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# Wink's **INK**

Fall 2007



**"A Publication of Winkelman Building Corporation Bringing You News from the Construction Industry"**

## New Facility Serves Multiple Needs for Church and Senior Housing in Becker

**S**hepherd of Grace in Becker, MN is the result of a mutual need for senior housing in Becker, as identified by the Good Shepherd Community of Sauk Rapids, MN, combined with the need for classroom space and a paved parking lot for Grace Lutheran Church in Becker. Working together, they have formed a bond that provides a spiritual and physical tie to the church for the senior housing residents and a new source of church members and volunteers for the church. Both Good Shepherd and Grace Lutheran are members of the Lutheran Church Missouri North Synod and along with encouragement from the Synod, formed this bond to solve multiple needs. It is hoped that this will be the first of several such relationships across Northern Minnesota.

WBC project manager Dave Giacomino and construction superintendent Jerry Kedrowski spearheaded the project.

The 76,000 sf facility, designed by GLT Architects of St. Cloud, features 33 independent apartments (with expansion capabilities to 53 units), 18 assisted living apartments and 18 memory care units in the form of two nine-bed attached cottages. Amenities incorporated within the building include two fireplace lounges, a gift shop, pantry/café, library, activity room, family room, beauty/barber shop, whirlpool tub room, large preparatory kitchen and a main dining room with an adjacent family dining area. The building is staffed 24/7 and is access-controlled with multiple security systems.

The facility also includes a 6,700 sf community space with multiple meeting rooms that can be used jointly by the housing complex and the church. Plans include adding a community food shelf to the space in the near future. ✦



**Shepherd of Grace Apartments  
Becker, MN**

# Globe University Utilizes Unique Precast Wall System



**Globe University  
Woodbury, MN**

**H**aving decided to relocate their corporate headquarters from Richfield to Woodbury, the Myher family wanted their flagship business college campus to have a unique look. Operating under a variety of names, the owners of Minnesota School of Business, Globe University and Utah Career College elected to utilize a new Wells Concrete precast wall panel system that has the appearance of brick, stucco and limestone. Working with KKE Architects of Minneapolis, Winkelman project manager Darren Fenster and superintendent Mike Goeden coordinated the development of the 68,600 sf primary building which is the first of four to be constructed on the new campus. ✦



# Mille Lacs County Jail Expansion Meets Cell Demand

**F**aced with a shortage of prison cells and a current demand by neighboring counties to find space to place their prisoners, Mille Lacs County decided to add a 58-bed, two-story medium security jail expansion above existing space. This provided many challenges as the project required moving ventilation ducts and air intakes, expanded stairwells and an elevator, and re-routing the generator feeds. Due to weight restrictions, the only viable option for new prison cells were panelized steel cells that were installed in sections.



The project also incorporated video visitation, a new nurses office, the addition of a shower, lockers and training area and numerous security upgrades.

The project was designed by

Durrant Architects of Minneapolis and coordinated by WBC project manager Dave Giacomino and superintendent Jeremy Johnson. ✦



**Mille Lacs County Jail, Milaca, MN**

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# Restorations Preserve History in Albert Lea

After years of neglect, the former Freeborn Bank Building and the adjacent Jacobsen Building located along Broadway Avenue in Albert Lea, were at the point of requiring major rehabilitation or destruction. Not wanting to destroy two historical buildings in the heart of the downtown district, the City of Albert Lea decided to restore the exterior of the buildings. Coordinated by project manager Rob Schultz and GLT Architects of St. Cloud, this historic preservation project replaced and repaired

broken and missing terra cotta tiles on the exterior of the building, tuck pointed and acid washed the building exterior, replaced all windows and doors, installed a new



**Freeborn Bank and Jacobsen Buildings  
Albert Lea, MN**

roof, added structural supports for a future deck, installed patio doors on the upper levels of the building and in-filled old coal storage caverns in the basement. A skylight was also installed over an upper level open air courtyard between the buildings. The skylight allows natural light into the inner spaces of the buildings without the distraction of numerous pigeons. ✦

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# Building Solutions for St. Ignatius Church

Located in Annandale, MN, St. Ignatius Catholic Church had experienced growing pains that led to a shortage of classrooms and fellowship space. The solution created by Sylvia Hills Architects of Annandale, was to add a 2,500 sf wing featuring a new fellowship hall with a fireplace, audio visual capabilities and a new serving kitchen, all at the same level as the sanctuary. At a garden level, church offices and a meditation chapel were added with six classrooms and mechanical space installed at lower levels. A new main entry was created with the old entry being converted to a library, and an elevator was installed. To match the exterior of the existing church, Kasota Limestone was added to the new addition and the existing church was re-shingled to match the new addition. Both the new space and existing church were upgraded with air conditioning and a fire protection system. Gene Schultz was the project manager and Ryan Ludwig was the site superintendent. ✦



