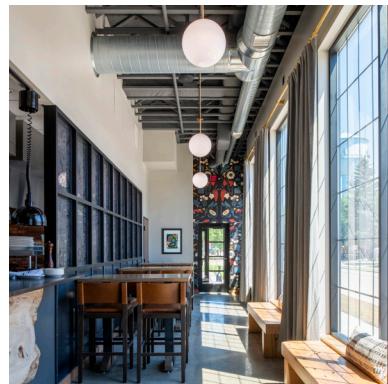
Over the past decade, we have been fortunate to work with countless families, small business, and communities all over the region, which has taught us a lot about personal impact. What started as a dream in a backyard shed has grown into an award-winning firm that is passionate about people and storytelling through design. From the very beginning, Craftwell has built its name on creating high-profile designs that speak to the vision of the client.

Our unique team of skilled problem solver, creative thinkers, and designers are excited by this opportunity to work together with you and the community in Minot to create something impactful. We have an extensive portfolio, ranging from residential remodels and new buildings to large scale mixed-use and masterplanning projects. Regardless of scale, our approach remains the same: each project should be a reflection of your specific goals, enhance its users' everyday experience, and create a unique, thoughtful sense of place.

ARCHITECTURE



INTERIORS



CONSTRUCTION



KEY PERSONNEL: CRAFTWELL ARCHITECTURE + CONSTRUCTION



CHRIS HAWLEY, AIA

Principal-in-Charge, Project Designer
Craftwell Architecture + Construction

EDUCATION

Bachelor of
Architecture, Bachelor of
Environmental Design
North Dakota State University

REGISTRATIONS

National Council of Architectural Registration Boards (NCARB) Member & Record Holder in ND, MN, SD, IL

American Institute of Architects (AIA) Member
North Dakota State Board of Architecture (NDSBA), License Holder & President-Elect (Governor Appointed)

ND Capital Ground Planning Commission (Governor Appointed)

NDSU Foundation Member and Real Estate Committee Chair

RESPONSIBILITY

As principal-in-charge, design lead, and primary point of contact, Chris's job is to help guide the client and design team to a cohesive and inspiring end. And being from Minot, ND, he has an intimate knowledge of the city and its community. Consumed by the big picture and details all at once, Chris's leadership is characterized by pushing for design excellence and embracing a collaborative design process.

PROFESSIONAL EXPERIENCE

22 Years Experience | 11 Years with Craftwell

- AT Lofts & Starving Rooster Restaurant - Minot, ND
- Kemmet Dental - Minot, ND
- The District at West Acres Dining Hall - Fargo, ND
- Grand Farm Development - Horace, ND
- Mixed-Use Development Master Plan - Grand Forks, ND
- 300 Broadway 'Skybarn' - Fargo, ND
- North Dakota Governor's Residence - Bismarck, ND
- Fargo Brewing Company Remodel - Fargo, ND
- Cantilever Distillery & Hotel - Ranier, MN
- Beer & Fish Company Restaurant Fit-up - Fargo, ND
- Arch Dental & Ecce Yoga Remodel - Fargo, ND
- City Brew Hall Remodel - Wahpeton, ND
- Fargo Laundry Residence Retrofit - Fargo, ND
- Franklin on 4th Mixed-Use - Grand Forks, ND
- The Earl Apartments - Bismarck, ND (in progress)
- Degeest Multi-family - Rapid City, SD (in progress)
- Prescott Clubhouse and Poolhouse - Prescott, AZ
- Stonefield Apartments and Townhomes - Bismarck, ND



KEY PERSONNEL: CRAFTWELL ARCHITECTURE + CONSTRUCTION



BRITTANY DAWSON, AIA
Project Architect, Team Lead
Craftwell Architecture + Construction

EDUCATION

Bachelor of Environmental Design, Master of Architecture
North Dakota State University

REGISTRATIONS

American Institute of Architects (AIA)

North Dakota State Board of Architecture (NDSBA), License Holder

RESPONSIBILITY

Brittany brings a diverse background of experience and knowledge of various projects typologies and scales. Since joining Craftwell, Brittany has led the team on several mixed-use and multi-family projects in the region. As Project Architect, she will have a deep understanding of the group's specific needs and goals, making sure expectations are met, and thorough documents are produced that reflect each decision made along the way.

