

# MINOT PARKING RAMP REHABILITATION AND EXPANSION

PROJECT 2-2023

A photograph of a modern restaurant interior. On the left is a long bar with a blue front and a white countertop. Behind the bar are shelves stocked with various bottles and a small TV. To the right of the bar is a row of wooden high-top stools. In the center, a hallway leads to another room, with a series of blue rectangular floor mats laid out on the floor. On the right side of the image, there is a wooden staircase with a blue railing. The ceiling features several large, white, spherical pendant lights and a modern, multi-bladed ceiling fan. The walls are decorated with fish-themed murals and a small TV. The overall atmosphere is bright and contemporary.

# OUR TEAM



OUR TEAM |



**ROGER DOMRES**

Founder, Advisor



**DANNY HANSON**

Executive Vice President,  
Project Manager



**ALEX ERICKSON**

Financial Analyst



**JON MISKAVIGE**

Co-founder,  
President/CEO



**RYAN CARLSON**

Co-founder, COO,  
Executive Vice President



**BRETT CARLSON**

Director of Development



**CHRIS HAWLEY**

Principal-in-Charge,  
Project Designer



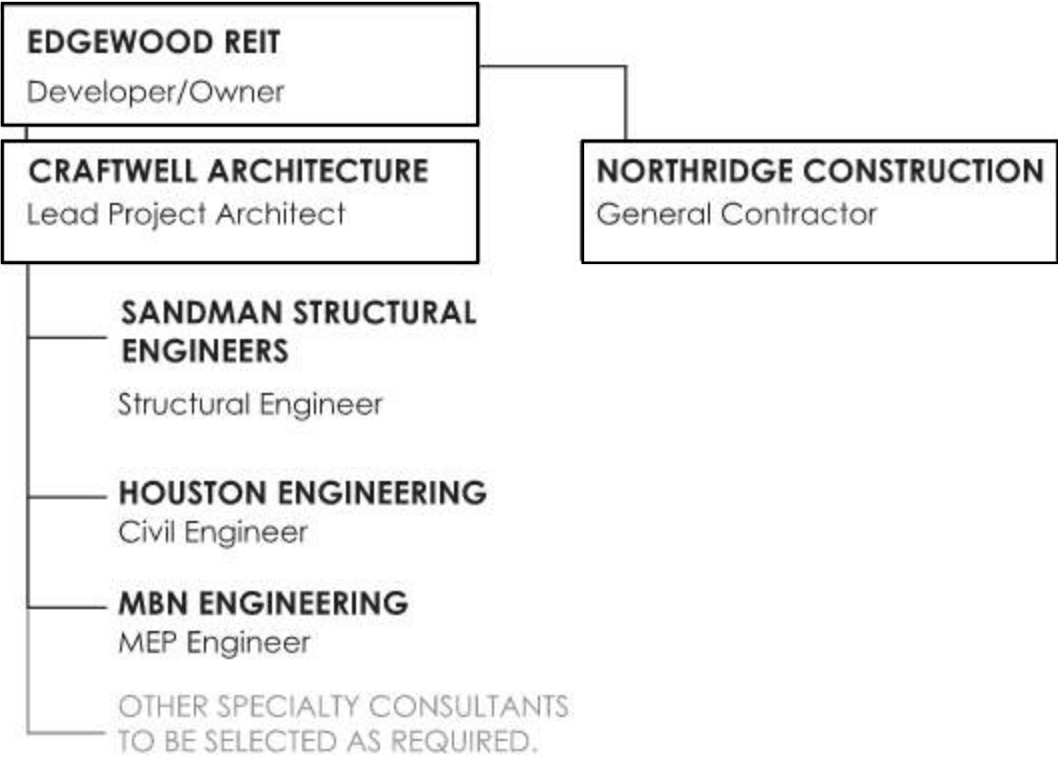
**BRITTANY DAWSON**

Project Architect, Team  
Lead





TEAM ORGANIZATION STRUCTURE



# WHY OUR TEAM?





## OUR TEAM |



- Community investment
- Local market expertise
- Extensive relevant experience
- Unique, adaptable solutions
- Small business connections





