

**CITY OF SAINT PETER, MINNESOTA
AGENDA AND NOTICE OF MEETING**

Regular Workshop Session of Monday, May 4, 2015
Library Meeting Room – 5:30 p.m.
601 South Washington Avenue

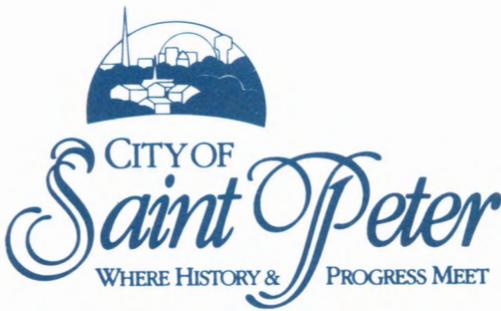
- I. **CALL TO ORDER**

- II. **DISCUSSION**
 - A. Parking Lot #5 Development
 - B. Subdivision Development
 - C. Goal Session Schedule
 - D. Board and Commission Liaison Reports
 - E. Others

- III. **ADJOURNMENT**

TP/bal

Office of the City Administrator
Todd Prafke



Memorandum

TO: Todd Prafke
City Administrator

DATE: 5/1/15

FROM: Russ Wille
Community Development Director

RE: Municipal Parking Lot #5 – Cardon Development
Group (Proposed Purchase Agreement)

ACTION/RECOMMENDATION

None needed. For your discussion only.

BACKGROUND

Representatives of Cardon Development Group (CDG) and Brunton Architects will appear at the workshop to discuss Cardon's proposed development of Municipal Parking Lot #5 which is located at the southwest corner of the Grace Street/South Minnesota Avenue intersection.

In April, 2014, the City Council and staff discussed the potential development of Municipal Parking Lot #5. As a result of that dialogue, I have attempted to secure a developer to undertake construction of a mixed use (commercial/residential) development project. You may also remember that the Council offered this property for sale through an RFP process in 2002/2003

To that end, Cardon Development Group has been offered a Development Option to provide them with the necessary site control while they seek potential commercial/residential tenants and finalize construction plans and financing. The terms of the proposed Option reflect the direction given to staff as part of the 2014 workshop discussion.

CDG would propose to construct the building and site as designed by Brunton Architects. As discussed in 2014, the site would be developed as a four-story complex. The ground floor would be commercial space and parking. The upper three floors would be residential, market-rate apartments.

The Option would propose the sale of the parking lot to CDG at a price of \$155,000. This is the value established by Robinson Appraisal in 2013. Upon execution and return of the option, CDG has provided the \$500 in earnest money which is being held by the City.

Once fully executed, CDG would have until October 31, 2015 to exercise the option. This time would be spent seeking potential commercial and residential tenants. Should CDG fail to exercise the option by Halloween, the \$500 in earnest money would be forfeited to the City.

The Option would provide that the City Council would need to approve the final design of the proposed structure. The intent would be to permit a development that would be sympathetic and complimentary to the historic district that lies on the other side of Grace Street. In addition, the Historic Preservation Commission would have a review of the proposed structure under City Code regulations. If CDG exercises the option and proceeds with construction, the Development Option would require that:

“The Developer agrees that the final plans and specification shall provide for the inclusion of three (3) handicapped accessible apartments of which at least two (2) shall include a minimum of two (2) bedrooms. The applicable units shall be constructed to meet the standards of the American’s with Disabilities Act .”

If CDG exercises the Option prior to October 31st, it would be obligated to begin construction no later than April 1, 2016 and to obtain a Certificate of Occupancy prior to July 1, 2017.

CDG President Steve Backman and Vice President of Development Amy McClaughry will join Brunton Architect Todd Meyhoff at the City Council workshop. They will provide more information on their organization, capabilities and successes.

A copy of the Development Option and very preliminary site plan are attached for City Council review. Please bear in mind that considerable value added engineering needs to be undertaken to fine tune the site plan and blueprints. As such, it should be assumed that the plans will be altered, perhaps significantly, prior to construction. Regardless, the City Council will retain the final approval on design of the project.

The goal of the workshop is to offer an opportunity to the parties to know each other and exchange thoughts and ideas on development, importance of design, and further understanding of the target market for tenants and use.

Please feel free to contact me should you have any questions or concerns on this agenda item.

RJW

DEVELOPMENT OPTION

BY AND BETWEEN

THE CITY OF SAINT PETER

AND

CARDON DEVELOPMENT GROUP, LLC

and or

ASSIGNS

March, 2015

This document was prepared by:

**City of Saint Peter
227 South Front Street
Saint Peter, MN 56082**

OPTION

This Agreement is made as of the _____ day of March, 2015, by and between City of Saint Peter, a municipal corporation (hereinafter referred to as CITY) and Cardon Development Group, LLC or its assigns hereinafter referred to as (BUYER).

WHEREAS, CITY is the owner of certain real property situated in the City of Saint Peter, County of Nicollet, State of Minnesota, legally described as follows, to wit:

The Westerly Fifty (50') feet, front and rear, of the Northerly Forty-two (42') feet, front and rear, of Lot numbered Seven (7), in Block numbered one hundred seventy-nine (179) in the Town (now City) of St. Peter, according to the Amended Plat thereof on file and of record in the office of the Register of Deeds in and for said County of Nicollet. The West Fifty (50') feet, excepting the Northerly Forty-two (42') feet, of Lot numbered seven (7), and West 50 feet of the North 1/3 of Lot 6 in Block numbered One Hundred Seventy-Nine (179) in the Town (now City) of St. Peter, according to the Amended Plat thereof on file and of record in the office of the Register of Deeds in and for said County of Nicollet;

AND

Lot No. Five (5), in Block No. One Hundred and Seventy-nine (179) in the Town (now City) of St. Peter, according to the Amended Plat thereof on file in the office of the County Recorder in and for said County of Nicollet, Minnesota, excepting therefrom the Southerly Eighteen and one hundred twenty-five thousandths feet (18.125) feet front and rear of said Lot No. Five (5) aforesaid; subject to an easement for ingress and egress on the northerly 22.00 feet of the southerly 40.125 feet as measured parallel to the southerly line of Lot 5, Block 179, Amended Plat of St. Peter, Nicollet County, Minnesota, which is reserved for the grantors, theirs heirs and assigns, forever;

AND

The Southerly two-thirds (2/3) of Lot No. Six (6), in Block No. One Hundred Seventy-nine (179), in the Town (now City) of Saint Peter, according to the Amended Plat thereof on file and of record in the office of the Register of Deeds within and for said County of Nicollet;

AND

Lot 7, Block 179 in the town (now city) of St. Peter, Minnesota, according to the Amended Plat thereof on file in the office of the Register of Deeds in and for said County, excepting therefrom the Westerly 50 feet of said Lot 7;

AND

The North 1/3 of Lot 6, Block 179 in the town (now city) of St. Peter, Minnesota, according to the Amended Plat thereof on file in the office of the Register of Deeds in and for said County, excepting therefrom the Westerly 50 feet of said North 1/3 of Lot 6;

AND

The east one-half (E ½) of the east-west alley; the North 178.39 feet of the north-south alley, excepting therefrom the north one-half (N ½) of the north-south alley, to an extension of the north line of the easement for ingress and egress across Lot 5, all lying and being in Block 179, in the Town (now City) of St. Peter, according to the Amended Plat thereof on file and of record in the Office of the Register of Deeds within and for the County of Nicollet and State of Minnesota, subject to a 20.00 foot easement for ingress and egress, and for utility purposes over, under and across part of Block 179, Amended Plat of St. Peter, Nicollet County, Minnesota, the centerline described as: Beginning at the northwesterly corner of Lot 7, Block 179, Amended Plat of St. Peter; thence South 30 degrees 02 minutes 28 seconds West on the westerly line of Lots 7 and 6 of said Block 179, a distance of 133.29 feet to the southwest corner of Lot 6, Block 179; thence South 42 degrees 32 minutes 29 seconds West, 46.20 feet to the centerline of alley and there terminating.

WHEREAS, BUYER intends to use the site for a 40 unit, four story, mixed-use, market rate, apartment building with a 1.5 to 1 parking per unit ratio.

WHEREAS, BUYER wishes to reserve the right to purchase the above real estate.

NOW, THEREFORE, for and in consideration of the sum of Five Hundred and no/100ths dollars (\$500.00) and other good and valuable consideration hereinafter specified,

the sufficiency of which is hereby acknowledged, CITY hereby grants to BUYER the exclusive right and option until October 31, 2015, to purchase the following property legally described as follows:

The Westerly Fifty (50') feet, front and rear, of the Northerly Forty-two (42') feet, front and rear, of Lot numbered Seven (7), in Block numbered one hundred seventy-nine (179) in the Town (now City) of St. Peter, according to the Amended Plat thereof on file and of record in the office of the Register of Deeds in and for said County of Nicollet. The West Fifty (50') feet, excepting the Northerly Forty-two (42') feet, of Lot numbered seven (7), and West 50 feet of the North 1/3 of Lot 6 in Block numbered One Hundred Seventy-Nine (179) in the Town (now City) of St. Peter, according to the Amended Plat thereof on file and of record in the office of the Register of Deeds in and for said County of Nicollet;

AND

Lot No. Five (5), in Block No. One Hundred and Seventy-nine (179) in the Town (now City) of St. Peter, according to the Amended Plat thereof on file in the office of the County Recorder in and for said County of Nicollet, Minnesota, excepting therefrom the Southerly Eighteen and one hundred twenty-five thousandths feet (18.125) feet front and rear of said Lot No. Five (5) aforesaid; subject to an easement for ingress and egress on the northerly 22.00 feet of the southerly 40.125 feet as measured parallel to the southerly line of Lot 5, Block 179, Amended Plat of St. Peter, Nicollet County, Minnesota, which is reserved for the grantors, their heirs and assigns, forever;

AND

The Southerly two-thirds (2/3) of Lot No. Six (6), in Block No. One Hundred Seventy-nine (179), in the Town (now City) of Saint Peter, according to the Amended Plat thereof on file and of record in the office of the Register of Deeds within and for said County of Nicollet;

AND

Lot 7, Block 179 in the town (now city) of St. Peter, Minnesota, according to the Amended Plat thereof on file in the office of the

Register of Deeds in and for said County, excepting therefrom the Westerly 50 feet of said Lot 7;

AND

The North 1/3 of Lot 6, Block 179 in the town (now city) of St. Peter, Minnesota, according to the Amended Plat thereof on file in the office of the Register of Deeds in and for said County, excepting therefrom the Westerly 50 feet of said North 1/3 of Lot 6;

AND

The east one-half (E ½) of the east-west alley; the North 178.39 feet of the north-south alley, excepting therefrom the north one-half (N ½) of the north-south alley, to an extension of the north line of the easement for ingress and egress across Lot 5, all lying and being in Block 179, in the Town (now City) of St. Peter, according to the Amended Plat thereof on file and of record in the Office of the Register of Deeds within and for the County of Nicollet and State of Minnesota, subject to a 20.00 foot easement for ingress and egress, and for utility purposes over, under and across part of Block 179, Amended Plat of St. Peter, Nicollet County, Minnesota, the centerline described as: Beginning at the northwesterly corner of Lot 7, Block 179, Amended Plat of St. Peter; thence South 30 degrees 02 minutes 28 seconds West on the westerly line of Lots 7 and 6 of said Block 179, a distance of 133.29 feet to the southwesterly corner of Lot 6, Block 179; thence South 42 degrees 32 minutes 29 seconds West, 46.20 feet to the centerline of alley and there terminating.

For the sum and upon the terms and conditions as follows.

I. PRICE

The purchase price for the property shall be One Hundred Fifty-five Thousand and no/100s dollars (\$155,000.00), (hereinafter referred to as the Purchase Price), which shall be paid as follows:

- A. Five Hundred and no/100ths Dollars (\$500.00) being the amount paid concurrently with the execution of this Agreement (the Earnest Money) and

- B. The balance, or the Purchase Price less credit for all earnest money paid, is to be paid at the Closing.

II. RIGHT OF ENTRY

BUYER or its authorized representative shall have the right, at any time after the execution by both parties of this Agreement and at BUYER'S sole cost and expense, to enter on the property to make surveys, site analysis and soils tests.

III. EXERCISE OF OPTION

This option may be exercised at any time during the option period by giving written notice thereof to CITY at the following address: Community Development Director, City of Saint Peter, Municipal Building, 227 S. Front Street, St. Peter, MN 56082. Said notice shall be postmarked on or before 12:00 midnight of October 31, 2015. In the event BUYER fails to exercise the option granted herein, then the Earnest Money paid hereunder to CITY shall be retained by CITY as earned compensation for the granting of said exclusive right to purchase, and this Agreement shall be of no further force or effect.

IV. OPENING OF ESCROW ACCOUNT

If BUYER exercises the option, then BUYER shall within thirty (30) days of BUYER'S notice to exercise, deposit its funds in the trust account of Brandt Law Office, P.A., 219 W. Nassau, St. Peter, MN. CITY shall, within the same thirty (30) day period, deposit with Brandt Law Office, P.A., a General Warranty Deed conveying marketable title to the property, subject to:

- A. Building and zoning laws, ordinances, state and federal regulations, easements as shown on the Plat;
- B. Restrictions relating to use or improvement of the property without effective forfeiture provisions;
- C. Reservation of any mineral rights by the State of Minnesota.

V. SPECIAL CONDITIONS AND CONTINGENCIES

- A. **Title.** CITY warrants and represents that at the time of Closing CITY shall have good and marketable title to the property subject to: (A) Building and

zoning laws, ordinances, state and federal regulations; (B) Restrictions relating to use or improvement of the property without effective forfeiture provisions; (C) Reservation of any mineral rights by the State of Minnesota.

B. **Design Approval.** CITY reserves the right to approve BUYER'S building design. If the CITY does not approve BUYER'S building design, this Purchase Agreement shall be null and void and the earnest money refunded to BUYER. The CITY reserves the right to deny any building permit which does not comply with the building design approved by the CITY.

C. **Development Covenants.** Site development and building construction will be in accordance with the Uniform Building Code and zoning ordinance of the City of Saint Peter. These requirements will apply to all new construction as well as reconstruction and remodeling. These requirements are in addition to any applicable law and/or ordinance and shall govern in case of differences.

D. **Equipment Screening and Refuse Areas:**

1. Rooftop mechanical units over six feet above the surrounding finished roof level must be enclosed by an approved metal screen or wall constructed of the same cladding materials as the structure below.
2. Rooftop equipment should be located as far back as possible from the perimeter of the building.
3. Rooftop mechanical equipment or penthouses over ten feet high will not be permitted.

4. Refuse containers will be located within buildings or be fully screened by an enclosed wall not less than six feet high. The enclosing wall's exterior cladding shall match that of the building's exterior.

E. Historical Enhancement. Site development and building construction shall be undertaken in a manner which is sympathetic and supportive of the National Register of Historic Places properties within the established Heritage Preservation District. The final design shall be reviewed and approved by the Heritage Preservation Commission as provided in Code.

F. Handicapped Accessibility. The Developer agrees that the final plans and specification shall provide for the inclusion of three (3) handicapped accessible apartments of which at least two (2) shall include a minimum of two (2) bedrooms. The applicable units shall be constructed to meet the standards of the Americans with Disabilities Act.

G. Financing. BUYER shall proof of financing for the entire project in the form of an irrevocable letter of commitment from BUYER'S bank.

H. Commencement of Construction. Construction of the project shall commence no later than April 1, 2016.

I. Certificate of Occupancy. A Certificate of Occupancy shall be obtained no later than July 1, 2017.

VI. EXAMINATION OF TITLE BY BUYER

Within a reasonable time after exercise of the option, CITY shall furnish BUYER with an Abstract certified to date including proper searches covering bankruptcies and State and Federal judgments, liens, and levied and pending special assessments. BUYER shall have ten (10) business days after receipt of the Abstract either to have BUYER'S attorney examine the title and provide CITY with written objections or, at BUYER'S own expense, to make an application for a Title Insurance Policy and notify CITY of the application. BUYER shall have ten (10) business days after receipt of the Commitment for Title Insurance to provide CITY with a copy of the Commitment and written objections. BUYER shall be deemed to have waived any title objections not made within the applicable ten (10) day period provided for above, except that this shall not operate as a waiver of CITY'S covenant to deliver a General Warranty Deed.

CITY shall have 90 days from receipt of BUYER'S written title objections to make title marketable. Upon receipt of BUYER'S title objections, CITY shall, within ten (10)

business days, notify BUYER of CITY'S intention to make title marketable within the 90 day period. Liens or encumbrances for liquidated amounts which can be released by payment or escrow from proceeds of closing shall not delay the closing. Cure of the defects by CITY shall be reasonable, diligent, and prompt. Pending correction of title, all payments required herein and the closing shall be postponed.

- A. If notice is given and CITY makes title marketable, then upon presentation to BUYER and proposed lender of documentation establishing that title has been made marketable, and if not objected to in the same time and manner as the original title objections, the closing shall take place within ten (10) business days or on the scheduled closing date, whichever is later.
- B. If notice is given and CITY proceeds in good faith to make title marketable but the 180 day period expires without title being made marketable, BUYER may declare this Agreement null and void by notice to CITY, neither party shall be liable for damages hereunder to the other, and earnest money shall be refunded to BUYER.
- C. If title is marketable, or is made marketable as provided herein, and BUYER defaults in any of the agreements herein, CITY may elect either of the following options, as permitted by law:
 - 1. Cancel this contract as provided by statute and retain all payments made hereunder as liquidated damages. The parties acknowledge their intention that any note given pursuant to this contract is a down payment note, and may be presented for payment notwithstanding cancellation;
 - 2. Seek specific performance within six months after such right of action arises, including costs and reasonable attorney's fees, as permitted by law.

VII. CLOSING

BUYER agrees to close after BUYER has exercised the option granted herein and within thirty (30) days after receipt of a title opinion by BUYER' attorney or after receipt of a commitment for title insurance from a title insurance company.

