WAYZATA CITY COUNCIL
Meeting Agenda

Wayzata City Hall Community Room, 600 Rice Street
Tuesday, January 10, 2023
7:00 PM

ZOOM INFORMATION
Click here to join Zoom Mtg
Meeting ID: 865 6621 9471 Passcode: 423343
Members of the public may watch and listen remotely by viewing the meeting on Channel 8, WCTV, and at the City's website at www.wayzata.org/WCTV.

Public comment during the Public Forum and/or Public Hearing portions of the meeting may be provided in person at the meeting, in advance, or by logging into the zoom call and raising your hand during the public hearing. **When your name is called in the meeting, you will be seen and heard in our Council Chambers and the cable channel**. You will be asked to unmute and then you may begin your comment. All public comments must include your full name and address.

The City encourages comments or questions about items on the agenda and, when possible, requests that you submit them in advance by emailing PublicComment@wayzata.org, calling City staff at 952-404-5323, or mailing Wayzata City Hall at 600 Rice St E, Wayzata, MN 55391 (Attn: Public Comment).

WORKSHOP TOPICS FOR DISCUSSION:

- **Discussion of a Local Sales Tax as a 2023 Legislative Priority (6:00-6:40 p.m.)**

7:00 PM - CITY COUNCIL MEETING

1. **Call to Order**
   a. Oaths of Office for Council Member-elect Molly MacDonald and Council Member-elect Jeff Parkhill
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approve Agenda**
5. **Public Forum (3min/person)**
   a. Recognition of Exceptional Service Award to Sun Sailor (Robbie Shoemaker and Jason Jenkins) by Sarah Kaelberer and Becky Pierson of the Greater Wayzata Area Chamber of Commerce
6. **New Agenda Items**
7. **Consent Agenda**
   a. Approval of City Council Workshop and Regular Meeting Minutes of December 6 and December 20, 2022
   b. Approval of Check Register
   c. Approval of Municipal Licenses
   d. Approval of 5:30 PM, April 18, 2023 as the Time and Date for the 2023 Local Board of Appeal and Equalization Meeting
   e. Approval of the 2023 Lake Minnetonka Conservation District Community Room Use Agreement and Cable Studio/Equipment License Agreement
   f. Approval of the 2023 Wayzata Chamber of Commerce Lease Agreement for 402 Lake Street East
   g. Approval of the General Obligation Bond Proceeds Construction Grant Agreement for the Wayzata Lake Effect Boardwalk Project (Panoway on Wayzata Bay) with the State of Minnesota Department of Employment and Economic Development
   h. Approval of Professional Services Contract with Wold Architects and Engineers for Design of the City Hall Window Replacement Project
8. **New Business**
   a. Consider Adoption of Resolution 01-2023 Designating Appointments & Assignments for 2023

b. Consider Adoption of Resolution 02-2023 Approving Construction Documents for Panoway Phase 2A (Boardwalk and Docks) and Phase 2B (Section Foreman House) and Authorizing City Manager to Solicit Bids for Phase 2A Construction

9. City Manager's Report and Discussion Items

10. Public Forum (as necessary)

11. Adjournment

Meeting Rules of Conduct:
Turn in white card for public forum and blue card for agenda item
Give name and address
Indicate if representing a group
Limit remarks to 3 minutes

Upcoming Meetings:
City Council - January 24, 2023
Planning Commission - January 23, 2023

Members of the City Council and some staff members may gather at the Wayzata Bar and Grill immediately after the meeting for a purely social event. All members of the public are welcome.

City of Wayzata
City Council Agenda Report

MEETING DATE: January 10, 2023	**AGENDA ITEM:** 7.a
TITLE: Approval of City Council Workshop and Regular Meeting Minutes of December 6 and December 20, 2022	
PROPOSED MOTION: To Approve the Workshop and Regular Meeting Minutes of December 6 and December 20, 2022.	
PREPARED BY: Kathy Leervig, City Clerk	
REVIEWED BY: Jeffrey Dahl, City Manager, Aurora Yager, Deputy City Manager	

ACTION REQUESTED:
Staff recommends approval of the minutes.

FINANCIAL OR BUDGET CONSIDERATION:
N/A

BACKGROUND:
N/A

ATTACHMENTS:
1. December 6, 2022 Workshop Minutes (draft)
2. December 6, 2022 Minutes (draft)
3. December 20, 2022 Workshop Minutes (draft)
4. December 20, 2022 Minutes (draft)

WAYZATA CITY COUNCIL
WORKSHOP MEETING MINUTES
December 6, 2022

4:30 p.m. Conduct Interviews for Board and Commissions Vacancies

Mayor Mouton called the meeting to order at 4:00 p.m. Council Members present in-person in the community room at City Hall offices: Buchanan, Iverson, MacDonald, and Plechash. Also present: City Manager Jeff Dahl, Parks Planner Nick Kieser, and Deputy City Manager Aurora Yager. Council Member-elect Jeff Parkhill was also in attendance.

The Council conducted interviews for the following candidates:

Interview Time	Candidate	Appointment
4:30-4:40	Adam Elg	Planning Commission
4:40-4:50	Susan Ankeny	HPB
4:50-5:00	David Struck	Charter Commission, Planning Commission, HRA
5:00-5:10	James Beckey	HPB, E&E, HRA, Charter Commission, Planning Commission, Parks and Trails
5:10-5:20	Dennis Gregor	E&E, Parks and Trails
5:20-5:30	David Ferri	E&E
Below Candidates Considered for Reappointment		
NA	Steve Fox	HRA
NA	Bonnie Schwalbe	Planning Commission
NA	Sarah Randolph	Parks and Trails
NA	Judy Starkey	HPB
NA	James Prince	HPB
NA	Polly Andersen	E&E
NA	KC Chermak	E&E

Mr. Dahl indicated that based on the feedback received from the Council he would recommend specific appointments at the following regular meeting.

5:30 p.m. Discussion of Legislative Priorities

Ms. Yager provided background noting the Council reviewed legislative priorities with staff to ensure alignment and prioritization of the City's strategic goals and their relationship with the state government. Alignment of these priorities help guide staff with the utilization of resources, such as lobbying services, as well as communication with its state elected officials. Despite lack of action on both a tax and bonding bill in 2022, which would have considered the City's requests related to Panoway, the City made significant traction with those items and expect that the Governor and Legislature to champion those requests again.

Ms. Yager noted that the biggest shift staff is proposing with the legislative priorities is to prioritize efforts to institute a local sales tax. A local sales tax would help to diversify city revenues by reducing dependence on property owners and adding a tax on certain types of commerce conducted within the community. As was mentioned in the 2021 U of M Extension Study, non-residents consist of an abnormally high percentage of the business transactions---one of the highest in the state. Visitors, while needed to help our business community thrive, take a toll on our City services and infrastructure without bearing any of the financial responsibility.

Because it requires both legislative and local approval, instituting any kind of local version of a sales tax can be a long process. While there are no guarantees, staff feels the City has a compelling case for a sales tax given the City's booming restaurant community and data that around 90% of patrons are coming from outside of the community.

Assuming the Council agrees to pursue a sales tax request, staff has prepared the attached preliminary data of some options of what could be requested and will go over it in more detail at the workshop. Given the uniqueness of Wayzata's economy and the restrictions on what a broad local option sales tax can be used for, staff recommends pursuing a food and beverage sales tax in which revenues may be able to be used for operations (Parks, Public Safety, etc.) as well as future capital projects.

Next steps will be to:

- Determine general approach of sales tax request---Dec '22
- Engage new state representatives---Dec '22
- Submit resolution of support to legislature---Jan '23
- Continue to meet with key members of the legislature to lobby for request---Jan to May '23
- Engage and inform members of the business community regarding request---Jan to May '23

The Council discussed the trade offs in exploring a potential sales tax. Council Member Iverson indicated that she was concerned about piling on more taxes on community members as the Council considers its largest levy increase in modern times.

There was consensus among the other Council Members that it made sense to explore a Food and Beverage sales tax to allow the City flexibility in capturing more revenues to offset future levy increases for both operational and capital needs. Council Member Plechash indicated that he would only consider a sales tax if it offset operational and capital increases that would have otherwise burdened Wayzata property owners.

After that discussion, there was consensus on the entire Council for additional information that highlights the benefits of sales tax prior to any official action moving forward. Ms. Yager indicated that staff would need to engage the business community in early 2023 as well.

The workshop meeting was adjourned at 6:40 p.m.

Respectfully submitted,

Kathy Leervig, City Clerk

WAYZATA CITY COUNCIL
DRAFT - MEETING MINUTES
DECEMBER 6, 2022

AGENDA ITEM 1. Call to Order.
Mayor Mouton called the meeting to order at 7:00 p.m. Mayor Mouton shared the multiple options for joining remotely and submitting comments or questions.

AGENDA ITEM 2. Pledge of Allegiance.

AGENDA ITEM 3. Roll Call.
Council Members present: Mouton, Buchanan, MacDonald, and Plechash. Also present: City Manager Dahl, Deputy City Manager Yager, Planning Consultant Zweber, and City Attorney Schelzel.

Council Member Absent: Iverson (with prior notice)

Mayor Mouton noted earlier this evening, the City Council participated in a workshop. The following items were on the agenda:

- Conduct Interviews for Boards and Commissions Vacancies
- Discussion of Legislative Priorities

AGENDA ITEM 4. Approve Agenda.
Mr. Buchanan made a motion, seconded by Ms. MacDonald, to approve the agenda, as presented. The motion carried 4/0.

AGENDA ITEM 5. Public Forum.
There were no public comments.

Mayor Mouton explained that she had sad news to share because Kent Reiman, a beloved server at The Muni, had recently passed away unexpectedly. She stated that he had been with the City for the last year and will be remembered as a funny and loyal employee who had worked with the management for more than two decades. He will be incredibly missed by everyone at City Hall, staff at the Muni, City Council, and family/friends.

AGENDA ITEM 6. New Agenda Items.
There were no requests.

AGENDA ITEM 7. Consent Agenda.
Mayor Mouton read the items on the consent agenda and expressed her gratitude to the Miles family for their service to the community and for their generous contribution. She asked if any Council member wished to pull an item for further discussion. Hearing no such request, she asked for a motion to approve the Consent Agenda as presented. Mr. Buchanan made a motion, seconded by Mr. Plechash, to approve the consent agenda:

a. Approval of Joint HRA/City Council Workshop Minutes of July 27, 2022 and City Council Regular Meeting Minutes of November 15, 2022

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b. Approval of Check Register
c. Approval of Municipal Licenses
d. Approval of Independent Contractor Agreement for Audio and Video Production Services
e. Adoption of Resolution 59-2022 Amending Municipal Fees for 2023
f. Adoption of Resolution 65-2022 Designating a Precinct and Polling Place for 2023
g. Receipt of Quarterly Financial Report
h. Adoption of Resolution 61-2022 Approving Donation from the Minneapolis Foundation on behalf of the Miles Family Fund
i. Adoption of Resolution 63-2022 Supporting Application Submittal for the 2022 MnDOT Active Transportation Grant Program
j. Adoption of Resolution 64-2022 Approving Grant Agreement to State Transportation Local Road Improvement Program
k. Adoption of Resolution 68-2022 Appointing Bennett Myhran as City Forester

The motion carried 4/0.

AGENDA ITEM 8. Public Hearings.

a. Consider Adoption of Resolution 62-2022 Approving Modification to the Redevelopment Plan for the Central Area Redevelopment District (CARD) and the Proposed Modification of Tax Increment Financing (TIF) District Nos. 3, 5, and 6 and Approving the Plans

City Manager Dahl reviewed the discussion that has taken place surrounding the proposed resolution to modify the redevelopment plan for the Central Area Redevelopment District (CARD) for TIF Districts 3, 5, and 6. He noted that the existing CARD district was established in 1977, expanded in 1995, and now is proposed to be expanded once again to be coterminous with the boundaries of the City. He stated that both the HRA and the Planning Commission have approved the resolution.

Mr. Plechash asked if the idea was to expand the CARD to the City boundaries and if so, why the City did not do that in the first place. Mr. Dahl stated that was correct and explained that he would guess that the rules were different at that point in time and there were limits on those parameters. He noted that he believes at the time, they were really focused on downtown.

Mr. Plechash stated that his understanding is that the incremental funds from each of the districts can only be used for certain things related to the districts. Mr. Dahl stated that the majority of the dollars can only be used for projects within the district, but there are pooling dollars that can be used outside of the district.

Mr. Plechash stated that the City is looking to fund the Ferndale sidewalk and noted that he understands that there is a possibility of receiving a grant, but this action would mean the City could use these funds for the sidewalk, which could not be done within the boundaries of the current CARD. Mr. Dahl confirmed that this was correct. He explained that the reason that this action is possible now is simply that times and conditions have changed. He stated that it is also unique that there is a lot more increment being generated and through the pooling dollars.

Mr. Plechash asked if expanding this CARD area also meant that the City may be able to create other TIF districts for future projects and asked if there was any downside to

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taking this action. Mr. Dahl confirmed that this was correct and stated that any downsides that there may be would be very minimal. He explained that the primary downside would be if the thought was to keep the funds in the downtown area, because this action would spread the funds around the entire City.

Mayor Mouton opened the public hearing at 7:19 p.m. No one came forward to speak. There being no one wishing to speak, Mayor Mouton closed the public hearing at 7:19 p.m.

There being no further discussion, Mayor Mouton asked for a motion. Mr. Plechash made a motion, seconded by Ms. MacDonald, to Adopt Resolution No. 62-2022 Approving Modification to the Redevelopment Plan for CARD and the Proposed Modifications of TIF District Nos. 3, 5, and 6, and Approving the Plans. The motion carried 4/0.

b. Consider Adoption of Resolution 76-2022 Certifying to the County Auditor the Final Property Tax Levy for Taxes Payable 2023 and Adoption of Resolution 77-2022 Approving the Final 2023 Budgets

Deputy City Manager Yager gave a brief overview of the Final 2023 Budgets, the City's strategic priorities, key budget goals, key levy drivers, key changes to the General Fund Revenue and Expenditures Budget, Property Tax Distribution percentages, and impact to residents.

Mr. Plechash asked about the loss of revenues and asked how long the City had the benefit of the American Rescue Plan funds. Ms. Yager explained that those funds were split into two years.

Mr. Plechash asked if there was any way to quantify how having received those funds affected the tax rate levy that they would have had without those revenues. Ms. Yager stated that she believes about 1% of the levy equates to about $50,000, which means the tax rate would have been about 2.3% to 2.5% greater.

Mayor Mouton opened the public hearing at 7:35 p.m. No one came forward to speak. There being no one wishing to speak, Mayor Mouton closed the public hearing at 7:35 p.m.

Mr. Plechash stated that although he does not think anybody is truly happy with the number that is historically higher than what they have seen in the past, he is pleased to see that it came down so dramatically from what was originally proposed. He stated that one of the biggest reasons he sees for supporting the increase is for Public Safety and he feels this will be money well spent.

Mr. Buchanan stated that he would echo Council Member Plechash's commendation to staff for finding the extra areas that could be reduced. He stated that he thinks the budget, as proposed, is reasonable and believed that the Council and staff have looked at in just about every way over the last 6 months. He stated that he is comfortable with it especially because they are really investing in the public safety of the community which is money well spent.

Ms. MacDonald stated that she agreed and expressed her appreciation to staff for their work to get the numbers to this point. She stated that she is also glad the City is investing in public safety because that is what residents have asked for.

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Mayor Mouton stated that creation of a budget is a very long and arduous process that began over the summer months. She commended staff and the Council who took time to look at the priorities and noted that she believes this budget represents a good balance. She noted that there is a bit of a double edged sword because Wayzata is a desirable community to live and with that desirability comes increased valuations. She stated that increased expenses and inflation is also something the City is feeling and experiencing. She stated that while this is a very affluent community, they are also cognizant that not everyone is in the same boat. She explained that this process is never easy and noted that there are things that are completely outside of the City's control.

Mayor Mouton asked for a motion on the draft resolution. Ms. MacDonald made a motion, seconded by Mr. Plechash, to Adopt Resolution No. 76-2022 Certifying to the County Auditor the Final Property Tax Levy for Taxes Payable 2023. The motion carried 4/0.

Mayor Mouton asked for a motion on the draft resolution. Mr. Buchanan made a motion, seconded by Mr. Plechash, to Adopt of Resolution 77-2022 Approving the Final 2023 Budgets. The motion carried 4/0.

AGENDA ITEM 9. New Business.

a. Consider Approval of an Agreement for Collection of Garbage, Recycling, and Organics Services with Randy's Sanitation, LLC dba Republics Services

Mr. Dahl noted that this item has been under discussion for the last few months. He reviewed the options that the Council had discussed in relation to the waste contract that will expire on December 31, 2022. He noted that the Council had given staff direction for a 5 year extension of the current contract. He gave a brief overview of the draft proposal which includes an increase in recycling pick-up frequency and capacity; retaining Monday pick-up; a reasonable fee increase; and increased communications.

Mr. Buchanan stated that after meeting with Republics representatives, he learned a lot about what this kind of service entails. He stated that he was really impressed at the recent workshop with Republics Services and the proposed agreement.

Mr. Plechash stated that there is information out in the community that he believes is a myth regarding recycling. He stated that many people feel that recycling is hardly worth the effort because so little of it actually gets recycled, which is not true and asked the representatives from Republics Services to address that myth.

Ms. MacDonald asked the Republics Services representatives to also share information about organics.

Deb Gatz, Municipal Administrator, Randy's Sanitation/Republics Services, introduced herself.

Matt Herman, Municipal Sales Manager, Randy's Sanitation/Republics Services, introduced himself and thanked the Council for the opportunity to work with the City on this proposed agreement. He stated that the common misnomer raised by Council Member Plechash that nothing is recycled anymore is very common. He stated that there is a plastics problem because a lot is made and not all of it is recyclable. He explained that what is put out by residents in their recycling container goes to one of their recycling facilities where they are regulated by State law that 85% of what goes into that facility has to leave on its way to a recycling market and noted that generally they do much better than even 85%. He

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explained that what they have seen over the last few years is that what is in the recycling cart does not have the value that it used to have, but explained that recycling is still the right thing to do. He stated that there was discussion at the workshop about getting people out to their facility so they can see how it all works and suggested that they make some videos in order to do some education for the residents.

Mayor Mouton noted one thing she learned from the workshop discussion is that residents should not be crushing cans. Mr. Herman stated that it is okay to hand crush them, but asked that residents do not put them in a machine to mash them down flat because it confuses the processing machine.

Mayor Mouton asked Mr. Herman to speak a bit about organics pick-up. Mr. Herman stated that organics continues to be part of their program. He stated that Ms. Gatz and Randy's were leaders in the program of co-collection of organic waste. He stated that with this program you get the bag, put in your organics, and then put it in the trash and then they separate the organics in Delano. He stated that this is available for all residents and asked that they let them know if they need bags. He stated that they have met on-site at The Muni and are working to get an organics container into their trash room which will be a free service as part of the contract.

Mayor Mouton asked what residents need to do if they are interested in participating in the organics program. Mr. Herman stated that they just need to contact Republics Services and opt in to that service.

Mayor Mouton expressed her appreciation to Mr. Herman and Ms. Gatz for the discussion that took place at the workshop meeting. She stated that even though Randy's has changed their name, the service has not changed.

Mr. Dahl asked Mr. Herman to address timing because there are a few changes that customers will notice. Mr. Herman stated that the first piece of communication will be about rolling out new carts to the residents, which will most likely be done at the end of March. He stated that they will work with staff to do communication and outreach to the residents in order to pick up old carts and distribute new carts. He noted that part of this process is moving from a 65 gallon recycling cart to a 95 gallon recycling cart. He expects communication of these changes to begin after the holidays.

Mayor Mouton asked if the organics charge will only be if the residents opt in for that service. She asked about the custom cart fee. Mr. Dahl stated that they used to have custom carts, but they are proposing that they no longer have custom carts with a logo on the new carts, because the City ultimately pays for that.

Mr. Herman explained that a relic of the old contract was that one half of the carts were specialized and there was a fee built into the contract for maintaining that inventory of special carts. He stated that the new carts will all be blue. He stated that the organics charge is just like recycling and will be charged to every resident whether they choose to participate or not. He explained that there is a State law that says the City is required to not allow Republics Services to charge residents less for not recycling, which means that they cannot create a financial incentive to not recycle.

Mayor Mouton confirmed that what he was saying was that everyone was being charged for organics service and the 'opting in' action was simply so they can get the bags. Mr. Herman stated that this was correct. Mayor Mouton asked if residents could only use the bags provided by Republics Services. Mr. Herman stated that historically they have used a blue bag, but are transitioning away from that because the universal organics color

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is green. He stated that they have used a robot at the processing facility in Delano who was trained to see the blue bag when they were sorting, but they have transitioned to green stock. He stated that they have the bags and if the residents call them, they will simply send them the bags.

Mayor Mouton asked if there would be a way to get a supply of bags that could be available at City Hall. Mr. Dahl stated that the City used to have some bags available, but since people needed to let Republics know, they felt it was easier for residents to contact them individually, but if the Council felt that may increase usage, they could certainly have them available.

Mr. Plechash wanted to confirm his understanding that the City is encouraging everyone to recycle, but the bottom line is that they are paying for it regardless of whether they recycle or not and for organics, they need to contact Republics to opt in for pick up. Mr. Herman stated that every resident is getting a cost charge based on the size of their container and the number of containers but also a recycling and organics charge.

Mr. Buchanan asked what percentage of Wayzata residents have opted in for the organics service. Mr. Herman stated that he believes it is between 25-35%. He noted that as they roll out the new carts, they can add in some education about the fact that residents are paying for these services, regardless if they use them as a way to encourage more participation.

Mr. Buchanan stated that he thinks there are some things that the Energy and Environment Committee can do to work with Republics to help educate the residents. He stated that he likes the idea of working with them on creation of videos to help bust the myth brought up by Council Member Plechash.

Mr. Plechash noted that another option for organics is for residents to have a compost pile at their homes, which is what he does.

Mr. Herman assured the Council that they are happy to make themselves available for meetings in order to provide this kind of information.

Mayor Mouton asked for a motion on the agreement. Mr. Buchanan made a motion, seconded by Mr. Plechash, to Approve an Agreement for Collection of Garbage, Recycling, and Organics Services with Randy's Sanitation, LLC dba Republics Services. The motion carried 4/0.

b. Consider Adoption of Resolution 66-2022 Approving the Planned Unit Development Concept Plan, Building Height Variance, and Shoreland Impact Plan/Conditional Use Permit for Building Heights for Westway Condominiums at 201 Lake Street East

Mr. Dahl explained that Community Development Director Goellner was unable to attend tonight's meeting and had asked Consulting Planner Eric Zweber to help him review this application. Mr. Dahl reviewed the request for a Planned Unit Development (PUD) Concept Plan, Building Height Variance, Shoreland Impact Plan/Conditional Use Permit (SIP/CUP) for Building Height for Westway Condominiums at 201 Lake Street East, which is the former Coldwell Banker headquarters in the City. He gave an overview of the project location, the zoning and land use in the surrounding neighborhood, existing conditions and the development application requests. He explained that the proposal is for a new three-

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story building that would be 106,000 sq. ft. and contain 36 residential condos and 7 commercial condos.

Mr. Zweber reviewed the site plan, details for the design of the new building, tree preservation plan, residential uses/density, and the commercial use request to have 3 commercial condos rather than 7.

Mayor Mouton asked if 7 commercial condos was what was presented to the Planning Commission. Mr. Zweber stated that the request was made with the application. He stated that the Planning Commission was aware that the applicant would like to only have 3 commercial condo units. He explained that there was some mixed reaction to that proposal and their final recommendation was to keep all 7 condo units. He noted that the Comprehensive Plan guidance for this area is 70 employees per acre and this proposal is 61 employees per acre. He noted that the applicant is proposing 1- one bedroom unit; 11 – two-bedroom units; and 23 – three-bedroom units. He reviewed lot coverage/FAR, impervious surface, and details from the traffic study.

Mayor Mouton stated that this information says side streets are stop controlled and asked if the intersection has a stop sign. Mr. Zweber stated that at the intersection of Wayzata and Berry, Berry has a stop sign, but Wayzata is free flowing.

Mayor Mouton asked if this took into account future uses on projects on Berry Avenue, for example, the City has been talking with Three Rivers Park District regarding putting the trail connection onto Berry. Mr. Zweber stated that he is not if the trail was taken into account and explained that the table he was presenting was exclusively automobiles or other motorized vehicles and does not take into account pedestrian or bicycle movements. He stated that the study did assume the redevelopment of 200 Lake Street by 2025.

Mr. Zweber noted that PUDs have a requirement for open space and reviewed the proposal for open space. He also reviewed setbacks, parking, allowed building height and the variance request, neighborhood meeting, public comments, and City Engineer comments. He explained that the Planning Commission had voted unanimously in favor of the request and the conditions that they had suggested to be included.

Mr. Buchanan asked if the resolution being presented incorporated the conditions suggested by the Planning Commission. Mr. Zweber confirmed that those conditions were included in the proposed resolution language.

Mr. Buchanan asked if the height being requested was similar to the buildings to the east. Mr. Zweber stated that it is similar in that it is taller than one of them and shorter than another.

Mr. Buchanan asked for more information on the difference between public benefit and open space. Mr. Zweber explained that open space is essentially outdoor space that is programmed to be used by individuals and public open space would be outdoor space that is programmed to be used by the general public. He stated that the Planning Commission felt that if this project moved forward to the general plan stage, that more of the outdoor space is available to the general public.

Mr. Buchanan asked if a condition of a PUD was to offer public benefit. Mr. Zweber answered that there are a number of findings that do not include a public benefit as a finding, but the purpose statement of the PUD district does public benefit.

Mr. Buchanan asked if the Planning Commission's recommendation was to increase the public benefit based on the open space allocation. Mr. Zweber stated that he

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thinks both the discussion of the increased front setback and the open space were to discuss the public benefit.

City Attorney Schelzel stated that the PUD ordinance does not use the word 'expected' public benefit but does capture the spirit of it. He stated that as pointed out by Planning Consultant Zweber, this is the type of application where the City is granting something that goes beyond straight forward zoning, so they look for this type of thing. He stated that he believes the way this condition is worded is that the applicant is charged with going back and looking at those two things to see how they can be incorporated into the general plan at the next stage.

Mr. Plechash stated that he feels the height variance is one of the critical things here and likes that staff also showed the Council the height of the adjacent buildings. He stated that he would like to know what the absolute height is above sea level in comparison to the adjacent buildings. He explained that he was concerned about what it will look like flat on from either the lake view of the Lake Street view and if they will see much of a different in roof height. Mr. Zweber reviewed the renderings of the building height and noted that Melvins 235 and Ventana are flat roofed buildings and compared measurements and the difference in heights.

Mr. Dahl stated that he did not think the City had received the renderings that show the proposal that compares the project to what has already been built with elevations. He noted that the elevations as you move east get lower, so if you take that and the pitched roof into consideration, the building on the west will probably be several feet higher than what they see further to the east.

Mr. Plechash stated that was the point he had been trying to get at and explained that he was not sure it would be a 'deal killer', but would like to see that information in the next round. He asked whose idea it was to connect the trails with other developments. Mr. Zweber stated that for the trail around the stormwater pond, it was the applicant reaching out to the Ferndale Ridge neighborhood to discuss what improvements could be made to make it a more pleasant buffer between the developments. He stated that the Wayzata Villa was just an idea of how there could potentially be public benefits.

Mr. Plechash stated that many of the developments he has seen come before the Council have given more than the required amount of trees and noted that he would like to see the applicant do that in this case as well. He stated that he is okay with the corner pitched roof idea because it adds more charm.

Ms. MacDonald asked about the commercial units and if the applicant was asking the City to consider 7 units or their ideal number of 3. Mr. Zweber stated that the Planning Commission recommendation includes a condition that there be 7 commercial units. He stated that the applicant, with their original application, was asking for there to be only 3 commercial units and noted that they will make that request in their presentation for the Council. He reiterated that the resolution language includes all 7 commercial units.

Ms. MacDonald asked how reducing the commercial units to 3 would affect the density of the project. Mr. Zweber stated that zoning allows between 20-29 units/acre and they are barely at 20 right now.

Ms. MacDonald asked about the heights of the neighboring adjacent buildings and if Mr. Zweber had stated that the heights of all the buildings from shore would be so similar that people would not be able to tell the difference between them. Mr. Zweber stated that the ditch is the low elevation of Lake Street and, as it moves towards Berry, goes up in

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elevation. He noted that this was one of the reasons why Wayzata Blu did not require a building height variance because the groundwater stays the same and the height of Lake Street goes up. He clarified that he feels that the east building will look relative to Melvins and about the same height, and Ventana will look a bit taller. He stated that this west building will be the same and as you get farther from the ditch, the overall top elevation will go up. He explained that the other factor here, is that the midpoint of the roof and the top of the pitch is 5 feet which means if you were looking at the top of the peak of the west building, that may look 5 feet taller than Ventana, but that is because Ventana is flat.

Mayor Mouton asked if the current zoning was C-4A. Mr. Zweber stated that this was correct.

Mayor Mouton asked if someone were to pursue the exact same project without a PUD, how would that be zoned. Mr. Zweber explained that C-4A is the appropriate zoning district for this parcel and would allow a mixed use building or 100% office building. He noted that for a mixed use building it is permitted to do residential on the upper stories, but can request through a CUP residential on the ground floor, but the requirement is that 50% of the ground floor frontage would have to be commercial. He stated that the big difference is the height difference because C-4A is a 30 foot two and one-half story height limitation and PUD has a height limitation of 35 feet and three-stories.

Mayor Mouton confirmed that this means the zoning for the project is correct and that it was just this project that does not meet the C-4A requirements. Mr. Zweber stated that he would say that the project proposed with the 7 commercial condominiums is a compliant mix of uses in this zoning.

Mayor Mouton stated that it appears as though requesting a PUD allows for greater flexibility. Mr. Zweber explained that it increases the height which results in an increased density.

Mayor Mouton stated that the applicant was requesting to remove 4 of the commercial spaces and asked if they were all in the west building. Mr. Zweber reviewed the location of the 4 commercial spaces the applicant has asked to be removed.

Mayor Mouton asked if the east building had any articulation and noted that in the renderings it had looked very linear. Mr. Zweber stated that there is much less architectural detailing but reminded the Council that this is just a concept plan, so staff has not done the design review and agreed that what comes forward will need to meet those requirements. He stated that he does believe that the applicant is proposing that the west building have a greater level of architectural detailing.

Darren Schmitt, Bruce Schmitt and Associates, 320 Manitoba Avenue S, stated that they have been working on this project for the last 10 months and have tried to achieve a charming look. He gave a brief presentation that showed their development plans for the Westway Condominiums and noted that their goal was to make it look residential with pitched roofs, wood trim, and shingles on the walls in an attempt to meet the charming standards. He reviewed design details for access, parking, mechanical location, elevation, tree mitigation, location for the proposed commercial spaces, and the possibility of having flexibility with the other 4 spaces for either residential or some type of home office or studio office space. He explained that they have prepared additional slides to address 3 of the conditions that were included by the Planning Commission that they would like eliminated. He stated that they are asking to have the condition requiring 7 commercial spaces be eliminated and that it be reduced to 3 spaces with flexibility for the other 4 units.

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He stated that the residents at Ferndale Ridge support less commercial units and would prefer not to have any along Edgewood Court. He noted that the 3 commercial spaces they are requesting are all at sidewalk level and are focused around the building main entrance. He reiterated that they are looking to be able to have flexibility for the other units that would be determined by market demands and could be things like a combination of home office suites, service commercial use, residential home offices, or an art studio. He stated that the next condition that they are asking to be eliminated is sliding the building further away from Lake Street. He explained that they have provided a traffic sight visibility triangle to staff that shows their plans would not be an issue. He reviewed their plans to have a public seating area near the atrium and street, benches at the sidewalk, with landscaping proposed between the building and the street. He stated that increasing the front yard setback would require a redesign of the building and noted that they cannot simply shift the building back further because of the wetland and the property lines. He reviewed the third condition put in place by the Planning Commission that they would like eliminated was related to the exploration of additional public space or other public benefits as part of the overall site plan. He noted that they did have some discussion with staff and noted the location of the ditch and their proposal of a possible nature trail to the public parking lot. He stated that this is something that would be addressed throughout the next step of the process. He explained that, at this point, nobody seems to have expressed any interest in having a trail connection from Wayzata Villa to the City parking lot and they would prefer to eliminate it from the plan. He stated that they have had many discussions regarding the nature trail in the back and their preference is for it to remain private for the use of Ferndale Ridge and these condominium owners.

Lowell Zitzloff, 319 Berry Avenue, explained that what he had tried to do with this project was to please the residents nearby, which is why they have met with the Ferndale Ridge residents in order to get their input. He stated that when they discussed it, the Wayzata Villa residents had nothing to say about the trail, but Ferndale Ridge residents have had problems with people going through their space. He stated that instead of putting in this trail, he would rather take the funds that he would have available and help with the boardwalk on Lake Street in order to do something for the public.

Mayor Mouton stated that the boardwalk and this project are two separate issues.

Mr. Zitzloff noted that when they had first proposed this project, they had not included any commercial units, but they were added because Community Development Director Goellner wanted them.

Mr. Buchanan asked Mr. Schmitt if they would consider renewable energy options during the next phase of their planning of the building.

Mr. Schmitt stated that they could and explained that at this point they have not approached that level of detail.

Mr. Buchanan stated that he would ask that they take it into consideration and also asked them to try to find a way to recycle as much of the building material as possible in the demolition process. He asked what kind of market study had been completed to determine that the City needed 30 more condominiums.

Mr. Schmitt stated that they have not completed a market study, but have already had people contacting them to purchase units even though they have not started marketing the project because they have not gotten approval from the City. He explained that there are no condos for sale right now which was a big factor for their plans.

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Mr. Zitzloff stated that close to 40% of the residents of the City are only here for 5.5 months and the people that own businesses want people to be there for 11-12 months of the year. He stated that he is trying to do units that will cost between $1 million and $3 million is to make them attainable for people that would spend a full year in the City. He reiterated that they have actually started receiving calls from people interested in the units even though it has not been approved.

Mr. Plechash thanked Mr. Schmitt for clarifying the comparison of the existing building with the proposed building and noted that it has helped him envision it better. He stated that it appears as though the proposed building will have less mass than the current building which he finds comforting.

Mayor Mouton asked about the peak measurements. Mr. Dahl explained that there were two areas of the variance the higher points are at 39 feet 10 inches and the lower points are 38 feet 10 inches.

Mr. Zweber stated that the variance that staff has evaluated is based on how the City Code measures building height.

Mayor Mouton noted that she understood that but wanted to make sure she understood this well so it can be explained to people. She asked how the 39 feet 10 inches compared to the existing building. Mr. Zweber stated that he does not have that number off the top of his head and suggested that the applicant could give the Council that information, but thinks it may be 30 feet tall. He stated that the proposed building is 39 feet 10 inches, plus 5 feet, because of the peaks.

Mayor Mouton asked if her understanding was correct that this was an additional 14 feet above the existing building. Mr. Zweber stated that would be correct and would be the biggest difference from the existing building. He stated that Mr. Zitzloff stated that the original building had previously had an architectural element that made a peak that has been removed. He stated that height would have been taller than the 39 feet 10 inches.

Mayor Mouton asked if the trails had been proposed by the applicant. Mr. Zweber stated that the trails around the stormwater pond do not exist today and would be installed with this project.

Mayor Mouton asked if the City Tree Ordinance allows for mitigation on adjacent privately owned property. Mr. Dahl stated that it is allowed because it gives staff the discretion to meet the overall objective.

Ms. MacDonald asked about the request from the Planning Commission to have an increased setback on the west residential building and if it would be a way to keep the trees along the boulevard. She stated that it looks like the plans were to take them down because they were ‘overgrown’. Mr. Schmitt stated that the trees are overgrown and explained that part of the issue with this section of Lake Street is that right now, the sidewalk is against the curb which is no longer allowed. He stated that their plans are to provide a landscaping path and to move the sidewalk back in order to meet the ordinance. He stated that if the City was willing to allow the sidewalk next to the curb there may be a way to save the trees.

Mayor Mouton asked what was driving the removal and replacement of a building that was built in 1996. She stated that the building appears to still be in good condition. Mr. Schmitt stated that part of it is that the biggest and best use for this property is no longer the existing building. He stated that it is almost 3 acres of property that Mr. Zitzloff pays taxes on, but the existing building is probably not enough building for this lot

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anymore. He stated that he thinks it will just get harder and harder to save the existing buildings.

Mr. Zitzloff stated that it is tough to compete in today's market and noted that many people are now working from home following the pandemic, so the demand for office space has definitely decreased. He stated that Wayzata has a demand for residents that want to live in the City, but there is only 1% of the land still vacant, which is why he felt this was a great opportunity. He noted that he has never done a condominium project before. He stated that to refurbish the existing building would be very costly so they made the big decision to take it down and put in something that would be more beneficial to the City.

Darrin Knight, 319 Berry Avenue, explained that he was Mr. Zitzloff's lawyer and real estate broker. He stated that large office spaces have compressed significantly in the last 10 years and continues in that direction with more work from home and an increase in remote work. He stated that when Coldwell Banker moved next door, they significantly compressed and explained that because of this issue, larger office buildings are being retrofitted.

Mayor Mouton asked if the shift in setback suggested by the Planning Commission was from the back edge of the existing sidewalk. Mr. Zweber stated that on the site plan there is a red outline that shows the existing building and the yellow line shows the proposed building. He stated that you can see that there is more building along the sidewalk in the proposal than the existing building which is where the trees are located that will be taken down. He stated that part of the discussion from the Planning Commission regarding additional setback was the public benefit so having more outdoor amenities provides that benefit.

Mr. Buchanan asked if the proposal from the Planning Commission about increasing the setback was for the entire building. Mr. Zweber stated that it does not state only the west building but noted that the discussion was about a list of elements that could be installed in this space that could provide public benefit. He noted that he thinks that there is some flexibility to reduce massing, such as adding landscaping and benches and go back to more of a dumbbell shaped building like the current building. He stated that could mean that there are parts of the property that are 5 feet from the property line but others are further back. He explained that he didn't think it was an either/or situation, but was definitely a message that they wanted to see some spaces added this public benefit.

Mr. Buchanan stated that he likes what the applicant has done with relation to consideration of the neighborhood. He noted that he also liked the preservation of the wetlands and the trail, keeping the density at the lower end, the residential feel and the notion of charm. He stated that he thinks they have managed to capture the charm for the west building, but thinks there could still be some work done with the architecture for the east building. He stated that he also really likes the idea of putting the parking underground and felt that the pitched roof added variety and was a nice touch. He stated that he is okay with flexibility on the 7 units because he thinks it is difficult for the City to determine what those will be and likes how they have made the units on Lake Street accessible. He reiterated that he is totally fine with a more creative approach to the other 4 units. He stated that regarding the setback he has struggled with the public benefit and feels more is needed in this project and would ask the applicant to work a bit harder and more creative on that element of their plans to make the walkability on Lake Street more approachable.

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Ms. MacDonald stated that she thinks this is a great concept and her comments are very similar to Council Member Buchanan's. She stated that she likes the idea of the setback and to her seems like a nice compromise and increasing the public benefit makes the height of the building a bit more palatable and thinks it would be appreciated by the community. She stated that she would love to see some of the shade trees incorporated into the plans with an increased setback. She stated that she also likes the plans for 3 commercial spaces at street level and believes that flexibility for the other 4 units is perfectly fine.

Mr. Plechash stated that he agreed with the benefits of this project that have already been mentioned by the Council. He stated that he feels the massing break that they have included is very attractive and takes away the mass that is currently seen with the existing building. He stated that he is also in support of reducing the commercial spaces to 3 at street level and giving flexibility for the other 4 spaces. He noted that having the commercials spaces at street level contributed to a more 'micro-neighborhood' feel that he believes will add to the charm. He stated that he would like to see the applicant come up with more than just the minimum for trees. He stated that with relation to the trail, the feedback they have gotten from the neighbors is probably the right decision and that it should be kept private and not aggravate the situation with other individuals flowing in. He stated that he would like to see the applicant find ways to increase the public benefit/public use somehow. He explained that with the setback issue, he wavered back and forth on this issue but would ask the applicant to consider moving the building back some even if it is not a full 10 feet, in order to make it a bit more walkable and less cramped. He noted that, in general, he likes this plan.

Mayor Mouton stated that she is less concerned about the Edgewood Court commercial space and thinks it would be fine as residential. She stated that regarding flexibility, she thinks the City needs to be realistic and realize that if flexibility is allowed, it will never be commercial space. She stated that if the City wants it to be commercial they should just make that decision, which is what she would prefer. She stated that she thinks some of the spaces on Edgewood could work well for low traffic commercial use like a lawyer's office or an architectural firm. She stated that she would like to see, as this moves further east that it be more commercial that is a bit livelier and creates the 'micro-neighborhood' as mentioned by Council Member Plechash. She explained that her biggest concern is the use of PUD because she feels it is being done in order to circumvent a few requirements that are in a C-4A and does not feel the City should be looking at PUDs for that purpose. She stated that with regard to the height variance, she understands that the water table is difficult to work with, but it has been done successfully in the past with other projects. She stated that it comes down to the finances but the City is not allowed to consider that factor in their decision making process. She stated that she has a difficult time with the variance request for the building height. She explained that she agreed with the recommendation by the Planning Commission to move the building back so it is not right up against the sidewalk and would also preserve some trees and allow for more area for tree growth. She stated that with relation to the trails, anything that is behind the building, whether it is intended as public or not, she thinks that the City needs to be realistic that 90% of the population will not even know it exists. She stated that public use is not supposed to just be for one neighborhood and she was not in favor of any trail going north. She stated that she is fine if they choose to put a trail in the back to benefit the residents of

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the development and Ferndale Ridge, but, in her mind, that would not be considered a public benefit. She noted that regarding the articulations in the design, especially for the east building, she would agree with Council Member Buchanan and explained that she was not a big fan of what they have proposed. She stated that, in her opinion, it looks a bit too much like a bank building. She stated that after looking at the plans a few times, it has started to remind her of some institutional projects that she has seen such as a senior care facility and would caution the applicant to keep that in mind moving forward. She stated that she agreed with what had already been shared with regard to tree mitigation and noted that it will be very important. She stated that she appreciates the applicant's willingness to work with Ferndale Ridge, but asked that they keep in mind that there are also neighbors to the north that really appreciate the current tree buffer and also the people that traverse Lake Street that has the current tree canopy. She reiterated that she was on the fence with regard to the PUD but not in favor of the height variance. She asked City Attorney Schelzel how the Council could parse out the different elements of the resolution since she thinks there are some areas that the Council will not agree on, but others they will not and how it is being presented now that everything is grouped together.

Mr. Schelzel stated that the Planning Commission had made a recommendation of approval with certain conditions. He suggested that if there is a consensus among the Council that they agree with that recommendation, he would begin with the resolution before the Council. He stated that this is a two-step process and approval of a concept plan in no way binds the Council to approval of the general plan. He stated that under this resolution between the concept plan and the general plan, the applicant would have to take a closer look at some things. He noted that if there is not a consensus, then he would move in the direction that the Council direct staff to prepare an alternative resolution with findings that would support a denial.

The Council discussed the resolution, conditions, and where they may or may not agree.

Mr. Dahl suggested that to address the setback issues that have been discussed, the Council could hold the applicant to an average, for example, at least a minimum of a 5 foot setback and an average of 7.5 feet for the westerly building.

Mr. Plechash stated that he would support the setback as written to move the setback from 5 feet to 10 feet.

Mayor Mouton noted that she felt the language in the resolution was a bit confusing.

Mr. Schelzel explained that the Council can modify this condition to terms that are most salient to them and noted that the use of the word 'east' was referring to the street and not the building. He stated that based on their discussion, the changes would be to 'increase the front setback of the west building along Lake Street to 10 feet'.

Mayor Mouton stated that the condition related to exploring additional public benefit she feels is fairly broad.

Mr. Schelzel stated that strikes him as something the applicant would do between the concept and the general plan stage and they will have to come back and show the public benefit. He noted that one other thing he heard raised by the Council was the importance of saving trees and enhancing the natural landscape which could also be wrapped into public benefit.

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Mayor Mouton asked for a motion on the application. Mr. Buchanan made a motion, seconded by Mr. Plechash, to Adopt Resolution 66-2022 Approving the Planned Unit Development Concept Plan, Building Height Variance, and Shoreland Impact Plan/Conditional Use Permit for Building Height for Westway Condominiums at 201 Lake Street East, with the modifications to the following conditions: change the language to 'increase the front setback of the west building along Lake Street to 10 feet' and maintain the 3 condominium units on the ground floor and allow for flexible uses of the other 4. The motion carried 3/1 (Mouton opposed).

Mayor Mouton recessed the meeting at 10:28 p.m. and reconvened at 10:39 p.m.

c. Consider Adoption of Resolution 69-2022 Appointing Charter Commission Members

Mr. Dahl noted that earlier this evening, the City conducted interviews for the vacant seats of boards and commissions. He explained that staff recommends appointing David Struck and Sue Ankeny for three year terms.

Mr. Plechash asked if Ms. Ankeny had been called. Mr. Dahl stated that she had not.

Mayor Mouton noted that this action would be for referral to the District Court. She noted that Ms. Ankeny had alluded to the fact that she would be open to this appointment.

Mr. Schelzel stated that Mayor Mouton raises a good point and if the individual recommended to serve does not wish to serve, they can simply not serve. He stated that he thinks it is important to give the District Court two names.

Mayor Mouton asked for a motion. Mr. Plechash made a motion, seconded by Mr. Buchanan, to Approve Resolution 69-2022 Recommending Appointment of David Struck and Sue Ankeny as Charter Commission Members. The motion carried 4/0.

d. Consider Adoption of Resolution 70-2022 Appointing Housing and Redevelopment Authority Commissioner

Mr. Dahl stated that staff recommends the Council appoint Steve Fox to serve on the Housing and Redevelopment Authority.

Mayor Mouton asked for a motion. Mr. Buchanan made a motion, seconded by Ms. MacDonald, to Adopt Resolution 70-2022 Appointing Steve Fox to the Housing and Redevelopment Authority. The motion carried 4/0.

e. Consider Adoption of Resolution 71-2022 Appointing Energy and Environment Committee Members

Mr. Dahl stated that staff is recommending appointing K.C. Chermak and Polly Anderson to the Energy and Environment Committee.

Mayor Mouton asked for a motion. Ms. MacDonald made a motion, seconded by Mr. Plechash, to Adopt Resolution 71-2022 Appointing K.C. Chermak and Polly Anderson to the Energy and Environment Committee. The motion carried 4/0.

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f. Consider Adoption of Resolution 72-2022 Appointing Parks & Trails Board Members

Mr. Dahl stated that staff is recommending appointing Sarah Randolph to the Parks & Trails Board.

Mayor Mouton asked for a motion. Mr. Plechash made a motion, seconded by Ms. MacDonald, to Adopt Resolution 72-2022 Appointing Sara Randolph to the Parks & Trails Board. The motion carried 4/0.

g. Consider Adoption of Resolution 73-2022 Appointing Planning Commissioners

Mr. Dahl stated that staff is recommending reappointment of Bonnie Schwalbe and appointment of Adam Elg to the Planning Commission.

Mayor Mouton asked for a motion on the application. Mr. Buchanan made a motion, seconded by Ms. MacDonald, to Adopt Resolution 73-2022 Appointing Bonnie Schwalbe and Adam Elg to the Planning Commission. The motion carried 4/0.

h. Consider Adoption of Resolution 74-2022 Appointing Heritage Preservation Board Members

Mr. Dahl stated that staff recommends appointing James Prince, Judy Starkey, and Sue Ankeny.

Mayor Mouton asked for a motion on the application. Ms. MacDonald made a motion, seconded by Mr. Plechash, to Adopt Resolution 74-2022 Appointing James Prince, Judy Starkey, and Sue Ankeny to the Heritage Preservation Board. The motion carried 4/0.

AGENDA ITEM 10. City Manager's Report and Discussion Items.

a. Upcoming Events/Announcements

- Expressed his appreciation to everyone involved in the Light Up The Lakes celebration. He stated that he believes the City has started a great new tradition with the medallion hunt and noted that they had around 5,000 people were in the City that night.
- Thanked Julie Kaufman and Kim Hatz who retired last week for their years of service to the City.
- Expressed his appreciation to the City staff for their work on the budget process, which was tough this year.

b. Council Member Updates/Announcements

AGENDA ITEM 11. Public Forum Continued (if necessary).

There were no comments.

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AGENDA ITEM 12. Adjournment.

There being no further business, Mayor Mouton asked for a motion to adjourn. Mr. Plechash made a motion, seconded by Ms. MacDonald to adjourn. Mayor Mouton adjourned the meeting at 10:55 p.m.

Respectfully submitted,

Kathy Leervig
City Clerk

Drafted by Kayla Rokosz
TimeSaver Off Site Secretarial, Inc.

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WAYZATA CITY COUNCIL
WORKSHOP MEETING MINUTES
December 20, 2022

5:00 p.m. Update on Engagement, Design, Funding, Construction, and Maintenance & Operations of Panoway Phase 2a—Boardwalk and Docks

Mayor Mouton called the meeting to order at 5:00 p.m. Council Members present in-person in the community room at City Hall offices: Buchanan, Iverson, MacDonald, and Plechash. Also present: City Manager Jeff Dahl, Community Development Director Emily Goellner, Deputy City Manager Aurora Yager, Public Works Director/City Engineer Mike Kelly, and Parks Planner Nick Kieser.

Mr. Dahl provided background on the five primary phases—1. Engagement and Planning, 2. Design. 3. Funding. 4. Construction. 5. Maintenance and Operations and introduced other members of the project team including:

- Boardwalk and Dock Designer—Scott Jordan, Civitas
- Owners Representative—Jessie Houlihan, Onyx Strategic Partners
- Construction Manager—Mark Kotten and Bob Janssen, Kraus Anderson
- Dock Designer - Jake Youngren and Ben Bjorklund, TonkaBuilt

Director Goellner provided an update on engagement and planning. She noted that there has been no additional community engagement of the boardwalk since Design Development was completed in August earlier this year with the incorporation of two step-downs along the Boardwalk. She stated that early this fall based on direction from the Council in August, staff engaged a group of community members related to docks and boating on Lake Minnetonka that would provide perspective and feedback on the design of the community docks. The Council reviewed and provided direction about the general layout and materiality of the dock at its October 25 workshop. The group of approximately 15 individuals has met three times with the most recent meeting focused on dock aesthetics. The next meeting will focus on maintenance and operations. Director Goellner stated that at least one additional ad-hoc dock working group meeting would occur in 2023 and no additional engagement-related meetings are planned.

Mr. Jordan provided an update on design and permitting. Civitas has been working on the final design and construction documents for the boardwalk with the goal of completion prior to the end of the year. There have been very few changes since the last time the Council discussed it. Once the final design is complete, Civitas will lead the permitting process with all of the applicable jurisdictions. Images showing updated viewscapes of the Boardwalks and Docks have also been created. Mr. Jordan noted that with the help of TonkaBuilt, Civitas has progressed significantly on the dock design after the Council provided direction on dock configuration and type (floating with steel piles). With additional discussion internally as well as from the ad-hoc dock working group, the configuration has slightly tweaked and recommended finishes (decking, fascia, bumpers, etc.) of the dock were discussed at the workshop. Mr. Jordan asked the Council to provide direction on final outstanding design items.

City Manager Dahl provided an update on funding. Note noted that the attached Sources and Uses spreadsheet shows that all Boardwalk costs have increased significantly, 38%, over the past 2 years. Mr. Dahl summarized the TIF Cashflow analysis, which shows enough cash flow to cover those increased costs. This analysis does not assume that the City will receive any bonding dollars to help mitigate the cost of the Boardwalk. If the City's pending bonding request is successful in 2023, those dollars could be used to fund the Boardwalk as well as the Section Foreman House, Eco Park, and Depot Park improvements in future years.
Mr. Dahl stated that the first estimate of the new design of the Docks was received last week. The estimated costs are 170% more than originally planned due mostly to increased scope of work and market changes.

Mr. Dahl noted that the ability to utilize the TIF funding will expire in mid-2023.

Ms. Houlihan and Mr. Kotten provided an update on construction.

They summarized the updated construction costs of the boardwalk and docks. They summarized the construction means and methods plan which spells out how the boardwalk would be built and timing/phases of construction. They also highlighted the value engineering options in order to reduce costs.

Mr. Dahl stated that, based on the preliminary estimates that show the exponential growth in the dock's cost, staff and consultants are researching the possibility of both value engineering items and the option of only placing the Broadway Docks as a part of construction in 2023 and delaying improvements to the Depot Docks to future years while still using the temporary transient docks.

Director Kelly provided an update on maintenance and operations. He noted that now that the final design is generally complete, staff will work with its maintenance and operations consultants to update annual cost projections.

Mr. Dahl noted that staff has been working with the Wayzata Conservancy to ensure that maintenance and operations will be 100% privately funded for 10 years, prior to the start of construction.

Mr. Kelly noted that the Council will be asked to consider approval of a Professional Services Contract to utilize ETM in January to update its maintenance and operations plan of the Boardwalk.

The Council discussed and asked questions on the various components of the project including many value engineering options to consider and provided direction for the project team to consider. While they wish to explore most value engineering alternatives, including delaying construction of the Depot Docks, they are not interested in compromising the quality and integrity of the project.

Mr. Dahl indicated that in order to reach the goal of starting construction of the Boardwalk in 2023, on January 10th the City Council should consider approval of the final construction documents for the Boardwalk and Docks and authorize staff to begin the bidding process.

The workshop meeting was adjourned at 6:40 p.m.

Respectfully submitted,

Kathy Leervig, City Clerk

WAYZATA CITY COUNCIL
DRAFT - MEETING MINUTES
DECEMBER 20, 2022

AGENDA ITEM 1. Call to Order.
Mayor Mouton called the meeting to order at 7:00 p.m. Mayor Mouton shared the multiple options for joining remotely and submitting comments or questions.

AGENDA ITEM 2. Pledge of Allegiance.

AGENDA ITEM 3. Roll Call.
Council Members present: Mouton, Buchanan, Iverson, MacDonald, and Plechash. Also present: City Manager Dahl, Parks Planner Kieser, and City Attorney Schelzel.

Mayor Mouton noted earlier this evening, the City Council participated in a workshop. The following items were on the agenda:

- Update on Engagement, Design, Funding, Construction, and Maintenance & Operations of Panoway Phase 2a – Boardwalk and Docks

AGENDA ITEM 4. Approve Agenda.
Mayor Mouton noted that the Recognition of Outgoing City Council Member Jeff Buchanan should actually be under Public Forum and not New Agenda Items.

Mr. Buchanan made a motion, seconded by Ms. MacDonald, to approve the agenda, as revised. The motion carried 5/0.

AGENDA ITEM 5. Public Forum.
a. Recognition of Outgoing City Council Member Jeff Buchanan
Mayor Mouton stated that it has been a joy and pleasure serving on the City Council with Mr. Buchanan and noted that in addition to the Council, he had also served on the Planning Commission and the Energy and Environment Committee. She explained that while she was sad to see him leave she wished him well and looked forward to many updates and pictures of his new adventure.

City Manager Dahl stated that Mr. Buchanan has strong feelings and opinions about this community because he cares so much. He stated that he feels one of the most important aspects about Mr. Buchanan is his overall character as a public servant. He explained that Mr. Buchanan had served as a mentor for him and stated that Mr. Buchanan took his role as a public servant very seriously and has put a lot of time and detail into every area he has served. He stated that he found Mr. Buchanan's impatience to be a good thing because he wanted things to happen and as a result, was able to push a bit in some situations, which he felt provided a good balance to the Council. He stated that Mr. Buchanan is also very funny and possesses a very dry sense of humor which he particularly enjoyed. He presented a clock to Mr. Buchanan in honor of his service to the City.

There was a round of applause for Mr. Buchanan.

Mr. Buchanan reviewed the various areas that he had been involved in the City: Planning Commission; Wayzata Vision 2040 Task Force; Comprehensive Plan 2040;

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Energy and Environment Task Force; Energy and Environment Committee; Panoway Partnership Committee; Zoning Task Force; Wayzata Corridor Study; and the City Council. He explained that he was particularly proud regarding the role he took in the formation and efforts of the Energy and Environment Committee. He stated that the City putting solar panels on their buildings will help the City serve as a model for this type of behavior to others in the community and is excited to see what a difference it is going to make. He stated that he is also proud of the work that the City Council has done, especially related to Panoway. He thanked the Council and City staff for their kindness and understanding over the years he has served the City. He explained that one thing he has learned is how well run this City is which he feels many do not realize. He stated that Wayzata may be small in area, but casts a large shadow and believes that they can all be proud of the City.

Mr. Plechash stated that Mr. Buchanan has definitely made a difference with his service to the City. He noted that he considers Mr. Buchanan as the 'conscience' of the Council because he is definitely passionate about the issues, but is overall, a calming influence. He stated that he considers Mr. Buchanan a true friend and explained that he would be missed.

Ms. MacDonald stated she felt Mr. Buchanan has been a great public servant and had always found him to be incredibly thoughtful. She explained that it is obvious that he cares deeply for the City and its residents.

Ms. Iverson stated that she hoped that Mr. Buchanan will be able to continue to serve on the Energy and Environment Committee since that is something he is so passionate about.

AGENDA ITEM 6. New Agenda Items.

Ms. Iverson stated that she had brought some guests into downtown Wayzata over the weekend and wanted to share that she felt that the horse carriages were amazing. She expressed her appreciation to Becky Pierson and the Chamber of Commerce for the addition of such a wonderful holiday activity for the City.

The Council discussed some of the area businesses that were involved in holiday weekend activities, including the carriage rides.

AGENDA ITEM 7. Consent Agenda.

Mayor Mouton read the items on the consent agenda and asked if any Council member wished to pull an item for further discussion.

Mr. Plechash noted that he would like to pull item 7a. and have it tabled for tonight's meeting because he does not think the minutes accurately reflect what took place during the workshop and would like to see them reworked a bit.

Mayor Mouton, hearing no additional request, asked for a motion to approve Consent Agenda items 7b – 7h, as presented. Mr. Plechash made a motion, seconded by Ms. MacDonald, to approve the consent agenda 7b – 7h, as presented:

~~a. Approval of City Council Workshop Meeting Minutes of December 6, 2022~~ (removed)

b. Approval of Check Register

c. Approval of Municipal Licenses

d. Receipt of Police Activity Report

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e. Receipt of Building Activity Report
f. Adoption of Resolution 75-2022 Accepting Donation from the Leona M. and Harry B. Helmsley Charitable Trust Center for Resuscitation Medicine at the University of Minnesota for Automatic External Defibrillator (AED's)
g. Approval of 2023-2032 Capital Improvement Plan
h. Approval of Professional Services Agreement with Delaney Consulting for Wine and Spirits Work Plan Implementation

The motion carried 5/0.

a. Approval of City Council Workshop Meeting Minutes of December 6, 2022

Mr. Plechash reiterated that he did not feel the minutes presented accurately reflected what took place at the December 6, 2022 Workshop and asked that they be revised and come back for acceptance at a future meeting.

Mayor Mouton asked for a motion to table item 7.a. from the Consent Agenda. Mr. Plechash made a motion, seconded by Mr. Buchanan to table item 7a on the Consent Agenda in order to bring back revised minutes.

The motion carried 5/0.

AGENDA ITEM 8. New Business.

a. Consider Approval of the General Obligation Bond Proceeds Construction Grant Agreement for the Wayzata Lake Effect Boardwalk Project (Panoway on Wayzata Bay) with the State of Minnesota Department of Employment and Economic Development

Mr. Dahl reviewed the background on the $4 million that was awarded from the State in its bonding legislation and noted that the City is still advocating to receive the remaining $6 million from the original $10 million request. He expressed some of the difficulty surrounding this project related to land ownership, expressed his appreciation to City Attorney Schelzel for his work on the agreement. He noted that the City had not received the final draft from the State prior to the meeting, as they had expected. He stated that because the State is involved, there is not much 'negotiation', but noted that the Council could authorize staff to approve the agreement or they could table it to a future meeting.

Ms. Iverson asked if there was any downside to tabling this to a future meeting. Mr. Dahl noted that other than having one more thing on the agenda and some administrative work, he does not see a big downside to tabling it.

Mayor Mouton asked City Attorney Schelzel where he foresaw the back and forth going between its current form and the final version that would be ready for her signature. City Attorney Schelzel stated that he did not think there would be many material changes and explained that the City just wants the State to produce the final draft.

Mr. Plechash stated that he agreed that probably not much would change between this version and the final version, but he would prefer to approve the actual contract, and suggested that the Council table it and bring the actual contract back to a future meeting.

Mayor Mouton stated that she could support that and suggested that it be placed on a Consent Agenda once the final version is received.

Mayor Mouton asked for a motion. Mr. Plechash made a motion, seconded by Ms. MacDonald, to table action on the Final Draft of the Construction Grant Agreement for the Wayzata Lake Effect Boardwalk Project (Panoway on Wayzata) with the State of

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Minnesota Department of Employment and Economic Development until it is received from the State and bring it back to a future Council meeting. The motion carried 5/0.

b. Consider Approval of Purchase and Installation Agreement with Blue Horizon for Municipal Solar Installations

Parks Planner Kieser gave an overview of the proposal to install rooftop solar on City Hall, Fire Station, Library, Public Works, and the Muni/Liquor Store and reviewed the background of the involvement of the Energy and Environment Committee. He reviewed the cost of installation, net savings, and energy usage offset by the solar systems for those buildings. Staff and the Energy and Environment Committee recommend approval.

Mr. Buchanan asked if there was anything in this agreement that is different than what had been previously discussed by the Council. Mr. Kieser stated that the agreement is essentially the same as previously reviewed, but changed the financial option to a direct purchase rather than a leasing option.

Mayor Mouton asked for a motion on the application. Mr. Buchanan made a motion, seconded by Mr. MacDonald, to Approve the Purchase and Installation Agreement with Blue Horizon for Municipal Solar Installations. The motion carried 5/0.

AGENDA ITEM 9. City Manager's Report and Discussion Items.

a. Upcoming Events/Announcements

- Due to the upcoming holidays, City Hall - will be closed on Friday, December 23, 2022, Monday, December 26, 2022, and Monday, January 2, 2023; Liquor store and bar and grill will be closed on Christmas Day.
- Gave a brief overview of the possible upcoming snow emergency procedures and noted that detailed information is available on the City website. He noted that people can also sign up for notifications from the City regarding snow emergencies.

b. Council Member Updates/Announcements

AGENDA ITEM 11. Public Forum Continued (if necessary).

There were no comments.

AGENDA ITEM 12. Adjournment.

There being no further business, Mayor Mouton asked for a motion to adjourn. Mr. Buchanan made a motion, seconded by Mr. Plechash to adjourn. Mayor Mouton adjourned the meeting at 7:45 p.m.

Respectfully submitted,

Kathy Leervig
City Clerk

Drafted by Kayla Rokosz

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TimeSaver Off Site Secretarial, Inc.