PROFESSIONAL EXPERIENCE

11 Years Experience | 2 Years with Craftwell

- Franklin on 4th Mixed-Use - Grand Forks, ND
- The Earl Apartments - Bismarck, ND (in progress)
- The Crossings Clubhouse - Prescott, AZ
- Magnum Electric Office Addition - West Fargo, ND
- *DCB Knudson Renovation and Dining Addition - Bottineau, ND



WAYNE SCHOMMER
Technical Expertise, QA/QC
Craftwell Architecture + Construction

RESPONSIBILITY

Bringing a wealth of technical expertise to the table, Wayne will assist in consultant coordination, code analysis, and administration. His thorough understanding of the constructibility of buildings, anticipation of construction sequence, and willingness to ask questions makes him a huge asset to this project. He has 35 years of experience working in all phases of project development in residential and commercial architecture.

EDUCATION

Associate Degree, North Dakota State College of Science

PROFESSIONAL EXPERIENCE

38 Years Experience | 8 Years with Craftwell

- Franklin on 4th Mixed-Use - Grand Forks, ND
- North Dakota Governor's Residence - Bismarck, ND
- Cantilever Distillery & Hotel - Ranier, MN
- City Brew Hall Remodel - Wahpeton, ND
- Hub41 Bar & Restaurant - Detroit Lakes, MN
- Vetter Dental - Fargo, ND
- The District at West Acres Dining Hall - Fargo, ND
- Creedence Office Addition - Williston, ND
- McHenry Multi-Tenant Building - Minot, ND
- Emerging Prairie - Fargo, ND

PROFILE:

NORTHRIDGE CONSTRUCTION



Northridge Construction, Inc. is your full-service construction company, specializing in multi-family, hospitality, and senior living. Experience the difference with our accomplished team of professionals committed to delivering only the highest level of quality and service in everything that we do. Our sole office is located in Grand Forks, ND, and our nation-wide network of subcontractors and suppliers allows us to buy direct from manufacturers, providing you with the selection and installation of first-class products at below-market rates. Northridge Construction has the experience, the buying power, and the talent you've been looking for. Together, we will make your vision a reality.



- **\$500M+** in multi-family/senior living/student housing
- **\$200M+** in hospitality/specialty commercial
- **\$200M+** in 2023 pipeline



DEVELOPMENT

Our experienced development team will work to find the perfect location for every project, ensuring it's the best for our clients, the building, and the market.



SAFETY

Maintaining OSHA compliance and keeping all trade personnel safe is our top priority. Regular site inspections and safety meetings are conducted for every project.



PRE-CONSTRUCTION

Execution without proper planning inevitably creates more challenges than it solves. Our system organizes the groundwork before any project begins, ensuring success during each step of the pre-construction phase including estimating, building, plan conception and scheduling.



CONSTRUCTION MANAGEMENT

Staying on schedule and on a budget is what our team does best. We break down jobs into smaller tasks and use our nationwide network of subcontractors, allowing us to operate with the highest levels of efficiency and dependability.

KEY PERSONNEL: NORTHRIDGE CONSTRUCTION



JON MISKAVIGE
CO-FOUNDER, PRESIDENT/CEO
NORTHRIDGE CONSTRUCTION

RESPONSIBILITY

Jon is a leading expert in project development and construction. His background includes hands-on field experience in every facet of the business, ranging from an Electrician, Project Manager, and Project Executive. Jon co-founded the residential home building business, JM Homes, Inc. in 2008 and has since built over 200 homes valued in excess of \$40 million. In 2011, he co-founded Northridge Construction and Northridge Hospitality Management. He now serves as the company's President/CEO.

PROFESSIONAL EXPERIENCE

Throughout his career, Jon has successfully managed the construction of all building types, including residential and commercial projects while working for a wide range of clients – from private developers to publicly traded companies. Northridge Construction has built over \$750 million in multi-family, senior living, and hospitality projects. Jon also served on a Prototype Development Board for Extended Stay America and served on IHG's Candlewood Prototype Development Board. He is personally involved in providing executive support throughout each Northridge project. Relevant experience includes:

- Franklin on 4th – Grand Forks, ND
- The District – Grand Forks, ND
- Crossings at Windsong – Prescott Valley, AZ
- The Boden – Grand Forks, ND
- Sanford Medical Office – Grand Forks, ND
- Edgewood Assisted Living – Grand Forks, ND
- Coolidge Place – Coolidge, AZ
- Edgewood Assisted Living – Mandan, ND
- Edgewood 55+ Apartments – Bismarck, ND
- Agassiz Apartments – Grand Forks, ND
- Oxford Apartments – Grand Forks, ND

