



MINNESOTA BUILDERS EXCHANGE

Weekly Bulletin

Issue No. 43 • Wednesday, October 23, 2024 • www.mbex.org

Five Quick Things To Know / Do This Week:

- 1.) REGISTER: Three more [Bluebeam Revu learning courses](#) taught by UChapter2 are coming up in December. Learn the basics and enter 2025 with mad new skills.
- 2.) REVIEW: Minnesota's workforce [grew by 6,300 jobs](#) in September, with growth seen in the Government (up 3,600), Professional & Business Services (up 2,300), Education & Health Services (up 1,600), and Trade, Transportation and Utilities (up 1,200) sectors. Employment was unchanged in Mining & Logging and Construction.
- 3.) WATCH: Anirban Basu admitted there are [reasons to be optimistic about the construction industry](#) as 2024 enters its final quarter, but left viewers with his steadfast grain of salt.
- 4.) EXPLORE: Five new tech-focused [multi-family products](#) worth taking a look at for your next project.
- 5.) LAUGH: Ever feel like you have a personal audience for all your work mistakes? [Same.](#)

"The reward for work well done is the opportunity to do more." - Jonas Salk

IN BRIEF:

- **Rebound:** Backlog bounced back in September
- **Party Time:** Registration now open for MBEX's Holiday Party North on 12/5
- **Sneak Peek:** Preview the *Pre-Plan Pipeline* October issue
- **Redevelopment:** DEED awards \$4.6M to nine Minnesota communities
- **Preventing Project Delays, a Minnesota Firm Recycles NYC Skyscrapers, and Exploring Site Safety with Virtual Realty:** Five construction-related headlines for your next coffee break
- **Project of the Week:** Plans for multi-family units on former golf course in Rochester
- **NPP Member Benefit:** Rent cars, passenger vans, and box trucks with Hertz

MEMBER NEWS + EVENTS



Construction Backlog Rebounds in Wake of Rate Cut

What a difference a half-point rate cut makes!

Thanks in part to the Federal Reserve's lowering of the interest rate, construction backlog rebounded in September after slumping at the end of the summer, according to an October 15th analysis of recent government data from Associated Builders and Contractors.

The amount of work in builders' pipelines bounced back to 8.6 months of runway, after falling to 8.2 in August, boosting confidence in the sector as well. Backlog increased in every region in September, except for the Northeast.

That said, most areas are still down for the year, with only the middle states posting a bigger backlog than a year ago.

Construction Backlog Indicator

| TOTAL | SEPTEMBER 2024 | AUGUST 2024 |
|----------------------------|----------------|-------------|
| | 8.6 | 8.2 |
| INDUSTRY | | |
| Commercial & Institutional | 8.9 | 8.3 |
| Heavy Industrial | 8.9 | 7.6 |
| Infrastructure | 7.9 | 9.1 |
| REGION | | |
| Middle States | 8.7 | 7.7 |
| Northeast | 7.5 | 8.1 |
| South | 9.8 | 9.1 |
| West | 7.6 | 7.4 |
| COMPANY SIZE | | |
| <\$30 Million | 7.5 | 7.1 |
| \$30-\$50 Million | 8.7 | 8.7 |
| \$50-\$100 Million | 12.5 | 11.1 |
| >\$100 Million | 11.9 | 11.6 |

[Read More](#)



HOLIDAY PARTY NORTH

Holiday Party North - Registration Now Open

Celebrate the season with your fellow MBEX members at our annual Holiday Party North.

- **DATE:** Thursday, December 5
- **TIME:** 5:30pm - Cocktails | 6:30pm - Dinner | 7:00pm - Program & Door Prizes
- **LOCATION:** [Ridgeview Country Club](#) (Duluth, Minn.)
- **COST:** \$45 per person

Join us for an evening of festive fun, networking, delicious food, and holiday cheer. This is the perfect opportunity to unwind, make new connections, and enjoy some seasonal surprises.

If you're interested in showcasing your company and gaining exposure to a targeted audience, consider becoming an event sponsor. (Sponsorships can be added to your order within the registration form. If interested in a different option not listed, please contact Don O'Connor at don@mbex.org.)

- \$500 - Dinner Sponsor
- \$200 - Hors d'oeuvres Sponsor
- \$200 - Cocktail Sponsor
- \$50+ - Door Prize Sponsor

Register today to secure your spot and kick off the holidays with us!

