

May 23, 2023

Queenie Tran
Saint Paul Regional Water Services



RE: Plan Review and Inspection Services for Wireless Equipment Installations on Water Tower Sites – Event 1276

Dear Ms. Tran and Members of the Selection Committee:

As the telecommunications industry continues to respond to the need for capacity to support the ever growing variety of communication platforms such as voice, data, video-streaming and developed applications, a need exists to plan, manage and provide the upmost care in the review and construction of designated sites. For many communities, the existence of these sites on municipal properties has posed a valuable source of revenue, and with co-locations involving multiple tenants, the added responsibility of providing a balance between functionality for the tenant while maintaining public safety and preserving these sites for their chief purpose – providing safe drinking water for its residents.

In the course of over 25 years Short Elliott Hendrickson Inc. (SEH®) has strived to be a leader within the industry, representing community interests through responsible construction of hundreds of telecommunication sites throughout the Upper Midwest. SEH has translated this expertise and responsive project management into effective project solutions that are in alignment with our client's needs for function, safety, aesthetics and world class communications. Our experience as a leader, along with our continued innovation in service offerings, has resulted in numerous awards and recognition from the American Civil Engineering Consultants (ACEC), and Society for Protective Coatings (SSPC), most recently receiving the prestigious E. Crone Knoy Structure Award. Since 2008 SEH has had the privilege of working successfully with the staff of Saint Paul Regional Water Services (SPRWS) following a seamless client first approach to telecommunications. SEH knows SPRWS!

Enclosed you will find our proposal for the continuation of services for comprehensive planning, plan review, and implementation of construction and associated administration respective of future telecommunications site expansion. As requested in your request for proposal SEH will provide information as follows:

- Overall Project Approach
- Work Process Flow
- Typical Project Breakdown (Scope) and Cost Development Summary
- Project Experience (References and Work Samples)

In order to successfully complete your projects SEH will continue to rely on the experience of its in-house staff, and industry networking ability in addition to its recently developed cloud-based site management platform. Most importantly, SEH will rely on its established relationship with SPRWS.


Please contact Rita Stolz at 651.274.0871 with any questions or requests for additional information. We appreciate the opportunity to respond and look forward to continuing our relationship with SPRWS.

Respectfully submitted,




RITA STOLZ
SENIOR TELECOMMUNICATIONS
MANAGER, SPECIALITY
SERVICES LEADER




MILES JENSEN
REGIONAL PRACTICE CENTER
LEADER

Engineers | Architects | Planners | Scientists

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The specific licenses and credentials of the team members are described in the personnel and/or resume section of this document.

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The information contained in this Proposal was prepared specifically for you and contains proprietary information. We would appreciate your discretion in its reproduction and distribution. This information has been tailored to your specific project based on our understanding of your needs. Its aim is to demonstrate our ideas and approach to your project compared to our competition. We respectfully request that distribution be limited to individuals involved in your selection process.

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STPWU 173167

Description of Proposer's Overall Approach or Solution

Approach/Rationale

The SEH approach to telecommunication projects has been simple. First SEH represents the interest of the owner/landlord, in this case SPRWS, and always has. It has been our basic approach to design and installation, an openness to industry innovation along with the incorporation of existing standards; that has assisted us in maintaining a well-balanced relationship with other project stakeholders including tenants, site acquisition, engineers, and contractor.

Recognizing that first and foremost these are water storage facilities; with respect to the tenants need for site functionality, SEH continues to follow the adage that less is more. This understanding has led to an evolution in mindset, working with the tenant's team from beginning to end for the purpose of reducing site impact. Its success can be measured by a reduction in project duration, and minimization of punch-list related work.

To be specific, SEH strives to work with the tenants design engineer to reduce and or eliminate welding (brackets and penetrations) wherever possible, or place welds where they do not affect the tanks immersion surfaces. Where feasible, bolted bracket connections are utilized, with neoprene wrapping to provide surface protection, as well as firewall grommets or compression couplings at locations where jumper cables are routed. Also, depending on the design of the tank, cables are routed where they will have the least impact on future maintenance; the inside face of support columns, and inside lip of fluted-column stiffener rings where carrier pipes and attached beam-clamps extended with all-thread rod are introduced.

SEH requires tenant engineers to incorporate shop painting of all antenna and supporting components to provide consistency and quality assurance, and maximize the use of galvanized or non-corroding components and hardware. Our experience shows that most construction has occurred off-season; therefore, the least amount of initial field painting required becomes a win-win event for the contractor (tenant) and SPRWS, as less damage to the facility results in less spring re-mobilization for repairs.

Attention to the planning process by SEH in cooperation with the tenant's team has resulted in siting and installations with a complete awareness toward co-locations; site access needs by SPRWS staff, and future site needs specific to future tank maintenance reconditioning. As capacity demand for tenants has

Every project will address:

- Tenant site functionality
- Functionality for co-location
- Safe access in accordance with OSHA (maintenance)
- Access (future site maintenance)
- Resident acceptance (aesthetics; noise)
- Communications
- Response





increased so too has the need for continual equipment upgrades and or new site development. With this SEH has placed an emphasis on communication and innovation to provide better access to historical information, streamline processes and provide transparency.

- To better communicate structural requirements, especially where there are multiple upgrades, SEH structural engineers have developed a General Requirements Memorandum to reduce review iterations.
- We have developed a Requirement Criteria to identify what the tenant must have in place prior to requesting a pre-construction meeting.
- Introduced JotForm software as a platform for use by the tenant contractor to provide project scheduling, define daily work activities and provide notification for daily site access.