FRANKLIN ON 4TH | GRAND FORKS, ND
Northridge (Owner/G.C.) + Craftwell



KEY PERSONNEL: NORTHRIDGE CONSTRUCTION



RYAN CARLSON

CO-FOUNDER, EXECUTIVE VICE PRESIDENT, COO
NORTHRIDGE CONSTRUCTION

RESPONSIBILITY

Ryan was instrumental in the ground-up development of Northridge Hospitality Management and a vital component in the growth of Northridge Construction. Ryan has developed, built, and managed over \$210 million in hotel projects. On behalf of Northridge, Ryan accepted the prestigious Developer of the Year and Hotelier of the Year awards from Choice Hotels International in 2012 and 2015. He is intensely involved in the construction side of the business where his leadership background and construction management expertise are critical to the daily operation. Ryan oversees all pre-construction and construction activities and ensures successful project outcomes from the executive level.

EDUCATION

Bachelor of Aerospace Sciences, University of North Dakota

PROFESSIONAL EXPERIENCE

- Olive Ann Hotel – Grand Forks, ND
- Tru by Hilton – Lincoln, NE
- Tru by Hilton – Duluth, MN
- Tru by Hilton – Lone Tree, CO
- Extended Stay America – Chandler, AZ
- Home 2 Suites – Gilbert, AZ
- Candlewood Suites – Lenexa, KS
- Staybridge Suites – Littleton, CO
- Hampton Inn & Suites – Overland, KS
- Staybridge Suites – Overland Park, KS



JEREMY MISKAVIGE

CO-FOUNDER, VICE PRESIDENT
NORTHRIDGE CONSTRUCTION

RESPONSIBILITY

Jeremy Miskavige is the vice president of both Northridge Construction and Northridge Hospitality Management. With more than 25 years of experience in the construction industry and previous experience in heavy highway civil engineering, Miskavige boasts a diverse portfolio that provides invaluable expertise on every project. He is primarily responsible for project management, field operations and equipment management, but his past experience allows him to extend his support in the field as well.

EDUCATION

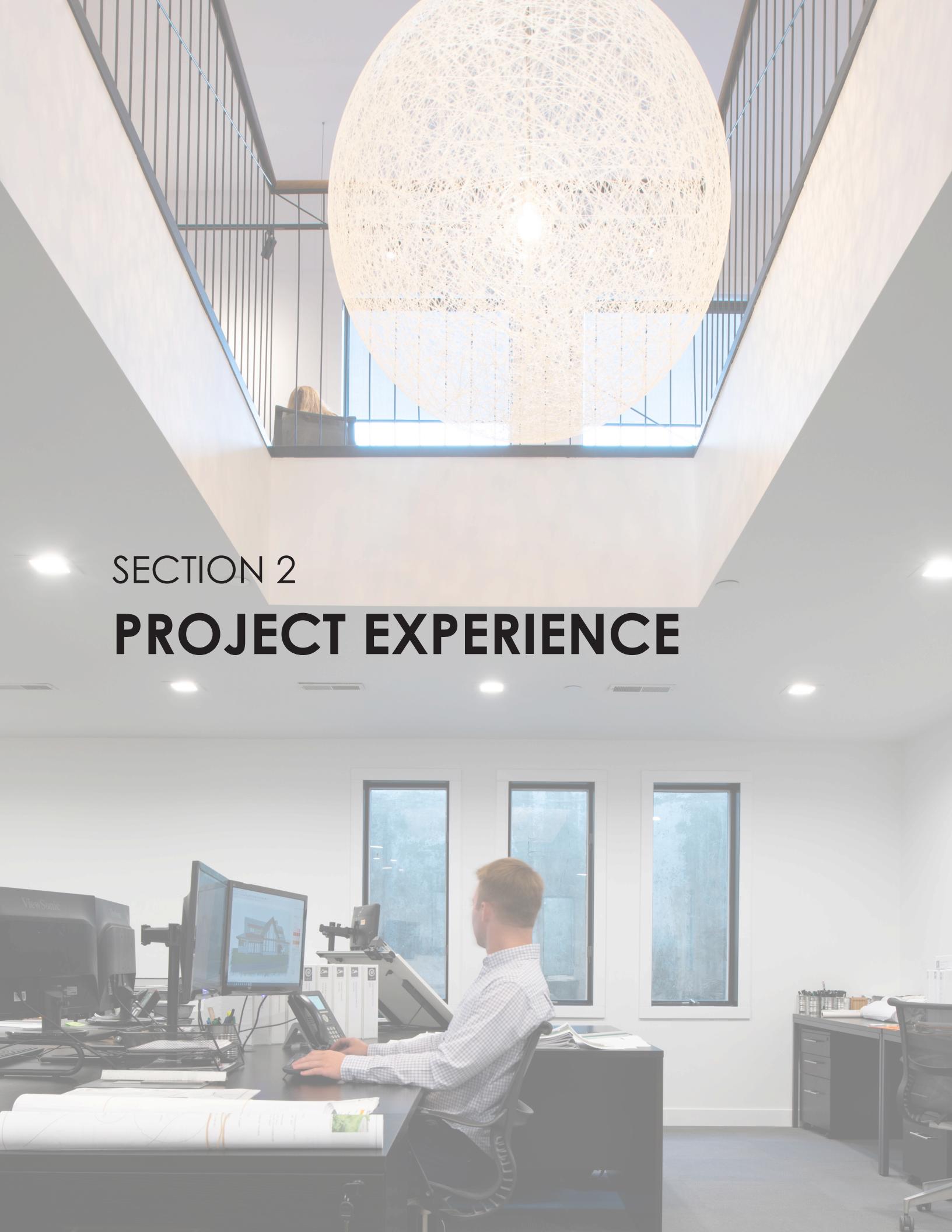
Bachelor of Civil Engineering, North Dakota State University