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City of Wayzata
City Council Agenda Report

MEETING DATE: January 10, 2023	**AGENDA ITEM:** 7.b
TITLE: Approval of Check Register	
PROPOSED MOTION: To Approve the Payment of Checks and Electronic Fund Transers (EFT's) for December, 2022 and January, 2023	
PREPARED BY: Kathy Ovshak, Senior Accountant	
REVIEWED BY: Jeffrey Dahl, City Manager, Aurora Yager, Deputy City Manager	

ACTION REQUESTED:
Staff recommends the approval of checks and EFT's

FINANCIAL OR BUDGET CONSIDERATION:
N/A

BACKGROUND:
N/A

ATTACHMENTS:
1. Detailed Check & EFT Register

INVOICE DISTRIBUTION REPORT FOR CITY OF WAYZATA

POST DATES 12/14/2022 - 01/05/2023
POSTED
PAID

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount	Check Number
Fund: 101 GENERAL FUND							
Department: 00000 ALL DEPARTMENTS							
101-00000-20100	ACCOUNTS PAYABLE	OLD NATIONAL BANK	PAYROLL 12/23/2	12/23/2022	12/23/2022	163,814.99	2263
101-00000-20100	ACCOUNTS PAYABLE	OLD NATIONAL BANK	PAYROLL TAXES 1	12232022	12/23/2022	57,088.42	2264
101-00000-20100	ACCOUNTS PAYABLE	OLD NATIONAL BANK	PAYROLL HSA DEP	12/23/22	12/23/2022	9,846.07	2265
101-00000-20300	Deposits Payable	GEORGE, MATTHEW	OVERPAYMENT ON	01012023	01/05/2023	7.16	126513
101-00000-20831	MWCC (SAC)	METROPOLITAN COUNCIL -	DEC.2022 SAC FE	DEC.2022	01/05/2023	2,485.00	126532
101-00000-21704	PERA	PERA	PERA - PAYROLL	12232022	12/23/2022	41,005.49	2267
101-00000-21709	PW UNION DUES	AFSCME COUNCIL	PW DUES DEC 202	122022	12/16/2022	789.00	2246
101-00000-21715	LIFE INS.	MN NCPERS LIFE INSURANC	LIFE INS.	830800012023	12/28/2022	32.00	126439
101-00000-21721	FLEX PLAN	GOELLNER, EMILY	DEP.CARE - FLEX	12/27/2022	12/28/2022	1,250.00	126409
101-00000-34190	CHARGES FOR SERVICES/GEN GOV T	METROPOLITAN COUNCIL -	DEC.2022 SAC FE	DEC.2022	01/05/2023	(24.85)	126532
				Total Department 00000 ALL DEPARTMENTS		276,293.28	
Department: 41100 Mayor and Council							
101-41100-00210	OPERATING SUPPLIES (GENERAL)	EXCEL DOCUMENT MGMT.	PARKHILL BUS. C	45837	12/28/2022	84.26	126407
101-41100-00302	MTG.MINUTES	TIME SAVER	MTG.MINUTES	M27852	12/28/2022	654.38	126467
				Total Department 41100 Mayor and Council		738.64	
Department: 41500 Administration & Finance							
101-41500-00200	OFFICE SUPPLIES (GENERAL)	EXCEL DOCUMENT MGMT.	SUPPLIES	45841	12/28/2022	569.16	126407
101-41500-00200	SUPPLIES	OFFICE DEPOT	SUPPLIES	282845800001	12/28/2022	15.19	126447
101-41500-00200	SUPPLIES	OFFICE DEPOT	SUPPLIES	282843427001	12/28/2022	65.60	126447
101-41500-00200	Office Supplies (GENERAL)	OFFICE DEPOT	SUPPLIES	280847313001	12/28/2022	468.81	126447
101-41500-00302	CONSULTANTS - COMPENSATION STUDY	BAKER TILLY US, LLP	COMPENSATION ST	BT2272340	01/05/2023	1,185.00	126494
101-41500-00306	PERSONNEL EXPENSE - WELLNESS	AMAZON CAPITAL SERVICES	SUPPLIES	1YNP-9JXY-KNC9	12/28/2022	14.99	126381
101-41500-00433	Dues, Licensing & Seminars	CRAIG RAPP, LLC	PEER GROUP RETR	CR-WAY-12.14.22.1	12/14/2022	200.00	126300
101-41500-00433	DUES, LICENSING & SEMINARS	CRAIG RAPP, LLC	2023 MEMBERSHIP	CPG-WZT-01.01.23.2	12/28/2022	1,600.00	126398
101-41500-00433	DUES, LICENSING & SEMINARS	ICMA	2023 MEMBERSHIP	607597-2023	12/28/2022	790.72	126417
101-41500-00433	DUES, LICENSING & SEMINARS	MAMA	2023 MEMBERSHIP	1311	01/05/2023	45.00	126527
101-41500-00497	CREDIT CARD FEES	AUTHNET	ON LINE PAYMENT	01022023	01/03/2023	14.45	2269
101-41500-00499	CLOCK FOR OUTGOING COUNCIL MEMBER	TROPHIES BY LINDA	CLOCK FOR OUTGO	47176	01/05/2023	62.85	126556
				Total Department 41500 Administration & Finance		5,031.77	
Department: 41550 Assessing							
101-41550-00302	CONSULTANTS	HENNEPIN COUNTY ASSESSO	ASSESSING SERVI	1000196372	12/28/2022	47,500.00	126414
				Total Department 41550 Assessing		47,500.00	
Department: 41910 Community Development							
101-41910-00491	E&E COMMITTEE APPROVED TOOLS	GOPHER ACE TRU VALUE	E&E BATTERY TOO	014119	01/05/2023	205.00	126514
101-41910-00491	E&E COMMITTEE MAILING	UPS STORE	COPIES & MAILIN	12302022	01/05/2023	1,538.79	126559
				Total Department 41910 Community Development		1,743.79	
Department: 41940 Building Operations & Maint.							
101-41940-00210	OPERATING SUPPLIES - KEYS	FLOYD TOTAL SECURITY	ADDITIONAL KEYS	2954922	01/05/2023	63.00	126511
101-41940-00321	SERVICE	MEDIACOM	SERVICE	12202022	01/05/2023	289.95	126531
101-41940-00321	SERVICE	MEDIACOM	SERVICE	12082022	12/28/2022	355.90	126433
101-41940-00321	SERVICE	MEDIACOM	SERVICE	12192022	12/28/2022	48.51	126434
101-41940-00321	SERVICE	POPP TELECOM	POPP ANNUAL MAI	168593	12/28/2022	2,181.60	126455
101-41940-00321	SERVICE	POPP TELECOM	SERVICE	12162022	12/28/2022	417.40	126456
101-41940-00401	REPAIRS/MAINT BUILDINGS - FD	CITY VIEW PLUMBING & HE	FD REPAIRS	128693411	01/05/2023	189.00	126501
101-41940-00401	REPAIRS/MAINT BUILDINGS	FASTENAL	PARTS	MNPLY138506	12/28/2022	73.73	126408
101-41940-00401	REPAIRS/MAINT BUILDINGS - PD GATE	TWIN CITY GATE	PD PARKING LOT	22145	01/05/2023	560.00	126558

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount	Check Number
Fund: 101 GENERAL FUND							
Department: 41940 Building Operations & Maint.							
101-41940-00404	REPAIRS/MAINT - MACHIN/EQUIP	J.H. LARSON COMPANY	BULBS	S102802962.001	12/28/2022	740.00	126420
101-41940-00404	Repairs/Maint - Machin/Equip	J.H. LARSON COMPANY	CREDIT - BULBS	S102802981.001	12/28/2022	(651.69)	126420
101-41940-00409	MONTHLY CLEANING	CMT JANITORIAL SERVICES	JAN.2023 CLEANI	4400	12/28/2022	2,725.00	126394
				Total Department 41940 Building Operations & Maint.		6,992.40	
Department: 42100 Police							
101-42100-00240	MECHANIC COMPUTER DIAGNOSIS	ALLDATA	MECHANIC COMPUT	100669416-2023	01/05/2023	300.00	126489
101-42100-00309	Contractual Services	CORNERHOUSE	2023 MEMBERSHIP	3530	01/05/2023	1,300.00	126506
101-42100-00323	Radio Units	VERIZON WIRELESS	PD SERVICE	9922742848	01/05/2023	240.06	126563
101-42100-00433	Dues, Licensing & Seminars	MN CHIEFS OF POLICE ASS	2023 MEMBERSHIP	13626	01/05/2023	193.00	126535
101-42100-00433	Dues, Licensing & Seminars	MN CHIEFS OF POLICE ASS	2023 MEMBERSHIP	13869	01/05/2023	342.00	126535
101-42100-00434	Training and schools	SEELAND, ANDERS	DMT-G REGISTRAT	12152022	01/05/2023	75.00	126546
101-42100-00540	Equipment	GEHRMAN ANIMAL HOSPITAL	K-9 RIGGS EXAM	1402382	01/05/2023	250.93	126512
				Total Department 42100 Police		2,700.99	
Department: 42120 Crime Control and Investigate							
101-42120-00304	Legal Fees	JEFFREY W. LAMBERT, P.A	PD LEGAL	12212022	01/05/2023	2,055.50	126520
101-42120-00304	Legal Fees	JEFFREY W. LAMBERT, P.A	PD LEGAL	12/21/2022	01/05/2023	908.75	126520
101-42120-00304	Legal Fees	JEFFREY W. LAMBERT, P.A	PD LEGAL	12/212022	01/05/2023	791.00	126520
				Total Department 42120 Crime Control and Investigate		3,755.25	
Department: 42200 Fire							
101-42200-00217	Uniforms	ASPEN MILLS	FD UNIFORMS	306342	01/05/2023	1,752.25	126493
101-42200-00217	Uniforms	ASPEN MILLS	FD UNIFORMS	306343	01/05/2023	1,924.00	126493
101-42200-00240	Small Tools and Minor Equip	CLAREY'S SAFETY EQUIPME	FD EQUIPMENT	203300	01/05/2023	2,132.54	126503
101-42200-00306	Personnel Expense	MED COMPASS	FD EXAMS	42517	01/05/2023	165.00	126530
101-42200-00433	Dues, Licensing & Seminars	IAFC	FD MEMBERSHIP	12312022	01/05/2023	215.00	126519
101-42200-00433	Dues, Licensing & Seminars	MN STATE FIRE CHIEFS AS	2023 MEMBERSHIP	5305	12/28/2022	400.00	126440
101-42200-00433	Dues, Licensing & Seminars	MN STATE FIRE DEPT.ASSO	2023 MEMBERSHIP	2023	12/28/2022	290.00	126441
101-42200-00434	Training and schools	HENN. CNTY. FIRE CHIEFS	FD TRAINING	22-054	01/05/2023	425.00	126517
101-42200-00499	REPAIR DAMAGED GARAGE DOOR	TWIN CITY GARAGE DOOR C	FD GARAGE DOOR	Z227607	12/28/2022	570.00	126473
				Total Department 42200 Fire		7,873.79	
Department: 42400 Building Inspection							
101-42400-00309	BLDG.INSPECTION SERVICES	METRO WEST INSPECTION S	INSPECTION SERV	3522	12/28/2022	1,567.50	126435
				Total Department 42400 Building Inspection		1,567.50	
Department: 43100 Streets							
101-43100-00210	OPERATING SUPPLIES (GENERAL)	GRAINGER, INC.	PARTS	9543160882	12/14/2022	8.96	126312
101-43100-00210	OPERATING SUPPLIES (GENERAL)	NAPA AUTO PARTS-LONG LA	ANTIFREEZE	3270-557179	12/28/2022	19.99	126444
101-43100-00210	OPERATING SUPPLIES (GENERAL)	RIGID HITCH INC.	PARTS	1928738661	12/28/2022	93.65	126459
101-43100-00216	CHEMICALS AND CHEM PRODUCTS	COMPASS MINERALS AMERIC	SALT	1091115	12/28/2022	10,514.04	126396
101-43100-00240	MECHANIC COMPUTER DIAGNOSIS	ALLDATA	MECHANIC COMPUT	100669416-2023	01/05/2023	300.00	126489
101-43100-00499	POSTAGE	UPS STORE	SHIPPING	12192022	12/28/2022	9.40	126474
				Total Department 43100 Streets		10,946.04	
Department: 43200 Health Inspections							
101-43200-00309	CONTRACTUAL SERVICES	MINNETONKA, CITY OF	HEALTH INSPECTI	JULY-DEC2022	12/28/2022	23,775.00	126437
				Total Department 43200 Health Inspections		23,775.00	
Department: 45200 Parks							
101-45200-00221	EQUIPMENT PARTS	FASTENAL	PARTS	MNPLY138460	12/28/2022	70.60	126408

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount	Check Number
Fund: 101 GENERAL FUND							
Department: 45200 Parks							
101-45200-00221	EQUIPMENT PARTS	FASTENAL	PARTS	MNPLY138487	12/28/2022	23.50	126408
101-45200-00221	EQUIP PARTS	FASTENAL	PARTS	MNPLY138505	12/28/2022	33.95	126408
101-45200-00240	MECHANIC COMPUTER DIAGNOSIS	ALLDATA	MECHANIC COMPUT	100669416-2023	01/05/2023	300.00	126489
101-45200-00240	SMALL TOOLS AND MINOR EQUIP	GRAINGER, INC.	SUPPLIES	9556712751	01/05/2023	217.40	126516
101-45200-00240	SMALL TOOLS AND MINOR EQUIP	NORTHERN TOOL & EQUIPME	TOOLS	4061224960	01/05/2023	82.97	126539
101-45200-00312	WAYZATA COMMUNITY ED - SUMMER 202	WAYZATA COMMUNITY ED	SUMMER 2022 PRO	2022-01	12/28/2022	9,105.00	126481
101-45200-00409	Maint services & Improv	M-B COMPANIES, INC.	PARTS	269546	12/28/2022	180.51	126427
101-45200-00409	MAINT SERVICES & IMPROV	PIRTEK	PARTS	PL-T00013598	12/28/2022	330.99	126453
101-45200-00409	MAINT SERVICES & IMPROV	WESTSIDE WHOLESALE TIRE	TIRE	918669	12/28/2022	246.00	126482
101-45200-00415	OTHER EQUIPMENT RENTALS	JIMMY`S JOHNNYS	SERVICE	MP215922	12/28/2022	235.00	126421
101-45200-00433	DUES, LICENSING & SEMINARS	MN DEPT.OF AGRICULTURE	2023 PESTICIDE	20030153_2022KLAPP	12/28/2022	10.00	126438
101-45200-00433	DUES, LICENSING & SEMINARS	MYHRAN, BENNETT	2023 CONTINUING	01/04/2023	01/05/2023	874.00	126537
					Total Department 45200 Parks	11,709.92	
Department: 49200 Miscellaneous Allocations							
101-49200-00212	MOTOR FUELS	MANSFIELD OIL COMPANY	FUEL	23859319	12/28/2022	1,109.18	126430
101-49200-00212	MOTOR FUELS	MANSFIELD OIL COMPANY	FUEL	23859313	12/28/2022	853.50	126430
101-49200-00212	FUEL	MANSFIELD OIL COMPANY	FUEL	23859349	01/05/2023	447.27	126528
101-49200-00212	FUEL	MANSFIELD OIL COMPANY	FUEL	23882647	01/05/2023	1,622.85	126528
101-49200-00212	MOTOR FUELS	MANSFIELD OIL COMPANY	FUEL	23882639	01/05/2023	1,070.44	126528
101-49200-00322	POSTAGE	PURCHASE POWER	POSAGE & MACHIN	12192022	12/28/2022	1,032.20	126458
					Total Department 49200 Miscellaneous Allocations	6,135.44	
					Total Fund 101 GENERAL FUND	406,763.81	
Fund: 233 LAKEFRONT IMPROVE							
Department: 40000 General Department							
233-40000-00302-2022-2	CONSULTANTS	NEW HISTORY	SFH	3513	12/28/2022	1,363.75	126446
233-40000-00302-2022-4	CONSULTANTS	CIVITAS INC.	PANOWAY - BOARD	25888	12/28/2022	71,851.50	126393
					Total Department 40000 General Department	73,215.25	
					Total Fund 233 LAKEFRONT IMPROVE	73,215.25	
Fund: 235 CABLE TV							
Department: 40000 General Department							
235-40000-00302	WCTV	MILLER, FRED	WCTV	0210349	01/05/2023	1,900.00	126533
235-40000-00434	TRAINING AND SCHOOLS - 3CMA MEMBE	CITY-COUNTY COMMUNICATI	2023 MEMBERSHIP	2253	01/05/2023	400.00	126502
					Total Department 40000 General Department	2,300.00	
					Total Fund 235 CABLE TV	2,300.00	
Fund: 305 DOWNTOWN TIF DISTRICT 6							
Department: 00000 ALL DEPARTMENTS							
305-00000-20100	Accounts Payable	EHLERS	TIF REVIEW	92650	12/28/2022	114.59	126403
305-00000-20100	Accounts Payable	EHLERS	TIF CONSULTING	92591	12/28/2022	510.83	126404
305-00000-20100	Accounts Payable	EHLERS	CARD MODIFICATI	92651	12/28/2022	1,077.09	126405
305-00000-20100	Accounts Payable	EHLERS	CARD MODIFICATI	92651	12/28/2022	1,077.08	126405
305-00000-20100	Accounts Payable	EHLERS	CARD MODIFICATI	92651	12/28/2022	1,077.08	126405
					Total Department 00000 ALL DEPARTMENTS	3,856.67	
					Total Fund 305 DOWNTOWN TIF DISTRICT 6	3,856.67	

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount	Check Number
Fund: 314 WIDSTEN TIF #3							
Department: 00000 ALL DEPARTMENTS							
314-00000-20100	ACCOUNTS PAYABLE	EHLERS	TIF REVIEW	92650	12/28/2022	114.58	126403
314-00000-20100	Accounts Payable	EHLERS	TIF CONSULTING	92591	12/28/2022	510.83	126404
314-00000-20100	Accounts Payable	EHLERS	TIF CONSULTING	92591	12/28/2022	510.84	126404
				Total Department 00000 ALL DEPARTMENTS		1,136.25	
				Total Fund 314 WIDSTEN TIF #3		1,136.25	
Fund: 316 BAY CENTER TIF #5							
Department: 00000 ALL DEPARTMENTS							
316-00000-20100	Accounts Payable	EHLERS	TIF REVIEW	92650	12/28/2022	114.58	126403
				Total Department 00000 ALL DEPARTMENTS		114.58	
				Total Fund 316 BAY CENTER TIF #5		114.58	
Fund: 404 PARK AND TRAIL CIP							
Department: 40000 General Department							
404-40000-00302	EAB & MISC TREE STUFF	HERITAGE SHADE TREE CON	CONSULTANT ARBO	5912	12/28/2022	2,731.25	126415
404-40000-00302	CONSULTANTS - FERNDALE SIDEWALK	WSB & ASSOCIATES	SIDEWALK IMPROV	R-019717-000-5	01/05/2023	3,204.75	126569
404-40000-00411	RENT	INDEPENDENT SCHOOL DIST	LAND LEASE FOR	2023	12/28/2022	12,000.00	126419
404-40000-00499	TREE PERMIT	OPG-3, INC.	ONLINE TREE PER	6271	12/28/2022	1,295.00	126448
404-40000-00499	TREE REMOVAL/MAINT, ETC.	REGENTS OF THE UNIVERSI	TREE TESTING	0230045397_2	01/05/2023	20.00	126544
				Total Department 40000 General Department		19,251.00	
				Total Fund 404 PARK AND TRAIL CIP		19,251.00	
Fund: 408 GENERAL CIP							
Department: 40000 General Department							
408-40000-00304-2020-1	LEGAL FEES	ECM PUBLISHERS, INC.	SOLAR ORDINANCE	925872	12/28/2022	96.00	126402
408-40000-00309	SIDEWALK REPAIR/REPLACEMENT	SAFE STEP LLC	SIDEWALK EVALUA	3963	01/05/2023	559.96	126545
				Total Department 40000 General Department		655.96	
				Total Fund 408 GENERAL CIP		655.96	
Fund: 409 EQUIP REVOLVING							
Department: 40000 General Department							
409-40000-00540	EQUIPMENT - PARKS MOW TRAILER	ACE TRAILER SALES	CAR HAULER	451728	01/05/2023	9,141.00	126488
409-40000-00540	CDD LAPTOP & DMV WORKSTATION-LABO	LOFFLER COMPANIES, INC.	LAPTOP	CW147090	12/28/2022	206.25	126425
409-40000-00540	EMILY LAPTOP	LOFFLER COMPANIES, INC.	3 YR SUPPORT FO	4233302	01/05/2023	214.02	126524
409-40000-00540	EQUIPMENT - NEW DMV WORKSTATION (	LOFFLER COMPANIES, INC.	COMPUTER SETUP	CW147544	01/05/2023	165.00	126524
409-40000-00540	SERVER PROJECT	LOFFLER COMPANIES, INC.	NETWORK UPDATES	CW148219	01/05/2023	410.00	126524
409-40000-00540	EQUIPMENT	PAYLOCITY	PAYROLL PROCESS	12/2022	12/23/2022	1,503.00	2266
				Total Department 40000 General Department		11,639.27	
Department: 42100 Police							
409-42100-00550	VEHICLES	ACTION FLEET INC.	SQUAD BUILDOUT	I5584	12/28/2022	8,964.25	126379
				Total Department 42100 Police		8,964.25	
Department: 45200 Parks							
409-45200-00550	VEHICLES	DEPUTY REGISTRAR 126	NEW PW TRAILER	01052023	01/05/2023	636.42	126510
				Total Department 45200 Parks		636.42	
				Total Fund 409 EQUIP REVOLVING		21,239.94	

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount	Check Number
Fund: 610 WATER FUND							
Department: 00000 ALL DEPARTMENTS							
610-00000-37110	W/S/STORM SALES	BISCHEL, GARY	DOUBLE PAYMENT	REFUND	01/05/2023	63.13	126497
				Total Department 00000 ALL DEPARTMENTS		63.13	
Department: 40000 General Department							
610-40000-00216	Chemicals and Chem Products	HAWKINS, INC	CHEMICALS	6360051	12/28/2022	30.00	126411
610-40000-00216	CHEMICALS AND CHEM PRODUCTS	HAWKINS, INC	CHEMICALS	6359541	12/28/2022	70.00	126411
610-40000-00217	UNIFORMS - STANIGER	STANIGER, CASEY	UNIFORM	12-20-22	01/05/2023	34.98	126550
610-40000-00240	MECHANIC COMPUTER DIAGNOSIS	ALLDATA	MECHANIC COMPUT	100669416-2023	01/05/2023	300.00	126489
610-40000-00241	SAFETY EQUIP - GLOVES	USA BLUE BOOK	SUPPLIES	216261	01/05/2023	177.15	126561
610-40000-00241	SAFETY EQUIP - GLOVES	USA BLUE BOOK	SUPPLIES	216358	01/05/2023	127.68	126561
610-40000-00309	WATER ANALYSIS	BLOOMINGTON, CITY OF	WATER TESTING	21591	12/28/2022	66.00	126387
610-40000-00313	PERMIT FEES/GOPHER STATE	GOPHER STATE ONE CALL	LOCATES	2120833	01/05/2023	32.40	126515
610-40000-00323	SERVICE	POPP TELECOM	SERVICE	12162022	12/28/2022	120.95	126456
610-40000-00381	SERVICE	XCEL ENERGY	SERVICE	12192022	12/28/2022	2,496.79	126486
610-40000-00405	Maint/Replac - System	VALLEY-RICH CO., INC.	290 PEAVEY LANE	31524	12/28/2022	4,561.74	126478
				Total Department 40000 General Department		8,017.69	
				Total Fund 610 WATER FUND		8,080.82	
Fund: 620 SEWER FUND							
Department: 40000 General Department							
620-40000-00210	OPERATING SUPPLIES (GENERAL)	GOPHER ACE TRU VALUE	PARTS	014161	01/05/2023	9.60	126514
620-40000-00240	MECHANIC COMPUTER DIAGNOSIS	ALLDATA	MECHANIC COMPUT	100669416-2023	01/05/2023	300.00	126489
620-40000-00313	Permit Fees/Gopher State	GOPHER STATE ONE CALL	LOCATES	2120833	01/05/2023	32.40	126515
620-40000-00323	SERVICE	POPP TELECOM	SERVICE	12162022	12/28/2022	44.12	126456
620-40000-00381	SERVICE	XCEL ENERGY	SERVICE	12192022	12/28/2022	433.73	126486
620-40000-00381	SERVICE	XCEL ENERGY	SERVICE	12192022	12/28/2022	1.09	126486
				Total Department 40000 General Department		820.94	
				Total Fund 620 SEWER FUND		820.94	
Fund: 630 MOTOR VEHICLE							
Department: 00000 ALL DEPARTMENTS							
630-00000-20300	DEPOSITS PAYABLE	STATE OF MINNESOTA	STATE DMV EFT	12192022	12/28/2022	314,455.41	2258
630-00000-20300	DEPOSITS PAYABLE	STATE OF MINNESOTA	STATE DMV EFT	12202022	12/28/2022	176,455.74	2259
630-00000-20300	DEPOSITS PAYABLE	STATE OF MINNESOTA	STATE DMV EFT	12212022	12/28/2022	146,418.70	2260
630-00000-20300	DEPOSITS PAYABLE	STATE OF MINNESOTA	STATE DMV EFT	12222022	12/28/2022	153,376.89	2261
630-00000-20300	DEPOSITS PAYABLE	STATE OF MINNESOTA	STATE DMV EFT	12162022	12/28/2022	32,637.05	2257
630-00000-20300	DEPOSITS PAYABLE	STATE OF MINNESOTA	STATE DMV EFT	12152022	12/16/2022	35,989.24	2254
630-00000-20300	DEPOSITS PAYABLE	STATE OF MINNESOTA	STATE DMV EFT	12142022	12/16/2022	250,437.59	2253
630-00000-20300	DEPOSITS PAYABLE	STATE OF MINNESOTA	STATE DMV EFT	12132022	12/16/2022	135,382.34	2252
630-00000-20300	DEPOSITS PAYABLE	STATE OF MINNESOTA	STATE DMV EFT	12272022	12/28/2022	90,410.61	2262
630-00000-20300	DEPOSITS PAYABLE	STATE OF MINNESOTA	STATE DMV EFT	12302022	01/03/2023	10,852.50	2273
630-00000-20300	DEPOSITS PAYABLE	STATE OF MINNESOTA	STATE DMV EFT	12292022	01/03/2023	126,100.58	2272
630-00000-20300	DEPOSITS PAYABLE	STATE OF MINNESOTA	STATE DMV EFT	12282022	12/28/2022	158,102.32	2268
630-00000-20812	DNR REG	MN DNR	MV DNR EFT	01022023	01/03/2023	7,982.70	2271
630-00000-20812	DNR REG	MN DNR	MV DNR EFT	12152022	12/16/2022	4,232.65	2247
630-00000-20812	DNR REG	MN DNR	MV DNR EFT	12162022	12/16/2022	37.00	2248
630-00000-20812	DNR REG	MN DNR	MV DNR EFT	12232022	12/28/2022	3,032.40	2255
630-00000-20812	DNR REG	MN DNR	MV DNR EFT	12/23/2022	12/28/2022	38.00	2256
				Total Department 00000 ALL DEPARTMENTS		1,645,941.72	

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount	Check Number
Fund: 630 MOTOR VEHICLE							
Department: 40000 General Department							
630-40000-00404	Repairs/Maint - Machin/Equip	MARCO TECHNOLOGIES LLC	MV COPIER MAINT	489417329	12/28/2022	274.79	126431
				Total Department 40000 General Department		274.79	
				Total Fund 630 MOTOR VEHICLE		1,646,216.51	
Fund: 640 LIQUOR							
Department: 00000 ALL DEPARTMENTS							
640-00000-10150	ATM	CASH - OLD NATIONAL	ATMFILL	12272022	12/28/2022	9,000.00	126391
				Total Department 00000 ALL DEPARTMENTS		9,000.00	
Department: 47000 Off-Sale							
640-47000-00210	OPERATING SUPPLIES (GENERAL)	ARTHOUSE INC.	STORE GIFT CARD	104939	12/28/2022	300.38	126383
640-47000-00210	OPERATING SUPPLIES (GENERAL)	BELLBOY BAR SUPPLY CORP	LIQUOR & MIX	0106197800	01/05/2023	100.00	126495
640-47000-00210	STORE SUPPLIES	VAN PAPER COMPANY	SUPPLIS	022389	01/05/2023	195.58	126562
640-47000-00251	LIQ RESALE	BELLBOY BAR SUPPLY CORP	LIQUOR & MIX	0097813600	01/05/2023	351.40	126495
640-47000-00251	LIQ RESALE	BELLBOY BAR SUPPLY CORP	LIQUOR & MIX	0097632000	12/28/2022	1,471.08	126385
640-47000-00251	LIQ RESALE	BELLBOY BAR SUPPLY CORP	LIQUOR & MIX	0097637600	12/28/2022	3,559.80	126385
640-47000-00251	LIQ RESALE	BELLBOY BAR SUPPLY CORP	LIQUOR & MIX	0097729500	12/28/2022	1,779.30	126385
640-47000-00251	LIQ RESALE	BELLBOY BAR SUPPLY CORP	LIQUOR & MIX	0097891500	01/05/2023	3,482.55	126495
640-47000-00251	LIQUOR	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	347137042	01/05/2023	225.00	126499
640-47000-00251	LIQUOR	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	347137044	01/05/2023	5,047.95	126499
640-47000-00251	LIQUOR	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	347137041	01/05/2023	4,325.62	126499
640-47000-00251	LIQUOR	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	347044299	01/05/2023	1,986.80	126499
640-47000-00251	LIQUOR	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	346835073	12/28/2022	198.10	126389
640-47000-00251	LIQUOR	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	410451987	01/05/2023	(271.35)	126499
640-47000-00251	LIQUOR	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	346835075	12/28/2022	176.95	126389
640-47000-00251	LIQUOR	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	346835074	12/28/2022	2,624.01	126389
640-47000-00251	LIQUOR	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	346939469	12/28/2022	3,218.47	126389
640-47000-00251	LIQUOR FOR RESALE	DEFIANT DISTRIBUTORS	LIQUOR	2386	12/28/2022	390.96	126400
640-47000-00251	LIQUOR FOR RESALE	DEFIANT DISTRIBUTORS	LIQUOR	2400	01/05/2023	390.96	126509
640-47000-00251	LIQUOR	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2203960	01/05/2023	234.00	126521
640-47000-00251	LIQUOR	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2206419	01/05/2023	488.20	126521
640-47000-00251	LIQUOR	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2199441	12/28/2022	104.00	126422
640-47000-00251	LIQUOR	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2201794	12/28/2022	2,355.79	126422
640-47000-00251	LIQUOR	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2197323	01/05/2023	572.70	126521
640-47000-00251	LIQUOR	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2208834	01/05/2023	1,854.15	126521
640-47000-00251	LIQUOR	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2197284	12/28/2022	885.00	126422
640-47000-00251	LIQUOR	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2196862	12/28/2022	1,625.75	126422
640-47000-00251	LIQUOR FOR RESALE	MAVERICK WINE CO.	LIQUOR & WINE	899142	01/05/2023	252.00	126529
640-47000-00251	LIQUOR FOR RESALE	MAVERICK WINE CO.	LIQUOR & WINE	893370	12/28/2022	987.96	126432
640-47000-00251	LIQUOR	ORIGIN WINE & SPIRITS	WINE	0019813	12/28/2022	168.00	126449
640-47000-00251	LIQUOR FOR RESALE	PAUSTIS & SONS	WINE	186773	12/28/2022	100.00	126450
640-47000-00251	LIQUOR	PHILLIPS WINES & SPIRIT	LIQUOR & WINE	6509244	12/28/2022	618.94	126452
640-47000-00251	LIQUOR	PHILLIPS WINES & SPIRIT	LIQUOR & WINE	6516972	01/05/2023	304.50	126542
640-47000-00251	LIQUOR	PHILLIPS WINES & SPIRIT	LIQUOR & WINE	6521022	01/05/2023	87.75	126542
640-47000-00251	LIQUOR	PHILLIPS WINES & SPIRIT	LIQUOR & WINE	6513354	12/28/2022	76.75	126452
640-47000-00251	LIQUOR	SOUTHERN GLAZER`S	LIQUOR & WINE	2292676	12/28/2022	2,948.81	126462
640-47000-00251	LIQUOR	SOUTHERN GLAZER`S	LIQUOR & WINE	2290312	12/28/2022	2,004.41	126462
640-47000-00251	LIQUOR	SOUTHERN GLAZER`S	LIQUOR & WINE	2295924	01/05/2023	5,585.87	126549
640-47000-00251	LIQUOR	SOUTHERN GLAZER`S	LIQUOR & WINE	2295925	01/05/2023	80.00	126549

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount	Check Number
Fund: 640 LIQUOR							
Department: 47000 Off-Sale							
640-47000-00251	LIQUOR	SOUTHERN GLAZER`S	LIQUOR & WINE	2295927	01/05/2023	69.87	126549
640-47000-00251	LIQUOR	SOUTHERN GLAZER`S	LIQUOR & WINE	2299054	01/05/2023	4,518.22	126549
640-47000-00251	LIQUOR	TRUE BRANDS	MISC.MDSE & SUP	1157739	12/28/2022	164.14	126472
640-47000-00251	LIQUOR FOR RESALE	VINOCOPIA	WINE	0320920	01/05/2023	134.25	126564
640-47000-00252	WINE	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	347137043	01/05/2023	2,888.40	126499
640-47000-00252	WINE	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	347044300	01/05/2023	1,600.00	126499
640-47000-00252	WINE	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	346939430	12/28/2022	274.15	126389
640-47000-00252	WINE	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	347044301	01/05/2023	120.00	126499
640-47000-00252	WINE	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	346939471	12/28/2022	732.00	126389
640-47000-00252	WINE	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	346939470	12/28/2022	2,362.00	126389
640-47000-00252	WINE	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	346835072	12/28/2022	272.00	126389
640-47000-00252	WINE	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2203961	01/05/2023	1,112.92	126521
640-47000-00252	WINE	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2201795	12/28/2022	708.65	126422
640-47000-00252	WINE	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2194646	12/28/2022	1,000.00	126422
640-47000-00252	WINE	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2199442	12/28/2022	2,852.00	126422
640-47000-00252	WINE	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2208835	01/05/2023	4,920.00	126521
640-47000-00252	WINE	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2198485	12/28/2022	99.60	126422
640-47000-00252	WINE	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2197285	12/28/2022	5,065.80	126422
640-47000-00252	WINE	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2196863	12/28/2022	1,181.50	126422
640-47000-00252	WINE	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2194645	12/28/2022	1,237.50	126422
640-47000-00252	WINE RESALE	LIBATION PROJECT	WINE	53108	12/28/2022	384.12	126424
640-47000-00252	WINE RESALE	LIBATION PROJECT	WINE	52890	12/28/2022	513.37	126424
640-47000-00252	WINE RESALE	LIBATION PROJECT	WINE	53412	01/05/2023	351.96	126523
640-47000-00252	WINE RESALE	LIBATION PROJECT	WINE	53517	01/05/2023	199.92	126523
640-47000-00252	WINE	MAVERICK WINE CO.	LIQUOR & WINE	899142	01/05/2023	716.77	126529
640-47000-00252	WINE	MAVERICK WINE CO.	LIQUOR & WINE	887238	12/28/2022	344.04	126432
640-47000-00252	WINE	MAVERICK WINE CO.	LIQUOR & WINE	893370	12/28/2022	519.00	126432
640-47000-00252	WINE RESALE	NEW FRANCE WINE COMPANY	WINE	198076	01/05/2023	456.00	126538
640-47000-00252	WINE RESALE	NEW FRANCE WINE COMPANY	WINE	197696	12/28/2022	1,032.00	126445
640-47000-00252	WINE RESALE	NEW FRANCE WINE COMPANY	WINE	197199	12/28/2022	336.00	126445
640-47000-00252	WINE	ORIGIN WINE & SPIRITS	WINE	0019814	12/28/2022	1,048.00	126449
640-47000-00252	WINE	ORIGIN WINE & SPIRITS	WINE	0019716	12/28/2022	128.00	126449
640-47000-00252	WINE RESALE	PAUSTIS & SONS	WINE	189010	01/05/2023	710.00	126540
640-47000-00252	WINE RESALE	PAUSTIS & SONS	WINE	188544	01/05/2023	108.00	126540
640-47000-00252	WINE RESALE	PAUSTIS & SONS	WINE	188439	01/05/2023	478.00	126540
640-47000-00252	WINE RESALE	PAUSTIS & SONS	WINE	186773	12/28/2022	367.00	126450
640-47000-00252	WINE RESALE	PAUSTIS & SONS	WINE	187611	12/28/2022	1,299.00	126450
640-47000-00252	WINE RESALE	PHILLIPS WINES & SPIRIT	LIQUOR & WINE	6515248	12/28/2022	240.00	126452
640-47000-00252	WINE RESALE	PHILLIPS WINES & SPIRIT	LIQUOR & WINE	6513355	12/28/2022	1,435.96	126452
640-47000-00252	WINE RESALE	PHILLIPS WINES & SPIRIT	LIQUOR & WINE	6509245	12/28/2022	320.25	126452
640-47000-00252	WINE RESALE	PHILLIPS WINES & SPIRIT	LIQUOR & WINE	6516973	01/05/2023	453.85	126542
640-47000-00252	WINE RESALE	PHILLIPS WINES & SPIRIT	LIQUOR & WINE	6518951	01/05/2023	896.00	126542
640-47000-00252	WINE RESALE	PHILLIPS WINES & SPIRIT	LIQUOR & WINE	686800	01/05/2023	(120.50)	126542
640-47000-00252	WINE RESALE	PHILLIPS WINES & SPIRIT	LIQUOR & WINE	6518952	01/05/2023	1,128.00	126542
640-47000-00252	WINE RESALE	PHILLIPS WINES & SPIRIT	LIQUOR & WINE	6521023	01/05/2023	1,312.00	126542
640-47000-00252	WINE	SMALL LOT MN	WINE	MN60716	01/05/2023	415.08	126548
640-47000-00252	WINE	SOUTHERN GLAZER`S	LIQUOR & WINE	2292677	12/28/2022	1,610.00	126462
640-47000-00252	WINE	SOUTHERN GLAZER`S	LIQUOR & WINE	2290314	12/28/2022	5,945.91	126462
640-47000-00252	WINE	SOUTHERN GLAZER`S	LIQUOR & WINE	2295906	01/05/2023	1,114.00	126549

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount	Check Number
Fund: 640 LIQUOR							
Department: 47000 Off-Sale							
640-47000-00252	WINE	SOUTHERN GLAZER`S	LIQUOR & WINE	2295925	01/05/2023	1,630.00	126549
640-47000-00252	WINE	SOUTHERN GLAZER`S	LIQUOR & WINE	2290316	12/28/2022	216.00	126462
640-47000-00252	WINE	SOUTHERN GLAZER`S	LIQUOR & WINE	2290315	12/28/2022	640.00	126462
640-47000-00252	WINE	SOUTHERN GLAZER`S	LIQUOR & WINE	2299055	01/05/2023	2,200.00	126549
640-47000-00252	WINE	SOUTHERN GLAZER`S	LIQUOR & WINE	2295926	01/05/2023	250.00	126549
640-47000-00252	WINE	VINOCOPIA	WINE	0320920	01/05/2023	400.00	126564
640-47000-00252	WINE	VINOCOPIA	WINE	0319404	12/28/2022	76.00	126479
640-47000-00252	WINE	VINOCOPIA	WINE	0319494	12/28/2022	240.00	126479
640-47000-00252	WINE RESALE	WINE COMPANY	WINE	223692	01/05/2023	856.00	126565
640-47000-00252	WINE RESALE	WINE COMPANY	WINE	223267	12/28/2022	1,400.00	126483
640-47000-00252	WINE RESALE	WINE COMPANY	WINE	222934	12/28/2022	804.00	126483
640-47000-00252	WINE RESALE	WINE COMPANY	WINE	222269	12/28/2022	888.00	126483
640-47000-00252	WINE RESALE	WINE COMPANY	WINE	224158	01/05/2023	1,327.00	126565
640-47000-00252	WINE	WINE MERCHANT	WINE	7408132	12/28/2022	13,254.60	126484
640-47000-00252	WINE	WINE MERCHANT	WINE	7409723	01/05/2023	2,880.00	126566
640-47000-00252	WINE	WINE MERCHANT	WINE	7409722	01/05/2023	1,230.00	126566
640-47000-00252	WINE	WINE MERCHANT	WINE	7409227	01/05/2023	1,104.00	126566
640-47000-00252	WINE	WINE MERCHANT	WINE	7407100	12/28/2022	6,348.00	126484
640-47000-00252	WINE	WINE MERCHANT	WINE	7410267	01/05/2023	1,133.80	126566
640-47000-00252	WINE	WINE MERCHANT	WINE	7410853	01/05/2023	5,596.00	126566
640-47000-00252	WINE RESALE	WINEBOW	WINE	MN00123502	12/28/2022	1,556.08	126485
640-47000-00252	WINE RESALE	WINEBOW	WINE	MN00121834	01/05/2023	(170.25)	126567
640-47000-00252	WINE RESALE	WINEBOW	WINE	MN00121755	01/05/2023	180.00	126567
640-47000-00253	BEER	56 BREWING LLC	BEER	5620989	12/28/2022	73.50	126378
640-47000-00253	BEER	56 BREWING LLC	BEER	5621159	01/05/2023	50.00	126487
640-47000-00253	BEER RESALE	ARTISAN BEER COMPANY	BEER	3579626	01/05/2023	341.50	126492
640-47000-00253	BEER RESALE	ARTISAN BEER COMPANY	BEER	3578544	01/05/2023	731.55	126492
640-47000-00253	BEER RESALE	ARTISAN BEER COMPANY	BEER	3576068	12/28/2022	1,064.60	126384
640-47000-00253	BEER RESALE	ARTISAN BEER COMPANY	BEER	3577370	12/28/2022	819.40	126384
640-47000-00253	BEER	BREAKTHRU BEVERAGE	BEER	346888801	12/28/2022	4,584.45	126388
640-47000-00253	BEER	BREAKTHRU BEVERAGE	BEER	346989397	12/28/2022	544.10	126388
640-47000-00253	BEER	BREAKTHRU BEVERAGE	BEER	346989748	12/28/2022	118.65	126388
640-47000-00253	BEER	BREAKTHRU BEVERAGE	BEER	346989398	12/28/2022	4,715.50	126388
640-47000-00253	BEER	BREAKTHRU BEVERAGE	BEER	347094485	01/05/2023	7,070.60	126498
640-47000-00253	BEER	BREAKTHRU BEVERAGE	BEER	346888802	12/28/2022	67.70	126388
640-47000-00253	BEER	BREAKTHRU BEVERAGE	BEER	346888800	12/28/2022	198.00	126388
640-47000-00253	BEER	BREAKTHRU BEVERAGE	BEER	347094486	01/05/2023	179.95	126498
640-47000-00253	BEER	BREAKTHRU BEVERAGE	BEER	347094487	01/05/2023	132.00	126498
640-47000-00253	BEER	BREAKTHRU BEVERAGE	BEER	347188099	01/05/2023	154.00	126498
640-47000-00253	BEER	BREAKTHRU BEVERAGE	BEER	347188100	01/05/2023	295.65	126498
640-47000-00253	BEER	CAPITOL BEVERAGE SALES	BEER	2780376	01/05/2023	589.69	126500
640-47000-00253	BEER	CAPITOL BEVERAGE SALES	BEER	2778046	01/05/2023	834.55	126500
640-47000-00253	BEER	CAPITOL BEVERAGE SALES	BEER	2775742	12/28/2022	2,335.58	126390
640-47000-00253	BEER	CAPITOL BEVERAGE SALES	BEER	2772786	12/28/2022	1,086.26	126390
640-47000-00253	BEER	CLEAR RIVER BEVERAGE CO	BEER	665426	01/05/2023	150.95	126504
640-47000-00253	BEER	DAHLHEIMER DISTRIBUTING	BEER	1805018	01/05/2023	1,267.50	126508
640-47000-00253	BEER	DAHLHEIMER DISTRIBUTING	BEER	1800326	12/28/2022	1,010.75	126399
640-47000-00253	BEER	DAHLHEIMER DISTRIBUTING	BEER	1795791	12/28/2022	621.55	126399
640-47000-00253	BEER	DAHLHEIMER DISTRIBUTING	BEER	1808955	01/05/2023	1,321.55	126508

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount	Check Number
Fund: 640 LIQUOR							
Department: 47000 Off-Sale							
640-47000-00253	BEER RESALE	HOHENSTEINS INC.	BEER	568348	01/05/2023	1,150.70	126518
640-47000-00253	BEER RESALE	HOHENSTEINS INC.	BEER	564486	12/28/2022	939.00	126416
640-47000-00253	BEER	INBOUND BREWCO	BEER	15121	12/28/2022	134.00	126418
640-47000-00253	BEER	LUCE LINE BREWING CO.	BEER	1113	12/28/2022	195.00	126426
640-47000-00253	BEER	MODIST BREWING CO. LLC	BEER	37299	12/28/2022	181.00	126442
640-47000-00253	BEER	PHILLIPS WINES & SPIRIT	LIQUOR & WINE	6513354	12/28/2022	60.55	126452
640-47000-00253	BEER	PRYES BREWING COMPANY L	BEER	W-47397	12/28/2022	116.00	126457
640-47000-00253	BEER	STEEL TOE BREWING	BEER	48459	01/05/2023	241.00	126551
640-47000-00253	BEER FOR RESALE	URSA MINOR BREWING	BEER	3394	12/28/2022	313.50	126475
640-47000-00253	BEER	WOODEN HILL BREWING COM	BEER	3977	01/05/2023	179.10	126568
640-47000-00254	MISC.BEV	AM CRAFT SPIRITS INC	MISC.MDSE	15886	12/28/2022	106.20	126380
640-47000-00254	MISC.BEV	AM CRAFT SPIRITS INC	MISC.MDSE	16032	01/05/2023	224.90	126490
640-47000-00254	MISC.MIX	BELLBOY BAR SUPPLY CORP	LIQUOR & MIX	0106197800	01/05/2023	96.45	126495
640-47000-00254	MISC.MIX	BELLBOY BAR SUPPLY CORP	LIQUOR & MIX	0106128000	12/28/2022	71.00	126385
640-47000-00254	MISC.MIX	BELLBOY BAR SUPPLY CORP	LIQUOR & MIX	0097891500	01/05/2023	378.00	126495
640-47000-00254	MISC.MIX	BELLBOY BAR SUPPLY CORP	LIQUOR & MIX	0106226200	01/05/2023	276.80	126495
640-47000-00254	SOFT DRINKS/MIX FOR RESALE	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	347137045	01/05/2023	117.75	126499
640-47000-00254	SOFT DRINKS/MIX FOR RESALE	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	347044298	01/05/2023	139.56	126499
640-47000-00254	MISC MIX	COCA-COLA	MIX	3609219147	12/28/2022	695.14	126395
640-47000-00254	MISC MIX	COCA-COLA	MIX	3609219288	01/05/2023	515.22	126505
640-47000-00254	MISC MIX	COCA-COLA	MIX	3609219289	01/05/2023	(85.63)	126505
640-47000-00254	SOFT DRINKS/MIX FOR RESALE	PHILLIPS WINES & SPIRIT	LIQUOR & WINE	6518951	01/05/2023	148.00	126542
640-47000-00254	ICE	SHAMROCK GROUP	ICE	2841657	12/28/2022	232.20	126460
640-47000-00254	ICE	SHAMROCK GROUP	ICE	2847486	01/05/2023	210.65	126547
640-47000-00254	MISC BEV	SOUTHERN GLAZER`S	LIQUOR & WINE	2290313	12/28/2022	506.00	126462
640-47000-00254	SOFT DRINKS/MIX FOR RESALE	SOUTHERN GLAZER`S	LIQUOR & WINE	2299053	01/05/2023	22.00	126549
640-47000-00254	MISC.BEV	SUMMER LAKES BEVERAGE L	MIX	5004	01/05/2023	661.50	126552
640-47000-00254	MISC MDSE	TRUE BRANDS	MISC.MDSE & SUP	1157739	12/28/2022	589.54	126472
640-47000-00254	MISC BEV	VINOCOPIA	WINE	0320403	01/05/2023	144.00	126564
640-47000-00256	CIGARETTES	M.AMUNDSON LLP	CIGARETTES & CI	354427	01/05/2023	1,358.86	126525
640-47000-00256	CIGARETTES	M.AMUNDSON LLP	CIGARETTES & CI	353715	12/28/2022	1,365.67	126428
640-47000-00259	FREIGHT	AM CRAFT SPIRITS INC	MISC.MDSE	15886	12/28/2022	4.40	126380
640-47000-00259	FREIGHT	AM CRAFT SPIRITS INC	MISC.MDSE	16032	01/05/2023	4.62	126490
640-47000-00259	FREIGHT	BELLBOY BAR SUPPLY CORP	LIQUOR & MIX	0106197800	01/05/2023	6.93	126495
640-47000-00259	FREIGHT	BELLBOY BAR SUPPLY CORP	LIQUOR & MIX	0097813600	01/05/2023	6.60	126495
640-47000-00259	FREIGHT	BELLBOY BAR SUPPLY CORP	LIQUOR & MIX	0106128000	12/28/2022	6.35	126385
640-47000-00259	FREIGHT	BELLBOY BAR SUPPLY CORP	LIQUOR & MIX	0097632000	12/28/2022	18.15	126385
640-47000-00259	FREIGHT	BELLBOY BAR SUPPLY CORP	LIQUOR & MIX	0097637600	12/28/2022	14.85	126385
640-47000-00259	FREIGHT	BELLBOY BAR SUPPLY CORP	LIQUOR & MIX	0097729500	12/28/2022	16.63	126385
640-47000-00259	FREIGHT	BELLBOY BAR SUPPLY CORP	LIQUOR & MIX	0097891500	01/05/2023	33.00	126495
640-47000-00259	FREIGHT	BELLBOY BAR SUPPLY CORP	LIQUOR & MIX	0106226200	01/05/2023	7.30	126495
640-47000-00259	FREIGHT	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	347137045	01/05/2023	7.25	126499
640-47000-00259	FREIGHT	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	347137043	01/05/2023	24.65	126499
640-47000-00259	FREIGHT	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	347137042	01/05/2023	7.25	126499
640-47000-00259	FREIGHT	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	347137044	01/05/2023	40.60	126499
640-47000-00259	FREIGHT	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	347137041	01/05/2023	17.64	126499
640-47000-00259	FREIGHT	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	347044300	01/05/2023	13.05	126499
640-47000-00259	FREIGHT	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	347044299	01/05/2023	20.54	126499
640-47000-00259	FREIGHT	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	346835073	12/28/2022	1.45	126389

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount	Check Number
Fund: 640 LIQUOR							
Department: 47000 Off-Sale							
640-47000-00259	FREIGHT	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	347044298	01/05/2023	7.25	126499
640-47000-00259	FREIGHT	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	347044301	01/05/2023	1.45	126499
640-47000-00259	FREIGHT	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	346939471	12/28/2022	4.35	126389
640-47000-00259	FREIGHT	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	346939470	12/28/2022	13.05	126389
640-47000-00259	FREIGHT	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	346835072	12/28/2022	2.90	126389
640-47000-00259	FREIGHT	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	346835075	12/28/2022	1.45	126389
640-47000-00259	FREIGHT	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	346835074	12/28/2022	21.75	126389
640-47000-00259	FREIGHT	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	346939469	12/28/2022	19.08	126389
640-47000-00259	FREIGHT	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2203960	01/05/2023	1.40	126521
640-47000-00259	FREIGHT	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2203961	01/05/2023	16.80	126521
640-47000-00259	FREIGHT	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2206419	01/05/2023	4.20	126521
640-47000-00259	FREIGHT	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2199441	12/28/2022	1.40	126422
640-47000-00259	FREIGHT	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2201794	12/28/2022	19.86	126422
640-47000-00259	FREIGHT	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2201795	12/28/2022	5.60	126422
640-47000-00259	FREIGHT	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2194646	12/28/2022	11.21	126422
640-47000-00259	FREIGHT	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2199442	12/28/2022	32.20	126422
640-47000-00259	FREIGHT	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2197323	01/05/2023	11.20	126521
640-47000-00259	FREIGHT	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2208835	01/05/2023	57.24	126521
640-47000-00259	FREIGHT	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2208834	01/05/2023	12.60	126521
640-47000-00259	FREIGHT	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2198485	12/28/2022	1.40	126422
640-47000-00259	FREIGHT	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2197285	12/28/2022	85.40	126422
640-47000-00259	FREIGHT	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2197284	12/28/2022	14.00	126422
640-47000-00259	FREIGHT	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2196862	12/28/2022	8.64	126422
640-47000-00259	FREIGHT	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2196863	12/28/2022	15.40	126422
640-47000-00259	FREIGHT	JOHNSON BROS.-ST.PAUL	LIQUOR & WINE	2194645	12/28/2022	35.00	126422
640-47000-00259	FREIGHT	LIBATION PROJECT	WINE	53108	12/28/2022	6.00	126424
640-47000-00259	FREIGHT	LIBATION PROJECT	WINE	52890	12/28/2022	2.00	126424
640-47000-00259	FREIGHT	LIBATION PROJECT	WINE	53412	01/05/2023	6.00	126523
640-47000-00259	FREIGHT	LIBATION PROJECT	WINE	53517	01/05/2023	4.00	126523
640-47000-00259	FREIGHT	MAVERICK WINE CO.	LIQUOR & WINE	899142	01/05/2023	7.50	126529
640-47000-00259	FREIGHT	MAVERICK WINE CO.	LIQUOR & WINE	887238	12/28/2022	1.50	126432
640-47000-00259	FREIGHT	MAVERICK WINE CO.	LIQUOR & WINE	893370	12/28/2022	9.00	126432
640-47000-00259	FREIGHT	NEW FRANCE WINE COMPANY	WINE	198076	01/05/2023	5.00	126538
640-47000-00259	FREIGHT	NEW FRANCE WINE COMPANY	WINE	197696	12/28/2022	12.50	126445
640-47000-00259	FREIGHT	NEW FRANCE WINE COMPANY	WINE	197199	12/28/2022	5.00	126445
640-47000-00259	FREIGHT	ORIGIN WINE & SPIRITS	WINE	0019814	12/28/2022	11.67	126449
640-47000-00259	FREIGHT	ORIGIN WINE & SPIRITS	WINE	0019813	12/28/2022	1.40	126449
640-47000-00259	FREIGHT	ORIGIN WINE & SPIRITS	WINE	0019716	12/28/2022	1.40	126449
640-47000-00259	FREIGHT	PAUSTIS & SONS	WINE	189010	01/05/2023	12.50	126540
640-47000-00259	FREIGHT	PAUSTIS & SONS	WINE	188439	01/05/2023	15.00	126540
640-47000-00259	FREIGHT	PAUSTIS & SONS	WINE	186773	12/28/2022	10.00	126450
640-47000-00259	FREIGHT	PAUSTIS & SONS	WINE	187611	12/28/2022	12.00	126450
640-47000-00259	FREIGHT	PHILLIPS WINES & SPIRIT	LIQUOR & WINE	6515248	12/28/2022	1.40	126452
640-47000-00259	FREIGHT	PHILLIPS WINES & SPIRIT	LIQUOR & WINE	6513355	12/28/2022	12.60	126452
640-47000-00259	FREIGHT	PHILLIPS WINES & SPIRIT	LIQUOR & WINE	6509244	12/28/2022	5.60	126452
640-47000-00259	FREIGHT	PHILLIPS WINES & SPIRIT	LIQUOR & WINE	6509245	12/28/2022	11.19	126452
640-47000-00259	FREIGHT	PHILLIPS WINES & SPIRIT	LIQUOR & WINE	6516972	01/05/2023	4.20	126542
640-47000-00259	FREIGHT	PHILLIPS WINES & SPIRIT	LIQUOR & WINE	6516973	01/05/2023	7.00	126542
640-47000-00259	FREIGHT	PHILLIPS WINES & SPIRIT	LIQUOR & WINE	6521022	01/05/2023	1.40	126542

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount	Check Number
Fund: 640 LIQUOR							
Department: 47000 Off-Sale							
640-47000-00259	FREIGHT	PHILLIPS WINES & SPIRIT	LIQUOR & WINE	6518951	01/05/2023	16.81	126542
640-47000-00259	FREIGHT	PHILLIPS WINES & SPIRIT	LIQUOR & WINE	6518952	01/05/2023	28.49	126542
640-47000-00259	FREIGHT	PHILLIPS WINES & SPIRIT	LIQUOR & WINE	6513354	12/28/2022	2.80	126452
640-47000-00259	FREIGHT	PHILLIPS WINES & SPIRIT	LIQUOR & WINE	6521023	01/05/2023	11.20	126542
640-47000-00259	FREIGHT	SMALL LOT MN	WINE	MN60716	01/05/2023	5.00	126548
640-47000-00259	FREIGHT	SOUTHERN GLAZER`S	LIQUOR & WINE	2292676	12/28/2022	19.52	126462
640-47000-00259	FREIGHT	SOUTHERN GLAZER`S	LIQUOR & WINE	2292677	12/28/2022	30.72	126462
640-47000-00259	FREIGHT	SOUTHERN GLAZER`S	LIQUOR & WINE	2290314	12/28/2022	56.32	126462
640-47000-00259	FREIGHT	SOUTHERN GLAZER`S	LIQUOR & WINE	2290313	12/28/2022	33.28	126462
640-47000-00259	FREIGHT	SOUTHERN GLAZER`S	LIQUOR & WINE	2290312	12/28/2022	17.92	126462
640-47000-00259	FREIGHT	SOUTHERN GLAZER`S	LIQUOR & WINE	2295924	01/05/2023	47.57	126549
640-47000-00259	FREIGHT	SOUTHERN GLAZER`S	LIQUOR & WINE	2295906	01/05/2023	2.56	126549
640-47000-00259	FREIGHT	SOUTHERN GLAZER`S	LIQUOR & WINE	2295925	01/05/2023	10.24	126549
640-47000-00259	FREIGHT	SOUTHERN GLAZER`S	LIQUOR & WINE	2295927	01/05/2023	0.43	126549
640-47000-00259	FREIGHT	SOUTHERN GLAZER`S	LIQUOR & WINE	2290316	12/28/2022	2.56	126462
640-47000-00259	FREIGHT	SOUTHERN GLAZER`S	LIQUOR & WINE	2290315	12/28/2022	10.24	126462
640-47000-00259	FREIGHT	SOUTHERN GLAZER`S	LIQUOR & WINE	2299053	01/05/2023	1.28	126549
640-47000-00259	FREIGHT	SOUTHERN GLAZER`S	LIQUOR & WINE	2299054	01/05/2023	30.08	126549
640-47000-00259	FREIGHT	SOUTHERN GLAZER`S	LIQUOR & WINE	2299055	01/05/2023	23.04	126549
640-47000-00259	FREIGHT	SOUTHERN GLAZER`S	LIQUOR & WINE	2295926	01/05/2023	2.56	126549
640-47000-00259	FREIGHT	VINOCOPIA	WINE	0320920	01/05/2023	10.00	126564
640-47000-00259	FREIGHT	VINOCOPIA	WINE	0320403	01/05/2023	14.00	126564
640-47000-00259	FREIGHT	VINOCOPIA	WINE	0319404	12/28/2022	2.50	126479
640-47000-00259	FREIGHT	VINOCOPIA	WINE	0319494	12/28/2022	2.50	126479
640-47000-00259	FREIGHT	WINE COMPANY	WINE	223692	01/05/2023	10.00	126565
640-47000-00259	FREIGHT	WINE COMPANY	WINE	223267	12/28/2022	10.00	126483
640-47000-00259	FREIGHT	WINE COMPANY	WINE	222934	12/28/2022	12.10	126483
640-47000-00259	FREIGHT	WINE COMPANY	WINE	222269	12/28/2022	14.20	126483
640-47000-00259	FREIGHT	WINE COMPANY	WINE	224158	01/05/2023	14.35	126565
640-47000-00259	FREIGHT	WINE MERCHANT	WINE	7408132	12/28/2022	49.01	126484
640-47000-00259	FREIGHT	WINE MERCHANT	WINE	7409723	01/05/2023	51.80	126566
640-47000-00259	FREIGHT	WINE MERCHANT	WINE	7409722	01/05/2023	1.40	126566
640-47000-00259	FREIGHT	WINE MERCHANT	WINE	7409227	01/05/2023	4.20	126566
640-47000-00259	FREIGHT	WINE MERCHANT	WINE	7407100	12/28/2022	21.00	126484
640-47000-00259	FREIGHT	WINE MERCHANT	WINE	7410267	01/05/2023	16.79	126566
640-47000-00259	FREIGHT	WINE MERCHANT	WINE	7410853	01/05/2023	148.29	126566
640-47000-00259	FREIGHT	WINEBOW	WINE	MN00123502	12/28/2022	18.00	126485
640-47000-00321	SERVICE	POPP TELECOM	SERVICE	12162022	12/28/2022	100.00	126456
640-47000-00361	GENERAL LIABILITY INS	USI INSURANCE SERVICES	LIQUOR LIABILIT	4414683	12/28/2022	11,487.00	126477
640-47000-00361	GENERAL LIABILITY INS	USI INSURANCE SERVICES	2023 AGENT FEE	4395332	12/28/2022	1,750.00	126477
640-47000-00401	REPAIRS/MAINT BUILDINGS	J.H. LARSON COMPANY	STORE BLDG.SUPP	S102861938.001	12/28/2022	93.87	126420
640-47000-00401	REPAIRS/MAINT BUILDINGS	MILOW ELECTRIC, INC.	STORE MAINT.	34342	12/28/2022	160.00	126436
640-47000-00433	OVERHEAD MUSIC	MOOD MEDIA	OVERHEAD MUSIC	57294230	12/28/2022	72.15	126443
					Total Department 47000 Off-Sale	206,863.02	
Department: 48000 On-Sale							
640-48000-00210	BAR SUPPLIES	PERFORMANCE FOOD GROUP,	FOOD	413426	12/28/2022	101.40	126451
640-48000-00210	BAR SUPPLIES	PERFORMANCE FOOD GROUP,	FOOD	435528	01/05/2023	61.69	126541
640-48000-00210	BAR SUPPLIES	PERFORMANCE FOOD GROUP,	FOOD	415929	12/28/2022	68.30	126451
640-48000-00210	BAR SUPPLIES	PERFORMANCE FOOD GROUP,	FOOD	421479	12/28/2022	29.85	126451

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount	Check Number
Fund: 640 LIQUOR							
Department: 48000 On-Sale							
640-48000-00210	SUPPLIES	TOLL GAS & WELDING SUPP	BAR SUPPLIES	10492717	01/05/2023	84.46	126554
640-48000-00210	Operating Supplies (GENERAL)	TOLL GAS & WELDING SUPP	BAR SUPPLIES	40166760	01/05/2023	99.46	126554
640-48000-00210	SUPPLIES	TOLL GAS & WELDING SUPP	BAR SUPPLIES	10490989	12/28/2022	135.34	126468
640-48000-00210	BAR SUPPLIES	TRIMARK	SUPPLIES	2949317	12/28/2022	39.74	126470
640-48000-00210	BAR SUPPLIES	TRIMARK	SUPPLIES	2955816	01/05/2023	102.11	126555
640-48000-00210	BAR SUPPLIES	TRIO SUPPLY COMPANY	KITCHEN & BAR S	810313	12/28/2022	55.14	126471
640-48000-00210	BAR SUPPLIES	TRIO SUPPLY COMPANY	KITCHEN & BAR S	810612	12/28/2022	143.70	126471
640-48000-00210	BAR SUPPLIES	TRIO SUPPLY COMPANY	KITCHEN & BAR S	809106	12/28/2022	803.22	126471
640-48000-00251	LIQUOR	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	347136801	01/05/2023	237.00	126499
640-48000-00251	LIQUOR	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	347044248	12/28/2022	639.00	126389
640-48000-00251	LIQUOR	PERFORMANCE FOOD GROUP,	FOOD	413426	12/28/2022	58.86	126451
640-48000-00251	LIQUOR	PERFORMANCE FOOD GROUP,	FOOD	411217	12/28/2022	138.08	126451
640-48000-00251	LIQUOR	PERFORMANCE FOOD GROUP,	FOOD	435528	01/05/2023	74.20	126541
640-48000-00251	LIQUOR	PERFORMANCE FOOD GROUP,	FOOD	429816	01/05/2023	30.21	126541
640-48000-00251	LIQUOR	PERFORMANCE FOOD GROUP,	FOOD	428655	01/05/2023	36.03	126541
640-48000-00251	LIQUOR	PERFORMANCE FOOD GROUP,	FOOD	3548968	12/28/2022	38.87	126451
640-48000-00251	LIQUOR	PERFORMANCE FOOD GROUP,	FOOD	426946	12/28/2022	33.06	126451
640-48000-00251	LIQUOR	PERFORMANCE FOOD GROUP,	FOOD	415929	12/28/2022	160.99	126451
640-48000-00251	LIQUOR	PERFORMANCE FOOD GROUP,	FOOD	421479	12/28/2022	9.88	126451
640-48000-00251	LIQUOR	PHILLIPS WINES & SPIRIT	LIQUOR & WINE	6518840	12/28/2022	585.43	126452
640-48000-00251	LIQUOR	TRIO SUPPLY COMPANY	KITCHEN & BAR S	809106	12/28/2022	112.10	126471
640-48000-00251	LIQUOR	US FOODS	FOOD	3832762	01/05/2023	75.82	126560
640-48000-00251	LIQUOR	US FOODS	FOOD	3383418	12/28/2022	36.95	126476
640-48000-00252	WINE	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	347136801	01/05/2023	76.47	126499
640-48000-00252	WINE	BREAKTHRU BEVERAGE MN	LIQUOR & WINE	347044248	12/28/2022	155.60	126389
640-48000-00252	WINE	WINE MERCHANT	WINE	7407512	12/28/2022	2,189.67	126484
640-48000-00252	WINE	WINE MERCHANT	WINE	7409679	12/28/2022	1,305.54	126484
640-48000-00253	BEER RESALE	ARTISAN BEER COMPANY	BEER	3576015	12/28/2022	304.00	126384
640-48000-00253	BEER RESALE	ARTISAN BEER COMPANY	BEER	3577312	12/28/2022	185.00	126384
640-48000-00253	BEER RESALE	ARTISAN BEER COMPANY	BEER	3579562	01/05/2023	364.00	126492
640-48000-00253	BEER	BREAKTHRU BEVERAGE	BEER	346988221	12/28/2022	856.00	126388
640-48000-00253	BEER	BREAKTHRU BEVERAGE	BEER	346886870	12/28/2022	1,033.00	126388
640-48000-00253	BEER	BREAKTHRU BEVERAGE	BEER	347094029	01/05/2023	528.00	126498
640-48000-00253	BEER	BREAKTHRU BEVERAGE	BEER	347094470	01/05/2023	319.00	126498
640-48000-00253	BEER	BREAKTHRU BEVERAGE	BEER	347188074	01/05/2023	879.00	126498
640-48000-00253	BEER	CAPITOL BEVERAGE SALES	BEER	2780141	01/05/2023	573.00	126500
640-48000-00253	BEER	CAPITOL BEVERAGE SALES	BEER	2775554	12/28/2022	285.00	126390
640-48000-00253	BEER	CAPITOL BEVERAGE SALES	BEER	2778532	12/28/2022	423.00	126390
640-48000-00253	BEER	DAHLHEIMER DISTRIBUTING	BEER	1799012	12/28/2022	631.00	126399
640-48000-00253	BEER	DAHLHEIMER DISTRIBUTING	BEER	1803691	12/28/2022	430.00	126399
640-48000-00253	BEER	DAHLHEIMER DISTRIBUTING	BEER	1806867	01/05/2023	1,178.00	126508
640-48000-00253	BEER	DAHLHEIMER DISTRIBUTING	BEER	1810805	01/05/2023	187.00	126508
640-48000-00253	BEER	MODIST BREWING CO. LLC	BEER	37548	01/05/2023	175.00	126536
640-48000-00254	MISC.BEV.	PERFORMANCE FOOD GROUP,	FOOD	411217	12/28/2022	101.32	126451
640-48000-00254	MISC.BEV.	PERFORMANCE FOOD GROUP,	FOOD	429816	01/05/2023	253.83	126541
640-48000-00254	MISC.BEV.	PERFORMANCE FOOD GROUP,	FOOD	426946	12/28/2022	154.92	126451
640-48000-00254	MISC.BEV.	PERFORMANCE FOOD GROUP,	FOOD	419512	12/28/2022	203.14	126451
640-48000-00254	MISC.BEV.	PERFORMANCE FOOD GROUP,	FOOD	415929	12/28/2022	77.83	126451
640-48000-00254	MISC.BEV.	PERFORMANCE FOOD GROUP,	FOOD	421479	12/28/2022	151.75	126451

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount	Check Number
Fund: 640 LIQUOR							
Department: 48000 On-Sale							
640-48000-00321	SERVICE	POPP TELECOM	SERVICE	12162022	12/28/2022	100.00	126456
640-48000-00361	GENERAL LIABILITY INS	USI INSURANCE SERVICES	LIQUOR LIABILIT	4414683	12/28/2022	16,186.00	126477
640-48000-00361	GENERAL LIABILITY INS	USI INSURANCE SERVICES	2023 AGENT FEE	4395332	12/28/2022	1,750.00	126477
640-48000-00401	REPAIRS/MAINT BUILDINGS	TRUNORTH DRAIN SERVICES	PLUMBING REPAIR	2760	01/05/2023	350.00	126557
640-48000-00404	REPAIRS/MAINT - MACHIN/EQUIP	HARNELL REFRIGERATION	BEER COOLER REP	3579	12/28/2022	597.93	126410
640-48000-00409	BLDG.MAINT.	MINNEHAHA BLDG.MAINT.IN	WINDOWS CLEANED	180222521	01/05/2023	80.64	126534
640-48000-00409	BLDG.MAINT.	MINNEHAHA BLDG.MAINT.IN	WINDOWS CLEANED	180219527	01/05/2023	80.64	126534
640-48000-00409	SERVICE	PLUNKETT'S PEST CONTROL	SERVICE	7863552	01/05/2023	86.15	126543
640-48000-00409	BEER LINE SERVICE	T.D. ANDERSON INC.	BEER LINES CLEA	116173	12/28/2022	135.00	126466
640-48000-00409	BEER LINE SERVICE	T.D. ANDERSON INC.	BEER LINES CLEA	116186	01/05/2023	135.00	126553
640-48000-00415	SERVICE	DIRECTV	SERVICE	050852385X221223	12/28/2022	325.96	126401
640-48000-00433	OVERHEAD MUSIC	MOOD MEDIA	OVERHEAD MUSIC	57294230	12/28/2022	72.14	126443
640-48000-00497	CREDIT CARD FEES	AUTHNET	ON LINE PAYMENT	01032023	01/03/2023	28.25	2270
					Total Department 48000 On-Sale	36,938.67	
Department: 48500 Kitchen							
640-48500-00210	KITCHEN SUPPLIES	CINTAS CORPORATION	KITCHEN SUPPLIE	4140024398	12/28/2022	288.46	126392
640-48500-00210	KITCHEN SUPPLIES	CINTAS CORPORATION	KITCHEN SUPPLIE	5137057403	12/28/2022	223.45	126392
640-48500-00210	KITCHEN SUPPLIES	CINTAS CORPORATION	KITCHEN SUPPLIE	4140714289	12/28/2022	288.46	126392
640-48500-00210	KITCHEN SUPPLIES	CINTAS CORPORATION	KITCHEN SUPPLIE	4141425972	12/28/2022	288.46	126392
640-48500-00210	KITCHEN SUPPLIES	PERFORMANCE FOOD GROUP,	FOOD	413426	12/28/2022	55.63	126451
640-48500-00210	KITCHEN SUPPLIES	PERFORMANCE FOOD GROUP,	FOOD	435528	01/05/2023	18.24	126541
640-48500-00210	KITCHEN SUPPLIES	PERFORMANCE FOOD GROUP,	FOOD	429816	01/05/2023	129.15	126541
640-48500-00210	KITCHEN SUPPLIES	PERFORMANCE FOOD GROUP,	FOOD	426946	12/28/2022	229.60	126451
640-48500-00210	KITCHEN SUPPLIES	PERFORMANCE FOOD GROUP,	FOOD	415929	12/28/2022	136.20	126451
640-48500-00210	KITCHEN SUPPLIES	PERFORMANCE FOOD GROUP,	FOOD	421479	12/28/2022	71.03	126451
640-48500-00210	KITCHEN SUPPLIES	TRIMARK	SUPPLIES	2953700	12/28/2022	397.08	126470
640-48500-00210	KITCHEN SUPPLIES	TRIMARK	SUPPLIES	2949317	12/28/2022	220.28	126470
640-48500-00210	KITCHEN SUPPLIES	TRIMARK	SUPPLIES	2950538	12/28/2022	324.02	126470
640-48500-00210	KITCHEN SUPPLIES	TRIMARK	SUPPLIES	2955816	01/05/2023	124.16	126555
640-48500-00210	KITCHEN SUPPLIES	TRIO SUPPLY COMPANY	KITCHEN & BAR S	810612	12/28/2022	1,011.35	126471
640-48500-00210	KITCHEN SUPPLIES	TRIO SUPPLY COMPANY	KITCHEN & BAR S	809106	12/28/2022	177.46	126471
640-48500-00217	KITCHEN UNIFORMS	CINTAS CORPORATION	KITCHEN SUPPLIE	4140024398	12/28/2022	50.03	126392
640-48500-00217	KITCHEN UNIFORMS	CINTAS CORPORATION	KITCHEN SUPPLIE	4140714289	12/28/2022	50.03	126392
640-48500-00217	KITCHEN UNIFORMS	CINTAS CORPORATION	KITCHEN SUPPLIE	4141425972	12/28/2022	50.03	126392
640-48500-00255	FOOD	AMERICAN FISH & SEAFOOD	FOOD	194994	12/28/2022	536.35	126382
640-48500-00255	FOOD	AMERICAN FISH & SEAFOOD	FOOD	194265	12/28/2022	428.20	126382
640-48500-00255	FOOD	AMERICAN FISH & SEAFOOD	FOOD	195520	01/05/2023	613.20	126491
640-48500-00255	FOODINGREDIENTS FOR RESALE	BILL'S IMPORTED FOODS	FOOD	136984	01/05/2023	376.55	126496
640-48500-00255	FOOD	KARLSBURGER FOODS, INC.	FOOD	009014796	01/05/2023	405.60	126522
640-48500-00255	FOOD	KARLSBURGER FOODS, INC.	FOOD	009013821	12/28/2022	331.00	126423
640-48500-00255	FOOD RESALE	MAIN STREET BAKERY	FOOD	442517	12/28/2022	239.74	126429
640-48500-00255	FOOD RESALE	MAIN STREET BAKERY	FOOD	442635	12/28/2022	239.74	126429
640-48500-00255	FOOD RESALE	MAIN STREET BAKERY	FOOD	442922	12/28/2022	228.11	126429
640-48500-00255	FOOD RESALE	MAIN STREET BAKERY	FOOD	443050	12/28/2022	218.85	126429
640-48500-00255	FOOD RESALE	MAIN STREET BAKERY	FOOD	443650	01/05/2023	218.85	126526
640-48500-00255	FOOD RESALE	MAIN STREET BAKERY	FOOD	443322	01/05/2023	249.00	126526
640-48500-00255	FOOD RESALE	MAIN STREET BAKERY	FOOD	443456	01/05/2023	218.85	126526
640-48500-00255	FOOD	PERFORMANCE FOOD GROUP,	FOOD	402189	12/28/2022	(40.91)	126451
640-48500-00255	FOOD	PERFORMANCE FOOD GROUP,	FOOD	403657	12/28/2022	(71.91)	126451

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount	Check Number
Fund: 640 LIQUOR							
Department: 48500 Kitchen							
640-48500-00255	FOOD	PERFORMANCE FOOD GROUP,	FOOD	409427	12/28/2022	(104.57)	126451
640-48500-00255	FOOD	PERFORMANCE FOOD GROUP,	FOOD	4121185	12/28/2022	155.94	126451
640-48500-00255	FOOD	PERFORMANCE FOOD GROUP,	FOOD	413426	12/28/2022	4,541.15	126451
640-48500-00255	FOOD	PERFORMANCE FOOD GROUP,	FOOD	411217	12/28/2022	4,298.42	126451
640-48500-00255	FOOD	PERFORMANCE FOOD GROUP,	FOOD	435528	01/05/2023	4,359.85	126541
640-48500-00255	FOOD	PERFORMANCE FOOD GROUP,	FOOD	429816	01/05/2023	3,574.20	126541
640-48500-00255	FOOD	PERFORMANCE FOOD GROUP,	FOOD	428655	01/05/2023	2,372.39	126541
640-48500-00255	FOOD	PERFORMANCE FOOD GROUP,	FOOD	3548968	12/28/2022	1,035.63	126451
640-48500-00255	FOOD	PERFORMANCE FOOD GROUP,	FOOD	426946	12/28/2022	4,644.83	126451
640-48500-00255	FOOD	PERFORMANCE FOOD GROUP,	FOOD	419512	12/28/2022	4,691.62	126451
640-48500-00255	FOOD	PERFORMANCE FOOD GROUP,	FOOD	417224	12/28/2022	67.36	126451
640-48500-00255	FOOD	PERFORMANCE FOOD GROUP,	FOOD	415929	12/28/2022	4,016.03	126451
640-48500-00255	FOOD	PERFORMANCE FOOD GROUP,	FOOD	421479	12/28/2022	3,400.47	126451
640-48500-00255	FOOD	US FOODS	FOOD	3703257	01/05/2023	1,004.39	126560
640-48500-00255	FOOD	US FOODS	FOOD	3832762	01/05/2023	842.10	126560
640-48500-00255	FOOD	US FOODS	FOOD	3383418	12/28/2022	1,553.02	126476
640-48500-00404	REPAIRS/MAINT - MACHIN/EQUIP	HARNELL REFRIGERATION	FILTER ON REFRI	3571	12/28/2022	352.36	126410
640-48500-00404	REPAIRS/MAINT - MACHIN/EQUIP	HARNELL REFRIGERATION	GRIDDLE REPAIRS	3569	12/28/2022	332.14	126410
640-48500-00404	REPAIRS/MAINT - MACHIN/EQUIP	HARNELL REFRIGERATION	SLICER REPAIRS	3568	12/28/2022	288.25	126410
640-48500-00415	KNIFE EXCHANGE	COZZINI BROS., INC.	KNIFE EXCHANGE	C12262647	12/28/2022	54.30	126397
640-48500-00415	KNIFE EXCHANGE	COZZINI BROS., INC.	KNIFE EXCHANGE	C12345765	01/05/2023	54.30	126507
640-48500-00415	DISHWASHER LEASE	SUNBURST CHEMICALS, INC	SUPPLIES	0019972	12/28/2022	106.46	126465
					Total Department 48500 Kitchen	49,964.98	
Department: 49100 Capital							
640-49100-00560	FURNITURE AND FIXTURES	SPEEDPRO IMAGING	STORE WINDOW PA	9609	12/28/2022	1,028.12	126463
					Total Department 49100 Capital	1,028.12	
					Total Fund 640 LIQUOR	303,794.79	
Fund: 650 SOLID WASTE							
Department: 47700 Gatehouse							
650-47700-00309	CONTRACTUAL SERVICES	PLYMOUTH, CITY OF	YARD WASTE USE	2022-00000095	12/28/2022	8,868.00	126454
					Total Department 47700 Gatehouse	8,868.00	
					Total Fund 650 SOLID WASTE	8,868.00	
Fund: 802 ESCROW PROJECTS							
Department: 00000 ALL DEPARTMENTS							
802-00000-20836	305 LAKE ST - ZITZLOFF	EHLERS	ZITZLOFF REDEVE	92652	12/28/2022	1,080.00	126406
802-00000-20899	DISH WIRELESS - CELL TOWER	SHORT ELLIOTT HENDRICKS	DISH - INSTALL	438478	12/28/2022	1,851.77	126461
802-00000-20905	900 WAYZATA BLVD. - WELLS FARG	BEST & FLANAGAN	900 WAYZATA BLV	578127900WAYZ-2	12/28/2022	90.00	126386
					Total Department 00000 ALL DEPARTMENTS	3,021.77	
					Total Fund 802 ESCROW PROJECTS	3,021.77	

GL Number	Invoice Line Desc	Vendor Name	Invoice Description	Invoice Number	Check Date	Amount	Check Number
--- TOTALS BY FUND ---							
		101	GENERAL FUND			406,763.81	
		233	LAKEFRONT IMPROVE			73,215.25	
		235	CABLE TV			2,300.00	
		305	DOWNTOWN TIF DISTRICT 6			3,856.67	
		314	WIDSTEN TIF #3			1,136.25	
		316	BAY CENTER TIF #5			114.58	
		404	PARK AND TRAIL CIP			19,251.00	
		408	GENERAL CIP			655.96	
		409	EQUIP REVOLVING			21,239.94	
		610	WATER FUND			8,080.82	
		620	SEWER FUND			820.94	
		630	MOTOR VEHICLE			1,646,216.51	
		640	LIQUOR			303,794.79	
		650	SOLID WASTE			8,868.00	
		802	ESCROW PROJECTS			3,021.77	
		Total For All Funds:				2,499,336.29	

City of Wayzata
City Council Agenda Report

MEETING DATE: January 10, 2023	**AGENDA ITEM:** 7.c
TITLE: Approval of Municipal Licenses	
PROPOSED MOTION: To Approve the Municipal Licenses as Attached	
PREPARED BY: Kathy Leervig, City Clerk	
REVIEWED BY: Jeffrey Dahl, City Manager, Aurora Yager, Deputy City Manager	

ACTION REQUESTED:
Staff recommends approval of Municipal Licenses.