Work Process Flow

Our approach to individual projects is as simple as our overall approach; that's because it is client driven. For SPRWS, it begins with a request for quotation based on receipt of the tenant's consent letter or concept plans referencing the perceived project scope; new site, site upgrade, equipment swap, or decommissioning. Once SPRWS receives the required escrow, as determined in part by the estimate, authorization is provided to begin services.

Project initiation, by the project manager, begins with receipt of the plan set (CD's) and structural analysis. Following the receipt of this information the following sequence/process takes place:

- SEH will complete these tasks within 24-hours with completion within seven (7) business days.
 - Notification is provided by the project manager to the applicable team members along with project initiation task assignments including the following:
 - Accounting set up and project/task number request
 - Electronic files are set up by administration, and the project is set up in the cloud Telecom Site Management platform for access by team members and SPRWS
 - Received documentation is filed and proceeds into the Activity Q for first iteration plan review/ comments, and the structural analysis is forwarded to engineering

Note: If documentation is missing (structural), projects are placed on hold and the tenant's representative is directly contacted.

– Overall first iteration review and subsequent review(s) is completed by the review team, with draft comments submitted to SPRWS within seven (7) business days following receipt.

- Review is coordinated and draft completed by the Review Administrator - The tenant/representation is provided with a review timeline
- The Field Technician reviews plan details for constructability
- Engineering completes review and comment checklist
- The project manager provides consultation on the draft comments including any issues effected by the lease (for SPRWS notification only)
- The comment letter is forwarded by email to SPRWS with a notation to review, edit, and approve for distribution. Comment letters are addressed to the tenant representative. SEH requests that a response be provided within five (5) business days

- Following receipt of SPRWS approval (with or without further comment) the letter is sent (PDF) to the tenants representative (and copied as requested) along with plans and associated attachments by administration via email

If there are no comments, SEH provides an opinion recommending to SPRWS that the project be approved for construction pending revisions to the lease, and or the scheduling of a preconstruction meeting. If comments are remaining the process of review continues in the same sequence pending receipt of the next revision.

It should be noted that during the process it is inherent that SEH receives multiple follow up messages and requests for information/meetings from tenant's representatives (based on multiple sites, multiple tenant deployments) including, but not limited to, site acquisition, the engineer, the tenant's project manager, and the tenant's general contractor related to expediting the process, changes prior to revision, comment clarification and general information requests. These events are identified within the Activity menu under the project as out-of-scope.





Once the project has been approved by SPRWS the tenant's project representative requests SEH (PM) to set up the preconstruction meeting. Scheduling of the preconstruction meeting is coordinated once the tenant has demonstrated the following:

- A general contractor is in place:
 - Vetted (worked on similar facilities)
 - Demonstrated a satisfactory OSHA record
 - Provided insurance information
- Material/equipment is in market
- Project will commence within 30 days

With the above criteria met, SPRWS availability is requested by the Review Administrator, and upon acceptance a Meeting Maker is sent to all parties via email.

The construction sequence is based on the meeting minutes and schedule provided by the contractor via JotForm (SEH does not allow for project start-up prior to receipt of project submittals including paint drawdowns, and welder certifications as applicable to the project scope):

- Material is received at Industrial Painting Specialists (IPS – Hugo, MN) and the SEH field technician (NACE Certified Inspector) is notified by JotForm

- A pre-inspection of weld finish, as applicable, is completed
- Environmental conditions are recorded
- Inspection is made of the surface preparation, prime-coat application and finish-coat
- After a final inspection the material is released
- Field inspections (observations) include an initial site walk with the contractor; this is followed by milestones involving civil work and field welding (as applicable), line (cable routing) and antenna and touch up painting
- Final observation includes a final walk through scheduled in coordination with the contractor followed by development of the punchlist, and completion of the 360° video
 - The project is considered substantially completed with submission of the punchlist
 - Contractor signed redlines are required within two (2) days following receipt of the punchlist
 - Redlines are reviewed by the Field Technician for accuracy against their duplicate copy, and upon acceptance forwarded to the tenant (engineer) for the purpose of providing electronic as-built drawings

- Project closeout is initiated following completion and acceptance of the punchlist work, and SPRWS is notified that the project closeout file has been populated and is available for access. Available documents include:
 - Meeting minutes
 - Approved drawings for construction
 - As-built drawings
 - Submittals
 - Daily reports (as applicable)
 - Project photos
 - Final punchlist
 - 360° video link

During the duration of each project or task SEH will provide a Monthly Progress Report that references its tracking through its cloud based platform. Should issues arise that may affect the original project estimate SEH will include in its notification to SPRWS a request for authorization prior to commencement of any further activities.

The screenshot displays the MinuteBids web application interface. The top navigation bar includes links for Properties, Projects, Providers, Inspection, Admin, and Dashboard. The main content area shows a list of projects with columns for Project, Status, Budget, Created, Start Date, and End Date. A search bar and filter options are visible at the top of the project list.

Below the project list, a detailed view of a specific project is shown. The project name is "Baudette | Airport Rd | VZW New Site Build | 136165 1.0". The status is "Opinion Letter" and the budget is "57% Remaining Budget". The project is reported by "SEH Short Elliot Hendrickson". The interface includes tabs for Specifications, Escrow, and Activity Report. A sidebar on the left lists various project activities with their completion status: Opinion Letter (Complete), PreConstruction Meeting (Complete), Initial Inspection (Complete), Soft Mount Inspection (Incomplete), and Final Inspection (Incomplete). The main area of the detailed view shows an aerial map of the project site with a 360-degree camera view.