[Register Now](#)

SNEAK PEEK

PRE-PLAN PIPELINE:
OCTOBER 2024



PEEK INSIDE: October's *Pre-Plan Pipeline*

Exciting developments are underway!

The October issue of the MBEX *Pre-Plan Pipeline* is out, featuring 194 projects across 67 cities and counties in Minnesota and surrounding regions.

This resource is exclusive to our members with Premium Access, providing insights into projects in their formative stages, helping you stay updated on regional developments.

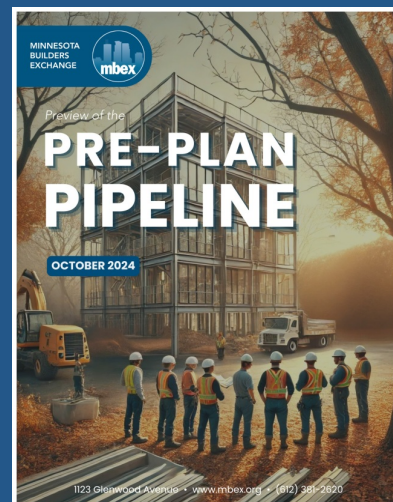
Take a peek inside our latest issue to gain an idea of the kinds of projects included.**

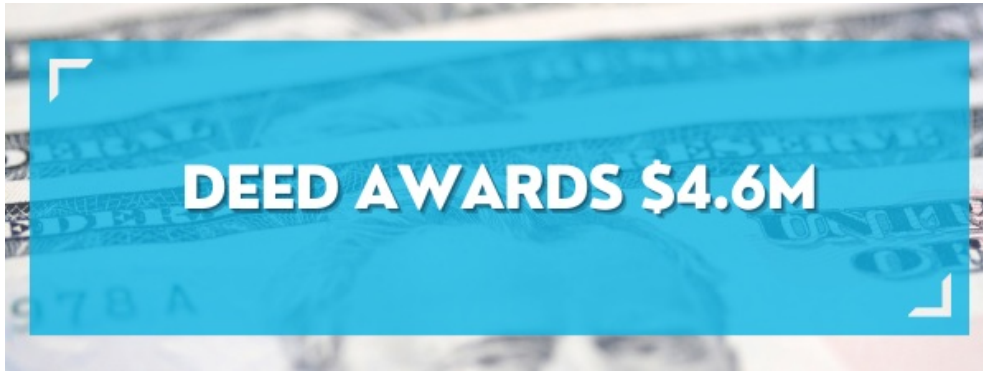
Don't Miss Out on the Future of Minnesota Construction!

Contact us today to upgrade if you're currently a member with Basic Access services to the Online Plan Room.

If your company already has Premium Access services but are not seeing this publication in your inbox, please (1.) Check your spam / junk folder to see if it's being sent there, and (2.) **Email Ashlee** to be added to the *Pre-Plan Pipeline* email list.

** Click the image on the right to open the preview of the October issue.





DEED Awards \$4.6M in Redevelopment Grants

On October 15th, the Minnesota Department of Employment and Economic Development (DEED) announced \$4.6-million in land redevelopment grant funding for eight projects statewide and one blighted land demolition loan.

The eight grants from DEED's Redevelopment Grant Program and one loan from the Demolition Loan Program is expected to redevelop 21.99-acres and establish 264 units of housing.

The Redevelopment Grant Program helps communities with the costs of redeveloping blighted industrial, residential or commercial sites and putting land back into productive use. The Demolition Loan Program helps communities with the removal of dilapidated or unsafe structures to prep sites for future developments.

(1.) Bemidji - Rail Corridor Phase I

Awarded \$589,926 in Redevelopment Grant funds for demolition and public infrastructure on a 6.66-acre site. Formerly a rail corridor with related commercial buildings, the site will be redeveloped into a 60,000-square-foot community wellness center.

- Local Contact: Rich Spiczka - [\(218\) 759-3565](tel:2187593565)

(2.) Crookston - Red River Valley Winter Shows

Awarded \$1,487,000 in Redevelopment Grant funds for asbestos abatement, demolition and public infrastructure on a 9.07-acre site. Formerly an arena for livestock and agricultural shows, the site will be redeveloped into a 7,000-square-foot credit union.