Bachelor of

Construction Management, North Dakota State University

PROFESSIONAL EXPERIENCE

- Cardinal Point – Grand Forks, ND
- SoRoc on Maine – Rochester, MN
- Preserve on Maine – Rochester, MN
- Edgewood Townhomes – Grand Forks, ND
- The Edition – Moorhead, MN
- The Meadows – Crookston, MN
- ENDI Apartments – Duluth, MN
- The Gardens – Grand Forks, ND
- Monticello Crossings – Monticello, MN
- Southpoint – Grand Forks, ND
- Ashland – Grand Forks, ND



SECTION 2

PROJECT EXPERIENCE





NORTHRIDGE CONSTRUCTION
ENDI APARTMENTS

2018
DULUTH, MN

The Endi was a great project for Northridge because there were so many challenges to overcome rolled into one city block sitting on the edge of Lake Superior. The project design was very complex and required the post tension foundation and parking levels to be blasted and tied into the surrounding bedrock while incorporating commercial spaces at grade with wood framed residential and outdoor amenity decks above. Due to this design and the nature of the site, the project required the right team to be able to deliver a Class A product for the Owner's compressed schedule. To accomplish this, Northridge had an immense amount of on-site leadership and supervision.



PROJECT DATA

- 250,000 S.F.
- 142 units
- Commercial space
- Amenity deck overlooking Lake Superior
- 2 levels parking

NORTHRIDGE
CONSTRUCTION



In addition to the team on-site, the project took an immense amount of organization, coordination, and administrative work in the office as the construction started before fully designed and permitted plans were produced by the design team. In total, there were five bid packages released with a number of addenda and countless supplemental instructions from the Architect.

Northridge needed to maintain a high level of communication with the City due to the site being a redevelopment with Commercial, Residential and high traffic areas adjacent to the project location.

Below are links to news articles on the Endi Apartments:

<https://www.duluthnewstribune.com/news/new-details-shared-on-endi-development>

<https://protect-us.mimecast.com/s/>

[CsIBC682z1Irj3zS6vQNE?domain=duluthnewstribune.com](https://protect-us.mimecast.com/s/CsIBC682z1Irj3zS6vQNE?domain=duluthnewstribune.com)





NORTHRIDGE CONSTRUCTION
SOROC APARTMENTS

2018
ROCHESTER, MN

SoRoc Apartments in Rochester MN is another high-end development Northridge was the GC on that incorporated wood framed residential units above an underground parking level. With a selection of studio, one, two, and three bedroom apartments across three different buildings, there also comes an assortment of amenities from a bean bag court to a pool and clubhouse. Soroc offers both relaxation and recreation; community and connection. Modern finishes and unique amenities provide luxury living in a location with urban convenience.