SEH recently introduced a cloud based platform for capturing historical data, where clients have 24/7 access to both project and site information and is currently available to SPRWS.



Rita Stolz
Specialty Services Leader

Specialty Services Leader

Rita Stolz brings extensive experience and knowledge in managing and developing various types of telecommunication sites involving municipal facilities and municipal right-of-way. Her expertise includes conceptual site planning, project scoping, plan review and construction inspection coordination, and providing facilitation with an emphasis on project efficiency and a focus on the representation of the client.

Additional experience includes the coordination of regulatory due diligence requirements, lease review, site auditing and inventory, and project coordination as related to the rehabilitation of water storage facilities; where tenants require the setup of temporary equipment to maintain operations during the projects duration.

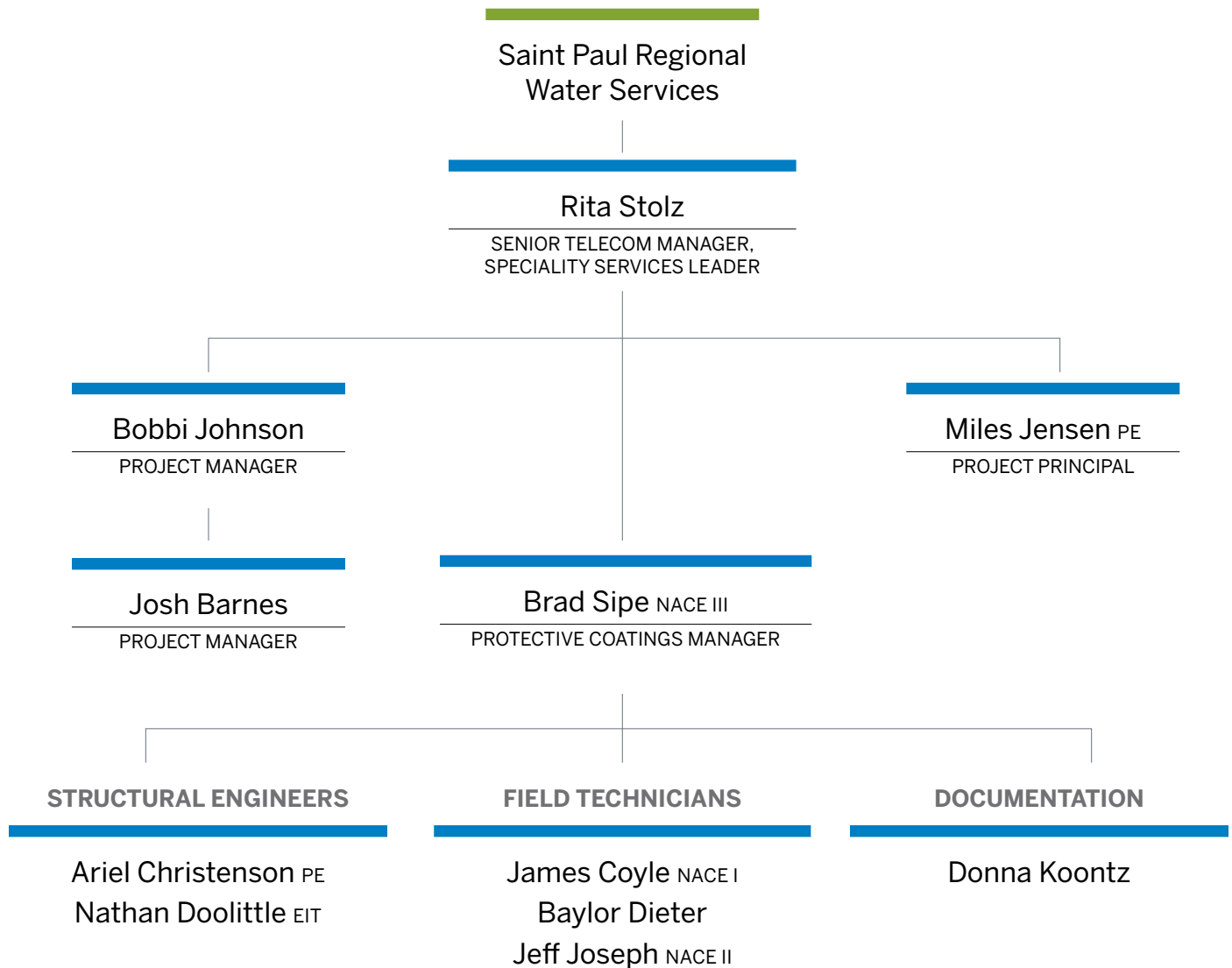
She leads the Specialty Services group that is made up of Telecommunication Site Management and Protective Coatings Management.



Scope of Services

Key Staff and Roles

The organizational chart below demonstrates our comprehensive approach to addressing every component of this project with an eye on your operational objectives. Key project personnel, staff qualifications, and experience are summarized on the pages that follow the organization chart.



Project Support Team



Baylor Dieter
Technician

Baylor is a senior technician with twelve years of extensive telecommunications experience. He has worked on installation, inspection, and decommissioning projects with clients throughout Minnesota.



James Coyle
Technician

James is a senior technician with fourteen years of extensive telecommunications experience. He has worked on installation, inspection, and decommissioning projects with clients throughout Minnesota.



Jeff Joseph
Protective Coatings Specialist

Jeff is a field technician with fourteen years of experience in performing a variety of inspections on welds, coatings, hold points, transmission pipelines and hydro tests while adhering to safety guidelines. He has also documented the inspections and testing progress and provides effective communication between the project site and the project team.