VIII. RISK OF LOSS

Pending close of this transaction, the risk of loss or damage to the Property by fire or other casualty or its taking or damage by condemnation shall be on CITY.

IX. TAXES AND ASSESSMENTS

Taxes and Assessments. Real property taxes shall be prorated and adjusted on the basis of thirty (30) days to each month, CITY to have the last day, and through the date of the Closing. Taxes for all prior years shall be paid by CITY. Assessments, either general or special, for improvements completed prior to the date of Closing, whether matured or unmatured, shall be paid in full by CITY.

X. CLOSING COSTS

The following costs shall be paid by CITY:

- A. Continuation of the Abstract;
- B. Preparation of Warranty deed;
- C. State Deed Tax.

The following costs shall be paid by BUYER:

- A. Preparation of Mortgage or Deed of Trust;
- B. Recording fees; and
- C. Closing fee;
- D. Title Insurance Premium, if any.

XI. NOTICES

Any notice hereunder shall be given in writing to the party for whom it is intended, in person or by certified mail, at the following address as may be designated in writing:

to the CITY, Community Development Director, CITY of Saint Peter, Municipal Building, 227 S. Front Street, St. Peter, MN 56082, and a copy to St. Peter City Attorney, P.O. Box 57, St. Peter, MN 56082;

to BUYER and to any successor or assignee or either party, at 2701 East Camelback Road, Suite 180, Phoenix, AZ 85016.

XII. ASSIGNMENT AND SUCCESSION

This Agreement shall be binding upon and inure to the benefit of the heirs, successors, administrators, executors, and assigns of the respective parties. BUYER shall not assign this Option without the written consent of the CITY. The CITY shall not unreasonably withhold its consent.

XIII. TIME OF ESSENCE: ACCEPTANCE

Time is expressly declared to be of the essence of this Agreement. CITY shall have thirty (30) days from date of receipt of this Agreement to accept and agree to the terms and conditions herein, provided that BUYER may, in writing, extend the time for acceptance.

XIV. AMENDMENTS

No modification of this agreement shall be valid or binding unless such modification is in writing, duly dated and signed by both parties. Neither party shall be bound by any terms, conditions, statements, or representations, oral or written, not herein contained. It is mutually understood and specifically agreed that this Agreement is binding upon their respective heirs, successors, administrators, executors, and assigns of the parties hereto.

XV. CONDITION OF PROPERTY

- A. CITY shall remove all debris and all personal property not included in this sale from the property before possession date. CITY has not received any notice from any governmental authority as to the existence of any Dutch elm disease, oak wilt, or other disease of any trees on the property.

- B. In 1993, a phase I environmental assessment of the site was conducted. The results of the assessment indicated that underground gasoline storage tanks had previously been located on the project site. Further evaluation of the site indicated that dry cleaning solvents had also been stored on the site in relation to a previous use of the parcel. Assessment, testing and remediation were also provided in accordance with the rules and regulations of the Minnesota Pollution Control Agency. Correspondence from the Minnesota Pollution Control Agency indicates that no further remediation is necessary. A complete copy of the Minnesota Pollution Control Agency file regarding this site has been made available to the BUYER.

On or before sixty (60) days after signing this document, the BUYER may, at its own expense, enter the property for purposes of conducting its own environmental review. The BUYER shall be satisfied in its sole discretion that the soils of the property are free from hazardous substances, waste, pollutants

and other contaminants and sufficient for BUYERS' proposed use of the property. In the event the BUYERS' testing indicates the presence of any contaminant or pollutant materials, or that the soil is unsuitable for BUYER'S development, BUYER may terminate this agreement and shall be reimbursed any and all applicable option payments. In the event, BUYER does not terminate this agreement, the BUYER shall accept the property in "AS IS" condition and the CITY shall not be responsible for any further remediation.

- C. CITY knows of no wetlands, flood plain, or shore land on or affecting the property.
- D. CITY'S warranties and representations contained in this paragraph 15, shall survive the delivery of the Deed or Contract for Deed, provided that any notice of a defect or claim of breach of warranty must be in writing. Any such notice with respect to matters referred to in A., above must be given by BUYER to the CITY within one year of the Date of Closing or be deemed waived.

XVI. DISCLAIMER

CITY does not warrant that the soil is suitable for BUYER'S purposes. BUYER may at BUYER'S expense complete soil testing. In the event the soil tests indicate that the property may only be improved with incurring extraordinary building methods or expense, at BUYER' option, this Option Agreement shall become null and void and all option money shall be refunded to BUYER. BUYER and CITY agree to sign a Cancellation of Option Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first written above.

CITY OF SAINT PETER

Timothy Strand, Mayor

Todd Prafke, City Administrator

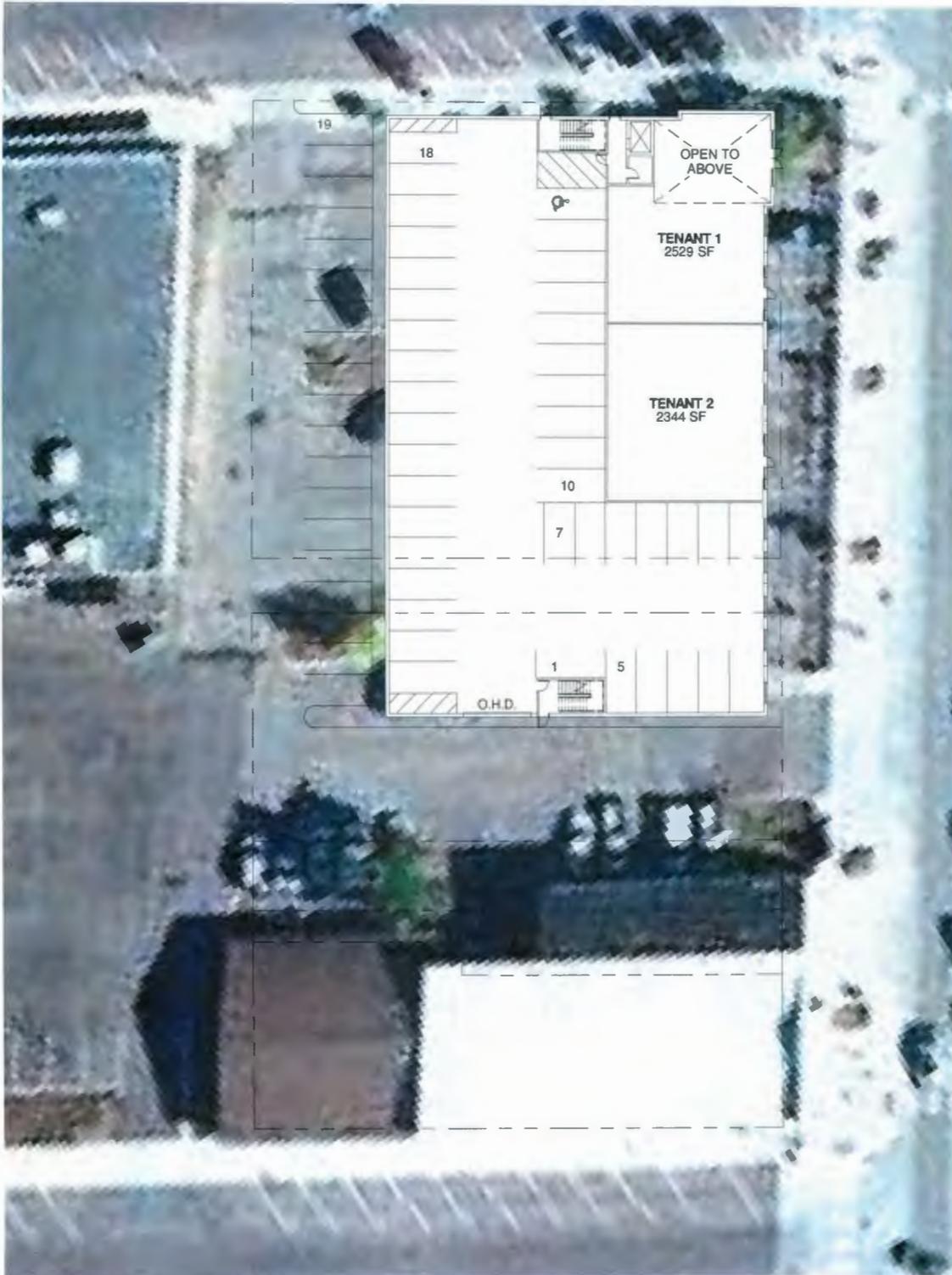
CARDON DEVELOPMENT GROUP

By 
Steve Backman, President



40 UNITS +
4,873 SQ FT RETAIL

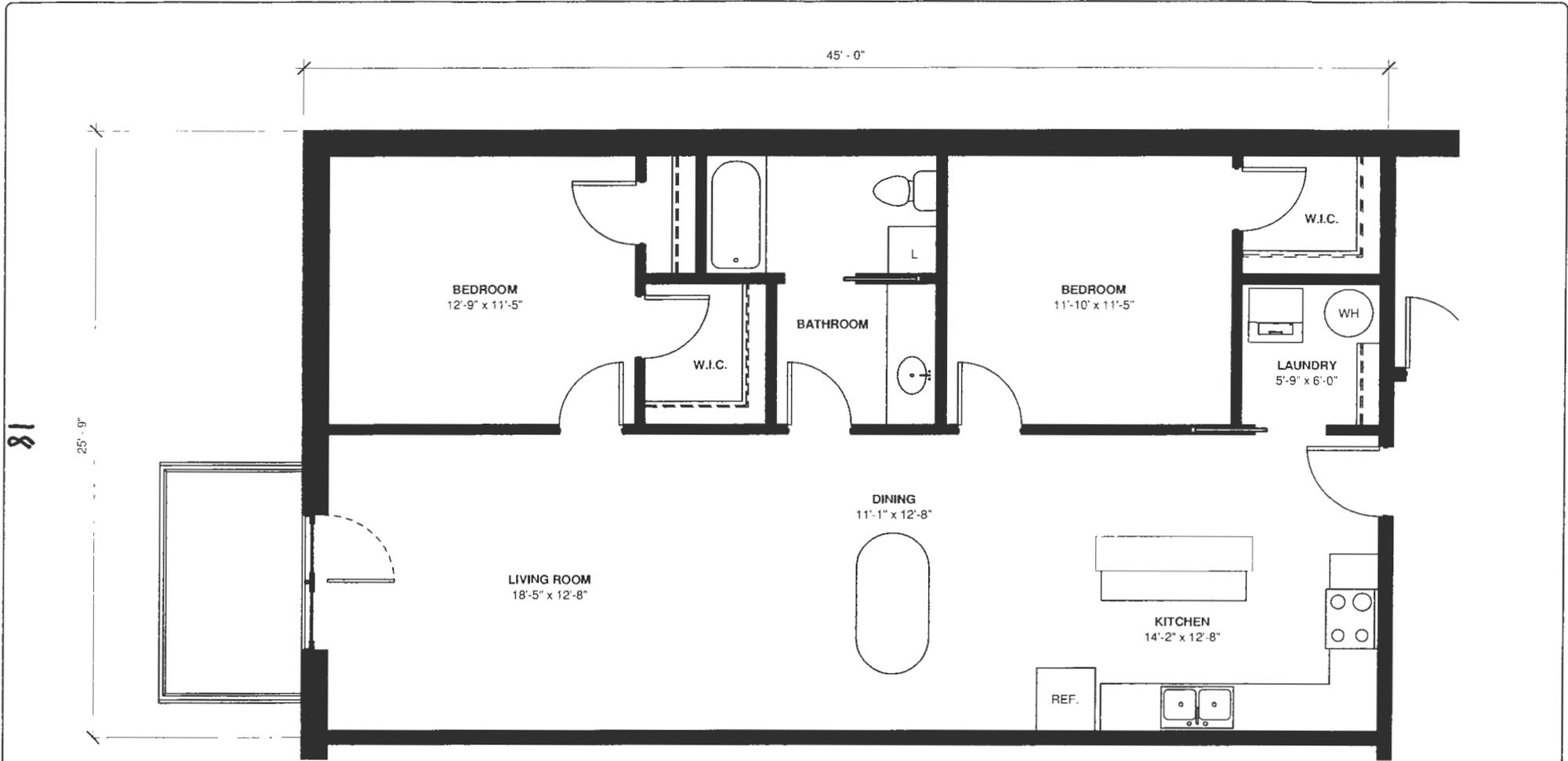
PARKING:
REQ'D: APARTMENTS - 1 1/2 PER UNIT (60 STALLS), NONE REQ'D
FOR DOWNTOWN BUSINESS
TOTAL REQUIRED = 60
PROVIDED: 41 INDOOR, 19 OUTDOOR
TOTAL PROVIDED = 60



① SITE - OPTION A
1" = 30'-0"

RIVERVIEW APARTMENTS
ST. PETER, MN

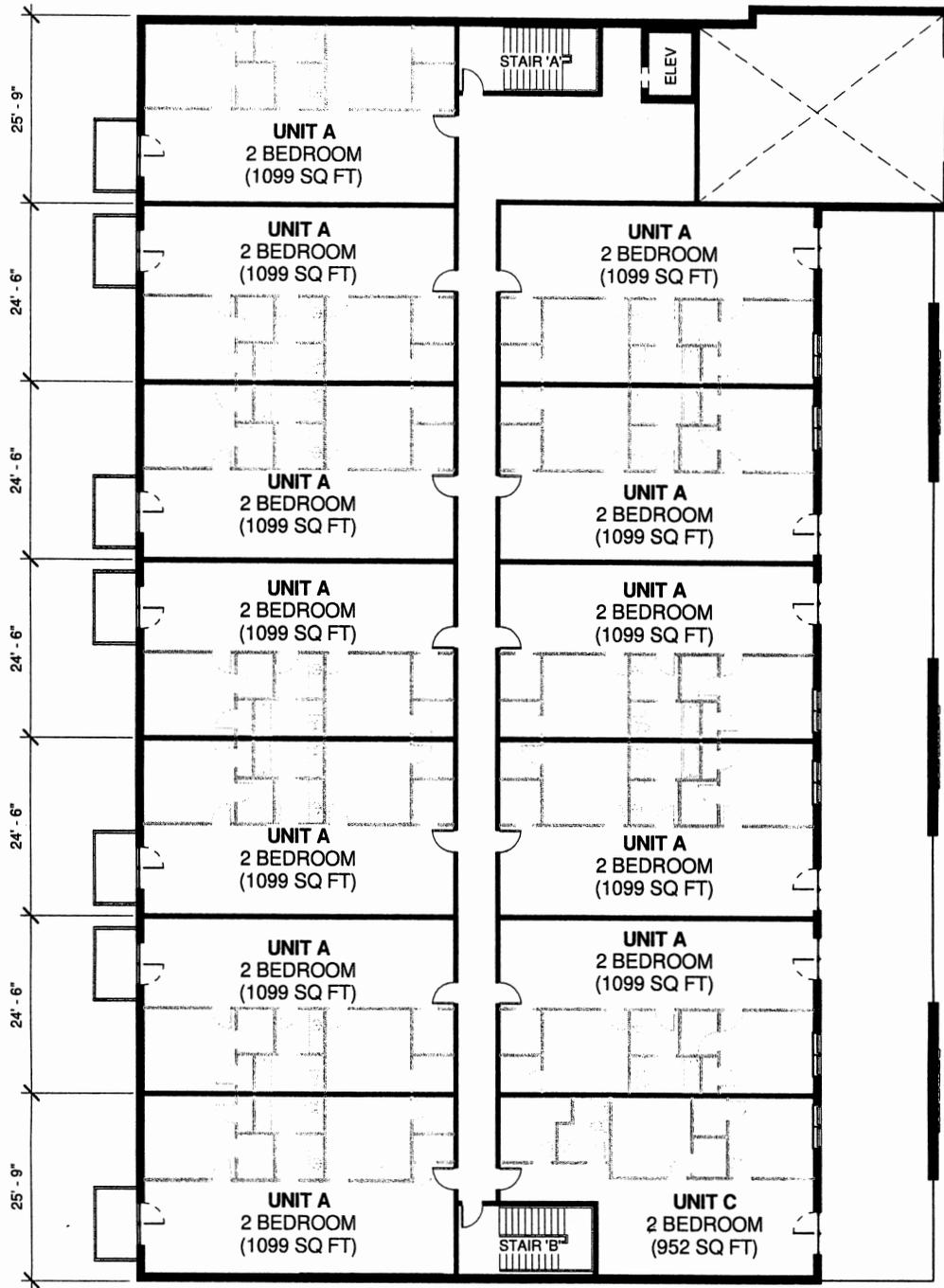
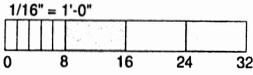




① UNIT LAYOUT
1/4" = 1'-0"