FINANCIAL OR BUDGET CONSIDERATION:
N/A

BACKGROUND:
N/A

ATTACHMENTS:
1. LIST OF MUNICIPAL LICENSES FOR CITY COUNCIL APPROVAL

01/10/2023

LIST OF MUNICIPAL LICENSES FOR CITY COUNCIL APPROVAL

Recommended for approval, pending staff review for completeness of application materials

2 DayTemporary Liquor License for the Wayzata Area Chamber of Commerce on 2/10-2/11/23	
Wayzata Area Chamber of Commerce (Chilly Open - 19th Hole Tent)	Wayzata, MN

WERE APPROVED ADMINISTRATIVELY	
2022 Gas Fitter's License	
Elias Plumbing LLC	Brooklyn Center, MN

2023 Gas Fitter's License	
Wenzel Heating & Air Conditioning	Eagan, MN
2023 Tree Removal & Treatment License	
Minnesota Tree Experts	Brooklyn Park, MN
Precision Landscape and Tree, Inc.	Little Canada, MN
Ryan's Tree Care, LLC	Wayzata, MN
The Davey Tree Expert Company	Kent, OH

City of Wayzata
City Council Agenda Report

MEETING DATE: January 10, 2023	**AGENDA ITEM:** 7.d
TITLE: Approval of 5:30 PM, April 18, 2023 as the Time and Date for the 2023 Local Board of Appeal and Equalization Meeting	
PROPOSED MOTION: To Approve 5:30 pm on April 18, 2023 as the Time and Date for the 2023 Local Board of Appeal and Equalization Meeting	
PREPARED BY: Kathy Leervig, City Clerk	
REVIEWED BY: Jeffrey Dahl, City Manager	

ACTION REQUESTED:

Staff recommends approval of 5:30 pm on April 18, 2023 as the time and date for the City's 2023 Local Board of Appeal and Equalization Meeting.

FINANCIAL OR BUDGET CONSIDERATION:

N/A

BACKGROUND:

Minnesota Statute § 274.01, Subdivision 1, requires that the County Assessor set the time and date for the local board of appeal and equalization meeting.

Section 40 of the City Charter of the City of Wayzata states that the Council shall constitute a board of equalization and shall meet on a date established by the City Council each year. Staff proposes 5:30 pm on April 18, 2023 as the time and date for the 2023 Local Board of Appeal and Equalization meeting. This time and date would be immediately before a regularly scheduled Council Meeting.

ATTACHMENTS:

1. Memo from HC
2. Property Valuation Notice Summary

HENNEPIN COUNTY
MINNESOTA

To: City Clerk/City Administrator of Wayzata

From: Laura Majewski

Date: November 18, 2022

Re: 2023 Local Board of Appeal and Equalization Meeting

Tuesday, April 18, 2023	5:30 PM
Date	Time

Minnesota Statute 274.01, Subdivision 1, requires that the County Assessor set the date and time for your local board of appeal and equalization meeting. We are proposing the date and time referenced above.

Please confirm the above date and time or if you wish to change the date, send me an alternative by January 11, 2023. We will try to accommodate the new date, but our staffing needs may not allow it. Also, **please print or type** the name of the local board of appeal and equalization board members and check the box for the desired meeting format. If you have any questions, please contact me at Laura.Majewski@hennepin.us.

Please return this form to AO.Programs@hennepin.us .

CONFIRMATION

City: Wayzata

Date: April 18, 2022

Time: 5:30 p.m.

Location: Wayzata Communtiy Room
Wayzata City Hall

Meeting Format:
- In Person ☑
- Hybrid ☐
- Remote ☐

Board Member: Johanna Mouton
Board Member: Alex Plechash
Board Member: Cathy Iverson
Board Member: Molly MacDonald
Board Member: Jeff Parkhill
Board Member:
Board Member:

City Clerk/Administrator Signature

Kathy Leervig

Digitally signed by Kathy Leervig
Date: 2022.11.21 09:19:49 -06'00'

Property Valuation Notice

In March, Wayzata property owners will receive a Hennepin County 2024 Notice of Valuation and Classification indicating property values that will be used as a basis for taxes due in 2024.

Steps to Appeal Your Property Value

Step 1 – Discuss this information with the City Assessor

If you believe the estimated market value or classification of your property is incorrect, contact the City's Assessor, Hennepin County, immediately after receiving your notice at 612-267-4480 or 952-249-4641. They may be able to answer your questions without requiring your presence at the Board of Appeal and Equalization Meeting.

Step 2 – Attend Board of Appeal and Equalization Meeting

If you disagree with the Assessor's findings after they have reviewed your value and classification and you have information to support an appeal, attend the Board of Appeal and Equalization meeting on Tuesday, April 18 at 5:30 p.m. at Wayzata City Hall. The property owner is responsible for presenting evidence about why the market value is not fair and equitable. By law, only objections to the market value or classification of your property for the 2023 values for taxes payable in 2024 will be addressed. The Board will not discuss your current property taxes.

To learn more, visit www.wayzata.org/assessing.

City of Wayzata
City Council Agenda Report

MEETING DATE: January 10, 2023	**AGENDA ITEM:** 7.e
TITLE: Approval of the 2023 Lake Minnetonka Conservation District Community Room Use Agreement and Cable Studio/Equipment License Agreement	
PROPOSED MOTION: To Approve the 2023 Community Room Use Agreement and the Cable Studio/Equipment License Agreement with the Lake Minnetonka Conservation District (LMCD)	
PREPARED BY: Kathy Ovshak, Senior Accountant	
REVIEWED BY: Jeffrey Dahl, City Manager, Aurora Yager, Deputy City Manager	

ACTION REQUESTED:

Staff recommends approval of the 2023 Community Room Use Agreement and the Cable Studio/Equipment License Agreement with the LMCD.

FINANCIAL OR BUDGET CONSIDERATION:

The 2023 Community Room Use Agreement reflects a 5% rate increase ($144 over the year) for a total rental fee of $3,026.

BACKGROUND:

The LMCD has been holding their meetings in the City of Wayzata's Community Room and Licensing the Cable TV Production Studio since 2005. The Use/Lease Agreement and License Agreement are reviewed annually. Rate increases are based on CPI.

ATTACHMENTS:

1. LMCD 2023 Community Room Lease Agreement
2. 2023 License Agreement with LMCD for use of TV Production Studio

A G R E E M E N T

This Agreement made and entered into by and between the City of Wayzata, a municipal corporation, hereinafter referred to as "Landlord"; and the Lake Minnetonka Conservation District, a Minnesota municipal corporation (the "LMCD").

W I T N E S S E T H:

Landlord and LMCD enter into this Agreement for the use of meeting space in the Wayzata City Hall Community Room located at 600 Rice Street, Wayzata, Minnesota, 55391;

Now, therefore, the parties mutually agree as follows:

Landlord hereby agrees to allow LMCD to use the Community Room in accordance with the City's "Community Room Policy" and the following terms:

A. LMCD agrees to schedule the community room through the City of Wayzata per the Wayzata Community Room Scheduling and Use Policy rules. (Two meetings per month, set-up time starting at 4 PM, provide own DVD's, tapes etc., vacuum if needed, empty trash and recycling if full from meeting.) The City reserves the right to revoke permission to use the Community Room on a Monday – Thursday evening if the Community Room is needed for a City Council, Planning Commission, or other City government meeting.

B. LMCD agrees to return the Community Room back to its standard configuration after each use.

C. LMCD agrees to be responsible for any liability, damage or loss to the City from the LMCD's use of the Community Room as follows: The LMCD agrees to save harmless, protect, and indemnify the City and its employees, Council Members and agents from and against any and all losses, damages, claims, suites or actions judgments, and costs that may arise or grow out of any injury to or death of persons or damage to property, arising out of and attributable to the acts or omissions of, or use by the LMCD, its agents, servants, employees, or guests of the Community Room and the contents therein except as may be the result of the City's sole negligence. The City shall not be responsible for the loss of or damage to property or injury to person, occurring in or about the Community Room while in use by the LMCD. The LMCD agrees that if the LMCD, or its agents or employees cause any damage to the Community Room or contents therein, normal wear and tear exempted, it shall immediately repair such damage or replace such equipment or personal property so damaged. Nothing herein shall be deemed a waiver by the LMCD of the limitations on liability set forth in Minnesota Statutes, Chapter 466.

D. For the calendar year 2023 LMCD agrees to pay the sum of Three Thousand Twenty-five dollars ($3,025.00) for the use of the Wayzata Community Room. Effective for subsequent years, Landlord shall, at its sole discretion, have the right to make reasonable adjustments to the room use fee.

E. LMCD shall have the right to terminate its use of the Community Room upon 30-days written notice to Landlord.

The effective date of this Agreement is January 1, 2023.

City of Wayzata		Lake Minnetonka Conservation District	
_____		_____	
Mayor	Date	Chair	Date
_____		_____	
City Manager	Date	Executive Director	Date

LICENSE AGREEMENT

(Wayzata City Hall Cable Television Video Production Studio)

This License Agreement ("Agreement") is made as of the _____ day of _____, 202__ by and between the Lake Minnetonka Conservation District, a Minnesota municipal corporation (the "LMCD") and the City of Wayzata, a Minnesota municipal corporation (the "City).

WITNESSETH

WHEREAS, THE City owns and operates a cable television/video production facility (the "Studio") (for purposes of this Agreement the Studio shall be defined to include all equipment and personal property located within the Studio), which said facility located in the Wayzata City Hall located at 600 Rice Street East, Wayzata Minnesota; and

WHEREAS, the LMCD desires to broadcast the LMCD meetings from the Wayzata City Hall Community Room by using the Studio; and

WHEREAS, the City is willing to allow the LMCD to use the Studio so long as the LMCD enters into this Agreement;

NOW, THEREFORE, in consideration of mutual covenants herein contained, and in consideration of **One Dollar** and other good and valuable consideration, the receipt and sufficiency which is hereby acknowledged by the parties, the parties agree as follows:

1. License. The City hereby licenses to the LMCD for the use of the Studio and the equipment and improvements located within the Studio as well as other personal property located within the Studio. Such use shall be on a nonexclusive basis subject to the approval of the City, within the City's sole discretion.

2. Purpose. The LMCD agrees that it shall use the Studio for the sole purpose of producing LMCD meetings that are held in the Wayzata City Hall Community Room.

3. Personnel. As a condition of the license granted by the City to the LMCD under this Agreement, the LMCD agrees that any time it uses the Studio, the Studio will only be used by a videographer who will be under the direct supervision of LMCD Executive Director. One videographer shall be assigned to produce LMCD meetings in the Wayzata City Hall Community Room who will be fully trained in by City employees before broadcasting any meetings. Such personnel may be employees of LMCD or independent contractors. Such videographer must be approved by the City in the City's sole discretion. The LMCD shall be solely responsible for wages, workers' compensation insurance, wage withholding for social security, income tax and other compensation and taxes to be paid to and on behalf of such videographer.

4. Operations.

   A. LMCD shall:

      i. Return the Studio to correct working order;
      ii. Not remove any City equipment or property from the Studio except as authorized by appropriate City personnel;
      iii. Secure the Studio and City Hall when it leaves the Studio;
      iv. Agree to abide by all rules, regulations, and requests adopted by the City in regard to use of the Studio;
      v. Only use the Studio for the broadcast of LMCD meetings.

   B. City shall:

      i. Provide one key and fob to allow access to the Studio and City Hall;
      ii. Provide custodial services, cabinets, chairs and such other furniture as City determines is necessary for operation of the Studio.

5. Indemnification, Property Damage and Liabilities. The LMCD agrees to exonerate, save harmless, protect, and indemnify the City and its employees, Council Members and agents from and against any and all losses, damages, claims, suits or actions, judgments, and costs that may arise or grow out of any injury to or death of persons or damage to property, arising out of and attributable to the acts or omissions of, or use by the LMCD, its agents, servants, employees, or guests of the Studio and the contents therein except as may be the result of the City's sole negligence. The City shall not be responsible for the loss of or damage to property or injury to person, occurring in or about the Studio while in use by the LMCD. The LMCD agrees that if any damage is caused to the Studio or contents therein it shall immediately repair such damage or replace such equipment or personal property so damaged. Nothing herein shall be deemed a waiver by the LMCD of the limitations on liability set for in Minnesota Statutes, Chapter 466.

6. Insurance. The LMCD agrees that it shall maintain insurance in amounts and substance reasonably acceptable to the City, which said insurance shall insure for damage caused to the Studio and its contents caused by the LMCD. Upon the request of the City, the LMCD shall provide the City with proof of such insurance. If requested by the City, the insurance shall call for 30 days written notice to the City before cancellation of such insurance. The City must be named as a certificate holder or an additional insured. Nothing herein shall be deemed a waiver of the limitations on liability set forth in Minnesota Statutes, Chapter 466.

7. Notice. If a notice is given pursuant to the terms of this Agreement, said notice shall be by US mail, certified, return receipt requested, addressed to the City as follows: City Manager, City of Wayzata, 600 Rice Street E, Wayzata, Minnesota 55391; to LMCD at 5341 Maywood Road, Suite 200, Mound, MN 55364.

8. Assignment. This agreement may not be assigned by LMCD to a third party without the written consent of the City, which may be withheld in the City's sole judgment.

9. Term. The term of this License shall be from the date hereof until Midnight on December 31, 2023.

10. Miscellaneous. The City, by entering into this Agreement makes no representation or warranty regarding the fitness of the Studio and its equipment and personal property as being suitable for the purposes of the LMCD. The LMCD agrees that the Studio and its contents are being provided on an "as is" basis. The LMCD agrees that they shall be solely responsible for the quality of the production as a result of the LMCD's use of the Studio.

11. Termination. Either party may terminate this Agreement at any time, for any reason or no reason, upon thirty (30) days written notice to the other parties.

12. Governing Law. This Agreement shall be construed in accordance with the laws of the State of Minnesota.

13. Entire Agreement. This Agreement contains the entire agreement of the parties with respect to all matters regarding the rights and obligations of each party regarding the operation, access and use of the Studio, and this Agreement supersedes all prior agreements and understandings, oral and written, between the City and LMCD regarding use of the Studio.

14. Binding Effect. This agreement shall inure to the benefit of the parties hereto and shall be binding upon the parties hereto and their respective successors and assigns.

15. Headings. The article, section, and other headings contained in this Agreement are for reference purposes only and shall be deemed to be a part of this Agreement or to affect the meaning or interpretation of this Agreement.

16. Counterparts. This Agreement may be executed in any number of counterparts, and be different parties on different counterparts, each of which, when executed, shall be deemed to be an original, and all of which together shall be deemed to be one and the same instrument. This Agreement shall be deemed fully executed when each party hereto has executed a counterpart hereof.

17. Severability. If any term, condition, or provision of this Agreement, or the application thereof to any circumstance, shall be invalid or unenforceable to any extent, the remaining terms, covenants, conditions, and provision of this Agreement shall not be affected thereby and each remaining term, covenant, condition, and provision of this Agreement shall be valid and shall be enforceable to the fullest extent permitted by law. If any provision of this Agreement is so broad as to be unenforceable, such provision shall be interpreted to be only as broad as is enforceable.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first above written.

CITY:

CITY OF WAYZATA

By_____
It's Mayor

Date:_____

And by _____
It's City Manager

LMCD:

LAKE MINNETONKA CONSERVATION DISTRICT

By_____
Its Board Chair

Date:_____

And by_____
Its Executive Director

City of Wayzata
City Council Agenda Report

MEETING DATE: January 10, 2023	**AGENDA ITEM:** 7.f
TITLE: Approval of the 2023 Wayzata Chamber of Commerce Lease Agreement for 402 Lake Street East	
PROPOSED MOTION: To Approve the 2023 Lease Agreement with the Wayzata Chamber of Commerce for 402 Lake Street East	
PREPARED BY: Kathy Ovshak, Senior Accountant	
REVIEWED BY: Jeffrey Dahl, City Manager, Aurora Yager, Deputy City Manager	

ACTION REQUESTED:

Staff recommends approval of the 2023 Lease Agreement with the Wayzata Chamber of Commerce for 402 Lake Street East.

FINANCIAL OR BUDGET CONSIDERATION:

The lease agreement for office space in the Wayzata Depot with the Wayzata Chamber of Commerce is $9,678 for 2023, payable in equal monthly installments throughout the year.

BACKGROUND:

Annually, the City approves lease agreements for use of the Wayzata Depot space. The Wayzata Chamber is one of the tenants at 402 E. Lake Street which it uses for its office space. The proposed agreement includes a base rent fee of $3,419 and $6,259 for payment of the annual property taxes for the building. As part of the original Lease Agreement language, base rent is only increased every other year based on CPI. Since base rent was increased in 2022, base rent for 2023 remains flat. Given the nature of the Depot and the value of having the Chamber as a tenant, the lease is intended to offset City costs to maintain the space. The lease amount is not market/profit driven.

ATTACHMENTS:

1. 2023 Wayzata Chamber of Commerce Lease Agreement

City Council
Mayor Johanna Mouton
Jeff Buchanan
Cathy Iverson
Molly MacDonald
Alex Plechash

City Manager
Jeffrey Dahl

LEASE

THIS LEASE, entered into this _____ day of _____, 20__, by and between the City of Wayzata, a municipal corporation (hereinafter "Lessor"), and The Greater Wayzata Area Chamber of Commerce (hereinafter "Lessee").

WITNESSETH, in consideration of the covenants and agreements of the respective parties herein contained, the parties hereto agree as follows:

1. Premises. Lessor does hereby demise and let unto Lessee and the Lessee leases and hires from Lessor those certain premises located in that building commonly known as the Wayzata Depot, 402 E. Lake Street, Wayzata, MN. The finished office space (765 sq. ft.), together with access to all common areas, including restrooms (200 sq. ft.), and storage space as needed in basement.

2. Term. The lease period shall commence on the first day of January 2023, and shall terminate on the 31st day of December, provided that either party may cancel this lease by giving the other party no less than ninety (90) days written notice thereof and provided further that any cancellation date shall be effective no earlier than July 1.

3. Rent. As rent therefore Lessee covenants to pay Lessor an annual rent of $3,419 payable on or before the first day of each month.

4. Property Tax: Lessee agrees to pay Lessor the annual property tax that is calculated and assessed from Hennepin County based on market value of said property. Property tax estimates are prepared by the County in November of the prior year that taxes are due. Lessee agrees that adjustments may be made to the amount owed for property taxes after Lessor receives the final tax settlement for leased year. Based on the proposed 2023 Hennepin County Property Tax Statement, Lessee agrees to pay Lessor $6,259.

5. Payment: Lessee agrees to pay Lessor for the year 2023; $3,419 for annual rent and $6,259 for property taxes, payable in monthly installments of $806.50 on or before the first day of each month.

6. Purpose. The leased property shall be used solely as office space for the normal business purposes of Lessee, together with incidental storage in conjunction therewith.

7. Sublease. Lessee shall not assign this lease or sublet all or any part of said premises without the written consent of Lessor.

8. Fire. If the premises becomes untenable or unfit for occupancy in whole or in part by the total or partial destruction of said building by fire or other casualty and Lessor shall fail or refuse within 10 days thereafter to agree in writing to restore the same within 90 days after such loss, this lease may be terminated by either Lessor or Lessee by notice in writing. If Lessor agrees in writing within 10 days after such loss, the rent to be paid hereunder pending such restoration shall be abated in proportion that the impairment of the use of said premises to Lessee bears to the total rent to be paid during the term of the lease.

9. Utilities. Lessor will provide for natural gas, electric, water and sewer to the premises. Lessee will pay for telephone, cable TV, and other personal choice amenities used on the premises.

10. Furnishings. The premises are leased unfinished. All furnishings shall be the responsibility of Lessee.

11. Additional Interior Improvements. Lessee may make, at its own expense and with the written consent of Lessor, such further and additional interior improvements in the leased premises as it shall deem necessary and proper.

12. Janitor. Lessee will provide its own janitorial services at its own expense for the demised premises and for the rest room facilities adjacent thereto. Lessor shall at its own expense provide maintenance, including snow removal and cleaning for the driveways, the roof, the exterior of the building, the lawns and the parking area. Lessee will keep the leased premises in a neat, clean and respectable condition. Lessor will replace glass broken on the premises during the term on the lease.

13. Insurance. Lessee hereby holds Lessor harmless from any and all liability that may arise out of Lessee's use or occupancy of said premises, and Lessee will obtain, at its own expense, policies of liability insurance with the Lessor endorsed thereon as an additional insured in an amount not less than $1,000,000 per person injured and $2,000,000 per accident. Lessee will furnish Lessor appropriate certificates showing such coverage and that the City be listed as additional insured.

    Lessor will, at his own expense, obtain fire and extended coverage insurance on the entire building and such contents thereof as are owned by Lessor. Lessor shall obtain waiver of subrogation clauses on such policies so as to relieve Lessee of any liability to Lessor or any other person for causes or events for which Lessor was covered under such policies.

14. Entry by Lessor. Lessor may at all reasonable times enter said premises to inspect the same and to maintain and make repairs therein.

15. Repairs. Lessor shall make all necessary structural repairs and repairs to the exterior of the building except as specifically provided above.

16. Binding Effect. This agreement shall be binding upon the successors and assigns of the parties hereto.

City Council
Mayor Johanna Mouton
Jeff Buchanan
Cathy Iverson
Molly MacDonald
Alex Plechash

City Manager
Jeffrey Dahl

IN WITNESS WHEREOF, the parties hereto have caused the foregoing agreement to be executed the day and year first above written.

CITY OF WAYZATA, MINNESOTA (Lessor)

By_____
Johann Mouton, Mayor
And_____
Jeffrey Dahl, City Manager
(Lessee)
By_____
Lessee
And_____
Lessee

City of Wayzata
City Council Agenda Report

MEETING DATE: January 10, 2023	**AGENDA ITEM:** 7.g
TITLE: Approval of the General Obligation Bond Proceeds Construction Grant Agreement for the Wayzata Lake Effect Boardwalk Project (Panoway on Wayzata Bay) with the State of Minnesota Department of Employment and Economic Development	
PROPOSED MOTION: To Approve the Construction Grant Agreement for the Wayzata Lake Effect Boardwalk Project (Panoway on Wayzata Bay) with the State of Minnesota Department of Employment and Economic Development.	
PREPARED BY: Jeffrey Dahl, City Manager	
REVIEWED BY: N/A	

ACTION REQUESTED:
Staff recommends approval of the agreement.

FINANCIAL OR BUDGET CONSIDERATION:
Attached is the updated sources and uses spreadsheet for the Panoway on Wayzata Bay project. The $4 million in State Bonds will specifically be used to fund both the hard and soft construction costs associated with Phase 2a, which is construction of the Boardwalk.

BACKGROUND:
On October 22, 2020, the State of Minnesota awarded $4 million in its Bonding Legislation for the Panoway Boardwalk project. The City had originally requested $10 million and is still advocating to receive the remaining $6 million for the project.

The $4 million will go a long way to fund the boardwalk which is to be constructed in 2023. It is important to note that the grant funds do cover admin and consultant costs that have already been incurred by the City related to the Boardwalk. In order to receive reimbursement for funds already spent and future expenditures, the City must approve a bonding agreement with the State which stipulates how they can be used, timelines, and mitigate any liability. The attached draft agreement has been thoroughly reviewed by staff, the City Attorney, and officials from the State of Minnesota.

This item was tabled at the December 20th City Council Meeting as the final draft grant agreement had not yet been received from the state at that time.

ATTACHMENTS:
1. Wayzata - Lake Effect Boardwalk - Grant Agreement

SPAP-20-0033-P-FY23

General Obligation Bond Proceeds

Grant Contract Agreement
Construction Grant
Wayzata Lake Effect
Boardwalk Project

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General Obligation Bond Proceeds

Grant Contract Agreement
Construction Grant
Wayzata Lake Effect
Boardwalk Project

THIS AGREEMENT shall be effective as of October 22, 2020, and is between the City of Wayzata, a Minnesota municipal corporation empowered in Minnesota Statutes, Chapter 410, "Home Rule Charter City" (the "Public Entity") and the State of Minnesota, Department of Employment and Economic Development (the "State Entity").

RECITALS

A. Under the provisions contained in Minnesota Statutes, Chapter 410, "A Home Rule Charter City" (the Statutory Authority"), the Public Entity has been given the authority to own and operate a Wayzata Lake Effect Board Boardwalk; and

B. Under the provisions contained in Minnesota Session Laws 2020, Fifth Special Session, Chapter 3, Article 1, Section 21, Subdivision 45, as amended by Minnesota Laws 2021, First Special Session, Chapter 14, Article 9, Section 11, (the "G.O. Bonding Legislation") the State of Minnesota has allocated $4,000,000.00 (the "G.O. Grant"), which is to be given to the Public Entity as a grant to assist it in the design and construct of a boardwalk and restore the lake edge on Lake Minnetonka in downtown Wayzata as a part of the Lake Effect Project. Notwithstanding Minnesota Statutes, Section 469.1763, Subdivision 2, the City of Wayzata may extend increments generated by Tax Increment Financing District No. 6 for the design and construction of the lakefront pedestrian walkway and community transient lake public infrastructure related to the Panoway on Wayzata Bay project, and all such expenditures are deemed expended on activities within the district. EFFECTIVE DATE. This section is effective the day after the governing body of the City of Wayzata and its chief clerical officer comply with the requirements of Minnesota Statutes 654.021, subdivision 2 and 3, as authorized by such legislation; and

C. Under the provisions contained in Minnesota Statutes, Chapter 410, "A Home Rule Charter City", the Public Entity has been given the authority to operate a Public Park including the Lake Effect Boardwalk; (the "Governmental Program"); and

D. The monies allocated to fund the grant to the Public Entity are proceeds of state general obligation bonds authorized to be issued under Article XI, § 5(a) of the Minnesota Constitution; and

E. The Public Entity's receipt and use of the G.O. Grant to acquire an ownership interest in and/or improve real property (the "Real Property") and, if applicable, structures situated thereon (the "Facility") will cause the Public Entity's ownership interest in all of such real property and structures to become "state bond financed property", as such term is used in Minn. Stat. § 16A.695 (the "G.O. Compliance Legislation") and in that certain "Fourth Order Amending Order of the

Commissioner of Finance Relating to Use and Sale of State Bond Financed Property" executed by the Commissioner of the State of Minnesota, Department of Management and Budget (MMB) and dated July 30, 2012, as amended (the "Commissioner's Order"), even though such funds may only be a portion of the funds being used to acquire such ownership interest and/or improve such real property and structures and that such funds may be used to only acquire such ownership interest and/or improve a part of such real property and structures; and

F. The Public Entity and the State Entity desire to set forth herein the provisions relating to the granting of such monies and the disbursement thereof to the Public Entity, and the operation of the Real Property and, if applicable, Facility.

IN CONSIDERATION of the grant described and other provisions in this Agreement, the parties to this Agreement agree as follows.

Article I
DEFINITIONS

Section 1.01 **Defined Terms.** As used in this Agreement, the following terms shall have the meanings set out respectively after each such term (the meanings to be equally applicable to both the singular and plural forms of the terms defined), unless the context specifically indicates otherwise:

"Advance(s)" – means an advance made or to be made by the State Entity to the Public Entity and disbursed in accordance with the provisions contained in Article VI hereof.

"Agreement" - means this General Obligation Bond Proceeds Grant Contract Agreement - Construction Grant for the Wayzata Lake Effect Boardwalk Project, as such exists on its original date and any amendments, modifications or restatements thereof.

"Approved Debt" – means public or private debt of the Public Entity that is consented to and approved, in writing, by the Commissioner of MMB, the proceeds of which were or will used to acquire an ownership interest in or improve the Real Property and, if applicable, Facility, other than the debt on the G.O. Bonds. Approved Debt includes, but is not limited to, all debt delineated in **Attachment III** to this Agreement; provided, however, the Commissioner of MMB is not bound by any amounts delineated in such attachment unless he/she has consented, in writing, to such amounts.

"Architect", if any - means Scott Jordan, Principal Civitas Inc. of Denver Colorado, which will administer the Construction Contract Documents on behalf of the Public Entity.

"Code" - means the Internal Revenue Code of 1986, as amended from time to time, and all treasury regulations, revenue procedures and revenue rulings issued pursuant thereto.

"Commissioner of MMB" - means the commissioner of the State of Minnesota, Department of Management and Budget, and any designated representatives thereof.

"Commissioner's Order" - means that certain "Fourth Order Amending Order of the Commissioner of Finance Relating to Use and Sale of State Bond Financed Property" executed by the Commissioner of MMB and dated July 30, 2012, as amended.

"Completion Date" – means December 31, 2024, the date of projected completion of the Project.

"Contractor" - means any person engaged to work on or to furnish materials and supplies for the Construction Items including, if applicable, a general contractor.

"Construction Contract Documents" - means the document or documents, in form and substance acceptable to the State Entity, including but not limited to any construction plans and specifications and any exhibits, amendments, change orders, modifications thereof or supplements thereto, which collectively form the contract between the Public Entity and the Contractor or Contractors for the completion of the Construction Items on or before the Completion Date for either a fixed price or a guaranteed maximum price.

"Construction Items" – means the work to be performed under the Construction Contract Documents.

"Counterparty" - means any entity with which the Public Entity contracts under a Use Contract. *This definition is only needed and only applies if the Public Entity enters into an agreement with another party under which such other party will operate the Real Property, and if applicable, Facility. For all other circumstances this definition is not needed and should be ignored and treated as if it were left blank, and any reference to this term in this Agreement shall be ignored and treated as if the reference did not exist.*

"Declaration" - means a declaration, or declarations, in the form contained in **Attachment I** to this Agreement and all amendments thereto, indicating that the Public Entity's ownership interest in the Real Property and, if applicable, Facility is bond financed property within the meaning of the G.O. Compliance Legislation and is subject to certain restrictions imposed thereby.

"Draw Requisition" - means a draw requisition that the Public Entity, or its designee, submits to the State Entity when an Advance is requested, as referred to in Section 6.02.

"Event of Default" - means one or more of those events delineated in Section 2.07.

"Facility", if applicable, - means Wayzata Lake Effect Boardwalk, which is located, or will be constructed and located, on the Real Property and all equipment that is a part thereof that was purchased with the proceeds of the G.O. Grant.

"Fair Market Value" – means either (i) the price that would be paid by a willing and qualified buyer to a willing and qualified seller as determined by an appraisal that assumes

that all liens and encumbrances on the property being sold that negatively affect the value of such property, will be paid and released, or (ii) the price bid by a purchaser under a public bid procedure after reasonable public notice, with the proviso that all liens and encumbrances on the property being sold that negatively affect the value of such property, will be paid and released at the time of acquisition by the purchaser.

"G.O. Bonding Legislation" – means the legislation delineated in Recital B hereinabove as the G.O. Bonding Legislation.

"G.O. Bonds" - means that portion of the state general obligation bonds issued under the authority granted in Article XI, § 5(a) of the Minnesota Constitution, the proceeds of which are used to fund the G.O. Grant and any bonds issued to refund or replace such bonds.

"G.O. Compliance Legislation" - means Minn. Stat. § 16A.695 as such may subsequently be amended, modified or replaced from time to time unless such amendment, modification or replacement imposes an unconstitutional impairment of a contract right.

"G.O. Grant" - means a grant of monies from the State Entity to the Public Entity in the amount identified as the "G.O. Grant" in Recital B to this Agreement, as the amount thereof may be modified under the provisions contained herein.

"Governmental Program" – means the operation of the Real Property and, if applicable, Facility for the purpose specified and identified in Recital C of this Agreement as the Governmental Program.

"Initial Acquisition and Betterment Costs" – means the cost to acquire the Public Entity's ownership interest in the Real Property and, if applicable, Facility if the Public Entity does not already possess the required ownership interest, and the costs of betterments of the Real Property and, if applicable, Facility; provided, however, the Commissioner of MMB is not bound by any specific amount of such alleged costs unless he/she has consented, in writing, to such amount.

"Inspecting Engineer", if any - means the State Entity's construction inspector, or its designated consulting engineer.

"Leased/Easement Premises" - means the real estate and structures, if any, that are leased to the Public Entity under a Real Property/Facility Lease or granted to the Public Entity under an easement. *This definition is only needed and only applies if the Public Entity's ownership interest in the Real Property, the Facility, if applicable, or both is by way of a leasehold interest under a Real Property/Facility Lease or by way of an easement. For all other circumstances this definition is not needed and should be ignored and treated as if it were left blank, and any reference to this term in this Agreement shall be ignored and treated as if the reference did not exist.*

"Lessor/Grantor" – means the fee owner/lessor or grantor of the Leased/Easement Premises. *This definition is only needed and only applies if the Public Entity's ownership interest in the Real Property, the Facility, if applicable, or both, is by way of a leasehold interest under a Real Property/Facility Lease or by way of an easement. For all other circumstances this definition is not needed and should be ignored and treated as if it were left blank, and any reference to this term in this Agreement shall be ignored and treated as if the reference did not exist.*

"Outstanding Balance of the G.O. Grant" – means the portion of the G.O. Grant that has been disbursed to or on behalf of the Public Entity minus any portion thereof previously paid back to the Commissioner of MMB.

"Ownership Value", if any – means the value, if any, of the Public Entity's ownership interest in the Real Property and, if applicable, Facility that existed concurrent with the Public Entity's execution of this Agreement. Such value shall be established by way of an appraisal or by such other manner as may be acceptable to the State Entity and the Commissioner of MMB. The parties hereto agree and acknowledge that such value is $3,609,100.00; provided, however, the Commissioner of MMB is not bound by any inserted dollar amount unless he/she has consented, in writing, to such amount. If no dollar amount is inserted and the blank "Not Applicable" is not checked, a rebuttable presumption that the Ownership Value is $0.00 shall be created. (*The blank "Not Applicable" should only be selected and checked when a portion of the funds delineated in* ***Attachment III*** *attached hereto are to be used to acquire the Public Entity's ownership interest in the Real Property and, if applicable, Facility, and in such event the value of such ownership interest should be shown in* ***Attachment III*** *and not in this definition for Ownership Value).*

"Project" - means the Public Entity's acquisition, if applicable, of the ownership interests in the Real Property and, if applicable, Facility denoted in Section 2.02 along with the performance of activities denoted in Section 2.03. (*If the Public Entity is not using any portion of the G.O. Grant to acquire the ownership interest denoted in Section 2.02, then this definition for Project shall not include the acquisition of such ownership interest, and the value of such ownership interest shall not be included in* ***Attachment III*** *hereto and instead shall be included in the definition for Ownership Value under this Section.)*

"Public Entity" - means the entity identified as the "Public Entity" in the lead-in paragraph of this Agreement.

"Real Property" - means the real property located in the County of Hennepin, State of Minnesota, legally described in **Attachment II** to this Agreement.

"Real Property/Facility Lease" - means a long-term lease of the Real Property, the Facility, if applicable, or both by the Public Entity as lessee thereunder. *This definition is only needed and only applies if the Public Entity's ownership interest in the Real Property, the Facility, if applicable, or both is a leasehold interest under a lease. For all other circumstances this definition is not needed and should be ignored and treated as if it were*

left blank, and any reference to this term in this Agreement shall be ignored and treated as if the reference did not exist.

"State Entity" - means the entity identified as the "State Entity" in the lead-in paragraph of this Agreement.

"Subsequent Betterment Costs" – means the costs of betterments of the Real Property and, if applicable, Facility that occur subsequent to the date of this Agreement, are not part of the Project, would qualify as a public improvement of a capital nature (as such term in used in Minn. Constitution Art. XI, §5(a) of the Minnesota Constitution), and the cost of which has been established by way of written documentation that is acceptable to and approved, in writing, by the State Entity and the Commissioner of MMB.

"Use Contract" - means a lease, management contract or other similar contract between the Public Entity and any other entity that involves or relates to any part of the Real Property and/or, if applicable, Facility. *This definition is only needed and only applies if the Public Entity enters into an agreement with another party under which such other party will operate the Real Property and/or, if applicable, Facility. For all other circumstances this definition is not needed and should be ignored and treated as if it were left blank, and any reference to this term in this Agreement shall be ignored and treated as if the reference did not exist.*

"Useful Life of the Real Property and, if applicable, Facility" – means the term set forth in Section 2.05.X, which was derived as follows: (i) 30 years for Real Property that has no structure situated thereon or if any structures situated thereon will be removed, and no new structures will be constructed thereon, (ii) the remaining useful life of the Facility as of the effective date of this Agreement for Facilities that are situated on the Real Property as of the date of this Agreement, that will remain on the Real Property, and that will not be bettered, or (iii) the useful life of the Facility after the completion of the construction or betterments for Facilities that are to be constructed or bettered.

Article II
GRANT

Section 2.01 **Grant of Monies.** The State Entity shall make and issue the G.O. Grant to the Public Entity and disburse the proceeds in accordance with the provisions of this Agreement. The G.O. Grant is not intended to be a loan even though the portion thereof that is disbursed may need to be returned to the State Entity or the Commissioner of MMB under certain circumstances.

Section 2.02 **Public Ownership.** The Public Entity acknowledges and agrees that the G.O. Grant is being funded with the proceeds of G.O. Bonds, and as a result thereof all of the Real Property and, if applicable, Facility must be owned by one or more public entities. Such ownership may be in the form of fee ownership, a Real Property/Facility Lease, or an easement. In order to establish that this public ownership requirement is satisfied, the Public Entity represents and warrants to the State Entity that it has, or will acquire, the following ownership interests in the Real Property and, if applicable, Facility, and, in addition, that it possess, or will possess, all

easements necessary for the operation, maintenance and management of the Real Property and, if applicable, Facility in the manner specified in Section 2.04:

(Check the appropriate box for the Real Property and, if applicable, for the Facility.)

Ownership Interest in the Real Property.

☒ Fee simple ownership of the Real Property.

☐ A Real Property/Facility Lease for the Real Property that complies with the requirements contained in Section 2.06.
(If the term of the Real Property/Facility Lease is for a term authorized by a Minnesota statute, rule or session law, then insert the citation: _____.)

☒ An easement for the Real Property that complies with the requirements contained in Section 2.06.
(If the term of the easement is for a term authorized by a Minnesota statute, rule or session law, then insert the citation: _____.)

Ownership Interest in, if applicable, the Facility.

☒ Fee simple ownership of the Facility.

☐ A Real Property/Facility Lease for the Facility that complies with all of the requirements contained in Section 2.06.
(If the term of the Real Property/Facility Lease is for a term authorized by a Minnesota statute, rule or session law, then insert the citation: _____.)

☐ Not applicable because there is no Facility.

Section 2.03 **Use of Grant Proceeds.** The Public Entity shall use the G.O. Grant solely to reimburse itself for expenditures it has already made, or will make, in the performance of the following activities, and may not use the G.O. Grant for any other purpose.

(Check all appropriate boxes.)

☐ Acquisition of fee simple title to the Real Property.

☐ Acquisition of a leasehold interest in the Real Property.

☐ Acquisition of an easement for the Real Property.

☒ Improvement of the Real Property.

☐ Acquisition of fee simple title to the Facility.

☐ Acquisition of a leasehold interest in the Facility.

☒ Construction of the Facility.

☐ Renovation of the Facility.

☐ _____.
(Describe other or additional purposes.)

Section 2.04 **Operation of the Real Property and Facility.** The Real Property and, if applicable, Facility must be used by the Public Entity or the Public Entity must cause such Real Property and, if applicable, Facility to be used for the operation of the Governmental Program or for such other use as the Minnesota legislature may from time to time designate, and for no other purposes or uses.

The Public Entity may enter into Use Contracts with Counterparties for the operation of all or any portion of the Real Property and, if applicable, Facility; provided that all such Use Contracts must have been approved, in writing, by the Commissioner of MMB and fully comply with all of the provisions contained in Sections 3.01, 3.02 and 3.03.

The Public Entity must, whether it is operating the Real Property and, if applicable, Facility or has contracted with a Counterparty under a Use Contract to operate all or any portion of the Real Property and, if applicable, Facility, annually determine that the Real Property and, if applicable, Facility is being used for the purpose required by this Agreement, and shall annually supply a statement, sworn to before a notary public, to such effect to the State Entity and the Commissioner of MMB.

For those programs, if any, that the Public Entity will directly operate on all or any portion of the Real Property and, if applicable, Facility, the Public Entity covenants with and represents and warrants to the State Entity that: (i) it has the ability and a plan to fund such programs, (ii) it has demonstrated such ability by way of a plan that it submitted to the State Entity, and (iii) it will annually adopt, by resolution, a budget for the operation of such programs that clearly shows that forecast program revenues along with other funds available for the operation of such program will be equal to or greater than forecast program expenses for each fiscal year, and will supply to the State Entity and the Commissioner of MMB certified copies of such resolution and budget.

For those programs, if any, that will be operated on all or any portion of the Real Property and, if applicable, Facility by a Counterparty under a Use Contract, the Public Entity covenants with and represents and warrants to the State Entity that: (i) it will not enter into such Use Contract

unless the Counterparty has demonstrated that it has the ability and a plan to fund such program, (ii) it will require the Counterparty to provide an initial program budget and annual program budgets that clearly show that forecast program revenues along with other funds available for the operation of such program (from all sources) will be equal to or greater than forecast program expenses for each fiscal year, (iii) it will promptly review all submitted program budgets to determine if such budget clearly and accurately shows that the forecast program revenues along with other funds available for the operation of such program (from all sources) will be equal to or greater than forecast program expenses for each fiscal year, (iv) it will reject any program budget that it believes does not accurately reflect forecast program revenues or expenses or does not show that forecast program revenues along with other funds available for the operation of such program (from all sources) will be equal to or greater than forecast program expenses, and require the Counterparty to prepare and submit a revised program budget, and (v) upon receipt of a program budget that it believes accurately reflects forecast program revenues and expenses and that shows that forecast program revenues along with other funds available for the operation of such program (from all sources) will be equal to or greater than forecast program expenses, it will approve such budget by resolution and supply to the State Entity and the Commissioner of MMB certified copies of such resolution and budget.

Section 2.05 **Public Entity Representations and Warranties.** The Public Entity further covenants with, and represents and warrants to the State Entity as follows:

A. It has legal authority to enter into, execute, and deliver this Agreement, the Declaration, and all documents referred to herein, and it has taken all actions necessary to its execution and delivery of such documents.

B. It has legal authority to use the G.O. Grant for the purpose or purposes described in Recital B of this Agreement.

C. It has legal authority to operate the Governmental Program.

D. This Agreement, the Declaration, and all other documents referred to herein are the legal, valid and binding obligations of the Public Entity enforceable against the Public Entity in accordance with their respective terms.

E. It will comply with all of the terms, conditions, provisions, covenants, requirements, and warranties in this Agreement, the Declaration, and all other documents referred to herein.

F. It will comply with all of the provisions and requirements contained in and imposed by the G.O. Compliance Legislation, the Commissioner's Order, and the G.O. Bonding Legislation.

G. It has made no material false statement or misstatement of fact in connection with its receipt of the G.O. Grant, and all of the information it has submitted or will submit to the

State Entity or Commissioner of MMB relating to the G.O. Grant or the disbursement of any of the G.O. Grant is and will be true and correct.

H. It is not in violation of any provisions of its charter or of the laws of the State of Minnesota, and there are no actions, suits, or proceedings pending, or to its knowledge threatened, before any judicial body or governmental authority against or affecting it relating to the Real Property and, if applicable, Facility, or its ownership interest therein, and it is not in default with respect to any order, writ, injunction, decree, or demand of any court or any governmental authority which would impair its ability to enter into this Agreement, the Declaration, or any document referred to herein, or to perform any of the acts required of it in such documents.

I. Neither the execution and delivery of this Agreement, the Declaration, or any document referred to herein nor compliance with any of the terms, conditions, requirements, or provisions contained in any of such documents is prevented by, is a breach of, or will result in a breach of, any term, condition, or provision of any agreement or document to which it is now a party or by which it is bound.

J. The contemplated use of the Real Property and, if applicable, Facility will not violate any applicable zoning or use statute, ordinance, building code, rule or regulation, or any covenant or agreement of record relating thereto.

K. The Project will be completed in full compliance with all applicable laws, statutes, rules, ordinances, and regulations issued by any federal, state, or local political subdivisions having jurisdiction over the Project.

L. All applicable licenses, permits and bonds required for the performance and completion of the Project have been, or will be, obtained.

M. All applicable licenses, permits and bonds required for the operation of the Real Property and, if applicable, Facility in the manner specified in Section 2.04 have been, or will be, obtained.

N. It will operate, maintain, and manage the Real Property and, if applicable, Facility or cause the Real Property and, if applicable, Facility, to be operated, maintained and managed in compliance with all applicable laws, statutes, rules, ordinances, and regulations issued by any federal, state, or local political subdivisions having jurisdiction over the Real Property and, if applicable, Facility.

O. It will fully enforce the terms and conditions contained in any Use Contract.

P. It has complied with the matching funds requirement, if any, contained in Section 7.23.

Q. It will not, without the prior written consent of the State Entity and the Commissioner of MMB, allow any voluntary lien or encumbrance or involuntary lien or encumbrance that can be satisfied by the payment of monies and which is not being actively contested to be created or exist against the Public Entity's ownership interest in the Real Property or, if applicable, Facility, or the Counterparty's interest in the Use Contract, whether such lien or encumbrance is superior or subordinate to the Declaration. Provided, however, the State Entity and the Commissioner of MMB will consent to any such lien or encumbrance that secures the repayment of a loan the repayment of which will not impair or burden the funds needed to operate the Real Property and, if applicable, Facility in the manner specified in Section 2.04, and for which the entire amount is used (i) to acquire additional real estate that is needed to so operate the Real Property and, if applicable, Facility in accordance with the requirements imposed under Section 2.04 and will be included in and as part of the Public Entity's ownership interest in the Real Property and, if applicable, Facility, and/or (ii) to pay for capital improvements that are needed to so operate the Real Property and, if applicable, Facility in accordance with the requirements imposed under Section 2.04.

R. It reasonably expects to possess the ownership interest in the Real Property and, if applicable, Facility described Section 2.02 for the entire Useful Life of the Real Property and, if applicable, Facility, and it does not expect to sell such ownership interest.

S. It does not reasonably expect to receive payments under a Use Contract in excess of the amount the Public Entity needs and is authorized to use to pay the operating expenses of the portion of the Real Property and, if applicable, Facility that is the subject of the Use Contract or to pay the principal, interest, redemption premiums, and other expenses on any Approved Debt.

T. It will supply, or cause to be supplied, whatever funds are needed above and beyond the amount of the G.O. Grant to complete and fully pay for the Project.

U. The Construction Items will be completed substantially in accordance with the Construction Contract Documents by the Completion Date, and all such items along with, if applicable, the Facility will be situated entirely on the Real Property.

V. It will require the Contractor or Contractors to comply with all rules, regulations, ordinances, and laws bearing on its performance under the Construction Contract Documents.

W. It has or will promptly record a fully executed Declaration with the appropriate governmental office and deliver a copy thereof to the State Entity and to Minnesota Management and Budget (attention: Capital Projects Manager) that contains all of the recording information.

X. The Useful Life of the Real Property and, if applicable, Facility is 25 years.

Y. It shall furnish such satisfactory evidence regarding the representations and warranties described herein as may be required and requested by either the State Entity or the Commissioner of MMB.

Section 2.06 **Ownership by Leasehold or Easement**. *This Section shall only apply if the Public Entity's ownership interest in the Real Property, the Facility, if applicable, or both is by way of a Real Property/Facility Lease or an easement. For all other circumstances this Section is not needed and should be ignored and treated as if it were left blank, and any reference to this Section in this Agreement shall be ignored and treated as if the reference did not exist.*

A. A Real Property/Facility Lease or easement must comply with the following provisions.

1. It must be in form and contents acceptable to the Commissioner of MMB, and specifically state that it may not be modified, restated, amended, changed in any way, or prematurely terminated or cancelled without the prior written consent and authorization by the Commissioner of MMB.

2. It must be for a term that is equal to or greater than 125% of the Useful Life of the Real Property and, if applicable, Facility, or such other period of time specifically authorized by a Minnesota statute, rule or session law.

3. Any payments to be made under it by the Public Entity, whether designated as rent or in any other manner, must be by way of a single lump sum payment that is due and payable on the date that it is first made and entered into.

4. It must not contain any requirements or obligations of the Public Entity that if not complied with could result in a termination thereof.

5. It must contain a provision that provides sufficient authority to allow the Public Entity to operate the Real Property and, if applicable, Facility in accordance with the requirements imposed under Section 2.04.

6. It must not contain any provisions that would limit or impair the Public Entity's operation of the Real Property and, if applicable, Facility in accordance with the requirements imposed under Section 2.04.

7. It must contain a provision that prohibits the Lessor/Grantor from creating or allowing, without the prior written consent of the State Entity and the Commissioner of MMB, any voluntary lien or encumbrance or involuntary lien or encumbrance that can be satisfied by the payment of monies and which is not being actively contested against the Leased/Easement Premises or the Lessor's/Grantor's interest in the Real Property/Facility Lease or easement, whether such lien or encumbrance is superior or subordinate to the Declaration. Provided, however, the State Entity and the Commissioner of MMB will consent to any such lien or encumbrance if the holder of

such lien or encumbrance executes and files of record a document under which such holder subordinates such lien or encumbrance to the Real Property/Facility Lease or easement and agrees that upon foreclosure of such lien or encumbrance to be bound by and comply with all of the terms, conditions and covenants contained in the Real Property/Facility Lease or easement as if such holder had been an original Lessor/Grantor under the Real Property/Facility Lease or easement.

8. It must acknowledge the existence of this Agreement and contain a provision that the terms, conditions and provisions contained in this Agreement shall control over any inconsistent or contrary terms, conditions and provisions contained in the Real Property/Facility Lease or easement.

9. It must provide that any use restrictions contained therein only apply as long as the Public Entity is the lessee under the Real Property/Facility Lease or grantee under the easement, and that such use restrictions will terminate and not apply to any successor lessee or grantee who purchases the Public Entity's ownership interest in the Real Property/Facility Lease or easement. Provided, however, it may contain provisions that limits the construction of any new structures on the Real Property or modifications of any existing structures on the Real Property without the written consent of Lessor/Grantor, which will apply to any such successor lessee or grantee.

10. It must allow for a transfer thereof in the event that the lessee under the Real Property/Lease or grantee under the easement makes the necessary determination to sell its interest therein and allow such interest to be transferred to the purchaser of such interest.

11. It must contain a provision that prohibits and prevents the sale of the underlying fee interest in the Real Property and, if applicable, Facility without first obtaining the written consent of the Commissioner of MMB.

12. The Public Entity must be the lessee under the Real Property/Lease or grantee under the easement.

B. The provisions contained in this Section are not intended to and shall not prevent the Public Entity from including additional provisions in the Real Property/Facility Lease or easement that are not inconsistent with or contrary to the requirements contained in this Section.

C. The expiration of the term of a Real Property/Facility Lease or easement shall not be an event that requires the Public Entity to reimburse the State Entity for any portion of the G.O. Grant, and upon such expiration the Public Entity's ownership interest in the Real Property and, if applicable, Facility shall no longer be subject to this Agreement.

D. The Public Entity shall fully and completely comply with all of the terms, conditions and provisions contained in a Real Property/Facility Lease or easement, and shall

obtain and file, in the Office of the County Recorder or the Registrar of Titles, whichever is applicable, the Real Property/Facility Lease or easement or a short form or memorandum thereof.

Section 2.07 **Event(s) of Default.** The following events shall, unless waived in writing by the State Entity and the Commissioner of MMB, constitute an Event of Default under this Agreement upon either the State Entity or the Commissioner of MMB giving the Public Entity 30 days written notice of such event and the Public Entity's failure to cure such event during such 30 day time period for those Events of Default that can be cured within 30 days or within whatever time period is needed to cure those Events of Default that cannot be cured within 30 days as long as the Public Entity is using its best efforts to cure and is making reasonable progress in curing such Events of Default, however, in no event shall the time period to cure any Event of Default exceed 6 months unless otherwise consented to, in writing, by the State Entity and the Commissioner of MMB.

A. If any representation, covenant, or warranty made by the Public Entity in this Agreement, in any Draw Requisition, in any other document furnished pursuant to this Agreement, or in order to induce the State Entity to disburse any of the G.O. Grant, shall prove to have been untrue or incorrect in any material respect or materially misleading as of the time such representation, covenant, or warranty was made.

B. If the Public Entity fails to fully comply with any provision, term, condition, covenant, or warranty contained in this Agreement, the Declaration, or any other document referred to herein.

C. If the Public Entity fails to fully comply with any provision, term, condition, covenant or warranty contained in the G.O. Compliance Legislation, the Commissioner's Order, or the G.O. Bonding Legislation.

D. If the Public Entity fails to complete the Project, or cause the Project to be completed, by the Completion Date.

E. If the Public Entity fails to provide and expend the full amount of the matching funds, if any, required under Section 7.23 for the Project.

F. If the Public Entity fails to record the Declaration and deliver copies thereof as set forth in Section 2.05.W.

Notwithstanding the foregoing, any of the above delineated events that cannot be cured shall, unless waived in writing by the State Entity and the Commissioner of MMB, constitute an Event of Default under this Agreement immediately upon either the State Entity or the Commissioner of MMB giving the Public Entity written notice of such event.

Section 2.08 **Remedies.** Upon the occurrence of an Event of Default and at any time thereafter until such Event of Default is cured to the satisfaction of the State Entity, the State Entity or the Commissioner of MMB may enforce any or all of the following remedies.

A. The State Entity may refrain from disbursing the G.O. Grant; provided, however, the State Entity may make such disbursements after the occurrence of an Event of Default without thereby waiving its rights and remedies hereunder.

B. If the Event of Default involves a failure to comply with any of the provisions contained herein other than the provisions of Sections 4.01 or 4.02, then the Commissioner of MMB, as a third-party beneficiary of this Agreement, may demand that the Outstanding Balance of the G.O. Grant be returned to it, and upon such demand the Public Entity shall return such amount to the Commissioner of MMB.

C. If the Event of Default involves a failure to comply with the provisions of Sections 4.01 or 4.02, then the Commissioner of MMB, as a third-party beneficiary of this Agreement, may demand that the Public Entity pay the amounts that would have been paid if there had been full and complete compliance with such provisions, and upon such demand the Public Entity shall pay such amount to the Commissioner of MMB.

D. Either the State Entity or the Commissioner of MMB, as a third-party beneficiary of this Agreement, may enforce any additional remedies they may have in law or equity.

The rights and remedies herein specified are cumulative and not exclusive of any rights or remedies that the State Entity or the Commissioner of MMB would otherwise possess.

If the Public Entity does not repay the amounts required to be paid under this Section or under any other provision contained in this Agreement within 30 days of demand by the Commissioner of MMB, or any amount ordered by a court of competent jurisdiction within 30 days of entry of judgment against the Public Entity and in favor of the State Entity and/or the Commissioner of MMB, then such amount may, unless precluded by law, be taken from or off-set against any aids or other monies that the Public Entity is entitled to receive from the State of Minnesota.

Section 2.09 **Notification of Event of Default.** The Public Entity shall furnish to the State Entity and the Commissioner of MMB, as soon as possible and in any event within 7 days after it has obtained knowledge of the occurrence of each Event of Default or each event which with the giving of notice or lapse of time or both would constitute an Event of Default, a statement setting forth details of each Event of Default or event which with the giving of notice or upon the lapse of time or both would constitute an Event of Default and the action which the Public Entity proposes to take with respect thereto.

Section 2.10 **Survival of Event of Default.** This Agreement shall survive any and all Events of Default and remain in full force and effect even upon the payment of any amounts due

under this Agreement and shall only terminate in accordance with the provisions contained in Section 2.12 and at the end of its term in accordance with the provisions contained in Section 2.11.

Section 2.11 **Term of Grant Agreement.** This Agreement shall, unless earlier terminated in accordance with any of the provisions contained herein, remain in full force and effect for the time period starting on the effective date hereof and ending on the date that corresponds to the date established by adding a time period equal to 125% of Useful Life of the Real Property and, if applicable, Facility to the date on which the Real Property and, if applicable, Facility is first used for the operation of the Governmental Program after such effective date. If there are no uncured Events of Default as of such date this Agreement shall terminate and no longer be of any force or effect, and the Commissioner of MMB shall execute whatever documents are needed to release the Real Property and, if applicable, Facility from the effect of this Agreement and the Declaration.

Section 2.12 **Modification and/or Early Termination of Grant.** If the Project is not started on or before the date that is 5 years from the effective date of this Agreement or all of the G.O. Grant has not been disbursed as of the date that is 4 years from the date on which the Project is started, or such later dates to which the Public Entity and the State Entity may agree in writing, then the State Entity's obligation to fund the G.O. Grant shall terminate. In such event, (i) if none of the G.O. Grant has been disbursed by such dates then the State Entity's obligation to fund any portion of the G.O. Grant shall terminate and this Agreement shall terminate and no longer be of any force or effect, and (ii) if some but not all of the G.O. Grant has been disbursed by such dates then the State Entity shall have no further obligation to provide any additional funding for the G.O. Grant and this Agreement shall remain in full force and effect but shall be modified and amended to reflect the amount of the G.O. Grant that was actually disbursed as of such date. This provision shall not, in any way, affect the Public Entity's obligation to complete the Project by the Completion Date.

This Agreement shall also terminate and no longer be of any force or effect upon the Public Entity's sale of its ownership interest in the Real Property and, if applicable, Facility in accordance with the provisions contained in Section 4.01 and transmittal of all or a portion of the proceeds of such sale to the Commissioner of MMB in compliance with the provisions contained in Section 4.02, or upon the termination of Public Entity's ownership interest in the Real Property and, if applicable, Facility if such ownership interest is by way of an easement or under a Real Property/Facility Lease. Upon such termination the State Entity shall execute, or have executed, and deliver to the Public Entity such documents as are required to release the Public Entity's ownership interest in the Real Property and, if applicable, Facility, from the effect of this Agreement and the Declaration.

Section 2.13 **Excess Funds.** If the full amount of the G.O. Grant and any matching funds referred to in Section 7.23 are not needed to complete the Project, then, unless language in the G.O. Bonding Legislation indicates otherwise, the G.O. Grant shall be reduced by the amount not needed.

Article III
USE CONTRACTS

This Article III and its contents is only needed and only applies if the Public Entity enters into an agreement with another party under which such other party will operate any portion of the Real Property, and if applicable, Facility. For all other circumstances this Article III and its contents are not needed and should be ignored and treated as if it were left blank, and any reference to this Article III, its contents, and the term Use Contract in this Agreement shall be ignored and treated as if the references did not exist.

Section 3.01 **General Provisions.** If the Public Entity has statutory authority to enter into a Use Contract, then it may enter into Use Contracts for various portions of the Real Property and, if applicable, Facility; provided that each and every Use Contract that the Public Entity enters into must comply with the following requirements:

A. The purpose for which it was entered into must be to operate the Governmental Program in the Real Property and, if applicable, Facility.

B. It must contain a provision setting forth the statutory authority under which the Public Entity is entering into such contract and must comply with the substantive and procedural provisions of such statute.

C. It must contain a provision stating that it is being entered into in order for the Counterparty to operate the Governmental Program and must describe such program.

D. It must contain a provision that will provide for oversight by the Public Entity. Such oversight may be accomplished by way of a provision that will require the Counterparty to provide to the Public Entity: (i) an initial program evaluation report for the first fiscal year that the Counterparty will operate the Governmental Program, (ii) program budgets for each succeeding fiscal year showing that forecast program revenues and additional revenues available for the operation of the Governmental Program (from all sources) by the Counterparty will equal or exceed expenses for such operation for each succeeding fiscal year, and (iii) a mechanism under which the Public Entity will annually determine that the Counterparty is using the portion of the Real Property and, if applicable, Facility that is the subject of the Use Contract to operate the Governmental Program.

E. It must allow for termination by the Public Entity in the event of a default thereunder by the Counterparty, or in the event that the Governmental Program is terminated or changed in a manner that precludes the operation of such program in the portion of the Real Property and, if applicable, Facility that is the subject of the Use Contract.

F. It must terminate upon the termination of the statutory authority under which the Public Entity is operating the Governmental Program.

G. It must require the Counterparty to pay all costs of operation and maintenance of that portion of the Real Property and, if applicable, Facility that is the subject of the Use Contract, unless the Public Entity is authorized by law to pay such costs and agrees to pay such costs.

H. If the Public Entity pays monies to a Counterparty under a Use Contract, such Use Contract must meet the requirements of Rev. Proc. 97-13, 1997-1 CB 632, so that such Use Contract does not result in "private business use" under Section 141(b) of the Code.

I. It must be approved, in writing, by the Commissioner of MMB, and any Use Contract that is not approved, in writing, by the Commissioner of MMB shall be null and void and of no force or effect.

J. It must contain a provision requiring that each and every party thereto shall, upon direction by the Commissioner of MMB, take such actions and furnish such documents to the Commissioner of MMB as the Commissioner of MMB determines to be necessary to ensure that the interest to be paid on the G.O. Bonds is exempt from federal income taxation.

K. It must contain a provision that prohibits the Counterparty from creating or allowing, without the prior written consent of the State Entity and the Commissioner of MMB, any voluntary lien or encumbrance or involuntary lien or encumbrance that can be satisfied by the payment of monies and which is not being actively contested against the Real Property or, if applicable, Facility, the Public Entity's ownership interest in the Real Property or, if applicable, Facility, or the Counterparty's interest in the Use Contract, whether such lien or encumbrance is superior or subordinate to the Declaration. Provided, however, the State Entity and the Commissioner of MMB will consent, in writing, to any such lien or encumbrance that secures the repayment of a loan the repayment of which will not impair or burden the funds needed to operate the portion of the Real Property and, if applicable, Facility that is the subject of the Use Contract in the manner specified in Section 2.04 and for which the entire amount is used (i) to acquire additional real estate that is needed to so operate the Real Property and, if applicable, Facility in accordance with the requirements imposed under Section 2.04 and will be included in and as part of the Public Entity's ownership interest in the Real Property and, if applicable, Facility, and/or (ii) to pay for capital improvements that are needed to so operate the Real Property and, if applicable, Facility in accordance with the requirements imposed under Section 2.04.

L. If the amount of the G.O. Grant exceeds $200,000.00, then it must contain a provision requiring the Counterparty to list any vacant or new positions it may have with state workforce centers as required by Minn. Stat. § 116L.66, as it may be amended, modified or replaced from time to time, for the term of the Use Contract.

M. It must contain a provision that clearly states that the Public Entity is not required to renew the Use Contract beyond the original term thereof and that the Public Entity may, at its sole option and discretion, allow the Use Contract to expire at the end of its original term and thereafter directly operate the governmental program in the Real Property and, if

applicable, Facility or contract with some other entity to operate the governmental program in the Real Property and, if applicable, Facility.

Section 3.02 **Initial Term and Renewal.** The initial term for a Use Contract may not exceed the lesser of (i) 50% of the Useful Life of the Real Property and, if applicable, Facility for the portion of the Real Property and, if applicable, Facility that is the subject of the Use Contract, or (ii) the shortest term of the Public Entity's ownership interest in the Real Property and, if applicable, Facility.

A Use Contract may allow for renewals beyond its initial term on the conditions that (a) the term of any renewal may not exceed the initial term, (b) the Public Entity must make a determination that renewal will continue to carry out the Governmental Program and that the Counterparty is suited and able to perform the functions contained in Use Contract that is to be renewed, (c) the Use Contract may not include any provisions that would require, either directly or indirectly, the Public Entity to either make the determination referred to in this Section or to renew the Use Contract with the Counterparty after the expiration of the initial term or any renewal term, and (d) no such renewal may occur prior to the date that is 6 months prior to the date on which the Use Contract is scheduled to terminate. Provided, however, notwithstanding anything to the contrary contained herein the Public Entity's voluntary agreement to reimburse the Counterparty for any investment that the Counterparty provided for the acquisition or betterment of the Real Property and, if applicable, Facility that is the subject of the Use Contract if the Public Entity does not renew a Use Contract if requested by the Counterparty is not deemed to be a provision that directly or indirectly requires the Public Entity to renew such Use Contract.

Section 3.03 **Reimbursement of Counterparty.** A Use Contract may but need not contain, at the sole option and discretion of the Public Entity, a provision that requires the Public Entity to reimburse the Counterparty for any investment that the Counterparty provided for the acquisition or betterment of the Real Property and, if applicable, Facility that is the subject of the Use Contract if the Public Entity does not renew a Use Contract if requested by the Counterparty. If agreed to by the Public Entity, such reimbursement shall be on terms and conditions agreed to by the Public Entity and the Counterparty.

Section 3.04 **Receipt of Monies Under a Use Contract.** The Public Entity does not anticipate the receipt of any funds under a Use Contract, provided, however, if the Public Entity does receive any monies under a Use Contract in excess of the amount the Public Entity needs and is authorized to use to pay the operating expenses of the portion of the Real Property and, if applicable, Facility that is the subject of a Use Contract, and to pay the principal, interest, redemption premiums, and other expenses on Approved Debt, then a portion of such excess monies must be paid by the Public Entity to the Commissioner of MMB. The portion of such excess monies that the Public Entity must and shall pay to the Commissioner of MMB shall be determined by the Commissioner of MMB, and absent circumstances which would indicate otherwise such portion shall be determined by multiplying such excess monies by a fraction the numerator of which is the G.O. Grant and the denominator of which is sum of the G.O. Grant and the Approved Debt.

Article IV
SALE

Section 4.01 **Sale.** The Public Entity shall not sell any part of its ownership interest in the Real Property and, if applicable, Facility unless all of the following provisions have been complied with fully.

A. The Public Entity determines, by official action, that such ownership interest is no longer usable or needed for the operation of the Governmental Program, which such determination may be based on a determination that the portion of the Real Property or, if applicable, Facility to which such ownership interest applies is no longer suitable or financially feasible for such purpose.

B. The sale is made as authorized by law.

C. The sale is for Fair Market Value.

D. The written consent of the Commissioner of MMB has been obtained.

The acquisition of the Public Entity's ownership interest in the Real Property and, if applicable, Facility at a foreclosure sale, by acceptance of a deed-in-lieu of foreclosure, or enforcement of a security interest in personal property used in the operation thereof, by a lender that has provided monies for the acquisition of the Public Entity's ownership interest in or betterment of the Real Property and, if applicable, Facility shall not be considered a sale for the purposes of this Agreement if after such acquisition the lender operates such portion of the Real Property and, if applicable, Facility in a manner which is not inconsistent with the requirements imposed under Section 2.04 and the lender uses its best efforts to sell such acquired interest to a third party for Fair Market Value. The lender's ultimate sale or disposition of the acquired interest in the Real Property and, if applicable, Facility shall be deemed to be a sale for the purposes of this Agreement, and the proceeds thereof shall be disbursed in accordance with the provisions contained in Section 4.02.

The Public Entity may participate in any public auction of its ownership interest in the Real Property and, if applicable, Facility and bid thereon; provided that the Public Entity agrees that if it is the successful purchaser it will not use any part of the Real Property or, if applicable, Facility for the Governmental Program.

Section 4.02 **Proceeds of a Sale.** Upon the sale of the Public Entity's ownership interest in the Real Property and, if applicable, Facility the proceeds thereof after the deduction of all costs directly associated and incurred in conjunction with such sale and such other costs that are approved, in writing, by the Commissioner of MMB, but not including the repayment of any debt associated with the Public Entity's ownership interest in the Real Property and, if applicable, Facility, shall be disbursed in the following manner and order.

A. The first distribution shall be to the Commissioner of MMB in an amount equal to the Outstanding Balance of the G.O. Grant, and if the amount of such net proceeds shall be less than the amount of the Outstanding Balance of the G.O. Grant then all of such net proceeds shall be distributed to the Commissioner of MMB.

B. The remaining portion, after the distribution specified in Section 4.02A, shall be distributed to (i) pay in full any outstanding Approved Debt, (ii) reimburse the Public Entity for its Ownership Value, and (iii) to pay interested public and private entities, other than any such entity that has already received the full amount of its contribution (such as the State Entity under Section 4.02.A and the holders of Approved Debt paid under this Section 4.02.B), the amount of money that such entity contributed to the Initial Acquisition and Betterment Costs and the Subsequent Betterment Costs. If such remaining portion is not sufficient to reimburse interested public and private entities for the full amount that such entities contributed to the acquisition or betterment of the Real Property and, if applicable, Facility, then the amount available shall be distributed as such entities may agree in writing and if such entities cannot agree by an appropriately issued court order.

C. The remaining portion, after the distributions specified in Sections 4.02.A and B, shall be divided and distributed to the State Entity, the Public Entity, and any other public and private entity that contributed funds to the Initial Acquisition and Betterment Costs and the Subsequent Betterment Costs, other than lenders who supplied any of such funds, in proportion to the contributions that the State Entity, the Public Entity, and such other public and private entities made to the acquisition and betterment of the Real Property and, if applicable, Facility as such amounts are part of the Ownership Value, Initial Acquisition and Betterment Costs, and Subsequent Betterment Costs.

The distribution to the State Entity shall be made to the Commissioner of MMB, and the Public Entity may direct its distribution to be made to any other entity including, but not limited to, a Counterparty.

All amounts to be disbursed under this Section 4.02 must be consented to, in writing, by the Commissioner of MMB, and no such disbursements shall be made without such consent.

The Public Entity shall not be required to pay or reimburse the State Entity or the Commissioner of MMB for any funds above and beyond the full net proceeds of such sale, even if such net proceeds are less than the amount of the Outstanding Balance of the G.O. Grant.

Article V
COMPLIANCE WITH G.O. COMPLIANCE LEGISLATION AND THE COMMISSIONER'S ORDER

Section 5.01 **State Bond Financed Property**. The Public Entity and the State Entity acknowledge and agree that the Public Entity's ownership interest in the Real Property and, if applicable, Facility is, or when acquired by the Public Entity will be, "state bond financed property", as such term is used in the G.O. Compliance Legislation and the Commissioner's Order, and, therefore, the provisions contained in such statute and order apply, or will apply, to the Public Entity's ownership interest in the Real Property and, if applicable, Facility and any Use Contracts relating thereto.

Section 5.02 **Preservation of Tax-Exempt Status.** In order to preserve the tax-exempt status of the G.O. Bonds, the Public Entity agrees as follows:

A. It will not use the Real Property or, if applicable, Facility, or use or invest the G.O. Grant or any other sums treated as "bond proceeds" under Section 148 of the Code including "investment proceeds," "invested sinking funds," and "replacement proceeds," in such a manner as to cause the G.O. Bonds to be classified as "arbitrage bonds" under Section 148 of the Code.

B. It will deposit into and hold all of the G.O. Grant that it receives under this Agreement in a segregated non-interest-bearing account until such funds are used for payments for the Project in accordance with the provisions contained herein.

C. It will, upon written request, provide the Commissioner of MMB all information required to satisfy the informational requirements set forth in the Code including, but not limited to, Sections 103 and 148 thereof, with respect to the G.O. Bonds.

D. It will, upon the occurrence of any act or omission by the Public Entity or any Counterparty that could cause the interest on the G.O. Bonds to no longer be tax exempt and upon direction from the Commissioner of MMB, take such actions and furnish such documents as the Commissioner of MMB determines to be necessary to ensure that the interest to be paid on the G.O. Bonds is exempt from federal taxation, which such action may include either: (i) compliance with proceedings intended to classify the G.O. Bonds as a "qualified bond" within the meaning of Section 141(e) of the Code, (ii) changing the nature or terms of the Use Contract so that it complies with Revenue Procedure 97-13, as amended by Rev. Proc 2016-44 and Rev. Proc. 2017-13, or (iii) changing the nature of the use of the Real Property or, if applicable, Facility so that none of the net proceeds of the G.O. Bonds will be used, directly or indirectly, in an "unrelated trade or business" or for any "private business use" (within the meaning of Sections 141(b) and 145(a) of the Code), or (iv) compliance with other Code provisions, regulations, or revenue procedures which amend or supersede the foregoing.

E. It will not otherwise use any of the G.O. Grant, including earnings thereon, if any, or take or permit to or cause to be taken any action that would adversely affect the exemption from federal income taxation of the interest on the G.O. Bonds, nor omit to take any action necessary to maintain such tax-exempt status, and if it should take, permit, omit to take, or cause to be taken, as appropriate, any such action, it shall take all lawful actions necessary to rescind or correct such actions or omissions promptly upon having knowledge thereof.