Ariel Christenson PE
Structural Engineer

Ariel has more than twelve years of experience on telecommunications projects, including the review of the tenant engineer's structural calculations for construction upgrades, re-installations, and new site construction in accordance with OSHA, IBC, and ANSI/TIA 222 tower standards. Ariel also provides structural assessments and structural reviews related to the installation of telecommunications equipment.



Nathan Doolittle EIT
Structural Engineer

Nathan is a staff engineer with six years of experience designing structural foundations and supports for energy facilities and electrical substations based on codes, standards, and client feedback. He has also performed a variety of durability tests on structural members at numerous job sites.



Donna Koontz
Documentation

Donna has been providing support for the telecommunications group for more than seven years. For projects related to SPRWS, she will set up electronic filing and final and provide distribution of all formal communications between SEH, SPRWS, and the tenants construction and management team.

TELECOM / SERVICES	STAFF CATEGORY HOURS								
	PROJECT MANAGER	SENIOR TECHNICIAN	NACE INSPECTOR	NACE INSPECTOR	SENIOR ADMIN ASSISTANT	ACCOUNTING	STRUCTURAL NATHAN DOLITTLE	STRUCTURAL MIKE HEMSTAD	TOTAL (HOURS)
Task I. Project Setup / Review									
Meet with SPRWS staff for review of submittals and other pertinent documents associated with the plans	2				1	1			4
Review of CDs/SA prepare letter for review and approval – (2 iterations) submit to SPRWS for comment	2	5			1				8
Engineer Structural Review and calculations – (2 iterations)							3		3
Task Totals	4	5	0	0	2	1	3	0	15
Task II. Precon Meeting / Site walk									
Prepare precon agenda	1								1
Attend and facilitate a preconstruction meeting with the contractor, subcontractor, and Landlord prior to commencement of construction	2.5	2							4.5
Complete a site walk with subcontractor and Landlord for construction and utility requirements	1	1			.5	1			3.5
Task Totals	4.5	3	0	0	.5	1	0	0	9
Task III. Project Inspections									
Perform shop painting observations of applicable surface preparation and coating application (3 trips to painting facility)	.5		9						9.5
Provide observation of attached components and cabling routing/dressing in per the approved plan set (3 visits)	1	5	2						8
Perform final inspections of installation in accordance with approved CDs and preconstruction meeting minutes. Completed a 360 imaging of final installation	1	5	2		.5	1			9.5
Task Totals	2.5	10	13	0	.5	1	0	0	27
Task IV. Closeouts / Admin									
Review submittals of Redlines/As-builts		1							1
Prepare punch list from final inspection and distribute	1	1			1				3
Complete/facilitate project closeout documentation	1				1	1			3
Task Totals	2	2			2	1			7
Task Totals (I-IV)	13	20	13		5	4	3	0	58

Time Required to Respond to Issues

It is the intent of SEH to complete plan reviews and provide draft comments within seven business day of receipt of authorization and plans/associated documentation.

- Preconstruction meetings are set up as requested by the tenant and subject to the availability of SPRWS.
- Project closeouts with 360° video are scheduled for 30 days following punchlist completion (subject to seasonal conditions).
- SEH utilizes “Hot Form” as a means of identifying overall project scheduling (field) as provided by the tenant contractor and tracking daily progress access.
- Overall project tracking is provided to SPRWS through a 24/7 cloud-based website accessible by an individualized SPRW passcode.

SEH prides itself on its response to SPRWS providing, at a minimum, same day response.

City Responsibilities

As required, SEH requests that SPRWS provide updated lease information that may be pertinent to the plan review process along with the tenant site application, as applicable. Additionally, SEH will require site access from SPRWS (with proper notification provided) to perform tasks as outlined.

Other Pertinent Details

Identified in Cost Proposal under separate cover.



Previous Work Providing Similar Services to Public and Private Sector

The references provided in this section can attest to the quality of work that the SEH team can provide. We encourage you to contact them to hear firsthand how we've helped communities similar to yours.

City of Eau Claire

Cole Cloutier
Utilities Engineer
Phone: 715.839.6122
Email: cole.cloutier@eauclairewi.gov

City of Cottage Grove

Rick Alt
Utilities Superintendent
Phone: 651.458.2842
Email: ralt@cottagegrovemn.gov

City of Oconomowoc Utilities

Scott Osborn
Water Operations Superintendent
Phone: 262.569.6421
Email: sosborn@oconomowoc-wi.gov

WORK SAMPLES

Per the request for proposal, we have included three samples of written reports including a plan review, punchlist and final report.

1. AT&T LTE 3C-4C at Saint Paul Regional Water Services – St. Anthony Water Tower
2. T-Mobile Sector Addition – Marie Water Tower
3. Verizon AWS at Saint Paul Regional Water Utility – Highland Water Tower



Marie Water Tower



St. Anthony Water Tower



Highland Water Tower

Organizational Qualifications

Since 1927, SEH has provided a variety of services to address a broad range of issues to take any project from start to finish. As a multi-disciplined firm of engineers, planners, scientists and architects known for comprehensive technical capabilities, SEH's 800 professionals in 31 Midwest offices provide local client response with a regional base of professional expertise.

Technical Service Areas

SEH integrates its array of professional skills into focused multidisciplinary teams designed to address the complex technical challenges facing today's municipalities. Our ability to integrate complementary skills from multiple disciplines is what allows us to develop optimal solutions and separates us from our competitors. SEH provides a variety of services necessary to take your projects from preliminary planning to construction.