PROJECT DATA

BUILDING 1

- 103,277 S.F. (gross)
- 58 units
- Underground parking
- Amenity building

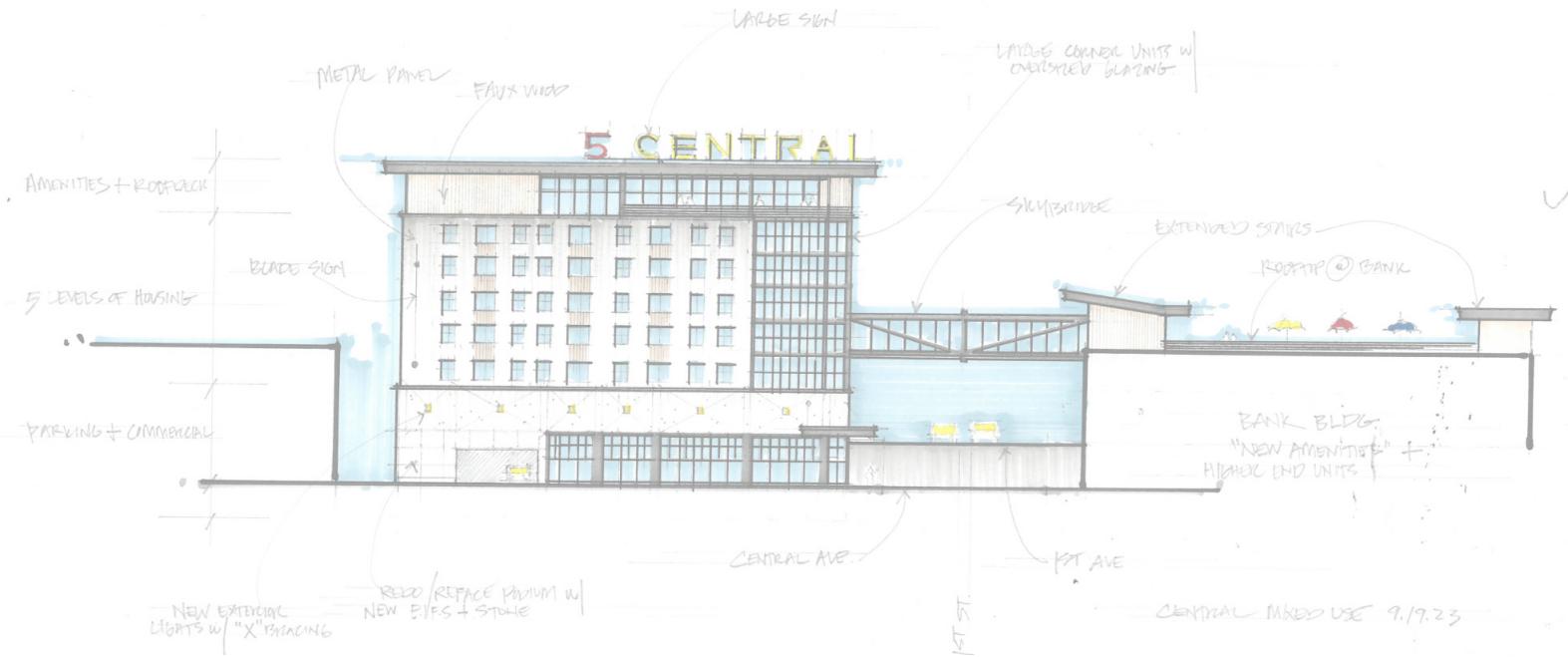
BUILDING 2

- 117,996 S.F. (gross)
- 82 units
- Underground parking

BUILDING 3

- 70,432 S.F. (gross)
- 46 units
- Underground parking





SECTION 3

PROJECT UNDERSTANDING, VISION, & APPROACH

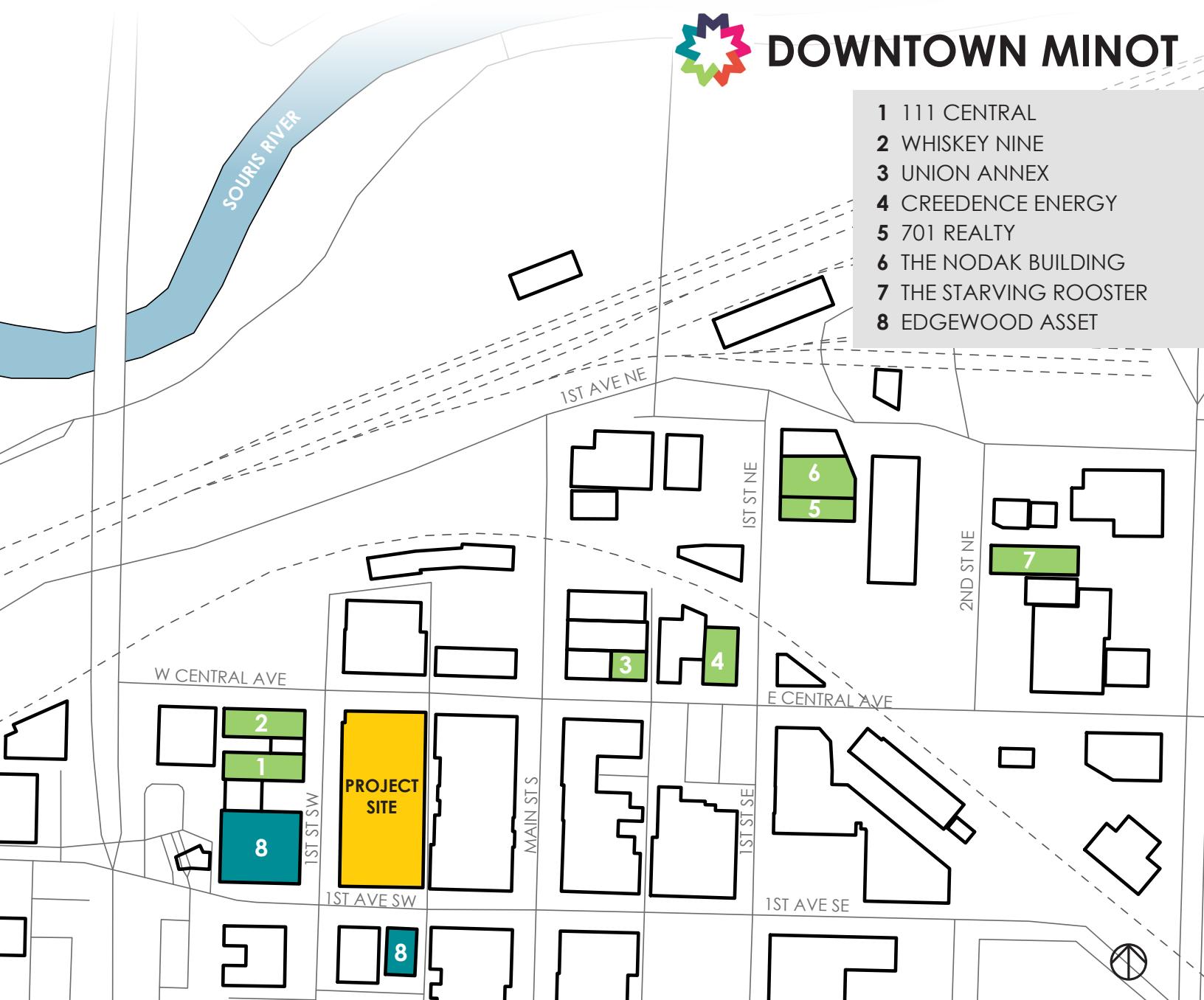


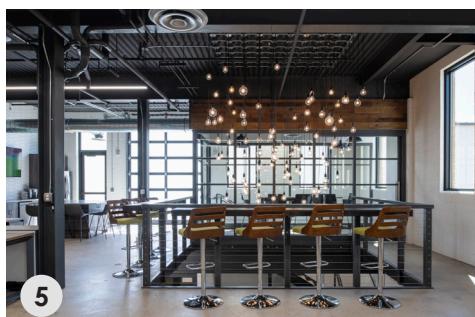
PROJECT UNDERSTANDING

LOCAL CONNECTION

Downtown Minot is a hub of activity. With close proximity to restaurants, activities, and shopping, the location of the Central Ramp Expansion will provide the perfect opportunity for providing attractive, amenity-rich housing and commercial spaces that will appeal to a diverse group of prospective tenants and contribute to the vibrancy of the downtown community.

Our team has roots in Minot; we are heavily invested in the community and are big advocates for the continued growth and development of the downtown. We have recently completed several successful projects within close proximity and believe we have a deep understanding of downtown Minot's unique urban fabric – it's rich history, character, and many attractions.





CREATING AN EXPERIENCE

Craftwell brings both local experience and regional expertise. We pride ourselves in our ability to provide innovative design solutions that are site specific and heavily branded to tell a new and unique story. Projects with a true sense-of-place create a memorable experience that attracts and excites its users. Regardless of budget and scale, we make it our priority to provide budget-friendly, high-quality designs that are aesthetically pleasing, safe, and durable, resulting in a project that your community will be proud of for many years to come.



A COMPETITIVE EDGE

Edgewood, Craftwell, Northridge, and consulting engineers have a successful, proven working relationship, with several multifamily and mixed-use projects under construction in our region and beyond. Through this experience we've gained a strong understanding of current trends to fulfill housing market demand for optimal tenant attraction and retention. This site will be an opportune location, creating a competitive edge with walkability to a variety of nearby entertainment, dining, and shopping options. This project will offer a variety of on-site, high-impact amenities that cater to a tenant's desire to work, play, learn, and relax where they live – promoting interaction and sense of community amongst residential tenants.