**St. Ignatius Catholic Church  
Annandale, MN**

# NEW PROJECTS

## **Central Minnesota IRT (D/B)**

Annandale, MN  
6,800 sf residential care facility

## **Brandl Motors and Power Sports (D/B)**

Little Falls, MN  
30,000 sf auto dealership and sports center

## **Coborn's Central Bakery (GC)**

Sauk Rapids, MN  
interior remodeling

## **Sherman Nursery (D/B)**

Charles City, IA  
43,000 sf cold storage building

## **Dr. Julie Ann Nyland DDS (D/B)**

Sartell, MN  
3,000 sf office space

## **360 Chiropractic Clinic (D/B)**

Sartell, MN  
3,000 sf office space

## **Dr. Al Schneider, Orthodontist (D/B)**

Sartell, MN  
10,000 sf office building

## **Huikkos Bowling Center (D/B)**

Buffalo, MN  
23,000 square foot bowling alley, restaurant and meeting space addition

## **Central Minnesota Mack (D/B)**

St. Cloud, MN  
24,000 sf truck sales and service facility

## **Medallion Cabinetry Corporate Headquarters (GC)**

Waconia, MN  
16,000 sf office addition

## **U. S. Bank (D/B)**

Alexandria, MN  
Exterior remodeling

(CM) – Construction Management

(D/B) – Design/Build

(GC) – General Contractor

# Wine & Spirits Store Ready for Fishing Opener, Under Budget



**Princeton Wine & Spirits, Princeton, MN**

Faced with a tight timeline to have the new municipal liquor store near the intersection of Highways 95 and 169 in Princeton ready for the fishing opener in May, construction of the new 9,400 sf building occurred during the dead of winter. Working with Keenan Architects of St. Cloud, WBC project manager Robbie Schultz and construction superintendent Jerry Theisen stayed on top of this project to precisely coordinate all the trade contractors. The project was delivered on time and under budget. Along with approximately 4,000 sf of retail floor space, the new building features 2,000 sf of cooler space, a wine tasting bar and a dry storage area. The exterior of the building is constructed of brick and EIFS and the site allows for 4,400 sf of future expansion. ✦

## WBC Awarded Project of the Year

**Winkleman Building Corp** is pleased to have received the 2007 Minnesota Construction Association's Project of the Year Award for Government Construction Projects, for the addition and remodeling of Swanville Public Schools. ✦



## STAFF PROFILE



**Keith Schupp**  
WBC Senior Vice President

Keith Schupp has been with Winkelman Building Corp for 34 years. Along with Duane Schultz, Keith has been a primary stockholder and owner of WBC since 1982 when they purchased the business from Don Winkelman. A graduate of St. Cloud Technical College, Keith joined WBC right out of school in 1973 as a draftsman and estimator and has worked his way to being a Sr. Vice President of WBC as well as the company's corporate Secretary and Treasurer.

A recent highlight in Keith's career includes becoming a LEED accredited professional for "green" sustainable building construction. He was the first accredited contractor outside of the Twin Cities metro area. Another highlight in Keith's life includes becoming engaged to Laura Supan, a lovely lady who has been his closest friend and companion the past three and a half years.

Keith's hobbies include running marathons, fishing at his cabin near Cass Lake and traveling.

## New Building, Location for Manea's Meats

**G**ONE...that's what happened to the former Manea's Meats building. Facing demolition to make way for the new Sauk Rapids bridge, Manea's Meats had to build a new store. It was a difficult decision on where to relocate since they really wanted to stay in the downtown area; it was also an opportunity to create a new building exactly as they would like to have it. Working with WBC project manager Ralph Brown and superintendent Joel Marthaler along with Cole Group Architects of

St. Cloud, Manea's decided to construct an 11,940 sf retail and processing facility with office and storage space on a mezzanine level, just one block from their former location. ✦



**Manea's Meats**  
Sauk Rapids, MN



340 Hwy 10 South  
St. Cloud, MN 56304

Ph: 320-253-2411  
Fx: 320-253-2324  
www.winkbuild.com

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## BUILDING VALUE



**DUANE SCHULTZ**  
*President/CEO*

## P R E S I D E N T ' S P E R S P E C T I V E

Winkelman Building Corp. is proud to be a member of the Keystone Club of Minnesota; an organization whose members pledge to contribute 5% of their pre-tax profits to charitable organizations. In addition to numerous local organizations including schools, civic clubs and community fund raising activities, recent primary contributions have been directed toward scholarships at St. Cloud Technical College, the

St. Cloud Technical College Foundation, Good Shepherd Lutheran Foundation, Accessible Space Affordable Housing, Salvation Army, St. Cloud Rotary-Lake George Restoration Fund, March of Dimes, St. Cloud Area YMCA, St. Cloud Boy's & Girl's Club and Quiet Oaks Hospice House. We are proud to be a member of the St. Cloud Community and believe in sharing our success with worthy local organizations. ✦

**To request the following information about WBC's Building Solutions, please fax this form to (320) 253-2324.**

- |   |   |   |
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**If you know of someone who should be added or deleted from our mailing list, please let us know. Thank You.**