RIVERVIEW APARTMENTS
ST PETER, MN

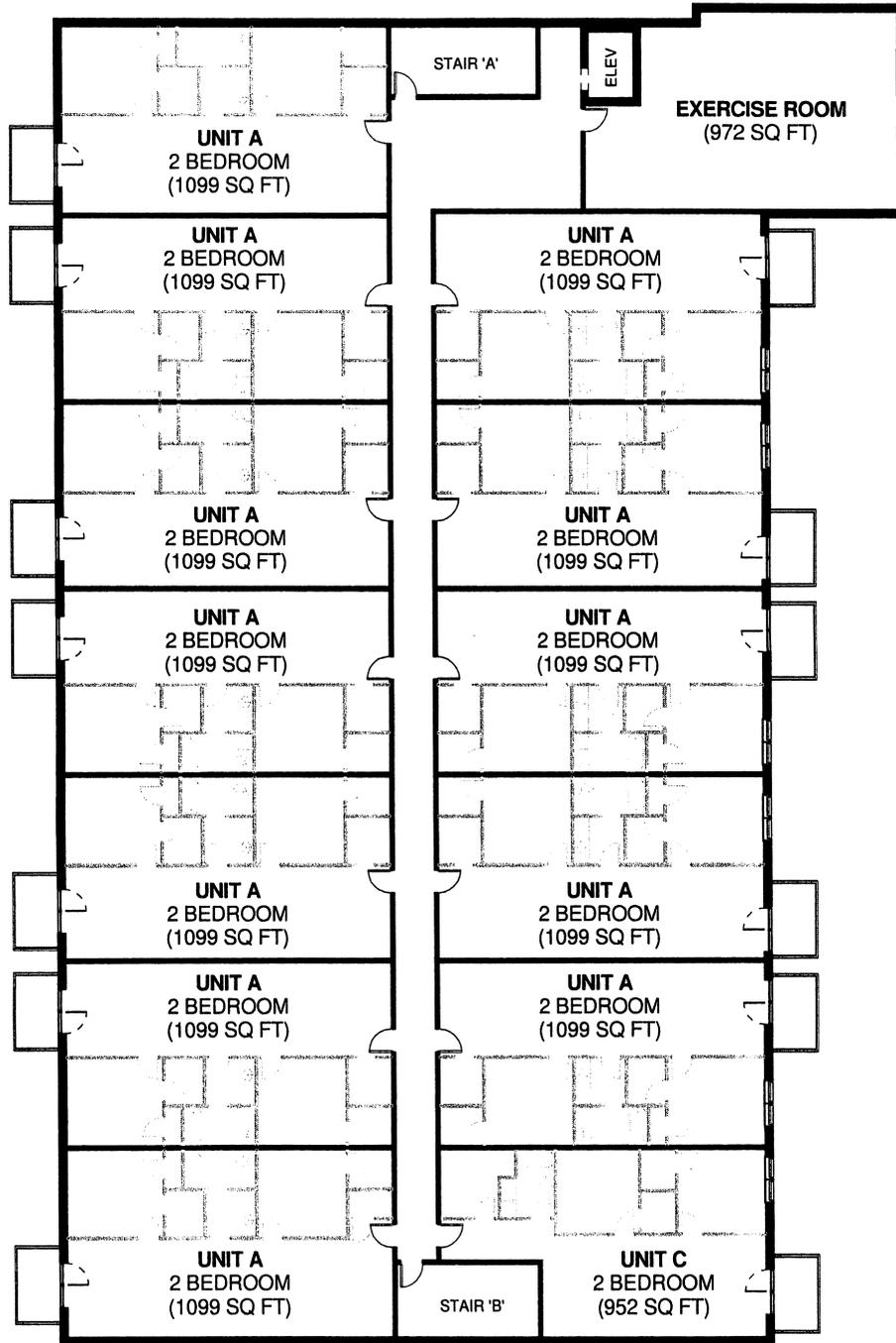
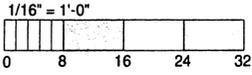




① SECOND FLOOR
1/16" = 1'-0"

RIVERVIEW APARTMENTS
ST. PETER, MN



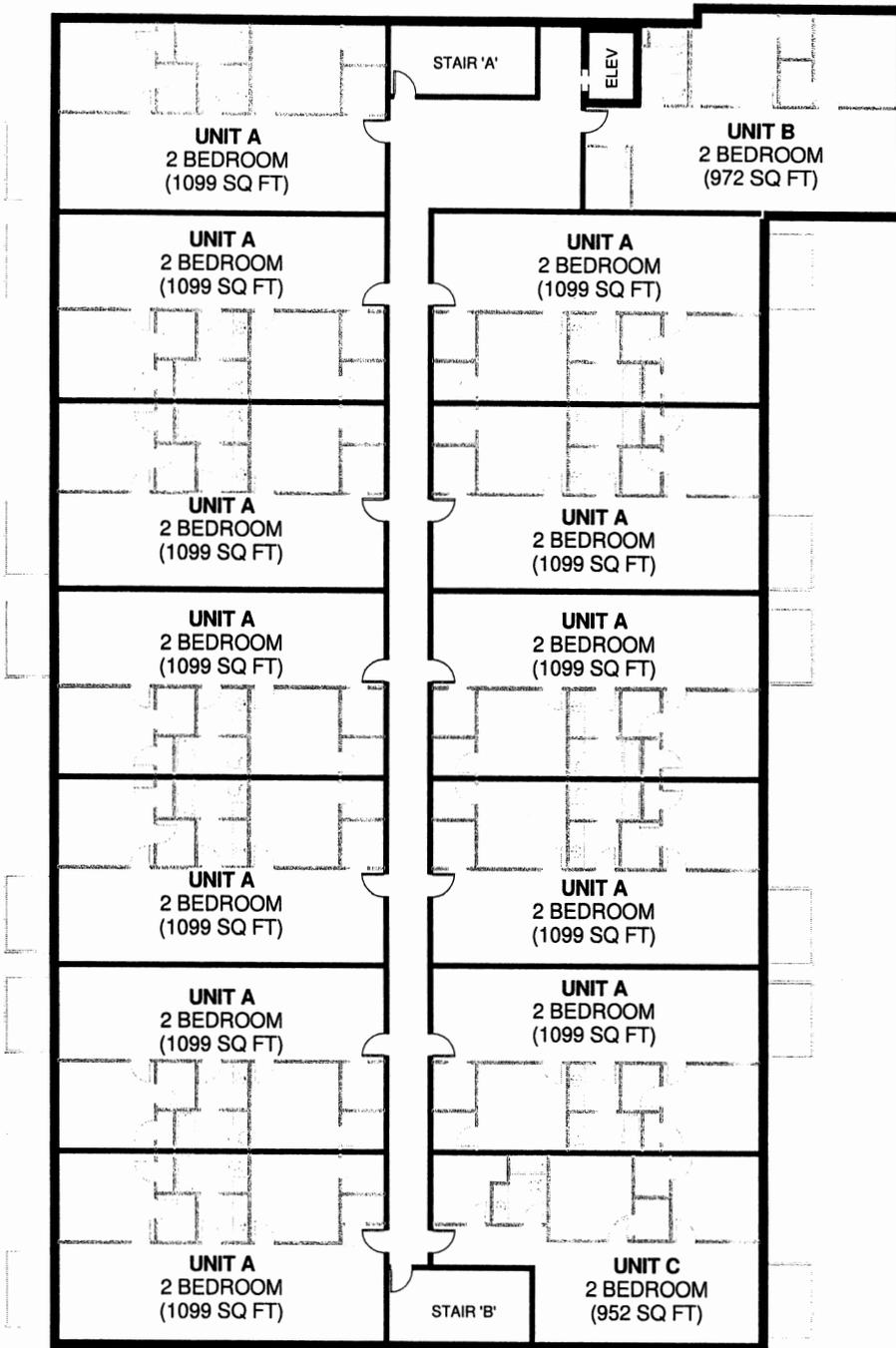
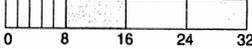


① THIRD FLOOR
1/16" = 1'-0"

RIVERVIEW APARTMENTS
ST. PETER, MN



1/16" = 1'-0"

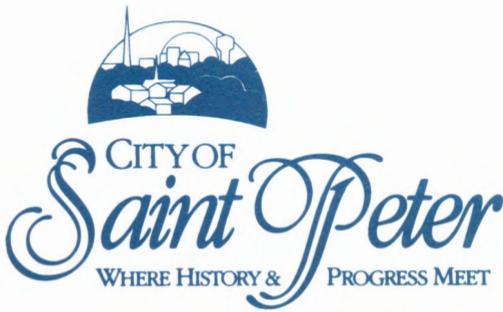


① FOURTH FLOOR
1/16" = 1'-0"

RIVERVIEW APARTMENTS
ST. PETER, MN

21





Memorandum

TO: Honorable Mayor Strand
Members of the City Council

DATE: 5/1/2015

FROM: Todd Prafke
City Administrator

RE: Housing Development

ACTION/RECOMMENDATION

None needed. For your information and discussion.

BACKGROUND

Members are aware of and have participated in discussion about the evaluation of potential development of a third Building Better Neighborhoods (BBN) project for well over a year now. The project has been discussed as a part of your housing study, at workshop and at Goal Setting Sessions. The Council has clearly indicated you want for staff to evaluate the opportunity for such a development to meet needs that are identified in your housing study from October of 2014. Our work related to this effort has focused on a parcel of property owned by School District 508 just north of Traverse Road.

A considerable amount of work has gone into the evaluation of a potential project and my goal for the workshop is to update you as to our progress and let you know the Staff perspective on this overall opportunity for this specific type of development.

Your housing study can be found on the City website at <http://www.saintpetermn.gov/sites/default/files/documents/admin/SaintPeterHousingStudy2014draft.pdf> It is a great source of all types of data including market information and demographic data that should be considered when evaluating this potential opportunity.

A couple of environmental factors that should also be considered include the additional jobs that have been announced since the housing study work was completed. Another factor may be the significant attention being given to "workforce housing" (new buzz word) development in the last three months from all corners of the state and country. Workforce housing is what you have done in your past two BBN projects (Nicollet Meadows and Washington Terrace). Those BBN projects were very successful based on the goals set by the Council and just about any finance measure we have looked at. Your first project has some resources, due to its much faster than anticipated build out that may be used for other housing projects. Your second one has not matured enough to know whether it will have additional resources yet. To clarify, Nicollet Meadows has a couple hundred thousand dollars in reserves that could be used towards a new project.

Please find attached information developed by your team for this analysis. The team includes City, ISG, SWMHP and David Drown and Associates staff. We have estimated, evaluated, calculated and cost crunched. My goal is to give you knowledge and understanding of the data, tell you what we think so far, discuss timelines (the shortest timeline relates to land acquisition) and risk mitigation looking to measure your comfort level so far.

You will find attached some important data, but let me mention a few of the maybe more salient data points for you.

- Lots including streets roads, sidewalks and land are likely to reach to the \$37,000 range. If that is the case, the amount of TIF that is provided will need to increase from the amount used in 2001 and 2005. It is 10 years later, but that is an important factor.
- Housing construction continues to see increased costs. Our target of an “all in” sale of \$155,000 to \$180,000 is not likely attainable without some really great pricing on infrastructure and buildings. The \$175,00 to \$195,000 range for a well built, two bedrooms, and two bath homes with double garage is where we are likely to come out or sell lots at a substantial discount to those that qualify. They could then build a house within the covenants and rules. (Many have done this including local builders.) We would plan on using similar rules for sale and marketing as in your past projects.
- Our timeline can move up to 2016 from the 2017.
- We will be able to assist families with incomes of up to about \$80,000 get into homes that they otherwise may not be able to afford.
- We cannot be sure of the mortgage products at this time, but based on all the data, demographic and other, we would certainly score very high in any competitive application process.
- No project is a “slam dunk”. Your previous ones were not either, but the right team, right project, and appropriate risk mitigation, goes a long way to finding success.

I think there are a few key questions for you to think about as the discussion takes place. Those questions may be:

- Is there value to the community in a project like this?
- Is there enough data, at least so far, to warrant continuing to move forward to the next stage?
- Are the goals that we are trying to address still appropriate?
- If the Council sees this type of project as a need, are we the right entity to do it or should it be someone else or even is there someone else?
- What things can we do to mitigate risk or help ensure success?
- Are there some things we can do in the larger market place to meet our goals either inclusive or exclusive of this project?
- There may be others.

Members of our team will be at the meeting including Jesse Schott from SWMHP (BBN design consulting, housing costing, MHFA/GMHF resources), Mathew Thibert, Civil Engineer from ISG (neighborhood design and infrastructure cost estimating), and your staff covering all the things in-between including financing, design, utility infrastructure, zoning, market and study data).

Please feel free to contact me if you have any questions or concerns about this agenda item.

TP/bal

St Peter Development - Single Family Designs

Preliminary Construction Cost Estimate

April 30, 2015

This estimate is based on the cost per finished square foot of recent projects and the schematic home designs. The costs are for building construction only. Site related costs are not included. The estimated cost range is provided.

BBN One Story OS1.3-1.6

Floor	Item	Quantity	Unit	Cost/Unit	Low	High	Median
Basement	2 Bedrooms, Family, Bath, Laundry, Utility	936	sf	40 - 50	37,440	46800	
1st	2 Bedrooms, Living, Kitchen, Dining, Bath	936	sf	110 - 120	102,960	112320	
	Total	1872			\$140,400	- 159120	\$149,760

BBN One Story OS1.3-1.6 (unfinished)

Floor	Item	Quantity	Unit	Cost/Unit	Low	High	Median
Basement	2 Bedrooms, Family, Bath, Laundry, Utility (unfinished)	936	sf	20 - 30	18,720	28080	
1st	2 Bedrooms, Living, Kitchen, Dining, Bath	936	sf	110 - 120	102,960	112320	
	Total	1872			\$121,680	- 140400	\$131,040

BBN Split Entry SE6.3 Craftsman

Floor	Item	Quantity	Unit	Cost/Unit	Low	High	Median
Basement	2 Bedrooms, Family, Bath, Laundry, Utility	933	sf	50 - 60	46,650	55880	
Upper	2 Bedrooms, Living, Kitchen, Dining, Bath	933	sf	110 - 120	102,630	111960	
	Total	1866			\$149,280	- 167940	\$158,810

BBN Split Entry SE6.3 Craftsman (unfinished)

Floor	Item	Quantity	Unit	Cost/Unit	Low	High	Median
Basement	2 Bedrooms, Family, Bath, Laundry, Utility (unfinished)	933	sf	25 - 35	23,325	32655	
Upper	2 Bedrooms, Living, Kitchen, Dining, Bath	933	sf	110 - 120	102,630	111960	
	Total	1866			\$125,955	- 144615	\$135,285

BBN One and a Half Story OH1.3-1.4 (unfinished Basement & 2nd)

Floor	Item	Quantity	Unit	Cost/Unit	Low	High	Median
Basement	1 Future Bedroom, Family, Laundry, Utility (unfinished)	988	sf	20 - 30	19,760	29640	
1st	2 Bedrooms, Living, Kitchen, Dining, Bath	988	sf	110 - 120	108,680	118560	
2nd	2 Bedrooms, Bath (unfinished)	606	sf	10 - 15	6,060	9090	
	Total	2582			\$134,500	- 157290	\$145,895

BBN Split Entry SE7.3 Craftsman

Floor	Item	Quantity	Unit	Cost/Unit	Low	High	Median
Basement	2 Bedrooms, Family, Bath, Laundry, Utility	931	sf	50 - 60	46,550	55860	
Upper	2 Bedrooms, Living, Kitchen, Dining, Bath	931	sf	110 - 120	102,410	111720	
	Total	1862			\$148,960	- 167580	\$158,270

BBN Split Entry SE7.3 Craftsman (unfinished)

Floor	Item	Quantity	Unit	Cost/Unit	Low	High	Median
Basement	2 Bedrooms, Family, Bath, Laundry, Utility (unfinished)	931	sf	25 - 35	23,275	32585	
Upper	2 Bedrooms, Living, Kitchen, Dining, Bath	931	sf	110 - 120	102,410	111720	
	Total	1862			\$125,685	- 144305	\$134,995

BBN Two Story TS1.3-1.4 (unfinished Basement)

Floor	Item	Quantity	Unit	Cost/Unit	Low	High	Median
Basement	Laundry, Utility, 1 Future Bedroom, Family (unfinished)	631	sf	20 - 30	12,620	18930	
1st	Living, Kitchen, Dining, Half Bath	631	sf	110 - 120	69,410	75720	
2nd	3 Bedrooms, Bath, Laundry	631	sf	110 - 120	69,410	75720	
	Total	1893			\$161,440	- 170370	\$160,905

BBN Split Level (4) SL2.3 Craftsman

Floor	Item	Quantity	Unit	Cost/Unit	Low	High	Median
Lower (2 L)	2 bedrooms, Bath, Laundry, Utility, Family	855	sf	60 - 70	51,300	59850	
Upper (2 L)	2 bedrooms, Living, Kitchen, Dining, Bath	912	sf	110 - 120	100,320	109440	
	Total	1767			\$151,620	- 169290	\$160,455

BBN Split Level (4) SL2.3 Craftsman (unfinished)

Floor	Item	Quantity	Unit	Cost/Unit	Low	High	Median
Lower (2 L)	2 bedrooms, Bath, Laundry, Utility, Family (unfinished)	855	sf	30 - 40	25,650	34200	
Upper (2 L)	2 bedrooms, Living, Kitchen, Dining, Bath	912	sf	110 - 120	100,320	109440	
	Total	1767			\$125,970	- 143640	\$134,805

BBN Split Entry SE1.1G

Floor	Item	Quantity	Unit	Cost/Unit	Low	High	Median
Basement	2 Bedrooms, Family, Bath, Laundry, Utility	998	sf	50 - 60	49,900	59880	
Upper	2 Bedrooms, Living, Kitchen, Dining, Bath	998	sf	110 - 120	109,780	119760	
	Total	1996			\$159,680	- 179640	\$169,660

BBN Split Entry SE1.1G (unfinished)

Floor	Item	Quantity	Unit	Cost/Unit	Low	High	Median
Basement	2 Bedrooms, Family, Bath, Laundry, Utility (unfinished)	998	sf	25 - 35	24,950	34930	
Upper	2 Bedrooms, Living, Kitchen, Dining, Bath	998	sf	110 - 120	109,780	119760	
	Total	1996			\$134,730	- 154690	\$144,710

RF-3D-3E (Rambler w/ Crawlspace)

Floor	Item	Quantity	Unit	Cost/Unit	Low	High	Median
1st	Living, Kitchen, Dining, 3 Bedrooms, Laundry, 2 Full Baths (3D), Half Bath + Full Bath (3E)	1200	sf	110 - 120	132,000	144000	
Basement	Utility / Storm Shelter (unfinished)	100	sf	15 - 20	1,500	2000	
Crawlspace	Storage (unfinished)	1100	sf	0 - 0	0	0	
	Total	1200			\$133,500	- 146000	\$139,750

**CONSTRUCTION COST STATEMENT
SOUTHWEST MINNESOTA HOUSING PARTNERSHIP**

SWMHP Developer
*Purchase Lot
prior to building*

Developer: SWMHP
Owners Name: SWMHP
Street Address: _____
Legal Description: _____
City: Saint Peter MN
House Description: Rambler Split
Square footage: 936 933