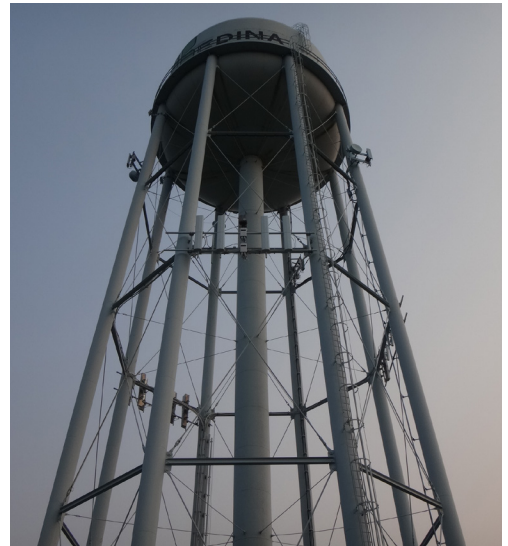
Municipal Water Services

SEH is a premier provider of quality drinking water services to municipal clients throughout the Midwest. We are recognized experts in design and construction of all types of drinking water services, including design of water treatment plants, wells, and water storage reservoirs; SCADA/instrumentation and controls; feasibility studies; hydraulic computer modeling analysis; comprehensive water system studies; operations expertise; water rate studies, wellhead protection; and well siting studies.

Water Towers

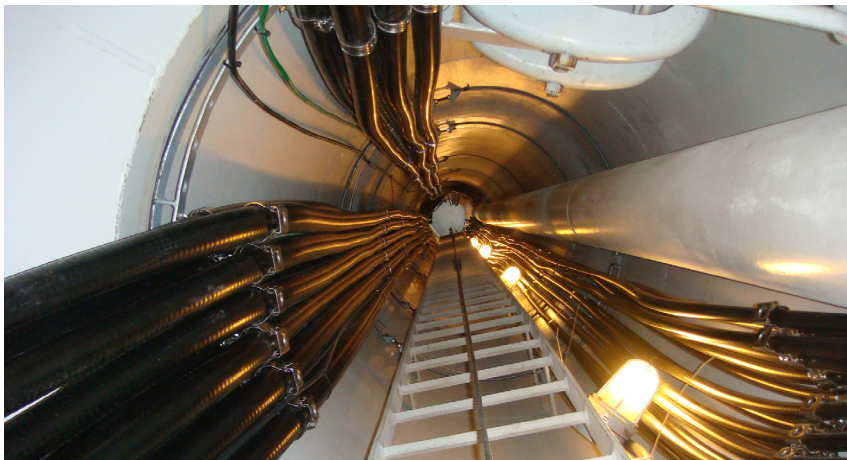
SEH has more than 80 years of experience in the design and rehabilitation of ground and elevated water storage facilities. Our in-depth understanding of water storage facilities enables us to identify and recommend the right solution for even the largest and most complex water storage projects.

We have helped clients to select the type of facility, determine site issues, and address operations and maintenance issues. In the past 10 years alone, our staff has planned and designed more than 100 municipal water storage projects. Our team can provide all of your storage facility needs – from planning and design through construction, to regular inspections, cleaning and long-term maintenance services.



Telecommunication Services

- Project management
- Concept plans and site review
- Site audits and assessments
- Regulatory due diligence coordination
- Site management
- Lease and fee structure review
- Installation inspections
- Closeouts featuring 360° panoramic video
- Coordination during tower coatings and reconditioning
- Industry updates and training
- Structural analysis review and assessments



Protective Coatings Management

SEH protective coatings management specialists provide reliable analysis and sound planning, and deliver cost-effective services that maximize service life. With the amount of capital invested in infrastructure and equipment, protective coatings are essential to preserve integrity, increase longevity, enhance aesthetic value, and reduce maintenance costs.

Relevant Services

- Coating condition assessments
- Failure analysis
- Preventive maintenance
- Plans and specifications
- Field inspections and testing
- Laboratory testing
- Containment design
- Color matching
- Coating determination
- Emergency repair



Long-term planning for water systems is essential to providing and maintaining cost-effective and reliable facilities. Our water system planning team is specialized to include the analysis, design, and implementation of complex water utility systems.

Comprehensive utility planning studies must address community standards, regulations, equipment technologies, safety and security, and cost effectiveness. Each of these factors can have a significant impact on the needs of a growing municipality.

Our experienced water professionals will study your project's technical, financial, and operations and maintenance requirements. Our planning specialists will evaluate the project life-cycle, to reduce capital expenditures and operating costs over the long run.

Relevant Services

- Comprehensive plans
- Water needs analyses
- Facility inspections
- Hydrogeological studies
- Well performance analyses
- Efficiency and water accountability evaluations
- System deficiency analyses
- Pressure and fire flow studies
- Supply and storage needs analyses
- Water quality evaluations
- SDWA compliance audits
- Evaluation of alternative system improvements
- New facility siting evaluations
- Capital improvement planning
- User rate impact studies
- Emergency planning studies



Verizon LTE at Highland

Saint Paul Regional Water Services, MN

SEH assisted Saint Paul Regional Water Services with the design and installation oversight for Verizon Wireless' new site at the City of St. Paul's Highland Park. The installation represented new construction and will provide 4G wireless service for area residents.

SEH worked with Verizon's engineer and Verizon, and Saint Paul Regional Water Services to develop a site that was not esthetically intrusive respective of the park and golf course, or the water tower, yet provided a functional location for the tenant.