Section 5.03 **Changes to G.O. Compliance Legislation or the Commissioner's Order.** In the event that the G.O. Compliance Legislation or the Commissioner's Order is amended in a manner that reduces any requirement imposed against the Public Entity, or if the Public Entity's ownership interest in the Real Property or, if applicable, Facility is exempt from the G.O. Compliance Legislation and the Commissioner's Order, then upon written request by the Public Entity the State Entity shall enter into and execute an amendment to this Agreement to implement herein such amendment to or exempt the Public Entity's ownership interest in the Real Property and, if applicable, Facility from the G.O. Compliance Legislation or the Commissioner's Order.

Article VI
DISBURSEMENT OF GRANT PROCEEDS

Section 6.01 **The Advances.** The State Entity agrees, on the terms and subject to the conditions set forth herein, to make Advances from the G.O. Grant to the Public Entity from time to time in an aggregate total amount not to exceed the amount of the G.O. Grant. If the amount of G.O. Grant that the State Entity cumulatively disburses hereunder to the Public Entity is less than the amount of the G.O. Grant delineated in Section 1.01, then the State Entity and the Public Entity shall enter into and execute whatever documents the State Entity may request in order to amend or modify this Agreement to reduce the amount of the G.O. Grant to the amount actually disbursed. Provided, however, in accordance with the provisions contained in Section 2.11, the State Entity's obligation to make Advances shall terminate as of the dates specified in such Section even if the entire G.O. Grant has not been disbursed by such dates.

Advances shall only be for expenses that (i) are for those items of a capital nature for the Project, (ii) accrued no earlier than the effective date of the G.O. Bonding Legislation, or (iii) have otherwise been consented to, in writing, by the State Entity and the Commissioner of MMB.

It is the intent of the parties hereto that the rate of disbursement of the Advances shall not exceed the rate of completion of the Project or the rate of disbursement of the matching funds required, if any, under Section 7.23. Therefore, the cumulative amount of all Advances disbursed by the State Entity at any point in time shall not exceed the portion of the Project that has been completed and the percentage of the matching funds required, if any, under Section 7.23 that have been disbursed as of such point in time. This requirement is expressed by way of the following two formulas:

Formula #1
Cumulative Advances $\leq$ (G.O. Grant) × (percentage of matching funds, if any, required under Section 7.23 that have been disbursed)

Formula #2
Cumulative Advances $\leq$ (G.O. Grant) × (percentage of Project completed)

Section 6.02 **Draw Requisitions.** Whenever the Public Entity desires a disbursement of a portion of the G.O. Grant, which shall be no more often than once each calendar month, the Public Entity shall submit to the State Entity a Draw Requisition duly executed on behalf of the Public Entity or its designee. Each Draw Requisition shall be submitted on or between the 1st day and the 15th day of the month in which an Advance is requested and shall be submitted at least 7 calendar days before the date the Advance is desired. Each Draw Requisition with respect to construction items shall be limited to amounts equal to: (i) the total value of the classes of the work by percentage of completion as approved by the Public Entity and the State Entity, plus (ii) the value of materials and equipment not incorporated in the Project but delivered and suitably stored on or off the Real Property in a manner acceptable to the State Entity, less (iii) any applicable retainage, and less (iv) all prior Advances.

Notwithstanding anything herein to the contrary, no Advances for materials stored on or off the Real Property will be made by the State Entity unless the Public Entity shall advise the State Entity, in writing, of its intention to so store materials prior to their delivery and the State Entity has not objected thereto.

At the time of submission of each Draw Requisition, other than the final Draw Requisition, the Public Entity shall submit to the State Entity such supporting evidence as may be requested by the State Entity to substantiate all payments which are to be made out of the relevant Draw Requisition or to substantiate all payments then made with respect to the Project.

At the time of submission of the final Draw Requisition which shall not be submitted before completion of the Project, including all landscape requirements and off-site utilities and streets needed for access to the Real Property and, if applicable, Facility and correction of material defects in workmanship or materials (other than the completion of punch list items) as provided in the Construction Contract Documents, the Public Entity shall submit to the State Entity: (i) such supporting evidence as may be requested by the State Entity to substantiate all payments which are to be made out of the final Draw Requisition or to substantiate all payments then made with respect to the Project, and (ii) satisfactory evidence that all work requiring inspection by municipal or other governmental authorities having jurisdiction has been duly inspected and approved by such authorities, and that all requisite certificates of occupancy and other approvals have been issued.

If on the date an Advance is desired the Public Entity has complied with all requirements of this Agreement and the State Entity approves the relevant Draw Requisition and receives a current construction report from the Inspecting Engineer recommending payment, then the State Entity shall disburse the amount of the requested Advance to the Public Entity.

Section 6.03 **Additional Funds.** If the State Entity shall at any time in good faith determine that the sum of the undisbursed amount of the G.O. Grant plus the amount of all other funds committed to the Project is less than the amount required to pay all costs and expenses of any kind which reasonably may be anticipated in connection with the Project, then the State Entity may send written notice thereof to the Public Entity specifying the amount which must be supplied in order to provide sufficient funds to complete the Project. The Public Entity agrees that it will, within 10 calendar days of receipt of any such notice, supply or have some other entity supply the amount of funds specified in the State Entity's notice.

Section 6.04 **Conditions Precedent to Any Advance.** The obligation of the State Entity to make any Advance hereunder (including the initial Advance) shall be subject to the following conditions precedent:

A. The State Entity shall have received a Draw Requisition for such Advance specifying the amount of funds being requested, which such amount when added to all prior requests for an Advance shall not exceed the amount of the G.O. Grant delineated in Section 1.01.

B. The State Entity shall have either received a duly executed Declaration that has been duly recorded in the appropriate governmental office, with all of the recording information displayed thereon, or evidence that such Declaration will promptly be recorded and delivered to the State Entity.

C. The State Entity shall have received evidence, in form and substance acceptable to the State Entity, that (i) the Public Entity has legal authority to and has taken all actions necessary to enter into this Agreement and the Declaration, and (ii) this Agreement and the Declaration are binding on and enforceable against the Public Entity.

D. The State Entity shall have received evidence, in form and substance acceptable to the State Entity, that the Public Entity has sufficient funds to fully and completely pay for the Project and all other expenses that may occur in conjunction therewith.

E. The State Entity shall have received evidence, in form and substance acceptable to the State Entity, that the Public Entity is in compliance with the matching funds requirements, if any, contained in Section 7.23.

F. The State Entity shall have received evidence, in form and substance acceptable to the State Entity, showing that the Public Entity possesses the ownership interest delineated in Section 2.02.

G. The State Entity shall have received evidence, in form and substance acceptable to the State Entity, that the Real Property and, if applicable, Facility, and the contemplated use thereof are permitted by and will comply with all applicable use or other restrictions and requirements imposed by applicable zoning ordinances or regulations, and, if required by

law, have been duly approved by the applicable municipal or governmental authorities having jurisdiction thereover.

H. The State Entity shall have received evidence, in form and substance acceptable to the State Entity, that that all applicable and required building permits, other permits, bonds and licenses necessary for the Project have been paid for, issued, and obtained, other than those permits, bonds and licenses which may not lawfully be obtained until a future date or those permits, bonds and licenses which in the ordinary course of business would normally not be obtained until a later date.

I. The State Entity shall have received evidence, in form and substance acceptable to the State Entity, that that all applicable and required permits, bonds and licenses necessary for the operation of the Real Property and, if applicable, Facility in the manner specified in Section 2.04 have been paid for, issued, and obtained, other than those permits, bonds and licenses which may not lawfully be obtained until a future date or those permits, bonds and licenses which in the ordinary course of business would normally not be obtained until a later date.

J. The State Entity shall have received evidence, in form and substance acceptable to the State Entity, that the Project will be completed in a manner that will allow the Real Property and, if applicable, Facility to be operated in the manner specified in Section 2.04.

K. The State Entity shall have received evidence, in form and substance acceptable to the State Entity, that the Public Entity has the ability and a plan to fund the operation of the Real Property and, if applicable, Facility in the manner specified in Section 2.04.

L. The State Entity shall have received evidence, in form and substance acceptable to the State Entity, that the insurance requirements under Section 7.01 have been satisfied.

M. The State Entity shall have received evidence, in form and substance acceptable to the State Entity, of compliance with the provisions and requirements specified in Section 7.10 and all additional applicable provisions and requirements, if any, contained in Minn. Stat. § 16B.335, as it may be amended, modified or replaced from time to time. Such evidence shall include, but not be limited to, evidence that: (i) the predesign package referred to in Section 7.10.B has, if required, been reviewed by and received a favorable recommendation from the Commissioner of Administration for the State of Minnesota, (ii) the program plan and cost estimates referred to in Section 7.10.C have, if required, received a recommendation by the Chairs of the Minnesota State Senate Finance Committee and Minnesota House of Representatives Ways and Means Committee, and (iii) the Chair and Ranking Minority Member of the Minnesota House of Representatives Capital Investment Committee and the Chair and Ranking Minority Member of the Minnesota Senate Capital Investment Committee have, if required, been notified pursuant to Section 7.10.G.

N. No Event of Default under this Agreement or event which would constitute an Event of Default but for the requirement that notice be given or that a period of grace or time elapse shall have occurred and be continuing.

O. The State Entity shall have received evidence, in form and substance acceptable to the State Entity, that the Contractor will complete the Construction Items substantially in conformance with the Construction Contract Documents and pay all amounts lawfully owing to all laborers and materialmen who worked on the Construction Items or supplied materials therefor, other than amounts being contested in good faith. Such evidence may be in the form of payment and performance bonds in amounts equal to or greater than the amount of the fixed price or guaranteed maximum price contained in the Construction Contract Documents that name the State Entity and the Public Entity dual obligees thereunder, or such other evidence as may be acceptable to the Public Entity and the State Entity.

P. No determination shall have been made by the State Entity that the amount of funds committed to the Project is less than the amount required to pay all costs and expenses of any kind that may reasonably be anticipated in connection with the Project, or if such a determination has been made and notice thereof sent to the Public Entity under Section 6.03, then the Public Entity has supplied, or has caused some other entity to supply, the necessary funds in accordance with such section or has provided evidence acceptable to the State Entity that sufficient funds are available.

Q. The Public Entity has supplied to the State Entity all other items that the State Entity may reasonably require.

Section 6.05 **Construction Inspections.** The Public Entity and the Architect, if any, shall be responsible for making their own inspections and observations of the Construction Items, and shall determine to their own satisfaction that the work done or materials supplied by the Contractors to whom payment is to be made out of each Advance has been properly done or supplied in accordance with the Construction Contract Documents. If any work done or materials supplied by a Contractor are not satisfactory to the Public Entity or the Architect, if any, or if a Contractor is not in material compliance with the Construction Contract Documents in any respect, then the Public Entity shall immediately notify the State Entity, in writing. The State Entity and the Inspecting Engineer, if any, may conduct such inspections of the Construction Items as either may deem necessary for the protection of the State Entity's interest, and that any inspections which may be made of the Project by the State Entity or the Inspecting Engineer, if any, are made and all certificates issued by the Inspecting Engineer, if any, will be issued solely for the benefit and protection of the State Entity, and the Public Entity will not rely thereon.

Article VII
MISCELLANEOUS

Section 7.01 **Insurance.** The Public Entity shall, upon acquisition of the ownership interest delineated in Section 2.02, insure the Facility, if such exists, in an amount equal to the full insurable value thereof (i) by self-insuring under a program of self-insurance legally adopted,

maintained and adequately funded by the Public Entity, or (ii) by way of builders risk insurance and fire and extended coverage insurance with a deductible in an amount acceptable to the State Entity under which the State Entity and the Public Entity are named as loss payees. If damages which are covered by such required insurance occur, then the Public Entity shall, at its sole option and discretion, either: (y) use or cause the insurance proceeds to be used to fully or partially repair such damage and to provide or cause to be provided whatever additional funds that may be needed to fully or partially repair such damage, or (z) sell its ownership interest in the damaged Facility and portion of the Real Property associated therewith in accordance with the provisions contained in Section 4.01.

If the Public Entity elects to only partially repair such damage, then the portion of the insurance proceeds not used for such repair shall be applied in accordance with the provisions contained in Section 4.02 as if the Public Entity's ownership interest in the Real Property and Facility had been sold, and such amounts shall be credited against the amounts due and owing under Section 4.02 upon the ultimate sale of the Public Entity's ownership interest in the Real Property and Facility. If the Public Entity elects to sell its ownership interest in the damaged Facility and portion of the Real Property associated therewith, then such sale must occur within a reasonable time period from the date the damage occurred and the cumulative sum of the insurance proceeds plus the proceeds of such sale must be applied in accordance with the provisions contained in Section 4.02, with the insurance proceeds being so applied within a reasonable time period from the date they are received by the Public Entity.

The State Entity agrees to and will assign or pay over to the Public Entity all insurance proceeds it receives so that the Public Entity can comply with the requirements that this Section imposes thereon as to the use of such insurance proceeds.

If the Public Entity elects to maintain general comprehensive liability insurance regarding the Real Property and, if applicable, Facility, then the Public Entity shall have the State Entity named as an additional named insured therein.

The Public Entity may require a Counterparty to provide and maintain any or all of the insurance required under this Section; provided that the Public Entity continues to be responsible for the providing of such insurance in the event that the Counterparty fails to provide or maintain such insurance.

At the written request of either the State Entity or the Commissioner of MMB, the Public Entity shall promptly furnish to the requesting entity all written notices and all paid premium receipts received by the Public Entity regarding the required insurance, or certificates of insurance evidencing the existence of such required insurance.

If the Public Entity fails to provide and maintain the insurance required under this Section, then the State Entity may, at its sole option and discretion, obtain and maintain insurance of an equivalent nature and any funds expended by the State Entity to obtain or maintain such insurance shall be due and payable on demand by the State Entity and bear interest from the date of advancement by the State Entity at a rate equal to the lesser of the maximum interest rate allowed

by law or 18% per annum based upon a 365-day year. Provided, however, nothing contained herein, including but not limited to this Section, shall require the State Entity to obtain or maintain such insurance, and the State Entity's decision to not obtain or maintain such insurance shall not lessen the Public Entity's duty to obtain and maintain such insurance.

Section 7.02 **Condemnation.** If after the Public Entity has acquired the ownership interest delineated in Section 2.02 all or any portion of the Real Property and, if applicable, Facility is condemned to an extent that the Public Entity can no longer comply with the provisions contained in Section 2.04, then the Public Entity shall, at its sole option and discretion, either: (i) use or cause the condemnation proceeds to be used to acquire an interest in additional real property needed for the Public Entity to continue to comply with the provisions contained in Section 2.04 and, if applicable, to fully or partially restore the Facility and to provide or cause to be provided whatever additional funds that may be needed for such purposes, or (ii) sell the remaining portion of its ownership interest in the Real Property and, if applicable, Facility in accordance with the provisions contained in Section 4.01. Any condemnation proceeds which are not used to acquire an interest in additional real property or to restore, if applicable, the Facility shall be applied in accordance with the provisions contained in Section 4.02 as if the Public Entity's ownership interest in the Real Property and, if applicable, Facility had been sold, and such amounts shall be credited against the amounts due and owing under Section 4.02 upon the ultimate sale of the Public Entity's ownership interest in the remaining Real Property and, if applicable, Facility. If the Public Entity elects to sell its ownership interest in the portion of the Real Property and, if applicable, Facility that remains after the condemnation, then such sale must occur within a reasonable time period from the date the condemnation occurred and the cumulative sum of the condemnation proceeds plus the proceeds of such sale must be applied in accordance with the provisions contained in Section 4.02, with the condemnation proceeds being so applied within a reasonable time period from the date they are received by the Public Entity.

As recipient of any of condemnation awards or proceeds referred to herein, the State Entity agrees to and will disclaim, assign or pay over to the Public Entity all of such condemnation awards or proceeds it receives so that the Public Entity can comply with the requirements that this Section imposes upon the Public Entity as to the use of such condemnation awards or proceeds.

Section 7.03 **Use, Maintenance, Repair and Alterations.** The Public Entity shall (i) keep the Real Property and, if applicable, Facility, in good condition and repair, subject to reasonable and ordinary wear and tear, (ii) complete promptly and in good and workmanlike manner any building or other improvement which may be constructed on the Real Property and promptly restore in like manner any portion of the Facility, if applicable, which may be damaged or destroyed thereon and pay when due all claims for labor performed and materials furnished therefor, (iii) comply with all laws, ordinances, regulations, requirements, covenants, conditions and restrictions now or hereafter affecting the Real Property or, if applicable, Facility, or any part thereof, or requiring any alterations or improvements thereto, (iv) keep and maintain abutting grounds, sidewalks, roads, parking and landscape areas in good and neat order and repair, (v) comply with the provisions of any Real Property/Facility Lease if the Public Entity's ownership interest in the Real Property and, if applicable, Facility, is a leasehold interest, (vi) comply with the provisions of any easement if its ownership interest in the Real Property and, if applicable,

Facility is by way of such easement, and (vii) comply with the provisions of any condominium documents and any applicable reciprocal easement or operating agreements if the Real Property and, if applicable, Facility, is part of a condominium regime or is subject to a reciprocal easement or use contract.

The Public Entity shall not, without the written consent of the State Entity and the Commissioner of MMB, (a) permit or suffer the use of any of the Real Property or, if applicable, Facility, for any purpose other than the purposes specified in Section 2.04, (b) remove, demolish or substantially alter any of the Real Property or, if applicable, Facility, except such alterations as may be required by laws, ordinances or regulations or such other alterations as may improve such Real Property or, if applicable, Facility by increasing the value thereof or improving its ability to be used to operate the Governmental Program thereon or therein, (c) do any act or thing which would unduly impair or depreciate the value of the Real Property or, if applicable, Facility, (d) abandon the Real Property or, if applicable, Facility, (e) commit or permit any waste or deterioration of the Real Property or, if applicable, Facility, (f) remove any fixtures or personal property from the Real Property or, if applicable, Facility, that was paid for with the proceeds of the G.O. Grant unless the same are immediately replaced with like property of at least equal value and utility, or (g) commit, suffer or permit any act to be done in or upon the Real Property or, if applicable, Facility, in violation of any law, ordinance or regulation.

If the Public Entity fails to maintain the Real Property and, if applicable, Facility in accordance with the provisions contained in this Section, then the State Entity may perform whatever acts and expend whatever funds that are necessary to so maintain the Real Property and, if applicable, Facility and the Public Entity irrevocably authorizes and empowers the State Entity to enter upon the Real Property and, if applicable, Facility, to perform such acts as may to necessary to so maintain the Real Property and, if applicable, Facility. Any actions taken or funds expended by the State Entity hereunder shall be at its sole option and discretion, and nothing contained herein, including but not limited to this Section, shall require the State Entity to take any action, incur any expense, or expend any funds, and the State Entity shall not be responsible for or liable to the Public Entity or any other entity for any such acts that are undertaken and performed in good faith and not in a negligent manner. Any funds expended by the State Entity to perform such acts as may to necessary to so maintain the Real Property and, if applicable, Facility shall be due and payable on demand by the State Entity and bear interest from the date of advancement by the State Entity at a rate equal to the lesser of the maximum interest rate allowed by law or 18% per annum based upon a 365-day year.

Section 7.04 **Records Keeping and Reporting.** The Public Entity shall maintain or cause to be maintained books, records, documents and other evidence pertaining to the costs or expenses associated with the Project and operation of the Real Property and, if applicable, Facility needed to comply with the requirements contained in this Agreement, the G.O. Compliance Legislation, the Commissioner's Order, and the G.O. Bonding Legislation, and upon request shall allow or cause the entity which is maintaining such items to allow the State Entity, auditors for the State Entity, the Legislative Auditor for the State of Minnesota, or the State Auditor for the State of Minnesota, to inspect, audit, copy, or abstract, all of such items. The Public Entity shall use or cause the entity which is maintaining such items to use generally accepted accounting principles

in the maintenance of such items, and shall retain or cause to be retained (i) all of such items that relate to the Project for a period of 6 years from the date that the Project is fully completed and placed into operation, and (ii) all of such items that relate to the operation of the Real Property and, if applicable, Facility for a period of 6 years from the date such operation is initiated.

Section 7.05 **Inspections by State Entity.** Upon reasonable request by the State Entity and without interfering with the normal use of the Real Property and, if applicable, Facility, the Public Entity shall allow and will require any entity to whom it leases, subleases, or enters into a Use Contract for any portion of the Real Property and, if applicable, Facility to allow the State Entity to inspect the Real Property and, if applicable, Facility.

Section 7.06 **Data Practices.** The Public Entity agrees with respect to any data that it possesses regarding the G.O. Grant, the Project, or the operation of the Real Property and, if applicable, Facility, to comply with all of the provisions and restrictions contained in the Minnesota Government Data Practices Act contained in Chapter 13 of the Minnesota Statutes that exists as of the date of this Agreement and as such may subsequently be amended, modified or replaced from time to time.

Section 7.07 **Non-Discrimination.** The Public Entity agrees to not engage in discriminatory employment practices regarding the Project, or operation or management of the Real Property and, if applicable, Facility, and it shall, with respect to such activities, fully comply with all of the provisions contained in Chapters 363A and 181 of the Minnesota Statutes that exist as of the date of this Agreement and as such may subsequently be amended, modified or replaced from time to time.

Section 7.08 **Worker's Compensation.** The Public Entity agrees to comply with all of the provisions relating to worker's compensation contained in Minn. Stat. §§ 176.181, subd. 2 and 176.182, as they may be amended, modified or replaced from time to time, with respect to the Project and the operation or management of the Real Property and, if applicable, Facility.

Section 7.09 **Antitrust Claims.** The Public Entity hereby assigns to the State Entity and the Commissioner of MMB all claims it may have for overcharges as to goods or services provided with respect to the Project, and operation or management of the Real Property and, if applicable, Facility that arise under the antitrust laws of the State of Minnesota or of the United States of America.

Section 7.10 **Review of Plans and Cost Estimates.** The Public Entity agrees to comply with all applicable provisions and requirements, if any, contained in Minn. Stat. § 16B.335, as it may be amended, modified or replaced from time to time, for the Project, and in accordance therewith the Public Entity agrees to comply with the following provisions and requirements if such provisions and requirements are applicable.

A. The Public Entity shall provide all information that the State Entity may request in order for the State Entity to determine that the Project will comply with the provisions and

requirements contained in Minn. Stat. § 16B.335, as it may be amended, modified or replaced from time to time.

B. Prior to its proceeding with design activities for the Project the Public Entity shall prepare a predesign package and submit it to the Commissioner of Administration for the State of Minnesota for review and comment. The predesign package must be sufficient to define the purpose, scope, cost, and projected schedule for the Project, and must demonstrate that the Project has been analyzed according to appropriate space and needs standards. Any substantial changes to such predesign package must be submitted to the Commissioner of Administration for the State of Minnesota for review and comment.

C. If the Project includes the construction of a new building, substantial addition to an existing building, a substantial change to the interior configuration of an existing building, or the acquisition of an interest in land, then the Public Entity shall not prepare final plans and specifications until it has prepared a program plan and cost estimates for all elements necessary to complete the Project and presented them to the Chairs of the Minnesota State Senate Finance Committee and Minnesota House of Representatives Ways and Means Committee and the chairs have made their recommendations, and it has notified the Chair and Ranking Minority Member of the Minnesota House of Representatives Capital Investment Committee and the Chair and Ranking Minority Member of the Minnesota State Senate Capital Investment Committee. The program plan and cost estimates must note any significant changes in the work to be performed on the Project, or in its costs, which have arisen since the appropriation from the legislature for the Project was enacted or which differ from any previous predesign submittal.

D. The Public Entity must notify the Chairs and Ranking Minority Members of the Minnesota State Senate Finance and Capital Investment Committees, and the Minnesota House of Representatives Capital Investment and Ways and Means Committees of any significant changes to the program plan and cost estimates referred to in Section 7.10.C.

E. The program plan and cost estimates referred to in Section 7.10.C must ensure that the Project will comply with all applicable energy conservation standards contained in law, including Minn. Stat. §§ 216C.19 to 216C.20, as they may be amended, modified or replaced from time to time, and all rules adopted thereunder.

F. If any of the G.O. Grant is to be used for the construction or remodeling of the Facility, then both the predesign package referred to in Section 7.10.B and the program plan and cost estimates referred to in Section 7.10.C must include provisions for cost-effective information technology investments that will enable the occupant of the Facility to reduce its need for office space, provide more of its services electronically, and decentralize its operations.

G. If the Project does not involve the construction of a new building, substantial addition to an existing building, substantial change to the interior configuration of an existing building, or the acquisition of an interest in land, then prior to beginning work on the Project

the Public Entity shall just notify the Chairs and Ranking Minority Members of the Minnesota State Senate Finance and Capital Investment Committees, and the Minnesota House of Representatives Capital Investment and Ways and Means Committees that the work to be performed is ready to begin.

H. The Project must be: (i) substantially completed in accordance with the program plan and cost estimates referred to in Section 7.10.C, (ii) completed in accordance with the time schedule contained in the program plan referred to in Section 7.10.C, and (iii) completed within the budgets contained in the cost estimates referred to in Section 7.10.C.

Provided, however, the provisions and requirements contained in this Section only apply to public lands or buildings or other public improvements of a capital nature, and shall not apply to the demolition or decommissioning of state assets, hazardous material projects, utility infrastructure projects, environmental testing, parking lots, parking structures, park and ride facilities, bus rapid transit stations, light rail lines, passenger rail projects, exterior lighting, fencing, highway rest areas, truck stations, storage facilities not consisting primarily of offices or heated work areas, roads, bridges, trails, pathways, campgrounds, athletic fields, dams, floodwater retention systems, water access sites, harbors, sewer separation projects, water and wastewater facilities, port development projects for which the Commissioner of Transportation for the State of Minnesota has entered into an assistance agreement under Minn. Stat. § 457A.04, as it may be amended, modified or replaced from time to time, ice centers, local government projects with a construction cost of less than $1,500,000.00, or any other capital project with a construction cost of less than $750,000.00.

Section 7.11 **Prevailing Wages.** The Public Entity agrees to comply with all of the applicable provisions contained in Chapter 177 of the Minnesota Statutes, and specifically those provisions contained in Minn. Stat. §§ 177.41 through 177.435, as they may be amended, modified or replaced from time to time with respect to the Project and the operation of the Governmental Program on or in the Real Property and, if applicable, Facility. By agreeing to this provision, the Public Entity is not acknowledging or agreeing that the cited provisions apply to the Project or the operation of the Governmental Program on or in the Real Property and, if applicable, Facility.

Section 7.12 **Liability.** The Public Entity and the State Entity agree that they will, subject to any indemnifications provided herein, be responsible for their own acts and the results thereof to the extent authorized by law, and they shall not be responsible for the acts of the other party and the results thereof. The liability of the State Entity and the Commissioner of MMB is governed by the provisions contained in Minn. Stat. § 3.736, as it may be amended, modified or replaced from time to time. If the Public Entity is a "municipality" as such term is used in Chapter 466 of the Minnesota Statutes that exists as of the date of this Agreement and as such may subsequently be amended, modified or replaced from time to time, then the liability of the Public Entity, including but not limited to the indemnification provided under Section 7.13, is governed by the provisions contained in such Chapter 466.

Section 7.13 **Indemnification by the Public Entity.** The Public Entity shall bear all loss, expense (including attorneys' fees), and damage in connection with the Project and operation of

the Real Property and, if applicable, Facility, and agrees to indemnify and hold harmless the State Entity, the Commissioner of MMB, and the State of Minnesota, their agents, servants and employees from all claims, demands and judgments made or recovered against the State Entity, the Commissioner of MMB, and the State of Minnesota, their agents, servants and employees, because of bodily injuries, including death at any time resulting therefrom, or because of damages to property of the State Entity, the Commissioner of MMB, or the State of Minnesota, or others (including loss of use) from any cause whatsoever, arising out of, incidental to, or in connection with the Project or operation of the Real Property and, if applicable, Facility, whether or not due to any act of omission or commission, including negligence of the Public Entity or any contractor or his or their employees, servants or agents, and whether or not due to any act of omission or commission (excluding, however, negligence or breach of statutory duty) of the State Entity, the Commissioner of MMB, or the State of Minnesota, their employees, servants or agents.

The Public Entity further agrees to indemnify, save, and hold the State Entity, the Commissioner of MMB, and the State of Minnesota, their agents and employees, harmless from all claims arising out of, resulting from, or in any manner attributable to any violation by the Public Entity, its officers, employees, or agents, or by any Counterparty, its officers, employees, or agents, of any provision of the Minnesota Government Data Practices Act, including legal fees and disbursements paid or incurred to enforce the provisions contained in Section 7.06.

The Public Entity's liability hereunder shall not be limited to the extent of insurance carried by or provided by the Public Entity, or subject to any exclusions from coverage in any insurance policy.

Section 7.14 **Relationship of the Parties.** Nothing contained in this Agreement is intended or should be construed in any manner as creating or establishing the relationship of co-partners or a joint venture between the Public Entity, the State Entity, or the Commissioner of MMB, nor shall the Public Entity be considered or deemed to be an agent, representative, or employee of the State Entity, the Commissioner of MMB, or the State of Minnesota in the performance of this Agreement, the Project, or operation of the Real Property and, if applicable, Facility.

The Public Entity represents that it has already or will secure or cause to be secured all personnel required for the performance of this Agreement and the Project, and the operation and maintenance of the Real Property and, if applicable, Facility. All personnel of the Public Entity or other persons while engaging in the performance of this Agreement, the Project, or the operation and maintenance of the Real Property and, if applicable, Facility shall not have any contractual relationship with the State Entity, the Commissioner of MMB, or the State of Minnesota, and shall not be considered employees of any of such entities. In addition, all claims that may arise on behalf of said personnel or other persons out of employment or alleged employment including, but not limited to, claims under the Workers' Compensation Act of the State of Minnesota, claims of discrimination against the Public Entity, its officers, agents, contractors, or employees shall in no way be the responsibility of the State Entity, the Commissioner of MMB, or the State of Minnesota. Such personnel or other persons shall not require nor be entitled to any compensation, rights or benefits of any kind whatsoever from the State Entity, the Commissioner of MMB, or the State of

Minnesota including, but not limited to, tenure rights, medical and hospital care, sick and vacation leave, disability benefits, severance pay and retirement benefits.

Section 7.15 **Notices.** In addition to any notice required under applicable law to be given in another manner, any notices required hereunder must be in writing and shall be sufficient if personally served or sent by prepaid, registered, or certified mail (return receipt requested), to the business address of the party to whom it is directed. Such business address shall be that address specified below or such different address as may hereafter be specified, by either party by written notice to the other:

To the Public Entity at:

City of Wayzata
600 Rice Street East
Wayzata , MN 55391
Attention: Jeffrey Dahl

To the State Entity at:

State of Minnesota: Department of Employment and Economic Development
332 Minnesota St. – Suite E200
St. Paul, MN 55101
Attention: Gerald Wenner

To the Commissioner of MMB at:

State of Minnesota: Department of Management and Budget
400 Centennial Office Bldg.
658 Cedar St.
St. Paul, MN 55155
Attention: Commissioner

Section 7.16 **Binding Effect and Assignment or Modification.** This Agreement and the Declaration shall be binding upon and inure to the benefit of the Public Entity and the State Entity, and their respective successors and assigns. Provided, however, that neither the Public Entity nor the State Entity may assign any of its rights or obligations under this Agreement or the Declaration without the prior written consent of the other party. No change or modification of the terms or provisions of this Agreement or the Declaration shall be binding on either the Public Entity or the State Entity unless such change or modification is in writing and signed by an authorized official of the party against which such change or modification is to be imposed.

Section 7.17 **Waiver.** Neither the failure by the Public Entity, the State Entity, or the Commissioner of MMB, as a third party beneficiary of this Agreement, in any one or more instances to insist upon the complete and total observance or performance of any term or provision

hereof, nor the failure of the Public Entity, the State Entity, or the Commissioner of MMB, as a third party beneficiary of this Agreement, to exercise any right, privilege, or remedy conferred hereunder or afforded by law shall be construed as waiving any breach of such term, provision, or the right to exercise such right, privilege, or remedy thereafter. In addition, no delay on the part of the Public Entity, the State Entity, or the Commissioner of MMB, as a third-party beneficiary of this Agreement, in exercising any right or remedy hereunder shall operate as a waiver thereof, nor shall any single or partial exercise of any right or remedy preclude other or further exercise thereof or the exercise of any other right or remedy.

Section 7.18 **Entire Agreement.** This Agreement, the Declaration, and the documents, if any, referred to and incorporated herein by reference embody the entire agreement between the Public Entity and the State Entity, and there are no other agreements, either oral or written, between the Public Entity and the State Entity on the subject matter hereof.

Section 7.19 **Choice of Law and Venue.** All matters relating to the validity, construction, performance, or enforcement of this Agreement or the Declaration shall be determined in accordance with the laws of the State of Minnesota. All legal actions initiated with respect to or arising from any provision contained in this Agreement shall be initiated, filed and venued in the State of Minnesota District Court located in the City of St. Paul, County of Ramsey, State of Minnesota.

Section 7.20 **Severability.** If any provision of this Agreement is finally judged by any court to be invalid, then the remaining provisions shall remain in full force and effect and they shall be interpreted, performed, and enforced as if the invalid provision did not appear herein.

Section 7.21 **Time of Essence.** Time is of the essence with respect to all of the matters contained in this Agreement.

Section 7.22 **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when so executed and delivered shall be an original, but such counterparts shall together constitute one and the same instrument.

Section 7.23 **Matching Funds.** The Public Entity must obtain and supply the following matching funds, if any, for the Project: $2,629,061

Any matching funds which are intended to meet the above requirements must either be in the form of (i) cash monies, (ii) legally binding commitments for money, or (iii) equivalent funds or contributions, including equity, which have been or will be used to pay for the Project. The Public Entity shall supply to the Commissioner of MMB whatever documentation the Commissioner of MMB may request to substantiate the availability and source of any matching funds, and the source and terms relating to all matching funds must be consented to, in writing, by the Commissioner of MMB.

Section 7.24 **Source and Use of Funds.** The Public Entity represents to the State Entity and the Commissioner of MMB that **Attachment III** is intended to be and is a source and use of funds statement showing the total cost of the Project and all of the funds that are available for the completion of the Project, and that the information contained in such **Attachment III** correctly and accurately delineates the following information.

A. The total cost of the Project detailing all of the major elements that make up such total cost and how much of such total cost is attributed to each such major element.

B. The source of all funds needed to complete the Project broken down among the following categories:

(i) State funds including the G.O. Grant, identifying the source and amount of such funds.
(ii) Matching funds, identifying the source and amount of such funds.
(iii) Other funds supplied by the Public Entity, identifying the source and amount of such funds.
(iv) Loans, identifying each such loan, the entity providing the loan, the amount of each such loan, the terms and conditions of each such loan, and all collateral pledged for repayment of each such loan.
(v) Other funds, identifying the source and amount of such funds.

C. Such other financial information that is needed to correctly reflect the total funds available for the completion of the Project, the source of such funds and the expected use of such funds.

Previously paid project expenses that are to be reimbursed and paid from proceeds of the G.O. Grant may only be included as a source of funds and included in **Attachment III** if such items have been approved, in writing, by the Commissioner of MMB.

If any of the funds included under the source of funds have conditions precedent to the release of such funds, then the Public Entity must provide to the State Entity and the Commissioner of MMB a detailed description of such conditions and what is being done to satisfy such conditions.

The Public Entity shall also supply whatever other information and documentation that the State Entity or the Commissioner of MMB may request to support or explain any of the information contained in **Attachment III**.

The value of the Public Entity's ownership interest in the Real Property and, if applicable, Facility should only be shown in **Attachment III** if such ownership interest is being acquired and paid for with funds shown in such **Attachment III**, and for all other circumstances such value should be shown in the definition for Ownership Value in Section 1.01 and not included in such **Attachment III**.

The funds shown in **Attachment III** and to be supplied for the Project may, subject to any limitations contained in the G.O. Bonding Legislation, be provided by either the Public Entity or a Counterparty under a Use Contract.

Section 7.25 **Project Completion Schedule.** The Public Entity represents to the State Entity and the Commissioner of MMB that **Attachment IV** correctly and accurately delineates the projected schedule for the completion of the Project.

Section 7.26 **Third-Party Beneficiary.** The Governmental Program will benefit the State of Minnesota and the provisions and requirements contained herein are for the benefit of both the State Entity and the State of Minnesota. Therefore, the State of Minnesota, by and through its Commissioner of MMB, is and shall be a third-party beneficiary of this Agreement.

Section 7.27 **Public Entity Tasks**. Any tasks that this Agreement imposes upon the Public Entity may be performed by such other entity as the Public Entity may select or designate, provided that the failure of such other entity to perform said tasks shall be deemed to be a failure to perform by the Public Entity.

Section 7.28 **State Entity and Commissioner Required Acts and Approvals.** The State Entity and the Commissioner of MMB shall not (i) perform any act herein required or authorized by it in an unreasonable manner, (ii) unreasonably refuse to perform any act that it is required to perform hereunder, or (iii) unreasonably refuse to provide or withhold any approval that is required of it herein.

Section 7.29 **Applicability to Real Property and Facility.** This Agreement applies to the Public Entity's ownership interest in the Real Property and if a Facility exists to the Facility. The term "if applicable" appearing in conjunction with the term "Facility" is meant to indicate that this Agreement will apply to a Facility if one exists, and if no Facility exists then this Agreement will only apply to the Public Entity's ownership interest in the Real Property.

Section 7.30 **E-Verification.** The Public Entity agrees and acknowledges that it is aware of Minn. Stat. § 16C.075 regarding e-verification of employment of all newly hired employees to confirm that such employees are legally entitled to work in the United States, and that it will, if and when applicable, fully comply with such statute and impose a similar requirement in any Use Contract to which it is a party.

Section 7.31 **Additional Requirements.** The Public Entity and the State Entity agree to comply with the following additional requirements. In the event of any conflict or inconsistency between the following additional requirements and any other provisions or requirement contained in this Agreement, the following additional requirements contained in this Section shall control.

NONE

IN TESTIMONY HEREOF, the Public Entity and the State Entity have executed this General Obligation Bond Proceeds Grant Contract Agreement Construction Grant for the Wayzata Lake Effect Boardwalk Project on the day and date indicated immediately below their respective signatures.

PUBLIC ENTITY:

City of Wayzata,
a Municipal Corporation

By: _____
Johanna Mouton
Its: Mayor

Dated: _____, 2023

And: _____
Jeffrey Dahl
Its: City Manager

Dated: _____, 2023

STATE ENTITY:

State of Minnesota: Department of Employment and Economic Development

By: _____
Kevin McKinnon
Its: Deputy Commissioner

Dated: _____, 2023

State of Minnesota: Department of Employment and Economic Development – Encumbrance Verification

By: Robin Culbertson Digitally signed by Robin Culbertson Date: 2022.12.30 09:10:15 -06'00'
Robin Culbertson
Its: Grant Contract Specialist

(Individual signing certified that funds have been encumbered as required by Minnesota Statutes 16A.15 and 16C.05)

PR 70258 SC 222549 PO 3000496915

Attachment I to Grant Contract Agreement
State of Minnesota
General Obligation Bond Financed
DECLARATION

The undersigned has the following interest in the real property located in the County of Hennepin, State of Minnesota that is legally described in **Exhibit A** attached and all facilities situated thereon (collectively, the "Restricted Property"):

(Check the appropriate box.)

[X] a fee simple title,

[ ] a lease, or

[ ] an easement,

and as owner of such fee title, lease or easement, does hereby declare that such interest in the Restricted Property is hereby made subject to the following restrictions and encumbrances:

A. The Restricted Property is bond financed property within the meaning of Minn. Stat. § 16A.695, is subject to the encumbrance created and requirements imposed by such statute, and cannot be sold, mortgaged, encumbered or otherwise disposed of without the approval of the Commissioner of Minnesota Management and Budget, which approval must be evidenced by a written statement signed by said commissioner and attached to the deed, mortgage, encumbrance or instrument used to sell or otherwise dispose of the Restricted Property; and

B. The Restricted Property is subject to all of the terms, conditions, provisions, and limitations contained in that certain General Obligation Bond Proceeds Grant Contract Agreement - Construction Grant for the Wayzata Lake Effect Boardwalk Project between the State of Minnesota: Department of Employment and Economic Development and the City of Wayzata, dated _____, ____.

The Restricted Property shall remain subject to this State of Minnesota General Obligation Bond Financed Declaration for 125% of the useful life of the Restricted Property or until the Restricted Property is sold with the written approval of the Commissioner of Minnesota Management and Budget, at which time it shall be released therefrom by way of a written release in recordable form signed by both the Commissioner of the State of Minnesota: Department of Employment and Economic Development and the Commissioner of the State of Minnesota: Management and Budget, and such written release is recorded in the real estate records relating to the Restricted Property. This Declaration may not be terminated, amended, or in any way modified without the specific written consent of the Commissioner of State of Minnesota: Management and Budget.

(SIGNATURE BLOCK, ACKNOWLEDGMENTS, AND STATEMENT AS TO WHOM IT WAS DRAFTED BY.)

Exhibit A to Declaration
LEGAL DESCRIPTION OF RESTRICTED PROPERTY

Those portions of Hennepin County PID Nos. 06-117-22-31-0001, 06-117-22-31-0089, 06-17-22-44-0025 and 006-117-22-42-0080 over, across and adjacent to which the City will cause the Facility to be located and constructed, as depicted on the attached map.

Attachment II to Grant Contract Agreement
LEGAL DESCRIPTION OF REAL PROPERTY

Those portions of Hennepin County PID Nos. 06-117-22-31-0001, 06-117-22-31-0089, 06-17-22-44-0025 and 006-117-22-42-0080 over, across and adjacent to which the City will cause the Facility to be located and constructed.

Attachment III to Grant Contract Agreement
SOURCE AND USE OF FUNDS FOR THE PROJECT

Source of Funds		Use of Funds	
Identify Source of Funds	**Amount**	**Identify Items**	**Amount**
State G.O. Funds		**Ownership Acquisition**	
G.O. Grant	$4,000,000_	**and Other Items Paid for**	
		with G.O. Grant Funds	
Other State Funds		Purchase of Ownership	$0
		Interest	
		Other Items of a Capital	
		Nature	
Subtotal	$4,000,000	Design/Engineering	$746,907
		Construction	$3,253,093
Matching Funds			
Tax Increment Financing	$2,629,061		
Subtotal	$2,629,061		
Other Public Entity Funds		Subtotal	$4,000,000
Subtotal	$0		
Loans			
		Items Paid for with	
		Non- G.O. Grant Funds	
Subtotal	$0	Construction	$1,923,794
		Construction Contingency	$705,267
Other Funds			
Subtotal	$0	Subtotal	$2,629,061
Prepaid Project Expenses			
Subtotal	$0		
TOTAL FUNDS	**$6,629,061**	**TOTAL PROJECT COSTS**	**$6,629,061**

Attachment IV to Grant Contract Agreement
PROJECT COMPLETION SCHEDULE

Activity	Start MM/YY	Finish MM/YY
Design, Development & Construction Documents	02/22	12/22
Permitting	07/22	12/24
Final Bidding	01/23	04/23
Construction	04/23	12/24

City of Wayzata
City Council Agenda Report

MEETING DATE: January 10, 2023	**AGENDA ITEM:** 7.h
TITLE: Approval of Professional Services Contract with Wold Architects and Engineers for Design of the City Hall Window Replacement Project	
PROPOSED MOTION: To Approve the Professional Services Contract with Wold Architects and Engineers for Design of the City Hall Window Replacement Project	
PREPARED BY: Mike Kelly, City Engineer/Director of Public Works	
REVIEWED BY: Aurora Yager, Deputy City Manager, Jeffrey Dahl, City Manager	

ACTION REQUESTED:

City staff recommends that the City Council approve the Professional Services Contract with Wold Architects and Engineers for Design of the City Hall Window Replacement Project.

FINANCIAL OR BUDGET CONSIDERATION:

This project is proposed to be funded using the Facilities Capital Improvement Fund and was included in the 2023-2032 Capital Improvement Plan.

BACKGROUND:

Over the past several years, facilities staff has spent considerable time trying to maintain the windows at City Hall. There have been several significant leaks and it is obvious that the windows have reached the end of their useful life. This project proposes to replace all the windows at City Hall over a 3-4 year period with Wold Architects and Engineers preparing plans and specifications to be used for each of the installation projects.

A copy of the proposed Professional Services Contract, as well as their proposal, is attached for reference.

ATTACHMENTS:

1. Professional Services Contract for City Hall Window Replacement Project
2. Proposal Letter - Wold Architects and Engineers

CITY OF WAYZATA
PROFESSIONAL SERVICES AGREEMENT

THIS PROFESSIONAL SERVICES AGREEMENT (the "Agreement") is made effective January ___, 2023 ("Effective Date") by and between the City of Wayzata, Minnesota (the "City") and Wold Architects and Engineers, 332 Minnesota Street, Suite W2000, St. Paul, MN 55101 ("Contractor") for the professional services and related deliverables described herein, and contains the terms and conditions applicable to all of Contractor's services and associated deliverables for the City.

In consideration of the mutual promises and covenants contained in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties agree as follows:

I. SCOPE OF SERVICES AND DELIVERABLES

Contractor will provide the professional services and deliverables (collectively, the "Services") that are described in the November 10, 2022 proposal for the City Hall Window Replacement Project, attached hereto as **Attachment A** (the "Statement of Work"), according to the project team, project scope, services descriptions, deliverables, timeline, and other terms therein, and in accordance with best practices and industry standards.

II. PROJECT REPRESENTATIVES

A. City's main point of contact shall be the Director of Public Works.
B. Contractor's main point of contact for the Services shall be Melissa Stein.

III. COMPENSATION AND BILLING

As consideration for the provision of the Services and all costs associated therewith, the City agrees to pay the Contractor a total of sixty-nine thousand six hundred dollars ($69,600.00), which includes payment for time, deliverables and expenses as outlined in the Statement of Work. Other direct project expenses not specified in the Statement of Work will be billed at actual cost.

Contractor will invoice the City monthly for the Services provided in accordance with Agreement, and include with such invoices detailed descriptions of the Services provided by the Contractor to the City. City shall pay Contractor for all undisputed invoices within thirty (30) days of receipt of such invoices.

IV. CHANGE OF SCOPE OF SERVICES

City may request, and Contractor may suggest, changes or additions to the Services. In such event, City and Contractor will work together on the details of such changes (including any adjustments to Contractor's compensation and the specifications, timeline and deliverables described in **Attachment A**), and if agreed upon in writing by both City and Contractor, such changes shall be an amendment to this Agreement.

V. INSURANCE

Contractor, at its expense, shall procure and maintain in force for the duration of this Agreement the following minimum insurance coverages:

A. General Liability. Contractor agrees to maintain commercial general liability insurance in a minimum amount of $1,000,000 per occurrence; $2,000,000 annual aggregate. The policy shall cover liability arising from premises, operations, products completed operations, personal injury, advertising injury, and contractually assumed liability. City shall be endorsed as additional insured.

B. Automobile Liability. If Contractor operates a motor vehicle in performing the Services under this Agreement, Contractor shall maintain commercial automobile liability insurance, including owned, hired, and non-owned automobiles, with a minimum liability limit of $1,000,000 combined single limit.

C. Professional (Errors and Omissions) Liability Insurance. Contractor will maintain professional liability insurance for all claims Contractor may become legally obligated to pay resulting from any actual or alleged negligent act, error, or omission related to Contractor's professional services required under this Agreement. Contractor is required to carry the following minimum limits: $1,000,000 per claim; $2,000,000 annual aggregate. The retroactive or prior acts date of such coverage shall not be after the Effective Date, and Contractor shall maintain such insurance for a period of at least three (3) years following completion of the Services. If such insurance is discontinued, extended reporting period coverage must be obtained by Contractor to fulfill this requirement.

D. Workers' Compensation. Contractor agrees to provide workers' compensation insurance for all its employees in accordance with the statutory requirements of the State of Minnesota. Contractor shall also carry employers' liability coverage with minimum limits as follows: (i) $500,000 – Bodily Injury by Disease per employee; (ii) $500,000 – Bodily Injury by Disease aggregate; and (iii) $500,000 – Bodily Injury by Accident.

Contractor shall, prior to commencing the Services, deliver to the City a Certificate of Insurance as evidence that the above coverages are in full force and effect. The insurance requirements may be met through any combination of primary and umbrella/excess insurance. Contractor's policies shall be the primary insurance to any other valid and collectible insurance available to City with respect to any claim arising out of Contractor's performance under this Agreement. Contractor's policies and Certificate of Insurance shall contain a provision that coverage afforded under the policies shall not be cancelled without at least thirty (30) days advanced written notice to the City.

VI. INDEPENDENT CONTRACTOR RELATIONSHIP

City and Contractor agree that Contractor is an "independent contractor" and not an employee of City. Contractor shall be solely and entirely responsible for its acts and for the acts of its employees, agents, and subcontractors in connection with the Services. Contractor shall be responsible for the compensation and benefits of Contractor's employees and for payment of all federal, state and local taxes payable with respect to any amounts paid to Contractor under this Agreement. No payroll or employment taxes of any kind shall be withheld or paid by City with respect to payments to Contractor, including but not limited to, FICA, FUTA, federal and state personal income tax, state disability insurance tax and state unemployment tax. Contractor shall not be entitled to any benefits from City, including, without limitation, insurance benefits, sick and vacation leave, workers' compensation benefits, unemployment compensation, disability, severance pay, or retirement benefits.

VII. TERMINATION

This Agreement shall continue in effect until terminated by either party upon such party giving the other no less than 30 days prior written notice of termination. Termination of this Agreement for any reason shall not affect any provision of this Agreement that by its nature is intended to survive termination.

VIII. OTHER TERMS

A. Entire Agreement; Amendments. This Agreement and the attachments referenced herein represent the entire agreement between Contractor and City. Any terms in attachments which conflict with the main body of this Agreement shall be limited, controlled and superseded by the terms in the main body of this Agreement. This Agreement supersedes any prior or contemporaneous representations or agreements, either written or oral. No amendment or modification of the terms of this Agreement, except as may be expressly authorized herein, may be made and will not be effective unless agreed upon in writing by City and Contractor.

B. Assignability. The rights and obligations of Contractor under this Agreement shall not be assignable or transferable without the prior written approval of the City.

C. Compliance of all Laws; Ability to Perform; Representations. Contractor shall comply with all applicable federal, state, and local laws, rules, regulations, codes, ordinances and orders. Contractor has in effect and will maintain in effect all permits, licenses, and other authorizations necessary for the performance of the Services. Contractor is not aware of any fact or circumstance which would prevent Contractor from performing in accordance with this Agreement. Contractor represents and warrants that Contractor has the requisite training, skills, and experience necessary to provide the Services contemplated by this Agreement, and that the Services will be performed using personnel, equipment, and material qualified and suitable to perform the Services requested. Contractor shall be solely responsible for its negligent acts, errors and omissions while performing Services under this Agreement. Contractor will perform the Services with reasonable care and skill, in a diligent and professional manner and in accordance with accepted professional practices and industry standards.

D. Assurances and Indemnification. Contractor assures the City, and represents and warrants, that the information it has provided in its Statement of Work is accurate and not misleading in any material respect. Contractor shall indemnify City, its employees, officials, and agents, against all claims, demands and actions, and all related costs and expenses (including reasonable attorneys' fees) for injury, death, disability or illness of any person, or damage to property, arising out of the negligent performance of the Services or any breach of any representation or term of this Agreement by Contractor. City shall indemnify Contractor and its subconsultants against all claims, demands and actions, and all related costs and expenses (including reasonable attorneys' fees) for injury, death, disability or illness of any person, or damage to property, arising out of the intentional or negligent acts of City, its employees, officials, or agents related to the Services or this Agreement.

E. Payment of Others. Contractor shall pay all of Contractor's employees, agents, and subcontractors furnishing services, labor, equipment, or materials incidental to the performance of Contractor's obligations under this Agreement.

F. Rights in Deliverables. All deliverables associated with the Services, and all data, information, ideas, designs, plans and creative works associated therewith, shall be the exclusive property of City, including all intellectual property rights therein. City and Contractor agree that such are works made for hire for City, and to the extent they do not qualify as such, Contractor hereby assigns all rights therein to City. However, notwithstanding the foregoing, Contractor and its subconsultant(s) shall retain all rights in their unique or proprietary design techniques or concepts as may be employed in the final deliverables, granting the City a license in them only to the extent necessary to use and benefit from the Services as contemplated under this Agreement.

G. Contractor's Obligations Upon Termination. Upon the expiration or termination of this Agreement, Contractor shall furnish City with all deliverables and work in progress associated with the Services as of the effective date of termination. City shall have the unfettered right and freedom to use all such deliverables and work in progress as it sees fit, and to hire third parties to complete all outstanding Services as of the effective date of termination. In the event that the City terminates this Agreement prior to completion of the Services, or is in breach of its payment obligations, or uses the deliverables or any related documentation or materials in any manner contrary to the specifications of this Agreement, the City releases the Contractor and Contractor's subconsultant(s) from all claims and causes of action arising from such uses. In such cases only, the City, to the extent permitted by law, agrees to indemnify and hold harmless the Contractor and Contractor's subconsultant(s) from all costs and expenses, including the cost of defense, related to claims and causes of action asserted by any third person or entity to the extent such costs and expenses arise from such improper City use of the work product.

H. Headings. The headings in this Agreement are intended solely for convenience of reference and shall be given no effect in the construction or interpretation of this Agreement.

I. Notices. All notices or communications relating to this Agreement shall be in writing and shall be deemed given upon hand delivery or deposit in the United States mail, return receipt requested, and addressed as follows:

To the City:	To Contractor:
Wayzata City Hall	Wold Architects and Engineers
600 East Rice Street	332 Minnesota Street, Suite W2000
Wayzata, MN 55391	St. Paul, MN 55101
Attention: Director of Public Works	Attention: Melissa Stein

J. Governing Law; Jurisdiction; Data Practices Act. This Agreement shall be construed in accordance with governed by the laws of the State of Minnesota. The parties agree to submit to the jurisdiction of the courts of the State of Minnesota, and that any litigation regarding this Agreement will be brought in the state or federal courts that lie in Hennepin County, Minnesota. Contractor agrees to abide by the applicable provisions of the Minnesota Government Data Practice Act, Minnesota Statutes, Chapter 13. Contractor understands that all of the data created, collected, received, stored, used, maintained, or disseminated by Contractor in performing those functions that the City would perform is subject to the requirements of Chapter 13, and Contractor must comply with those requirements as if it were a government entity. This does not create a duty on the part of Contractor to provide the public with access to public data if the public data is available from the City, except as required by the terms of this Agreement.

K. Waiver. The waiver by either party of any breach or failure to comply with any provision of this Agreement by the other party shall not be construed as or constitute a continuing waiver of such provision or a waiver of any other breach of or failure to comply with any other provision of this Agreement.

L. Savings Clause. If any court finds any portion of this Agreement to be contrary to law, invalid, or unenforceable, the remainder of this Agreement will remain in full force and effect.

M. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document.

N. Limitation of Liability, Consequential Damages. The Contractor's and its employees' aggregate liability to the City for any and all claims, losses or damages arising out of any Project or this Agreement for any cause shall be an amount equal to the amount of insurance required by Article V of this Agreement. This limitation shall apply regardless of the cause of action or legal theory pled or asserted.

Neither the City nor the Contractor shall be liable to the other for any consequential damages incurred due to the fault of the other or their agents. Consequential damages include, but are not limited to, loss of use and loss of profit.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

CITY:

City of Wayzata, a Minnesota Municipal corporation

By: _____
Johanna Mouton, Mayor

By: _____
Jeffrey Dahl, City Manager

CONTRACTOR:

Wold Architects and Engineers

By: _____

Name: Joel Dunning

Title: _____

ATTACHMENT A
STATEMENT OF WORK

November 10, 2022 proposal for the City Hall Window Replacement Project

November 10, 2022

Mike Kelly, Public Works Director, and City Engineer
City Hall Window Replacement
600 Rice Street East
Wayzata, Minnesota 55391

Re: City of Wayzata
City Hall Window Replacement
Commission No. 9999

Dear Mike:

We are pleased to provide our team's proposal to provide architectural and engineering consulting services for the City Hall window replacement project as discussed on site a few weeks ago. Wold is excited by the prospect of collaborating with your team to develop a project that fits within the City's project budget and construction timeline.

Based on the walk-through and discussion that was conducted, we understand the intent is to remove all existing wood window systems and provide new windows for all openings at the City Hall, excluding door systems. The goal is to provide a window that meets current energy and thermal standards but matches the interior and exterior finishes of the original design intent. We also understand that the City is open to products that require less maintenance than the current windows.

As we discussed, Wold will provide an estimated cost for the project and will provide a recommendation of scope and timeline to the City for consideration. Once the scope and phasing is identified, Wold will move into design and development of construction documents, and then into procurement of bids for the project.

Below is a summary of Wold's services for each of the design and construction phases.

DESIGN DEVELOPMENT TASKS AND DELIVERABLES

- Field verification and documentation of existing conditions.
- Identify window products and review proposed products with the City.
- Establish cost estimates for proposed Window Products.
- Provide a recommendation of scope that fits within the construction budget.
- Develop preliminary concept design plan, identifying scope per phase.
- Owner review meeting.

CONSTRUCTION DOCUMENT TASKS AND DELIVERABLES

- Review any product and/or building standards.
- Develop a construction phasing schedule to review with the City.
- Develop bidding documents including plans and specifications.
- Final Owner review meeting prior to issuing documents for bidding.

Wold Architects and Engineers
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101
woldae.com | 651 227 7773

PLANNERS
ARCHITECTS
ENGINEERS

BID PHASE SERVICES

- Distribute bid documents, answer contractor questions and requests.
- Facilitate a pre-bid walk through of site for potential bidders.
- Conduct a Public Bid opening
- Review bidding results and make contract award recommendations.

CONSTRUCTION PHASE SERVICES

- Construction contract administration.
- Shop drawing review and approval.
- Construction observation/coordination.
- Final punchlist and review of closeout documents.

For these complete and comprehensive services, we propose a project budget and fees based on the following breakdown:

Construction Budget	$	880,000
Project Soft Costs (Fees, Testing, Permits, etc.)	$	76,000
Project Contingency	$	44,000
Total Project Budget	$	1,000,000

Proposed Construction Budget	$	880,000
Half Construction Contingency	$	22,000
Fee Basis	$	902,000
Fixed Fee Rate	x	7.5%
Full Service Fee	**$**	**67,600**

Reimbursable Expenses are in addition to compensation for Professional Services and include expenses incurred by the Architect and the Architect's Consultants directly related to the Project, as follows:

- Transportation in connection with travel to the construction site.
- Long distance services, dedicated data and communication services, teleconferences, Project Web Sites, and extranets.
- Fees paid for securing approval of authorities having jurisdiction over the Project.
- Printing, reproductions (except sets of each phase for Owner review), plots, standard form documents.
- Postage, handling and delivery.
- Expense of overtime work requiring higher than regular rates, if authorized in advance by the Owner.
- Renderings, models, professional photography, and presentation materials requested by the Owner.
- Architect's Consultant's expense of professional liability insurance dedicated exclusively to this Project, or the expense of additional insurance coverage or limits if the Owner requests such insurance in excess of that normally carried by the Architect's consultants and, if authorized in advance by the Owner.
- All taxes levied on professional services and on reimbursable expenses.
- Other similar Project-related expenditures, if authorized in advance by the Owner.

We propose to invoice reimbursable expenses at actual cost, plus a ten percent administrative processing fee, and estimate that reimbursable expenses will not exceed $2,000 for a total contract amount of $69,600.

We look forward to commencing work on this project. Please let me know if I can provide any additional information.

Sincerely,

Wold Architects and Engineers

Melissa Stein
Associate

cc: Andrew Dahlquist, Wold
Joel Dunning, Wold
Matt Mooney, Wold

KK\N:\Promo\MN\MUNICIPAL\CI_Wayzata\nov22

City of Wayzata
City Council Agenda Report

MEETING DATE: January 10, 2023	**AGENDA ITEM:** 8.a
TITLE: Consider Adoption of Resolution 01-2023 Designating Appointments & Assignments for 2023	
PROPOSED MOTION: To Adopt Resolution 01-2023 Designating Appointments & Assignments for 2023	
PREPARED BY: Kathy Leervig, City Clerk	
REVIEWED BY: Jeffrey Dahl, City Manager	

ACTION REQUESTED:
After discussion of preferred appointments, staff recommends adoption of the attached Resolution.

FINANCIAL OR BUDGET CONSIDERATION:
N/A

BACKGROUND:
At the first meeting of every year, the City is required to make official appointments and assignments per the City Charter. In addition, initiatives that entail specific assignments, such as the Panoway on Wayzata Bay Partnership Team, require the Council to appoint City Representatives annually.

Staff has drafted a Resolution designating the appointments and assignments for 2023. A couple of notes:

- For most items, staff has filled in the names of the individuals or entities that were designated in 2022. However, that doesn't mean that those designations cannot be discussed and/or changed.
- Mayor Pro Tem is based on a combination of 1) Seniority and 2) Amount of popular votes received in the local election.
- Dan Baasen no longer lives in the City of Wayzata but has represented the City on the LMCD. There is no residency requirement.
- Per the agreement with the Wayzata Conservancy, the City and the Conservancy will create a partnership Panoway Team, which will consist of "five (5) people made up of two (2) representatives of the Conservancy, two (2) representatives of the City appointed by the City Council, and the Mayor." The team will be established to provide input on key issues if/when they arise, and meet at least once yearly to review the current year's progress and prepare a general Panoway Project fundraising plan for the upcoming year.
- Also per the Conservancy Agreement, the City should also appoint a Lead Staff Person.
- Also per the Conservancy Agreement, the City should assign a Council liaison/board member to serve in a non-voting capacity.
- Added this year are the Council and staff appointments of the Fire Relief Board per the Fire Relieve Bylaws.
- Staff has added appointments of three current ad-hoc groups—the Panoway District Committee, Section Foreman House Design Group, and the Zoning Taskforce.

ATTACHMENTS:
1. Resolution 01-2023

CITY OF WAYZATA

RESOLUTION NO. 01-2023

A RESOLUTION DESIGNATING THE CITY APPOINTMENTS AND ASSIGNMENTS FOR 2023

BE IT RESOLVED by the City Council of the City of Wayzata that the following appointments are approved for 2023:

Mayor Pro Tem	1) Alex Plechash 2) Cathy Iverson 3) Molly MacDonald
LMCD Board of Directors (Term Expires 01/31/2024)	Daniel Baasen
Suburban Rate Authority Representative	Jeff Dahl
City Attorney	Best & Flanagan (David Schelzel)
Prosecuting Attorney	Jeffrey W. Lambert, PA
Health Officer	City of Minnetonka
Official Newspaper	Sun Sailor
Assistant Weed Inspector	Kurt Klapprich
City Forester	Bennett Myhran
Responsible Authority (for purposes of the Data Practices Act)	Kathy Leervig
Assessor for Residential, Commercial, Industrial, Utility & Apartment & the "Promenade of Wayzata" Properties	Hennepin County Assessor's Office
Fire Relief Board of Trustees	Johanna Mouton, Mayor Jeff Dahl, City Manager Kevin Klapprich, Fire Chief
City Representatives (Mayor + 2) on Panoway Team	Mayor Johanna Mouton Jeff Dahl Jeff Buchanan
Panoway Lead Staff Person	Emily Goellner
Panoway District Committee Representatives	Cathy Iverson Molly MacDonald
Wayzata Conservancy Liaison	Molly MacDonald
Energy & Environment Committee Liaison	Jeff Buchanan
Zoning Task Force Representatives	Alex Plechash Jeff Buchanan
Section Foreman House Design Representatives	Alex Plechash Cathy Iverson
Official Depositories	Old National Bank UBS Financial Services

BE IT FURTHER RESOLVED that all checks drawn against the account of the City of Wayzata at Old National Bank of Wayzata shall be signed by City Manager Jeffrey Dahl and by either Mayor Johanna Mouton or the Mayor Pro-Tem. Said signatures may be affixed to such checks by a signature plate or by hand; and

BE IT FURTHER RESOLVED that the above signatures also shall be considered the official signatures of the City of Wayzata; and

BE IT FURTHER RESOLVED that the City Clerk, Senior Accountant, and Deputy City Manager shall have all authority and responsibility as delegated by the City Manager; and

BE IT FINALLY RESOLVED that the City Manager and designated (by City Manager) City employees shall have the ability to make credit card purchases on behalf of the City of Wayzata.

Adopted by the City Council of the City of Wayzata this 10th day of January, 2023.

_____
Johanna Mouton, Mayor

Attest: _____
Jeffrey Dahl, City Manager

ACTION ON THIS RESOLUTION:

Motion for adoption:
Seconded by:
Voted in favor of:
Voted against:
Abstained:
Absent:
Resolution:

I hereby certify that the foregoing is a true and correct copy of Resolution No. 01-2023 adopted by the City Council of the City of Wayzata, Minnesota, at a duly authorized meeting held on January 10, 2023.

_____
Kathy Leervig, City Clerk

SEAL

City of Wayzata
City Council Agenda Report

MEETING DATE: January 10, 2023	**AGENDA ITEM:** 8.b
TITLE: Consider Adoption of Resolution 02-2023 Approving Construction Documents for Panoway Phase 2A (Boardwalk and Docks) and Phase 2B (Section Foreman House) and Authorizing City Manager to Solicit Bids for Phase 2A Construction	
PROPOSED MOTION: To Adopt Resolution 02-2023 Approving Construction Documents for Panoway Phase 2A (Boardwalk and Docks) and Phase 2B (Section Foreman House) and Authorizing City Manager to Solicit Bids for Phase 2A Construction	
PREPARED BY: Emily Goellner, Community Development Director, Nick Kieser, Parks Planner	
REVIEWED BY: Jeffrey Dahl, City Manager	

ACTION REQUESTED:
Staff recommends adoption of the attached resolution.

FINANCIAL OR BUDGET CONSIDERATION:
Refinements to the budget of Panoway were made in December after cost estimates were updated. There was a significant increase in budget for Phase 2A, Boardwalk and Docks (see attached sources and uses summary). There were no significant changes to the budget for Phase 2B, Section Foreman House.

- Phase 2A design work is funded by State of Minnesota Bond Funds. The construction will be funded through a combination of bond funds and increment from City TIF districts. Maintenance and operations for 10 years will be funded by the Wayzata Conservancy.
- Phase 2B design work has been fully funded by the Wayzata Conservancy. The construction and maintenance and operations of Phase 2B is to be funded by the Wayzata Conservancy, but those expenses are not fully funded at this time.

The attached Resolution does not include any financial actions. The next financial actions by City Council related to Phase 2A would not occur until February/March after bids are received.

BACKGROUND:
There are five phases of a design process:

1. Schematic Design--Complete
2. Design Development---Complete
3. Construction Documents---Complete
4. Bidding
5. Construction Administration

City staff, in collaboration with multiple consultants, have recently completed construction documents for Panoway Phase 2A and 2B:

- Panoway Phase 2A: Boardwalk and Docks, designed by Civitas and TonkaBuilt
- Panoway Phase 2B: Section Foreman House, designed by Cushing Terrell

With the construction documents completed, staff is prepared to solicit bids for Phase 2A. A summary of the proposed solicitation process is attached and will be presented at the meeting. Staff has prepared a resolution for consideration that approves the construction documents for Phase 2A and 2B and authorizes the City Manager to procure bids for only Phase 2A.

Also, in the Fall of 2022, staff convened a Dock Design Working Group comprised of 15 individuals representing charter boat operators, Lake Minnetonka Conservation District, Wayzata Area Chamber of Commerce, Wayzata Conservancy, and Wayzata Parks & Trails Board, and boat owners in Wayzata. The Working Group will continue meeting in winter/spring 2023 to discuss options for operations and maintenance. This input will be utilized by staff and City Council for future policy and budget discussions.

The following consultants will be present at the meeting on January 10 to present the construction documents and Phase 2A procurement process:

- Scott Jordan of Civitas - boardwalk and dock design
- Jake Youngren of TonkaBuilt - dock design
- Jessie Houlihan of Onyx Strategic Partners - owner's representative
- Mark Kotten and Bob Janssen of Kraus Anderson - construction management planning and cost estimating
- Rebecca Muchow of Cushing Terrell - Section Foreman House design
- Quentin Collette of New History - historic preservation

ATTACHMENTS:

1. Resolution 02-2023 Approving Construction Documents for Panoway Phase 2A and 2B and Procure Bids for 2A
2. Civitas Presentation and Plan Set - Panoway Phase 2A Construction Documents - City Council
3. Onyx Memo on Panoway Status
4. Phase 2A Sources and Uses
5. Panoway Boardwalk Cost Estimate
6. Section Foreman House Presentation and Plan Set - Cushing Terrell

RESOLUTION NO. 02-2023

RESOLUTION APPROVING CONSTRUCTION DOCUMENTS FOR PANOWAY PHASE 2A (BOARDWALK AND DOCKS) AND PHASE 2B (SECTION FOREMAN HOUSE), AND AUTHORIZING CITY MANAGER TO PROCURE BIDS FOR PANOWAY PHASE 2A CONSTRUCTION

WHEREAS, *Panoway on Wayzata Bay* ("Panoway") is a multi-phased and multi-faceted City project that furthers the strategic priority of the City of Wayzata to "Maintain and Enhance Community Amenities";

WHEREAS, Panoway's core objectives are to improve the lakeside ecosystem; provide greater public access to Lake Minnetonka; preserve Wayzata's history; promote art and urban greenspace; and keep downtown commerce vibrant;

WHEREAS, after more than a decade of community engagement, design, and construction, Panoway Phase 1 was completed in 2020 and included the transformative reconstruction of Lake Street;

WHEREAS, Panoway Phase 2A includes the construction of a new 1,500 foot-long Boardwalk, stretching along restored shoreline of Lake Minnetonka from the Section Foreman House to the Depot with two lakeside overlook terraces or "step downs", as well as a replacement of Community Docks; and

WHEREAS, the City selected Civitas as the landscape architecture firm to design Phase 2A, and Civitas completed the schematic design of phase 2A in 2016 and begin a process to validate final design details in 2022;

WHEREAS, Panoway Phase 2B is comprised of the restoration and repurposing of the Section Foreman House, a historic home for railroad foremen, as a new lakefront learning center;

WHEREAS, the schematic design package and architectural set prepared by Cushing Terrell for the Section Foreman House was approved in May 2022;

WHEREAS, the City Council validated and approved the design development phase of Panoway Phase 2A and 2B in August of 2022, and directed staff to prepare construction documents and submit permit applications for Phase 2A and 2B; and

WHEREAS, in accordance with the foregoing, City staff has prepared construction documents for Panoway Phase 2A and 2B that have been presented to and reviewed by City Council, and Council finds that they are in accordance with its previous approvals and direction.

NOW THEREFORE, BE IT RESOLVED by the City Council of Wayzata, Minnesota as follows:

A. Based on the foregoing, the construction documents for Panoway Phase 2A and 2B, as presented to Council, are hereby **APPROVED**.

B. The City Manager is hereby authorized and directed to procure bids for the construction of Panoway Phase 2A, in accordance with the approved construction documents therefor and applicable law.

Adopted by the Wayzata City Council this 10th day of January, 2023.