Unfinished basement

TYPE OF WORK/MATERIAL	NAME AND ADDRESS		
1	Foundation		
2	Concrete (basement, garage, exterior)		
3	Excavation, Gravel, Back Fill, Pea Rock		
4	Building Materials		
5	Carpentry Labor		
6a	Plumbing		
6b	HVAC		
6c	Gutters		
7a	Attic Insulation		
7b	Wall Insulation		
8	Electrical		
9	Light Fixtures		
10	Drywall Tape & Texture		
11	Painting		
12	Kitchen/Bath Cabinets & Counter Tops		
13	Mirros/Bath Accessories		
14	Floor Covering		
15	Appliances (stove & refrigerator)		
16	Landscaping		
17	Trees & Shrubs		
18	Equipment Rental		
19	Overhead Garage Doors		
20	Overhead Door Opener(s)		
21	Garbage Service		
23	Building Permit		
24	Restroom Services		
25	Profit & Overhead		
26	General Conditions		
27	Miscellaneous Expenses		
	CONSTRUCTION COST	\$140,400.00	\$ 144,615.00
29	Construction Contingency	\$500.00	\$ 500.00
30	Appliances contractor to provide		
31	Contingency Pool	\$450.00	\$ 450.00
32	Closing Costs (Seller to Bu		
	Deed Prep	\$150.00	\$ 150.00
	Deed Tax	\$647.00	\$ 662.00
	Update Abstract	\$150.00	\$ 150.00
	Owners Policy		
33	Marketing/Holding		
	Bid Ad Costs		
	Holding	\$1,000.00	\$ 1,000.00
	Marketing	\$1,500.00	\$ 1,500.00
	Realtor Fee 5%		
	Property Taxes		
34	Lot Cost	\$37,000.00	\$ 37,000.00

TYPE OF WORK/MATERIAL	NAME AND ADDRESS		
35 Insurance	Liability & Property	\$325.00	\$ 325.00
36 Dev Admin Services			
37 Blue Print Fee		\$350.00	\$ 350.00
40 Construction Interest			
	Const Loan 6%	\$5,816.00	\$ 5,957.00
41 Financing Fee's for Constr	Settlement		
	Assessment Search		
	Recording		
	Title Exam		
	Escrow Fee		
	Mortgage Registration		
	Tax		
	Title Insurance		
	Priority Record		
	Recording Servicing Fee		
	Courior		
	Plat		
	Loan Prep SWMHP		
	Name Search		
42 Title Transfer of Lot	Deed Prep		
<i>Included in lot costs</i>	Recording Fee	\$46.00	\$ 46.00
	Deed Tax	\$123.00	\$ 123.00
	Owners Policy		
43 Construction Management	CMF	\$7,500.00	\$ 7,500.00
TOTAL DEVELOPMENT COST		\$195,957.00	\$ 200,328.00
SALE PRICE		\$196,000.00	\$ 200,500.00
PROFIT/LOSS		\$43.00	\$172.00
	Construction Loan	\$177,400.00	\$181,615.00

**CONSTRUCTION COST STATEMENT
SOUTHWEST MINNESOTA HOUSING PARTNERSHIP**

SWMHP Developer
City Loans Lot 1a
City, repaid at closing

Developer: SWMHP
Owners Name: SWMHP
Street Address: _____
Legal Description: _____
City: Saint Peter MN
House Description: Rambler Split
Square footage: 936 933

Unfinished basement

TYPE OF WORK/MATERIAL	NAME AND ADDRESS		
1 Foundation			
2 Concrete (basement, garage, exterior)			
3 Excavation, Gravel, Back Fill, Pea Rock			
4 Building Materials			
5 Carpentry Labor			
6a Plumbing			
6b HVAC			
6c Gutters			
7a Attic Insulation			
7b Wall Insulation			
8 Electrical			
9 Light Fixtures			
10 Drywall Tape & Texture			
11 Painting			
Kitchen/Bath Cabinets &			
12 Counter Tops			
13 Mirros/Bath Accessories			
14 Floor Covering			
15 Appliances (stove & refrigerator)			
16 Landscaping			
17 Trees & Shrubs			
18 Equipment Rental			
19 Overhead Garage Doors			
20 Overhead Door Opener(s)			
21 Garbage Service			
23 Building Permit			
24 Restroom Services			
25 Profit & Overhead			
26 General Conditions			
27 Miscellaneous Expenses			
CONSTRUCTION COST		\$140,400.00	\$ 144,615.00
29 Construction Contingency		\$500.00	\$ 500.00
30 Appliances	contractor to provide		
31 Contingency Pool		\$450.00	\$ 450.00
32 Closing Costs (Seller to Bu	Deed Prep	\$150.00	\$ 150.00
	Deed Tax	\$644.00	\$ 659.00
	Update Abstract	\$150.00	\$ 150.00
	Owners Policy		
33 Marketing/Holding	Bid Ad Costs		
	Holding	\$1,000.00	\$ 1,000.00
	Marketing	\$1,500.00	\$ 1,500.00
	Realtor Fee 5%		
	Property Taxes		
34 Lot Cost		\$37,000.00	\$ 37,000.00

TYPE OF WORK/MATERIAL	NAME AND ADDRESS		
35 Insurance	Liability & Property	\$325.00	\$ 325.00
36 Dev Admin Services			
37 Blue Print Fee		\$350.00	\$ 350.00
40 Construction Interest			
	Const Loan 6%	\$4,624.00	\$ 4,764.00
41 Financing Fee's for Constr	Settlement		
	Assessment Search		
	Recording		
	Title Exam		
	Escrow Fee		
	Mortgage Registration		
	Tax		
	Title Insurance		
	Priority Record		
	Recording Servicing Fee		
	Courior		
	Plat		
Loan Prep SWMHP			
Name Search			
42 Title Transfer of Lot <i>Included in lot costs</i>	Deed Prep		
	Recording Fee	\$46.00	\$ 46.00
	Deed Tax	\$123.00	\$ 123.00
	Owners Policy		
43 Construction Management	CMF	\$7,500.00	\$ 7,500.00
TOTAL DEVELOPMENT COST		\$194,762.00	\$ 199,132.00
SALE PRICE		\$195,000.00	\$ 199,500.00
PROFIT/LOSS		\$238.00	\$368.00
	Construction Loan	\$140,900.00	\$145,116.00

**CONSTRUCTION COST STATEMENT
SOUTHWEST MINNESOTA HOUSING PARTNERSHIP**

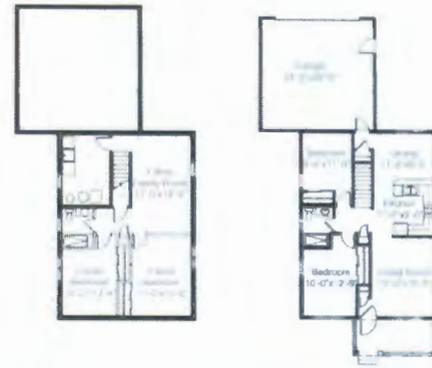
SWMHP Developer
City Loans Lot to
SWMHP repaid at closing

Developer: SWMHP
Owners Name: SWMHP
Street Address: _____
Legal Description: _____
City: Saint Peter MN
House Description: Rambler Split
Square footage: 936 933

Unfinished basement

TYPE OF WORK/MATERIAL	NAME AND ADDRESS		
1 Foundation			
2 Concrete (basement, garage, exterior)			
3 Excavation, Gravel, Back Fill, Pea Rock			
4 Building Materials			
5 Carpentry Labor			
6a Plumbing			
6b HVAC			
6c Gutters			
7a Attic Insulation			
7b Wall Insulation			
8 Electrical			
9 Light Fixtures			
10 Drywall Tape & Texture			
11 Painting			
Kitchen/Bath Cabinets &			
12 Counter Tops			
13 Mirros/Bath Accessories			
14 Floor Covering			
15 Appliances (stove & refrigerator)			
16 Landscaping			
17 Trees & Shrubs			
18 Equipment Rental			
19 Overhead Garage Doors			
20 Overhead Door Opener(s)			
21 Garbage Service			
23 Building Permit			
24 Restroom Services			
25 Profit & Overhead			
26 General Conditions			
27 Miscellaneous Expenses			
CONSTRUCTION COST		\$140,400.00	\$ 144,615.00
29 Construction Contingency		\$500.00	\$ 500.00
30 Appliances	contractor to provide		
31 Contingency Pool		\$450.00	\$ 450.00
32 Closing Costs (Seller to Bu	Deed Prep	\$150.00	\$ 150.00
	Deed Tax	\$627.00	\$ 642.00
	Update Abstract	\$150.00	\$ 150.00
	Owners Policy		
33 Marketing/Holding	Bid Ad Costs		
	Holding	\$1,000.00	\$ 1,000.00
	Marketing	\$1,500.00	\$ 1,500.00
	Realtor Fee 5%		
	Property Taxes		
34 Lot Cost		\$37,000.00	\$ 37,000.00

TYPE OF WORK/MATERIAL	NAME AND ADDRESS		
35 Insurance	Liability & Property	\$325.00	\$ 325.00
36 Dev Admin Services			
37 Blue Print Fee		\$350.00	\$ 350.00
40 Construction Interest			
	Const Loan 6%		
41 Financing Fee's for Constr	Settlement		
	Assessment Search		
	Recording		
	Title Exam		
	Escrow Fee		
	Mortgage Registration		
	Tax		
	Title Insurance		
	Priority Record		
	Recording Servicing Fee		
	Courior		
Plat			
Loan Prep SWMHP			
Name Search			
42 Title Transfer of Lot <i>Included in lot costs</i>	Deed Prep		
	Recording Fee		
	Deed Tax		
	Owners Policy		
43 Construction Management	CMF	\$7,500.00	\$ 7,500.00
TOTAL DEVELOPMENT COST		\$189,952.00	\$ 194,182.00
SALE PRICE		\$190,000.00	\$ 195,000.00
PROFIT/LOSS		\$48.00	\$818.00
	Construction Loan	\$140,900.00	\$145,116.00



Lower Level

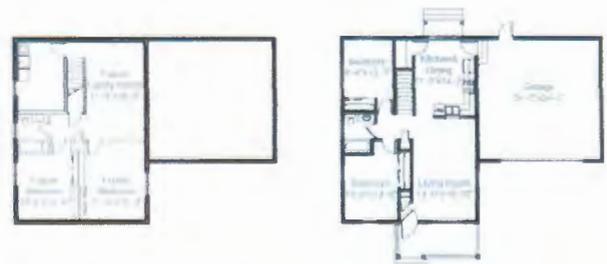
Upper Level

Lower Level

Upper Level

Building Better Neighborhoods	Main Level: 936 sq. ft. Total Living Area: 936 sq. ft. Lower Level: 936 sq. ft.	Footprint 26'-0" x 60'-0"	OS1.3 One Story Rear-Attached Garage
	Greater Minnesota Housing Fund		

Building Better Neighborhoods	Main Level: 936 sq. ft. Total Living Area: 936 sq. ft. Lower Level: 936 sq. ft.	Footprint 26'-0" x 60'-0"	OS1.4 One Story Rear-Attached Garage
	Greater Minnesota Housing Fund		



Lower Level

Upper Level

Lower Level

Upper Level

Building Better Neighborhoods	Main Level: 936 sq. ft. Total Living Area: 936 sq. ft. Lower Level: 936 sq. ft.	Footprint 36'-0" x 50'-0"	OS1.5 One Story Side-Attached Garage
	Greater Minnesota Housing Fund		

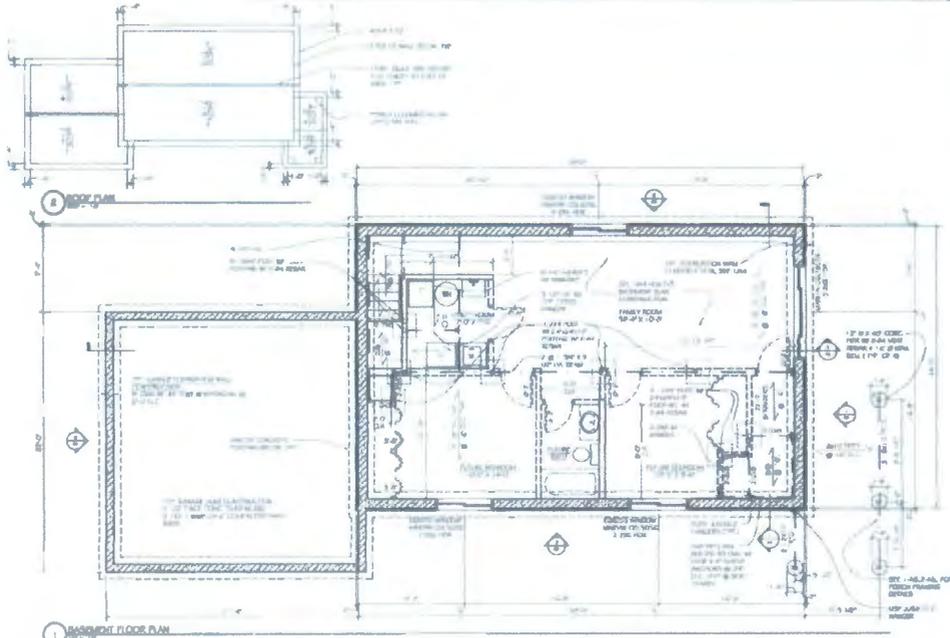
Building Better Neighborhoods	Main Level: 936 sq. ft. Total Living Area: 936 sq. ft. Lower Level: 936 sq. ft.	Footprint 36'-0" x 50'-0"	OS1.6 One Story Side-Attached Garage
	Greater Minnesota Housing Fund		

GENERAL PLAN NOTES:

1. THESE PLANS AND SPECIFICATIONS ARE PREPARED FOR THE Greater Westside Housing Fund (GWHF) for use by various participating building contractors in Westchester County. These plans and specifications should not be used for other building projects without an independent certified building contractor to perform work in the jurisdiction where the Project is located. It is the intention of the GWHF that these plans and specifications will only be used for construction after they have been approved by a qualified professional, who would then file for a permit with the appropriate local jurisdiction. The GWHF and the architect who prepared the plans and specifications assume a liability for the use of these plans and specifications for any construction project for a residence in Westchester County or other jurisdiction or state as provided by the GWHF in this contract. GWHF and the architect make no warranty, express or implied, with respect to their drawings and designs, their accuracy, suitability or adequacy for any particular project.

NOTICE

These plans and specifications are not intended for construction between the City and the architect and, therefore, a qualified professional must review and stamp the plans and specifications before they are used for a project. It is the intention of the GWHF that these plans and specifications will only be used for construction after they have been approved by a qualified professional, who would then file for a permit with the appropriate local jurisdiction. The GWHF and the architect who prepared the plans and specifications assume a liability for the use of these plans and specifications for any construction project for a residence in Westchester County or other jurisdiction or state as provided by the GWHF in this contract. GWHF and the architect make no warranty, express or implied, with respect to their drawings and designs, their accuracy, suitability or adequacy for any particular project.



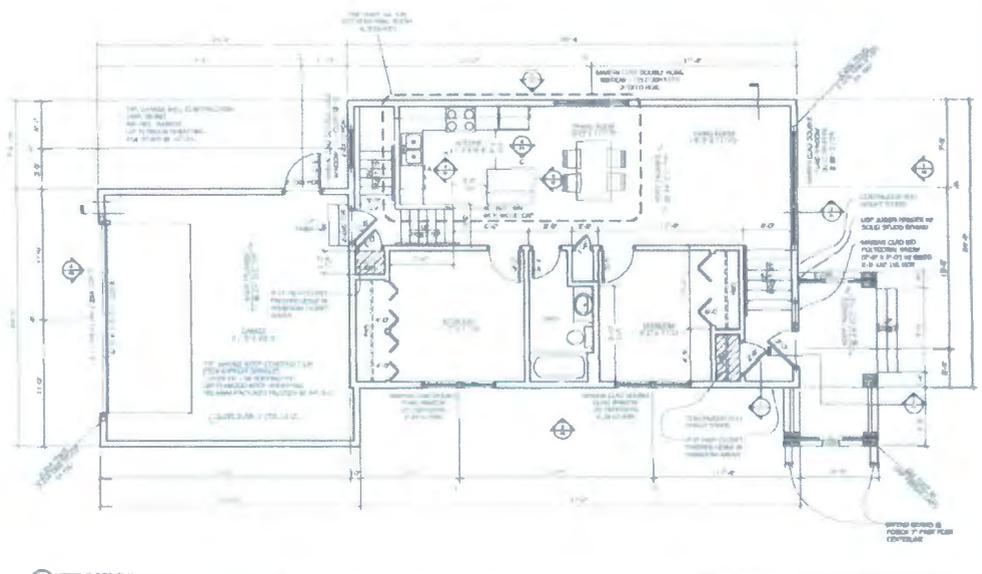
Building Better Neighborhoods
 SPLIT ENTRY 6.3 CRAFTSMAN
 REAR ATTACHED GARAGE
 A1

GENERAL PLAN NOTES:

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NOTICE

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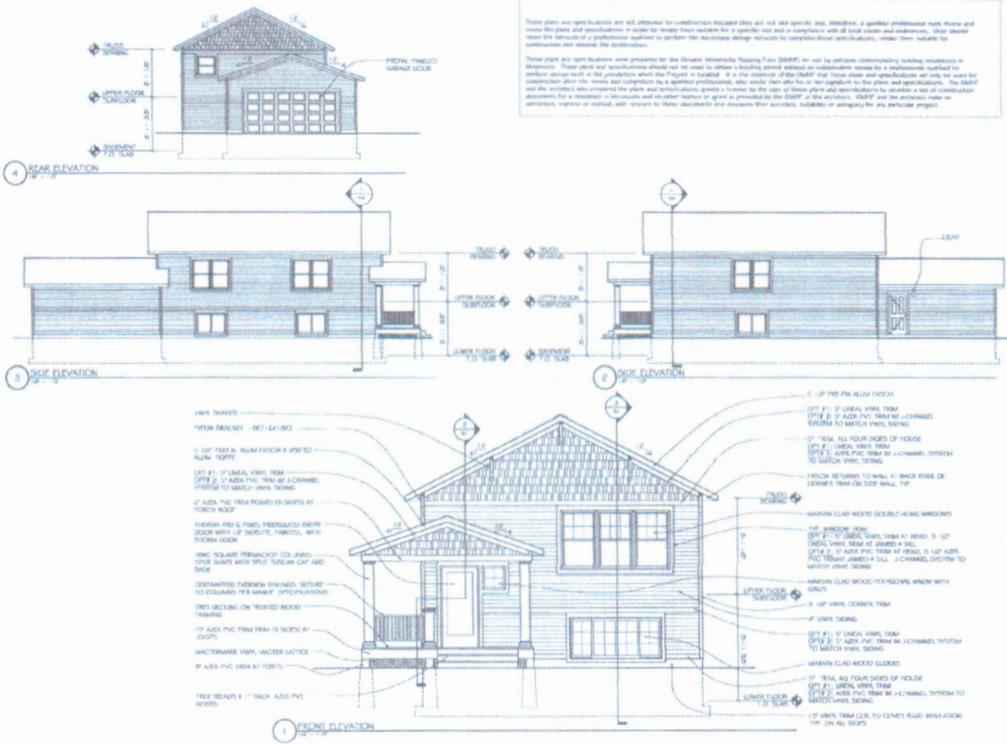


Building Better Neighborhoods
 SPLIT ENTRY 6.3 CRAFTSMAN
 REAR ATTACHED GARAGE
 A2

NOTICE

These plans and specifications are not intended for construction without they are not specific and therefore, a qualified professional must review and issue the plans and specifications or make the needed changes for a complete set and in compliance with all local codes and ordinances. Their intent shall be that of a professional engineer to provide the necessary design services to complete these specifications, under their seal and signature and under their supervision.