## OUR SERVICES

- Multi-family & commercial development
- Asset management
- Investment & advisement placement
- Real estate, tax, accounting, & finance





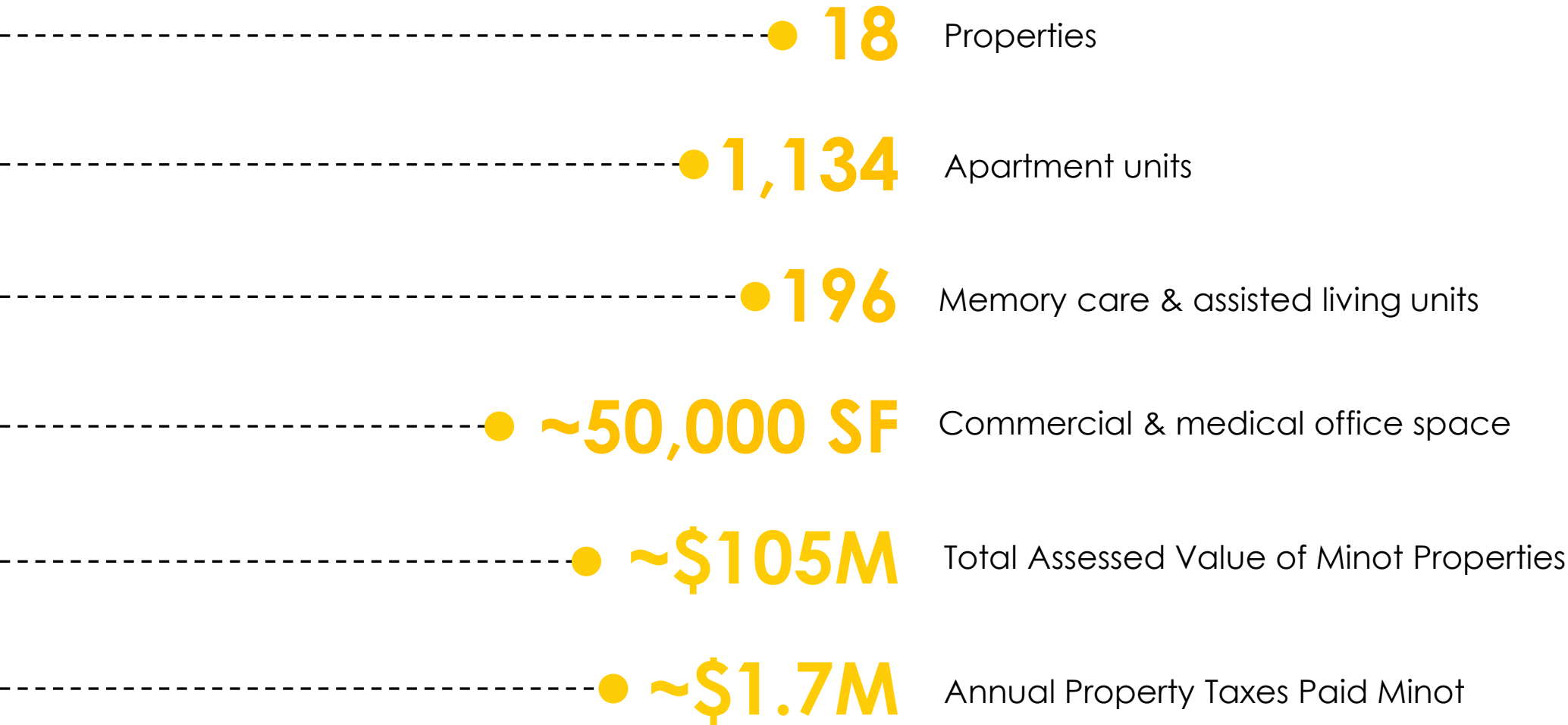
**\$2.2B**

IN MARKET ASSET  
VALUE ACROSS  
14 STATES





## MINOT METRICS





# NORTHRIDGE







## OUR SERVICES

- Development
- Pre-construction
- Construction management







HOSPITALITY

MULTI-FAMILY

SENIOR LIVING

STUDENT LIVING

RESTAURANTS & RETAIL



\$200M+

2023 PIPELINE

\$200M+

HOSPITALITY/ SPECIALTY  
COMMERCIAL

\$500M+

MULTI-FAMILY/ SENIOR LIVING/  
STUDENT HOUSING





**ENDI APARTMENTS**  
DULUTH, MN | 2018