Underground conduit was placed by means of directional boring to minimize site restoration. Antenna and coaxial cable mounts (hidden) are detachable for future tank maintenance.



FEATURES

- 12 new long-term evolution antennas
- Prefabricated equipment shelter
- Underground utilities
- Landscaping

SEH SERVICES

Plan review inclusive of:

- Preliminary concept design
- Structural
- Final design/inspection services (shop painting and field)

Logan Tower Reconditioning

Richfield, MN

The 1.5 million gallon Logan Avenue water storage facility serves the City of Richfield and is host to telecommunications services in the area. Following a 2010 evaluation report, the City hired SEH to develop plans and specifications, and provide critical inspection services to remove and replace the tank's interior and exterior protective coatings (painted surfaces). The project also included structural modifications to provide safer access to the tank and to further its telecommunications capacity. SEH teamed with the City, school district, telecommunications tenants, and the contractor to repaint the tank surfaces, make structural modifications, and address present and future tenant issues related to telecommunications equipment aesthetics; while maintaining telecommunications service and park activities.

FEATURES

- Complete removal/replacement of interior wet coating - use of Dehumidification
- Complete removal/replacement of exterior coating - use of full containment system
- Partial removal/replacement of interior dry coating
- Application of new logo
- Structural enhancements
- Structural modifications - for ventilation and access
- Re-design installation of tenant communications equipment

SEH SERVICES

- Coordination of tenant equipment removal and re-installation
- Development of design plans for modifications, and specifications
- Bidding assistance
- Construction management
- Full-time NACE coatings inspection



2013 ACEC Honor Award



Sperry Communications Tower

Eagan, MN

The Sperry Communication Tower, by its planned design, represents a new landmark for the City of Eagan. The new 178 ft. communication tower focuses on carrier use objectives including technician access, reduces maintenance costs. Allows for future revenue, and makes a visual statement on the City's landscape. SEH worked directly with stakeholders over the course of two years to develop an implementation strategy for the design, specifications and final construction, which also included redevelopment of tenant underground utilities. Highlights of the tower include a hot-dipped galvanized tri-tubular superstructure with an immediate capacity for six telecommunication tenants, and expansion to seven. Complementing the tower's unique physical design is its lighting component comprised of 112-4ft. linear LED fixtures and six flood luminaires that wash each panel and level with static or variable color illumination.

FEATURES

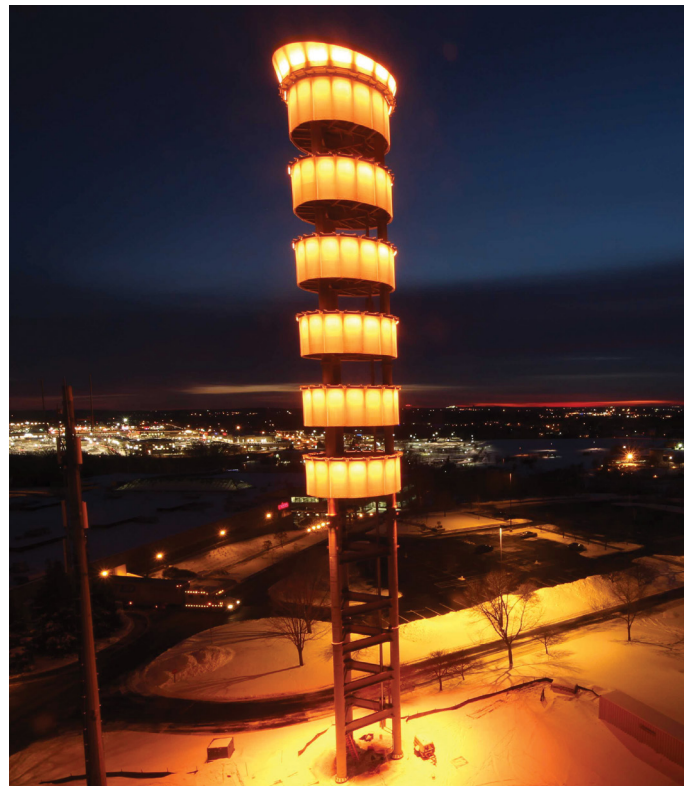
- Six grated platforms for tenant equipment operation, expandable to seven
- OSHA compliant platform design for technician accessibility and efficiency
- Hot-dipped galvanized structure design to minimize maintenance
- Stealth concealment panels screen tenant equipment and allow for frequency transfer
- Energy efficient Lumenpulse Lighting System

SEH SERVICES

- Feasibility study
- Coordination of tenant equipment removal and re-installation
- Engineering evaluation
- Plans and specifications
- Construction management
- Construction inspection