_____
Johanna Mouton, Mayor

ATTEST:

_____
Jeffrey Dahl, City Manager

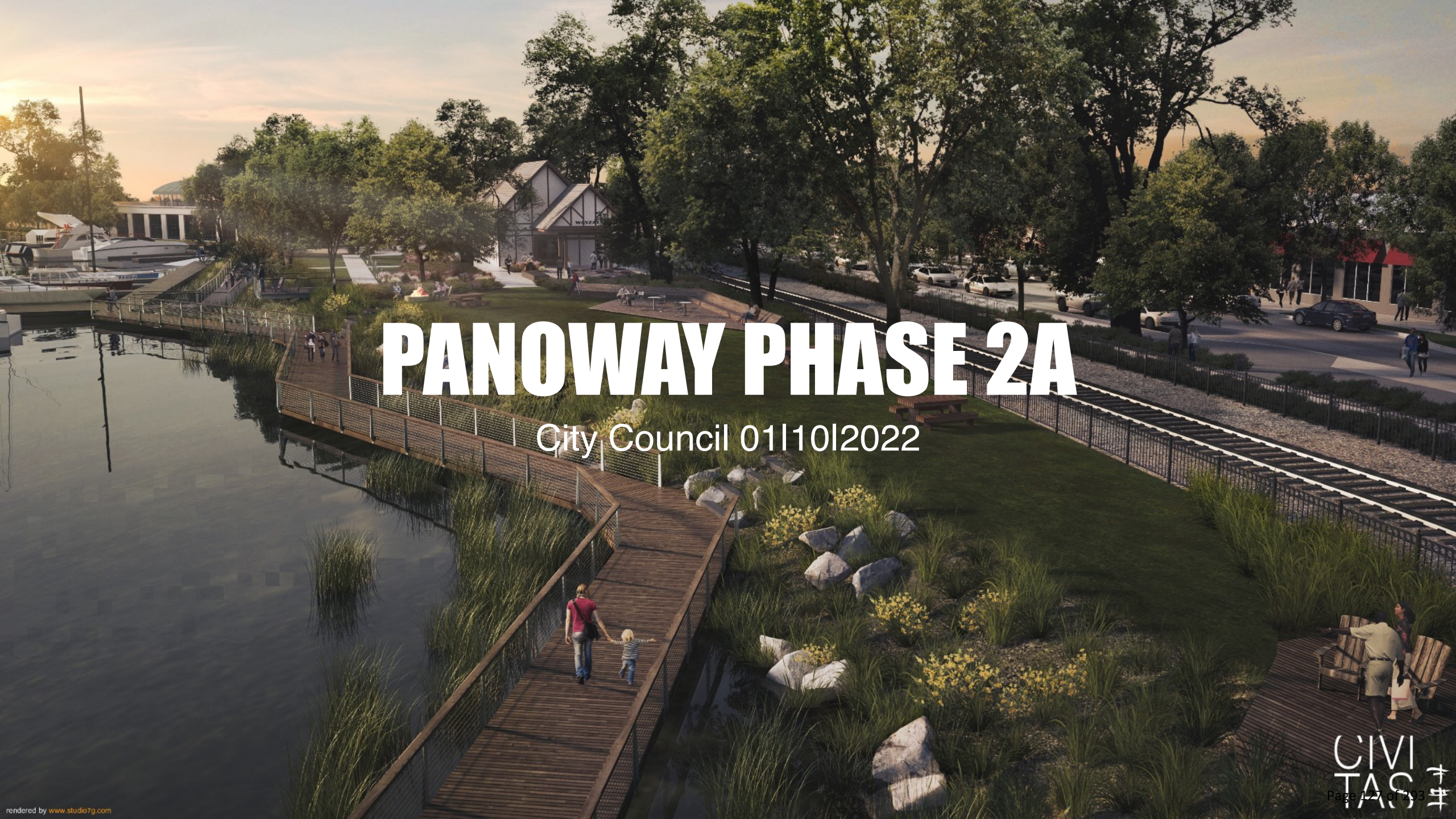
ACTION ON THIS RESOLUTION:

Motion for adoption:
Seconded by:
Voted in favor of:
Voted against:
Abstained:
Absent:
Resolution Adopted

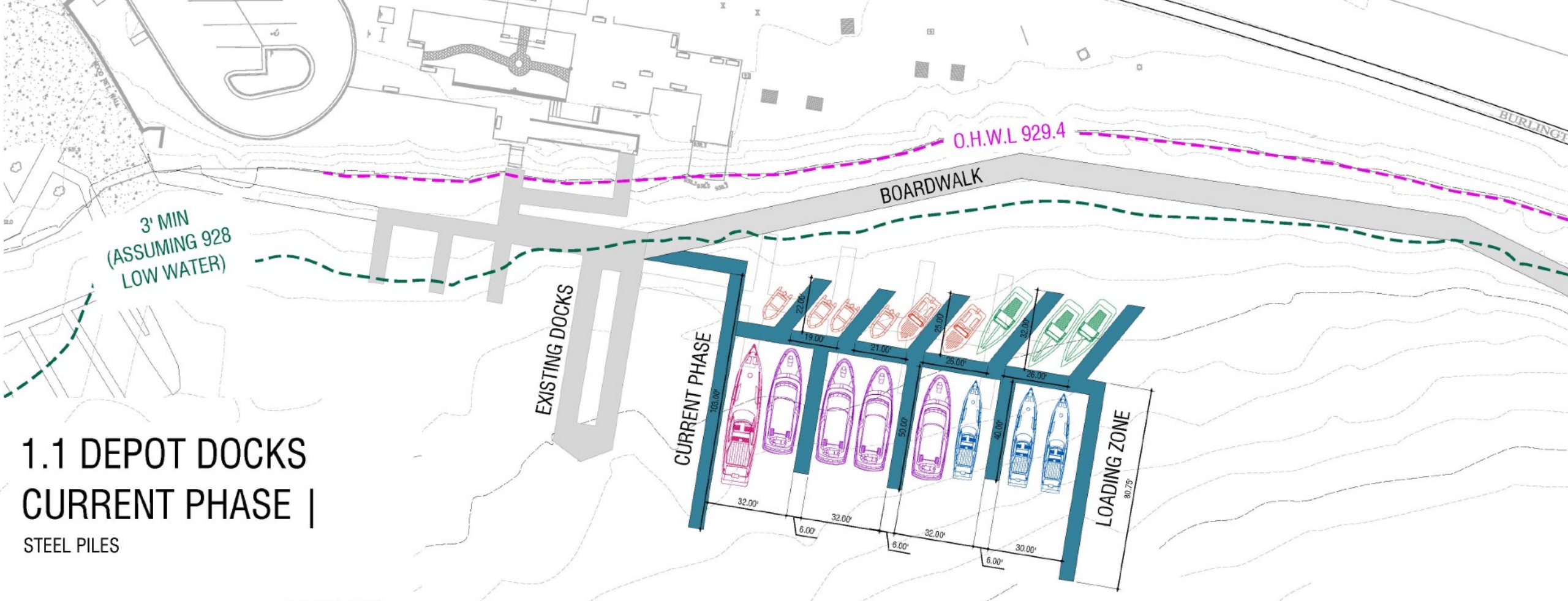
I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Wayzata, Minnesota, at a duly authorized meeting held on _____, 2023.

_____
Kathy Leervig, City Clerk

DRAFT


PANOWAY PHASE 2A
City Council 01|10|2022
rendered by www.studio7g.com

Approved by City Council 12.01
FLOATING DOCKS
WITH STEEL PILES



1.1 DEPOT DOCKS CURRENT PHASE |

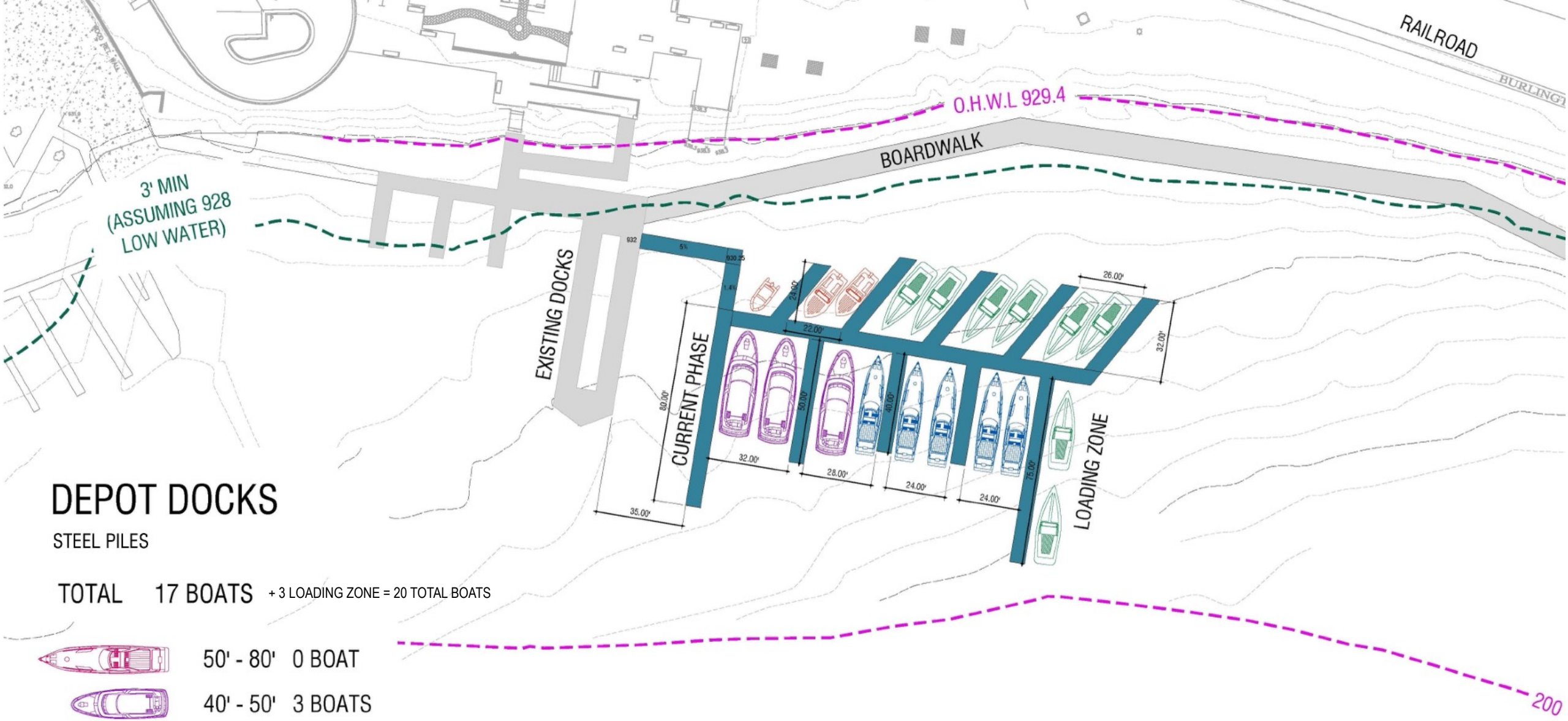
STEEL PILES

18 BOATS + 2 LOADING ZONE = 20 TOTAL BOATS

50' - 80'	1 BOAT
40' - 50'	4 BOATS
32' - 40'	3 BOATS
22' - 32'	3 BOATS
6' - 22'	6 BOATS

Dock Working Group Meeting #2 - 10.17.2022

4 ADDITIONAL SLIPS



DEPOT DOCKS

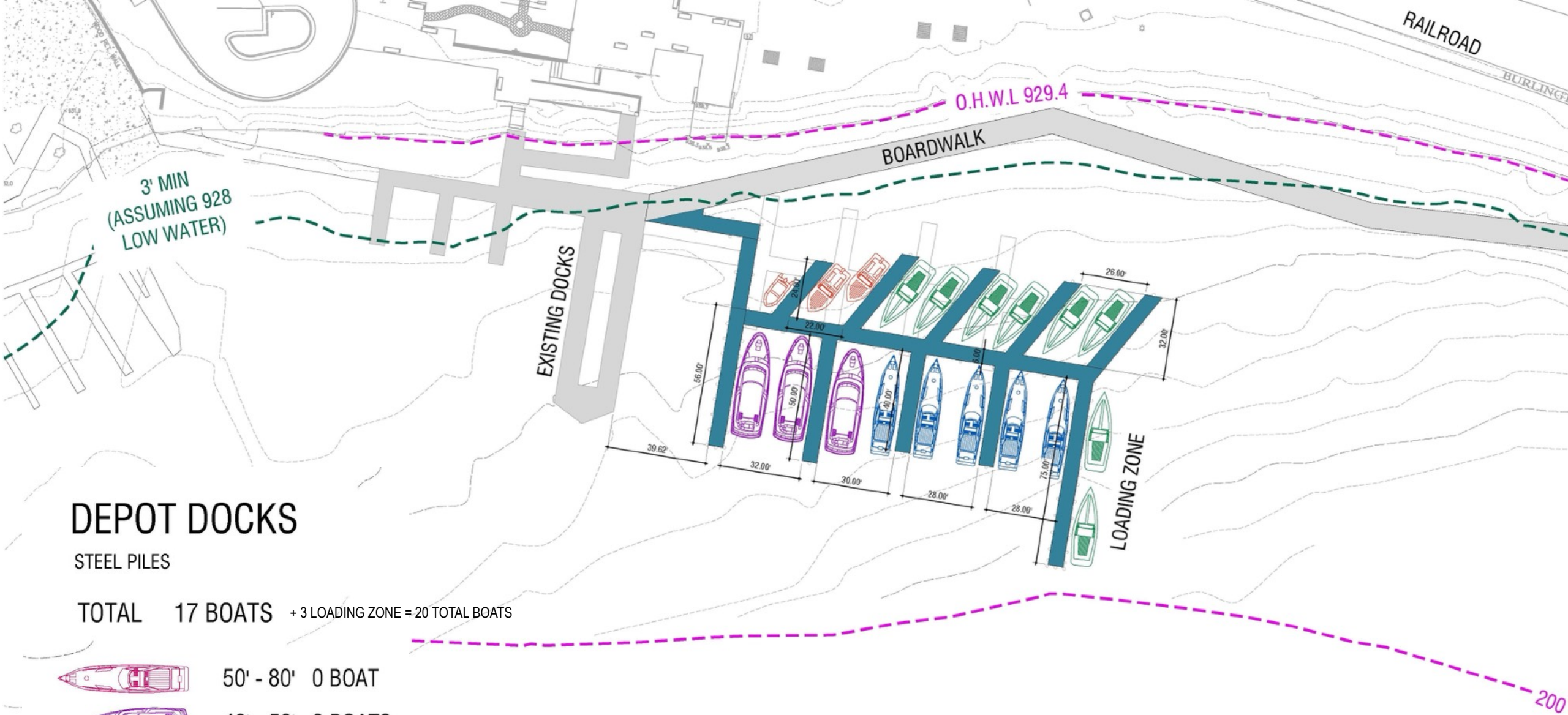
STEEL PILES

TOTAL 17 BOATS + 3 LOADING ZONE = 20 TOTAL BOATS

50' - 80'	0 BOAT
40' - 50'	3 BOATS
32' - 40'	5 BOATS
22' - 32'	6 BOATS
6' - 22'	3 BOATS

Approved by City Council 12.01

4 ADDITIONAL SLIPS



DEPOT DOCKS

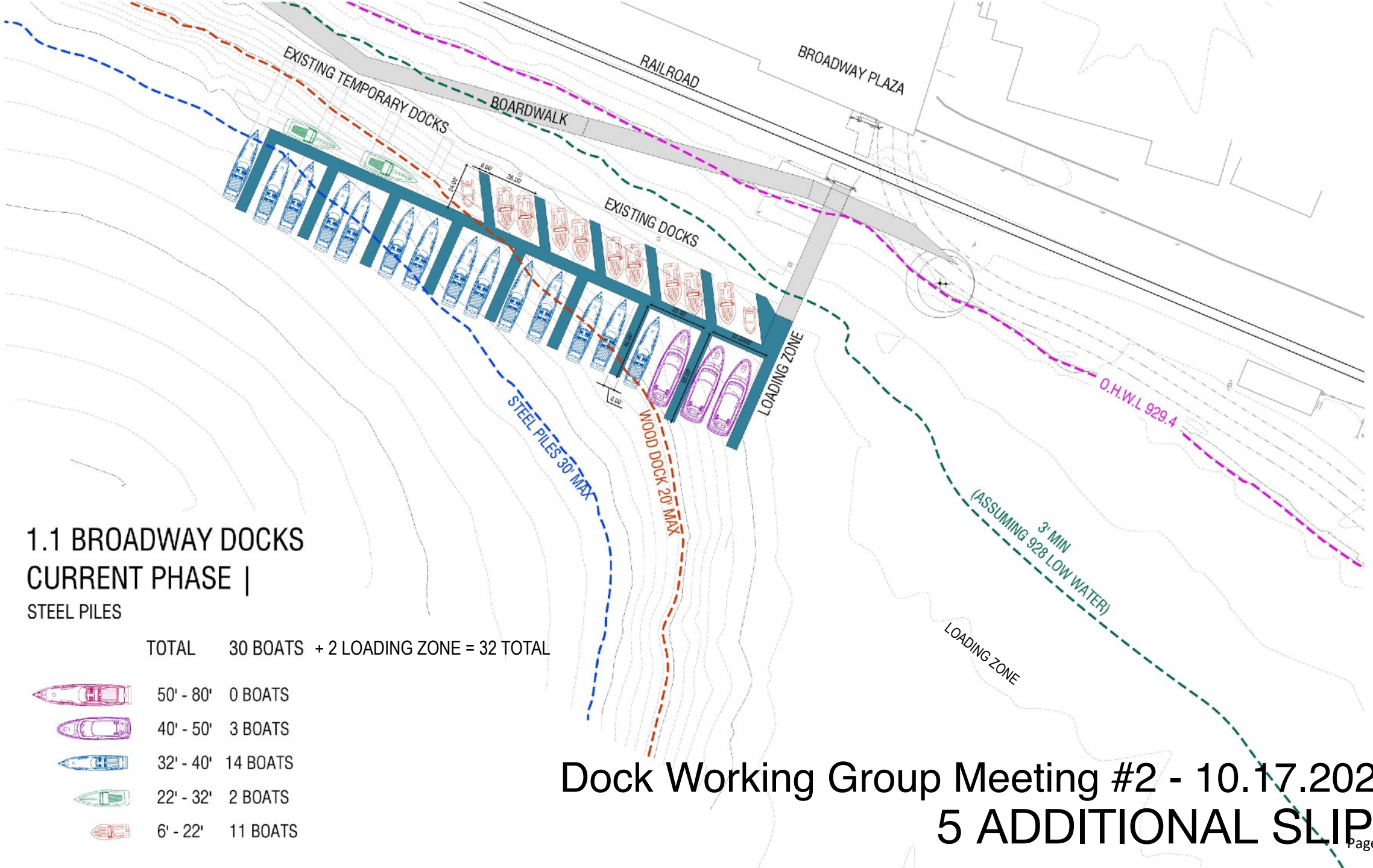
STEEL PILES

TOTAL 17 BOATS + 3 LOADING ZONE = 20 TOTAL BOATS

50' - 80'	0 BOAT
40' - 50'	3 BOATS
32' - 40'	5 BOATS
22' - 32'	6 BOATS
6' - 22'	3 BOATS

Revised Layout Based on Dock Working Group Feedback

4 ADDITIONAL SLIPS



1.1 BROADWAY DOCKS
CURRENT PHASE |

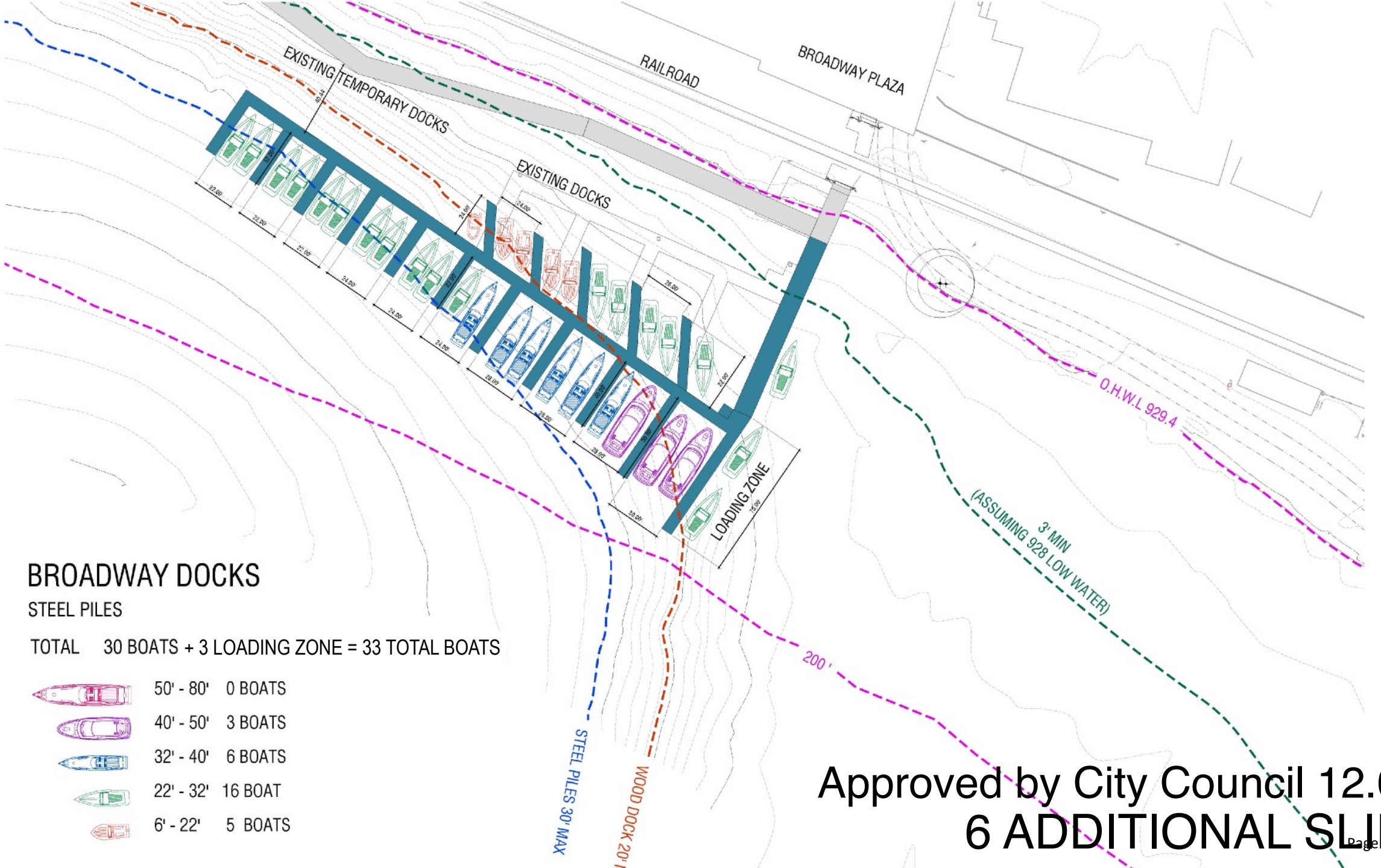
STEEL PILES

TOTAL 30 BOATS + 2 LOADING ZONE = 32 TOTAL

50' - 80'	0 BOATS
40' - 50'	3 BOATS
32' - 40'	14 BOATS
22' - 32'	2 BOATS
6' - 22'	11 BOATS

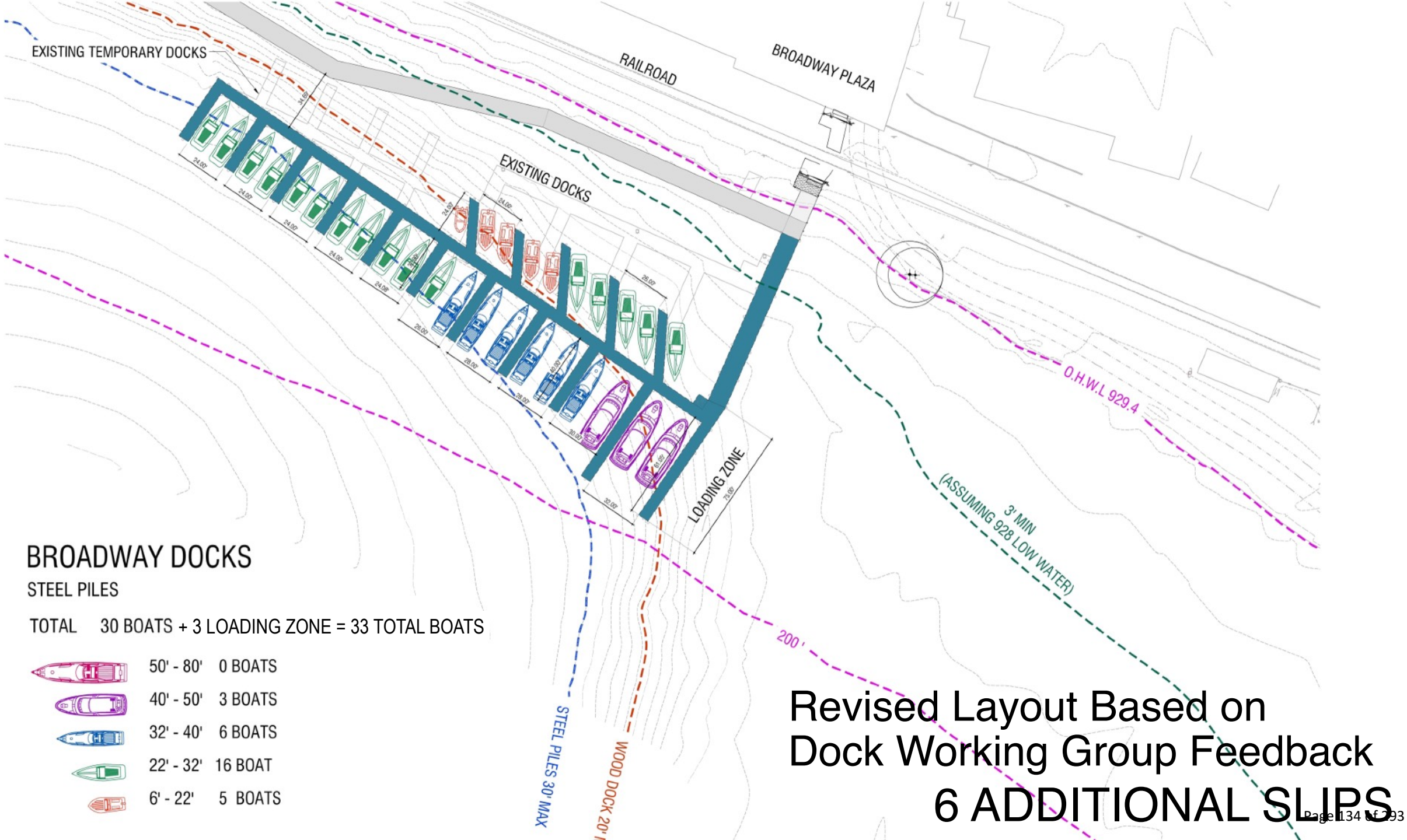
Dock Working Group Meeting #2 - 10.17.2022

5 ADDITIONAL SLIPS



Approved by City Council 12.01

6 ADDITIONAL SLIPS

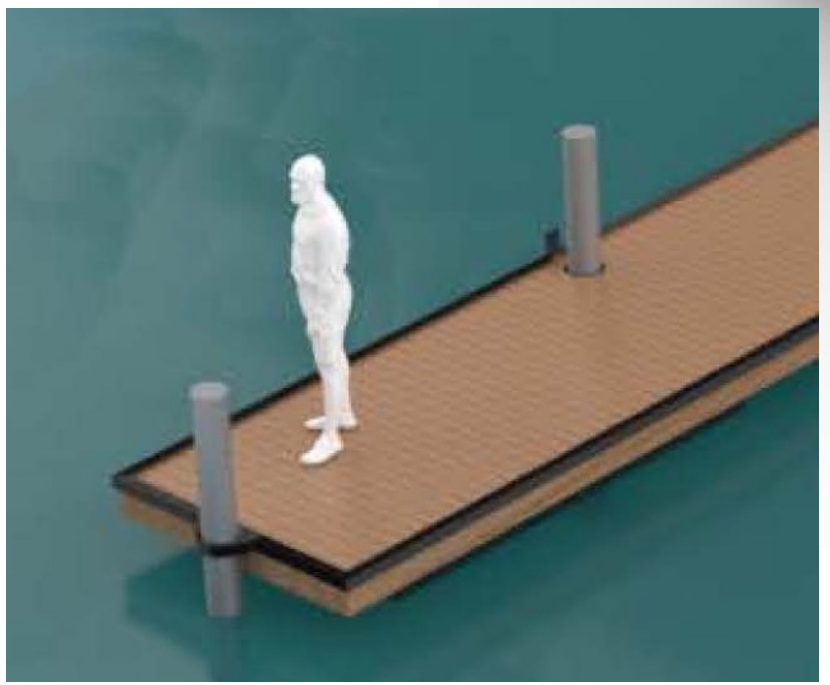


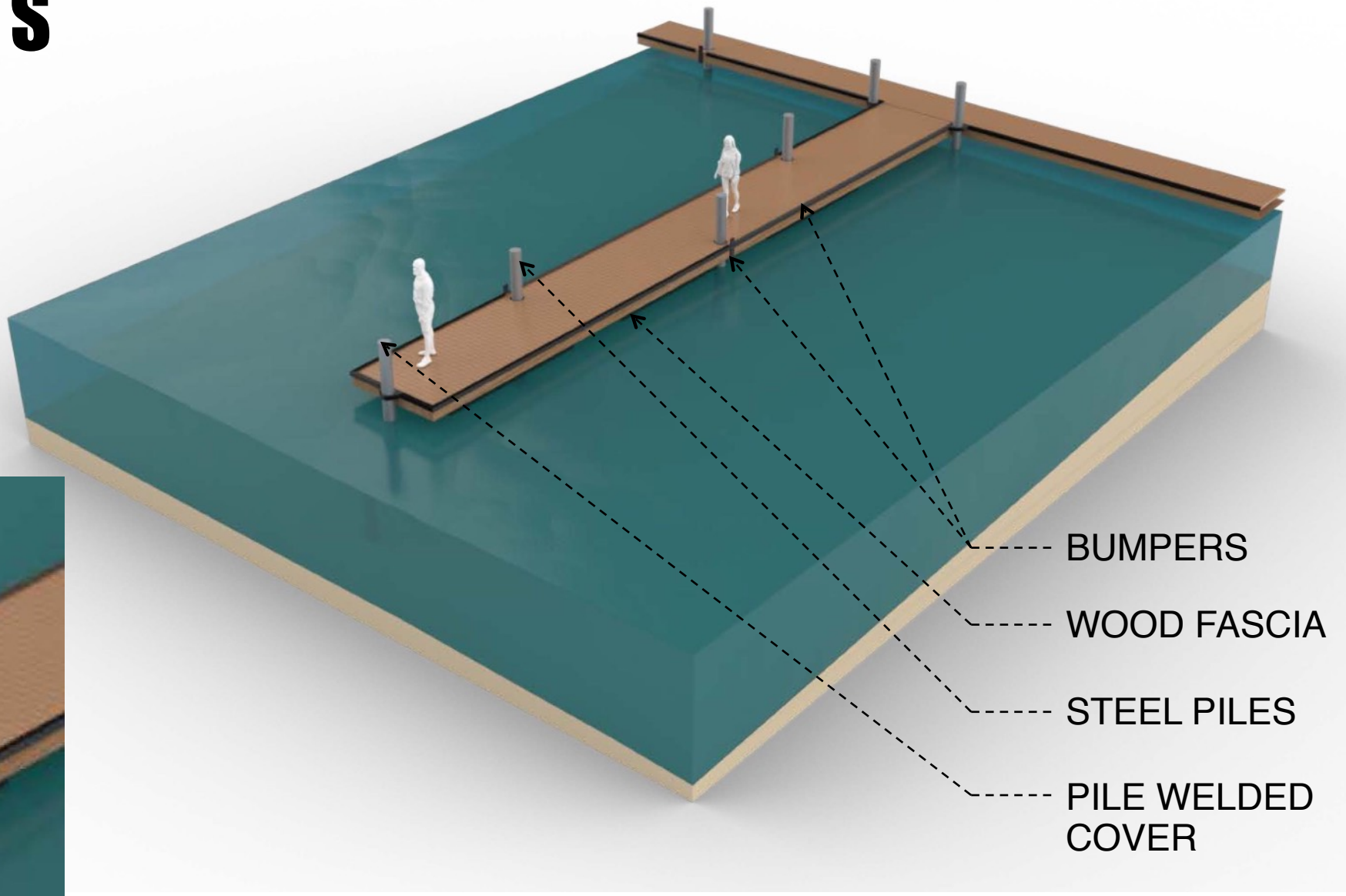
Revised Layout Based on Dock Working Group Feedback

6 ADDITIONAL SLIPS

DOCK AESTHETICS
rendered by www.studio7g.com

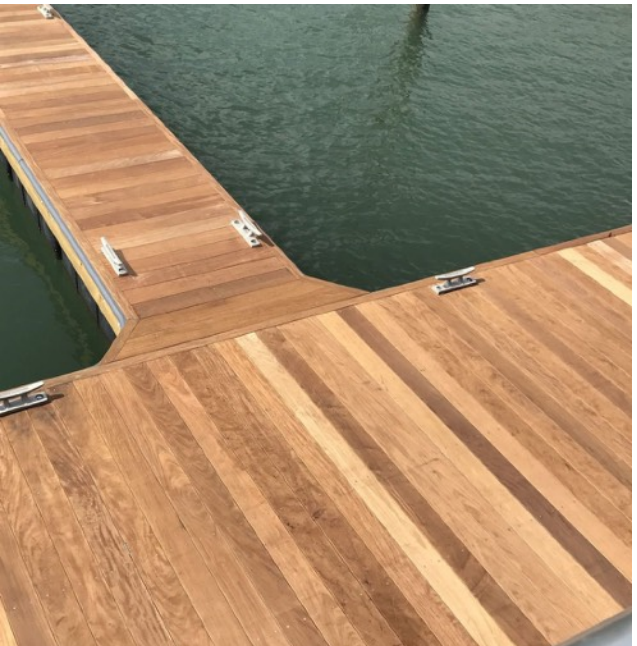
DOCK COMPONENTS





RECOMMENDED FINISHES

KEBONY WOOD DECKING



GALVANIZED STEEL PILES

KEBONY WOOD FASCIA

DOCK BUMPERS

BOARDWALK FINISHES

BOARDWALK RAILING & FASCIA

Kebony Wood Railing

Stainless Steel Railing and Cables

Kebony Wood Decking

Stainless Steel Fascia

DOCK AND BOARDWALK VISIBILITY
rendered by www.studio7g.com

From the east Garden Rooms

From the east Garden Rooms – With Boats

From the east Garden Rooms – Proposed

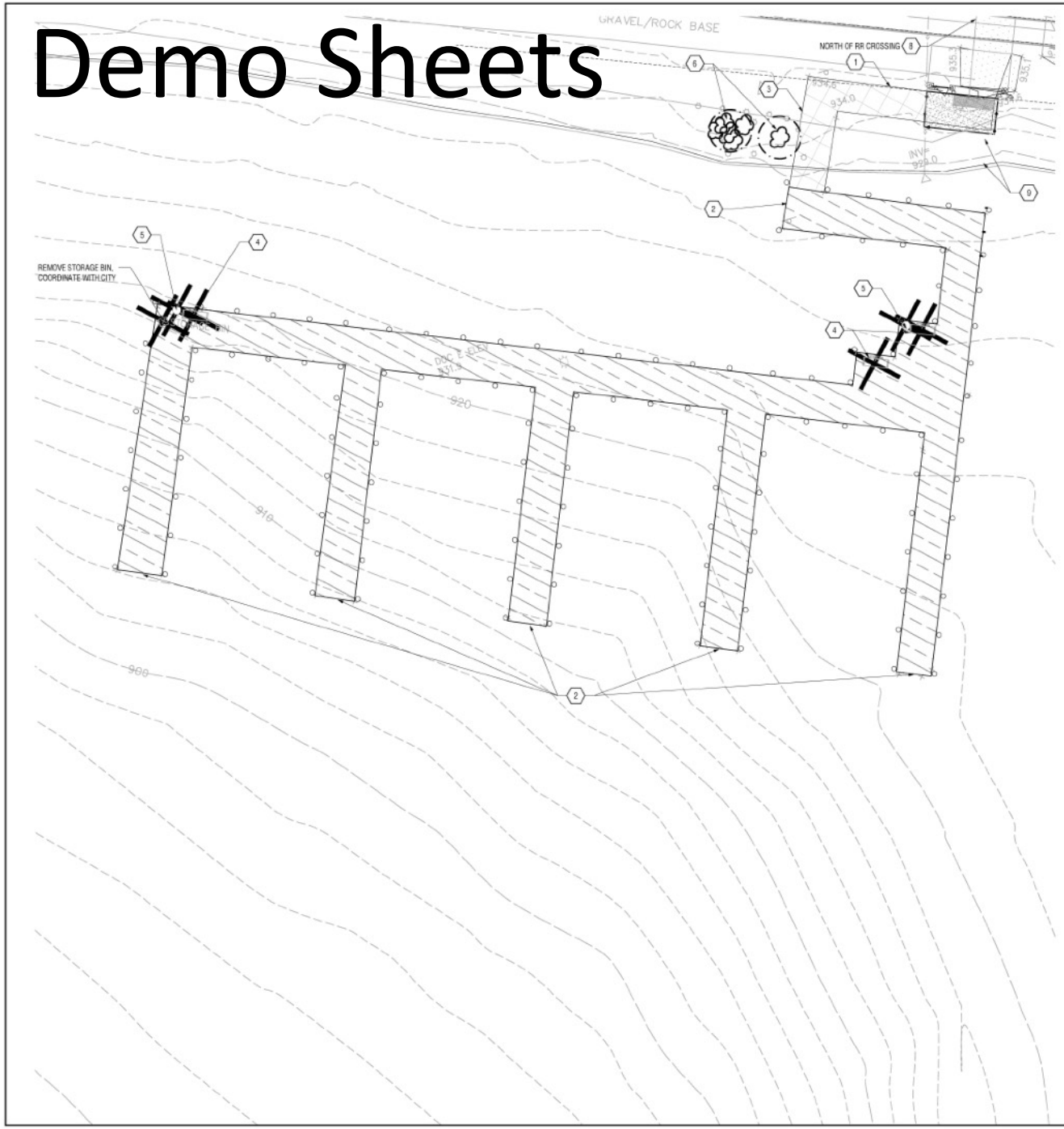
From 4th Floor

From 4th Floor

From 4th Floor - Proposed

CONSTRUCTION DOCUMENTS
rendered by www.studio7g.com

Demo Sheets



LEGEND

	PROPOSED	EXISTING
PROPERTY LINE		
LIMITS OF DISTURBANCE	LoD	
BUILDING		
TOPOGRAPHIC INDEX CONTOUR		
TOPOGRAPHIC CONTOUR		
CURB & GUTTER		
STORM SEWER		
DRAINTILE		
SWALE		
SOIL BORINGS		
SPOT ELEVATION	+920.00	+920.00
FLARED END SECTION		
RIP RAP		
GUTTER OUT CURB		
DIRECTION OF OVERLAND FLOW		
SILT FENCE		
FLOATING SILT CURTAIN		
ROCK CONSTRUCTION EXIT		
EROSION CONTROL BLANKET		
INLET PROTECTION		
TREE PROTECTION FENCE		

REMOVALS

- CURB AND GUTTER REMOVAL
- FENCE REMOVAL
- UTILITY REMOVAL
- SAWCUT
- BUILDING REMOVAL
- BITUMINOUS PAVEMENT REMOVAL
- CONCRETE SIDEWALK REMOVAL
- CONCRETE REMOVAL
- GRAVEL REMOVAL
- EXISTING FEATURE REMOVAL
- TREE PROTECTION

KEYNOTES

1. REMOVE CONCRETE
2. REMOVE DOCK
3. REMOVE BOARDWALK
4. REMOVE BENCH
5. REMOVE LIGHT POLE
6. REMOVE TREE
7. PROTECT TREE
8. PROTECT EXISTING DOCK
9. ROCK CONSTRUCTION EXIT (SEE DETAIL 4/ESC-05)
10. SILT FENCE (SEE DETAIL 2/ESC-05)
11. TREE PROTECTION FENCE (SEE DETAIL 1/ESC-05)
12. FLOATING SILT CURTAIN (SEE DETAIL 3/ESC-05)

NOTES

1. CONTRACTOR SHALL REFER TO CONSTRUCTION NOTES ON ESC-01 PRIOR TO THE START OF CONSTRUCTION.
2. SEE SHEET ESC-05 FOR EROSION CONTROL MATERIALS QUANTITIES.

Scale: 1" = 10'

CIVITAS
1200 Bannock St. Denver, CO 80204 Tel. 303.571.0283

PANOWAY ON WAYZATA BAY
CD- PHASE 2
Wayzata, MN
CONSTRUCTION DOCUMENT

Consultants:
Civil Engineer
Ecologist
Structural Engineer
MEP / Electrical Engineer

Stamp:

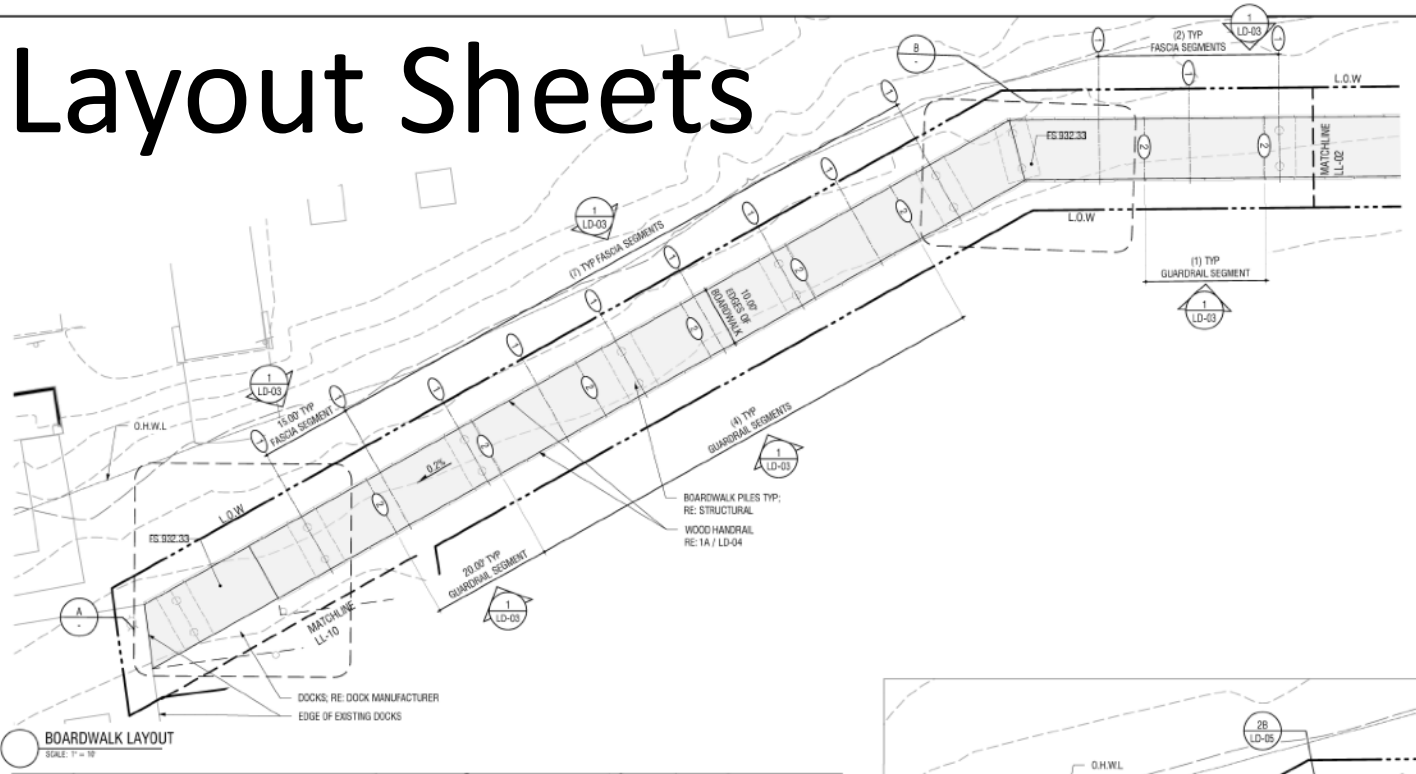
Issue Record:
11/15/2022 50% CD
XX/XX/2023 100% CD

Revisions:

CVT Proj. #: 2-15-0032
Drawn:
Checked:

REMOVALS & EROSION CONTROL LAYOUT
SHEET XXX OF XXX
ESC-03

Layout Sheets



BOARDWALK LAYOUT
SCALE: 1" = 10'

ALIGNMENT NOTES

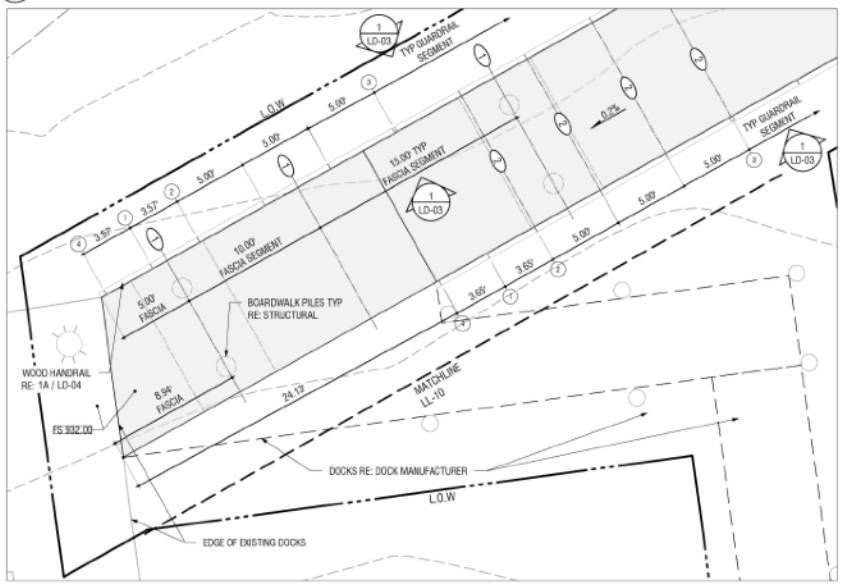
1. ALIGN FASCIA SEGMENT JOINTS ACROSS BOARDWALK
2. ALIGN GUARDRAIL POSTS ACROSS BOARDWALK

GUARDRAIL NOTES

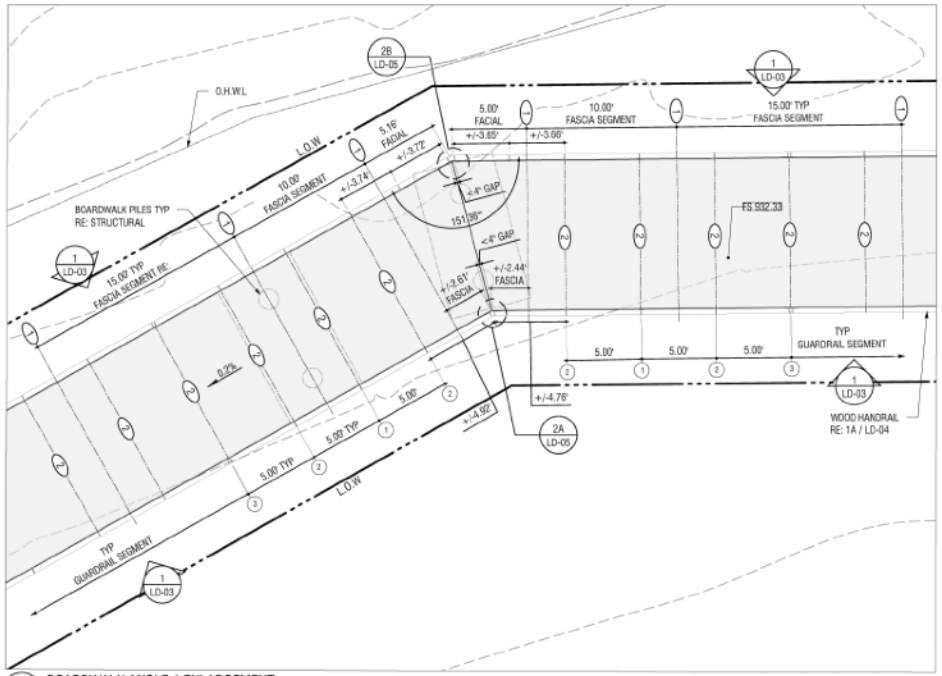
1. T POST, RE: 1A / LD-04 ; 1B / LD-04
2. T POST EXPANSION JOINT, RE: 2A / LD-04; 2B / LD-04
3. L POSTS CABLE BREAK, RE: 3A / LD-04 ; 3B / LD-04
4. L POST END, RE: 4A / LD-04 ; 4B / LD-04
5. T POST REMOVABLE AREA A, RE: 4 / LD-03
6. L POST REMOVABLE AREA A, RE: 4 / LD-03
7. T POST REMOVABLE AREA B, RE: 6 / LD-03
8. L POST REMOVABLE AREA B, RE: 6 / LD-03
9. STEP-DOWN STEEL GUARDRAIL L POST, RE: 3 / LD-03 ; 5 / LD-03
10. STEP-DOWN STEEL GUARDRAIL T POST, RE: 3 / LD-03 ; 5 / LD-03

NOTES:

1. MANUFACTURED BENCH
   COMPANY: MMCITE PRODUCT NAME: BLOCQ PARK BENCH LBQ110
2. FOR DECKING LAYOUT DETAILS REFER TO LD-01; LD-02
3. BASE BID - STAINLESS STEEL POSTS, PLATES AND CABLES
4. BASE BID - KEBONY WOOD DECKING AND TOP RAIL
5. ADD ALTERNATE - GALVANIZED STEEL POSTS, PLATES AND CABLES
6. ADD ALTERNATE - IPE DECKING AND TOP RAIL
7. STEP-DOWNS, RE: LAYOUT, WILL REQUIRE TEMPORARY GUARDRAIL, TO MATCH PERMANENT GUARDRAIL DETAILED IN THIS SET
8. PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT APPROVAL



A BOARDWALK START ENLARGEMENT
SCALE: 1/4" = 1'-0"



B BOARDWALK ANGLE 1 ENLARGEMENT
SCALE: 1/4" = 1'-0"

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1200 Bannock St.
Denver, CO 80204
Tel. 303.571.0283

PANOWAY ON WAYZATA BAY
CD- PHASE 2
Wayzata, MN

CONSTRUCTION DOCUMENT
NOT FOR CONSTRUCTION

Consultants:

Structural Engineer:
Erikson Flood & Associates
2500 University Ave. West Suite 201-S
Saint Paul, MN 55114
(651) 414-6100

MEP / Electrical Engineer:
LHPE Engineers
3001 Broadway Street NE Suite 601
Minneapolis, MN 55413
612-548-5810

Dock Designer:
Tonka Built
6225 Sunnyfield Rd E
Minnetonka, MN 55364
(952) 221-5240

Stamp:

Issue Record:
11/15/2022 50% CD

Revisions:

CVT Proj. #: 2-15-0032
Drawn:
Checked:

BOARDWALK LAYOUT

SHEET 4 OF 40
LL-01

Enlargement Plans

ALIGNMENT NOTES

1. ALIGN FASCIA SEGMENT JOINTS ACROSS BOARDWALK
2. ALIGN GUARDRAIL POSTS ACROSS BOARDWALK

GUARDRAIL NOTES

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3. L POSTS CABLE BREAK, RE: 3A / LD-04; 3B / LD-04
4. L POST END, RE: 4A / LD-04 ; 4B / LD-04
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6. L POST REMOVABLE AREA A, RE: 4 / LD-03
7. T POST REMOVABLE AREA B, RE: 6 / LD-03
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10. STEP-DOWN STEEL GUARDRAIL T POST, RE: 3 / LD-03; 5 / LD-03

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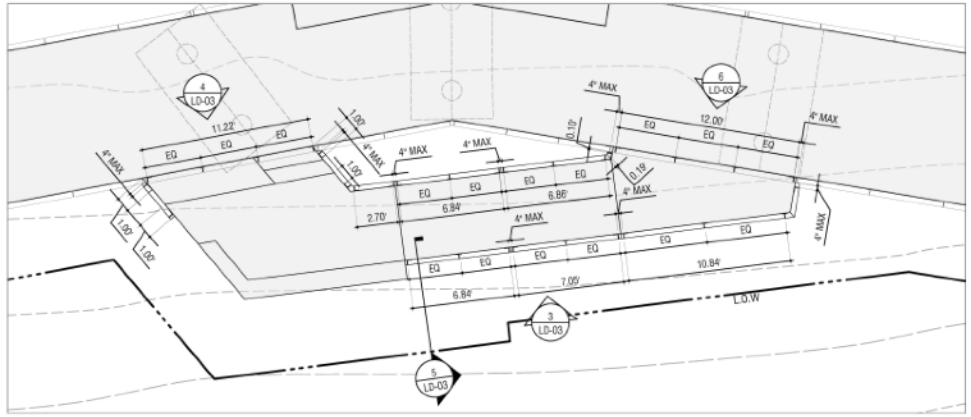
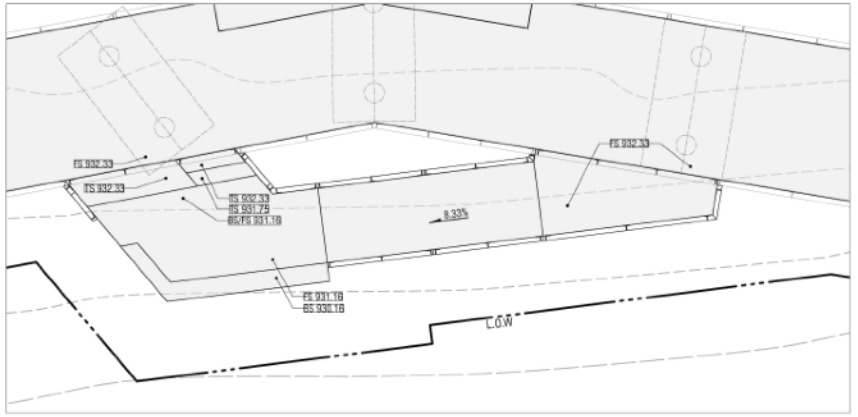
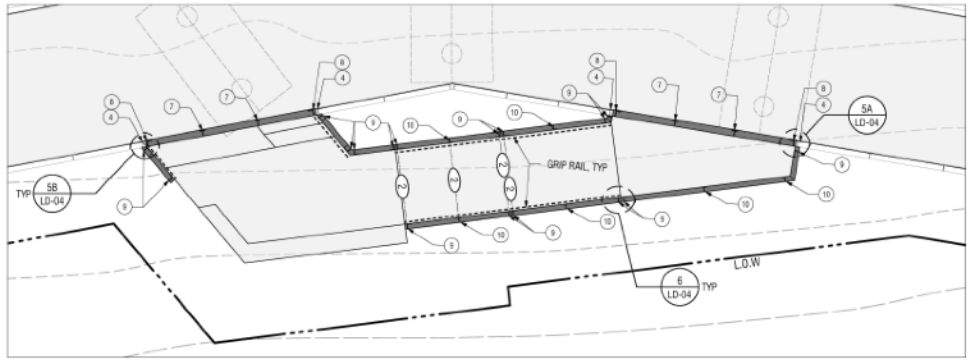


B BOARDWALK STEP-DOWN GUARDRAIL POST LAYOUT ENLARGEMENT
SCALE: 1/4" = 1'-0"



D BOARDWALK STEP-DOWN GRADING ENLARGEMENT
SCALE: 1/4" = 1'-0"



C BOARDWALK STEP-DOWN GUARDRAIL POST LAYOUT ENLARGEMENT
SCALE: 1/4" = 1'-0"

CIVITAS
1200 Bannock St.
Denver, CO 80204
Tel. 303.571.0283

PANOWAY ON WAYZATA BAY
CD- PHASE 2
Wayzata, MN

CONSTRUCTION DOCUMENT
NOT FOR CONSTRUCTION

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2500 University Ave. West Suite 201-S
Saint Paul, MN 55114
(651) 414-6100

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612-548-5810

Dock Designer:
Tonka Built
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Minnetonka, MN 55364
(952) 221-5240

Stamp:

Issue Record:
11/15/2022 50% CD

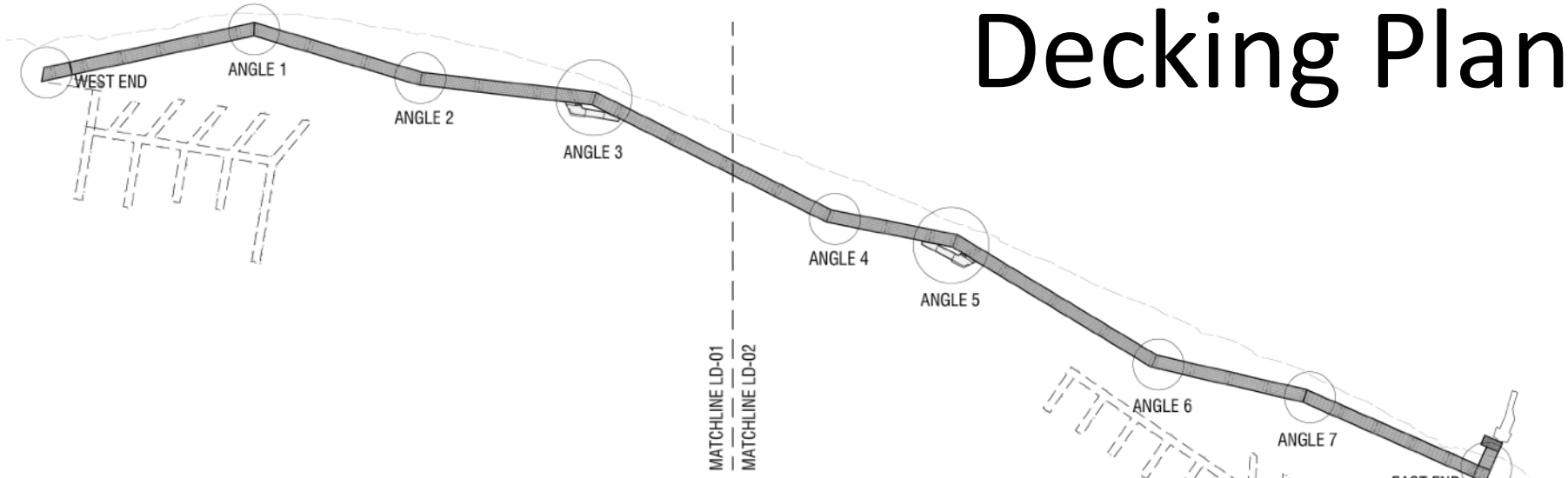
Revisions:

CVT Proj. #: 2-15-0032
Drawn:
Checked:

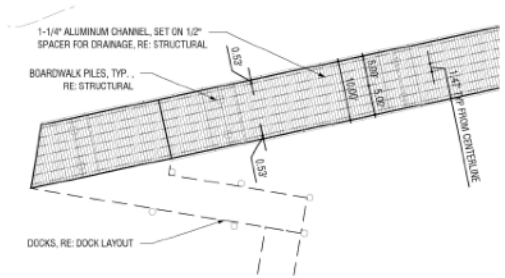
STEP DOWN LAYOUT

SHEET 6 OF 40
LL-04

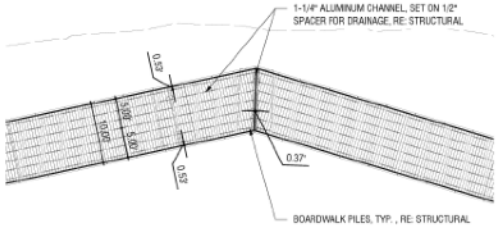
Decking Plans



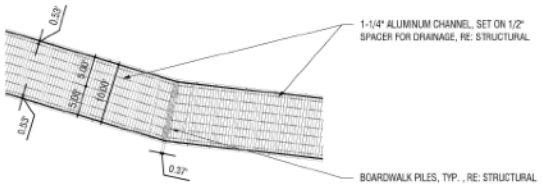
1 WOOD TOP RAIL - ANGLE ENLARGEMENTS
SCALE: 1" = 40'-0"



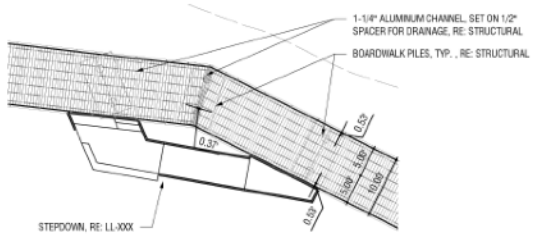
2 BOARDWALK FRAMING PLAN - WEST END ENLARGEMENT
SCALE: 1" = 10'-0"



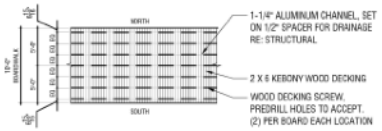
3 BOARDWALK FRAMING PLAN - ANGLE 1 ENLARGEMENT
SCALE: 1" = 10'-0"

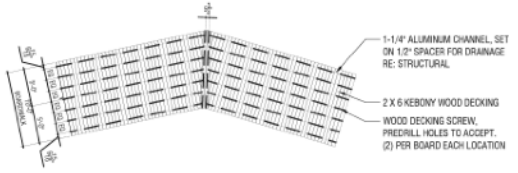


4 BOARDWALK FRAMING PLAN - ANGLE 2 ENLARGEMENT
SCALE: 1" = 10'-0"



5 BOARDWALK FRAMING PLAN - ANGLE 3 + TERRACE ENLARGEMENT
SCALE: 1" = 10'-0"





7 DECKING LAYOUT AT ANGLE TYPICAL
SCALE: 1/8" = 1'-0"

CIVITAS
1200 Bannock St. Denver, CO 80204 Tel. 303.571.0053

PANOWAY ON WAYZATA BAY
CD- PHASE 2
Wayzata, MN

CONSTRUCTION DOCUMENT
NOT FOR CONSTRUCTION

Consultants:
Structural Engineer
Erikson Rood & Associates
2550 University Ave. West Suite 201-S
Saint Paul, MN 55114
(651) 414-0165
MEP / Electrical Engineer
LKPS Engineers
3931 Broadway Street NE Suite 001
Minneapolis, MN 55413
612-940-0030
Dock Designer
Tonka Bolt
6225 Sunnyfield Rd E
Minnetrista, MN 55364
(952) 221-0340

Stamp:

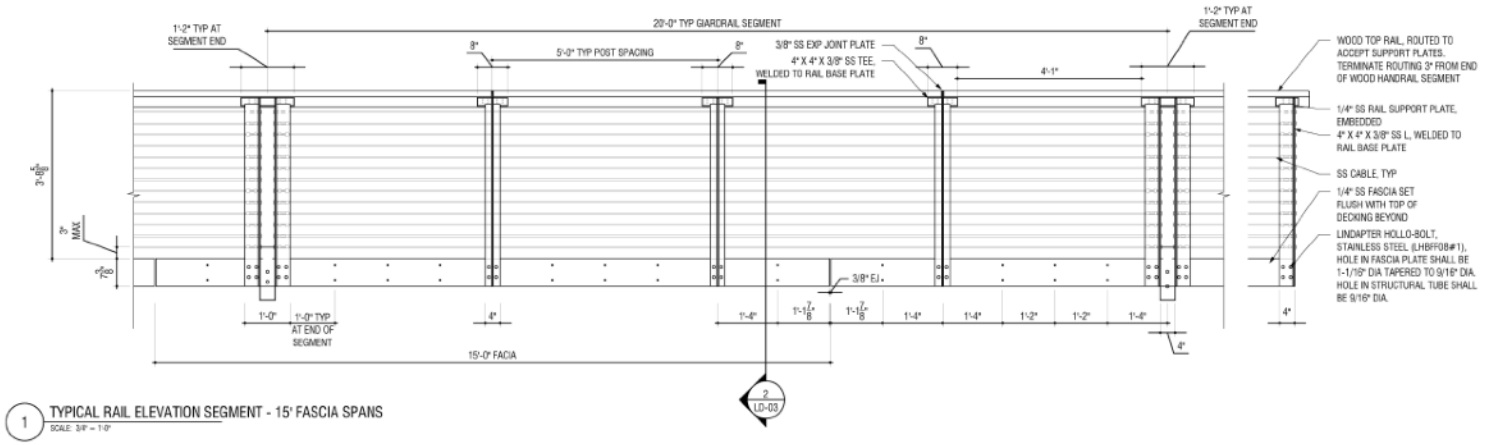
Issue Record:
11/15/2022 50% CD

Revisions:

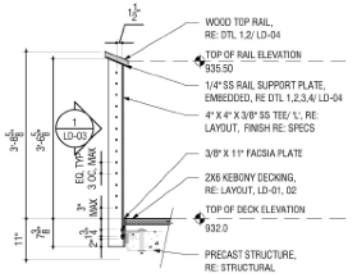
CVT Proj. #: 2-15-0032
Drawn:
Checked:

DECKING PLAN - ANGLE ENLARGMENTS
LD-01
SHEET 15 OF 40

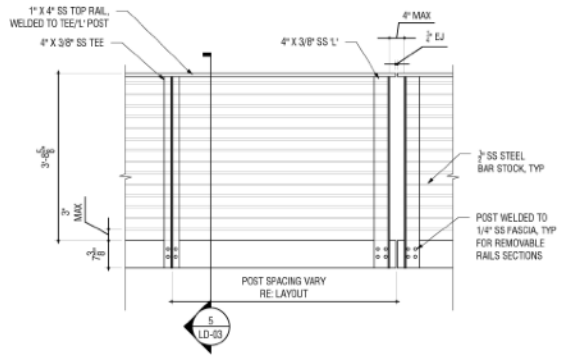
Details



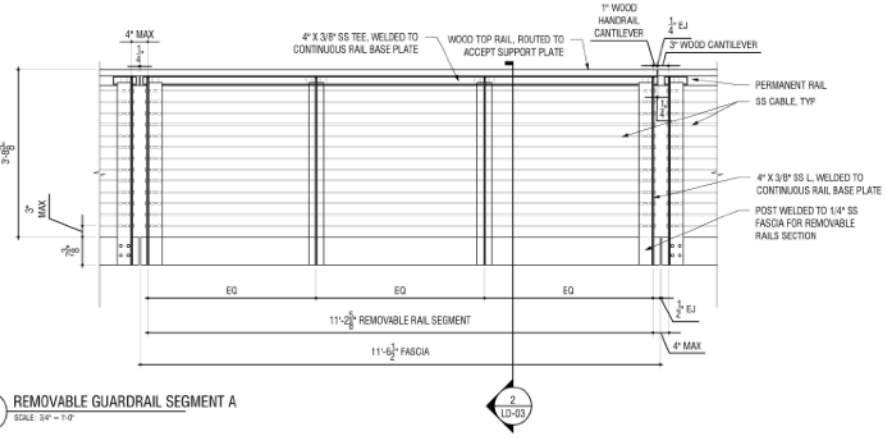
1 TYPICAL RAIL ELEVATION SEGMENT - 15' FASCIA SPANS
SCALE: 3/4" = 1'-0"



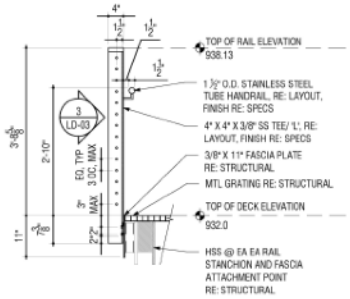
2 GUARDRAIL SECTION - TYPICAL
SCALE: 3/4" = 1'-0"



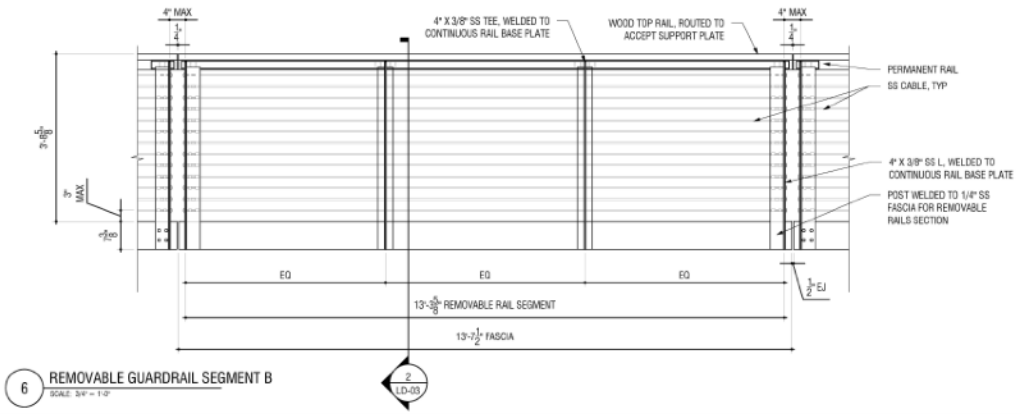
3 STEP DOWN STEEL GUARDRAIL ELEVATION
SCALE: 3/4" = 1'-0"



4 REMOVABLE GUARDRAIL SEGMENT A
SCALE: 3/4" = 1'-0"



5 STEP DOWN STEEL GUARDRAIL SECTION
SCALE: 3/4" = 1'-0"



6 REMOVABLE GUARDRAIL SEGMENT B
SCALE: 3/4" = 1'-0"

NOTES FOR WOOD HAND RAILS

1. BASE BID - STAINLESS STEEL POSTS, PLATES AND CABLES
2. BASE BID - KEBONY WOOD DECKING AND TOP RAIL
3. ADD ALTERNATE - GALVANIZED STEEL POSTS, PLATES AND CABLES
4. ADD ALTERNATE - IPE DECKING AND TOP RAIL
5. STEPDOWNS. RE: LAYOUT, WILL REQUIRE TEMPORARY GUARDRAIL, TO MATCH PERMANENT GUARDRAIL DETAILED IN THIS SET
6. PROVIDE SHOP DRAWINGS FOR ARCHITECT APPROVAL

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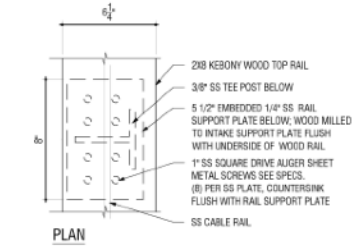
Issue Record:
11/15/2022 50% CD

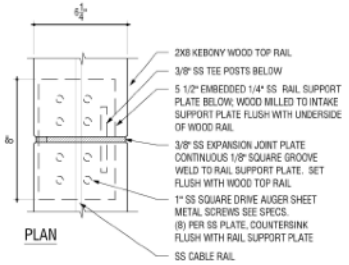
Revisions:

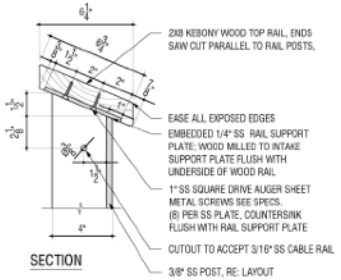
CVT Proj. #: 2-15-0032
Drawn:
Checked:

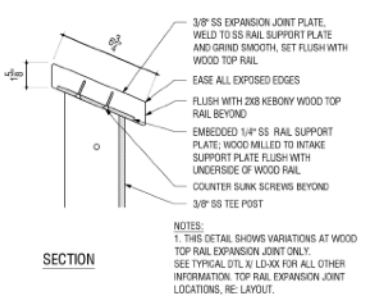
GUARD RAIL ELEVATIONS
SHEET 17 OF 40
LD-03

Details



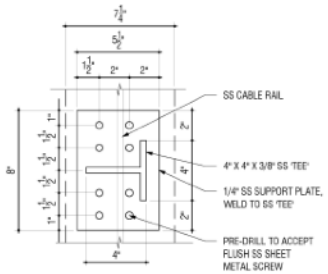




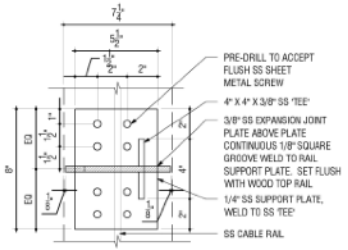


1A TYPICAL RAIL POST
SCALE: 3" = 1'-0"

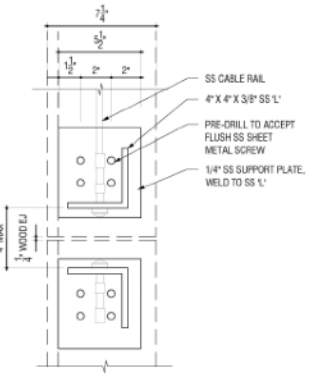
2A TYPICAL POST AT EXPANSION JOINT IN WOOD TOP RAIL
SCALE: 3" = 1'-0"

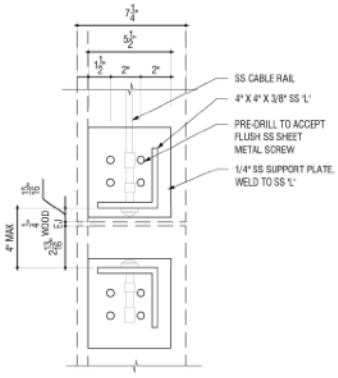


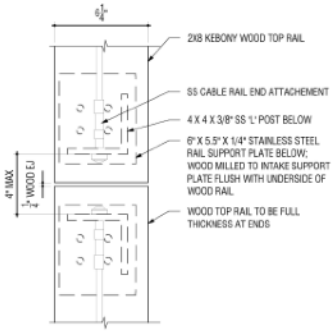
1B SUPPORT PLATE - TYPICAL POST
SCALE: 3" = 1'-0"