## PROJECT STATS

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







**SOROC APARTMENTS**  
ROCHESTER, MN | 2018



## PROJECT STATS

### BUILDING 1

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

### BUILDING 2

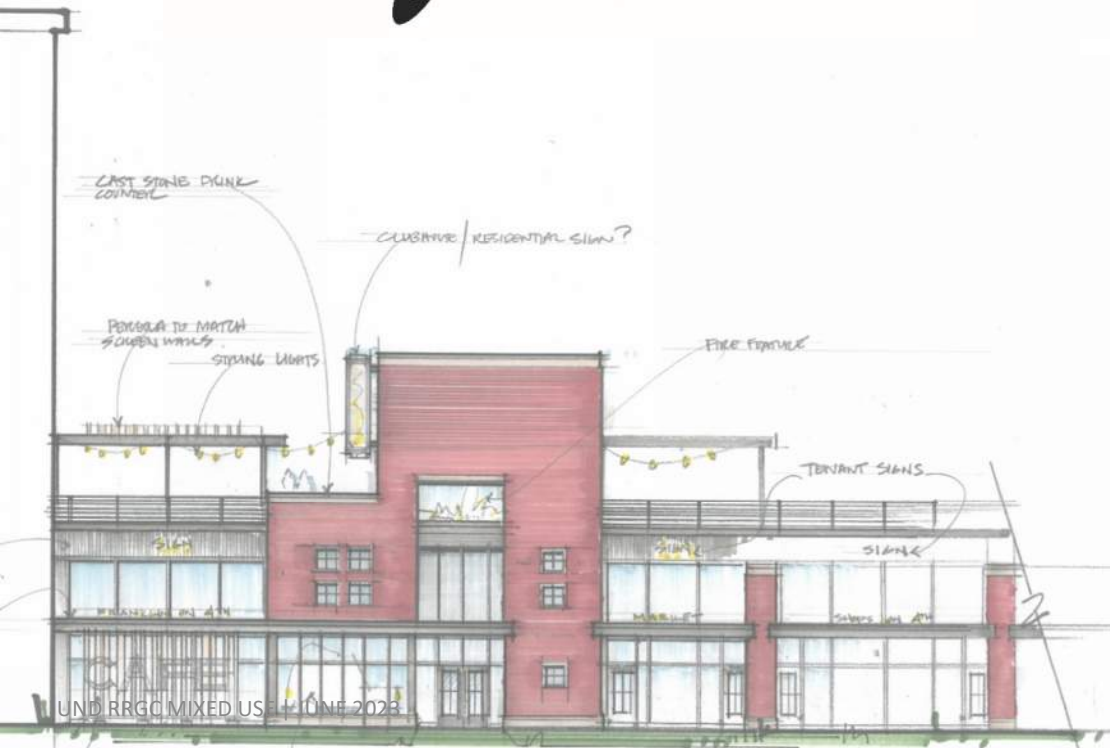
- 117,996 S.F. (gross)
- 82 units
- Underground parking

### BUILDING 3

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











## OUR SERVICES

- Full-service design/ build firm
- Master planning & pre-design
- Schematic design
- Design development
- Construction documents/specifications
- Interior architecture
- Casework & millwork design
- Material selection & detailing