- Local Contact: Karie Kirschbaum - [\(218\) 281-3049](tel:2182813049)

(3.) Hibbing Economic Development Authority (EDA) - 400 Block Redevelopment

Awarded \$407,000 in Redevelopment Grant funds for asbestos abatement and demolition on a 0.7-acre site. The two structures --- formerly used as apartments, commercial storefronts, and most recently as restaurants --- will be demolished and redeveloped as a four-story multi-use building with 5,650-square-feet of commercial space and 54 residential units.

- Local Contact: Betsy Olivant - [\(218\) 312-1579](tel:2183121579)

(4.) Mankato - Hotel

Awarded \$1,114,071 in Redevelopment Grant funds for demolition and public infrastructure improvements on a 2.03-acre site. Historically used as a hotel and auto dealership, the site will be redeveloped into two hotels: a four-story, 126-room hotel and a 10-story, 156-room hotel with a restaurant.

- Local Contact: Courtney Kramlinger - [\(507\) 387-8711](tel:5073878711)

(5.) Maplewood - Gladstone Crossing

Awarded \$101,375 in Redevelopment Grant funds for demolition and public infrastructure improvements on a 1.23-acre site. Formerly a church and most recently a furniture store and parking lot, the site will be redeveloped into a mixed-use residential building with 40 affordable units with office space.

- Local Contact: Michael Martin - [\(651\) 249-2303](tel:(651)249-2303)

(6.) Northfield - Loon Liquor Development

Awarded \$29,795 in Redevelopment Grant funds for asbestos abatement on a 0.30-acre site. Formerly used by a media company, the existing building will be renovated into a 7,200-square-foot craft distillery.

- Local Contact: Nate Carlson - [\(507\) 645-3069](tel:(507)645-3069)

(7.) Red Wing - Fleischmann Maltery

Awarded \$746,500 in Redevelopment Grant funds for demolition on a 1.31-acre site. Formerly the Red Wing Malting Company and the Fleischmann Malting Company, the site will be redeveloped as a mixed-use building with 120 residential units --- 15 of which will be affordable --- and 12,000-square-feet of commercial space.

- Local Contact: Kyle Klatt - [\(651\) 385-3697](tel:(651)385-3697)

(8.) Wabasha - Alleghany Apartments

Awarded \$166,528 in Redevelopment Grant funds for asbestos abatement, demolition, and public infrastructure improvements on a 0.54-acre site. Formerly used as a gas station and auto repair shop, the site will be redeveloped into a 50-unit affordable apartment building.

- Local Contact: Caroline Gregerson - [\(651\) 560-4860](tel:(651)560-4860)

(9.) Jackson - Coast Building

Awarded \$156,230 in Demolition Loan funds for asbestos abatement and building demolition on a 0.15-acre site. Formerly used as a hardware store, the site has the potential for a three-story mixed-use development.

- Local Contact: John Schumann - [\(507\) 380-8012](tel:(507)380-8012)

Redevelopment grants pay up to half of the redevelopment costs for qualifying sites, with a 50% local match. They can assist with the cost of public land acquisition, building and site demolition, infrastructure improvements, soil stabilization and ponding or other environmental infrastructure.

[View DEED Press Release](#)



A valuable benefit of an MBEX membership is invitations to our social and educational events; by being an employee of a member company, you too can take advantage and attend any and all MBEX-sponsored events.

*** indicates a newly added event*

**** November 21 - MBEX Online Plan Room Demo**

From navigating the Deskpad, setting up filters, understanding project information, and adding your company to a project's bidders lists, this free one-hour session is a great introduction to our Online Plan Room. Time is saved at the end of the demonstration for questions and answers. [Register Now](#)

November 28 & 29 - MBEX Closed - Thanksgiving

MBEX will be closed on Thursday, November 28 and Friday, November 29 for the Thanksgiving holiday. We'll return to regular business hours on Monday, December 2.