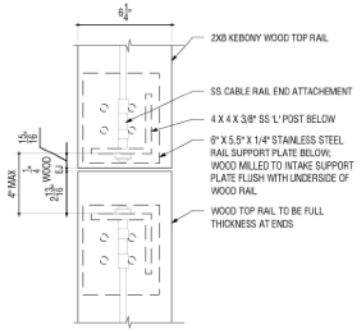
2B SUPPORT PLANT - WOOD RAIL EXPANSION JOINT
SCALE: 3" = 1'-0"



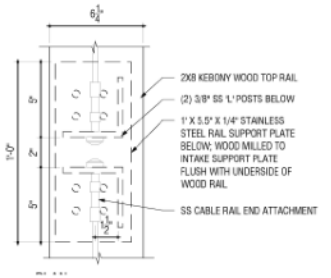




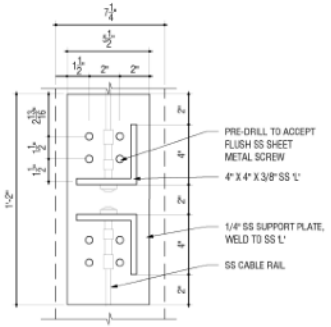
5A REMOVABLE RAIL- END OF RAIL
SCALE: 3" = 1'-0"



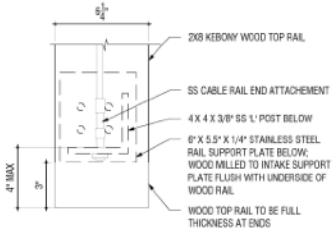
5B REMOVABLE RAIL- CUSTOM END OF RAIL
SCALE: 3" = 1'-0"



3A TYPICAL RAIL POST AT END OF CABLE RAIL SEGMENT
SCALE: 3" = 1'-0"



3B SUPPORT PLATE - END OF SEGMENT
SCALE: 3" = 1'-0"



4A TYPICAL END POST
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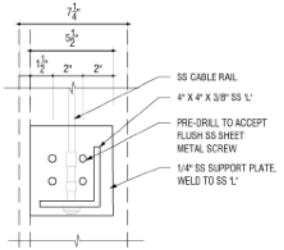
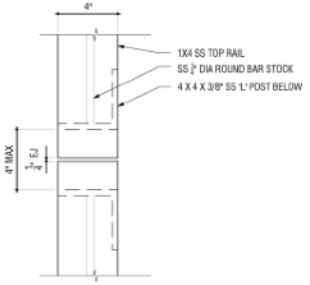


4B SUPPORT PLATE - END POST
SCALE: 3" = 1'-0"



6 STEP DOWN STEEL GUARDRAIL - END OF SEGEMENT
SCALE: 3" = 1'-0"

CIVITAS
1200 Bannock St. Denver, CO 80204 Tel. 303.571.0053

PANOWAY ON WAYZATA BAY
CD- PHASE 2
Wayzata, MN

CONSTRUCTION DOCUMENT
NOT FOR CONSTRUCTION

Consultants:
Structural Engineer
Erikson Rood & Associates
2550 University Ave. West Suite 201-S
Saint Paul, MN 55114
(651) 414-4165
MEP / Electrical Engineer
LKPS Engineers
3931 Broadway Street NE Suite 001
Minneapolis, MN 55413
612-940-0030
Dock Designer
Tonka Bolt
6225 Sunnyfield Rd E
Minnetonka, MN 55364
(952) 221-0340

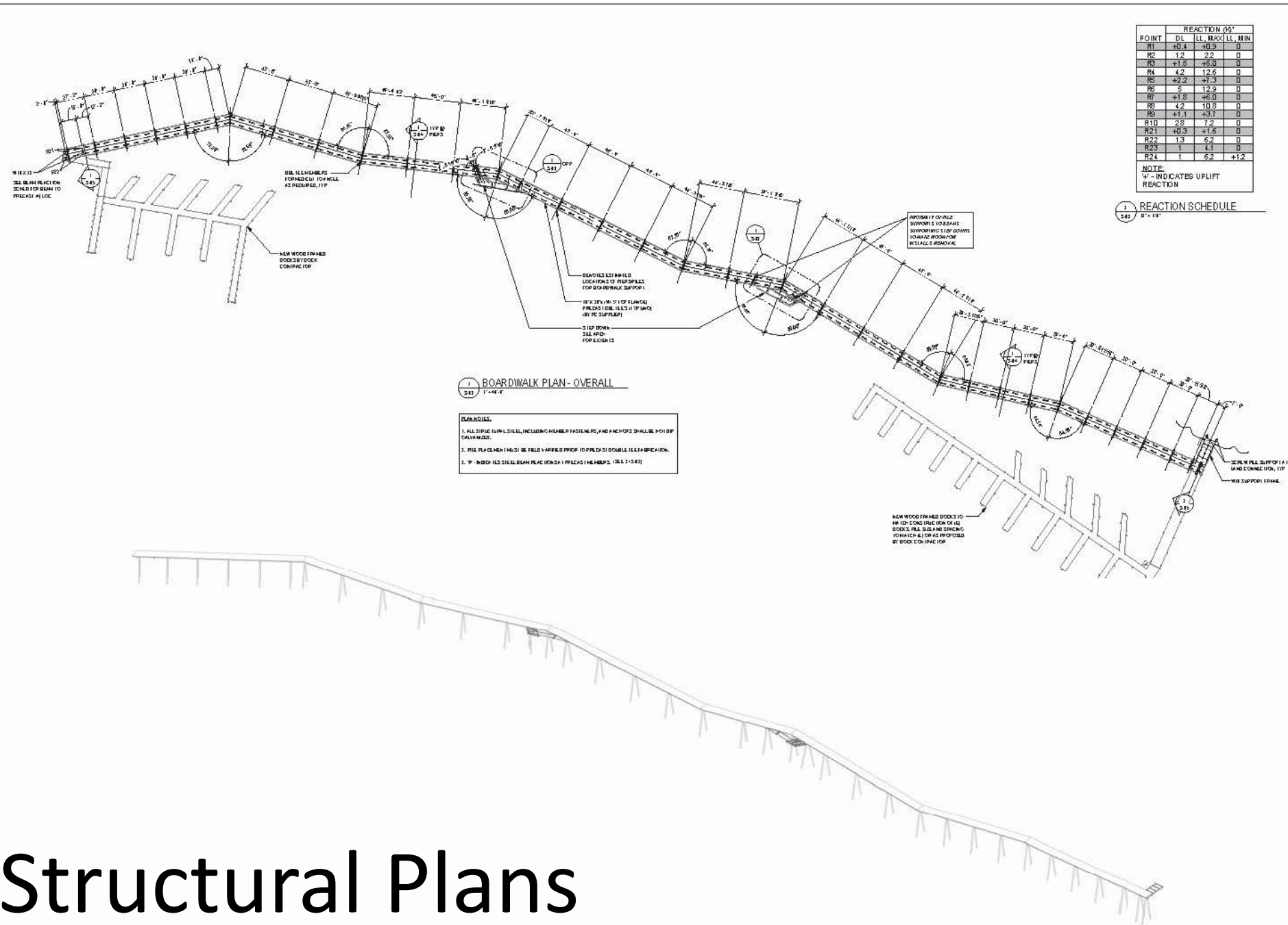
Stamp:

Issue Record:
11/15/2022 50% CD

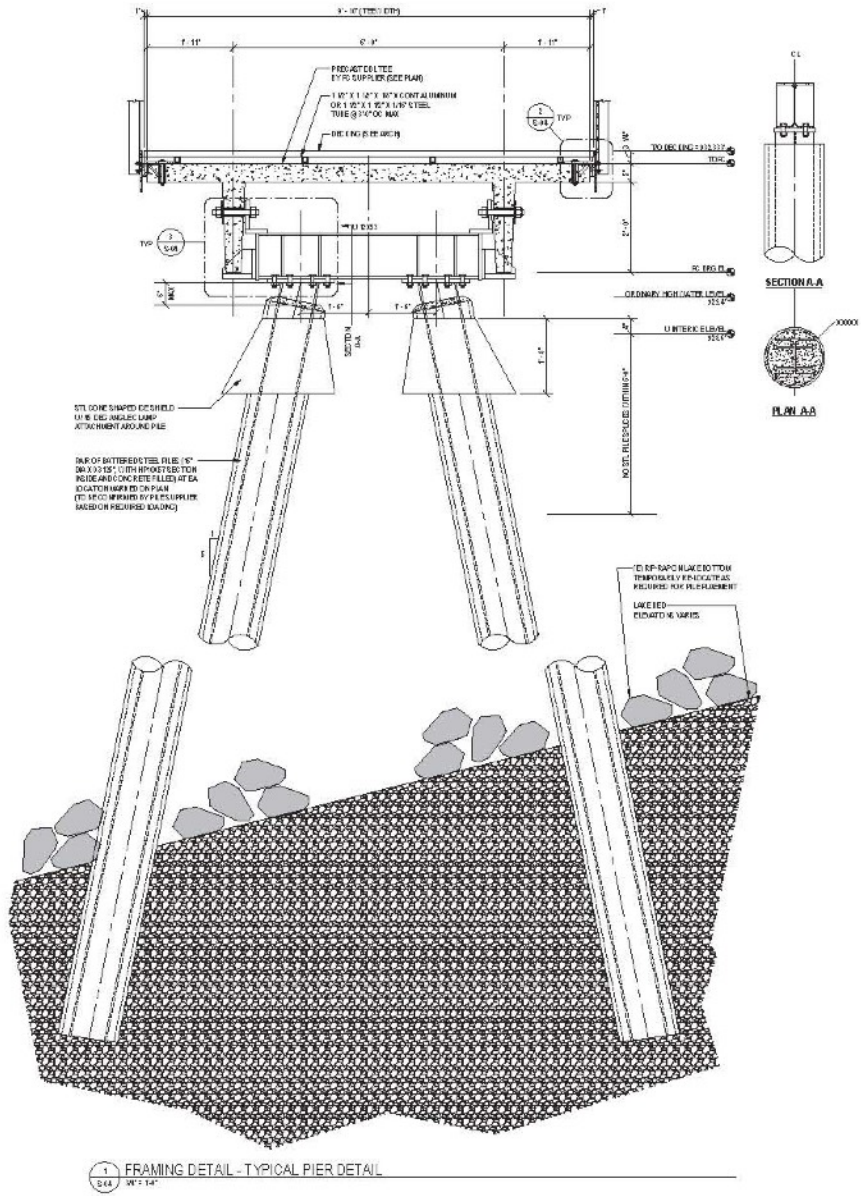
Revisions:

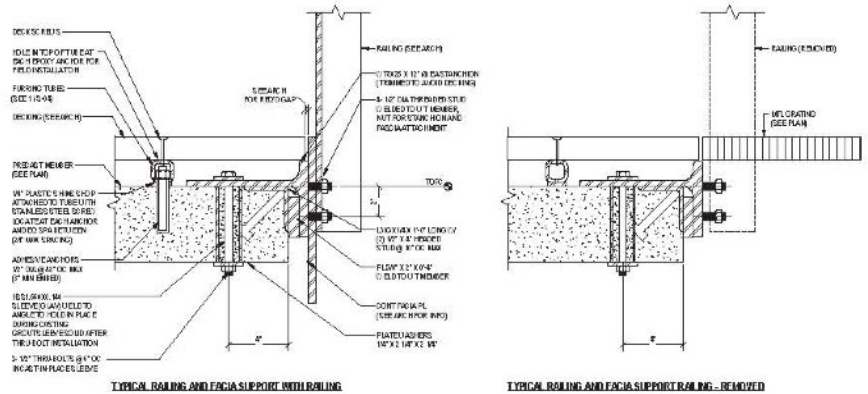
CVT Proj. #: 2-15-0032
Drawn:
Checked:

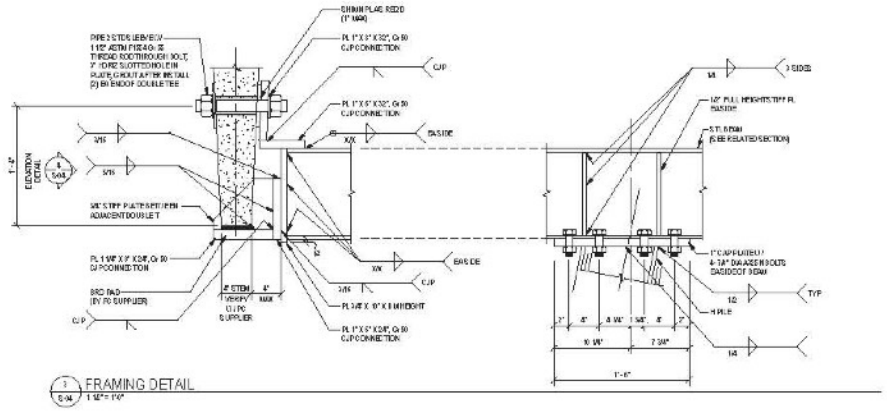
TYPICALGUARDRAIL POST DETAILS
SHEET 18 OF 40
LD-04

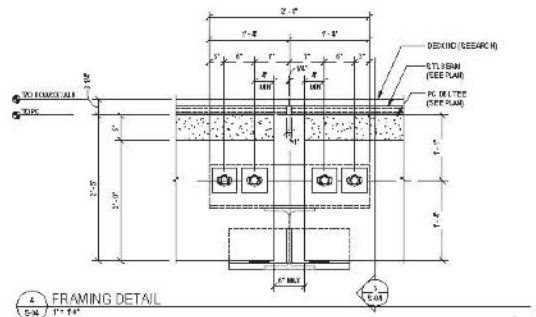


Structural Plans









Structural Details

CIVITAS

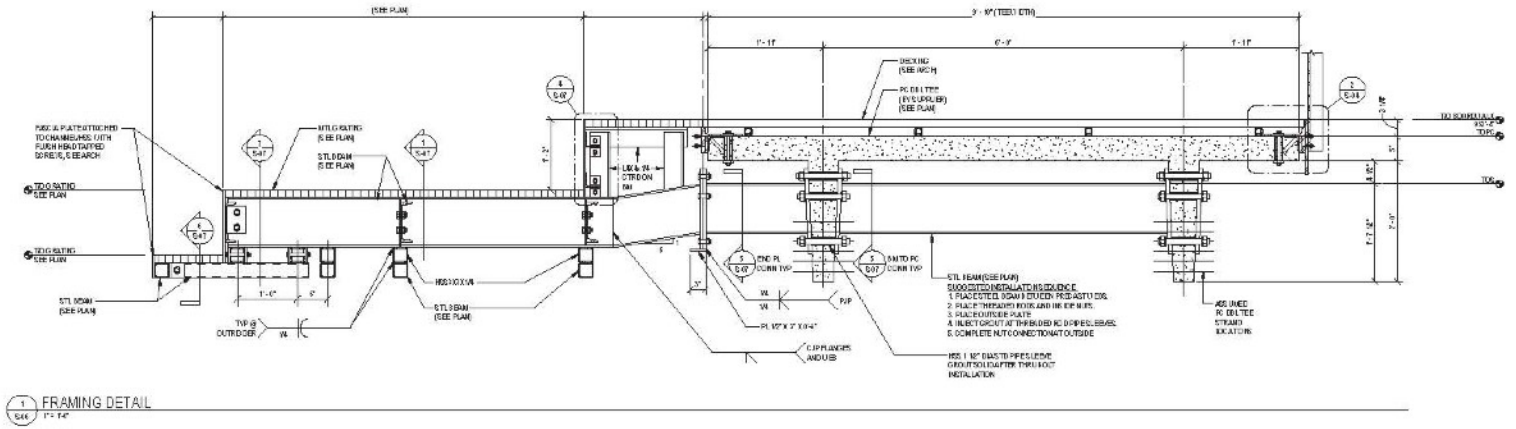
PANOWAY ON WAYZATA BAY
CD - PHASE 2
Wayzata, MN

CONSTRUCTION DOCUMENTS

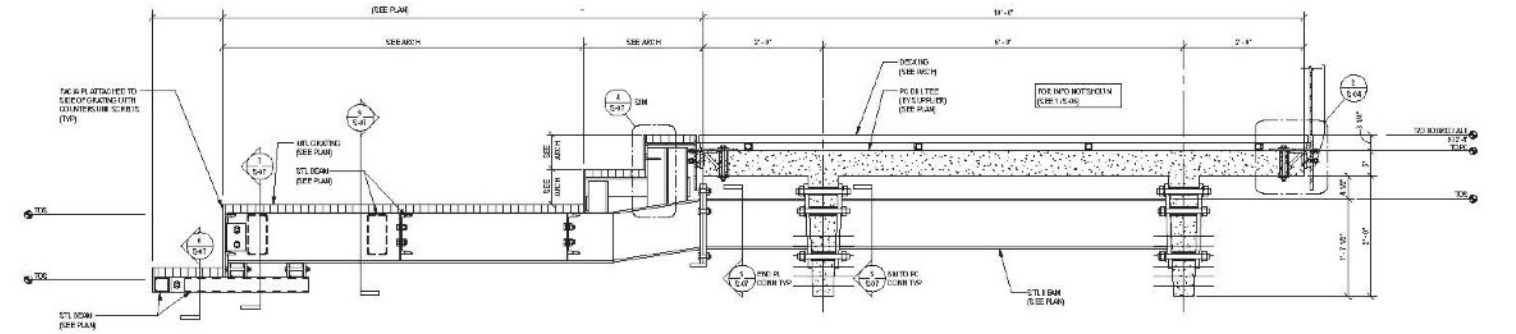
THESE DOCUMENTS REPRESENT CURRENT PROGRESS AND SHALL NOT BE CONSTRUED AS COMPLETE OR EXACT. THESE DOCUMENTS FOR PURPOSES OTHER THAN GENERAL REVIEW IS DONE AT THE USER'S OWN RISK.

S-04

SHEET 26 OF 40



1 FRAMING DETAIL
S4.4 1" = 1'-0"



2 FRAMING DETAIL
S4.4 1" = 1'-0"

Structural Step-down Details

CIVITAS

PANOWAY ON WAYZATA BAY
CD - PHASE 2
Wayzata, MN

CONSTRUCTION DOCUMENTS

THESE DOCUMENTS REPRESENT CURRENT PROGRESS AND SHALL NOT BE CONSTRUED AS COMPLETE OR FINAL THESE DOCUMENTS FOR PURPOSES OTHER THAN GENERAL REVIEW IS DONE AT THE USER'S OWN RISK.

S-06

SHEET 27 OF 40

Mitigation | Planting

SEEDED GRASSES AND SODDED TURF

SYMBOL	KEY	DESCRIPTION	BOTANICAL NAME	SIZE	SPACING
	WPR	WET PRAIRIE	BUTTONBUSH (*Cephalanthus occidentalis*) RED-TWIG DOGWOOD (*Cornus sericea*) PUSSY WILLOW (*Salix discolor*) RED-BERRIED ELDER (*Sambucus racemosa*)	VARY	AS SHOWN

Scale: 1" = 10'

CIVITAS
1200 Bannock St
Denver, CO 80204
Tel. 303.571.0053

PANOWAY ON WAYZATA BAY
CD- PHASE 2
Wayzata, MN

CONSTRUCTION DOCUMENTS

Consultants:

Structural Engineer
Erikson Roed & Associates
2550 University Ave. West Suite 201-S
Saint Paul, MN 55114
(651) 414-0165

MEP / Electrical Engineer
LHPB Engineers
3001 Broadway Street NE Suite 601
Minneapolis, MN 55413
612-548-5833

Dock Designer
Tonka Built
6225 Sunnyfield Rd
Minnetonka, MN 55364
(952) 201-5040

Structural Engineer
Erikson Roed & Associates
2550 University Ave. West Suite 201-S
Saint Paul, MN 55114
(651) 414-0165

Stamp:

Issue Record:

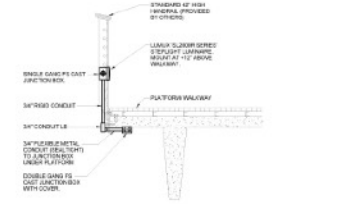
11/15/2022	90% CD
01/06/2023	100% CD

Revisions:

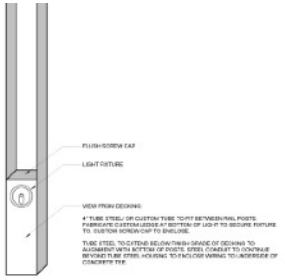
CVT Proj. #: 2-15-0032
Drawn:
Checked:

LANDSCAPE - ECO PARK MITIGATION AREA
SHEET 14 OF 40
LP-01

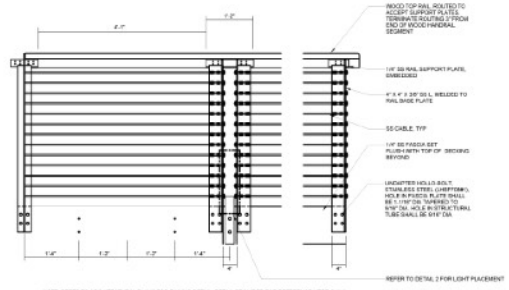
Lighting Plan + Details



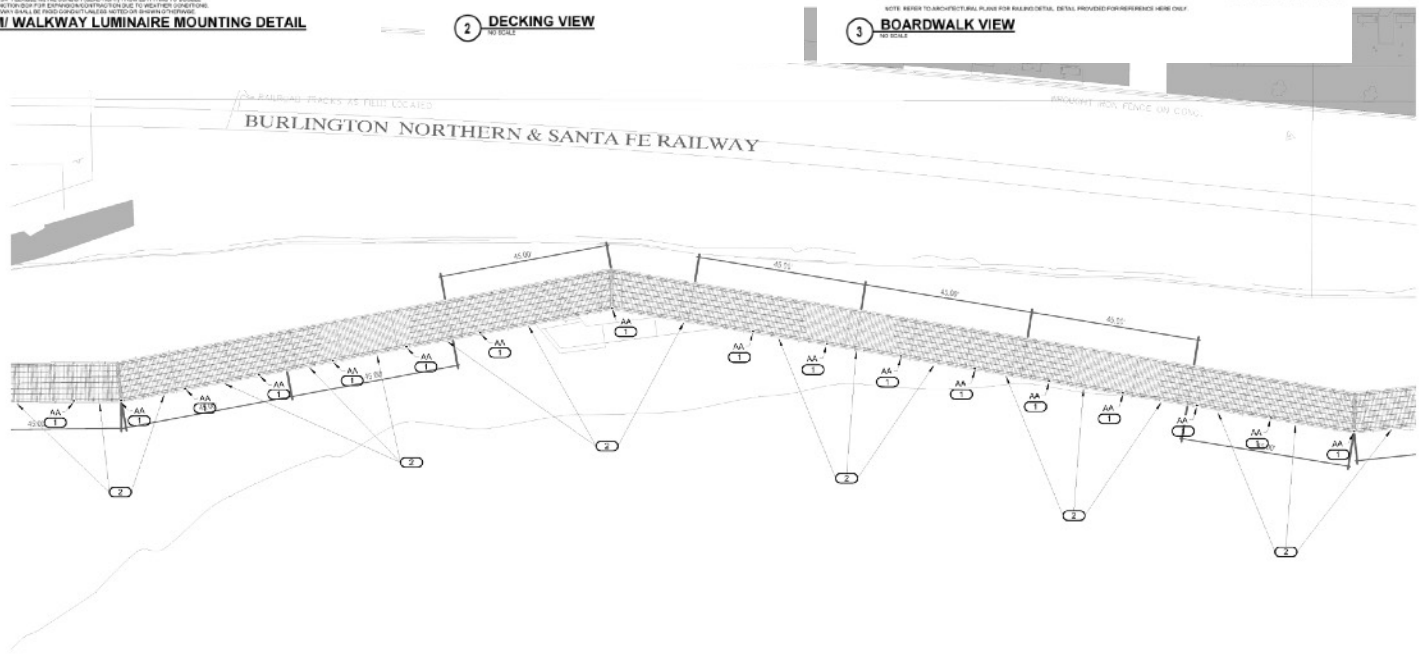
1 PLATFORM/ WALKWAY LUMINAIRE MOUNTING DETAIL



2 DECKING VIEW



3 BOARDWAY VIEW



1 AREA B - ELECTRICAL

GENERAL NOTES:

A. WIRING SHALL BE PROVIDED TO LIGHT FIXTURES AND DEVICES SHOWN AS INDICATED. AMPACITY, DERATING AND CONDUIT FILL SHALL BE AS REQUIRED BY THE N.E.C.
B. MINIMUM WIRING SIZE SHALL BE #10, UNLESS OTHERWISE INDICATED. PROVIDE A #10 EQUIPMENT GROUND WIRE IN EACH CONDUIT. PROVIDE 3/4" RIGID CONDUIT FOR ALL EXTERIOR WIRING UNLESS OTHERWISE NOTED ON THIS DRAWING OR AS REQUIRED BY THE N.E.C.
C. CIRCUIT NUMBERS ARE SHOWN FOR REFERENCE. ACTUAL CIRCUITS PANELS SHALL BE COORDINATE IN FIELD. PROVIDE UPDATED TYPEWRITTEN DIRECTORY IN EACH PANELBOARD. BALANCE LOADS BETWEEN PHASES.
D. ALL EXTERIOR RECEPTACLES SHALL HAVE WEATHERPROOF "IN-USE" COVERS AND MOUNT EXTERIOR RECEPTACLES ON BUILDING AT 24" ABOVE GRADE.
E. ALL WIRING SHALL BE COPPER TYPE THWN-2.

KEYNOTES:

1. PROVIDE "LUMIUX SL2000R/WHITE/4000K/ 120/277" LUMINAIRES. FINISH "TO BE AS DIRECTED BY ARCHITECT. CONTRACTOR SHALL PROVIDE ALL LIGHTS, BACKBOXES, CONNECTIONS, AND PATHWAYS FOR A COMPLETE FUNCTIONAL SYSTEM.
2. PROVIDE 3/4" CONDUIT BETWEEN EACH LUMINAIRE JUNCTION BOX UNDER PLATFORM. SEE ELECTRICAL DETAILS.

CIVITAS

PANOWAY ON WAYZATA BAY
PHASE 2
Wayzata, MN

CONSTRUCTION DOCUMENT
NOT FOR CONSTRUCTION

Consultants:

Structural Engineer

MEP / Electrical Engineer

Space Designer

Stamp:

Issue Record:

Revisions:

CVI Proj. #: 2-19-0032
Drawn: BDC
Checked: TJH

AREA B - ELECTRICAL

SHEET 35 OF 40
E100.2

IMEG

220002270.00 12/9/2022 3:17:34 PM W:\E Panoway Phase II

PERMITTING
rendered by www.studio7g.com

Timeframe

Unit of Government (permitting contact)	Type of Application	Trigger	1. Boardwalk & Community Docks	Estimated Permit Timeframe (after complete submittal, typical - conservative, days)	Valid Period of Permit (typical, years)
Federal					
U.S. Army Corps of Engineers (USACE, Meghan Brown)	Section 404 Wetland Permit (NWP 27, 42, and/or 33?)	structures[a] in lake	√	60 (if Nationwide Permit) - 120 (if Standard Permit)	5
State					
Minnesota Department of Natural Resources (DNR, Wes Saunders-Pearce; Rob Dodd: 651-259-5816)	Work in Public Waters	structures[a] in lake	√	90 - 120	5
	Aquatic Plant Management (APM) Permit	removal of aquatic vegetation in Public Waters			
Minnesota Pollution Control Agency (MPCA, Linnea Savereide 651- 757-2016; Anna Hotz: 651-757-2488)	National Pollutant Discharge Elimination System/State Disposal System (NPDES/SDS) Construction Stormwater Permit	assume grading >1 ac (if including grading areas from Phase 1)[c]			
	Section 401 Water Quality Certification	Federal permit, such as Section 404	√	75 (if Regional/ General Permit) – 365 (if Indiv. Permit)	Until 404 Permit expires
State Historic Preservation Office (SHPO)	Section 106 Certification[d]	Any Federal permit; cultural/ historical resources			
County/Regional					
Lake Minnetonka Conservation District (LMCD, Vickie Schleuning: 952-745-0789)	Dock/Deck License/Variance[e]	docks, boardwalks & bubblers	√	30 - 120	Valid with paid annual fee
Minnehaha Creek Watershed District (MCWD, Grace Barlow: 262-227-3005)	Water Resource Permit	Overarching permit pertaining to all MCWD Rules (below)	√	60 - 120	1 (but can renew multiple times)
	Floodplain Alteration Rule	ensure no (or mitigate for) reduction in flood storage capacity on property	√	see above	see above
	Shoreline & Streambank Stabilization Rule	grading, armoring & bioengineering	√	see above	see above
	Waterbody Crossings & Structures Rule	boardwalk over lake	√	see above	see above
Local					
City of Wayzata (Mike Kelly: 952-404-5316)	Shore Land Conditional Use Permit		?	?	?
	Grading Permit			?	?
	Erosion control		√	?	?
	Wetland Conservation Act (WCA) Authorizations	fill in or draining of wetlands[f]			

Joint Permit Application - 12.22.22

1st Submittal of all Permits - 1.13.23

Most Permits takes 60-120 days
(Extensive pre-application coordination will hopefully expedite the process)

BIDDING

Proposed Work Scopes

1. Steel and Pre-cast Material Procurement - January Bid
   (Long-lead items)
   Council Approval February

2. Boardwalk Installation - February Bid
   (All other material acquisitions and full boardwalk install)
   Council Approval March

3. Docks - February Bid
   (Separate bid to provide flexibility but will be coordinated Boardwalk construction)

BID ALTERNATES
rendered by www.studio7g.com

BOARDWALK RAILING

Pro's

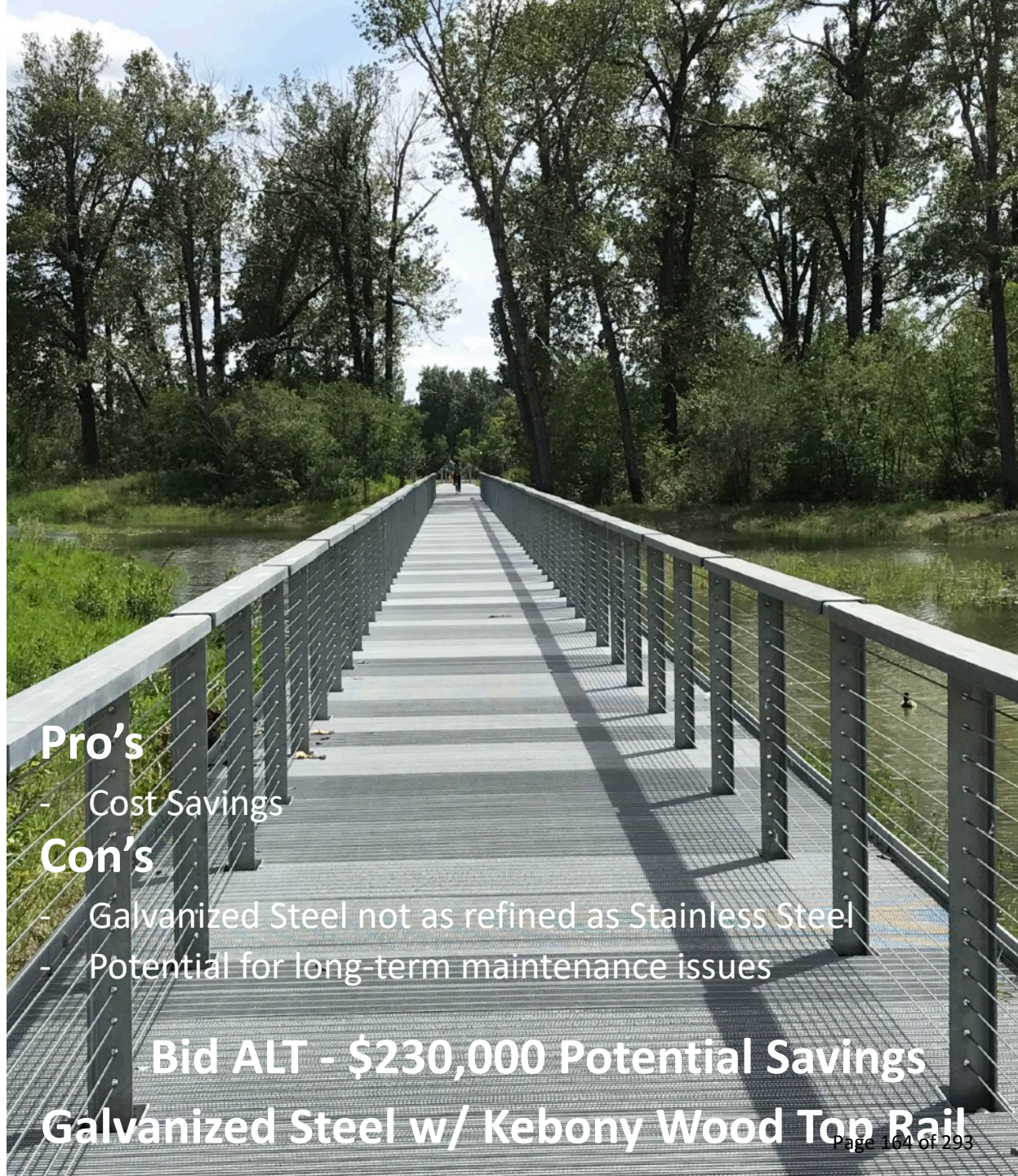
- Structurally designed for durability
- Commercial grade materials

Con's

- cost

Base Bid

Stainless Steel w/ Kebony Wood Top Rail



Pro's

- Cost Savings

Con's

- Galvanized Steel not as refined as Stainless Steel
- Potential for long-term maintenance issues

Bid ALT - $230,000 Potential Savings

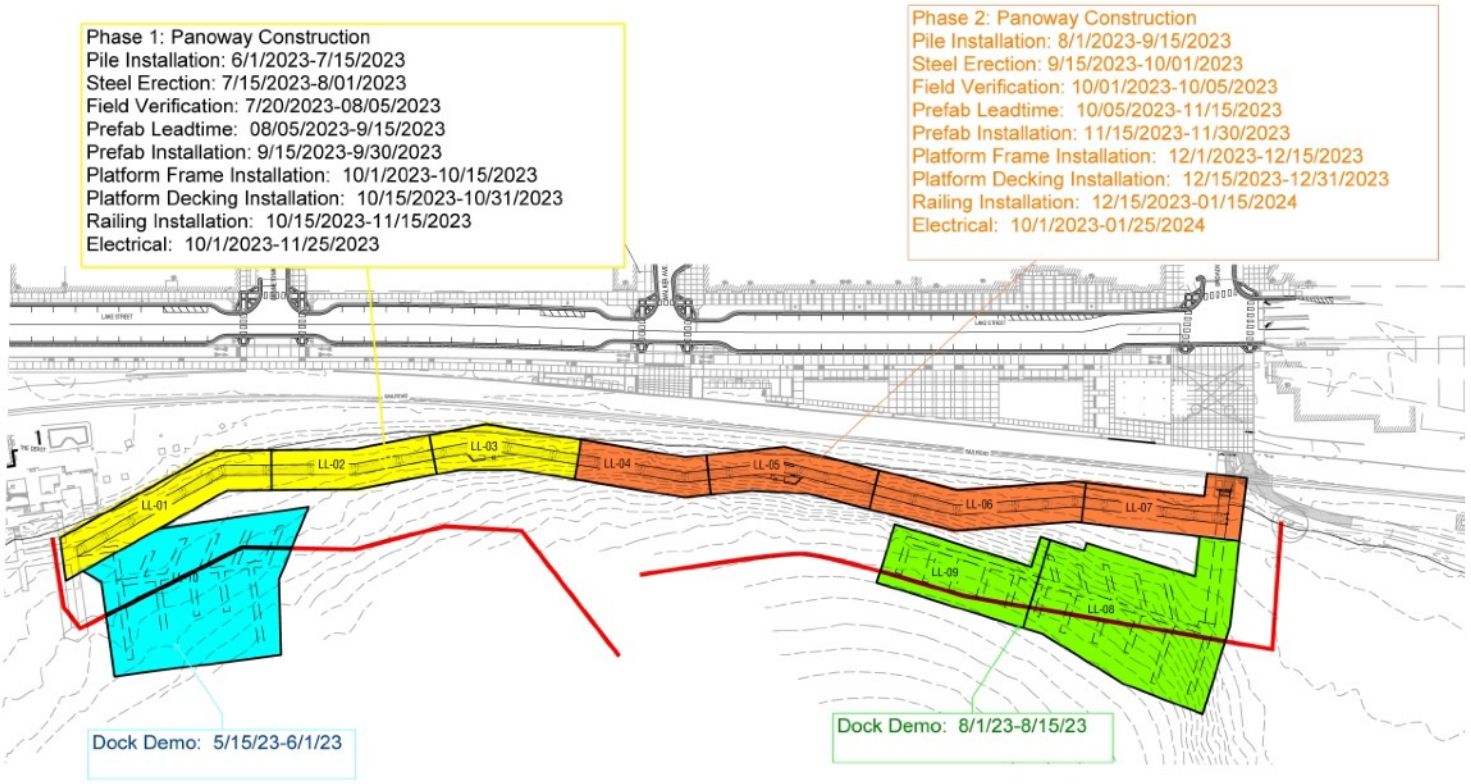
Galvanized Steel w/ Kebony Wood Top Rail

PHASED APPROACH

$860,000 Savings

SHIFT DEPOT DOCK TO PHASE 3 AND USE EXISTING FLOATING DOCKS

Proposed Construction Phasing



Key Dates

Phase 1 - West Half

- Start - 06.01.23
- Barge work complete - 09.30.23
- Boardwalk complete - 11.30.23

Phase 2 - East Half

- Demo Broadway Docks - 08.11.23
- Barge work complete - 11.30.23
- Boardwalk complete - 01.24.24

Phase 3 - Docks

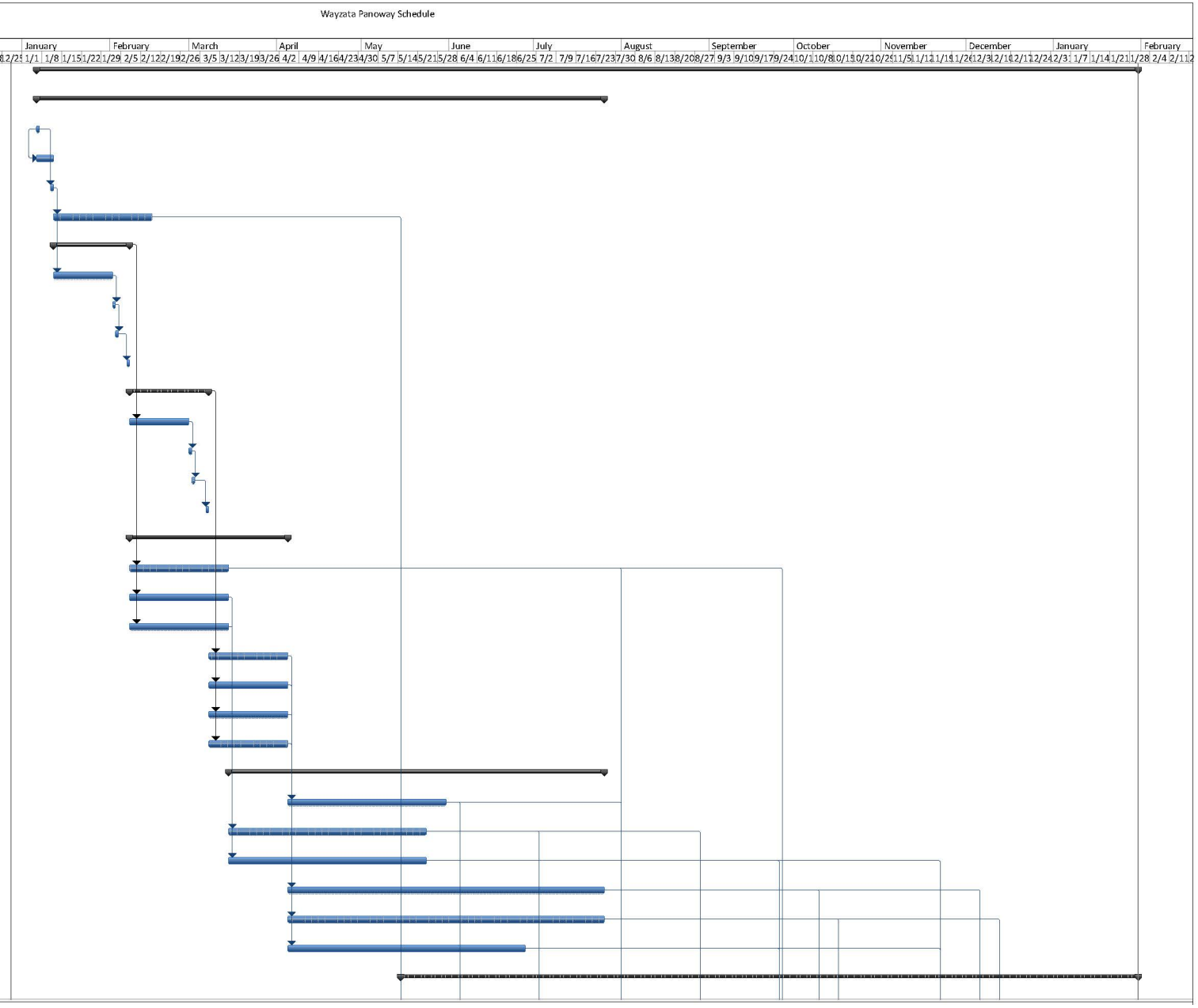
- Material Procurement - 05.15.23
- Depot Dock Install - 10.01.23
- Broadway Dock Install - 11.30.23

Proposed Schedule

KRAUS-ANDERSON

Wayzata Panoway Schedule

ID	Task Name	Duration	Start	Finish
1	**Wayzata Panoway Schedule**	**278 days**	**Fri 1/6/23**	**Tue 1/30/24**
2	**Preconstruction**	**143 days**	**Fri 1/6/23**	**Tue 7/25/23**
3	Receive CD Documents	1 day	Fri 1/6/23	Fri 1/6/23
4	Prepare Front Ends and Work Scopes	4 days	Fri 1/6/23	Wed 1/11/23
5	City Council Approval	1 day	Wed 1/11/23	Wed 1/11/23
6	Permiting	25 days	Thu 1/12/23	Wed 2/15/23
7	**Bid Package #1**	**19 days**	**Thu 1/12/23**	**Tue 2/7/23**
8	Advertisment for Bid	15 days	Thu 1/12/23	Wed 2/1/23
9	Bid Package #1 Due Date	1 day	Thu 2/2/23	Thu 2/2/23
10	Submit Recommended Awards	1 day	Fri 2/3/23	Fri 2/3/23
11	City Council to Approve Contracts	1 day	Tue 2/7/23	Tue 2/7/23
12	**Bid Package #2**	**20 days**	**Wed 2/8/23**	**Tue 3/7/23**
13	Advertisment for Bid	15 days	Wed 2/8/23	Tue 2/28/23
14	Bid Package #2 Due Date	1 day	Wed 3/1/23	Wed 3/1/23
15	Approval of Award	1 day	Thu 3/2/23	Thu 3/2/23
16	City Council to Approve Contracts	1 day	Tue 3/7/23	Tue 3/7/23
17	**Shop Drawing**	**40 days**	**Wed 2/8/23**	**Tue 4/4/23**
18	Precast	5 wks	Wed 2/8/23	Tue 3/14/23
19	Steel	5 wks	Wed 2/8/23	Tue 3/14/23
20	Galvanized Steel	5 wks	Wed 2/8/23	Tue 3/14/23
21	Piling	4 wks	Wed 3/8/23	Tue 4/4/23
22	Wood Decking	4 wks	Wed 3/8/23	Tue 4/4/23
23	Railing	4 wks	Wed 3/8/23	Tue 4/4/23
24	Lighting	4 wks	Wed 3/8/23	Tue 4/4/23
25	**Procurement**	**95 days**	**Wed 3/15/23**	**Tue 7/25/23**
26	Piling	8 wks	Wed 4/5/23	Tue 5/30/23
27	Steel	10 wks	Wed 3/15/23	Tue 5/23/23
28	Galvanized Steel	10 wks	Wed 3/15/23	Tue 5/23/23
29	Wood Decking	16 wks	Wed 4/5/23	Tue 7/25/23
30	Railing	16 wks	Wed 4/5/23	Tue 7/25/23
31	Lighting	12 wks	Wed 4/5/23	Tue 6/27/23
32	**Construction**	**187 days**	**Mon 5/15/23**	**Tue 1/30/24**

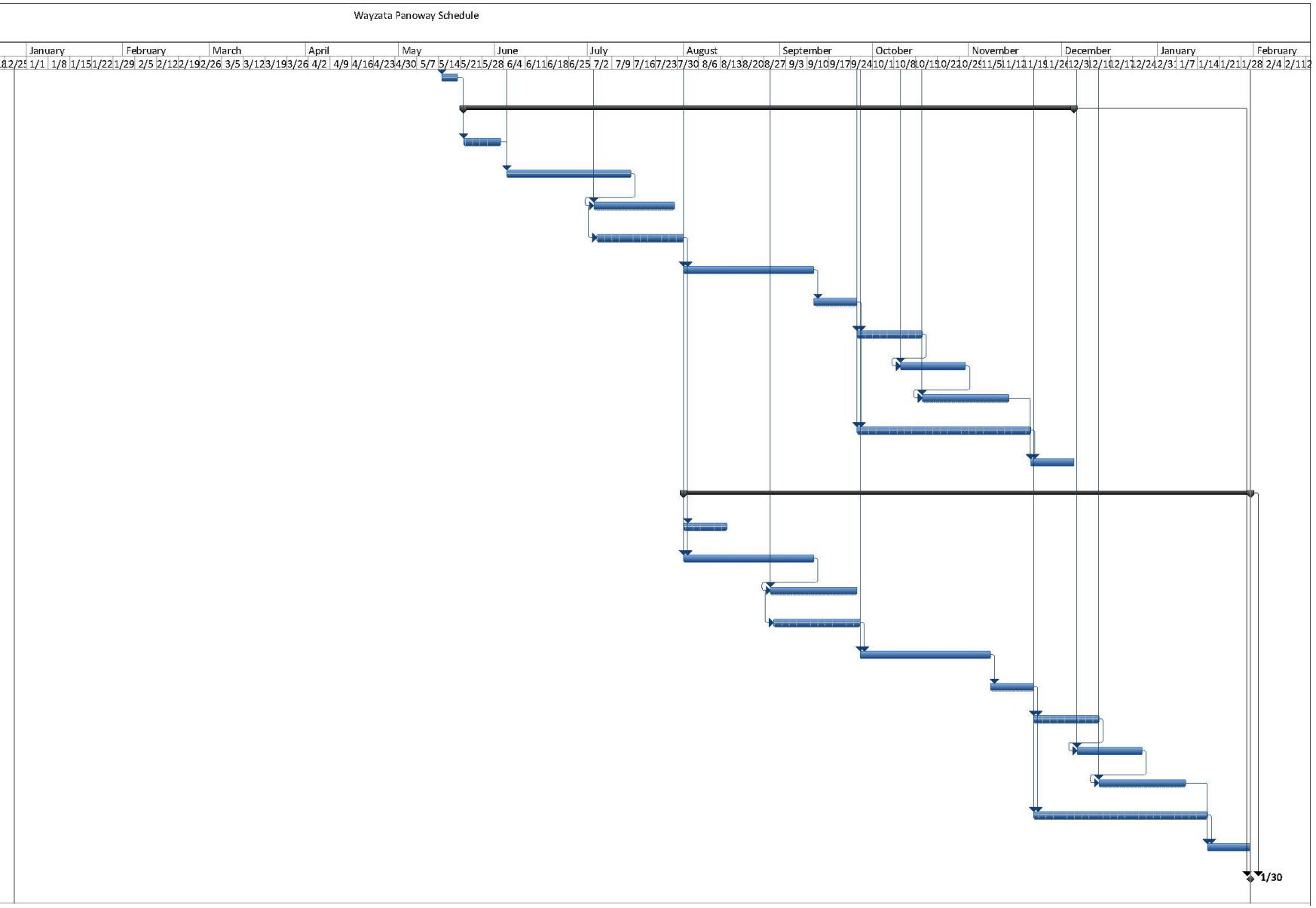


Proposed Schedule

KRAUS-ANDERSON

Wayzata Panoway Schedule

ID	Task Name	Duration	Start	Finish
33	Mobilization	1 wk	Mon 5/15/23	Fri 5/19/23
34	**Phase 1 (East Half)**	**141 days**	**Mon 5/22/23**	**Mon 12/4/23**
35	Demo of Existing Docks	2 wks	Mon 5/22/23	Fri 6/2/23
36	Pile Installation	6 wks	Mon 6/5/23	Fri 7/14/23
37	Steel Erection	4 wks	Mon 7/3/23	Fri 7/28/23
38	Field Verification	4 wks	Tue 7/4/23	Mon 7/31/23
39	Prefab Concrete Leadtime	6 wks	Tue 8/1/23	Mon 9/11/23
40	Prefab Installation	2 wks	Tue 9/12/23	Mon 9/25/23
41	Platform Frame Installation	3 wks	Tue 9/26/23	Mon 10/16/23
42	Platform Decking Installation	3 wks	Tue 10/10/23	Mon 10/30/23
43	Railing Installation	4 wks	Tue 10/17/23	Mon 11/13/23
44	Electrical	8 wks	Tue 9/26/23	Mon 11/20/23
45	Punchlist	2 wks	Tue 11/21/23	Mon 12/4/23
46	**Phase 2 (West Half)**	**131 days**	**Tue 8/1/23**	**Tue 1/30/24**
47	Demo of Existing Docks	2 wks	Tue 8/1/23	Mon 8/14/23
48	Pile Installation	6 wks	Tue 8/1/23	Mon 9/11/23
49	Steel Erection	4 wks	Tue 8/29/23	Mon 9/25/23
50	Field Verification	4 wks	Wed 8/30/23	Tue 9/26/23
51	Prefab Concrete Leadtime	6 wks	Wed 9/27/23	Tue 11/7/23
52	Prefab Installation	2 wks	Wed 11/8/23	Tue 11/21/23
53	Platform Frame Installation	3 wks	Wed 11/22/23	Tue 12/12/23
54	Platform Decking Installation	3 wks	Wed 12/6/23	Tue 12/26/23
55	Railing Installation	4 wks	Wed 12/13/23	Tue 1/9/24
56	Electrical	8 wks	Wed 11/22/23	Tue 1/16/24
57	Punchlist	2 wks	Wed 1/17/24	Tue 1/30/24
58	Substantial Completion	0 days	Tue 1/30/24	Tue 1/30/24



PANOWAY ON WAYZATA BAY
PHASE 2- 100% CD

January 10, 2022

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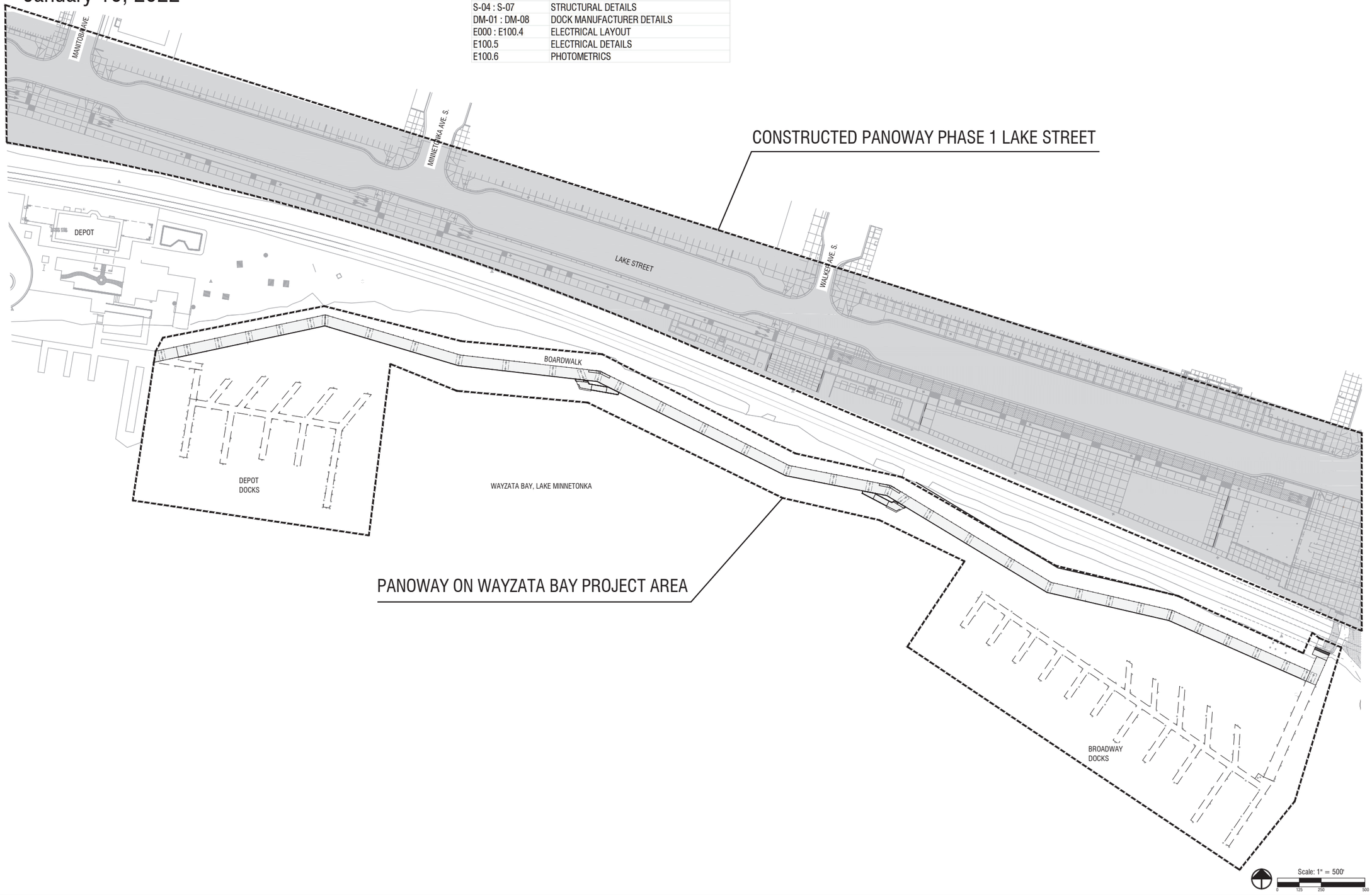
ESC-00 : ESC-01	CIVIL MATCHLINE KEY & NOTES
ESC-02 : ESC-03	CIVIL REMOVLAS & EROSION CONTROL
ESC-04	CIVIL DETAILS
LL-00 : LL-12	GUARDRAIL & BOARDWALK FASCIA LAYOUT
LD-01 : LD-09	GUARDRAIL & FASCIA DETAILS
LP-01	PLANTING
S-01 : S-03	STRUCTURAL LAYOUT
S-04 : S-07	STRUCTURAL DETAILS
DM-01 : DM-08	DOCK MANUFACTURER DETAILS
E000 : E100.4	ELECTRICAL LAYOUT
E100.5	ELECTRICAL DETAILS
E100.6	PHOTOMETRICS



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PANOWAY ON WAYZATA BAY
CD- PHASE 2
Wayzata, MN

CONSTRUCTION DOCUMENTS

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COVER

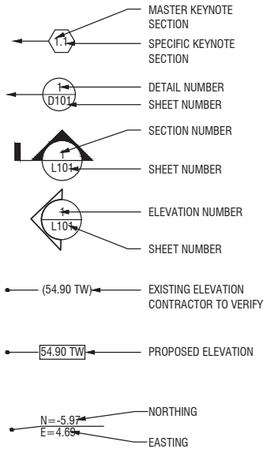
LC-00

ABBREVIATIONS

Note: Abbreviations for "L" series drawings only

AD	AREA DRAIN	FC	FACE OF CURB	PVMT	PAVEMENT
APPROX	APPROXIMATE	FG	FINISH GRADE	PVR	PAVER(S)
ARCH	ARCHITECT	FL	FLOW LINE	QTY	QUANTITY
AVG	AVERAGE	FOS	FACE OF STEP	R	RADIUS
B&B	BALLED AND BURLAPPED	FOW	FACE OF WALL	RD	ROOF DRAIN
BF	BOTTOM OF FOOTING	FS	FINISHED SURFACE	RE	REFERENCE
BL	BOUNDARY LINE	FT	FOOT (FEET)	REINF	REINFORCE(D), (ING)
BLDG	BUILDING	FTG	FOOTING	REQ'D	REQUIRED
BM	BENCHMARK	GA	GAUGE	REV	REVISION(S), REVISED
BOC	BACK OF CURB	GALV	GALVANIZED	RIM	RIM ELEVATION
BOS	BOTTOM OF SLOPE	GB	GRADE BREAK	ROW	RIGHT-OF-WAY
BR	BOTTOM OF RAMP	GC	GENERAL CONTRACT(OR)	SAN	SANITARY
BRG	BEARING	GPM	GALLON PER MINUTE	SCH	SCHEDULE
BS	BOTTOM OF STEP/STAIR	HORIZ	HORIZONTAL	SD	STORM DRAIN
BW	BOTTOM OF WALL	HP	HIGH POINT	SEC	SECTION
CAL	CALIPER	HT	HEIGHT	SF	SQUARE FOOT (FEET)
CB	CATCH BASIN	ID	INSIDE DIAMETER	SHT	SHEET
CF	CUBIC FEET	IN	INCHES	SIM	SIMILAR
CIP	CAST-IN-PLACE	INV	INVERT ELEVATION	SPECS	SPECIFICATIONS
CJ	CONTROL JOINT	JT	JOINT	SQ	SQUARE
CL	CENTERLINE	LP	LOW POINT	SS	STAINLESS STEEL
CLR	CLEAR(ANCE)	MAX	MAXIMUM	STA	STATION
CO	CLEAN OUT	MH	MANHOLE	STD	STANDARD
COL	COLUMN	MIN	MINIMUM	STL	STEEL
CONC	CONCRETE	MISC	MISCELLANEOUS	TC	TOP OF CURB
CONT	CONTINUOUS	MTD	MOUNTED	TF	TOP OF FOOTING
CU	CUBIC	MTL	METAL	THK	THICK
DEG	DEGREE	NIC	NOT IN CONTRACT	TLF	TOP OF LIGHT FOOTING
DEMO	DEMOLISH, DEMOLITION	NOM	NOMINAL	TOPO	TOPOGRAPHY
DI	DRAIN INLET	NTS	NOT TO SCALE	TOS	TOP OF SLOPE
DIA	DIAMETER	OC	ON CENTER(S)	TD	TOP OF DECKING
DIM	DIMENSION	OD	OUTSIDE DIAMETER	TS	TOP OF STEP
DN	DOWN	OHWL	ORDINARY HIGH WATER	TR	TOP OF RAMP
DP	DRAIN PANEL	OPP	OPPOSITE	TRANS	TRANSFORMER
DTL	DETAIL	PC	POINT OF CURVATURE	TW	TOP OF WALL
DWG	DRAWING	PED	PEDESTRIAN	TYP	TYPICAL
EA	EACH	PERF	PERFORATE(D)	VERT	VERTICAL
EJ	EXPANSION JOINT	PI	POINT OF INTERSECTION	VOL	VOLUME
EL	ELEVATION	PL	PROPERTY LINE	W/	WITH
EQ	EQUAL	PRV	PRESSURE REDUCING VALVE	W/O	WITHOUT
EW	EACH WAY	PSF	POUNDS PER SQUARE FOOT	WP	WATERPROOFING
EXIST	EXISTING	PSI	POUNDS PER SQUARE INCH	WT	WEIGHT
EXP	EXPOSED	PT	POINT OF TANGENCY	WWF	WELDED WIRE FABRIC
EXT	EXTERIOR	PVC	POLYVINYL CHLORIDE	YD	YARD

SYMBOL LEGEND



GENERAL LAYOUT NOTES

CONTRACTOR IS TO VERIFY ALL EXISTING SITE CONDITIONS WITHIN THE PROJECT AREA INCLUDING BUT NOT LIMITED TO TREE LOCATIONS AND SPOT GRADES AT ROOT CROWN OF EACH TREE, LIGHT FIXTURES, TOPOGRAPHY, CURBS / WALLS AND ABOVE AND BELOW UNDERGROUND UTILITIES. SUBMIT EXISTING SITE SURVEY TO CITY OF WAYZATA AND LANDSCAPE ARCHITECT.

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

ALL LAYOUT DIMENSIONS ARE FROM PLAN VIEW CALCULATIONS. FIELD DIMENSIONS MAY VARY FROM PLAN DUE TO ACTUAL LENGTHS ALONG SLOPED SURFACES.

ALL LAYOUT DIMENSIONS ARE TO BACK OF CURB, FACE OF WALL AND/OR FACE OF BUILDING UNLESS OTHERWISE NOTED.

DIMENSIONS MARKED "VERIFY" ARE TO BE FIELD MEASURED. ANY DISCREPANCIES FROM THE NOTED DIMENSIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONTINUING WORK.

COORDINATE PROPOSED WALKS AND RAMPS WITH EXISTING CONDITIONS. LAYOUT OF ARCS TO BE SMOOTH AND CONTINUOUS. STAKE PROPOSED WALKS AND REVIEW IN FIELD WITH ARCHITECT PRIOR TO FORMING.

LIMIT OF WORK LINE FOR CONSTRUCTION IS SHOWN DIAGRAMMATICALLY AND OCCURS AT BACK OF CURB, FACE OF BUILDING OR PROPERTY LINE UNLESS OTHERWISE NOTED.

DRAWING AND PLAN NOTES REPRESENT FINISHED, BUILT CONDITIONS. ALL BRACING, TEMPORARY SUPPORTS AND SHORING NECESSARY FOR CONSTRUCTION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ALL SYMBOLS ARE SHOWN DIAGRAMMATICALLY ILLUSTRATING APPROXIMATE LOCATION OF EXISTING AND PROPOSED MATERIALS. ANY DISCREPANCIES OR CONFLICTS BETWEEN EXISTING AND PROPOSED CONDITIONS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION.

REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION PERTAINING TO THE PROJECT MATERIALS, PROCEDURES AND INSTALLATION.

GENERAL PLANTING NOTES

PLANT QUANTITIES ARE NOT PROVIDED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR, TO VERIFY PLANT NUMBERS AND PROVIDE ALL PROPOSED PLANTS BASED UPON PLANT BED SIZE AND SPACING.

STAKE ALL TREE AND SHRUB LOCATIONS BASED UPON THESE PLANS. OBTAIN ARCHITECT'S APPROVAL OF STAKED LOCATIONS PRIOR TO PLANTING

REFER TO PLANT LEGEND FOR DECIDUOUS TREES TO BE WRAPPED. REFER TO SPECIFICATIONS FOR WRAP TYPE AND TIMING.

ALL SHRUB AREAS ARE TO BE PREPARED AS CONTINUOUS BEDS, AND SHALL BE SEPARATED FROM LAWN AREAS BY EDGING MATERIALS UNLESS OTHERWISE NOTED.

ALL PLANTING AREAS TO RECEIVE 3" WOOD MULCH RE: SPECS, WITH EXCEPTION OF GARDEN PLOTS.VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO PLANTING. ANY CONFLICTS SHALL BE RESOLVED IN THE FIELD BY THE CONTRACTOR W/ ARCHITECTS APPROVAL.

PLANT AND EDGING LAYOUT SHALL TAKE PRECEDENCE OVER IRRIGATION VALVE BOX LOCATIONS. INSTALLED VALVE BOXES WHICH CONFLICT WITH PROPOSED PLANT AND EDGING LAYOUT SHALL BE MOVED TO ANOTHER LOCATION AS DIRECTED BY ARCHITECT AT NO ADDITIONAL COST TO OWNER.

CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING IRRIGATION, LANDSCAPE AND HARDSCAPE THAT MAY OCCUR DURING CONSTRUCTION AT NO ADDITIONAL COST TO OWNER.

CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL INCLUDING SOD/SEED AREAS IN A HEALTHY STATE DURING CONSTRUCTION WITHIN LIMITS OF DISTURBANCE AS INDICATED IN THE PLANS. ANY DAMAGE TO PLANT MATERIAL DUE TO NEGLECT BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

CONTRACTOR SHALL INSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH PLANS PREPARED BY OTHER CONSULTANTS SO THAT PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS DESIGNATED ON THIS PLAN.

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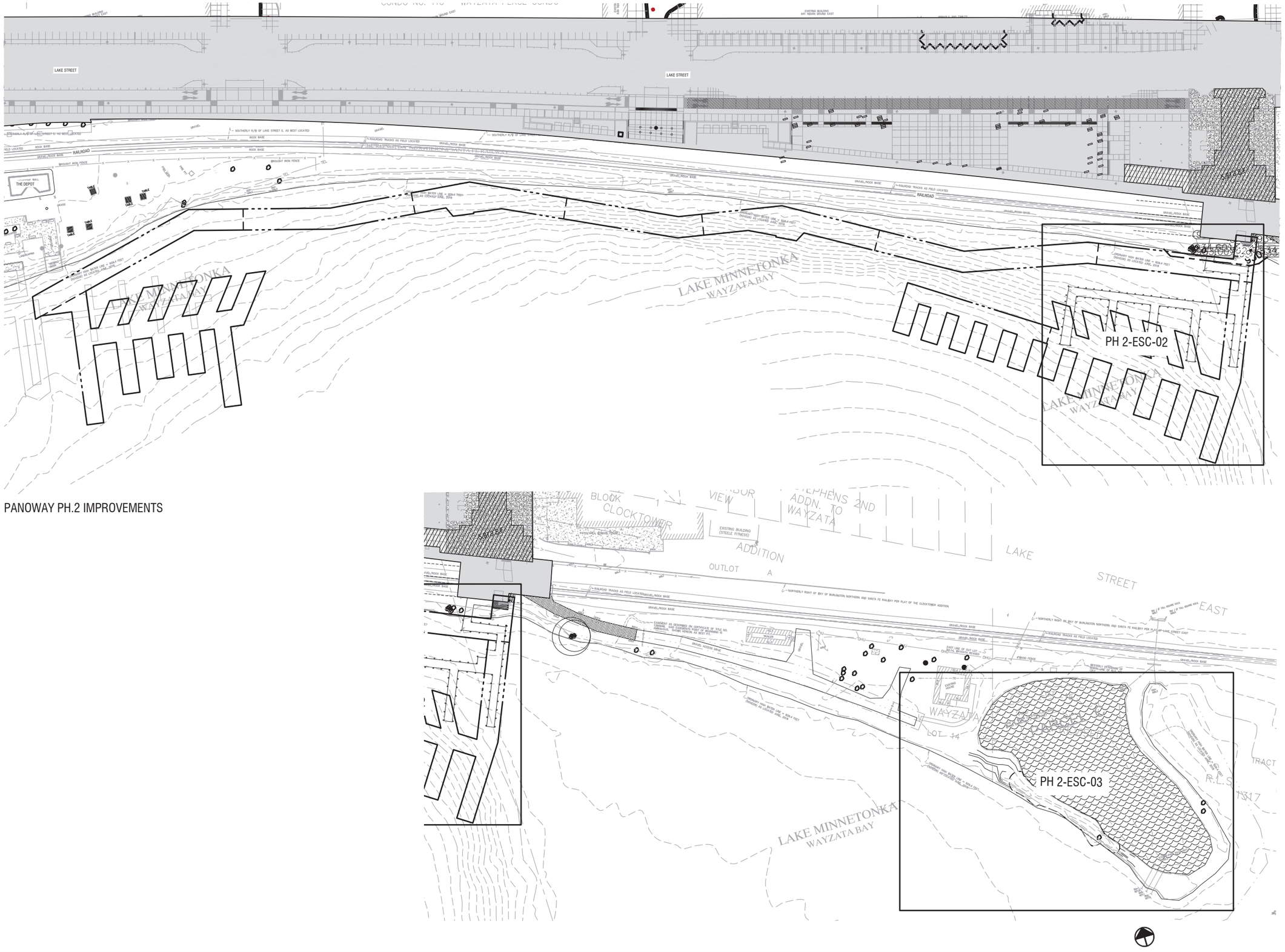
NOTES

LC-01



PANOWAY PH.2 IMPROVEMENTS

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MATCHLINE KEY

SHEET 03 OF 52

ESC-00

GENERAL NOTES

1. THE DESIGN SHOWN IS BASED ON ENGINEER'S UNDERSTANDING OF EXISTING CONDITIONS BASED UPON THE FIELD SURVEY COMPLETED BY SATHRE BERGQUIST ON JULY 6, 2018. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS WITHOUT EXCEPTION, CONTRACTOR SHALL HAVE MADE, AT OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
2. ALL STOCKPILES SHALL BE LOCATED WITHIN THE CONSTRUCTION LIMITS OR DESIGNATED STAGING AREAS.
3. ALL CONTROL OF WATER AND EROSION AND SEDIMENT CONTROL MEASURES SHALL BE SEQUENCED, INSTALLED, AND MAINTAINED BY THE CONTRACTOR.
4. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE PROJECT. SEE SWPPP PLAN AND NOTES FOR ADDITIONAL INFORMATION.
5. ALL PUBLIC ROADWAYS AND PRIVATE DRIVEWAYS INSIDE THE CONSTRUCTION LIMITS SHALL REMAIN OPEN FOR THE DURATION OF CONSTRUCTION.
6. THE CONTRACTOR SHALL MINIMIZE DISTURBANCE OF TREES/SHRUBS NOT MARKED FOR REMOVAL, INCLUDING MINIMIZING DISTURBANCE OF SOILS WITHIN THE TREES' DRIPLINE ZONES. CONTRACTOR SHALL NOT STOCKPILE MATERIAL INSIDE THE TREE DRIPLINES.
7. NO CONCRETE OR RUBBLE SHALL BE BACKFILLED ONSITE. BURNING OF DEBRIS ON SITE SHALL NOT BE ALLOWED.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. INSTALL PERIMETER EROSION CONTROL AT THE LOCATIONS SHOWN ON THE PLANS PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES. SILT FENCE SHALL FOLLOW EXISTING CONTOURS AS CLOSELY AS FEASIBLE.
2. BEFORE BEGINNING CONSTRUCTION, INSTALL A TEMPORARY ROCK CONSTRUCTION ENTRANCE AT EACH POINT WHERE VEHICLES EXIT THE CONSTRUCTION SITE. USE 2 INCH OR GREATER DIAMETER ROCK IN A LAYER AT LEAST 6 INCHES THICK ACROSS THE ENTIRE WIDTH OF THE ENTRANCE. EXTEND THE ROCK ENTRANCE AT LEAST 50 FEET INTO THE CONSTRUCTION ZONE USING A GEO-TEXTILE FABRIC BENEATH THE AGGREGATE TO PREVENT MIGRATION OF SOIL INTO THE ROCK FROM BELOW.
3. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATION PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES.
4. REMOVE ALL SOILS AND SEDIMENTS TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC AND PRIVATE PAVEMENT AREAS. REMOVAL SHALL BE ON A DAILY BASIS WHEN TRACKING OCCURS. SWEEPING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION AND DONE IN A MANNER TO PREVENT DUST BEING BLOWN TO ADJACENT PROPERTIES.
5. INSTALL INLET PROTECTION AT ALL PUBLIC AND PRIVATE CATCH BASIN INLETS, WHICH RECEIVE RUNOFF FROM THE DISTURBED AREAS. CONTRACTOR SHALL CLEAN, REMOVE SEDIMENT OR REPLACE STORM DRAIN INLET PROTECTION DEVICES ON A ROUTINE BASIS SUCH THAT THE DEVICES ARE FULLY FUNCTIONAL FOR THE NEXT RAIN EVENT. SEDIMENT DEPOSITED IN AND/OR PLUGGING DRAINAGE SYSTEMS IS THE RESPONSIBILITY OF THE CONTRACTOR. HAY BALES OR FILTER FABRIC WRAPPED GRATES ARE NOT ALLOWED FOR INLET PROTECTION.
6. LOCATE SOIL OR DIRT STOCKPILES NO LESS THAN 25 FEET FROM ANY PUBLIC OR PRIVATE ROADWAY OR DRAINAGE CHANNEL. IF REMAINING FOR MORE THAN 48 HOURS, STABILIZE THE STOCKPILES BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER MEANS. CONTROL EROSION FROM ALL STOCKPILES BY PLACING SILT BARRIERS AROUND THE PILES. TEMPORARY STOCKPILES LOCATED ON PAVED SURFACES MUST BE NO LESS THAN TWO FEET FROM THE DRAINAGE/GUTTER LINE AND SHALL BE COVERED IF LEFT MORE THAN 24 HOURS.
7. MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IN PLACE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. INSPECT TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ON A DAILY BASIS AND REPLACE DETERIORATED, DAMAGED, OR ROTTED EROSION CONTROL DEVICES IMMEDIATELY.
8. TEMPORARILY OR PERMANENTLY STABILIZE ALL CONSTRUCTION AREAS WHICH HAVE UNDERGONE FINAL GRADING, AND ALL AREAS IN WHICH GRADING CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY AGAINST EROSION DUE TO RAIN, WIND AND RUNNING WATER WITHIN 7 DAYS. USE SEED AND MULCH, EROSION CONTROL MATTING, AND/OR SODDING AND STAKING IN GREEN SPACE AREAS. REMOVE ALL TEMPORARY SYNTHETIC, STRUCTURAL, NON-BIODEGRADABLE EROSION AND SEDIMENT CONTROL DEVICES AFTER THE SITE HAS UNDERGONE FINAL STABILIZATION WITH PERMANENT VEGETATION ESTABLISHMENT. FINAL STABILIZATION FOR PURPOSES OF THIS REMOVAL IS 70% ESTABLISHED COVER OVER DENUDED AREA.
9. READY MIXED CONCRETE AND CONCRETE BATCH/MIX PLANTS ARE PROHIBITED WITHIN THE PUBLIC RIGHT OF WAY. ALL CONCRETE RELATED PRODUCTION, CLEANING AND MIXING ACTIVITIES SHALL BE DONE IN THE DESIGNATED CONCRETE MIXING/WASHOUT LOCATIONS AS DETERMINED BY THE CONTRACTOR. UNDER NO CIRCUMSTANCES MAY WASHOUT WATER DRAIN INTO THE PUBLIC RIGHT OF WAY OR INTO ANY PUBLIC OR PRIVATE STORM DRAIN CONVEYANCE.
10. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES TO PREVENT EROSION.
11. CHANGES TO APPROVED EROSION CONTROL PLAN MUST BE APPROVED BY THE EROSION CONTROL INSPECTOR PRIOR TO IMPLEMENTATION. CONTRACTOR TO PROVIDE INSTALLATION AND DETAILS FOR ALL PROPOSED ALTERNATE TYPE DEVICES.
12. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

GENERAL SITE DEMOLITION AND CLEARING NOTES

1. DEMOLITION NOTES ARE NOT COMPREHENSIVE. CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION TO OBTAIN A CLEAR UNDERSTANDING OF THE INTENDED SCOPE OF WORK.
2. CONTRACTOR SHALL COORDINATE LIMITS OF REMOVALS WITH PROPOSED IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR PROTECTING EXISTING SITE FEATURES (STRUCTURES, CURBS, WALKS, PAVEMENTS, UTILITIES, SIGNAGE, FENCES, ETC.) WHICH ARE TO REMAIN. REPAIR OR REPLACE, TO OWNER'S SATISFACTION, ANY DAMAGE TO EXISTING PROPERTY OR SITE FEATURES WHICH ARE TO REMAIN, AT NO ADDITIONAL COST.
3. COORDINATE DISRUPTION OF UTILITY SERVICES WITH THE OWNER'S PROJECT REPRESENTATIVE AND UTILITY OWNER, PUBLIC OR PRIVATE. CONTRACTOR TO PROVIDE TEMPORARY UTILITIES AS NECESSARY TO MAINTAIN BUILDING SERVICES.
4. CONTRACTOR IS RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO EXISTING BUILDINGS PRIOR TO DEMOLITION OF THE BUILDINGS.
5. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. TO THE BEST PRACTICES.
6. PRIOR TO START OF ANY WORK, ALL EROSION AND SEDIMENT CONTROL PROTECTION MEASURES SHALL BE IN PLACE. SEE EROSION CONTROL PLAN OR SWPPP FOR DETAILS.
7. CONTRACTOR SHALL PRESERVE ALL VEGETATION NOT TO BE REMOVED BY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-SEEDING OR SODDING AREAS DISTURBED BY CONSTRUCTION.
8. CLEARLY IDENTIFY AND LABEL EACH TREE THAT IS TO REMAIN PRIOR TO STARTING SITE CLEARING. CONTACT OWNER'S PROJECT REPRESENTATIVE FOR SITE INSPECTION AFTER ALL "TO REMAIN" TREES HAVE BEEN IDENTIFIED. TREES THAT ARE TO BE PROTECTED SHALL HAVE TEMPORARY FENCING PLACED AT THE DRIP LINE AROUND EACH TREE.
9. STOCKPILE TOPSOIL FOR REUSE ON SITE. VERIFY THE STRIPPED TOPSOIL MEETS SPECIFICATIONS FOR THE PROPOSED USE. VERIFY THE AMOUNT OF TOPSOIL NEEDED AND REMOVE EXCESS FROM SITE.
10. ALL MATERIAL REMOVED SHALL BE DISPOSED OF OFF-SITE AND IN A LEGAL MANNER.
11. MATERIAL TO BE SALVAGED FOR REUSE BY OWNER SHALL BE REMOVED UNDAMAGED IN USABLE CONDITION. TEMPORARY PROTECTED STORAGE ON-SITE MAY BE REQUIRED.
12. ON-SITE BROKERAGE OF MATERIALS SALVAGED BY CONTRACTOR FROM MATERIALS TO BE REMOVED IS NOT PERMITTED WITHOUT PRIOR OWNER APPROVAL.
13. LOCATION AND ELEVATIONS OF IMPROVEMENTS TO BE MET SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT TO THE ENGINEER ANY DISCREPANCIES BETWEEN THEIR MEASUREMENTS AND THESE PLANS. CONTRACTOR SHALL ALSO MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS. IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES, CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
14. CONTRACTOR SHALL LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS. IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.

