



Commercial Market Update



10 West End Nearing Finish Line

Work is continuing to move forward on the 10 West End office building located in St. Louis Park's West End. This 11-level building is nearly 350,000 SF and includes premium amenities such as a fitness center, conference rooms, retail space, and a patio on the top floor. The project also includes an 8-level, 370,000 SF parking garage with a connecting link to the office building.

Gephart and Ryan Companies have been working hard to keep 10 West End on schedule. In spite of winter conditions and the COVID 19 pandemic, we have been able to make the necessary adjustments to keep pushing forward.

[READ ABOUT OUR WORK ON PAGE 3](#)

Work Progressing at RBC Gateway

Gephart has been on-site for nearly a year and work continues to progress on the RBC Gateway project in downtown Minneapolis.

This 37-story tower will be the 9th tallest building in the city and will feature:

- Office space for tenants such as RBC Wealth Management, Pohlad Companies, Carousel Motor Group, and United Properties.
- A Four Seasons Hotel, the city's first 5-star rated property.
- Multiple luxury residential spaces.
- Mixed-use space for retail and restaurants.
- An underground parking ramp.
- A skyway to Minneapolis Central Library.

[READ ABOUT OUR WORK ON PAGE 2](#)





Greg Heinsch

Vice President & Principal

Letter From Leadership

The construction industry (like many others) has not been spared by the rapid progression of the COVID-19 pandemic. Job sites have closed down, projects have been delayed, and while the *near* future is a bit uncertain, Gephart is proud of our continuing healthy and strong position in the industry. For this I have several people to thank.

First, I want to recognize our employees. Both in the office and in the field, all of our people have had to make significant adjustments to keep Gephart running full steam. From adjusting to unfamiliar routines to following new jobsite health and safety protocols, the Gephart team has really stepped up and it is appreciated by our ownership and the people we work with in the industry.

Second, I want to thank the owners, general contractors, suppliers and subcontracting partners who have all worked so hard to keep the projects we are pursuing and building moving forward. All of you have made a point of putting the health of everyone involved at the top of your list and have

worked overtime to initiate related protocols, maintain financing, keep materials coming through the pipeline, etc. Any success Gephart is having during these difficult times is absolutely possible because of your continued efforts and support.

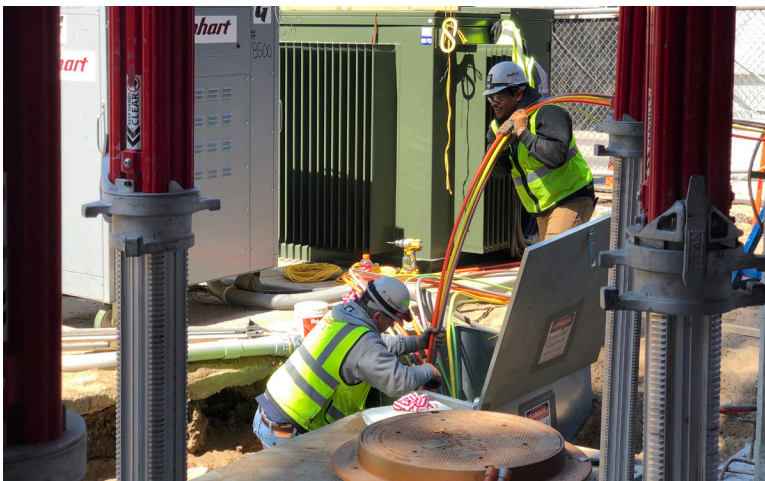
That success I mentioned is exemplified in the two major projects we have highlighted in this issue: RBC Gateway with McGough and 10 West End with Ryan Companies. Both are major Commercial market endeavors that have not slowed at all. Highlighting these jobs also reminds everyone that – while we may be best known nationally for Gaming & Hospitality, Sports Facilities, Healthcare and Higher Education work – we also have a decades-long history in the Commercial market.

Thanks again to everyone for your continued support.

≡ RBC Gateway Cont.