2018 ACEC Honor Award



Monopole Feasibility Study and Install

Wayzata, MN

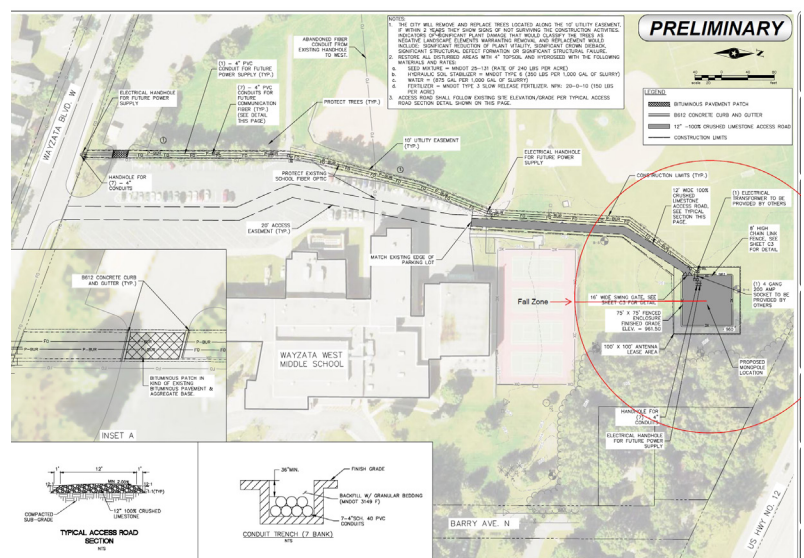
SEH provided research on radio frequency (RF) propagation, site development for cellular towers, video/drone mapping for compatible cellular sites and a feasibility study of cellular tower sites at several strategic locations within Wayzata. The feasibility study collected information from all providers to allow for equal contribution for site consideration – an approach that according to the cellular provider representatives – was a first-of-its-kind. The goal was to achieve consensus on a new location for the cellular providers prior to reconditioning on the water tower scheduled for 2019-20. In summer of 2016 the city council approved the building of an alternative cellular site at the Wayzata middle school. To date, the cellular providers have been given notice of the completion of the cellular tower and the City is anxiously waiting to start the transition stage of this project.

FEATURES

- Research on radio frequency (RF) propagation
- Video/drone mapping for compatible cellular sites
- Feasibility study of cellular tower sites at several strategic locations within Wayzata
- Collaboration amongst several telecom providers
- Re-installation of tenant communications equipment

SEH SERVICES

- Coordination of tenant equipment removal and re-installation
- Engineering evaluation
- Plans and specifications
- Construction management
- Feasibility study



Rita Stolz

SENIOR TELECOMMUNICATIONS MANAGER,
SPECIALTY SERVICES LEADER



23

years of experience

Rita is a project manager with experience leading telecommunications site development, acquisition and contract negotiations, both as a consultant and vendor's representative. This dual perspective leads to favorable installation and leasing strategies for all parties. With experience as an operations manager and safety controller on end-to-end water tank projects and refurbishments, she ensures team members are trained and comply with OSHA safety regulations. She is proficient in Microsoft Office Suite, Lotus Notes, Job Master, Primac, Pro Core, Quick Books, Timberline, Site Traker, Arriet, Auto Forms, CEOTS, CASPR, Filenet, Norad, Oracle, Pace, and Siterra.

PROJECT EXPERIENCE

- Wireless Vendor Manager (Premise Inc.) – Various Locations, MN
- Project Manager for Wireless Carrier Water Tank Projects, Refurbishments, Integration and WCS License to Protect programs (SAC Wireless) – Various Locations, MN
- Construction Project Manager for AT&T Program (SAC Wireless) – Various Locations, MN
- Project Manager/Equipment Engineer Managing EPL/Logistics for 805 LTE First Carrier, 318 Additional Carriers and 78 New Site Builds (AT&T) –Various Locations, MN



EDUCATION

Bachelor of Science
Elementary Education
St. Cloud State University-MN

Bobbi Johnson

PROJECT MANAGER



24

years of experience

Bobbi oversees a broad variety of engineering activities supporting network design, development, and configurations in support of efficient network operations. Her experience with network engineering projects includes extensive water tower rehabilitations and telecommunications systems upgrades and installations. Her familiarity with clients and carriers such as AT&T across a variety of databases will be a valuable asset to the monopole and telecom aspects of this project. She works to resolve engineering/technical issues related to maintenance, upgrades of existing equipment and installation of new equipment. Bobbi has managed the planning and integration of network systems, managed capacity planning and alternative scenarios to ensure network capacity.

PROJECT EXPERIENCE

- AT&T LTE 5G NR at Brisbin – Anoka, MN
- DISH NSB at Brisbin WT – Anoka, MN
- 22 Sprint Keep at Eagle Rdg – Beloit, WI
- TMO Rehab at Boone Ave WT – Brooklyn Park, MN



EDUCATION

Lake Area Technical Institute-
Watertown, SD

Josh Barnes

PROJECT MANAGER

Josh's experience with network engineering projects includes extensive water tower rehabilitations and telecommunications systems upgrades and installations. His familiarity with clients and carriers such as AT&T across a variety of databases will be a valuable asset to the monopoly and telecom aspects of these projects.

EXPERIENCE AS A PROJECT MANAGER

- Worked closely with vendor and 3rd party consultants to ensure quality for the Carriers and the Cities
- Read and understood documents in order to complete projects accurately
- Worked with vendors to forecast schedules and keep to deadlines
- Approved finances associated with projects, including bids, unforeseen scope of work and change orders
- Worked with the integration team to get new carriers on air for our customers
- Ran multiple crews working on both Water Tanks and varies cell sites



10

years of experience

Brad Sipe

NACE III

PROTECTIVE COATINGS MANAGER

Brad is a project manager and leader of SEH's coatings group. He brings vast industry experience that includes recommending coatings systems for specific project needs, training clients on specification and application procedures, observing and documenting construction to ensure adherence to specs, and overseeing routine quality inspections. A Certified Commercial Diver, Brad has also worked extensively on underwater construction projects including underwater pipelines, welding, nuclear coatings, and bridge inspections.

