



4000 Valley Square



After the Flood of 1997 damaged all of Valley Memorial Homes living facilities, the owner decided to build a new assisted-living facility - "4000 Valley Square". The project included four separate buildings to house different calibers of nursing care. All four buildings were linked into one facility, using common support system for nurse call, fire alarm, emergency power, and electrical service.

The buildings cover more than 200,000 square feet and consist of a common area (building services, administration, kitchen, library, dining rooms, etc.), an "independent living" area with 60 units, an "assisted living" area with 60 units, and a skilled nursing area with 108 units and two nurse stations.

The project was bid as a GMP (gross maximum price), design-build project and constructed on a fast-track. Contractors had 8 days to submit their proposal and guarantee their estimate.

Bergstrom Electric was awarded the



Grand Forks, North Dakota

Electrical Construction: \$2 Million

Year Completed: 1998

Project Manager: Steve Mundahl

Electrical Engineer: Schaff Engineering

Construction Manager: Kraus-Anderson Construction Company



contract for electrical construction and worked closely with Schaff Engineering on the electrical design. Construction began on November 1, 1997 and the entire project was complete by December 17, 1998.

The electrical systems included a 2,000 amp 277/480 volt service with a 900kw generator for complete emergency service backup. A 2,000 amp 208/120 volt service was stepped down from the primary service to power general lighting and power. There was an addressable fire alarm system throughout, with a nurse call system in the "skilled nursing" facility. Access control systems were also installed to monitor each of the building exits.

The project took 35,000 man-hours and reached a peak manpower load of 25 electricians, installing over 130,000 of conduit, 750,000 feet of wire, cable and romex, and about 4,300 light fixtures.

Bergstrom received an Award of Excellence in Construction from ABC Minnesota in 1999 for their work on the 4000 Valley Square project.