As the electrical contractor, our work to date includes:

- Installation of conduit between floor-by-floor concrete pours by general contractor McGough Construction.
- Installation of the 2000KW emergency generator and the start of the distribution installation.
- Pulling wire and installing light fixtures within the 3 levels of below ground parking.
- Rough-in has just started on Level 1.



As the design-build electrical contractor, our work during the design phase on 10 West End included the layout of the following electrical systems:

- Power Distribution
- Specialty Lighting
- Life Safety and Emergency High-Rise Systems
- Security
- Telecommunications Systems

As we moved into the construction phase of the project, some of our early work included:

- Temporary service and trailer park wiring.
- Installation of primary feeder conduits from the main electric room.
- Installation of bus duct, panels, transformers, and feeders.
- Temporary power distribution units to accommodate construction power needed on all levels.
- Temporary lighting on all levels.
- Installation of conduit from main electrical room to parking ramp electrical room.

Now, as the construction portion is in full gear and the building shell is complete, our recent work includes:

- Installation of soffit lighting around the perimeter of the building's 11th floor.
- Setting the generator on the backside of the loading dock.
- Wiring of the emergency panels, ATS switches, and transformers.
- Parking ramp distribution and installation of prefabricated lighting branch.
- Coordination with Xcel Energy for permanent building power.
- Mechanical equipment wiring and smoke control system wiring is underway to meet the scheduled mid-August start-up and commissioning schedule.
- Construction on the 10th floor Carval tenant build-out we were subsequently awarded.

10 West End will be completed by the end of December.



The Gephart team is working on setting a distribution panel on the 11th floor roof.

From Prefabrication to Installation



Transformers for the RBC Gateway project were prepped in our prefab shop and placed on our custom-built setting system designed in-house to maximize efficiency during the installation process by reducing the physical strain on our crew. Field crew members are able to roll the transformer into place rather than try to manipulate the heavy equipment on-site.

Service Department Update



The Gephart Service Department is available to provide 24/7/365 service and maintenance for your electrical needs and emergencies. Our team is working diligently with customers to provide service in a *timely* and *safe* manner.

WHAT OUR CUSTOMERS ARE SAYING

"I just wanted to reiterate that I am continually impressed with John and Eric when they come on-site. They are knowledgeable, get the job done quickly, and ask good questions when necessary. They never leave the job unfinished and I truly feel like I am their only client."

- Inspire Medical Systems

"With the help of Todd and his team we have a new stand for the monitors and computers in the Air Care Simulator Lab. They also installed a new permanent power strip, 2 new monitors, and bolted the entire assembly to the ground. It is a giant step forward in safety and overall look of the system."

Thank you again to the Gephart team, who went above and beyond, to make this happen. They were originally supposed to just do some electrical work and ended up developing the whole stand, painting it, and creating a way to get the monitors mounted correctly. I can't thank you guys enough for the outstanding work. Couldn't have done it without you."

- North Memorial Health



Employee Spotlight

Doug Ranallo is a leader in our Service Department and works with some of our long-standing clients including North Memorial Health, U.S. Bank, Xcel Energy Center/St. Paul RiverCentre, and the City of Orono. He is a third-generation electrical worker (IBEW 292) with both field and office experience.

Outside of work, Doug enjoys visits from his one-year-old grandson Eli (Doug says he is Eli's *favorite*) and walks with his wife, Connie, and their two dogs. Doug has also traveled extensively across the country by motorcycle with his most recent adventure taking him and friend Todd Pettit (Gephart Service Electrician) through Canada to Prudhoe Bay, Alaska and back covering a total of **9,750 miles!**



Doug mentions, *"I have been very fortunate to work with some of the best electricians in the field and office personnel!"*



**CONGRATULATIONS TO GEPHART'S
2020 Q1 AND Q2 STAR AWARDS RECIPIENTS!**

Tom Wimler - *Director of Information Technology*
Above & Beyond (Q1 2020)

Steve Regnier - *Senior Preconstruction Manager*
Everyday Hero (Q1 2020)

Ian Ferguson - *Assistant Project Manager*
Above & Beyond (Q2 2020)

Sherri Havens - *Office Manager (Mid-South)*
Everyday Hero (Q2 2020)