11

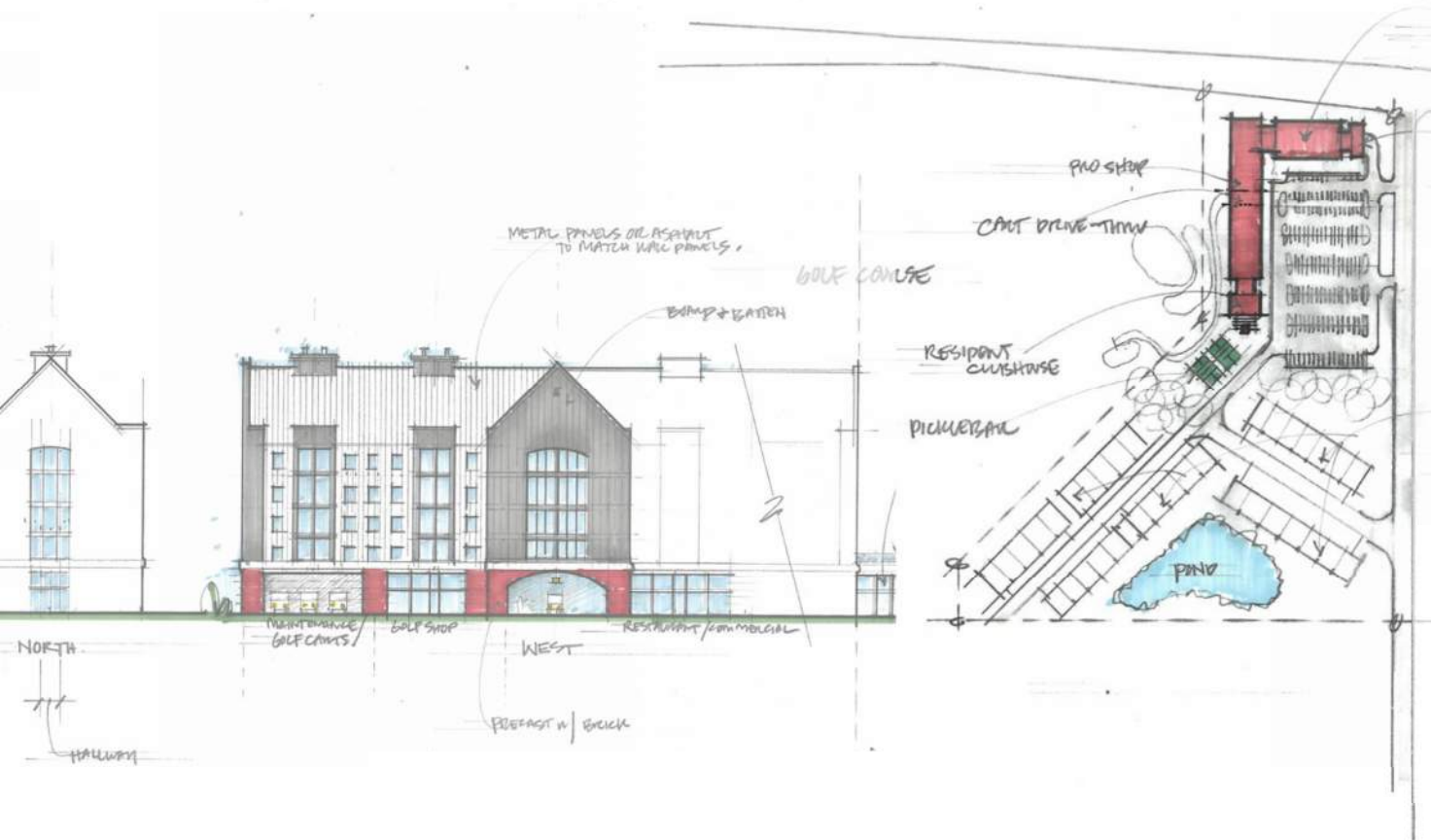
YEARS IN BUSINESS

7

MINOT STOREFRONT REHABS

18

AIA DESIGN AWARDS



## OUR APPROACH

- Collaborative visioning process
- Thoughtful, creative solutions
- Unique, context-sensitive designs
- Strong, memorable sense-of-place
- Elevated quality & detail
- Creating a destination
- Experience-driven architecture