EXISTING CONDITIONS

Expanding on existing infrastructure provides many financial and environmental benefits, but it does bring with it potential risks and unique challenges. Our structural team, Sandman Engineering, has extensive experience with projects of this scale, complexity, and particular typology. As part of the original design team of the Renaissance Ramp apartments, they have an in-depth understanding existing conditions and constructibility constraints. They will assist the owner and project team with risk assessment as the design concept is developed to ensure all parties understand and stay ahead of potential feasibility issues. Below is a list of items provided to us by Nathan Hoffman, PE:

“Our internal Housing team was retained by project Architects for the duration of 2015 through 2017 to be the Structural Engineer of Record for the housing portions of the Central and Renaissance buildings. Our initial involvement included developing the layout and load paths for the proposed 5 story structures to be built on these Post-Tensioned Concrete podiums. We worked closely with KPFF, the parking ramp SEOR, to provide them the layouts and loads that would be support by the PT podium. With that information, KPFF was able to complete their PT design. The PT podium slabs were then constructed to align with these loading parameters.

As the project moved further along, we provided full structural design and development of a 5-story wood framed housing structure. These structural documents were taken to a substantial completion before the project was formally paused.

SSE's background on these projects provides a great value to the new design team as they plan, design, and construct the housing portions of these projects. We have full understanding of the strategies and limitations of how these housing structure needs to be positioned on the podium to align with the original PT design. The leadership team from our previous work will continue to work on this project going forward.”

PROJECT VISION

DESIGN NARRATIVE

The Central Ramp Mixed-Use expansion proposal capitalizes on this prime location with a distinctive, timeless, and thoughtfully detailed design. As a visible gateway from the Broadway Bridge, this building provides strong branding opportunities, welcoming you as you approach downtown Minot. The roof form lifts up to the North, framing panoramic views of the Souris River valley and beautiful MSU campus. The roof line is also interrupted by vertical pop-ups, highlighting vertical circulation to inform wayfinding and allow daylight to extend deep into the corridors of the building.

The exterior design complements its context in terms of materiality, pattern, form, and scale. The notched façade adds depth, reduces the scale, and provides outdoor balcony space. The regular rhythm of the window pattern responds to the historic character of the adjacent buildings. These tall, repeated openings are connected to again respond to the scale of the building and bring in ample daylight. The rich material palette and transitions add warmth, detail, and interest to the streetscape.

The street corners are stepped back and heavily glazed to provide an eased edge and create an inviting, vibrant, corner displaying internal activities and engaging passersby. The ground floor is activated with pedestrian-accessible, desirable commercial and retail leasing spaces. Branding opportunities are suggested on the exterior as an opportunity to give each tenant their own identity.

PROPOSED PROGRAM

The residential levels are comprised of 5-stories of wood construction, featuring 160 apartments with high-end design elements and a top-notch amenity package. Features such as a shared clubroom, party room, rooftop patios, fitness center and sauna, co-working spaces, pet-friendly accommodations, access to convenient, safe parking, and ample daylight will assist in setting this property apart and making tenants feel at home. The footprint of the expansion aligns with the original proposal to minimize structural conflicts. The maintained courtyards create an outdoor oasis in an urban environment, with patios, green space, and increased access to daylight for interior units within the building. The top floor façade recesses on the north and south side of the building to create a collection of balconies, highlighting the beautiful, expansive views surround the site.





SOUTH ELEVATION



WEST ELEVATION



160
APARTMENT
UNITS

224
PARKING
SPACES

13,000+ SF
COMMERCIAL/
RETAIL SPACE



Craftwell

PROJECT APPROACH

Craftwell will be the Team lead for the parking ramp expansion project and will serve as the point-of-contact for the owner, general contractor, and design team, facilitating and ensuring detailed communication and coordination throughout each phase of the project.

Our team members have visited the site on multiple occasions to access existing conditions and begin a preliminary analysis of strengths, weaknesses, and opportunities present. Throughout project development, we will continue to collect data as we verify and lead the entitlement process, address applicable zoning regulations, municipal codes, neighborhood council and community group requirements. We will meet with necessary City officials and communicate intent throughout the design process to for transparency and to ensure alignment upon design completion.

To inform the design concept, our team along with the owner, will conduct market research, review case studies, and conduct visioning exercises to understand project goals and objectives. Minot's unique character will be carefully considered and ultimately incorporated into a project that is integrated within its context, a reflection of your community's culture, and a destination for both local and regional residents. We are excited for the future growth and development of downtown Minot and would love the opportunity to be a part of it.





