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PRESIDENT

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IPI CONFERENCE

ADDITIONS TO COMPANY

"We can't solve
problems by using the
same kind of thinking
we used when we
created them."

Albert Einstein

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*"We are what we repeatedly do.
Excellence then, is not an act but a habit"*
Aristotle

Fall /Winter 2009-2010

REIGSTAD
& Associates, Inc.

Message from the President

The beginning of a new year is always a good time to evaluate our position and begin planning for the future. This look into our company's history and future is especially timely this year. The current downtrend in new construction and the economic challenges during the previous year are definitely cause for concern and even more reason to plan for the next year.

With 30 years of history and experience in the business, we have known better times and have weathered worse times. We have broadened our base during these years to expand our business considerably during the good economic times and to use slower times to re-examine and renew our business plan to sustain the slow times and become more innovative in our areas of service.

When I started with our firm, I had a background in design-build construction, which was mostly new medical clinics. Many of the Health Partners Clinics around the five state area were part of my initial foray into the structural engineering business. This opportunity allowed me to learn first hand that along with cost-effective design for new structures, it is also imperative to follow the construction process to end up with a successful project. The experience in design and cost analysis of alternate construction systems and methods has been very beneficial to me during the past 30 years. Having responsibility for the successful outcome of these clinics was a major learning experience that has stayed with me.

After my design-build period, I became president of a proprietary insulated precast company, which assisted me in marketing, performing, and managing others on large scale projects. I learned first-hand the importance of not only project management, but also business management.

During the period from 1980 to 2010, I have seen our company grow from a small entrepreneurial company, mostly dependent on two or three people to a firm of 40+ professionals with expertise in multiple areas of our industry. We have developed many areas of our business and have had a hand in the construction management process during the renovation of several buildings in the 1980s. We proceeded to develop and patent several methods and products for post-tension parking garages in the 1990's. Reigstad & Associates has also provided innovative design services for all types of projects ranging from large scale casino hotel resorts to smaller scale retail, commercial and educational projects.

After 9/11 we entered into the anti-terrorism / anti-force protection designs for military headquarters. We have expanded divisions in our company to include parking consulting services, adding both functional and prime design services. Our precast division provides shop drawings nationwide for precast manufacturers for producing precast materials. I am proud of the people who work for our company. Their performance is outstanding; they take ownership of their projects and they show pride and passion in their work.

Like others in our industry, we have been forced to streamline and reduce staff during the past year, however, we have retained our core group of experienced and skilled design professionals. We have maintained our potential and have gained in our awareness of current status and future possibilities. I am confident that we will emerge not only stronger, but also more prepared for the future as we work through this challenging year.



Featured Projects

Harrah's Cherokee Hotel & Casino Cherokee, North Carolina

(under construction)

Reigstad & Associates continues to provide the structural design and parking consulting for the expansion of the hotel and casino.

Phase I includes:

- 300,500 sq. ft. of new construction, including 3,000- seat event center and 54,500 sq. ft. of remodeling
- The 6-story, 1,200-capacity garage is complete
- The 8-story, 2,400-capacity garage is close to completion

Phase II consists of:

- Approximately 238,800 sq. ft. of additional new construction and 140,600 sq. ft. of remodeling
- A 456,500 sq. ft., 532-room, 21-story post-tensioned concrete hotel is near completion.

Structural Engineer: Reigstad & Associates, Inc.
Parking Consultant: Reigstad & Associates, Inc.
Architect: Cunningham Group



Epic Systems Corporation Update Madison, Wisconsin

It's been a privilege to be part of the design team for the Epic Systems Corporation – Campus 2 project. It is exciting to see the garage, the Kohoutek building, and the Juno building being completed and occupied. "Building Green" has reached a new level at this site with geothermal energy, advanced mechanical systems, green roof terraces, and a subterranean garage.

When looking at the top aerial photo, you will notice a circular landscaped area in front of the auditorium. This park-like area has undulating grades and is located directly above the 2,300-car underground parking facility.

So far, the campus 2 construction has included the following:

- 750,000 sq. ft. 4-level subterranean parking garage – Post tensioned cast-in-place concrete frame, Micro-pile foundation
- 4 vehicle drive tunnels and 7 pedestrian tunnels equaling approximately ½ mile of tunnel ways – Cast-in-place concrete
- 3 sky-bridges connecting the individual wings of the buildings and 1 building-to-building skyway – Steel frame
- 4 office buildings with over 175,000 sq. ft. each – Steel moment frame, composite floor decks, combined conventional footings and micro-pile foundations

Structural Engineer: Reigstad & Associates, Inc.
Architect: Cunningham Group
Owner: Epic Systems Corporation
General Contractor: J.P. Cullen



**U of M NOvA
International Falls, Minnesota**

The NOvA experiment (Fermilab E929) received approval from the Department of Energy for the full construction of a NOvA detector in Ash River, MN which is close to International Falls, MN. DOE had approved long-lead procurements and limited construction for the NOvA experiment but Fermilab can now continue construction of buildings on the Fermilab site.



Fermilab will construct a detector optimized for electron neutrino detection in the existing NuMI neutrino beam. The primary goal of the experiment is to search for evidence of muon to electron neutrino oscillations. For more information see www.nova.fnal.gov.

The project's success was made possible by the partnership between Fermilab and the University of Minnesota. An agreement between the U.S. Department of Energy and the University of Minnesota supports the construction of the facility.

Molin Concrete is providing the roof for the Far detector which consist of 2'-0" wide beams placed at 2'-0" o/c. The foot print of the far detector is 280'-0" long x 67'-0" wide x 50'-0" deep.

**Precast Supplier: Molin Concrete
Precast Engineer: Reigstad & Associates, Inc.**

**RiverCentre Parking Ramp Restoration
St. Paul, Minnesota**

Reigstad & Associates provided structural design documents and construction administration for the 2009 restoration of the 8-level, 1600-car parking ramp. We also provided Parking Consulting Services for the project. Essentially we restriped the facility increasing the number of parking spaces by approximately 100 spaces which resulted in increased revenue for the client.



Restoration of the parking facility included on-site evaluation and condition assessment to determine the types of repair necessary, their locations, and the quantity of each repair type. Repairs included construction joints, expansion joints, post-tensioned beams, and columns. The ramp remained open and functional through the construction work, which was completed on time and within budget in November, 2009.

**Restoration Engineering: Reigstad & Associates, Inc.
Client: The RiverCentre Authority
Construction Manager: CPMI**

**THIS YEAR,
IPI MEANS BUSINESS**

**Reigstad & Associates, Inc.
is attending & exhibiting at**

**The International Parking
Institute Conference
& Expo at
Mandalay Bay Resort
& Casino**

May 10-13, 2010

Booth #728



Attendees

**Gordon Reigstad
Jason Reigstad
Jim Collins
Brad Erickson
Jared Reigstad**

Additions to the Reigstad Family

Hanley Jason Reigstad

Born on September 15, 2009 to Jason and Shelby Reigstad, Hanley joins his 4 yr. old sister Elin, his Grandpa Gordon and Grandma Karen Reigstad.

Named after his great-grand father, Hanley always has a smile for everyone. Congratulations to everyone!



Baby Samantha

Brad & Rachel Spence welcome daughter Samantha born on January 28th, 2010 and weighing in at 8lbs., 1½ oz.

Congratulations to all!