# CREATING AN EXPERIENCE



## RESEARCH

- Information gathering
- Understanding of existing conditions
- Review of constraints, & opportunities
- Market analysis
- Case study research



## COLLABORATION

- Detailed communication
- Finding the right team
- Coordination & collaboration



## TAILORED PROCESS

- Project management
- Project phase checkpoints
- Budget & feasibility reviews
- Preparing for market success

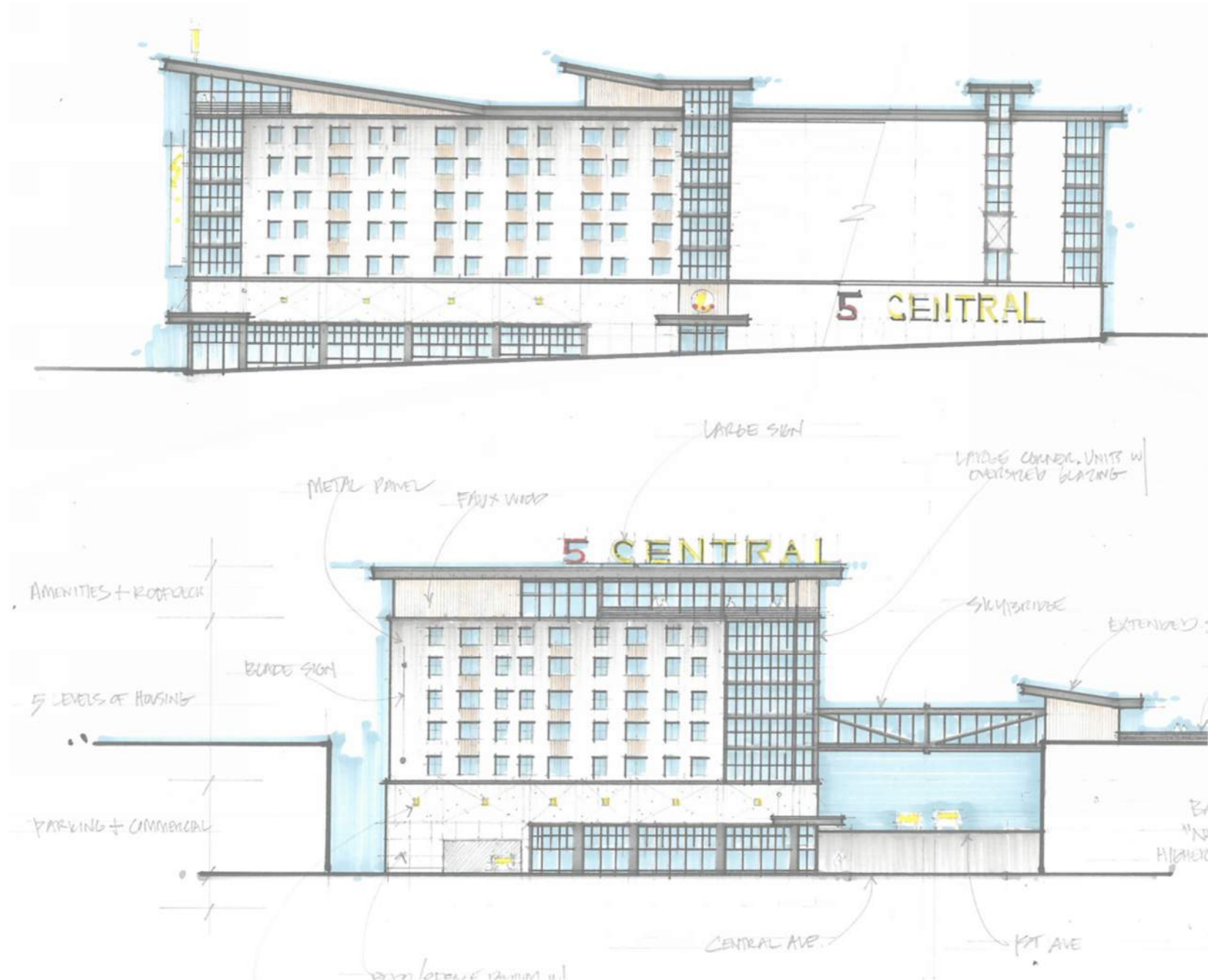


# CONCEPT DEVELOPMENT



### DESIGN DRIVERS

- Provide attractive, amenity rich housing and commercial space
- Appeal to a diverse group of prospective tenants
- Navigate constraints of existing conditions in design
- Engage Downtown Minot's rich industrial heritage and tie design into existing urban fabric
- Capitalize on prime location with distinctive, timeless, and intentionally detailed design
- Engage pedestrians with a thoughtful and vibrant street level space