These plans and specifications were prepared for the Greater Memphis Housing Trust (GMHT) for use by persons contemplating building construction in Memphis. These plans and specifications shall not be used to obtain a building permit without an independent review by a professional qualified to perform such work in the jurisdiction where the project is located. It is the intention of GMHT that these plans and specifications are only for use for construction after the review and completion by a qualified professional, who shall then allow to be put together to the plan and specifications. The GMHT and the architect shall not be responsible for the design and construction of the project in the case of those who are not approved by the Greater Memphis Housing Trust for a residential or commercial and no other form or use as provided by the GMHT or the architect. GMHT and the architect make no warranty, express or implied, with respect to their drawings and documents their services, liability or warranty for any particular project.



Building Better Neighborhoods
 1000 Poplar Avenue, Suite 1100
 Memphis, TN 38103-1100
 901.525.1100
 www.gmht.org

EXTERIOR ELEVATIONS
SPLIT ENTRY 6.3 CRAFTSMAN
 REAR ATTACHED GARAGE

ALP/MS
 8/18/18
A3



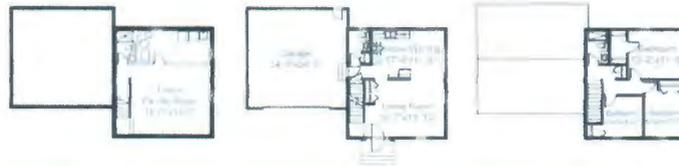
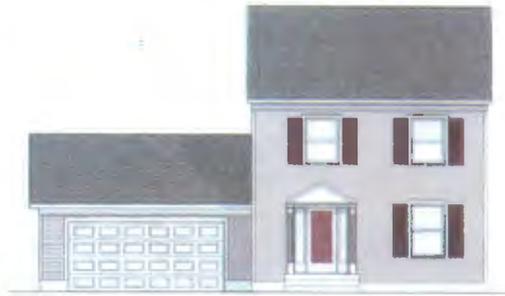
Building Better Neighborhoods	Second Floor: 575 sq. ft. First Floor: 936 sq. ft. Total Living Area: 936 sq. ft. Basement: 936 sq. ft.	Footprint 38'-0" x 50'-0"	OH1.3 One & Half Story Attached Garage
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Greater Minnesota Housing Fund



Building Better Neighborhoods	Second Floor: 575 sq. ft. First Floor: 936 sq. ft. Total Living Area: 936 sq. ft. Basement: 936 sq. ft.	Footprint 38'-0" x 50'-0"	OH1.4 One & Half Story Attached Garage
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Greater Minnesota Housing Fund



Basement

First Floor

Second Floor

Building Better Neighborhoods	Second Floor: 624 sq. ft. First Floor: 624 sq. ft. Total Living Area: 1,248 sq. ft. Basement: 624 sq. ft.	Footprint 26'-4" x 48'-0"	TS1.3 Two Story Side-Attached Garage
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Greater Minnesota Housing Fund



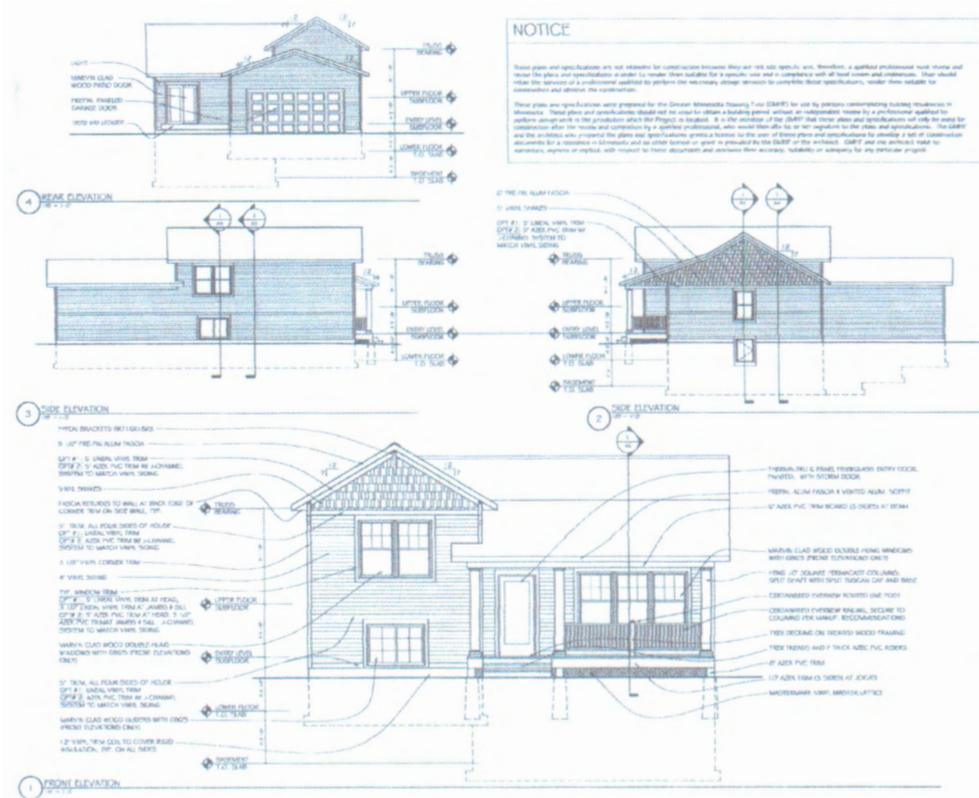
Basement

First Floor

Second Floor

Building Better Neighborhoods	Second Floor: 624 sq. ft. First Floor: 624 sq. ft. Total Living Area: 1,248 sq. ft. Basement: 624 sq. ft.	Footprint 26'-4" x 48'-0"	TS1.4 Two Story Side-Attached Garage
--------------------------------------	--	------------------------------	---

Greater Minnesota Housing Fund



NOTICE

These plans and specifications are not intended for construction because they are not site specific. Therefore, a qualified professional must review and revise the plans and specifications in order to make them suitable for a specific site and in compliance with all local codes and ordinances. They should retain the services of a professional qualified to perform the necessary change necessary for specific site applications, under their license for execution and control the construction.

These plans and specifications were prepared for the Greater Minnesota Housing Trust (GMHT) for use by persons understanding building standards in Minnesota. These plans and specifications shall not be used for other building projects, without an independent review by a professional qualified to perform similar work. The professional who has prepared these plans and specifications, who would then also be responsible for their code and specifications. The GMHT and the architect are not responsible for the plans and specifications prepared for the use of other than the intended recipient. A set of construction documents for a residential or commercial use other than that provided by the GMHT or the architect. GMHT and the architect shall not be responsible, in any way, for the plans and specifications prepared for the use of other than the intended recipient.

Building Better Neighborhoods



EXTERIOR ELEVATIONS
SPLIT LEVEL 2.3 CRAFTSMAN
 REAR ATTACHED GARAGE

DATE: 10/1/2014
 DRAWN BY: [Name]
 A3



Lower Level



Upper Level

<p>Building Better Neighborhoods</p> 	<p>Upper Level: 976 sq. ft. Total Living Area: 976 sq. ft. Lower Level: 976 sq. ft.</p>	<p>Footprint 44'-2" x 41'-8"</p>	<p>Split Entry 1.1 Green</p> <p>Split Entry Full Basement Stoop porch Side Attached Garage</p>
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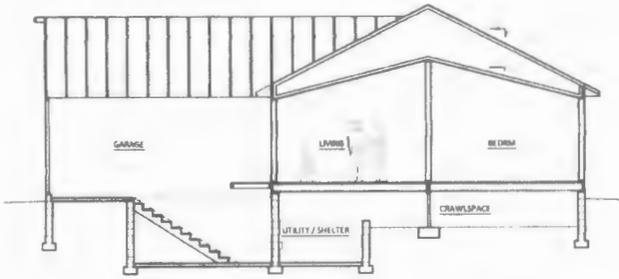
Strong Universal Design Opportunity



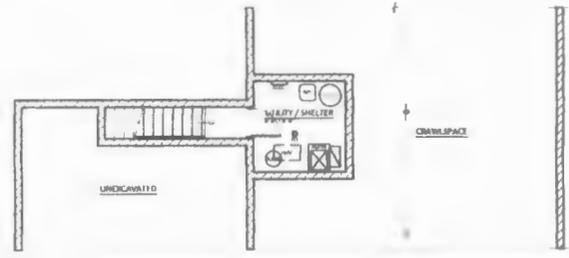
1st FLOOR PLAN - CONCEPT RF-30



1st FLOOR PLAN - CONCEPT RF-31



BUILDING SECTION - CONCEPT RF-30



BASEMENT FLOOR PLAN - CONCEPT RF-31



① RF-3A



② RF-3A



③ RF-3A



④ RF-3B



I+S GROUP

Preliminary Cost Estimate
April 27, 2015

SAINT PETER SCHOOL PROPERTY - CONCEPT 17
SUMMARY CONCEPT 17

2h

	Phase 1	Phase 2	Phase 3	Phase 4	Total
Street and Ponding	\$ 1,484,759	\$ 1,117,915	\$ 838,227	\$ 1,707,848	\$ 5,148,749
Watermain	\$ 339,160	\$ 232,876	\$ 167,495	\$ 391,853	\$ 1,131,383
Sanitary Sewer	\$ 360,498	\$ 176,994	\$ 146,242	\$ 320,072	\$ 1,003,807
Lighting	\$ 259,823	\$ 211,009	\$ 146,518	\$ 290,097	\$ 907,447
City Cost	\$ 22,625	\$ -	\$ -	\$ 40,568	\$ 63,193
Subtotal	\$ 2,466,864	\$ 1,738,795	\$ 1,298,482	\$ 2,750,438	\$ 8,254,579
By Others	\$ -	\$ -	\$ -	\$ 146,668	\$ 146,668
Street and Utility Assessment to School	\$ -	\$ -	\$ -	\$ 1,030,205.86	\$ 1,030,206
Total Subtracting School Assessment	\$ 2,466,864	\$ 1,738,795	\$ 1,298,482	\$ 1,866,900	\$ 7,371,041
Number of Lots	\$ 44	\$ 51	\$ 37	\$ 68	\$ 200
Cost per Lot (Excludes City Cost & By Others)	\$ 55,551	\$ 34,094	\$ 35,094	\$ 24,701	\$ 35,806
Cost For Water & Sanitary Along Traverse Rd.	\$ 159,956	\$ -	\$ -	\$ -	\$ 159,956
Cost per Lot (Without Traverse Rd. SAN & WM)	\$ 51,916	\$ 34,094	\$ 35,094	\$ 24,701	\$ 35,006



I+S GROUP

Preliminary Cost Estimate
April 27, 2015

SAINT PETER SCHOOL PROPERTY - CONCEPT 17
PHASE 1

STREET AND PONDING

Item No.	Construction Item	Unit	Quantity	Unit Price	Amount
2021.501	Mobilization	EA	1	\$50,000.00	\$ 50,000.00
2105.501	Common Excavation, Topsoil Strip (EV) (P)	CY	4502	\$4.00	\$ 18,008.00
2105.501	Common Excavation (P)	CY	36477	\$4.00	\$ 145,907.00
2211.503	Aggregate Base, 12" Class 5 (CV) (P)	CY	3001	\$25.00	\$ 75,034.00
2211.503	Aggregate Base, 8" Class 5 (CV) (P) (Alley)	CY	439	\$25.00	\$ 10,987.00
2511.515	Geotextile Filter, Type V	SY	9004	\$2.00	\$ 18,008.00
2351.503	2" Type SPWEB340B, Bituminous Wear Course	SY	8380	\$10.00	\$ 83,800.00
2350.503	2" Type SPNWB330B, Bituminous Non-Wear Course	SY	8380	\$10.00	\$ 83,800.00
2351.503	3" Type SPWEB340B, Bituminous Wear Course (Alley)	SY	1798	\$13.00	\$ 23,372.00
2502.541	6" Perforated PVC Subdrain w/ Coarse Filter Aggregate	LF	5695	\$8.50	\$ 48,408.00
2501.603	12" RCP Culvert, CL II	LF	359	\$30.00	\$ 10,770.00
2501.603	15" RCP Culvert, CL II	LF	55	\$34.00	\$ 1,870.00
2501.603	18" RCP Culvert, CL II	LF	368	\$36.00	\$ 13,248.00
2501.603	24" RCP Culvert, CL II	LF	1121	\$45.00	\$ 50,445.00
2501.603	30" RCP Culvert, CL II	LF	264	\$65.00	\$ 17,160.00
2501.603	36" RCP Culvert, CL II	LF	182	\$80.00	\$ 14,560.00
2501.603	42" RCP Culvert, CL II	LF	356	\$120.00	\$ 42,720.00
2501.603	54" RCP Culvert, CL IV	LF	145	\$200.00	\$ 29,000.00
2501.515	54" RCP Apron	EA	1	\$1,700.00	\$ 1,700.00
2506.501	Construct Drainage Structure, Type 3 C.B.	LF	96.0	\$275.00	\$ 26,400.00
2506.501	Construct Drainage Structure, MnDot 48"	LF	42.0	\$275.00	\$ 11,550.00
2506.501	Construct Drainage Structure, MnDot 60"	LF	24.0	\$500.00	\$ 12,000.00
2506.501	Construct Drainage Structure, MnDot 72"	LF	20.0	\$575.00	\$ 11,500.00
2506.501	Construct Drainage Structure, MnDot 84"	LF	36.0	\$750.00	\$ 27,000.00
2506.501	Construct Drainage Structure, MnDot 96"	LF	12.0	\$1,000.00	\$ 12,000.00
2506.516	Casting Assembly Neenah R-3067 w/ "Type B" Grate	EA	24	\$600.00	\$ 14,400.00
2506.516	Casting Assembly Neenah R-1733	EA	16	\$650.00	\$ 10,400.00
2511.501	Random Riprap Class III w/ Geotextile Fabric	CY	22	\$65.00	\$ 1,430.00
2521.501	5" Concrete Walk (on 5" Sand Base)	SF	28475	\$4.35	\$ 123,867.00
2531.618	Truncated Domes	SF	264	\$35.00	\$ 9,240.00
2531.501	Concrete Curb & Gutter, Design B618	LF	5695	\$11.00	\$ 62,645.00
2571.501	Boulevard Tree	EA	70	\$350.00	\$ 24,500.00
2575.501	Seeding, MnDot Mixture 250	AC	13.1	\$2,000.00	\$ 26,200.00
2575.505	Sodding, Salt Resistant	SY	10334	\$5.00	\$ 51,670.00
SUBTOTAL					\$ 1,232,599.00
10% CONTINGENCY					\$ 116,359.90
ESTIMATED CONSTRUCTION COST					\$ 1,348,958.90
2.5% BONDING AND CITY ADMINISTRATION					\$ 32,000.00
5.5% DESIGN					\$ 70,400.00
3% CONSTRUCTION STAKING					\$ 38,400.00
5% CONSTRUCTION ADMINISTRATION					\$ 64,000.00
TOTAL ESTIMATED CONSTRUCTION COST					\$ 1,663,758.90

WATERMAIN

Item No.	Construction Item	Unit	Quantity	Unit Price	Amount
2504.602	Connect to Inplace 10" Watermain	EA	1	\$ 1,250.00	\$ 1,250.00
2504.603	1" Watermain Service	LF	1,848	\$ 15.00	\$ 27,720.00
2504.603	1" Corporation Stop	EA	44	\$ 110.00	\$ 4,840.00
2504.603	1" Curb Stop & Box	EA	44	\$ 110.00	\$ 4,840.00
2504.603	6" Watermain Pipe	LF	143	\$ 30.00	\$ 4,290.00
2504.603	8" Watermain Pipe	LF	2,791	\$ 30.00	\$ 83,730.00
2504.603	10" Watermain Pipe (City)	LF	1,715	\$ 30.00	\$ 51,450.00
2504.602	6" Gate Valve & Box	EA	6	\$ 1,300.00	\$ 7,800.00
2504.602	8" Gate Valve & Box	EA	10	\$ 1,775.00	\$ 17,750.00
2504.602	10" Gate Valve & Box (City)	EA	6	\$ 1,775.00	\$ 10,650.00
2504.608	Watermain Fittings (C153)	LBS	1,467	\$ 7.00	\$ 10,269.00
2504.602	Hydrant	EA	6	\$ 3,550.00	\$ 21,300.00
2451.507	Granular Pipe Foundation	CY	986	\$ 20.00	\$ 19,711.00
SUBTOTAL					\$ 255,000.00
10% CONTINGENCY					\$ 26,560.00
ESTIMATED CONSTRUCTION COST					\$ 281,560.00
2.5% BONDING AND CITY ADMINISTRATION					\$ 7,400.00
5.5% DESIGN					\$ 16,100.00
3% CONSTRUCTION STAKING					\$ 8,800.00
5% CONSTRUCTION ADMINISTRATION					\$ 14,700.00
TOTAL ESTIMATED WATERMAIN CONSTRUCTION COST					\$ 339,160.00