December 3 - Bluebeam 1: Baseline Basics

Attendees will learn interface navigation including menu dropdowns, toolbars, various tool panels, keyboard shortcuts and a few recommended settings. While learning various markup and measurement tools, several tips and tricks will be shared to increase accuracy and speed. [Register Now](#)

December 4 - Bluebeam 2: Material Takeoffs & Estimates (Basic)

Attendees will go through the standard measurement tools and settings, then move into various customization options and discuss the results in the Markups List. [Register Now](#)

December 5 - Bluebeam 3: Material Takeoffs & Estimates (Advanced)

After finishing the Bluebeam Takeoffs & Estimates (Basic) course, attendees will move into creating custom columns, embedding formulas, and information organization. [Register Now](#)

December 5 - Holiday Party North

As winter blankets the Northland in its snowy splendor, come gather with fellow construction industry professionals for an evening of celebration and camaraderie as we close out another business year and look ahead to 2025. [Register Now](#)

December 25 & 26 - MBEX Closed - Christmas

MBEX will be closed on Tuesday, December 24 and Wednesday, December 25 for the Christmas holiday. Our office location will be closed on Thursday, December 26 and Friday, December 27 as staff will be working from home.

December 31 & January 1 - MBEX Closed - New Years

MBEX will be closed on Tuesday, December 31 and Wednesday, January 1 to celebrate the end of 2024 and welcome the start of 2025. MBEX will return to regular business hours on Thursday, January 2.

**** SAVE THE DATE: January 15 - MBEX Annual Meeting & Luncheon**

MBEX invites its members to our Annual Meeting and Luncheon, a premier event that brings together our vibrant construction community. This is more than just a meeting; it's an opportunity to be at the forefront of the building industry's latest trends and innovations.

[View 2024 / 2025 MBEX Event Calendar](#)



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CONSTRUCTION HEADLINES

Five construction-related headlines you need to read over the next coffee break.

JOBSITE CHALLENGES

🔊 Preventing and Overcoming Project Delays

The preparation of the Critical Path Method (CPM) schedule is only the start of the process for successful project completion. This living document requires that all of the

necessary construction activities be identified, workdays be established and assigned to the activities, and the activities be logically connected in the sequence they need to be performed. (J D Supra)

SUSTAINABILITY

♻️ [How a Century-Old Firm in Minnesota Helps Recycle NYC Skyscrapers](#)

Infinite Recycled Technologies had invented a machine that separates the laminated glass panels found in car windshields and on large buildings, removing the metal frame and plastic layer from the glass panes in less than a minute and recycling every part of the product. (Fast Company)

JOBSITE SAFETY

🕶️ [Virtual Reality Training May Improve Construction Site Safety](#)

At BOND Civil & Utility Construction in Norwood, Mass., they're using a program called Pixaera. It uses virtual reality to put their workers in harm's way, without the real-life danger. The training may look like a game and even feel like one at times, but the immersion is quite real. (CBS News)

INDUSTRY PERSPECTIVES

🏢 [Union Shop, Merit Shop, and America's Way Forward](#)

Project Labor Agreements (PLAs) are collective bargaining agreements that are unique to the construction industry. Simply put, they are agreements between project owners / employers and labor unions that cover all contractors and subcontractors (which includes the MEP contractors) on the job. (Contractor Magazine)

COMMERCIAL BUILDING

📅 [Nine Year-End Tax Tips for General Contractors](#)

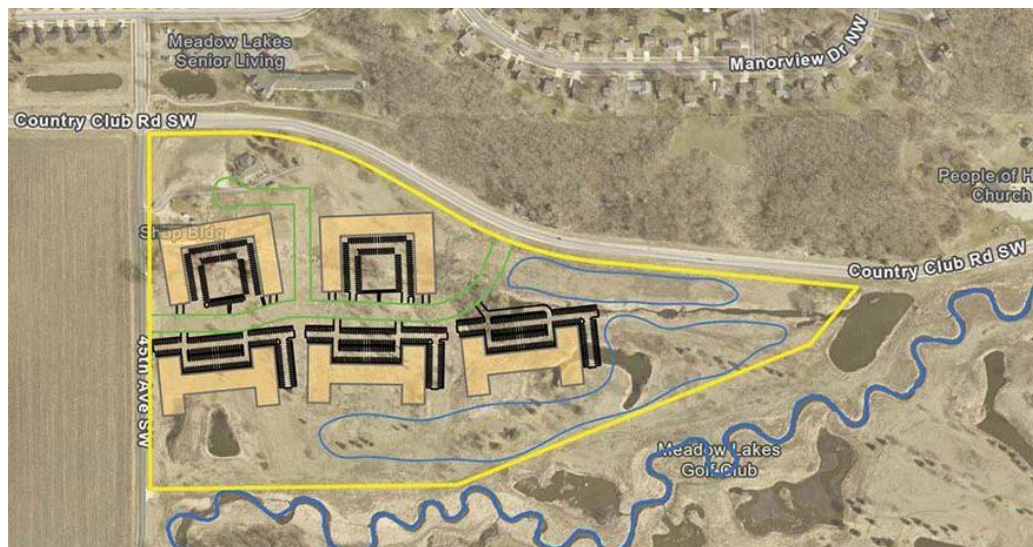
April 2025 may seem like a lifetime away. And tax planning? A distant priority compared to the daily issues contractors are facing. But this is the right moment to plan for April's filing date, while there's still time to improve your tax position. (Construction Dive)