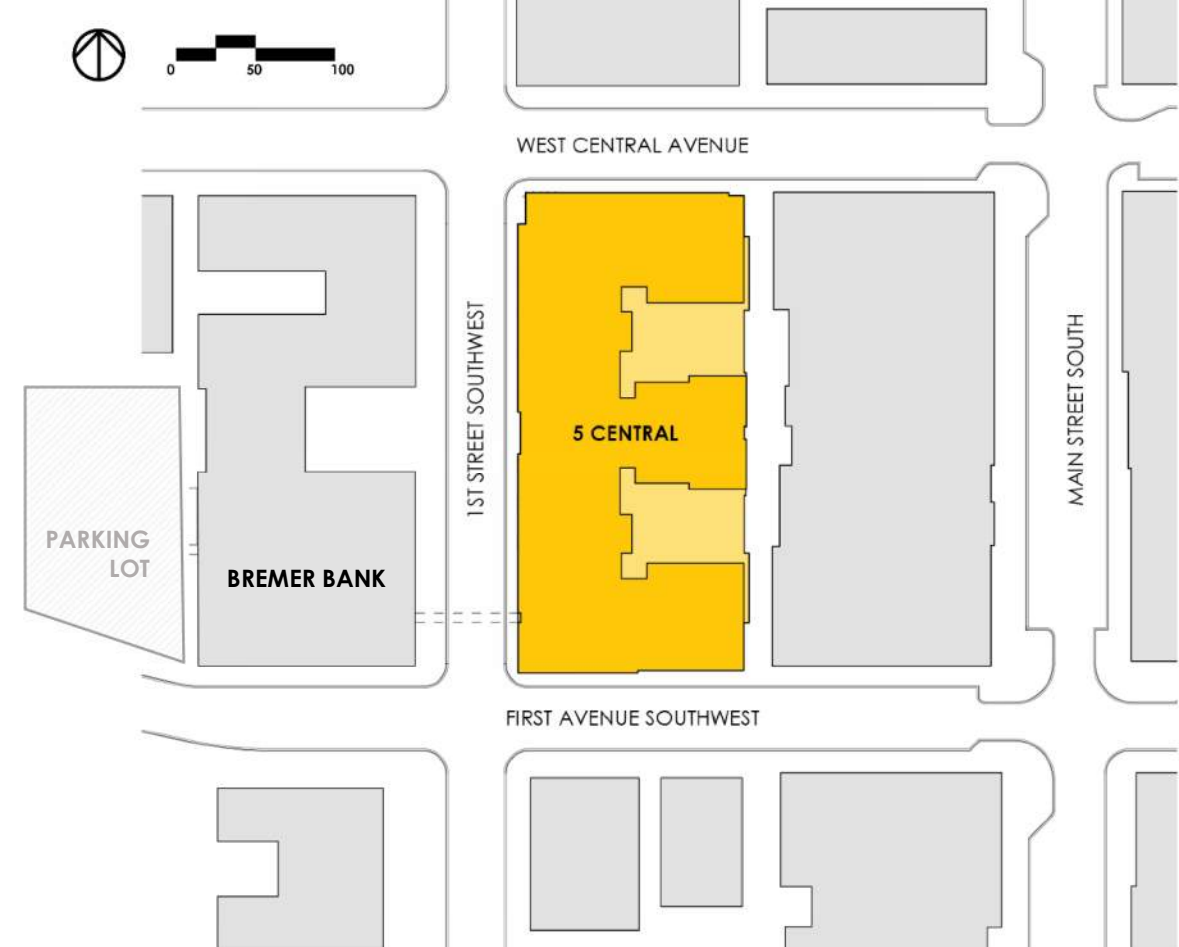






## KEY FEATURES

- High visibility, branding opportunities
- Panoramic views of the Souris River valley and beautiful MSU campus
- Stepped back street corners and eased edges creating an inviting, vibrant corner
- Prime downtown location with walkability to nearby entertainment, dining, and shopping
- Variety of available tenant size & types
- Possibility of Bremer Bank connection.



142

### APARTMENT UNITS

- STUDIO, 1, & 2-BDRM UNITS
- 1, 2, 3-BDRM CONDO/ HIGH END UNITS ON TOP FLOOR
- ACCESS TO SEVERAL OUTDOOR PATIOS, FITNESS CENTER, CLUBROOMS
- ORIGINAL DEMISING WALLS WHERE POSSIBLE.

13,000+  
SF

### COMMERCIAL/ RETAIL

- RESIDENT LOUNGE & COFFEE KIOSK
- LEASING OFFICE, RESIDENT LOBBY
- FITNESS CENTER W/ SAUNA
- HIGH VISIBILITY + ACTIVATED
- BREMER BANK CONNECTION

224

### PARKING SPACES

- CITY STALLS MAINTAINED
- BREMER SUPPLEMENTAL PARKING
- PRIVATE CONDO PARKING



**DESIGN CONCEPT | EXTERIOR ELEVATIONS**



NORTH ELEVATION



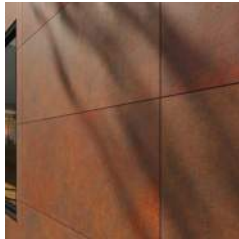
**CONCRETE  
VENEER PANELS**



**DARK BRONZE  
STOREFRONT**



**BLACKENED  
STEEL ACCENTS**



**WEATHERED  
STEEL PANELS**