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PANOWAY ON WAYZATA BAY
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CONSTRUCTION DOCUMENT

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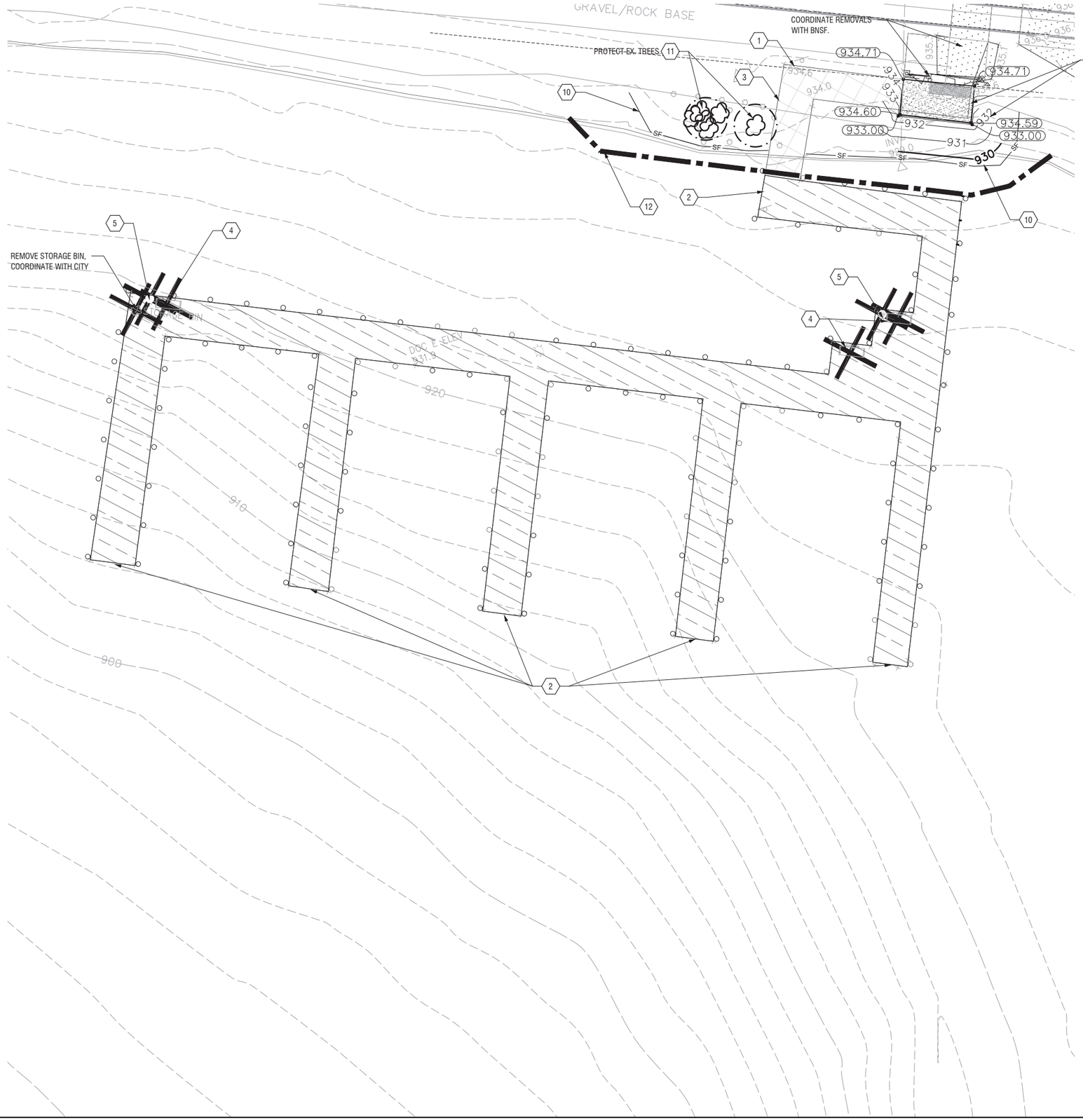
GENERAL
CONSTRUCTION NOTES

SHEET 04 OF 52
ESC-01



LEGEND

	PROPOSED	EXISTING
PROPERTY LINE		
LIMITS OF DISTURBANCE	LoD	
BUILDING		
TOPOGRAPHIC INDEX CONTOUR	900	900
TOPOGRAPHIC CONTOUR	902	902
CURB & GUTTER		
STORM SEWER		
DRAINTILE		DT
SWALE		
SOIL BORINGS		
SPOT ELEVATION	+800.00	+800.00
FLARED END SECTION		
RIP RAP		
GUTTER OUT CURB		
DIRECTION OF OVERLAND FLOW		
SILT FENCE		
FLOATING SILT CURTAIN		
ROCK CONSTRUCTION EXIT		
EROSION CONTROL BLANKET		
INLET PROTECTION		
TREE PROTECTION FENCE		

REMOVALS

- CURB AND GUTTER REMOVAL
- FENCE REMOVAL
- UTILITY REMOVAL
- SAWCUT
- BUILDING REMOVAL
- BITUMINOUS PAVEMENT REMOVAL
- CONCRETE SIDEWALK REMOVAL
- CONCRETE REMOVAL
- GRAVEL REMOVAL
- EXISTING FEATURE REMOVAL
- TREE PROTECTION

KEYNOTES

1. REMOVE CONCRETE
2. REMOVE DOCK
3. REMOVE BOARDWALK
4. REMOVE BENCH
5. REMOVE LIGHT POLE
6. REMOVE TREE
7. PROTECT TREE
8. PROTECT EXISTING DOCK
9. ROCK CONSTRUCTION EXIT (SEE DETAIL 4/ESC-04)
10. SILT FENCE (SEE DETAIL 2/ESC-04)
11. TREE PROTECTION FENCE (SEE DETAIL 1/ESC-04)
12. FLOATING SILT CURTAIN (SEE DETAIL 3/ESC-04)

NOTES

1. CONTRACTOR SHALL REFER TO CONSTRUCTION NOTES ON ESC-01 PRIOR TO THE START OF CONSTRUCTION.
2. SEE SHEET ESC-04 FOR EROSION CONTROL MATERIALS QUANTITIES.

Scale: 1" = 10'

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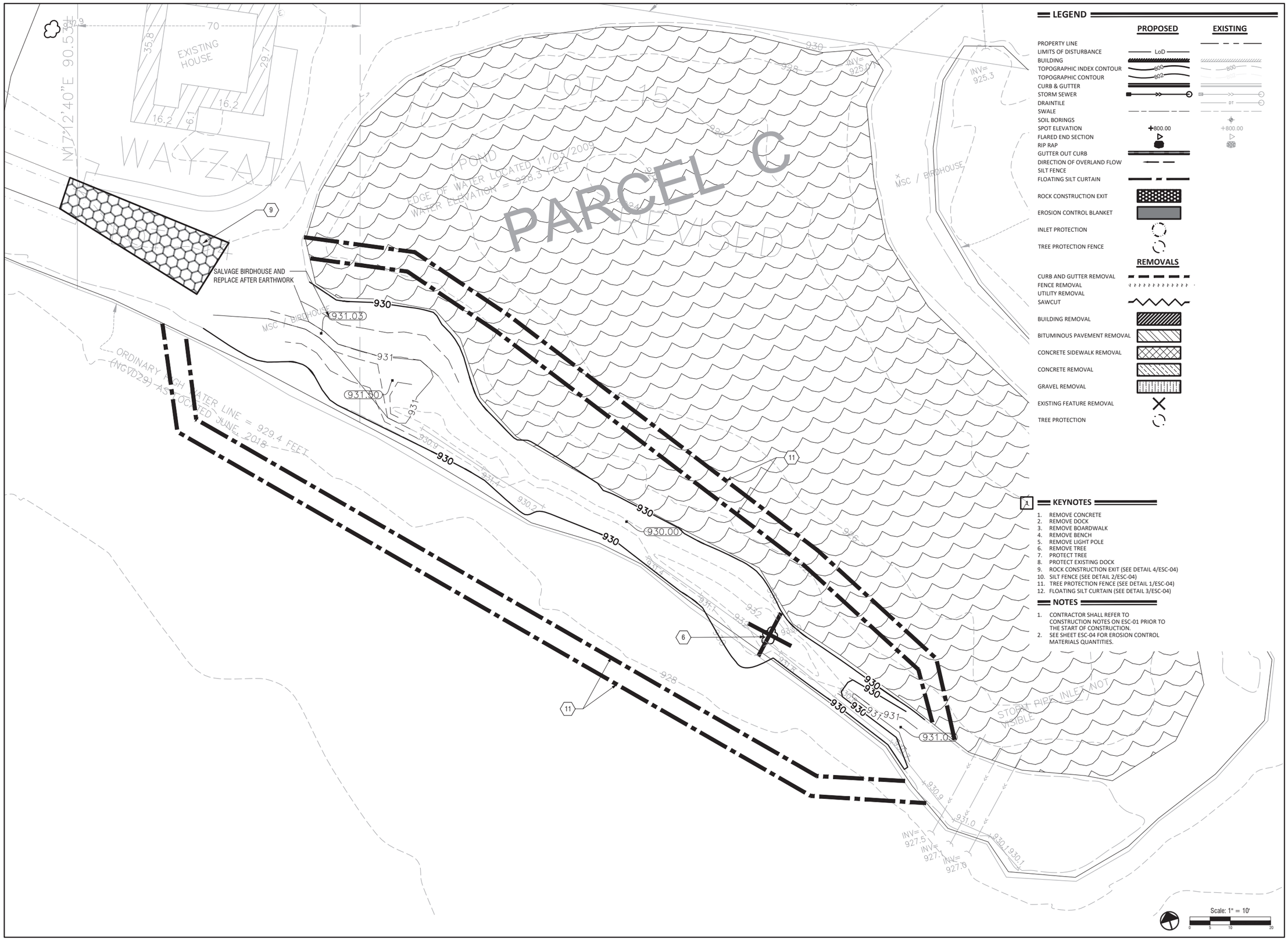
REMOVALS & EROSION CONTROL LAYOUT

SHEET 05 OF 52

ESC-02



LEGEND

	PROPOSED	EXISTING
PROPERTY LINE		
LIMITS OF DISTURBANCE	LoD	
BUILDING		
TOPOGRAPHIC INDEX CONTOUR	800	800
TOPOGRAPHIC CONTOUR	802	802
CURB & GUTTER		
STORM SEWER		
DRAINTILE		DT
SWALE		
SOIL BORINGS		
SPOT ELEVATION	+800.00	+800.00
FLARED END SECTION		
RIP RAP		
GUTTER OUT CURB		
DIRECTION OF OVERLAND FLOW		
SILT FENCE		
FLOATING SILT CURTAIN		
ROCK CONSTRUCTION EXIT		
EROSION CONTROL BLANKET		
INLET PROTECTION		
TREE PROTECTION FENCE		

REMOVALS

- CURB AND GUTTER REMOVAL
- FENCE REMOVAL
- UTILITY REMOVAL
- SAWCUT
- BUILDING REMOVAL
- BITUMINOUS PAVEMENT REMOVAL
- CONCRETE SIDEWALK REMOVAL
- CONCRETE REMOVAL
- GRAVEL REMOVAL
- EXISTING FEATURE REMOVAL
- TREE PROTECTION

KEYNOTES

1. REMOVE CONCRETE
2. REMOVE DOCK
3. REMOVE BOARDWALK
4. REMOVE BENCH
5. REMOVE LIGHT POLE
6. REMOVE TREE
7. PROTECT TREE
8. PROTECT EXISTING DOCK
9. ROCK CONSTRUCTION EXIT (SEE DETAIL 4/ESC-04)
10. SILT FENCE (SEE DETAIL 2/ESC-04)
11. TREE PROTECTION FENCE (SEE DETAIL 1/ESC-04)
12. FLOATING SILT CURTAIN (SEE DETAIL 3/ESC-04)

NOTES

1. CONTRACTOR SHALL REFER TO CONSTRUCTION NOTES ON ESC-01 PRIOR TO THE START OF CONSTRUCTION.
2. SEE SHEET ESC-04 FOR EROSION CONTROL MATERIALS QUANTITIES.

CIVITAS
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Denver, CO 80204
Tel. 303 571.0053

PANOWAY ON WAYZATA BAY
CD- PHASE 2
Wayzata, MN

CONSTRUCTION DOCUMENT

Consultants:

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6110 Blue Circle Drive Suite 230
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Prior Lake, Minnesota 55372
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Stamp:

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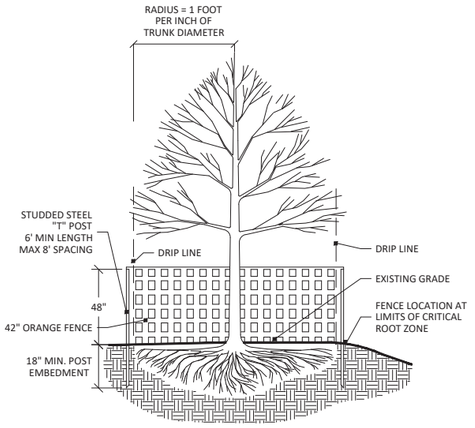
REMOVALS & EROSION CONTROL LAYOUT

SHEET 06 OF 52

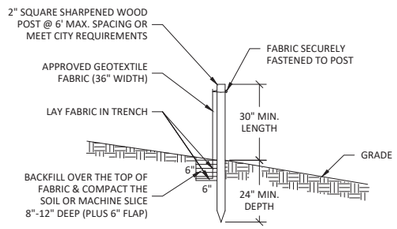
ESC-03

EROSION CONTROL MATERIALS QUANTITIES

ITEM	UNIT	QUANTITY
ROCK CONSTRUCTION EXIT	EA	1
SILT FENCE	LF	90
FLOATING SILT CURTAIN	LF	980
TREE PROTECTION FENCE	EA	6 (MIN)



1 ESC-04 **TREE PROTECTION FENCE**
NOT TO SCALE
EROS 01: 4/22



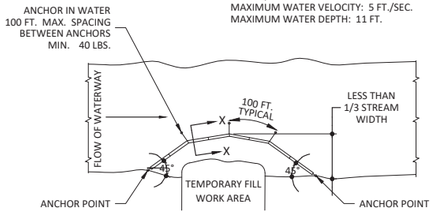
NOTES:

1. POST SPACING SHALL NOT EXCEED 6 FEET
2. GEOTEXTILE FABRIC SHALL BE "MIRAFI" TYPE OR APPROVED EQUAL
3. TRENCH SHALL BE A MIN. OF 6 INCHES DEEP BY 6 INCHES WIDE
4. MACHINE SLICED METHOD IS ACCEPTABLE

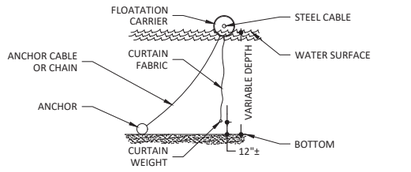
2 ESC-04 **SILT FENCE - STANDARD MACHINE SLICED**
NOT TO SCALE
EROS 02: 4/22

DESIGN GUIDELINES:

WHEN TEMPORARY FILL ENCROACHES LESS THAN 1/4 OF THE WIDTH OF STREAM.
MAXIMUM WATER VELOCITY: 5 FT./SEC.
MAXIMUM WATER DEPTH: 11 FT.

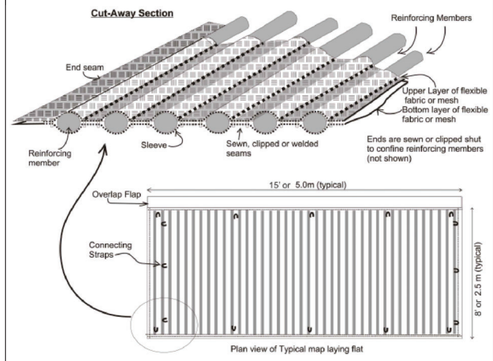


PLAN VIEW



SECTION X-X

3 ESC-04 **FLOATING SILT CURTAIN**
NOT TO SCALE
EROS 04: 4/22



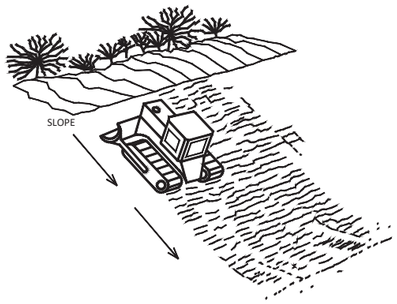
Plan view of Typical map laying flat

PROPERTY	TEST PROCEDURE	VALUE
Grab Tensile Strength	ASTM D4632	802.6 lbs.
Apparent Breaking Elongation	ASTM D4632	25% / 18%
Trapezoid Tearing Strength	ASTM D4533	607 lbs.
Puncture Resistance	ASTM D4833	374.3 lbs.
Mullen Burst	ASTM D3786	456.88 psi
Apparent Opening Size	ASTM D4751	70 US Sieve / (0.212mm)
Constant Head Permittivity	ASTM D4491	20.16 gm/ft^2
Wide Width Tensile	ASTM D4595	685.7 lbs./in.
Material	Woven Geotextile	100% Polypropylene

APPROXIMATE DIMENSIONS PER MAT	
Size Deployed (approx.)	15' x 8'
Shipping Size (rolled)	1.5' dia. x 8.5' long
Weight (approx.)	90 lbs

6 – carabineer clips for each mat (Side connection and end connection straps)

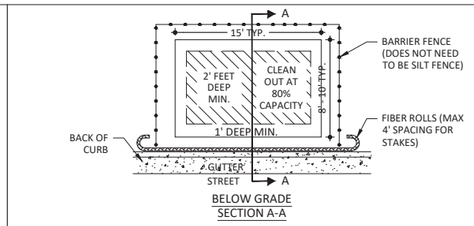
4 ESC-04 **CONSTRUCTION ENTRANCE - AGES MUD MAT**
NOT TO SCALE
EROS 06 (ALT): 4/22



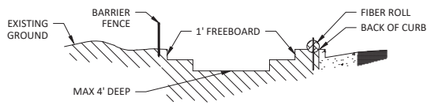
NOTE:

BULLDOZER TREADS CREATE GROOVES PERPENDICULAR TO THE SLOPE.
THE SLOPE SHOULD NOT BE BACK-BLADED DURING THE FINAL GRADING.

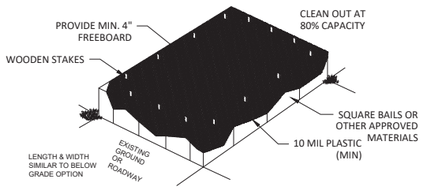
5 ESC-04 **TRACKING DETAIL**
NOT TO SCALE
EROS 30: 4/22



BELOW GRADE
SECTION A-A



BELOW GRADE
SECTION A-A



ABOVE GRADE

6 ESC-04 **CONCRETE WASHOUT**
NOT TO SCALE
EROS 31: 4/22

CIVITAS
1200 Bannock St.
Denver, CO 80204
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PANOWAY ON WAYZATA BAY
CD- PHASE 2
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CONSTRUCTION DOCUMENT

Consultants:

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Minneapolis, MN 55413
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REMOVALS & EROSION CONTROL DETAILS

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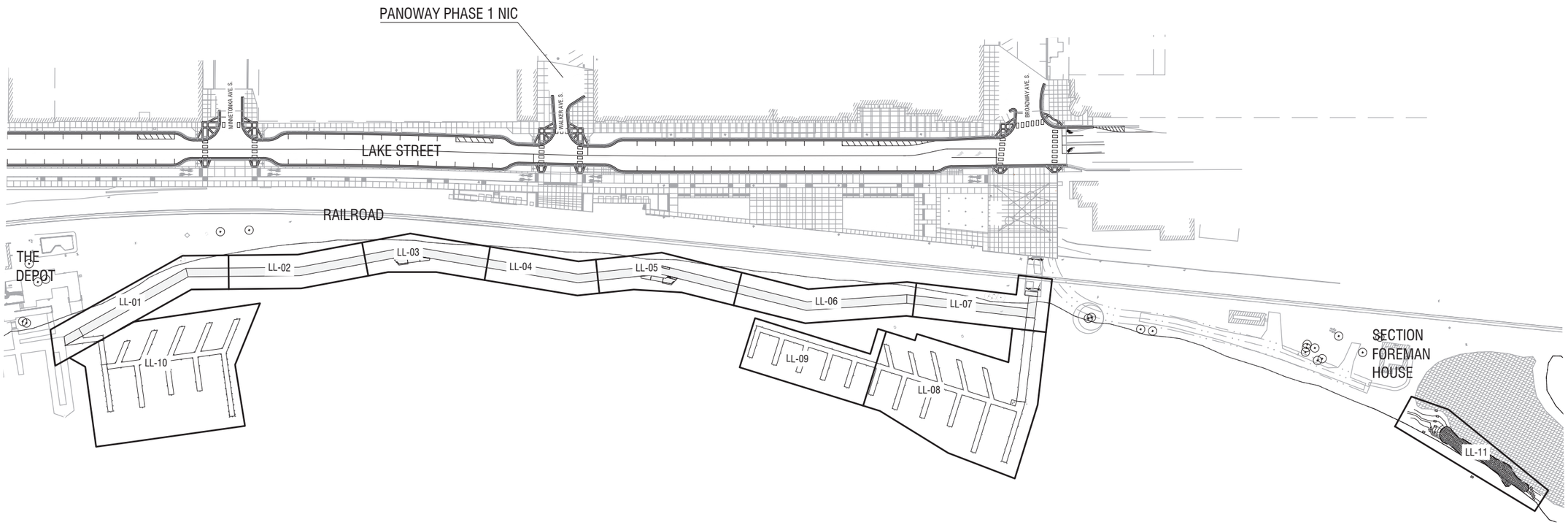
ESC-04



Scale: 1" = 40'
0 20 40 80

MATCHLINE KEY

CIVITAS
1200 Bannock St.
Denver, CO 80204
Tel. 303 571.0053

PANOWAY ON WAYZATA BAY
CD- PHASE 2
Wayzata, MN

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Saint Paul, MN 55114
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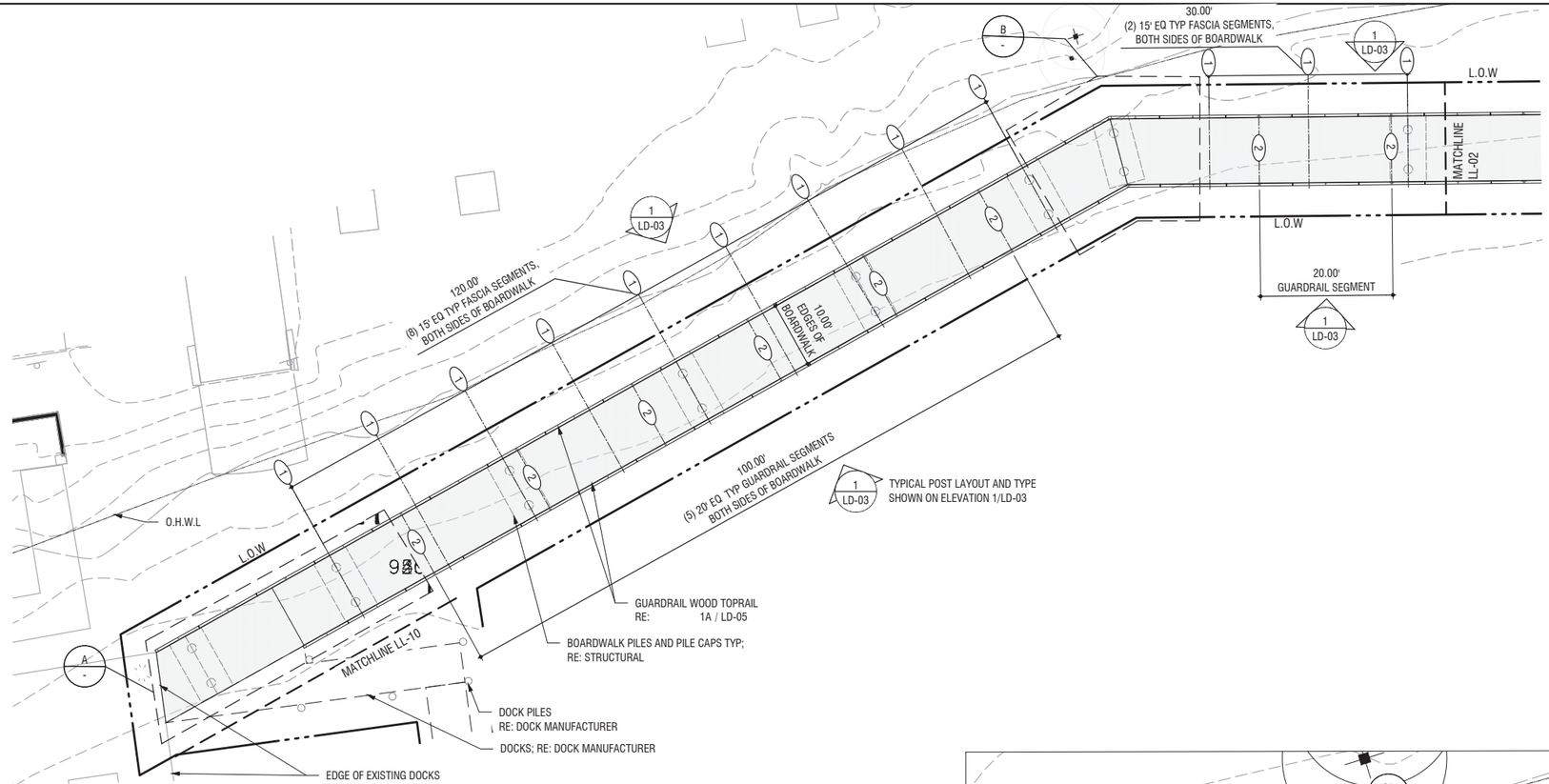
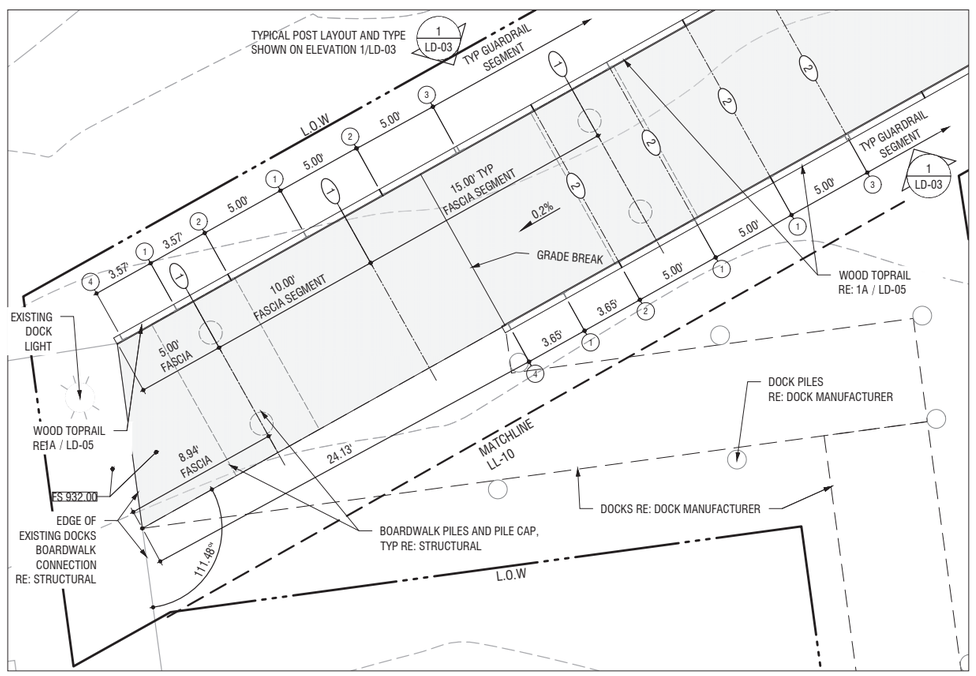
LL-00



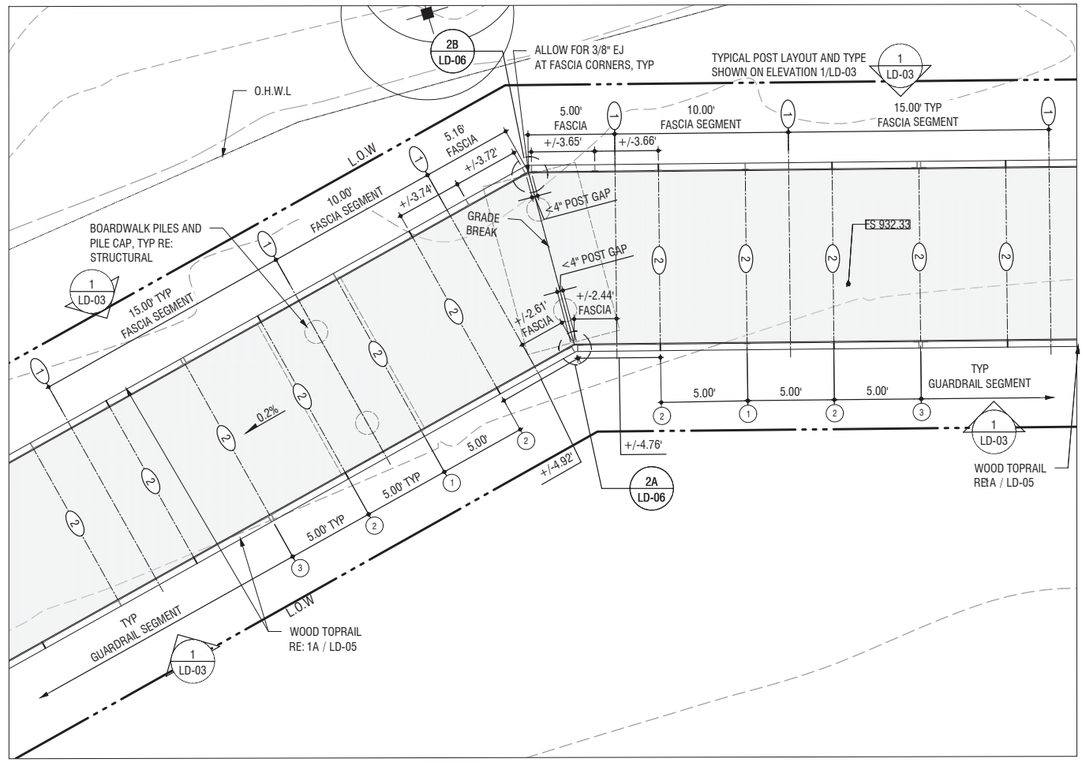
FASCIA AND GUARDRAIL LAYOUT

SCALE: 1" = 10'



A BOARDWALK WEST END ENLARGEMENT

SCALE: 1/4" = 1'-0"



B BOARDWALK ANGLE 1 ENLARGEMENT

SCALE: 1/4" = 1'-0"

ALIGNMENT NOTES

1. ALIGN FASCIA SEGMENT JOINTS ACROSS BOARDWALK
2. ALIGN GUARDRAIL POSTS ACROSS BOARDWALK

GUARDRAIL KEYNOTES

1. TYPICAL GUARDRAIL POST, RE: 1A / LD-05 ; 1B / LD-05
2. TYPICAL GUARDRAIL POST AT EXPANSION JOINT IN WOOD TOP RAIL, RE: 2A / LD-05 ; 2B / LD-05
3. TYPICAL GUARDRAIL POST AT CABLE RAIL SEGMENT, RE:3A / LD-05 ; 3B / LD-05
4. TYPICAL END POST, RE: 4A / LD-05 ; 4B / LD-05
5. T POST- REMOVABLE GUARDRAIL SEGMENT A, RE:# / LD-03
6. L POST- REMOVABLE GUARDRAIL SEGMENT A, RE:# / LD-03
7. T POST- REMOVABLE GUARDRAIL SEGMENT B, RE:# / LD-03
8. L POST- REMOVABLE GUARDRAIL SEGMENT B, RE:# / LD-03
9. L POST- STEP DOWN STEEL GUARDRAIL, RE: 4 / LD-03 ;# / LD-03
10. T POST- STEP DOWN STEEL GUARDRAIL, RE: 4 / LD-03 ;# / LD-03

LEGEND

ALIGNMENT LINE

NOTES:

1. MANUFACTURED BENCH COMPANY: MMCITE PRODUCT NAME: BLOCQ PARK BENCH LBQ110, RE:SPECS
2. FOR DECKING LAYOUT DETAILS REFER TO LD-01; LD-02
3. FOR BOARDWALK AND STEP DOWN LAYOUT INFORMATION REFER TO STRUCTURAL
4. TYPICAL BOARDWALK ELEVATION IS 932.33 UNLESS NOTED
5. PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT APPROVAL

CIVITAS
1200 Bannock St.
Denver, CO 80204
Tel. 303 571.0053

PANOWAY ON WAYZATA BAY
CD- PHASE 2
Wayzata, MN
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Minnetrista, MN 55364
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LAYOUT

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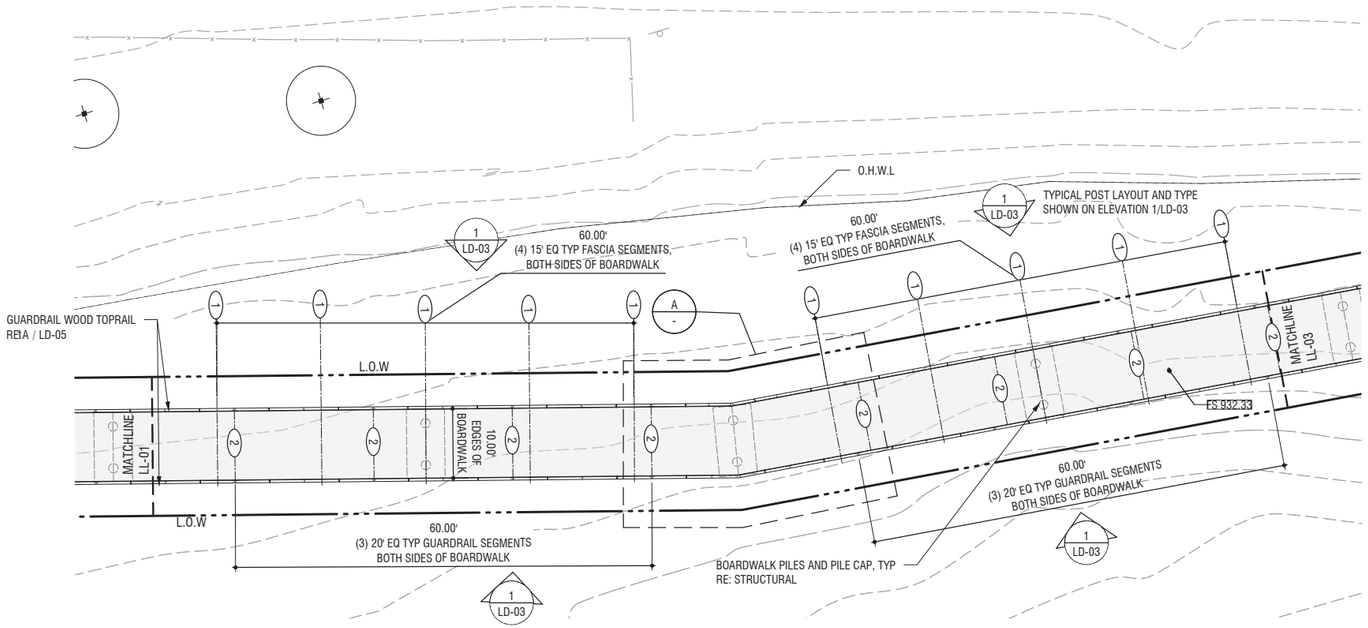
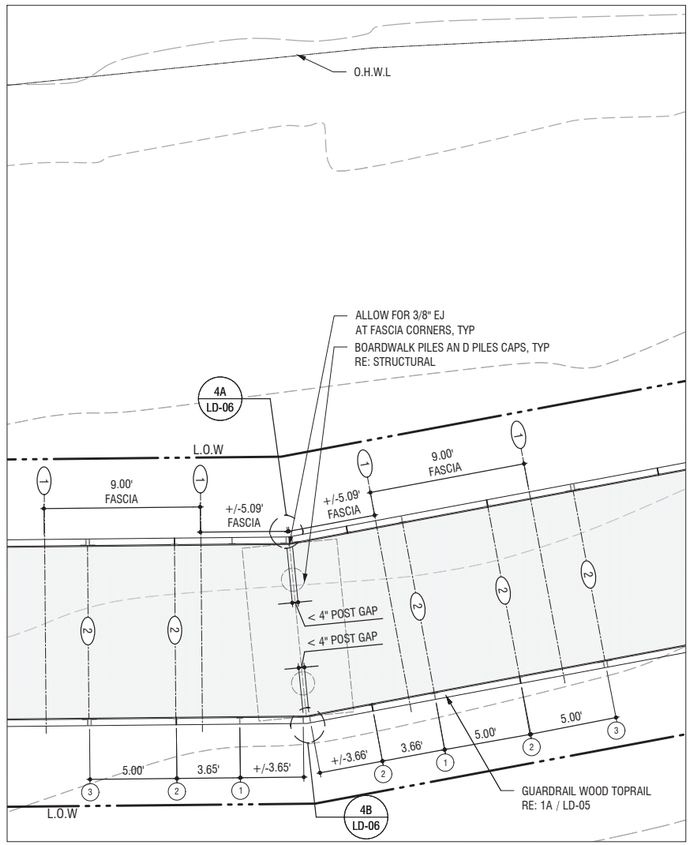
LL-01



FASCIA AND GUARDRAIL LAYOUT

SCALE: 1" = 10'



A BOARDWALK ANGLE 2 ENLARGEMENT

SCALE: 1/4" = 1'-0"

ALIGNMENT NOTES

1. ALIGN FASCIA SEGMENT JOINTS ACROSS BOARDWALK
2. ALIGN GUARDRAIL POSTS ACROSS BOARDWALK

GUARDRAIL KEYNOTES

1. TYPICAL GUARDRAIL POST, RE:1A / LD-05 ;1B / LD-05
2. TYPICAL GUARDRAIL POST AT EXPANSION JOINT IN WOOD TOP RAIL, RE: 2A / LD-05 ; 2B / LD-05
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8. L POST- REMOVABLE GUARDRAIL SEGMENT B, RE:# / LD-03
9. L POST- STEP DOWN STEEL GUARDRAIL, RE: 4 / LD-03 ;# / LD-03
10. T POST- STEP DOWN STEEL GUARDRAIL, RE: 4 / LD-03 ;# / LD-03

LEGEND

ALIGNMENT LINE

NOTES:

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5. PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT APPROVAL

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PANOWAY ON WAYZATA BAY
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LAYOUT

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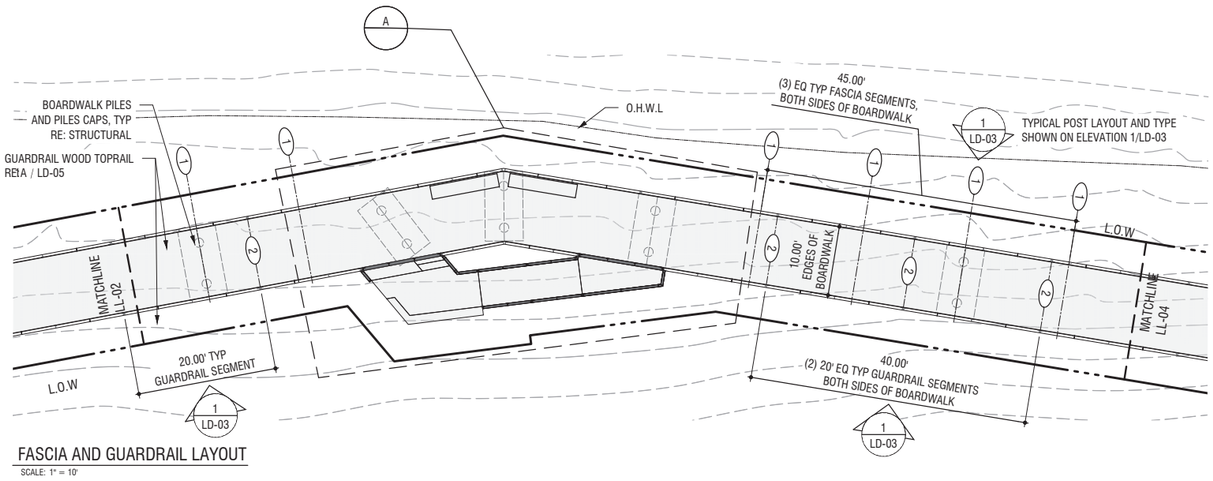
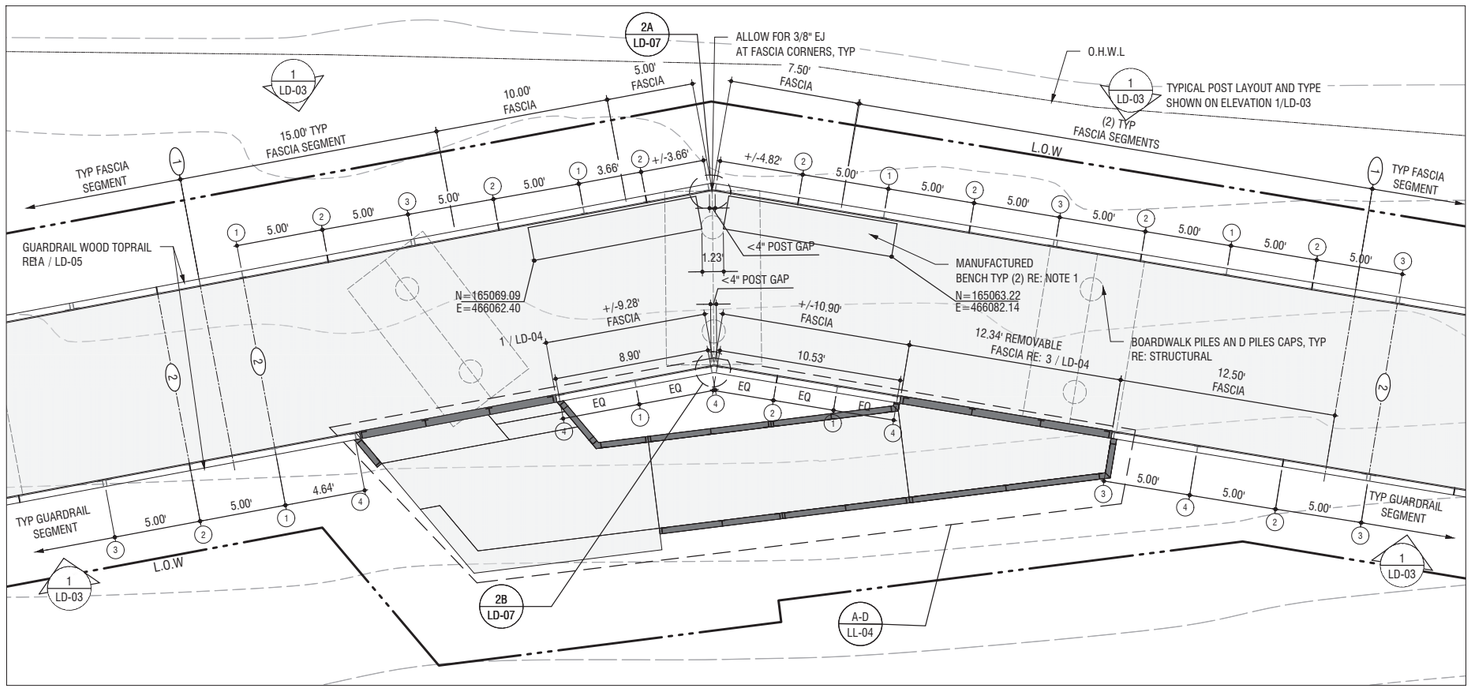
LL-02



FASCIA AND GUARDRAIL LAYOUT

SCALE: 1" = 10'



A BOARDWALK ANGLE 3 ENLARGEMENT

SCALE: 1/4" = 1'-0"

ALIGNMENT NOTES

1. ALIGN FASCIA SEGMENT JOINTS ACROSS BOARDWALK
2. ALIGN GUARDRAIL POSTS ACROSS BOARDWALK

GUARDRAIL KEYNOTES

1. TYPICAL GUARDRAIL POST, RE: 1A / LD-05 ;1B / LD-05
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3. TYPICAL GUARDRAIL POST AT CABLE RAIL SEGMENT, RE:3A / LD-05 ;3B / LD-05
4. TYPICAL END POST, RE: 4A / LD-05 ;4B / LD-05
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6. L POST- REMOVABLE GUARDRAIL SEGMENT A, RE:# / LD-03
7. T POST- REMOVABLE GUARDRAIL SEGMENT B, RE:# / LD-03
8. L POST- REMOVABLE GUARDRAIL SEGMENT B, RE:# / LD-03
9. L POST- STEP DOWN STEEL GUARDRAIL, RE: 4 / LD-03 ;# / LD-03
10. T POST- STEP DOWN STEEL GUARDRAIL, RE: 4 / LD-03 ;# / LD-03

LEGEND

ALIGNMENT LINE

NOTES:

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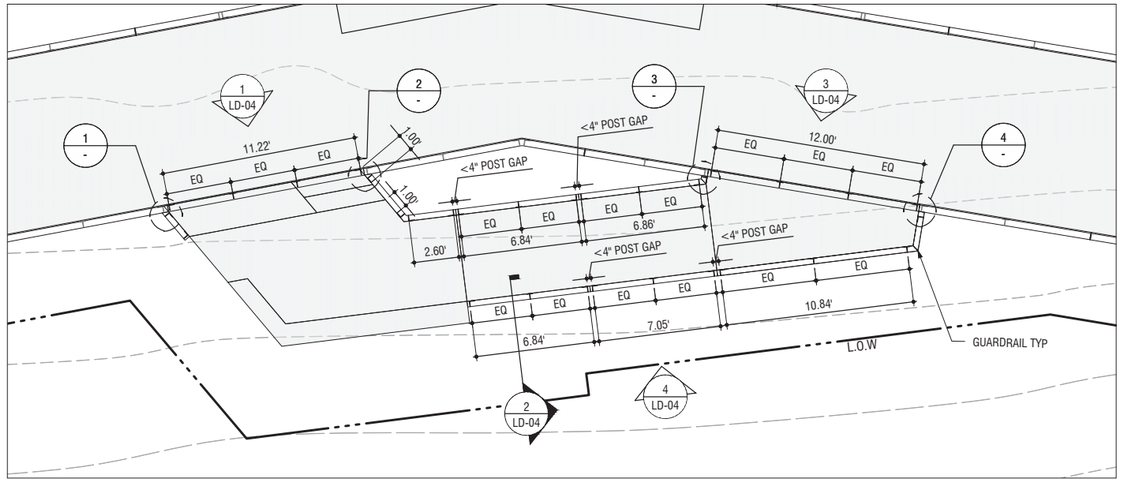
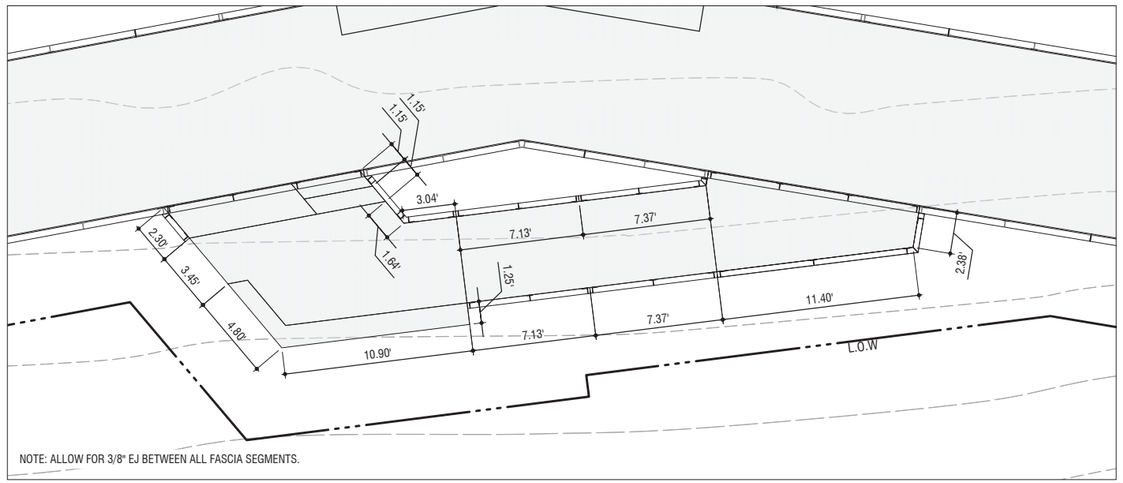
LAYOUT

SHEET 11 OF 53
LL-03

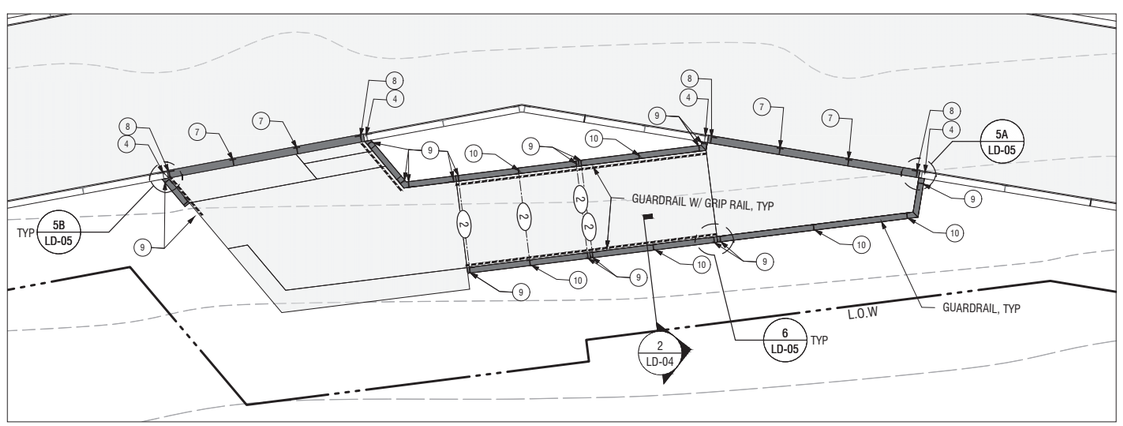


A BOARDWALK STEP-DOWN GUARDRAIL LAYOUT ENLARGEMENT
SCALE: 1/4" = 1'-0"

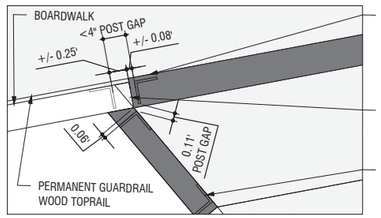


NOTE: ALLOW FOR 3/8" EJ BETWEEN ALL FASCIA SEGMENTS.

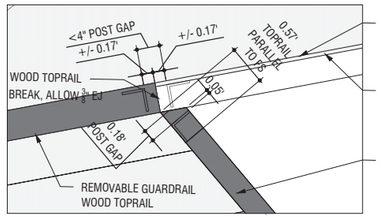
B BOARDWALK STEP-DOWN FASCIA LAYOUT ENLARGEMENT
SCALE: 1/4" = 1'-0"



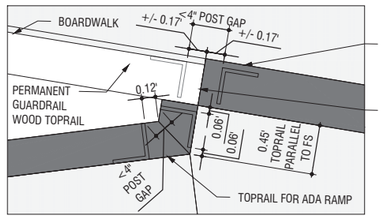
C BOARDWALK STEP-DOWN GUARDRAIL POST TYPES LAYOUT ENLARGEMENT
SCALE: 1/4" = 1'-0"



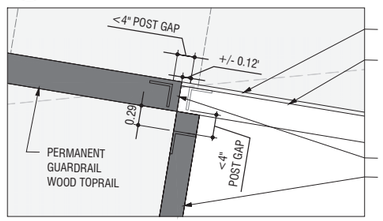
1 POST CORNER ENLARGEMENT
SCALE: 1" = 1'-0"



2 POST CORNER ENLARGEMENT
SCALE: 1" = 1'-0"



3 POST CORNER ENLARGEMENT
SCALE: 1" = 1'-0"



4 POST CORNER ENLARGEMENT
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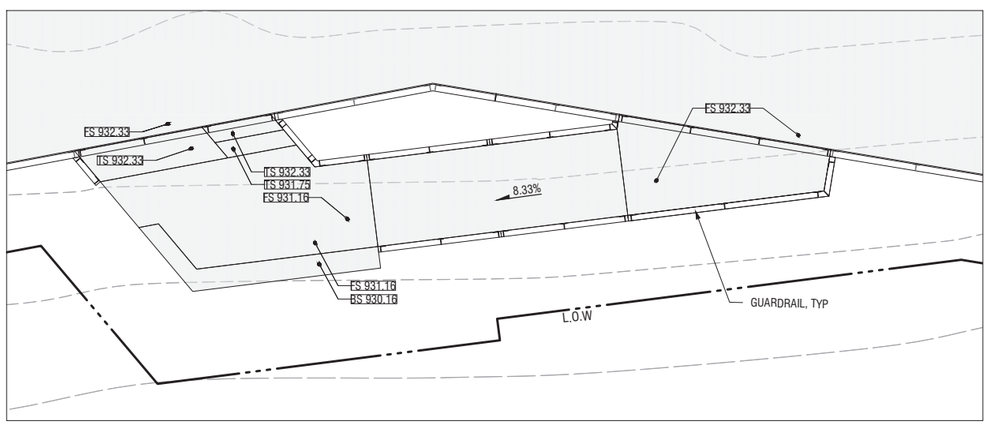

D BOARDWALK STEP-DOWN GRADING ENLARGEMENT
SCALE: 1/4" = 1'-0"

ALIGNMENT NOTES

1. ALIGN FASCIA SEGMENT JOINTS ACROSS BOARDWALK
2. ALIGN GUARDRAIL POSTS ACROSS BOARDWALK

GUARDRAIL KEYNOTES

1. TYPICAL GUARDRAIL POST, RE: 1A / LD-05 ;1B / LD-05
2. TYPICAL GUARDRAIL POST AT EXPANSION JOINT IN WOOD TOP RAIL, RE: 2A / LD-05 ; 2B / LD-05
3. TYPICAL GUARDRAIL POST AT CABLE RAIL SEGMENT, RE:3A / LD-05 ;3B / LD-05
4. TYPICAL END POST, RE: 4A / LD-05 ;4B / LD-05
5. T POST- REMOVABLE GUARDRAIL SEGMENT A, RE:# / LD-03
6. L POST- REMOVABLE GUARDRAIL SEGMENT A, RE:# / LD-03
7. T POST- REMOVABLE GUARDRAIL SEGMENT B, RE:# / LD-03
8. L POST- REMOVABLE GUARDRAIL SEGMENT B, RE:# / LD-03
9. L POST- STEP DOWN STEEL GUARDRAIL, RE: 4 / LD-03 ;# / LD-03
10. T POST- STEP DOWN STEEL GUARDRAIL, RE: 4 / LD-03 ;# / LD-03

LEGEND

ALIGNMENT LINE

NOTES:

1. MANUFACTURED BENCH COMPANY: MMCITE PRODUCT NAME: BLOCQ PARK BENCH LBQ110, RE:SPECS
2. FOR DECKING LAYOUT DETAILS REFER TO LD-01; LD-02
3. FOR BOARDWALK AND STEP DOWN LAYOUT INFORMATION REFER TO STRUCTURAL
4. TYPICAL BOARDWALK ELEVATION IS 932.33 UNLESS NOTED
5. PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT APPROVAL

CIVITAS
1200 Bannock St.
Denver, CO 80204
Tel. 303 571.0053

PANOWAY ON WAYZATA BAY
CD- PHASE 2
Wayzata, MN
CONSTRUCTION DOCUMENTS

Consultants:

Structural Engineer
Eriksen Roed & Associates
2550 University Ave. West Suite 201-S
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LKPB Engineers
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Minnetrista, MN 55364
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Issue Record:

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Revisions:

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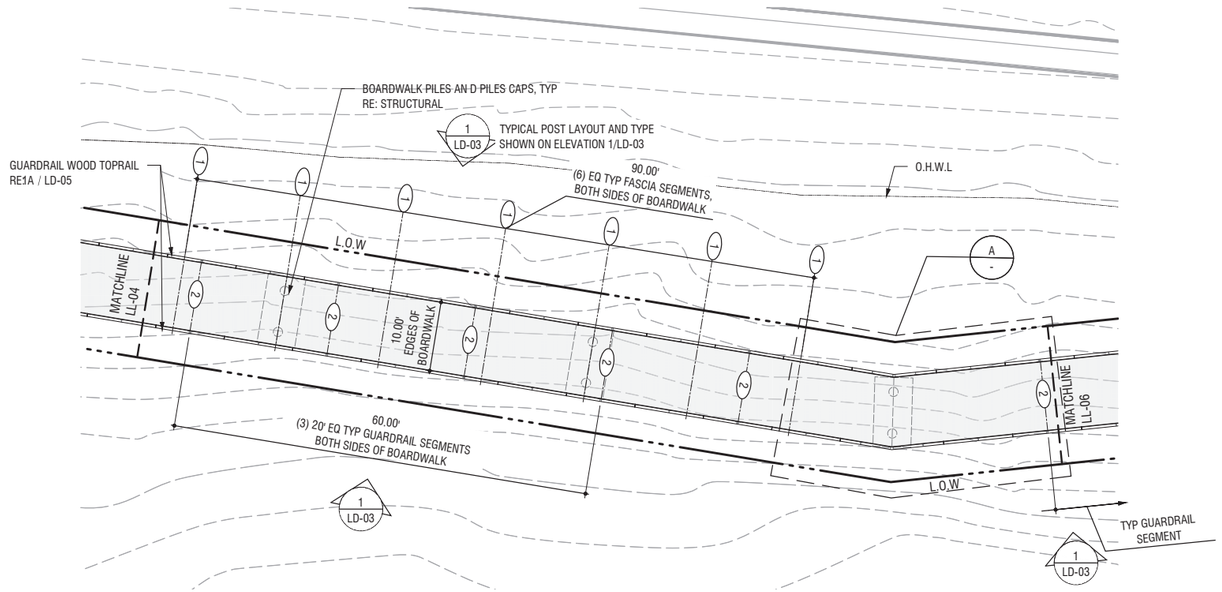
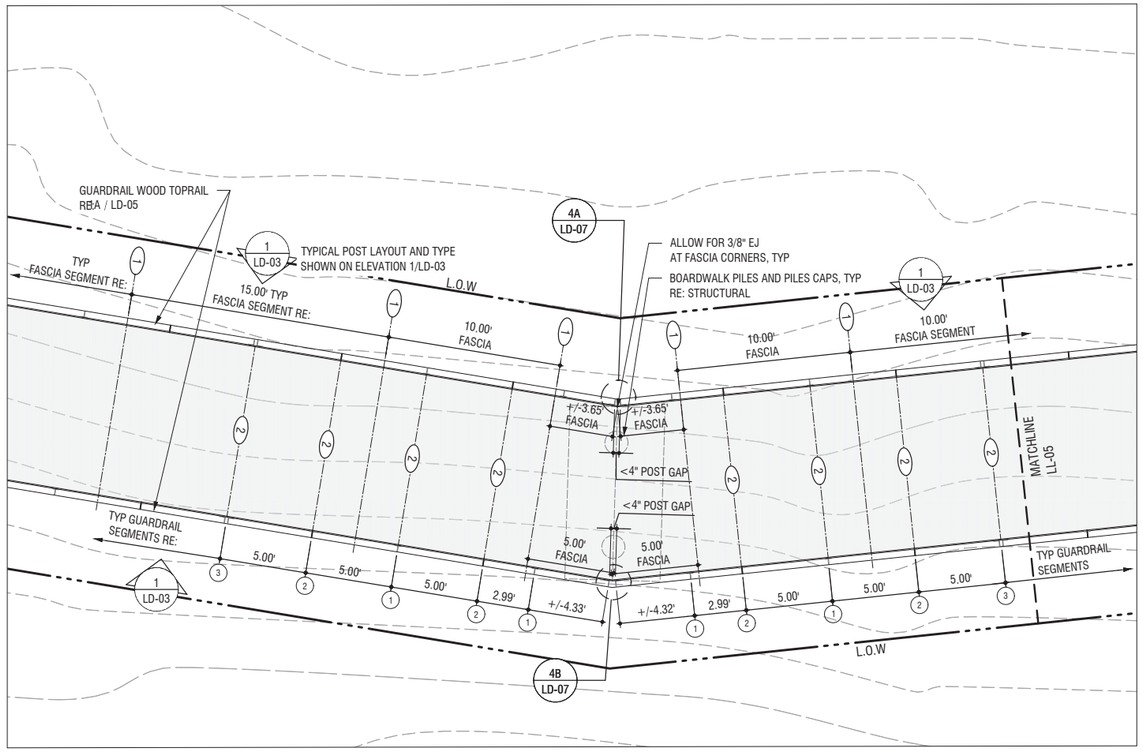
LAYOUT

SHEET 11 OF 53
LL-04



FASCIA AND GUARDRAIL LAYOUT

SCALE: 1" = 10'



A BOARDWALK ANGLE 4 ENLARGEMENT

SCALE: 1/4" = 1'-0"

ALIGNMENT NOTES

1. ALIGN FASCIA SEGMENT JOINTS ACROSS BOARDWALK
2. ALIGN GUARDRAIL POSTS ACROSS BOARDWALK

GUARDRAIL KEYNOTES

1. TYPICAL GUARDRAIL POST, RE: 1A / LD-05 ; 1B / LD-05
2. TYPICAL GUARDRAIL POST AT EXPANSION JOINT IN WOOD TOP RAIL, RE: 2A / LD-05 ; 2B / LD-05
3. TYPICAL GUARDRAIL POST AT CABLE RAIL SEGMENT, RE:3A / LD-05 ;3B / LD-05
4. TYPICAL END POST, RE: 4A / LD-05 ; 4B / LD-05
5. T POST- REMOVABLE GUARDRAIL SEGMENT A, RE:# / LD-03
6. L POST- REMOVABLE GUARDRAIL SEGMENT A, RE:# / LD-03
7. T POST- REMOVABLE GUARDRAIL SEGMENT B, RE:# / LD-03
8. L POST- REMOVABLE GUARDRAIL SEGMENT B, RE:# / LD-03
9. L POST- STEP DOWN STEEL GUARDRAIL, RE: 4 / LD-03 ;# / LD-03
10. T POST- STEP DOWN STEEL GUARDRAIL, RE: 4 / LD-03 ;# / LD-03

LEGEND

ALIGNMENT LINE

NOTES:

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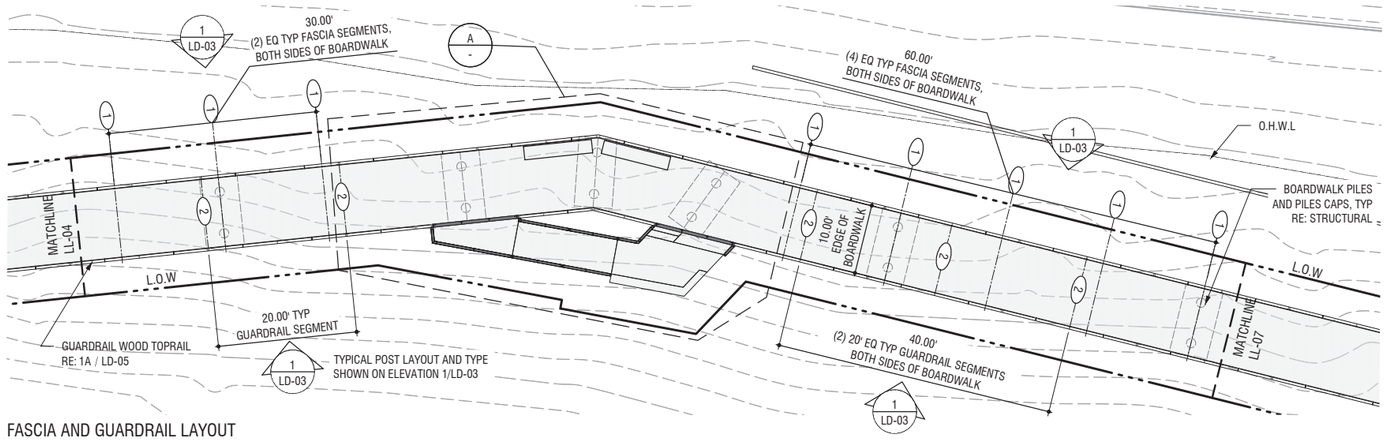
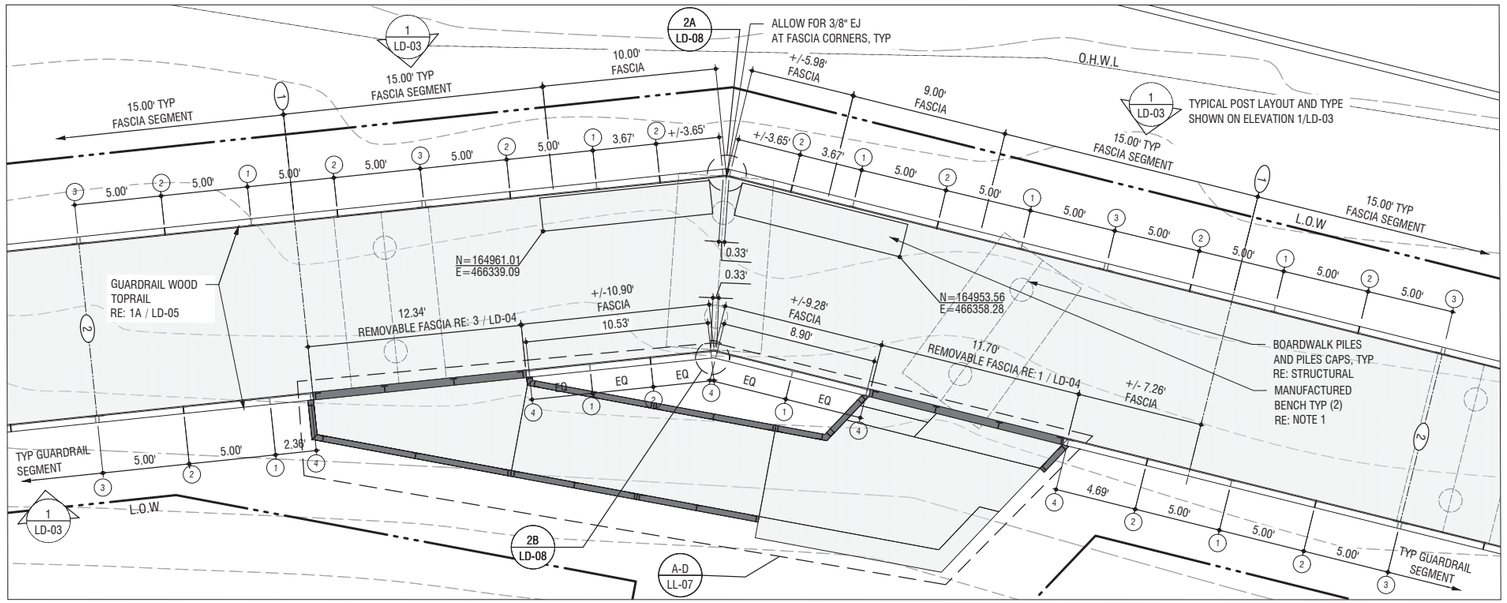
LAYOUT

SHEET 12 OF 53
LL-05



FASCIA AND GUARDRAIL LAYOUT

SCALE: 1" = 10'



A BOARDWALK ANGLE 5 ENLARGEMENT

SCALE: 1/4" = 1'-0"

ALIGNMENT NOTES

1. ALIGN FASCIA SEGMENT JOINTS ACROSS BOARDWALK
2. ALIGN GUARDRAIL POSTS ACROSS BOARDWALK

GUARDRAIL KEYNOTES

1. TYPICAL GUARDRAIL POST, RE: 1A / LD-05 ;1B / LD-05
2. TYPICAL GUARDRAIL POST AT EXPANSION JOINT IN WOOD TOP RAIL, RE: 2A / LD-05 ; 2B / LD-05
3. TYPICAL GUARDRAIL POST AT CABLE RAIL SEGMENT, RE: 3A / LD-05 ;3B / LD-05
4. TYPICAL END POST, RE: 4A / LD-05 ;4B / LD-05
5. T POST- REMOVABLE GUARDRAIL SEGMENT A, RE:# / LD-03
6. L POST- REMOVABLE GUARDRAIL SEGMENT A, RE:# / LD-03
7. T POST- REMOVABLE GUARDRAIL SEGMENT B, RE:# / LD-03
8. L POST- REMOVABLE GUARDRAIL SEGMENT B, RE:# / LD-03
9. L POST- STEP DOWN STEEL GUARDRAIL, RE: 4 / LD-03 ;# / LD-03
10. T POST- STEP DOWN STEEL GUARDRAIL, RE: 4 / LD-03 ;# / LD-03

LEGEND

ALIGNMENT LINE

NOTES:

1. MANUFACTURED BENCH COMPANY: MMCITE PRODUCT NAME: BLOCQ PARK BENCH LBQ110, RE:SPECS
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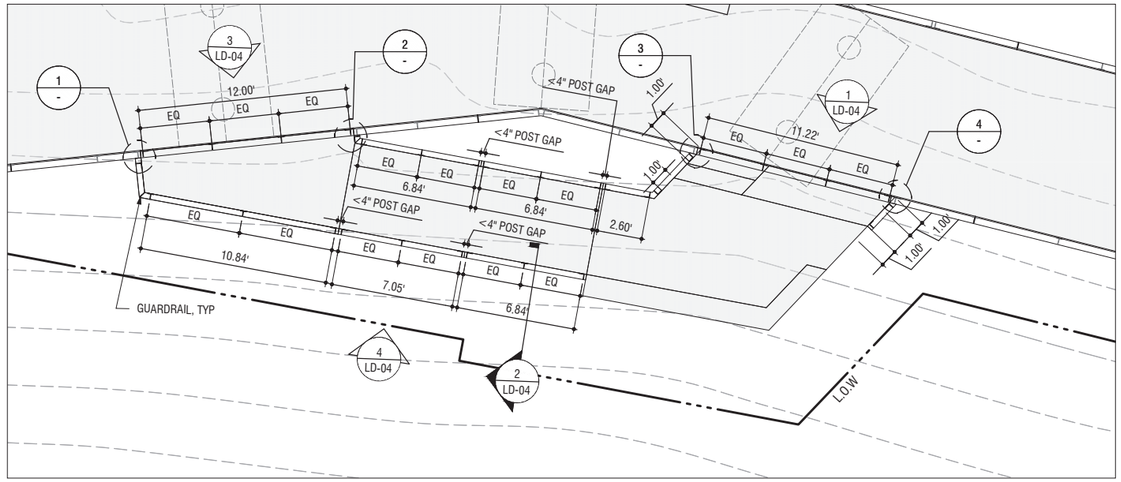
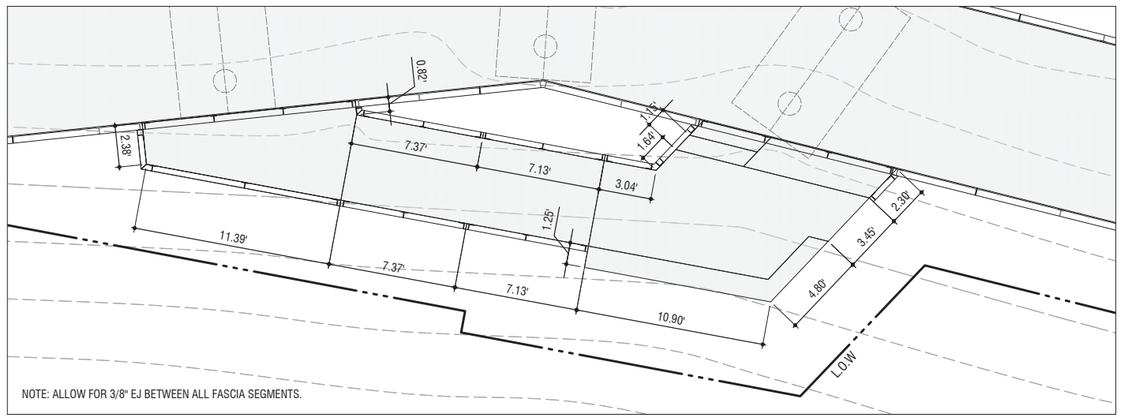
LAYOUT

SHEET 14 OF 53
LL-06

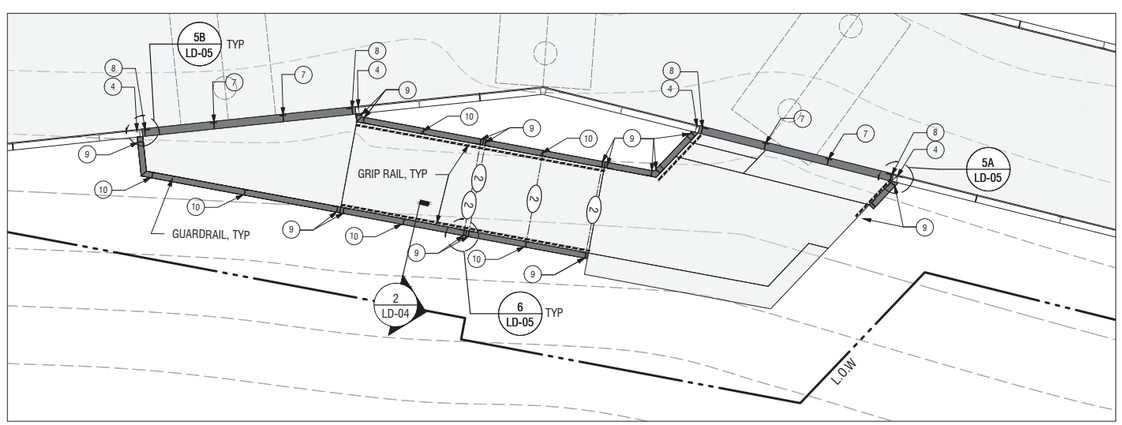


B BOARDWALK STEP-DOWN GUARDRAIL POST LAYOUT ENLARGEMENT
SCALE: 1/4" = 1'-0"

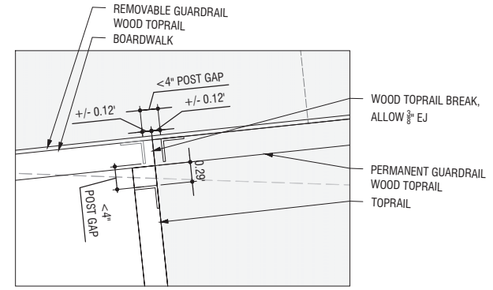


NOTE: ALLOW FOR 3/8" EJ BETWEEN ALL FASCIA SEGMENTS.