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PROJECT OF THE WEEK



Developer Plans 936 Multi-Family Units on former Rochester Golf Course

[Read more about this project on Finance & Commerce](#)

The city of Rochester released an Environmental Assessment Worksheet for Austin, Texas-based ML Group II's proposed West Meadows Development, which calls for 936 multi-family housing units on a 47-acre former golf course property near 45th Avenue Southwest and Olmsted County Road 34 / Country Club Road.

Also included in the plans are 22,000-square-feet of commercial space, underground and surface parking, a new internal public roadway, storm water treatment facilities and other infrastructure, according to the 204-page EAW.

A vet clinic and an office building currently occupy the site, which was home to a golf course from the mid-1990s until 2015.

Pending city approvals, the developer plans to begin mass grading in 2025. Construction would play out in phases through 2030, with the first two multi-family structures going up in 2025 and 2026, according to the EAW.

A site plan for West Meadows shows a development site framed by Olmsted County Road 34 on the north and 45th Avenue Southwest on the west. A future public road connecting the two corridors would cut through the site, with two four-story, 225-unit buildings north of the future road and three four-story, 162-unit building to the south.

Also shown on the plan are storm water treatment ponds on the eastern end of the site, which is just north of city of Rochester parkland and open space.

ABOVE PHOTO: Map of the West Meadows Development, featuring 936 multi-family housing units on a 47-acre former golf course property in Rochester. Rendering by WSE Massey Engineering & Surveying.



INDUSTRY EVENTS

Prevailing Wage Essentials

Presented by *Construction Executive Webinar Series*

DATE: Wednesday, November 6

TIME: 1:00pm CST | 2:00pm EST

LOCATION: Virtual Event

COST: Free

[Register Here](#)

Prevailing wage in construction is complicated due to variations in wage rates across different regions and the diverse scope of construction projects.

Understanding prevailing wage is crucial because it ensures fair compensation for workers, maintains a level playing field among contractors and promotes the quality and safety standards essential for the construction industry's integrity and sustainability.

In this webinar, you'll learn:

- The definition of prevailing wage and what the Davis-Bacon Act entails;
- How to accurately determine prevailing wage rates; and
- Common challenges and strategies to mitigate compliance risks.

With the right resources and software, emerge equipped with the knowledge to ensure your construction projects adhere to prevailing wage requirements, fostering a culture of compliance and excellence in your organization.

The Construction Economy Outlook: 2025 Starts Now

Presented by *ConstructConnect*

DATE: Thursday, November 14

TIME: 1:00pm-2:30pm CT

LOCATION: Virtual Event

COST: Free

[Register Here](#)

Featuring economic leaders from ConstructConnect, the Associated General Contractors of America (AGC), and the American Institute of Architects (AIA), get the knowledge and information you need to:

- Better understand and take action around the 2025 economic forecast;
- Understand economists' thoughts on recession;
- Reduce uncertainty by filling your bid pipeline now;
- Interpret current inflation trends; and
- Get the down low on interest rates.

Speakers include:

- Ken Simonson - *Chief Economist, AGC of America*
- Kermit Baker - *Chief Economist, AIA*
- Morgan Stinson - *EVP / Business Operations, ConstructConnect*
- Michael Guckes - *Chief Economist, ConstructConnect*
- Paul Hart - *Vice President / Product Marketing, ConstructConnect*

MEMBER BENEFITS

Benefit of the Week: Rental Cars, Passenger Vans & Box Trucks

NPP Members can now save big with Hertz to help their business (and employees) save on car rentals.

