

HOUSING DIVISION



LINDEN FLATS

2020 PROJECT OF
THE YEAR



BUILT TO PERFORM

Our team is built to deliver an exceptional partner experience. Every job. Every interaction. Every time.

- **STERLING BLACK**, CHIEF EXECUTIVE OFFICER

COLLABORATION THAT BEGINS WITH YOU

Partner-First Approach - At the core of any successful partnership is a genuine concern for uncovering the unique needs of the client or trade partner. Our success is rooted in understanding the people and the project so we know without a doubt what matters most when setting goals for success.

Unique Customer Experience - Regular check-ins, unbiased reviews of our work, access to leaders that have answers, and a commitment to improve - no matter the cost. We're Built to Perform on any project across the country.

Team Accountability - We're in this together and pledge to work as ONE TEAM while keeping the owner's vision at the center of everything we do.

Operational Excellence - Professional, clean and safe. We strive to have the most efficient job sites in the country. 5S helps us eliminate waste, streamline production and optimize efficiencies. When we committed to 5S, we made a decision to put safety, organization and effectiveness ahead of deadlines, profits and output.

5S: Sort, Straighten, Shine, Standardize and Sustain

SERVICES

Since 1977, LS Black Constructors has been successfully building relationships and delivering high quality construction projects for clients.

Scalable Full-Service General Contractor - Our project teams know construction. Many of our project leaders and trades people have worked on complex, high-profile construction projects across the country. Our unique partnering process is designed to keep the focus on the outcomes that matter most to you.

Design Build Experts - This delivery method is proven to save money, reduce project timelines and provide a higher-quality project.

Self-Perform - We employ the best union workers in the region that provide us with unmatched workmanship for a variety of specialized construction services. See lsblack.com/services for more information on our self-perform capabilities.

Development - LS Black Development develops high-quality real estate projects that focus on affordable and market rate multi-family housing acquisitions, rehabilitations, and new construction projects.

Owners Representative - Our O/R team advises owners and ensures that project needs are met and that the project is delivered per the terms of the contract and most importantly, as promised.

ABOUT

- Established in St. Paul, MN in 1977 (Headquarters)
- Regional office in St. Cloud, MN
- 0.79 EMR Rating
- Experienced Project Leadership
- Success with multiple construction delivery methods and project types across the United States

MARKETS SERVED

- **COMMERCIAL**
- **FEDERAL**
- **HOUSING**
- **DEVELOPMENT**



CORE VALUES

We developed our core values to ensure our people and partners can grow without limitation.

Team Mindset - Integrated and proactive teams. Everyone is encouraged to provide input.

Own It - Accountability and pride in what we produce.

Deliver the News - Good or bad, communication is the first step in resolving tough challenges.

Defy Difficulties - Meet challenges head on and work together to exceed expectations.

Mind the store - Focused on operational excellence to drive efficient and profitable projects.

OUR TEAM EXPERIENCE



Mark Liska
VP Housing Division
3,200 Multi-Family Units



Sean Nelson
Sr. Project Manager
1,100 Multi-Family Units



Denny Lundblad
Dir. of Field Operations
4,000 Multi-Family Units



Phil Rathje
Sr. Preconstruction Manager
2,100 Multi-Family Units

HOUSING OUR PURPOSE

“Aligning our passion and core values with legacy clients that believe in life long relationships and are focused on providing quality wood frame, multi-family homes for the residents they serve.”



4201 Nicollet Avenue

CURRENT PROJECT - 4201 NICOLLET AVE



LOCATION: Minneapolis, Minnesota

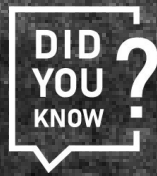
ARCHITECT: Tushie Montgomery Architects

COST: \$14,750,000

DESCRIPTION: 72,000SF five-story, 79 unit residential apartment building with a 37-stall heated underground parking garage. The building features a boutique café, community room, fitness center, tenant lounge, conference room and a pet spa station.

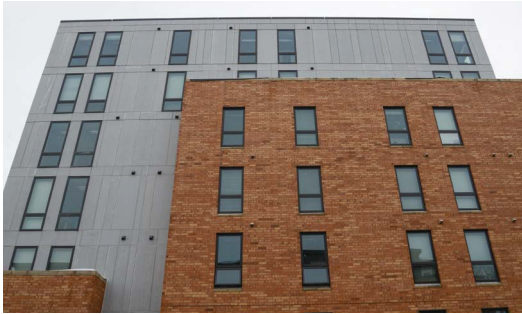
Available **November 2022.**

See more projects at lsblack.com/housing/



Over the past several years, LS Black Constructors has built 2,700 living units totaling over 2.4 million square feet and in excess of \$288 million.

HOUSING PROJECT EXPERIENCE



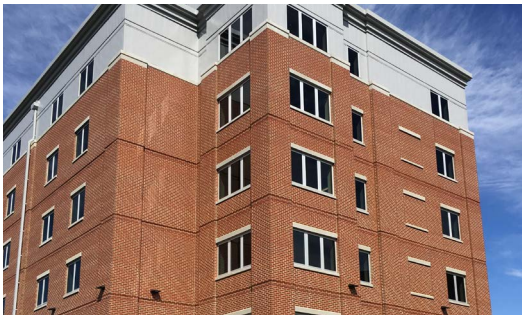
PROJECT: 520 Second Street Apartments

LOCATION: Minneapolis, Minnesota

ARCHITECT: BKV Group

COST: \$10,500,000

DESCRIPTION: This 91-unit, 88,000SF HUD-funded project was designed and constructed to bring low income housing to the sought after St. Anthony Main neighborhood.