**WOOD-LOOK  
METAL PANEL**



WEST ELEVATION

**DESIGN CONCEPT | EXTERIOR ELEVATIONS**



SOUTH ELEVATION



**CONCRETE  
VENEER PANELS**



**DARK BRONZE  
STOREFRONT**



**BLACKENED  
STEEL ACCENTS**



**WEATHERED  
STEEL PANELS**



**WOOD-LOOK  
METAL PANEL**



EAST ELEVATION



EXTERIOR PERSPECTIVE | NORTHWEST VIEW





EXTERIOR PERSPECTIVE | NORTHEAST VIEW





## EXTERIOR PERSPECTIVE | SOUTHWEST VIEW





An aerial photograph of a large-scale construction project in an urban setting. The main structure is a multi-story building with its upper floors under construction, showing extensive wooden framing and scaffolding. The ground floor appears to be completed with grey concrete walls and large windows. A tall construction crane is positioned next to the building. The surrounding area includes other city buildings, trees with autumn foliage, and a parking lot in the foreground. The text "PROJECT COST" is overlaid in the center.

# PROJECT COST



**\$30-35M**

**ESTIMATED TOTAL PROJECT COST**

- Ramp renovation & rehabilitation costs
- Urban infill + post-tension complexities
- Projected rent vs. market averages

**THANK YOU**