SANITARY SEWER

Item No.	Construction Item	Unit	Quantity	Unit Price	Amount
2503.602	Connect to Inplace 12" Sanitary	EA	1	\$ 1,000.00	\$ 1,000.00
2503.603	Jack and Auger, 12" Casing For 8" Sanitary Sewer	LF	35	\$ 175.00	\$ 6,125.00
2503.603	8" Sanitary Sewer Pipe (SDR-35)	LF	3,213	\$ 28.00	\$ 89,964.00
2503.603	12" Sanitary Sewer Pipe (SDR-35) (City)	LF	1,714	\$ 25.00	\$ 42,850.00
2503.603	4" PVC Sanitary Service	LF	1,848	\$ 16.00	\$ 29,568.00
2503.602	8"x4" Sanitary Wye	EA	44	\$ 80.00	\$ 3,520.00
2504.602	4" Pipe Plug	EA	44	\$ 10.00	\$ 440.00
2506.603	Sanitary Manhole, MnDot 4007C w/ Mechanical Joint & Seals	LF	306	\$ 245.00	\$ 74,970.00
2506.602	Casting Assembly MnDot 716 w/ Self Seal Cover	EA	17	\$ 700.00	\$ 11,900.00
2503.600	Granular Pipe Foundation	CY	1,101	\$ 20.00	\$ 22,025.00
SUBTOTAL					\$ 252,222.00
10% CONTINGENCY					\$ 28,236.20
ESTIMATED CONSTRUCTION COST					\$ 280,458.20
2.5% BONDING AND CITY ADMINISTRATION					\$ 7,800.00
5.5% DESIGN					\$ 17,100.00
3% CONSTRUCTION STAKING					\$ 9,400.00
5% CONSTRUCTION ADMINISTRATION					\$ 15,600.00
TOTAL ESTIMATED SANITARY SEWER CONSTRUCTION COST					\$ 360,498.20

LIGHTING

Item No.	Construction Item	Unit	Quantity	Unit Price	Amount
2545.501	Street Lighting (Single Head Stainless Steel Street Light - 100W LED)	EA	41	\$ 5,002.00	\$ 203,475.00
SUBTOTAL					\$ 203,475.00
10% CONTINGENCY					\$ 20,347.50
ESTIMATED CONSTRUCTION COST					\$ 223,822.50
2.5% BONDING AND CITY ADMINISTRATION					\$ 6,600.00
5.5% DESIGN					\$ 12,400.00
3% CONSTRUCTION STAKING					\$ 6,800.00
5% CONSTRUCTION ADMINISTRATION					\$ 11,200.00
TOTAL ESTIMATED LIGHTING CONSTRUCTION COST					\$ 259,822.50

STREET					\$ 1,484,758.90
WATERMAIN					\$ 339,160.00
SANITARY					\$ 360,498.20
LIGHTING					\$ 259,822.50
ESTIMATED TOTAL COST					\$ 2,444,239.60



I+S GROUP

Preliminary Cost Estimate
April 27, 2015

SAINT PETER SCHOOL PROPERTY - CONCEPT 17
PHASE 2

STREET AND PONDING

Item No.	Construction Item	Unit	Quantity	Unit Price	Amount
2021.501	Mobilization	EA	1	\$40,000.00	\$ 40,000.00
2105.501	Common Excavation, Topsoil Strip (EV) (P)	CY	3678	\$4.00	\$ 14,712.00
2105.501	Common Excavation (P)	CY	37946	\$4.00	\$ 151,784.00
2211.503	Aggregate Base, 12" Class 5 (CV) (P)	CY	2452	\$25.00	\$ 61,300.00
2211.503	Aggregate Base, 8" Class 5 (CV) (P) (Alley)	CY	383	\$25.00	\$ 9,575.00
2511.515	Geotextile Filter, Type V	SY	7356	\$2.00	\$ 14,712.00
2351.503	2" Type SPWEB340B, Bituminous Wear Course	SY	6831	\$10.00	\$ 68,310.00
2350.503	2" Type SPNWB330B, Bituminous Non-Wear Course	SY	6831	\$10.00	\$ 68,310.00
2351.503	3" Type SPWEB340B, Bituminous Wear Course (Alley)	SY	1567	\$13.00	\$ 20,367.00
2502.541	6" Perforated PVC Subdrain w/ Coarse Filter Aggregate	LF	4626	\$8.50	\$ 39,321.00
2501.603	12" RCP Culvert, CL II	L F	254	\$30.00	\$ 7,620.00
2501.603	18" RCP Culvert, CL II	L F	306	\$36.00	\$ 11,016.00
2501.603	24" RCP Culvert, CL II	L F	851	\$45.00	\$ 38,295.00
2501.603	30" RCP Culvert, CL II	L F	214	\$65.00	\$ 13,910.00
2501.603	36" RCP Culvert, CL II	L F	211	\$80.00	\$ 16,880.00
2506.501	Construct Drainage Structure, Type 3 C.B.	LF	72.0	\$275.00	\$ 19,800.00
2506.501	Construct Drainage Structure, MnDot 48"	LF	42.0	\$275.00	\$ 11,550.00
2506.501	Construct Drainage Structure, MnDot 60"	LF	16.0	\$500.00	\$ 8,000.00
2506.516	Casting Assembly Neenah R-3067 w/ "Type B" Grate	EA	18	\$600.00	\$ 10,800.00
2506.516	Casting Assembly Neenah R-1733	EA	9	\$650.00	\$ 5,850.00
2521.501	5" Concrete Walk (on 5" Sand Base)	SF	23130	\$4.35	\$ 100,616.00
2531.618	Truncated Domes	SF	176	\$35.00	\$ 6,160.00
2531.501	Concrete Curb & Gutter, Design B618	LF	4626	\$11.00	\$ 50,886.00
2571.501	Boulevard Tree	EA	72	\$350.00	\$ 25,200.00
2575.501	Seeding, MnDot Mixture 250	AC	9.4	\$2,000.00	\$ 18,800.00
2575.505	Sodding, Salt Resistant	SY	8448	\$5.00	\$ 42,240.00
SUBTOTAL					\$ 870,614.00
10% CONTINGENCY					\$ 87,661.40
ESTIMATED CONSTRUCTION COST					\$ 958,275.40
2.5% BONDING AND CITY ADMINISTRATION					\$ 24,100.00
5.5% DESIGN					\$ 53,000.00
3% CONSTRUCTION STAKING					\$ 29,000.00
5% CONSTRUCTION ADMINISTRATION					\$ 48,200.00
TOTAL ESTIMATED CONSTRUCTION COST					\$ 1,117,875.40

WATERMAIN

Item No.	Construction Item	Unit	Quantity	Unit Price	Amount
2504.602	Connect to Inplace 8" Watermain	EA	2	\$ 1,000.00	\$ 2,000.00
2504.603	1" Watermain Service	LF	2,142	\$ 15.00	\$ 32,130.00
2504.603	1" Corporation Stop	EA	51	\$ 110.00	\$ 5,610.00
2504.603	1" Curb Stop & Box	EA	51	\$ 110.00	\$ 5,610.00
2504.603	6" Watermain Pipe	LF	139	\$ 30.00	\$ 4,170.00
2504.603	8" Watermain Pipe	LF	2,357	\$ 30.00	\$ 70,710.00
2504.602	6" Gate Valve & Box	EA	6	\$ 1,300.00	\$ 7,800.00
2504.602	8" Gate Valve & Box	EA	8	\$ 1,775.00	\$ 14,200.00
2504.608	Watermain Fittings (C153)	LBS	1,248	\$ 7.00	\$ 8,736.00
2504.602	Hydrant	EA	6	\$ 3,550.00	\$ 21,300.00
2451.507	Granular Pipe Foundation	CY	499	\$ 20.00	\$ 9,980.00
SUBTOTAL					\$ 172,251.00
10% CONTINGENCY					\$ 18,225.10
ESTIMATED CONSTRUCTION COST					\$ 232,476.10
2.5% BONDING AND CITY ADMINISTRATION					\$ 5,100.00
5.5% DESIGN					\$ 11,100.00
3% CONSTRUCTION STAKING					\$ 6,100.00
5% CONSTRUCTION ADMINISTRATION					\$ 10,100.00
TOTAL ESTIMATED WATERMAIN CONSTRUCTION COST					\$ 265,976.10

SANITARY SEWER

Item No.	Construction Item	Unit	Quantity	Unit Price	Amount
2503.602	Connect to Inplace 8" Sanitary	EA	2	\$ 1,000.00	\$ 2,000.00
2503.603	8" Sanitary Sewer Pipe (SDR-35)	LF	1,933	\$ 28.00	\$ 54,124.00
2503.603	4" PVC Sanitary Service	LF	2,142	\$ 16.00	\$ 34,272.00
2503.602	8"x4" Sanitary Wye	EA	51	\$ 80.00	\$ 4,080.00
2504.602	4" Pipe Plug	EA	51	\$ 10.00	\$ 510.00
2506.603	Sanitary Manhole, MnDot 4007C w/ Mechanical Joint & Seats	LF	126	\$ 245.00	\$ 30,870.00
2506.602	Casting Assembly MnDot 716 w/ Self Seal Cover	EA	7	\$ 700.00	\$ 4,900.00
2503.600	Granular Pipe Foundation	CY	389	\$ 20.00	\$ 7,784.00
SUBTOTAL					\$ 138,940.00
10% CONTINGENCY					\$ 13,854.00
ESTIMATED CONSTRUCTION COST					\$ 152,794.00
2.5% BONDING AND CITY ADMINISTRATION					\$ 3,900.00
5.5% DESIGN					\$ 8,400.00
3% CONSTRUCTION STAKING					\$ 4,600.00
5% CONSTRUCTION ADMINISTRATION					\$ 7,700.00
TOTAL ESTIMATED SANITARY SEWER CONSTRUCTION COST					\$ 176,994.00

LIGHTING

Item No.	Construction Item	Unit	Quantity	Unit Price	Amount
2545.501	Street Lighting (Single Head Stainless Steel Street Light - 100W LED)	EA	33	\$ 5,002.00	\$ 165,281.00
SUBTOTAL					\$ 165,281.00
10% CONTINGENCY					\$ 16,528.10
ESTIMATED CONSTRUCTION COST					\$ 181,809.10
2.5% BONDING AND CITY ADMINISTRATION					\$ 4,600.00
5.5% DESIGN					\$ 10,000.00
3% CONSTRUCTION STAKING					\$ 5,500.00
5% CONSTRUCTION ADMINISTRATION					\$ 9,100.00
TOTAL ESTIMATED LIGHTING CONSTRUCTION COST					\$ 211,009.10

STREET					\$ 1,117,915.40
WATERMAIN					\$ 232,876.10
SANITARY					\$ 176,994.00
LIGHTING					\$ 211,009.10
ESTIMATED TOTAL COST					\$ 1,738,794.50



I+S GROUP

SAINT PETER SCHOOL PROPERTY - CONCEPT 17
PHASE 3

STREET AND PONDING

Item No.	Construction Item	Unit	Quantity	Unit Price	Amount
2021.501	Mobilization	EA	1	\$28,000.00	\$ 28,000.00
2105.501	Common Excavation, Topsoil Strip (EV) (P)	CY	2843	\$4.00	\$ 11,372.00
2105.501	Common Excavation (P)	CY	25552	\$4.00	\$ 102,207.00
2211.503	Aggregate Base, 12" Class 5 (CV) (P)	CY	1895	\$25.00	\$ 47,384.00
2511.515	Geotextile Filter, Type V	SY	5686	\$2.00	\$ 11,372.00
2351.503	2" Type SPWEB340B, Bituminous Wear Course	SY	5315	\$10.00	\$ 53,150.00
2350.503	2" Type SPNWB330B, Bituminous Non-Wear Course	SY	5315	\$10.00	\$ 53,150.00
2502.541	6" Perforated PVC Subdrain w/ Coarse Filter Aggregate	LF	3209	\$8.50	\$ 27,277.00
2501.603	12" RCP Culvert, CL II	L F	271	\$30.00	\$ 8,130.00
2501.603	15" RCP Culvert, CL II	L F	50	\$34.00	\$ 1,700.00
2501.603	24" RCP Culvert, CL II	L F	318	\$45.00	\$ 14,310.00
2501.603	30" RCP Culvert, CL II	L F	361	\$65.00	\$ 23,465.00
2501.603	36" RCP Culvert, CL II	L F	563	\$80.00	\$ 45,040.00
2506.501	Construct Drainage Structure, Type 3 C.B.	LF	64	\$275.00	\$ 17,600.00
2506.501	Construct Drainage Structure, MnDot 48"	LF	12	\$275.00	\$ 3,300.00
2506.501	Construct Drainage Structure, MnDot 60"	LF	32	\$500.00	\$ 16,000.00
2506.501	Construct Drainage Structure, MnDot 84"	LF	8	\$750.00	\$ 6,000.00
2506.516	Casting Assembly Neenah R-3067 w/ "Type B" Grate	EA	16	\$600.00	\$ 9,600.00
2506.516	Casting Assembly Neenah R-1733	EA	7	\$650.00	\$ 4,550.00
2521.501	5" Concrete Walk (on 5" Sand Base)	SF	16045	\$4.35	\$ 69,796.00
2531.618	Truncated Domes	SF	264	\$35.00	\$ 9,240.00
2531.501	Concrete Curb & Gutter, Design B618	LF	3209	\$11.00	\$ 35,299.00
2571.501	Boulevard Tree	EA	46	\$350.00	\$ 16,100.00
2575.501	Seeding, MnDot Mixture 250	AC	6.5	\$2,000.00	\$ 13,000.00
2575.505	Sodding, Salt Resistant	SY	5942	\$5.00	\$ 29,710.00
SUBTOTAL					\$ 650,782.00
10% CONTINGENCY					\$ 65,675.20
ESTIMATED CONSTRUCTION COST					\$ 716,457.20
2.5% BONDING AND CITY ADMINISTRATION					\$ 18,100.00
5.5% DESIGN					\$ 39,800.00
3% CONSTRUCTION STAKING					\$ 21,700.00
5% CONSTRUCTION ADMINISTRATION					\$ 36,200.00
TOTAL ESTIMATED CONSTRUCTION COST					\$ 832,257.20

WATERMAIN

Item No.	Construction Item	Unit	Quantity	Unit Price	Amount
2504.602	Connect to Inplace 8" Watermain	EA	2	\$ 1,000.00	\$ 2,000.00
2504.603	1" Watermain Service	LF	1,593	\$ 15.00	\$ 23,895.00
2504.603	1" Corporation Stop	EA	37	\$ 110.00	\$ 4,070.00
2504.603	1" Curb Stop & Box	EA	37	\$ 110.00	\$ 4,070.00
2504.603	6" Watermain Pipe	LF	80	\$ 30.00	\$ 2,400.00
2504.603	8" Watermain Pipe	LF	1,704	\$ 30.00	\$ 51,120.00
2504.602	6" Gate Valve & Box	EA	4	\$ 1,300.00	\$ 5,200.00
2504.602	8" Gate Valve & Box	EA	6	\$ 1,775.00	\$ 10,650.00
2504.608	Watermain Fittings (C153)	LBS	892	\$ 7.00	\$ 6,244.00
2504.602	Hydrant	EA	4	\$ 3,550.00	\$ 14,200.00
2451.507	Granular Pipe Foundation	CY	357	\$ 20.00	\$ 7,146.00
SUBTOTAL					\$ 120,995.00
10% CONTINGENCY					\$ 13,099.50
ESTIMATED CONSTRUCTION COST					\$ 144,094.50
2.5% BONDING AND CITY ADMINISTRATION					\$ 3,700.00
5.5% DESIGN					\$ 8,000.00
3% CONSTRUCTION STAKING					\$ 4,400.00
5% CONSTRUCTION ADMINISTRATION					\$ 7,300.00
TOTAL ESTIMATED WATERMAIN CONSTRUCTION COST					\$ 187,494.50

SANITARY SEWER

Item No.	Construction Item	Unit	Quantity	Unit Price	Amount
2503.602	Connect to Inplace 8" Sanitary	EA	1	\$ 1,000.00	\$ 1,000.00
2503.603	8" Sanitary Sewer Pipe (SDR-35)	LF	1,527	\$ 28.00	\$ 42,756.00
2503.603	4" PVC Sanitary Service	LF	1,593	\$ 16.00	\$ 25,488.00
2503.602	8"x4" Sanitary Wye	EA	37	\$ 80.00	\$ 2,960.00
2504.602	4" Pipe Plug	EA	37	\$ 10.00	\$ 370.00
2506.603	Sanitary Manhole, MnDot 4007C w/ Mechanical Joint & Seals	LF	126	\$ 245.00	\$ 30,870.00
2506.602	Casting Assembly MnDot 716 w/ Self Seal Cover	EA	7	\$ 700.00	\$ 4,900.00
2503.600	Granular Pipe Foundation	CY	307	\$ 20.00	\$ 6,149.00
SUBTOTAL					\$ 124,582.00
10% CONTINGENCY					\$ 11,449.30
ESTIMATED CONSTRUCTION COST					\$ 125,942.30
2.5% BONDING AND CITY ADMINISTRATION					\$ 3,200.00
5.5% DESIGN					\$ 7,000.00
3% CONSTRUCTION STAKING					\$ 3,800.00
5% CONSTRUCTION ADMINISTRATION					\$ 6,300.00
TOTAL ESTIMATED SANITARY SEWER CONSTRUCTION COST					\$ 166,242.30