PROJECT: UHP285 Unaccompanied Housing

LOCATION: Portsmouth, New Hampshire

ARCHITECT: LHB, Inc.

COST: \$18,900,000

DESCRIPTION: The new, 42,000SF six-story, brick building provides double occupancy hotel style apartments with a total of 55 units and is designed to LEED Silver standards.



PROJECT: Fort McCoy Barracks FY19

LOCATION: Fort McCoy, Wisconsin

ARCHITECT: USACE

COST: \$21,100,000

DESCRIPTION: The four-story, 60,000SF barracks can house up to 400 people and helps to enhance the Army's ability to train at Fort McCoy.



PROJECT: Calhoun Condominiums

LOCATION: Minneapolis, Minnesota

ARCHITECT: BKV Group

COST: \$31,900,000

DESCRIPTION: This new 247,000SF five-story, three tower multi-family facility includes a two-story, 186-stall, cast-in-place concrete parking ramp.





HOUSING PROJECT EXPERIENCE



PROJECT: Linden Flats

LOCATION: Edina, Minnesota

ARCHITECT: LGJ Architects

COST: \$7,400,000

DESCRIPTION: This 41-unit luxury apartment building features a mix of two-bedroom, one-bedroom and efficiency units ranging in size from 480SF to 1,500SF.



PROJECT: Cobb Hall Dormitory

LOCATION: Offutt Air Force Base, Nebraska

ARCHITECT: LHB, Inc.

COST: \$18,900,000

DESCRIPTION: Construction of the LEED Silver, DBIA award-winning, 51,150SF three-story building included 30 module suites, community spaces and a new access road.



PROJECT: City Vue Apartments

LOCATION: Eagan, Minnesota

ARCHITECT: Collage Architects

COST: \$11,800,000

DESCRIPTION: This project transformed a 10-story class "A" office building into a high-end, 11-story multi-family apartment complex.



PROJECT: Cloud 9 Sky Flats

LOCATION: Minnetonka, Minnesota

ARCHITECT: Snow Kreilich Architects

COST: \$24,370,000

DESCRIPTION: This project included a 100,000SF three-story vertical addition, new MEP systems, and energy efficient windows which helped to transform the units into high end condominiums.

HOUSING PROJECT EXPERIENCE



PROJECT: MSOP - Phase 1 Expansion

LOCATION: Moose Lake, Minnesota

ARCHITECT: BWBR

COST: \$32,600,000

DESCRIPTION: This 150,000SF facility included 248 bedrooms and associated supporting offices and control rooms. Construction included a center core and several two-story wings and state-of-the-art security technology.



PROJECT: Harrison Lofts

LOCATION: Davenport, Iowa

ARCHITECT: BWBR

COST: \$6,300,000

DESCRIPTION: This three-story mixed use development includes two and a half stories of 60 residential units, and two store front commercial units. These 1-3 bedroom homes feature a 24-hour fitness center, community room, computer room and on-site parking.



PROJECT: Charles Horn Apartments

LOCATION: Minneapolis, Minnesota

ARCHITECT: MPHA

COST: \$2,750,000

DESCRIPTION: This project included alternations to the concrete and masonry.



PROJECT: Pentagon Apartments

LOCATION: Minneapolis, Minnesota

ARCHITECT: MPHA

COST: \$1,250,000

DESCRIPTION: This Minnesota Public Housing Authority project focused on housing modernization.





HOUSING PROJECT EXPERIENCE



PROJECT: Riverside Apartments

LOCATION: Minneapolis, Minnesota

ARCHITECT: MPHA

COST: \$1,100,000

DESCRIPTION: This Minnesota Public Housing Authority project focused on housing modernization.



PROJECT: Canvas Apartments

LOCATION: Minneapolis, Minnesota

ARCHITECT: ESG Architecture

COST: \$48,325,000

DESCRIPTION: Six-story mixed-use building with 160 dwelling units totaling 204,446SF and approximately 31,000SF of production space. Includes 1, 2 and 3 bedroom affordable units. 147 residential parking stalls and 22 surface parking spaces for production use.



PROJECT: France Ave Apartments

LOCATION: Minneapolis, Minnesota

ARCHITECT: Tushie Montgomery

COST: \$14,379,000

DESCRIPTION: Four-story luxury apartment with 28 dwelling units totaling 46,902SF and 14,378SF of interior parking with 38 residential parking stalls. Unit mix includes 1, 2 and 3 bedroom units.



PROJECT: Balsam on Broadway

LOCATION: St. Paul, Minnesota

ARCHITECT: Tushie Montgomery

COST: \$40,000,000

DESCRIPTION: Six-story mixed-use building with 128 dwelling units totaling 164,136SF. Project included 8,415SF of common space, 49,355SF of interior parking and 5,192 SF of office space. Includes studio, 1, 2 and 3 bedroom affordable units with 134 residential parking stalls.



Our promise to you


Our goal is to create partnerships that span a lifetime. Our team is constantly evaluating ways to improve our business and we're making investments in our people and processes to help us achieve that goal. Using our 'every interaction, every time' partner experience mantra, our people have the autonomy to develop a one-of-a-kind experience for our clients, AE and trade partners.

This strategy has been and will continue to be a driver of sustainable growth for LS Black Constructors and our trade partners in the future.



Contact Us

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ONE TEAM.