APPENDIX

CLIENT REFERENCES

NORTHRIDGE CONSTRUCTION



STAYBRIDGE SUITES
LITTLETON, CO

KWB Hotels
1113 S. Minnesota Ave.
Sioux Falls, SD 57105

Danny Amundson
damundson@kwbllc.com
605.275.9499



THE DISTRICT
GRAND FORKS, ND

Oxford Realty
2009 13th Ave N.
Grand Forks, ND 58203

Mike Opp
mikeopp@oxfordrealtynd.com
701.740.9569



THE DISTRICT
GRAND FORKS, ND

Edgewood Development

Phil Gisi
philg@edgewoodmail.com
701.740.6230



DULUTH TRU
DULUTH, MN

Kinseth Hospitality Companies
801 E 2nd Ave Suite #200
Coralville, IA 52241

Ben Kinseth
bjkinseth@kinseth.com
318.483.6732

CLIENT REFERENCES

CRAFTWELL ARCHITECTURE



THE DISTRICT AT WEST ACRES

Brad Schlossman
CEO, West Acres Regional Shopping Center
Fargo, ND | 701.277.3801



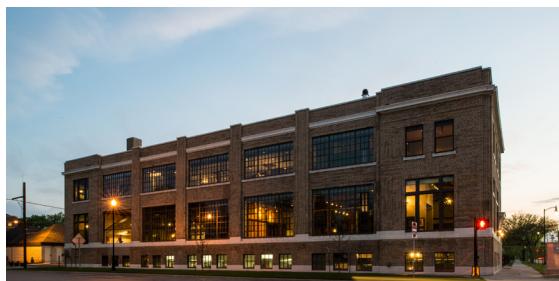
111 CENTRAL

Kevin Black
President, Creedence Energy
Minot, ND | 701.580.7423



STARVING ROOSTER & AT LOFTS

Chad Thompson
Commercial Real Estate Agent, 701 Realty
Minot, ND | 701.240.9938



FARGO LAUNDRY

Keith McGovern
President, R.D. Offutt Farms
Fargo, ND | 701.261.309

Debarment

By submitting a Proposal, the Proposer must certify by signing below, that it is not currently debarred from submitting Proposals for contracts issued by any political subdivision or agency of the State of North Dakota or the Federal government and that it is not a person or entity that is currently debarred from submitting Proposals for contracts issued by any political subdivision or agency of the State of North Dakota or the Federal government.

Company	<u>Edgewood Real Estate Investment Trust</u>
Address	<u>51 Broadway N., Suite #600 Fargo, ND 58102</u>
Contact Person	<u>Danny Hanson</u>
Telephone Number	<u>701.833.8689</u>
Email Address	<u>danny.hanson@ewreit.com</u>

**THE CITY OF MINOT
REQUEST FOR PROPOSALS
SUBMISSION FORM**

Company	<u>Edgewood Real Estate Investment Trust</u>
Address	<u>51 Broadway N., Suite #600 Fargo, ND 58102</u>
Contact Person	<u>Danny Hanson</u>
Telephone Number	<u>701.833.8689</u>
Email Address	<u>danny.hanson@ewreit.com</u>

NOTE: It is the Proposer's responsibility to provide adequate information in their Proposal package to enable the City to ensure that the Proposal meets the required criteria. Items listed in the package shall be in the same order as listed in the specifications. Failure to do so could result in the rejection of the Proposal.

EMPLOYEES NOT TO BENEFIT

I (we) hereby certify that if the contract is awarded to our firm, partnership, or corporation, no employee of the City or members of his/her family, including spouse, parents, or children has received or been promised, directly or indirectly, any financial benefit, by way of fee, commission, finder's fee, political contribution, or any similar form of remuneration on account of the act of awarding and/or executing this contract.

CONFLICTS OF INTEREST

The Proposer [] is [] is not aware (mark one box) of any information bearing on the existence of any potential organizational conflict of interest.

COLLUSION

I certify that this offer is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting an offer for the same services, materials, supplies, or equipment and is in all respects fair and without collusion or fraud. I understand collusive bidding is a violation of State and Federal laws and can result in fines, prison sentences, and civil damage awards. I hereby certify that the responses to the above representations, certifications, and other statements are accurate and complete. I agree to abide by all conditions of the proposal and certify that I am authorized to sign for my company.

Date 10/26/2023

Name (Printed) Danny Hanson

Title Executive Vice President

Signature 