LIGHTING

Item No.	Construction Item	Unit	Quantity	Unit Price	Amount
2545.501	Street Lighting (Single Head Stainless Steel Street Light - 100W LED)	EA	23	\$ 5,002.00	\$ 114,653.00
SUBTOTAL					\$ 114,653.00
10% CONTINGENCY					\$ 11,465.30
ESTIMATED CONSTRUCTION COST					\$ 126,118.30
2.5% BONDING AND CITY ADMINISTRATION					\$ 3,200.00
5.5% DESIGN					\$ 7,000.00
3% CONSTRUCTION STAKING					\$ 3,800.00
5% CONSTRUCTION ADMINISTRATION					\$ 6,400.00
TOTAL ESTIMATED LIGHTING CONSTRUCTION COST					\$ 146,518.30
STREET					\$ 838,227.20
WATERMAIN					\$ 167,494.50
SANITARY					\$ 146,242.30
LIGHTING					\$ 146,518.30
ESTIMATED TOTAL COST					\$ 1,298,482.30



I+S GROUP

Preliminary Cost Estimate
April 27, 2015

SAINT PETER SCHOOL PROPERTY - CONCEPT 17
PHASE 4

STREET AND PONDING

Item No.	Construction Item	Unit	Quantity	Unit Price	Amount
2021.501	Mobilization	EA	1	\$65,000.00	\$ 65,000.00
2105.501	Common Excavation, Topsoil Strip (EV) (P)	CY	6522	\$4.00	\$ 26,088.00
2105.501	Common Excavation (P)	CY	49945	\$4.00	\$ 199,779.00
2211.503	Aggregate Base, 12" Class 5 (CV) (P)	CY	4348	\$25.00	\$ 108,700.00
2211.503	Aggregate Base, 8" Class 5 (CV) (P) (Alley)	CY	601	\$25.00	\$ 15,034.00
2511.515	Geotextile Filter, Type V	SY	13044	\$2.00	\$ 26,088.00
2351.503	2" Type SPWEB340B, Bituminous Wear Course	SY	12297	\$10.00	\$ 122,970.00
2350.503	2" Type SPNWB330B, Bituminous Non-Wear Course	SY	7522	\$10.00	\$ 75,220.00
2350.503	3" Type SPNWB330B, Bituminous Non-Wear Course	SY	4775	\$11.00	\$ 52,530.00
2351.503	3" Type SPWEB340B, Bituminous Wear Course (Alley)	SY	2460	\$13.00	\$ 31,980.00
2502.541	6" Perforated PVC Subdrain w/ Coarse Filter Aggregate	LF	6361	\$8.50	\$ 54,069.00
2501.603	12" RCP Culvert, CL II	LF	471	\$30.00	\$ 14,130.00
2501.603	15" RCP Culvert, CL II	LF	196	\$34.00	\$ 6,664.00
2501.603	18" RCP Culvert, CL II	LF	556	\$36.00	\$ 20,016.00
2501.603	24" RCP Culvert, CL II	LF	802	\$45.00	\$ 36,090.00
2501.603	30" RCP Culvert, CL II	LF	835	\$65.00	\$ 54,275.00
2506.501	Construct Drainage Structure, Type 3 C.B.	LF	104	\$275.00	\$ 28,600.00
2506.501	Construct Drainage Structure, MnDot 48"	LF	48	\$275.00	\$ 13,200.00
2506.501	Construct Drainage Structure, MnDot 60"	LF	48	\$500.00	\$ 24,000.00
2506.501	Construct Drainage Structure, MnDot 72"	LF	16	\$575.00	\$ 9,200.00
2506.516	Casting Assembly Neenah R-3067 w/ "Type B" Grate	EA	26	\$600.00	\$ 15,600.00
2506.516	Casting Assembly Neenah R-1733	EA	14	\$650.00	\$ 9,100.00
2521.501	5" Concrete Walk (on 5" Sand Base)	SF	31805	\$4.35	\$ 138,352.00
2531.618	Truncated Domes	SF	368	\$35.00	\$ 12,880.00
2531.501	Concrete Curb & Gutter, Design B618	LF	3410	\$11.00	\$ 37,510.00
2531.501	Concrete Curb & Gutter, Design B624	LF	2951	\$15.00	\$ 44,265.00
2571.501	Boulevard Tree	EA	90	\$350.00	\$ 31,500.00
2575.501	Seeding, MnDot Mixture 250	AC	12.1	\$2,000.00	\$ 24,200.00
2575.505	Sodding, Salt Resistant	SY	8237	\$5.00	\$ 41,185.00
SUBTOTAL					\$ 1,322,500.00
10% CONTINGENCY					\$ 133,822.50
ESTIMATED CONSTRUCTION COST					\$ 1,456,322.50
2.5% BONDING AND CITY ADMINISTRATION					\$ 36,900.00
5.5% DESIGN					\$ 81,000.00
3% CONSTRUCTION STAKING					\$ 44,200.00
5% CONSTRUCTION ADMINISTRATION					\$ 73,700.00
TOTAL ESTIMATED CONSTRUCTION COST					\$ 1,793,122.50

WATERMAIN

Item No.	Construction Item	Unit	Quantity	Unit Price	Amount
2504.602	Connect to Inplace 8" Watermain	EA	1	\$ 1,000.00	\$ 1,000.00
2504.602	Connect to Inplace 12" Watermain	EA	1	\$ 1,500.00	\$ 1,500.00
2504.603	1" Watermain Service	LF	3,039	\$ 15.00	\$ 45,585.00
2504.603	1" Corporation Stop	EA	68	\$ 110.00	\$ 7,480.00
2504.603	1" Curb Stop & Box	EA	68	\$ 110.00	\$ 7,480.00
2504.603	6" Watermain Pipe	LF	229	\$ 30.00	\$ 6,870.00
2504.603	8" Watermain Pipe	LF	2,982	\$ 30.00	\$ 89,460.00
2504.603	12" Watermain Pipe (City)	LF	1,168	\$ 30.00	\$ 35,040.00
2504.602	6" Gate Valve & Box	EA	11	\$ 1,300.00	\$ 14,300.00
2504.602	8" Gate Valve & Box	EA	10	\$ 1,775.00	\$ 17,750.00
2504.602	12" Gate Valve & Box (City)	EA	4	\$ 1,775.00	\$ 7,100.00
2504.608	Watermain Fittings (C153)	LBS	2,190	\$ 7.00	\$ 15,327.00
2504.602	Hydrant	EA	11	\$ 3,550.00	\$ 39,050.00
2451.507	Granular Pipe Foundation	CY	951	\$ 20.00	\$ 19,015.00
SUBTOTAL					\$ 306,857.00
10% CONTINGENCY					\$ 30,695.70
ESTIMATED CONSTRUCTION COST					\$ 337,552.70
2.5% BONDING AND CITY ADMINISTRATION					\$ 8,500.00
5.5% DESIGN					\$ 18,600.00
3% CONSTRUCTION STAKING					\$ 10,200.00
5% CONSTRUCTION ADMINISTRATION					\$ 16,900.00
TOTAL ESTIMATED WATERMAIN CONSTRUCTION COST					\$ 391,852.70

SANITARY SEWER

Item No.	Construction Item	Unit	Quantity	Unit Price	Amount
2503.602	Connect to Inplace 8" Sanitary	EA	1	\$ 1,000.00	\$ 1,000.00
2503.602	Connect to Inplace 12" Sanitary	EA	1	\$ 1,000.00	\$ 1,000.00
2503.603	8" Sanitary Sewer Pipe (SDR-35)	LF	2,366	\$ 28.00	\$ 66,248.00
2503.603	12" Sanitary Sewer Pipe (SDR-35) (City)	LF	1,205	\$ 25.00	\$ 30,125.00
2503.603	4" PVC Sanitary Service	LF	3,039	\$ 16.00	\$ 48,624.00
2503.602	8"x4" Sanitary Wye	EA	68	\$ 80.00	\$ 5,440.00
2504.602	4" Pipe Plug	EA	68	\$ 10.00	\$ 680.00
2506.603	Sanitary Manhole, MnDot 4007C w/ Mechanical Joint & Seals	LF	288	\$ 245.00	\$ 70,560.00
2506.602	Casting Assembly MnDot 716 w/ Self Seal Cover	EA	16	\$ 700.00	\$ 11,200.00
2503.600	Granular Pipe Foundation	CY	796	\$ 20.00	\$ 15,916.00
SUBTOTAL					\$ 220,912.00
10% CONTINGENCY					\$ 22,091.20
ESTIMATED CONSTRUCTION COST					\$ 243,003.20
2.5% BONDING AND CITY ADMINISTRATION					\$ 6,900.00
5.5% DESIGN					\$ 15,200.00
3% CONSTRUCTION STAKING					\$ 8,300.00
5% CONSTRUCTION ADMINISTRATION					\$ 13,800.00
TOTAL ESTIMATED SANITARY SEWER CONSTRUCTION COST					\$ 320,072.30

LIGHTING

Item No.	Construction Item	Unit	Quantity	Unit Price	Amount
2545.501	Street Lighting (Single Head Stainless Steel Street Light - 100W LED)	EA	45	\$ 5,002.00	\$ 227,270.00
SUBTOTAL					\$ 227,270.00
10% CONTINGENCY					\$ 22,727.00
ESTIMATED CONSTRUCTION COST					\$ 249,997.00
2.5% BONDING AND CITY ADMINISTRATION					\$ 6,300.00
5.5% DESIGN					\$ 13,800.00
3% CONSTRUCTION STAKING					\$ 7,500.00
5% CONSTRUCTION ADMINISTRATION					\$ 12,500.00
TOTAL ESTIMATED LIGHTING CONSTRUCTION COST					\$ 290,097.00

STREET					\$ 1,707,847.50
WATERMAIN					\$ 391,852.70
SANITARY					\$ 320,072.30
LIGHTING					\$ 290,097.00
ESTIMATED TOTAL COST					\$ 2,710,869.50



I+S GROUP

Preliminary Cost Estimate
April 27, 2015

SAINT PETER SCHOOL PROPERTY - CONCEPT 17
SANITARY SEWER BY OTHERS

Phase 4

Item No.	Construction Item	Unit	Quantity	Unit Price	Amount
2021.501	Mobilization	EA	1	\$ 4,000.00	\$ 4,000.00
2503.602	Connect to Inplace 12" Sanitary	EA	1	\$ 1,000.00	\$ 1,000.00
2503.603	Jack and Auger, 18" Casing For 12" Sanitary Sewer	LF	72	\$ 275.00	\$ 19,800.00
2503.603	12" Sanitary Sewer Pipe (SDR-35)	LF	1,358	\$ 40.00	\$ 54,320.00
2504.603	12" Sanitary Sewer Pipe (SDR-35) - Bored	LF	72	\$ 200.00	\$ 14,400.00
2506.603	Sanitary Manhole, MnDot 4007C w/ Mechanical Joint & Seals	LF	48	\$ 245.00	\$ 11,743.00
2506.602	Casting Assembly MnDot 716 w/ Self Seal Cover	EA	3	\$ 775.00	\$ 2,325.00
2503.600	Granular Pipe Foundation	CY	360	\$ 20.00	\$ 7,201.00
SUBTOTAL					\$ 114,799.00
10% CONTINGENCY					\$ 11,478.90
ESTIMATED CONSTRUCTION COST					\$ 126,277.90
2.5% BONDING AND CITY ADMINISTRATION					\$ 3,200.00
5.5% DESIGN					\$ 7,000.00
3% CONSTRUCTION STAKING					\$ 3,800.00
5% CONSTRUCTION ADMINISTRATION					\$ 6,400.00
TOTAL ESTIMATED SANITARY SEWER CONSTRUCTION COST					\$ 146,677.90



I+S GROUP

Preliminary Cost Estimate
April 27, 2015

SAINT PETER SCHOOL PROPERTY - CONCEPT 17
CITY COST

Phase 1

Item No.	Construction Item	Unit	Quantity	Unit Price	Amount
101	Upsizing 8" Watermain to 10"	LF	1715	\$ 5.00	\$ 8,575.00
103	Upsizing 8" G V & Box to 10"	EA	6	\$ 225.00	\$ 1,350.00
105	Upsizing 8" Sanitary to 12"	LF	1,714	\$ 12.00	\$ 20,568.00
SUBTOTAL					\$ 30,493.00
10% CONTINGENCY					\$ 2,056.80
TOTAL ESTIMATED SANITARY SEWER CONSTRUCTION COST					\$ 32,549.80

Phase 4

Item No.	Construction Item	Unit	Quantity	Unit Price	Amount
102	Upsizing 8" Watermain to 12"	LF	1168	\$ 15.00	\$ 17,520.00
104	Upsizing 8" G V & Box to 12"	EA	4	\$ 1,225.00	\$ 4,900.00
105	Upsizing 8" Sanitary to 12"	LF	1205	\$ 12.00	\$ 14,460.00
SUBTOTAL					\$ 36,880.00
10% CONTINGENCY					\$ 3,688.00
TOTAL ESTIMATED SANITARY SEWER CONSTRUCTION COST					\$ 40,568.00

TBA SUBDIVISION Covenant and Design Review

Section 1: Intent: The intent and purpose of the _____ Covenant and Design Review process is to ensure minimum standards that guide the development of single family residential properties within the subdivision. The City of Saint Peter, as owner of the property, hereby establishes the following restrictive covenants. The restrictions and limitations of the covenants are binding on all parties and all persons claiming under them and for the benefit of and the limitation on all future owners in said subdivision. The covenants are intended to ensure the appropriate aesthetic development of the property, the prevention of nuisances and the compatibility of uses. The covenants are intended to provide the minimum restrictions on the properties while protecting the free and undisturbed use of the lots by all owners equally.

Section 2. Applicability: The covenants shall apply to all residential property constructed within _____. The covenants shall apply in addition to all other applicable codes such as the State Building Code including the International Residential Code, State Electrical Code, State Mechanical Code, Minnesota Energy Code and Saint Peter City Code. The Community Development Director shall review all pending development within _____ for compliance with the adopted covenants prior to the issuance of a building permit. The Community Development Director must provide the owner with an executed _____ Covenant and Design Review , Certificate of Approval prior to the owner applying for a required building permit.

Section 3. Process: The owner shall submit the required information prior to making application for a building permit from the City of Saint Peter. The required information shall include a minimum of:

- a. Site plan (drawn to scale). The plan must depict the location of all structures and buildings upon the lot.
- b. Exterior finish materials and colors (siding, trim, shingle, etc).
- c. Two building elevations drawn to scale. One elevation must include the front elevation of the structure.
- d. Landscaping plan depicting materials and species of plantings.

Upon submission of all required materials by the owner, the Community Development Director shall either issue the certificate or provide for denial of the certificate within 5 working days. Denial of the certificate shall be in writing and shall identify the reason(s) for such denial. In the absence of the Community Development Director, the City Administrator shall designate the appropriate individual or official to fulfill the duties outlined in this Section.

Restrictive Covenants

GENERAL:

1. Each dwelling shall be used exclusively for private residential purposes. Home occupations may be established in conformance within the provision of the zoning code.
2. No trailer, tent or similar temporary quarters may be used for living purposes for more than two months during the construction of the dwelling.
3. All construction of single family dwellings and accessory structures shall be new. All new construction must be built, at a minimum, to State Building Code requirements for single family residential construction.
4. The exterior of all buildings or other structures must be completed within one (1) year after the commencement of construction, except where such completion is impossible or would result in great hardship due to strikes, fire, national emergency or natural disaster. If not so completed, the unfinished structure or unfinished portion thereof shall be deemed a nuisance and shall be removed forthwith by, and at the cost of the owner.
5. Home designs shall incorporate architectural details such as window, soffit and fascia trim; shutters; built-up columns and not 4 x 4 posts; and a variety of siding materials such as lap siding, shakes or battens that complement the style of the home.
6. Each home shall display at least three (3) exterior colors, including the color of the roof, the main siding, accent siding and trim. The roof color shall be considered a color only if it is a color other than black or grey.
7. The entry of the home shall be articulated as a focal point of the front elevation through the appropriate use of roof elements, columns, porches, pilasters, urns, windows or other architectural features.
8. Homes must be oriented on the lot such that the front of the home faces the adjacent street. On corner lots, the front of the home must bear the same orientation as other homes along the street upon which it is constructed.
9. Homes must provide direct access to the front and rear yard from the public areas of the home such as the kitchen, dining room, living room or family room.
10. No accessory building larger than 120 square feet that has been completely constructed at any location other than on the lot or building site which it shall occupy shall be moved on to any lot or building site within the subdivision.
11. Dwellings, excluding porches, shall not be set back further than 30 feet from the front property line.
12. No dwelling shall be constructed which, exclusive of basements, porches, patios, decks and other storage areas, has a total gross floor area of less than 930 square feet.
13. No dwelling shall have a roof with less than a 5:12 pitch.

14. Electrical, cable, natural gas and other utility services may not be provided to the residential dwelling or accessory buildings within the required front yard to the extent that they are above ground and visible.
15. No property owner shall attempt to further subdivide, replat or otherwise partition any property into a lot smaller than depicted upon the original plat of the subdivision.
16. Front porches or covered sitting areas, visible from the front street shall be incorporated into the front façade of each dwelling. Each such area shall be of at least 40 square feet in area.

DRIVEWAYS / GARAGES:

17. All driveways must contain a hard surfaced drive running from the garage door to the street or alley.
18. Driveways shall be constructed of asphalt, concrete, exposed aggregate concrete, concrete pattern stamped and / or colored concrete, concrete pavers, brick or stone.
19. No front yard driveway curb cuts are permitted on lots abutting an alley.
20. Side yard driveway curb cuts are not permitted on corner lots abutting an alley.
21. Driveway curb cuts will be not greater than 24 feet in width.
22. Homes on lots without abutting alleys must set back the garage behind the front wall of the home a minimum of 2 feet.
23. Every residence must include a garage of at least 320 feet and include a minimum width of 16 feet on the façade of the garage from which motor vehicles enter the structure.