Sign up for special contract pricing on a wide selection of vehicles including sedans, SUVs, trucks, electric vehicles, 12-passenger vans, and box trucks where available.



Offer Benefits include:

- Special contract rates and benefits on Hertz vehicles;
- Weekly and monthly rates available;
- Discount pricing in the U.S., Canada and Europe;
- Join Gold Plus Rewards for free to elevate your benefits; and
- Members aged 20 years and older qualify for the special rates with no additional charge.

Not a member of National Purchasing Partners (NPP)? It's quick and easy (and FREE!) to join. Do so here: <https://mynpp.com/association/mbex/>

[National Purchasing Partners \(NPP\)](#) is a trusted savings and solutions provider for businesses and their employees. By leveraging the purchasing power of more than 350,000 members, NPP can provide top discounts and special B2B pricing to businesses of all sizes. NPP members enjoy exclusive deals on a catalog of useful items for both work and play. Membership is free and there is never an obligation to purchase.

Plus, when you [enroll via our special NPP sign-up page](#), MBEX receives a small kickback to further support our member services.

PROJECT INFORMATION + UPDATES

- Total Projects Received at MBEX from 10/14/2024 - 10/18/2024: **73**
- Total Projects Leads Reported on at MBEX from 10/14/2024 - 10/18/2024: **11**
- Total Active Projects Received/Reported on at MBEX as of 10/22/2024: **323**
- Total Projects in the Online Plan Room as of 10/22/2024: **3,786**

[DOWNLOAD HERE](#)

Click the button above to view the most recent project data from 10/16/2024-10/22/2024.

For information about the *Bulletin's* content, technical issues, or to place an ad (such as a Minority Notice, Job Posting, or Event Notice), contact [Ashlee](#), Membership + Communications Manager.



The MBEX *Weekly Bulletin* brought to you in part by [The Builders Group \(TBG\)](#).

UPCOMING MBEX EVENTS

- [November 21](#) - Online Plan Room Demo
- **November 28 & 29** - Closed for Thanksgiving
- [December 3](#) - Bluebeam 1: Baseline Basics
- [December 4](#) - Bluebeam 2: Materials Takeoffs & Estimates (Basic)
- [December 5](#) - Bluebeam 3: Materials Takeoffs & Estimates (Advanced)
- [December 5](#) - Holiday Party North
- **December 19** - Online Plan Room Demo
- **December 24 & 25** - Closed for Christmas
- **December 31 & January 1** - Closed for New Years
- **January 15** - Annual Meeting & Luncheon

Connect with the Builders Exchange:



Revisit Past Bulletins:

[Oct 16 - No. 42](#) | [Oct 9 - No. 41](#) | [Oct 2 - No. 40](#) | [Sept 25 - No. 39](#) | [Sept 18 - No. 38](#)

Information within the MBEX *Weekly Bulletin* are obtained from sources deemed reliable. The Minnesota Builders Exchange (MBEX) does not assume responsibility for its completeness or accuracy. You are urged to check your own sources in addition to the information contained in this publication. This issue contains plans and other bidding information received prior to and including the date noted above. The project data within this newsletter is intended for member company's and their employees use only.

2024 BOARD OFFICERS: President - Mike Carlson, *Max Gray Construction*; Vice President - Heidi Sedlacek, *KLJ Engineering*; Treasurer - Brian Kalla, *St. Cloud Acoustics*; Past President - Greg Grazzini, *Grazzini Brothers* | **2024 DIRECTORS:** Allie Brady, *Veit*; Kevin Bohrer, *Donlar Construction*; David Brandt, *Schadegg Mechanical*; Jason DuVal, *Tenet*; Chuck Geisler, *Iron Eagle Industrial Services*; Chris Niemand, *Frattalone Companies*; Sean Ochis, *Northern Industrial Insulation*; Jason Rentmeester, *Kraus-Anderson Construction*; and Nate Sapik, *Benson Electric Company* | **STAFF:** David Siegel - *Executive Director*; Julie Miller - *Executive Assistant/Project Coordinator/Accounting*; Ashlee Hartwig - *Membership & Communications Manager*; Melanie Hendrickson - *Events & Membership Coordinator*; Don O'Connor - *Duluth Director*; Jeff Boelter - *Project Acquisition & IT*; Shauna Baska, Peggy Esboldt, Madison Gentil, Michelle Siegel & Ka Yang - *Project Reporters*

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