PROJECT EXPERIENCE

- Ridgedale 2MG Water Tank Rehab – City of Minnetonka, MN
- Boone Tank Water Tower Maintenance Services (23-27) – City of Brooklyn Park, MN
- Water Tower Rehabilitation – City of Coon Rapids, MN
- Steve Michaud Water Tower Refurbishments – City of Lakeville, MN
- Centennial Tower 2.5 million Gallon Legged – City of Richardson, TX*
- Waterloo Standpipe 1 million Gallon (American Water) – Cahokia, IL*

**Prior to joining SEH*



12

years of experience



EDUCATION

Tarrant County College-Lakeworth, TX



CERTIFICATIONS

NACE CIP Level III

Jeff Joseph NACE II

PROTECTIVE COATINGS SPECIALIST

Jeff is a field technician experienced in performing a variety of inspections on welds, coatings, hold points, transmission pipelines and hydro tests while adhering to safety guidelines. He has also documented the inspections and testing progress and provides effective communication between the project site and the project team.

PROJECT EXPERIENCE

- Ferndale Water Tower Reconditioning (Saint Paul Regional Water Services) – Saint Paul, MN
- Lakeland Tank 2 Water Tower Maintenance Services – City of Lakeland, MN
- Damon Street Reservoir – Eau Claire, WI
- North and South Water Tower Evaluations – City of Shoreview, MN
- 400,000 Gallon Water Tower Reconditioning – City of Barnesville, MN



14

years of experience



EDUCATION

Bachelor of Science
Business Administration Northwestern
University-St.Paul, MN



CERTIFICATIONS

NACE CIP II

Baylor Dieter

SENIOR TECHNICIAN

Baylor is a senior technician with extensive telecommunications experience. He has worked on installation, inspection, and decommissioning projects with clients throughout Minnesota.

PROJECT EXPERIENCE

- AT&T NR at Brisbin WT – Anoka, MN
- Sprint Keep at Eagle Rdg – Beloit, WI
- TMO Anchor Maintenance – Burnsville, MN
- AT&T Nr at Foley WT – Coon Rapids, MN
- AT&T Decom/Reinstall at Ridge – Minnetonka, MN



13

years of experience



EDUCATION

University of Minnesota State Mankato



CERTIFICATIONS

Drone Pilot License

James Coyle NACE I

SENIOR TECHNICIAN

James is a senior technician with extensive telecommunications experience. He has worked on installation, inspection, and decommissioning projects with clients throughout Minnesota.

PROJECT EXPERIENCE

- AT&T NR at Brisbin WT (City of Anoka) – Anoka, MN
- VZW LSUB 6 at McKinley WT (City of Anoka) – Anoka, MN
- AT&T 3C/4C at WT (City of Barron) – Barron, WI
- Sprint Decom at Lakeshore Drive (City of Big Lake) – Big Lake, MN
- TMO Rehab at Boone Avenue (City of Brooklyn Park) – Brooklyn Park, MN



14

years of experience



CERTIFICATIONS

NACE CIP I
OSHA 10-Hour
Competent

Ariel Christenson PE

STRUCTURAL ENGINEER

Ariel is a professional engineer with more than seven years of design experience in structural projects ranging from multiple-story new construction to tenant improvements in existing buildings. Ariel's experience in water treatment spans over seven years beginning with her role as an intern in the water treatment industry where she often traveled to several sites per day performing on-site engineering and maintaining regular client communication. Currently, Ariel manages the development of structural construction documents for primarily water and wastewater treatment plants with an emphasis in concrete structures. Ariel frequently manages the structural engineering of multiple concurrent projects and maintains client relationships through effective communication during design and construction administration.

PROJECT EXPERIENCE

Ariel provided review of the tenant engineer's structural calculations for construction upgrades, re-installations, and new site construction in accordance with OSHA, IBC, and ANSI/TIA 222 tower standards. She also provided structural assessments and structural reviews related to the installation of telecommunications equipment for the following with respect to SEH clients:

- AT&T LTE Mobility
- T-Mobile LTE
- Sprint LTE
- Verizon LTE



12

years of experience



EDUCATION

Master of Science
Civil Engineering
University of Minnesota-Twin Cities,
College of Science and Engineering -
Minneapolis, MN

Bachelor of Civil Engineering
Civil Engineering (Minor: Construction
Management)
University of Minnesota-Twin Cities,
Institute of Technology - Minneapolis,
MN



REGISTRATION

Professional Engineer in MN, IN, NC,
VA, WI

Nathan Doolittle EIT

STRUCTURAL ENGINEER

Nathan is a staff engineer with experience designing structural foundations and supports for energy facilities and electrical substations based on codes, standards, and client feedback. He has also performed a variety of durability tests on structural members at numerous job sites and is proficient in Adobe, AutoCAD Civil 3D, Bluebeam, Bentley MicroStation, GEOPAK Drainage and Roads, Hilti PROFIS Suite, MathCAD Prime 5, MathCAD 15, MFAD, Navisworks Freedom/Manage, Revit, Risa3D, Risa Base, Risa Connection, Risa Foundation, Ris Section, and Visual Basic.

PROJECT EXPERIENCE

- AT&T NR at Brisbin WT (City of Anoka) – Anoka, MN
- AT&T at Mill Street WT – Beloit, WI
- TMO Anchor at Noel WT – Little Canada, MN
- VZW C-Band LTE at Lexington – Mendota Heights, MN
- Sprint at Plymouth Road – Minnetonka, MN



6

years of experience



EDUCATION

Master of Science
Civil Engineering
University of Minnesota-Duluth

Bachelor of Science
Civil Engineering
University of Minnesota-Duluth



REGISTRATION

Engineer-in-Training in MN

Cost

Per the RFP requirements, we have provided cost information in a separate document.