ACCESSORY STRUCTURES:

24. No more than 1 accessory building shall be permitted on a lot. Accessory buildings, with the exception of detached garages, shall be no larger than 120 square feet.
25. The exterior finish of accessory buildings, including detached garages, must match the exterior finish of the dwelling.
26. All exterior mechanical equipment, with the exception of solar panels and satellite dishes, shall be ground mounted. Such equipment must be effectively screened from public view by walls, fences or plantings.
27. Satellite dishes, antennae or other electronic receiving or transmitting devices of a similar nature must be set a minimum of 10 feet from all property lines and may not be mounted in the either front yard.
28. Decks and ground level patios may be established only within a rear yard.

FENCES:

26. Fences may be constructed where appropriate and necessary for screening, security, containment or aesthetic purposes. All fences must be architecturally compatible with the homes and surrounding properties.

LANDSCAPING:

27. Within 30 days after issuance of a Certificate of Occupancy, the property owner must establish the minimum landscaping. The 30 day time limit will be extended due to the limitations of the normal growing season. The minimum landscaping shall include:
- a. The seeding or sodding of all yards.
 - b. The establishment of 1 ornamental tree within the front yard. Such tree shall have a trunk diameter of at least 1 ½ inches.
28. All existing trees or natural plantings that are designated to remain during construction are to be protected from damage due to construction, maintenance or the use of the property.
29. Composting of yard waste shall be restricted to the rear yard. Any composting must be properly located and maintained to prevent odors from adversely affecting surrounding properties.
30. Woodpiles, logs, split-logs, and kindling may not be stored in the front yard or any side yard where the materials would be visible from a public street. The wood must meet all State and Local regulations and best disease management practices must be implemented.
31. No soil may be moved in a manner which materially alters the grade, slope, pitch or drainage of the properties. The existing grade of the property must be maintained so as to divert surface water runoff away from the residence, but shall not be altered in a manner so as to unreasonably divert surface runoff on to the adjoining properties or across sidewalks.

657

<u>STREET</u>	<u>SQUARE FEET</u>	<u>EMV</u>	<u>UTILITY</u>	<u>TAXES</u>
Bassford	6,485	\$ 123,400	\$ 2,478	\$ 1,424
Bassford	7,065	\$ 121,900	\$ 2,496	\$ 1,400
Bassford	10,387	\$ 150,000	\$ 2,854	\$ 1,822
Bunker Ln	6,755	\$ 140,000	\$ 4,244	\$ 1,974
Bunker Ln	6,325	\$ 133,900	\$ 2,873	\$ 1,498
Turpin	6,325	\$ 120,000	\$ 3,813	\$ 1,374
Turpin	6,325	\$ 152,500	\$ 2,614	\$ 1,762
Alley	6,700	\$ -		\$ -
TOTAL:	56,367	\$ 941,700	\$ 21,372	\$ 11,254
/ acre		\$ 727,739	\$ 16,516	\$ 8,712
Lloyd Ln	11,700	\$ 143,600	\$ 2,542	\$ 1,726
Lloyd Ln	11,242	\$ 159,700	\$ 3,682	\$ 1,968
Winona	10,400	\$ 129,700	\$ 2,809	\$ 1,518
Winona	12,130	\$ 190,500	\$ 3,132	\$ 2,430
Winona	10,951	\$ 189,800	\$ 2,178	\$ 2,418
TOTAL	56,423	\$ 813,300	\$ 14,343	\$ 10,060
/ acre		\$ 627,874	\$ 11,073	\$ 7,754
Rockbend	26,834	\$ 258,300	\$ 2,186	\$ 3,294
Rockbend	24,845	\$ 260,700	\$ 2,487	\$ 3,324
TOTAL	51,679	\$ 519,000	\$ 4,673	\$ 6,618
/ acre		\$ 437,473	\$ 3,686	\$ 5,578

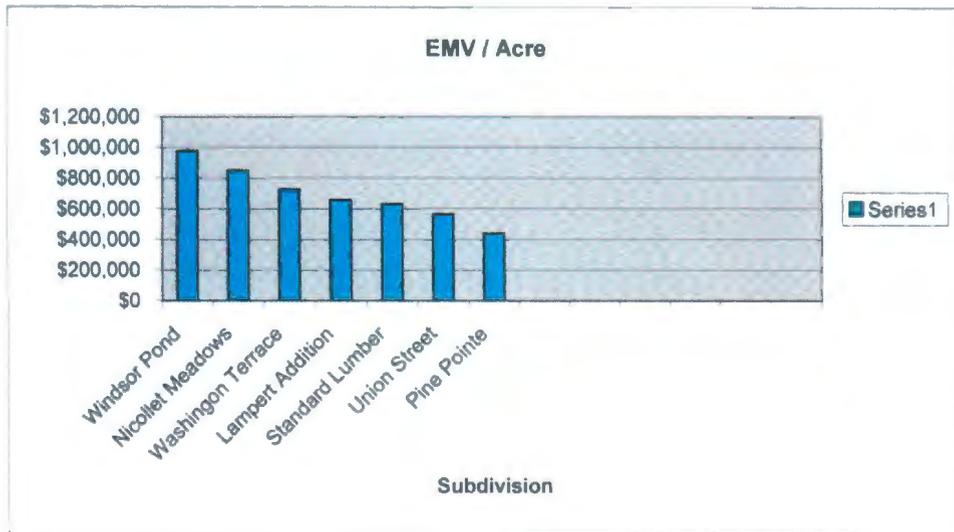
58

<u>STREET</u>	<u>SQUARE FEET</u>	<u>EMV</u>	<u>UTILITY</u>	<u>TAXES</u>
Churchill	9,450	\$ 201,500	\$ 2,767	\$ 2,444
Churchill	8,617	\$ 189,800	\$ 2,223	\$ 2,278
Churchill	10,124	\$ 184,200	\$ 2,108	\$ 2,198
Edgerton	9,124	\$ 194,800	\$ 2,313	\$ 2,350
Edgerton	7,251	\$ 190,000	\$ 1,523	\$ 2,282
Edgerton	7,248	\$ 170,100	\$ 1,962	\$ 1,998
Edgerton	7,316	\$ 194,800	\$ 1,873	\$ 2,350
TOTAL	59,130	\$ 1,325,200	\$ 14,769	\$ 15,900
/ acre		\$ 976,251	\$ 10,880	\$ 11,713
W. Union	6,600	\$ 101,400	\$ 2,120	\$ 1,020
W. Union	8,513	\$ 121,500	\$ 2,074	\$ 1,306
W. Union	9,807	\$ 133,400	\$ 1,512	\$ 1,476
W. Union	8,130	\$ 128,800	\$ 2,643	\$ 1,410
W. Union	7,164	\$ 56,800	\$ 2,065	\$ 492
Fair	16,456	\$ 193,300	\$ 1,784	\$ 2,350
TOTAL	56,670	\$ 735,200	\$ 12,199	\$ 8,054
/ acre		\$ 565,119	\$ 9,377	\$ 6,191
Howard	8,800	\$ 122,300	\$ 2,535	\$ 1,294
Howard	8,800	\$ 161,500	\$ 1,853	\$ 1,824
Howard	8,800	\$ 123,900	\$ 1,790	\$ 1,358
Howard	8,800	\$ 129,900	\$ 1,946	\$ 1,492
Howard	8,800	\$ 133,500	\$ 2,863	\$ 1,446
Loren	8,800	\$ 127,600	\$ 2,312	\$ 1,494
Loren	8,800	\$ 126,100	\$ 1,671	\$ 1,340
Alley	6,400	\$ -	\$ -	\$ -
TOTAL	68,000	\$ 924,800	\$ 14,970	\$ 10,248
/ acre		\$ 592,416	\$ 9,590	\$ 6,565

<u>STREET</u>	<u>SQUARE FEET</u>	<u>EMV</u>	<u>UTILITY</u>	<u>TAXES</u>
Engesser	10,820	\$ 159,600	\$ 2,850	\$ 1,686
Engesser	12,006	\$ 161,300	\$ 3,177	\$ 2,126
Engesser	9,600	\$ 158,100	\$ 2,777	\$ 1,712
Wettergren	8,992	\$ 160,800	\$ 2,564	\$ 1,598
Wettergren	8,993	\$ 205,100	\$ 3,528	\$ 2,414
Wettergren	9,600	\$ 208,600	\$ 2,102	\$ 2,338
Alley	4,909	\$ -		\$ -
TOTAL	54,100	\$ 1,053,500	\$ 16,998	\$ 11,874
/ acre		\$ 848,252	\$ 13,686	\$ 9,561

59

<u>SUBDIVISION</u>	<u>\$EMV / acre</u>	<u>Utility \$ / acre</u>	<u>Taxes / acre</u>
Windsor Pond	\$976,251	\$10,880	\$11,713
Nicollet Meadows	\$848,252	\$13,686	\$9,561
Washington Terrace	\$727,739	\$16,516	\$8,712
Lampert Addition	\$653,966	\$9,590	\$6,565
Standard Lumber	\$627,874	\$11,073	\$7,754
Union Street	\$565,119	\$9,377	\$6,191
Pine Pointe	\$437,473	\$3,686	\$5,578



SITE DATA

83.3 = TOTAL SITE ACRES
 26.7 = SCHOOL ACRES
 56.6 = NET ACRES FOR HOME UNITS

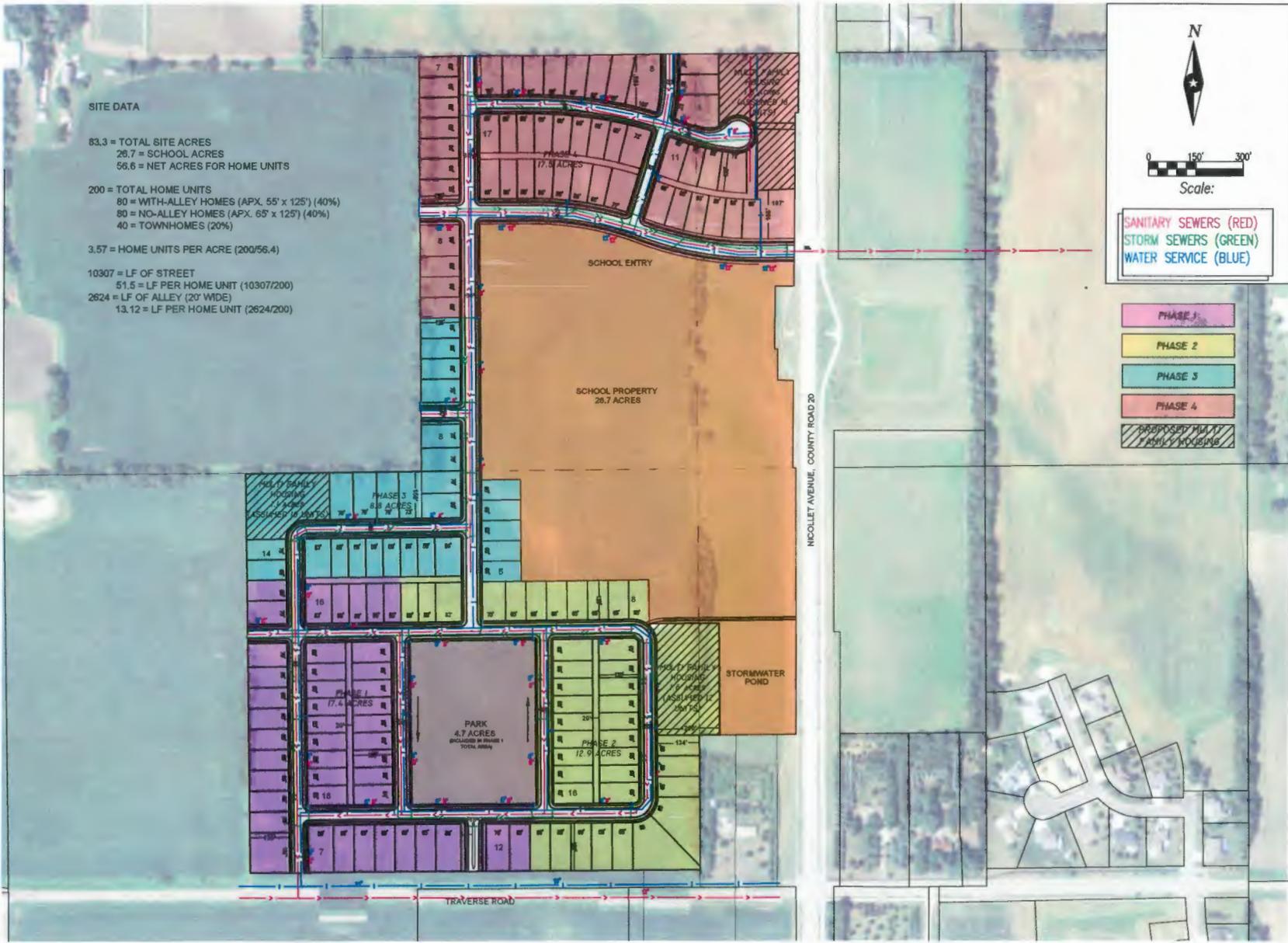
200 = TOTAL HOME UNITS
 80 = WITH-ALLEY HOMES (APX. 55' x 125') (40%)
 80 = NO-ALLEY HOMES (APX. 65' x 125') (40%)
 40 = TOWNHOMES (20%)

3.57 = HOME UNITS PER ACRE (200/56.4)

10307 = LF OF STREET
 51.5 = LF PER HOME UNIT (10307/200)

2624 = LF OF ALLEY (20' WIDE)
 13.12 = LF PER HOME UNIT (2624/200)

19



N

0 150' 300'

Scale:

SANITARY SEWERS (RED)
 STORM SEWERS (GREEN)
 WATER SERVICE (BLUE)

PHASE 1

PHASE 2

PHASE 3

PHASE 4

PROPOSED PLANNED TOWNHOMES

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PROJECT

SAINT PETER SCHOOL PROPERTY

SAINT PETER MINNESOTA

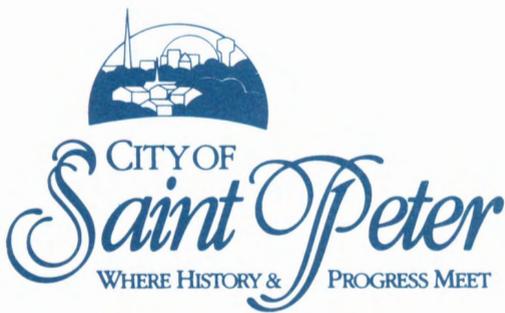
NO.	DATE	REVISION SCHEDULE	DESCRIPTION

PROJECT NO.
 FILE NAME 1828 CONCEPT 17
 DRAWN BY JAK
 DESIGNED BY CWT
 REVIEWED BY
 ISSUE DATE 04/17/15
 CLIENT PROJECT NO.

TITLE

CONCEPT 17

SHEET



Memorandum

TO: Honorable Mayor Strand
Members of the City Council

DATE: 4/29/15

FROM: Todd Prafke
City Administrator

RE: Council Liaison Reports

ACTION/RECOMMENDATION

None needed. For Council discussion and information only.

BACKGROUND

Time has been set aside on the workshop agenda for Councilmembers who serve in liaison positions to City advisory boards and commissions to report on the activities of the board. It is my hope that this will be a regular part of the first workshop each month.

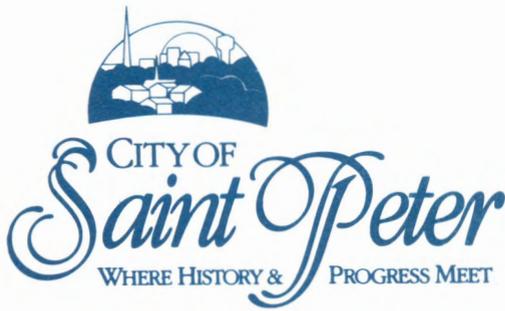
Council Liaisons

Economic Development Authority	Kvamme, Zieman
Heritage Preservation Commission	Grams
Hospital and Nursing Home Commission	Carlin
Housing and Redevelopment Authority	Zieman
Library Board	Parras
Parks and Recreation Advisory Board	Brand
Planning and Zoning Commission	Kvamme, Zieman
Region Nine Development Commission	Strand
SPRTC Security Committee	Strand, Peters
Tourism and Visitors Bureau	Brand, Kvamme
Fire Pension Board	Strand, Finance Director
SPRTC Commission	Strand, Mayor pro tem
SPRTC Executive Board	Strand, Mayor's Representative
School District #508 Cooperation Committee	Kvamme, Brand
Nicollet County Cooperation Committee	Parras, Grams
Le Sueur County Cooperation Committee	Parras, Grams
Gustavus Cooperation Committee	Strand, Carlin
Appeals and Adjustments	Kvamme, Parras, Zieman
Greater Mankato Growth	Kvamme
Sister City Committee	Strand, Carlin
Highway 169 Coalition	Strand, Grams (as alternate)
Child Care Study Group	Carlin, Kvamme, Brand
Joint City/School District #508 Sub Committee	Carlin, Kvamme

Please feel free to contact me if you have any questions or concerns on this agenda item.

TP/bal

62



Memorandum

TO: Honorable Mayor Strand
Members of the City Council

DATE: 4/29/15

FROM: Todd Prafke
City Administrator

RE: Goal Session Schedule

ACTION/RECOMMENDATION

None needed. For Council discussion and information only.

BACKGROUND

Time has been set aside on the workshop agenda for Councilmembers to check schedules and hopefully, schedule the next Council goal session. If the normal pattern is followed, the next session would be on Monday, June 29th beginning at 3:00 p.m. Please bring your calendars to the workshop on Monday evening for this discussion.

Please feel free to contact me if you have any questions or concerns on this agenda item.

TP/bal