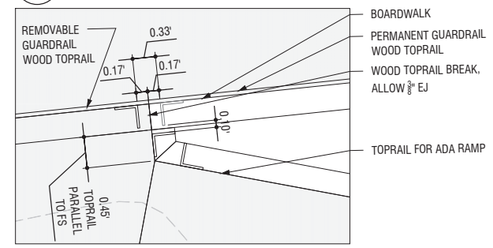
C BOARDWALK STEP-DOWN FASCIA LAYOUT ENLARGEMENT
SCALE: 1/4" = 1'-0"



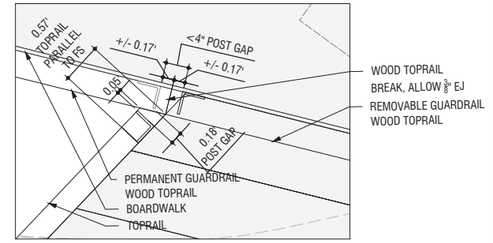
C BOARDWALK STEP-DOWN GUARDRAIL POST TYPE LAYOUT ENLARGEMENT
SCALE: 1/4" = 1'-0"



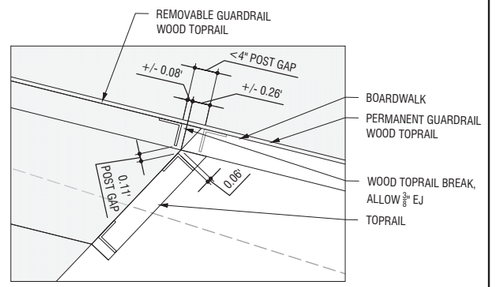
1 POST CORNER ENLARGEMENT
SCALE: 1" = 1'-0"



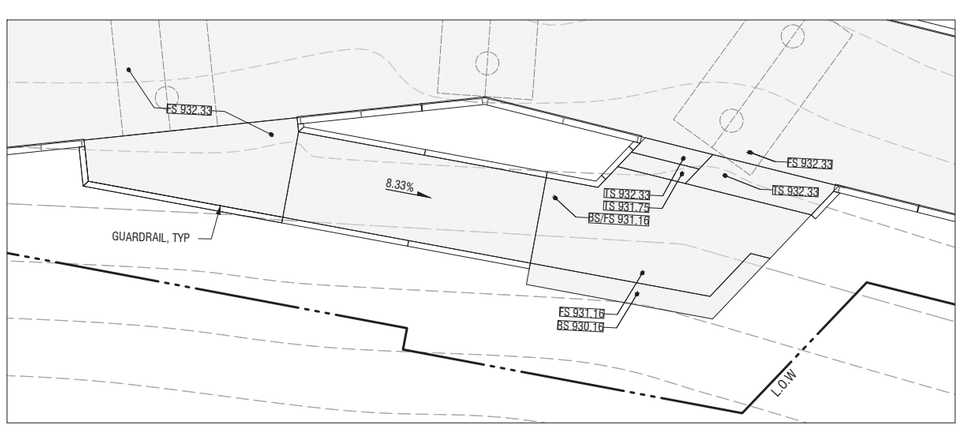
2 POST CORNER ENLARGEMENT
SCALE: 1" = 1'-0"



3 POST CORNER ENLARGEMENT
SCALE: 1" = 1'-0"



4 POST CORNER ENLARGEMENT
SCALE: 1" = 1'-0"



D BOARDWALK STEP-DOWN GRADING ENLARGEMENT
SCALE: 1/4" = 1'-0"

ALIGNMENT NOTES

1. ALIGN FASCIA SEGMENT JOINTS ACROSS BOARDWALK
2. ALIGN GUARDRAIL POSTS ACROSS BOARDWALK

GUARDRAIL KEYNOTES

1. TYPICAL GUARDRAIL POST, RE: 1A / LD-05 ;1B / LD-05
2. TYPICAL GUARDRAIL POST AT EXPANSION JOINT IN WOOD TOP RAIL, RE: 2A / LD-05 ; 2B / LD-05
3. TYPICAL GUARDRAIL POST AT CABLE RAIL SEGMENT, RE:3A / LD-05 ;3B / LD-05
4. TYPICAL END POST, RE: 4A / LD-05 ;4B / LD-05
5. T POST- REMOVABLE GUARDRAIL SEGMENT A, RE:# / LD-03
6. L POST- REMOVABLE GUARDRAIL SEGMENT A, RE:# / LD-03
7. T POST- REMOVABLE GUARDRAIL SEGMENT B, RE:# / LD-03
8. L POST- REMOVABLE GUARDRAIL SEGMENT B, RE:# / LD-03
9. L POST- STEP DOWN STEEL GUARDRAIL, RE: 4 / LD-03 ;# / LD-03
10. T POST- STEP DOWN STEEL GUARDRAIL, RE: 4 / LD-03 ;# / LD-03

LEGEND

ALIGNMENT LINE

NOTES:

1. MANUFACTURED BENCH COMPANY: MMCITE PRODUCT NAME: BLOCQ PARK BENCH LBQ110, RE:SPECS
2. FOR DECKING LAYOUT DETAILS REFER TO LD-01; LD-02
3. FOR BOARDWALK AND STEP DOWN LAYOUT INFORMATION REFER TO STRUCTURAL
4. TYPICAL BOARDWALK ELEVATION IS 932.33 UNLESS NOTED
5. PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT APPROVAL

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Tel. 303 571.0053

PANOWAY ON WAYZATA BAY
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CONSTRUCTION DOCUMENTS

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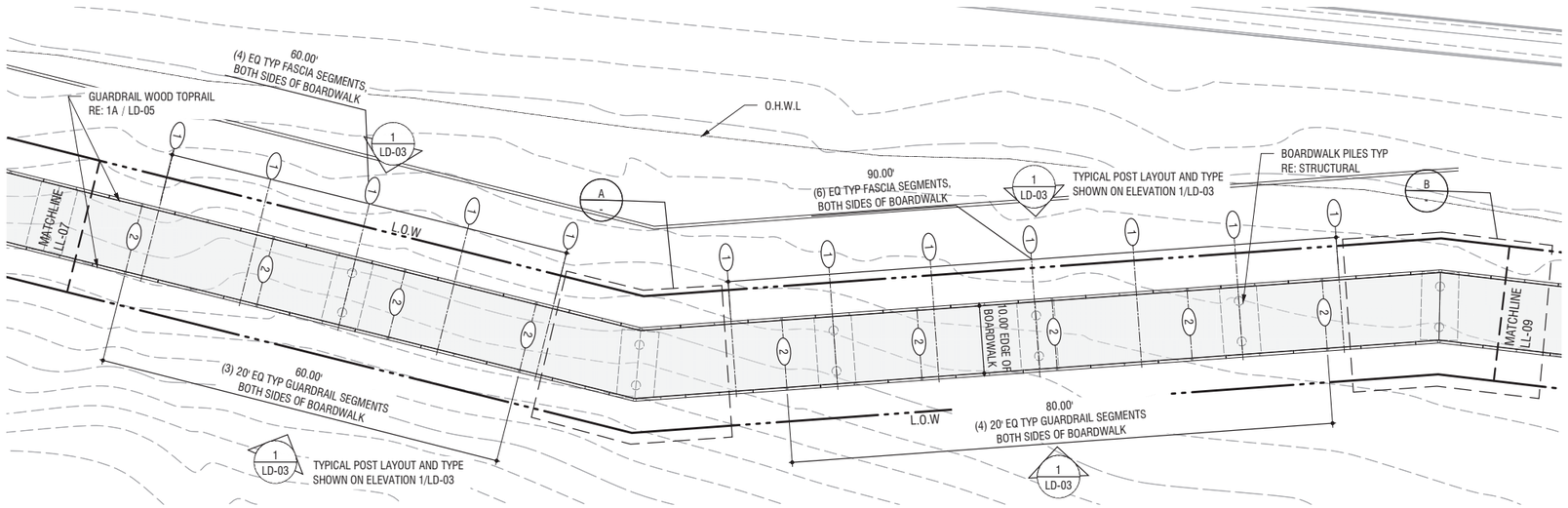
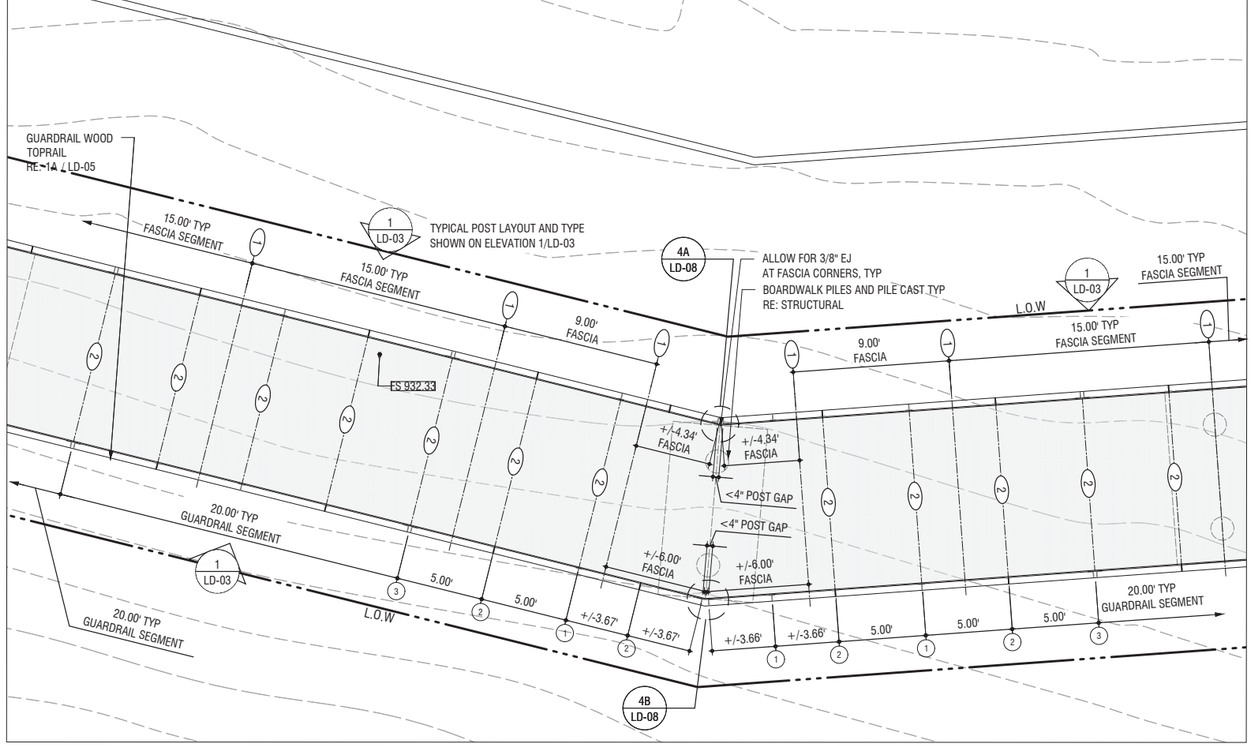
LAYOUT

SHEET 15 OF 53
LL-07



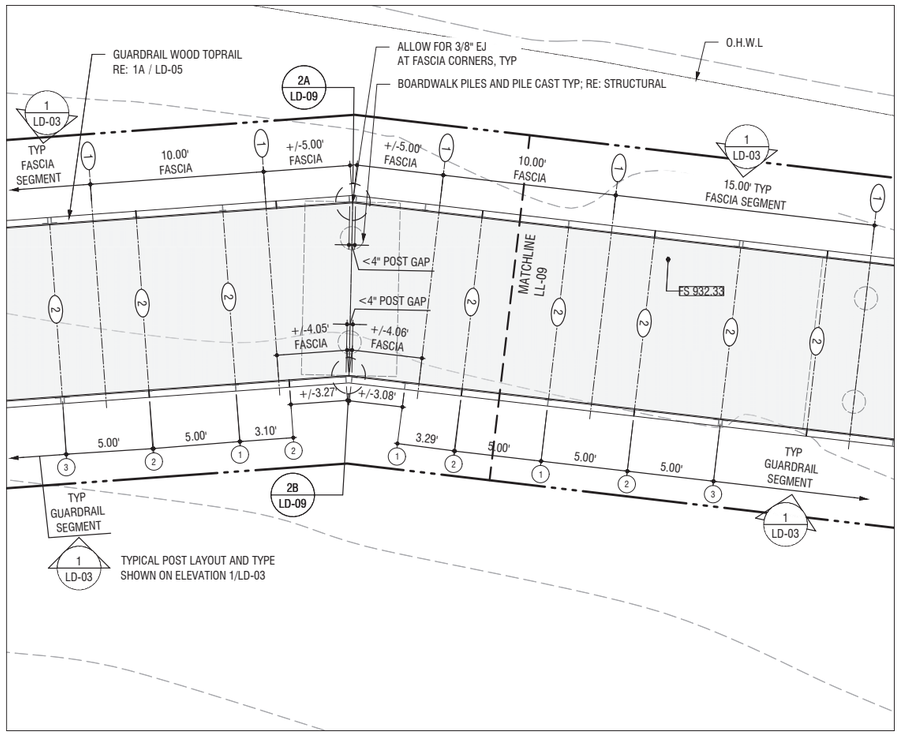
FASCIA AND GUARDRAIL LAYOUT

SCALE: 1" = 10'



A BOARDWALK ANGLE 6 ENLARGEMENT

SCALE: 1/4" = 1'-0"



B BOARDWALK ANGLE 7 ENLARGEMENT

SCALE: 1/4" = 1'-0"

ALIGNMENT NOTES

1. ALIGN FASCIA SEGMENT JOINTS ACROSS BOARDWALK
2. ALIGN GUARDRAIL POSTS ACROSS BOARDWALK

GUARDRAIL KEYNOTES

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3. TYPICAL GUARDRAIL POST AT CABLE RAIL SEGMENT, RE: 3A / LD-05 ; 3B / LD-05
4. TYPICAL END POST, RE: 4A / LD-05 ; 4B / LD-05
5. T POST- REMOVABLE GUARDRAIL SEGMENT A, RE:# / LD-03
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8. L POST- REMOVABLE GUARDRAIL SEGMENT B, RE:# / LD-03
9. L POST- STEP DOWN STEEL GUARDRAIL, RE: 4 / LD-03 ;# / LD-03
10. T POST- STEP DOWN STEEL GUARDRAIL, RE: 4 / LD-03 ;# / LD-03

LEGEND

ALIGNMENT LINE

NOTES:

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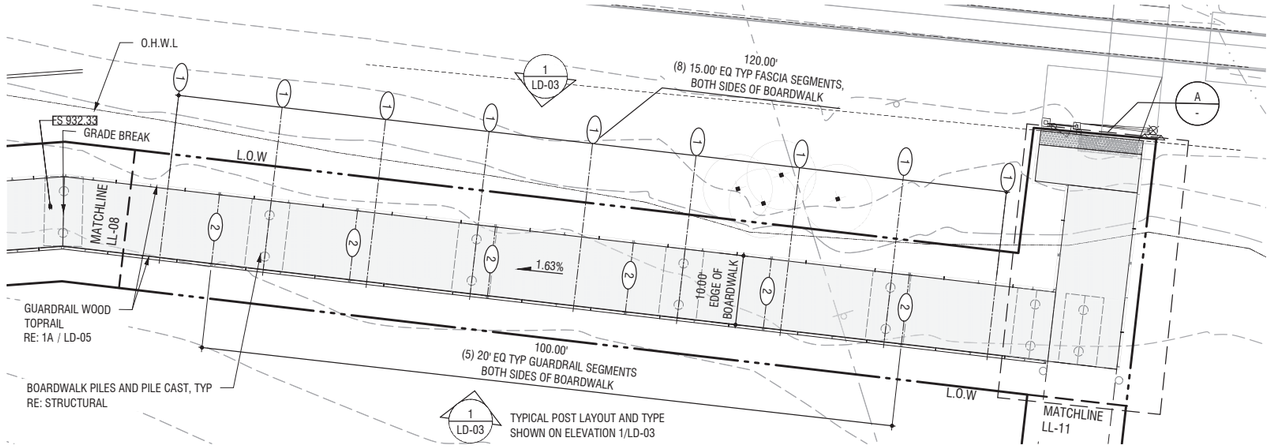
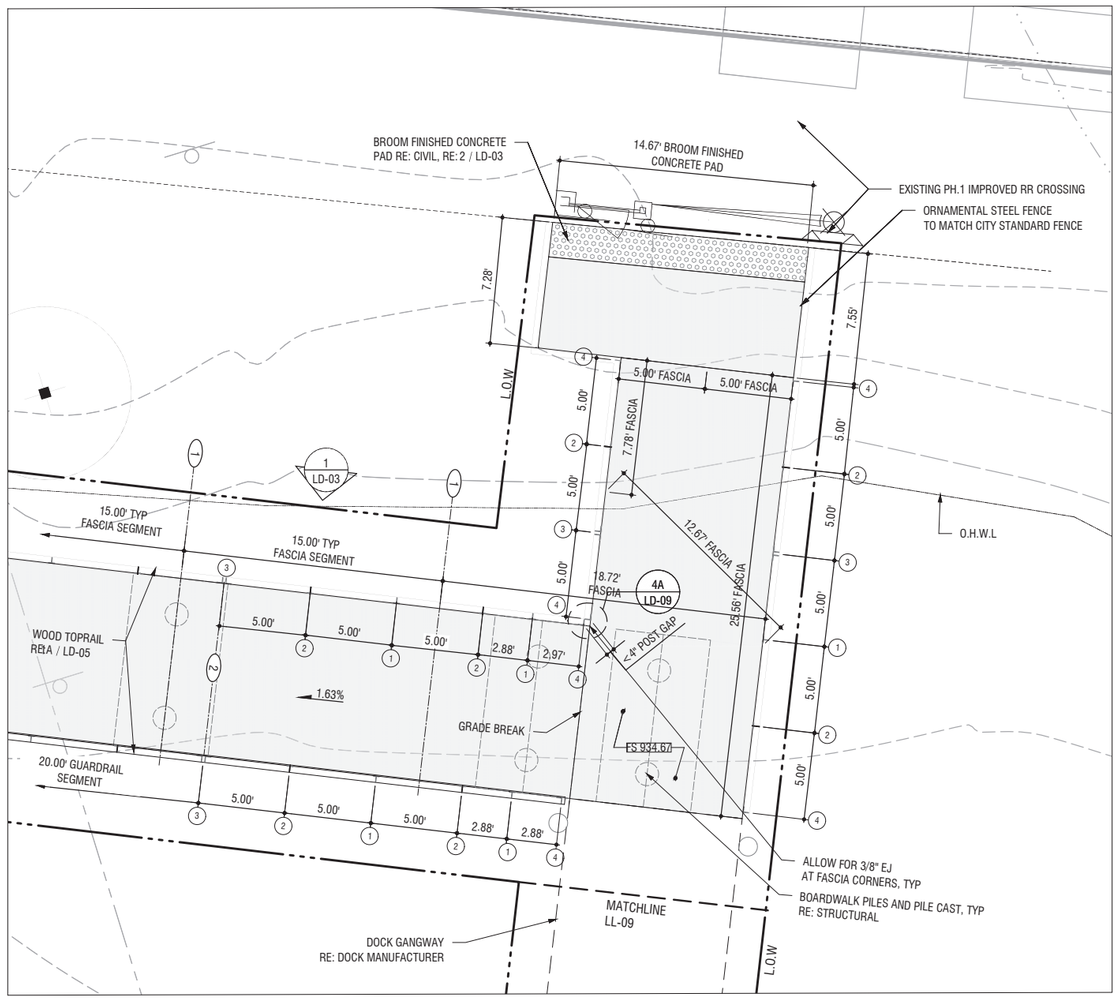
LAYOUT

SHEET 16 OF 53
LL-08



FASCIA AND GUARDRAIL LAYOUT

SCALE: 1" = 10'



A BOARDWALK EAST END ANGLE ENLARGEMENT

SCALE: 1/4" = 1'-0"

ALIGNMENT NOTES

1. ALIGN FASCIA SEGMENT JOINTS ACROSS BOARDWALK
2. ALIGN GUARDRAIL POSTS ACROSS BOARDWALK

GUARDRAIL KEYNOTES

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8. L POST- REMOVABLE GUARDRAIL SEGMENT B, RE:# / LD-03
9. L POST- STEP DOWN STEEL GUARDRAIL, RE: 4 / LD-03 ;# / LD-03
10. T POST- STEP DOWN STEEL GUARDRAIL, RE: 4 / LD-03 ;# / LD-03

LEGEND

ALIGNMENT LINE

NOTES:

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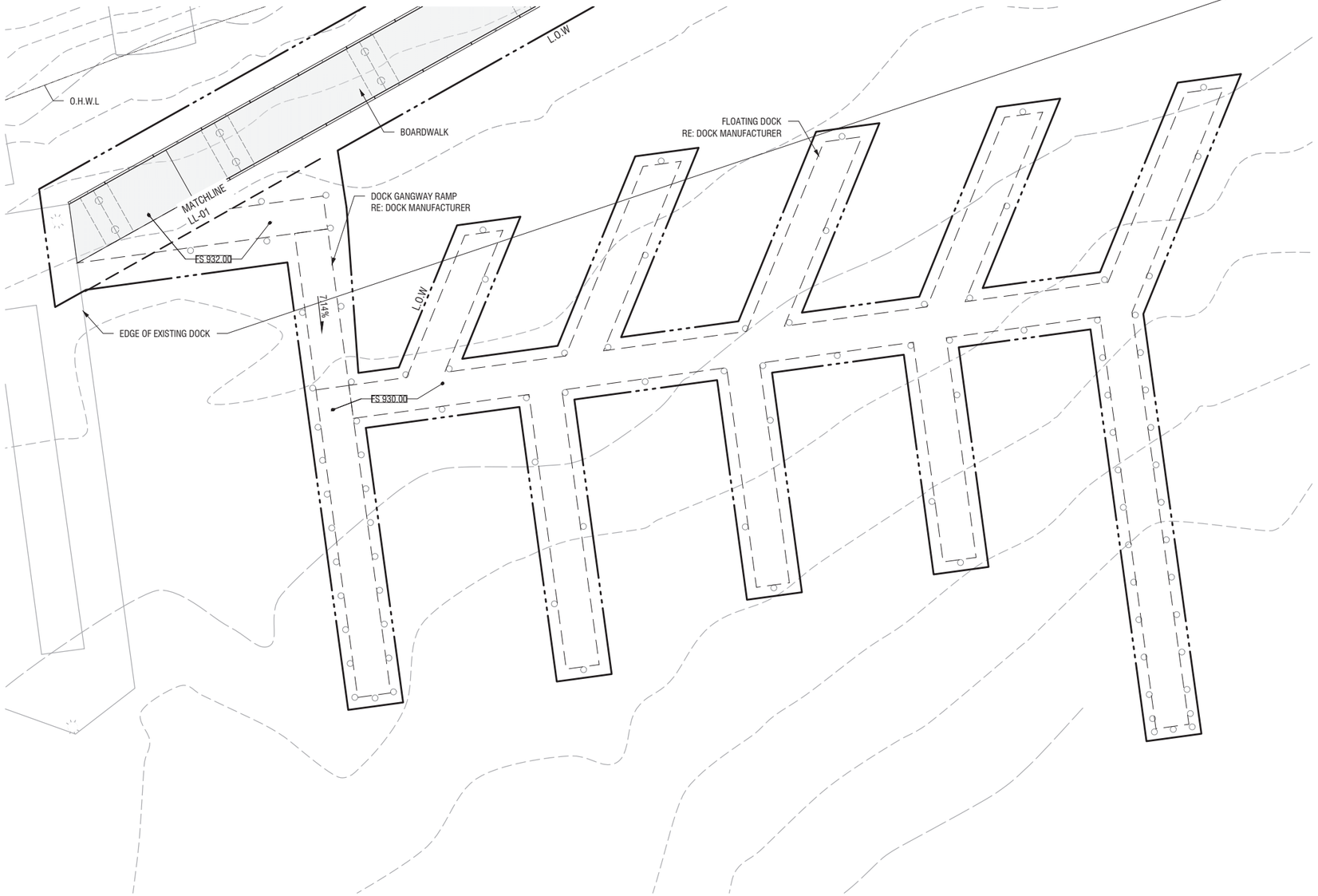
LAYOUT

SHEET 17 OF 53

LL-09



ALIGNMENT NOTES

1. ALIGN FASCIA SEGMENT JOINTS ACROSS BOARDWALK
2. ALIGN GUARDRAIL POSTS ACROSS BOARDWALK

GUARDRAIL KEYNOTES

1. TYPICAL GUARDRAIL POST, RE:1A / LD-05 ;1B / LD-05
2. TYPICAL GUARDRAIL POST AT EXPANSION JOINT IN WOOD TOP RAIL, RE: 2A / LD-05 ; 2B / LD-05
3. TYPICAL GUARDRAIL POST AT CABLE RAIL SEGMENT, RE:3A / LD-05 ;3B / LD-05
4. TYPICAL END POST, RE: 4A / LD-05 ; 4B / LD-05
5. T POST- REMOVABLE GUARDRAIL SEGMENT A, RE:# / LD-03
6. L POST- REMOVABLE GUARDRAIL SEGMENT A, RE:# / LD-03
7. T POST- REMOVABLE GUARDRAIL SEGMENT B, RE:# / LD-03
8. L POST- REMOVABLE GUARDRAIL SEGMENT B, RE:# / LD-03
9. L POST- STEP DOWN STEEL GUARDRAIL, RE: 4 / LD-03 ;# / LD-03
10. T POST- STEP DOWN STEEL GUARDRAIL, RE: 4 / LD-03 ;# / LD-03

LEGEND

ALIGNMENT LINE

NOTES:

1. MANUFACTURED BENCH COMPANY: MMCITE PRODUCT NAME: BLOCQ PARK BENCH LBQ110, RE:SPECS
2. FOR DECKING LAYOUT DETAILS REFER TO LD-01; LD-02
3. FOR BOARDWALK AND STEP DOWN LAYOUT INFORMATION REFER TO STRUCTURAL
4. TYPICAL BOARDWALK ELEVATION IS 932.33 UNLESS NOTED
5. PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT APPROVAL

Scale: 1" = 10'
0 5 10 20

CIVITAS
1200 Bannock St.
Denver, CO 80204
Tel. 303 571.0053

PANOWAY ON WAYZATA BAY
CD- PHASE 2
Wayzata, MN
CONSTRUCTION DOCUMENTS

Consultants:

Structural Engineer
Eriksen Roed & Associates
2550 University Ave. West Suite 201-S
Saint Paul, MN 55114
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MEP / Electrical Engineer
LKPB Engineers
3001 Broadway Street NE Suite 601
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612-540-5033

Dock Desginer
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(952) 221-5340

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Stamp:

Issue Record:

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Revisions:

CVT Proj. #: 2-15-0032
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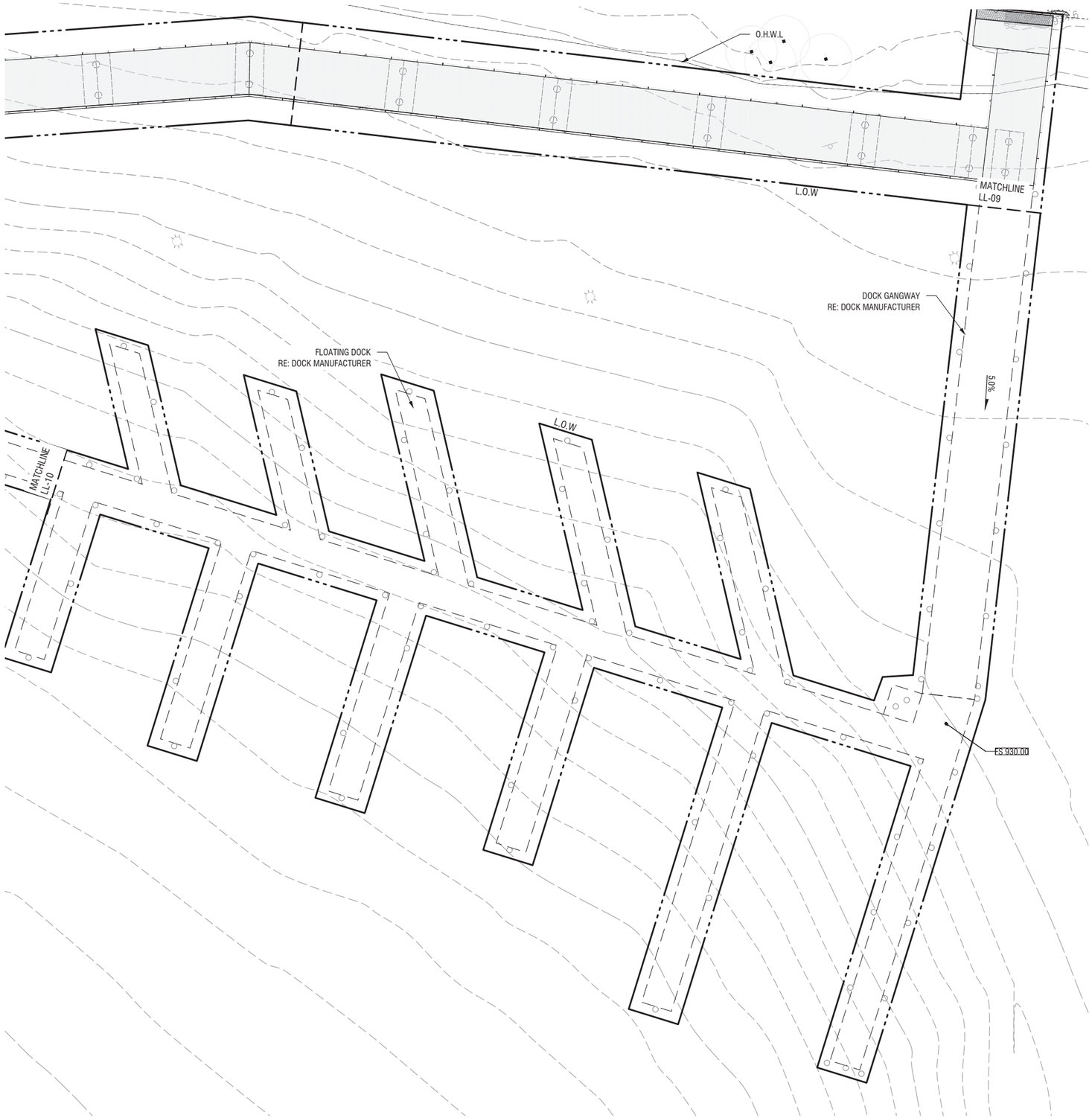
LAYOUT

SHEET 18 OF 53
LL-10



ALIGNMENT NOTES

1. ALIGN FASCIA SEGMENT JOINTS ACROSS BOARDWALK
2. ALIGN GUARDRAIL POSTS ACROSS BOARDWALK

GUARDRAIL KEYNOTES

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6. L POST- REMOVABLE GUARDRAIL SEGMENT A, RE:# / LD-03
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8. L POST- REMOVABLE GUARDRAIL SEGMENT B, RE:# / LD-03
9. L POST- STEP DOWN STEEL GUARDRAIL, RE: 4 / LD-03 ;# / LD-03
10. T POST- STEP DOWN STEEL GUARDRAIL, RE: 4 / LD-03 ;# / LD-03

LEGEND

ALIGNMENT LINE

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0 5 10 20

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CVT Proj. #: 2-15-0032
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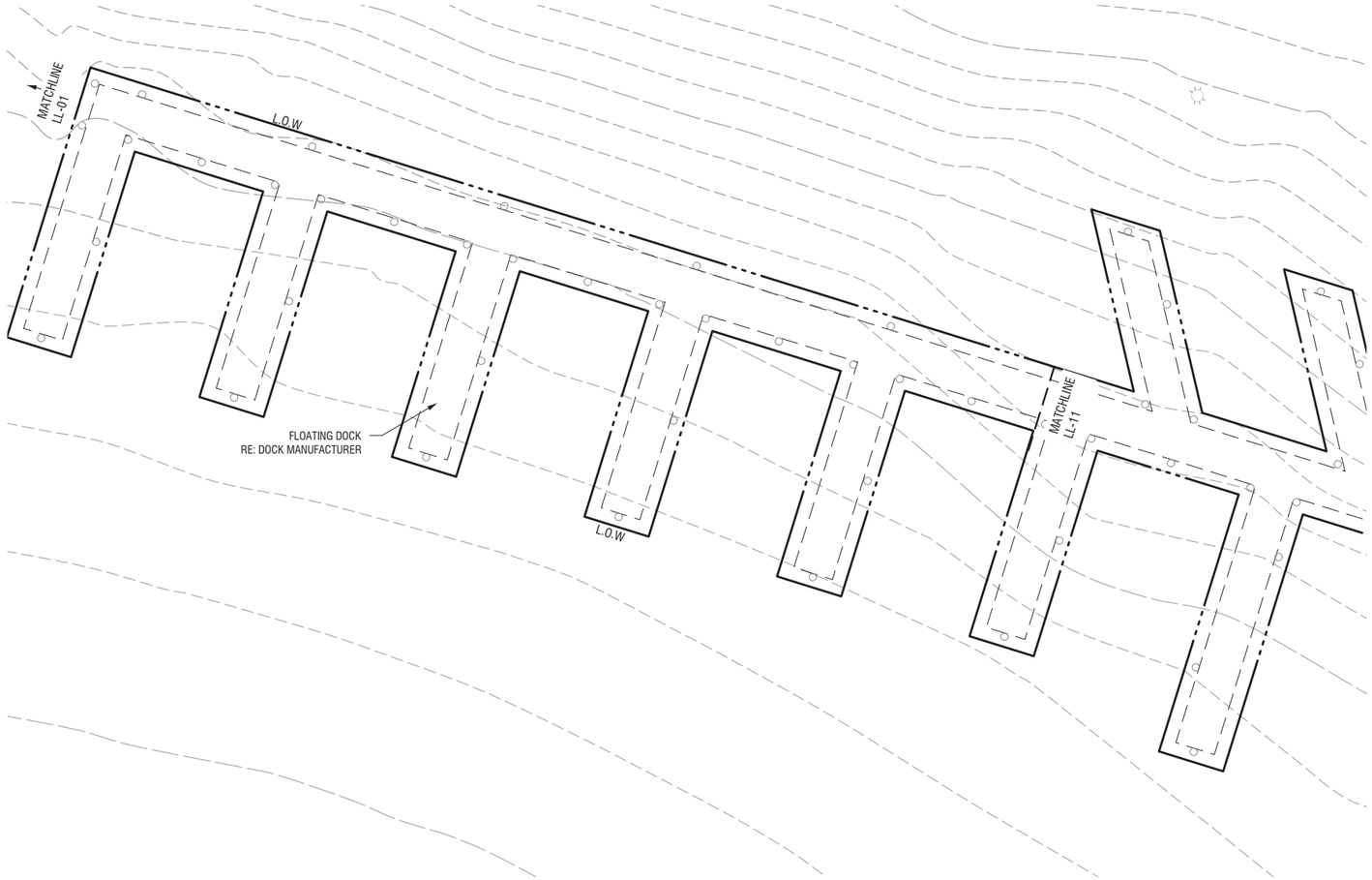
LAYOUT

SHEET 19 OF 53
LL-11



ALIGNMENT NOTES

1. ALIGN FASCIA SEGMENT JOINTS ACROSS BOARDWALK
2. ALIGN GUARDRAIL POSTS ACROSS BOARDWALK

GUARDRAIL KEYNOTES

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9. L POST- STEP DOWN STEEL GUARDRAIL, RE: 4 / LD-03 ;# / LD-03
10. T POST- STEP DOWN STEEL GUARDRAIL, RE: 4 / LD-03 ;# / LD-03

LEGEND

ALIGNMENT LINE

NOTES:

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0 5 10 20

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CVT Proj. #: 2-15-0032
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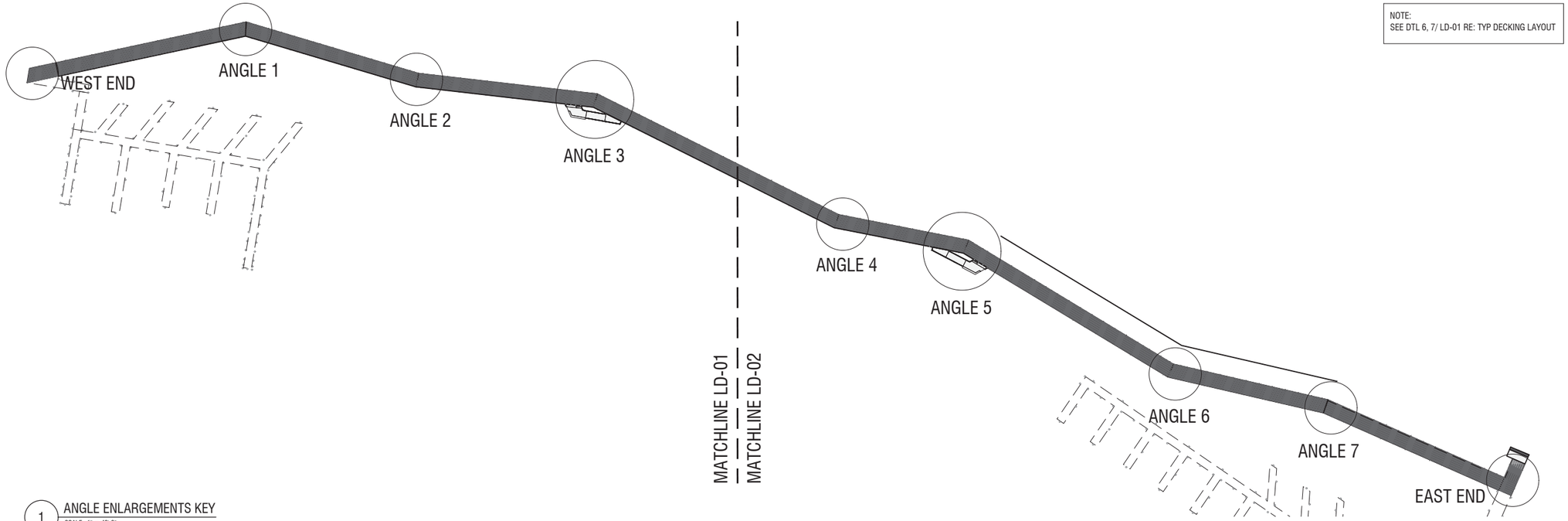
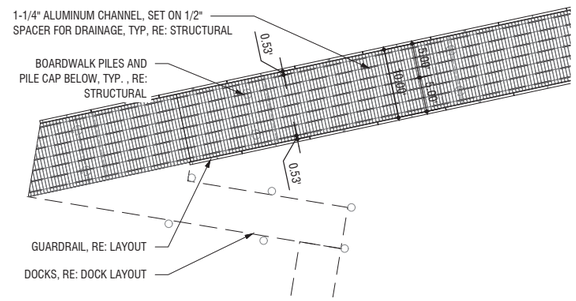
LAYOUT

SHEET 20 OF 53
LL-12

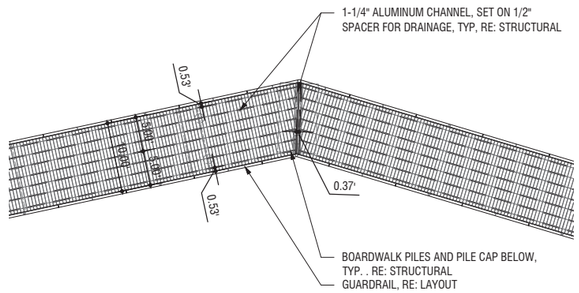


NOTE:
SEE DTL 6, 7/ LD-01 RE: TYP DECKING LAYOUT

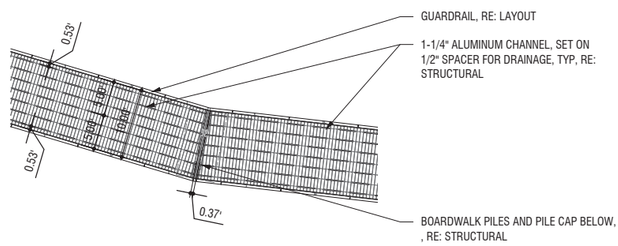
1 ANGLE ENLARGEMENTS KEY
SCALE: 1" = 40'-0"



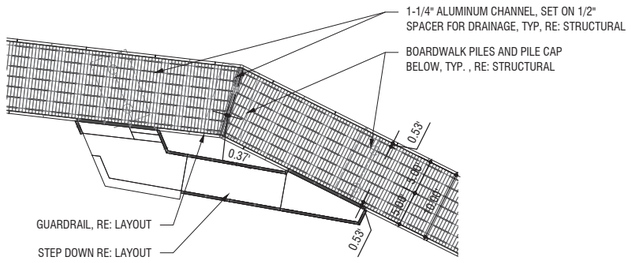
2 BOARDWALK FRAMING PLAN - WEST END ENLARGEMENT
SCALE: 1" = 10'-0"



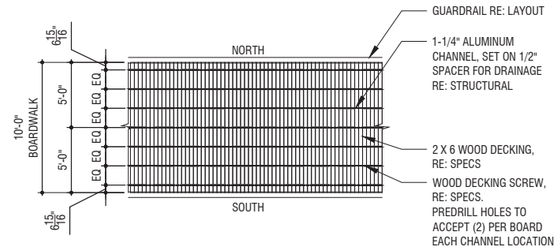
3 BOARDWALK FRAMING PLAN - ANGLE 1 ENLARGEMENT
SCALE: 1" = 10'-0"



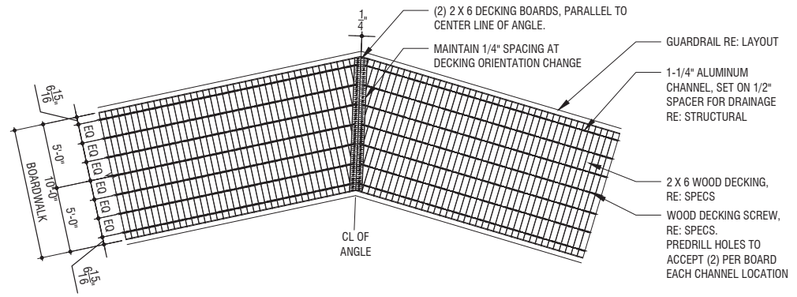
4 BOARDWALK FRAMING PLAN - ANGLE 2 ENLARGEMENT
SCALE: 1" = 10'-0"



5 BOARDWALK FRAMING PLAN - ANGLE 3 + STEP DOWN ENLARGEMENT
SCALE: 1" = 10'-0"



6 DECKING LAYOUT TYPICAL
SCALE: 3/16" = 1'-0"



7 DECKING LAYOUT AT ANGLE TYPICAL
SCALE: 3/16" = 1'-0"

CIVITAS
1200 Bannock St.
Denver, CO 80204
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PANOWAY ON WAYZATA BAY
CD- PHASE 2
Wayzata, MN

CONSTRUCTION DOCUMENTS

Consultants:

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Stamp:

Issue Record:

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01/05/2023	100% CD

Revisions:

CVT Proj. #: 2-15-0032
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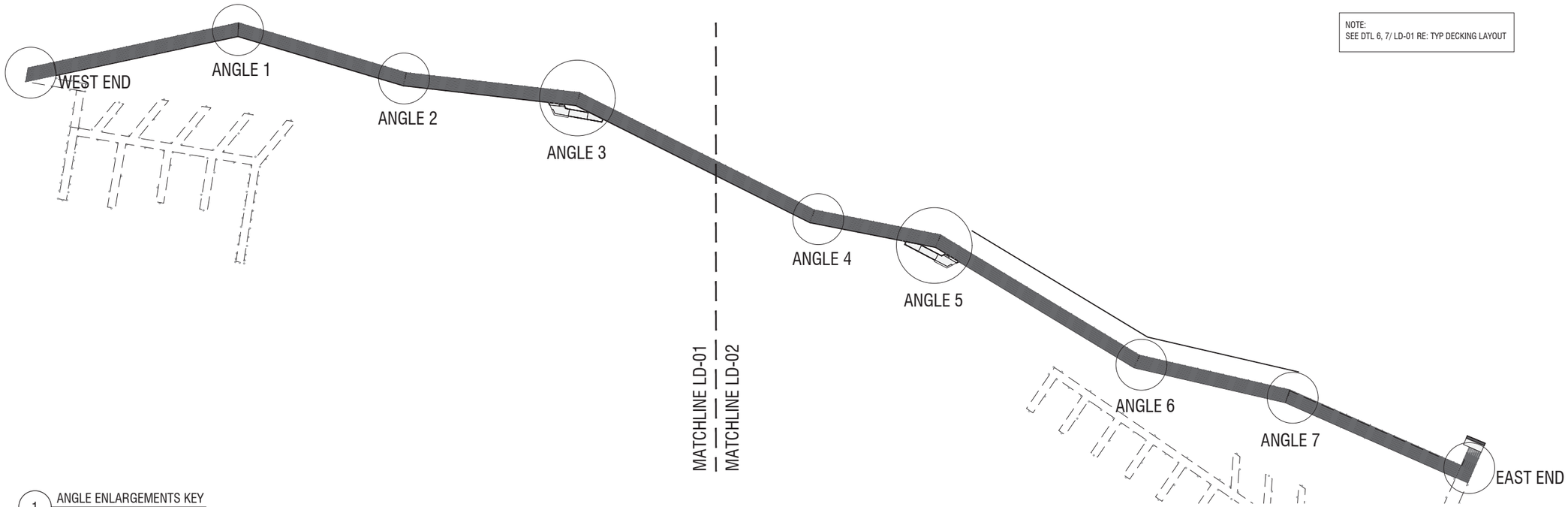
Checked:

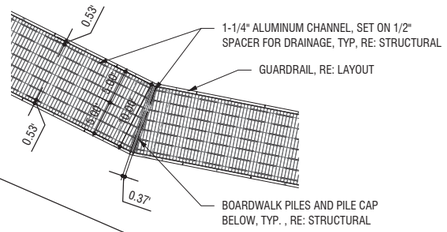
DECKING PLAN - ANGLE ENLARGMENTS

LD-01

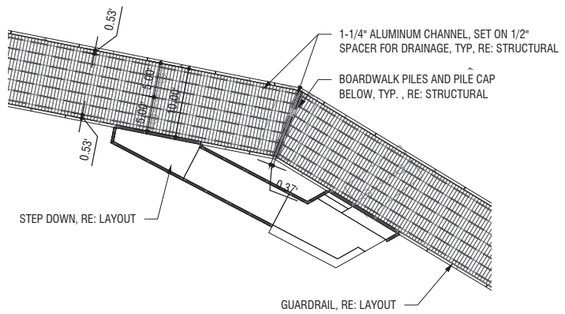


NOTE:
SEE DTL 6, 7/ LD-01 RE: TYP DECKING LAYOUT

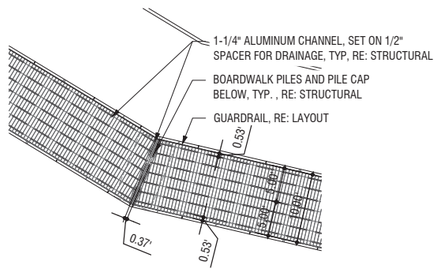
1 ANGLE ENLARGEMENTS KEY
SCALE: 1" = 40'



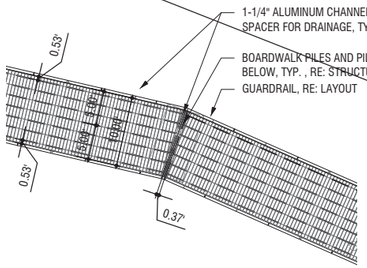
2 BOARDWALK FRAMING PLAN - ANGLE 4 ENLARGEMENT
SCALE: 1" = 10'-0"



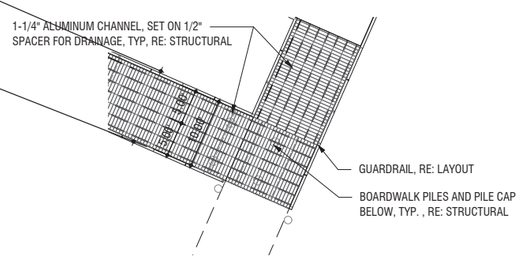
3 BOARDWALK FRAMING PLAN - ANGLE 5 + STEP DOWN ENLARGEMENT
SCALE: 1" = 10'-0"



4 BOARDWALK FRAMING PLAN - ANGLE 6 ENLARGEMENT
SCALE: 1" = 10'-0"



5 BOARDWALK FRAMING PLAN - ANGLE 7 ENLARGEMENT
SCALE: 1" = 10'-0"



6 BOARDWALK FRAMING PLAN - EAST END ENLARGEMENT
SCALE: 1" = 10'-0"

CIVITAS
1200 Bannock St.
Denver, CO 80204
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PANOWAY ON WAYZATA BAY
CD- PHASE 2
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Revisions:

CVT Proj. #: 2-15-0032
Drawn:
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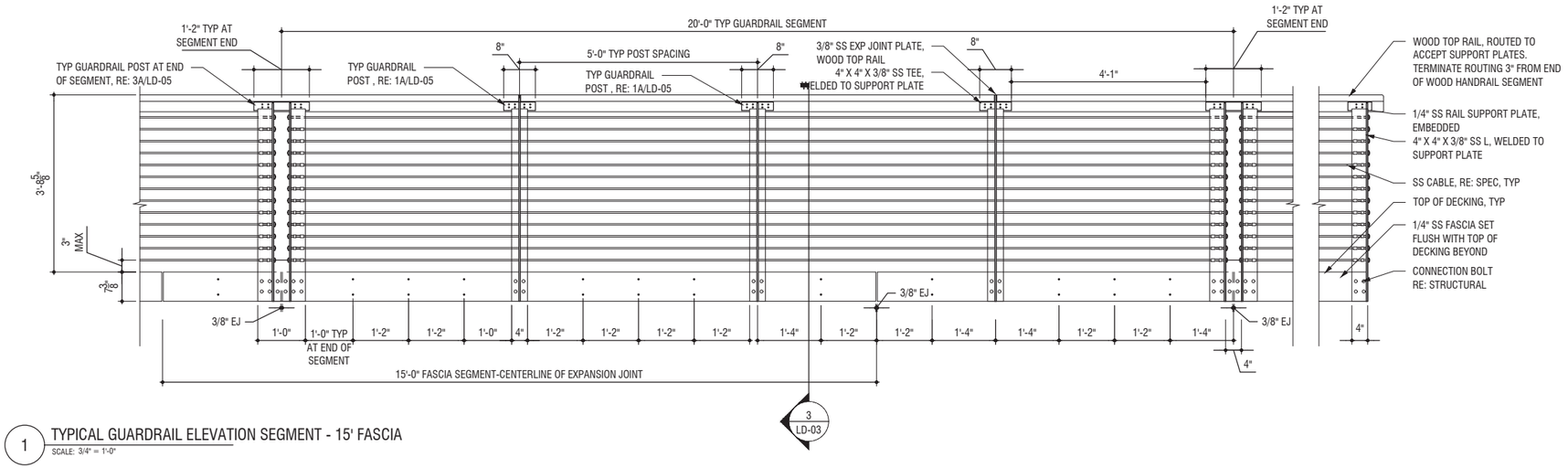
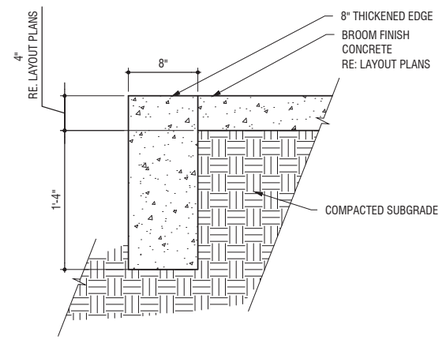
DECKING PLAN - ANGLE ENLARGEMENTS

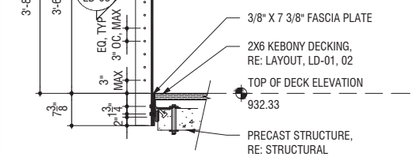
LD-02



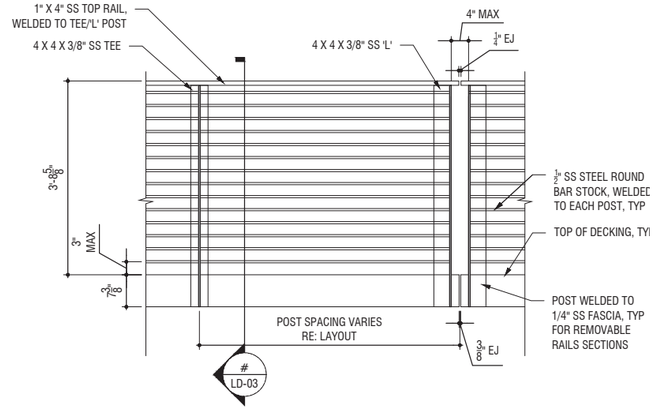
1 TYPICAL GUARDRAIL ELEVATION SEGMENT - 15' FASCIA
SCALE: 3/4" = 1'-0"



2 CONCRETE PAD THICKENED EDGE
SCALE: 1 1/2" = 1'-0"



3 GUARDRAIL SECTION - TYPICAL
SCALE: 3/4" = 1'-0"



4 STEP DOWN STEEL GUARDRAIL ELEVATION
SCALE: 3/4" = 1'-0"

NOTES
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2. MOCK-UPS REQUIRED PER SPECIFICATIONS

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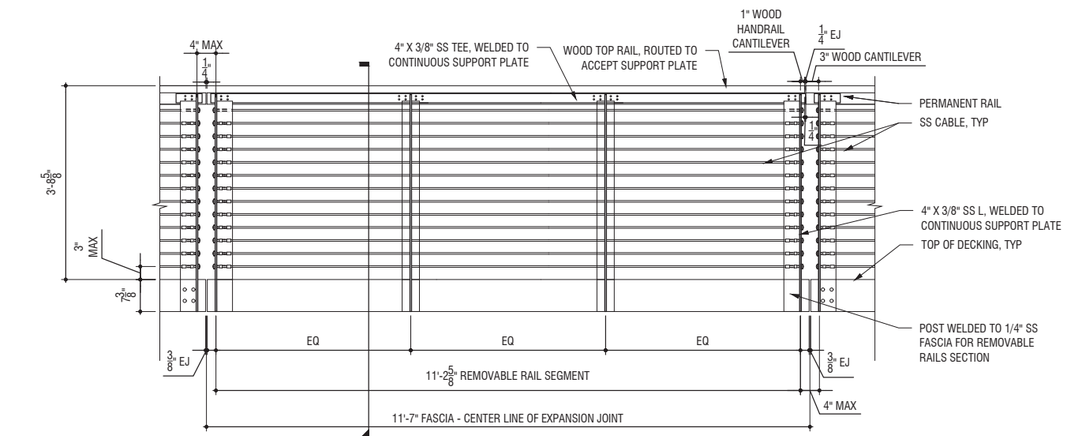
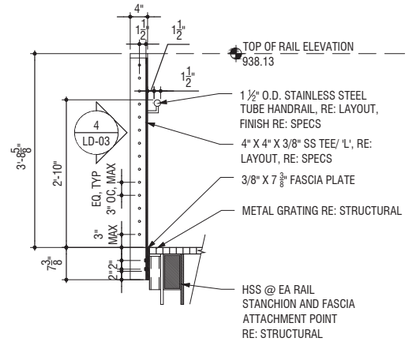
GUARD RAIL ELEVATIONS

LD-03



1 REMOVABLE GUARDRAIL SEGMENT A
SCALE: 3/4" = 1'-0"

3 LD-03



2 STEP DOWN STEEL GUARDRAIL SECTION
SCALE: 3/4" = 1'-0"

3 REMOVABLE GUARDRAIL SEGMENT B
SCALE: 3/4" = 1'-0"

3 LD-03

4 STEP DOWN STEEL GUARDRAIL ELEVATION
SCALE: 3/4" = 1'-0"

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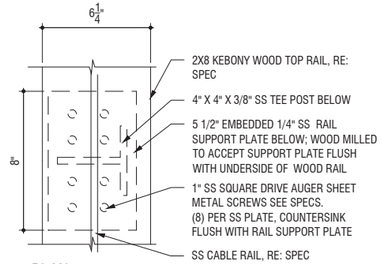
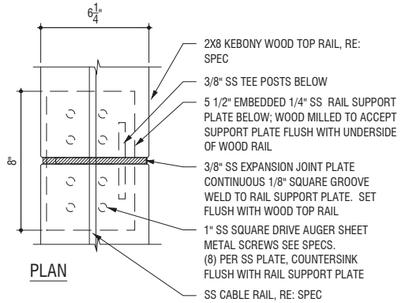
Checked:

REMOVABLE GUARD RAIL ELEVATIONS

LD-04



PLAN



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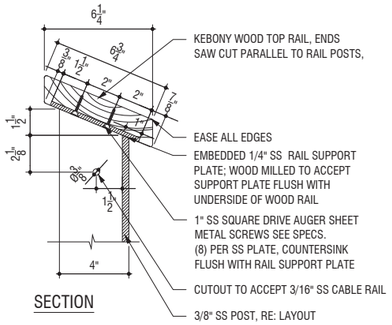
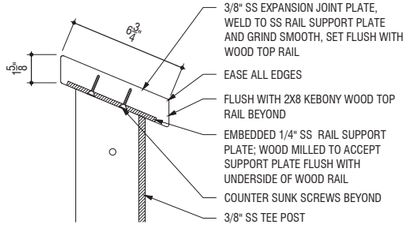


SECTION



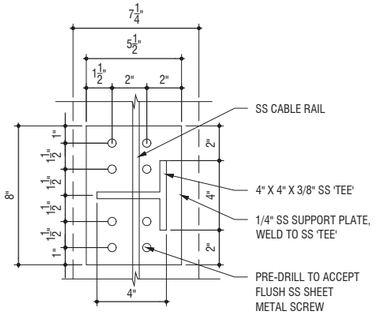
SECTION

NOTES:
1. THIS DETAIL SHOWS VARIATIONS AT WOOD TOP RAIL EXPANSION JOINT ONLY. SEE TYPICAL DTL X/ LD-XX FOR ALL OTHER INFORMATION. TOP RAIL EXPANSION JOINT LOCATIONS, RE: LAYOUT.

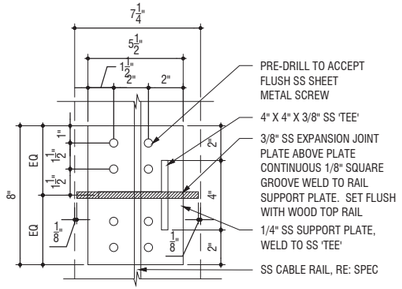
1A TYPICAL RAIL POST
SCALE: 3" = 1'-0"

2A TYPICAL POST AT EXPANSION JOINT IN WOOD TOP RAIL
SCALE: 3" = 1'-0"

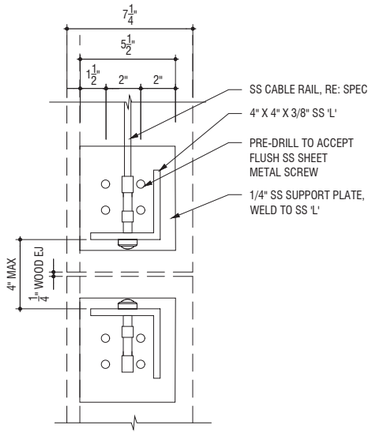
NOTES
1. PROVIDE SHOP DRAWINGS FOR ARCHITECT APPROVAL
2. MOCK-UPS REQUIRED PER SPECIFICATIONS

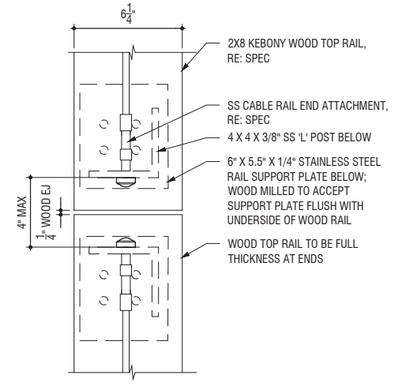


1B SUPPORT PLATE - TYPICAL POST
SCALE: 3" = 1'-0"

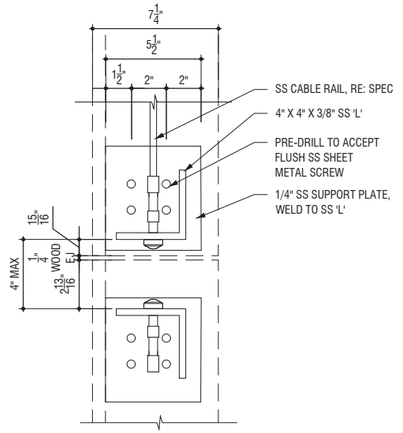


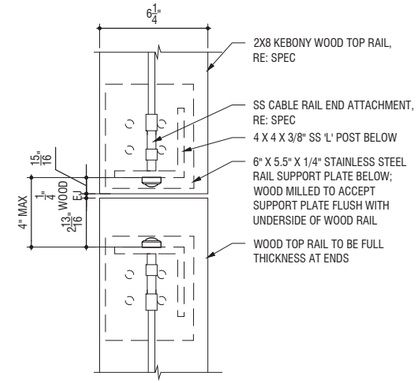
2B SUPPORT PLATE- WOOD RAIL EXPANSION JOINT
SCALE: 3" = 1'-0"



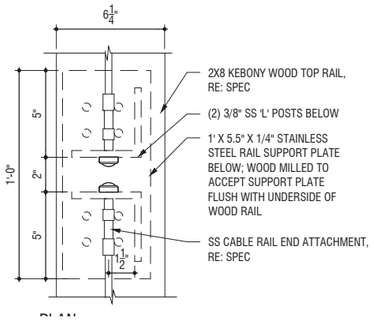


5A REMOVABLE GUARDRAIL- END OF RAIL
SCALE: 3" = 1'-0"



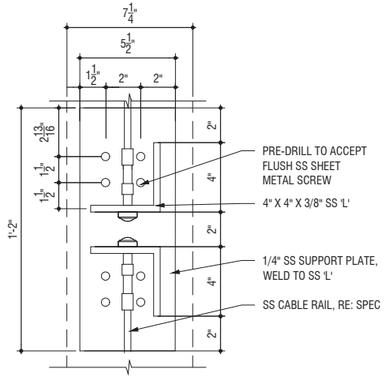


5B REMOVABLE GUARDRAIL- CUSTOM END OF RAIL
SCALE: 3" = 1'-0"

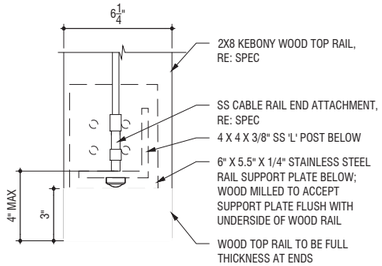


PLAN

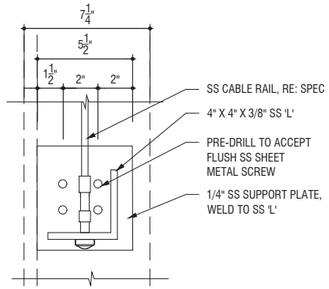
3A TYPICAL GUARDRAIL POST AT END OF CABLE RAIL SEGMENT
SCALE: 3" = 1'-0"



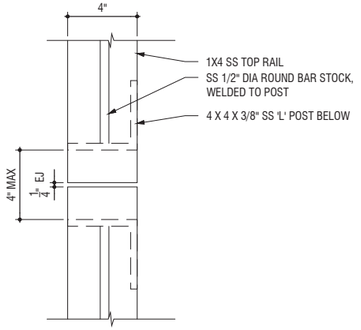
3B SUPPORT PLATE - END OF SEGMENT
SCALE: 3" = 1'-0"



4A TYPICAL END POST
SCALE: 3" = 1'-0"



4B SUPPORT PLATE - END OF POST
SCALE: 3" = 1'-0"



6 STEP DOWN STEEL GUARDRAIL - END OF SEGEMENT
SCALE: 3" = 1'-0"

CIVITAS
1200 Bannock St.
Denver, CO 80204
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PANOWAY ON WAYZATA BAY
CD- PHASE 2
Wayzata, MN

CONSTRUCTION DOCUMENTS

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Saint Paul, MN 55114
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LKPB Engineers
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Minneapolis, MN 55413
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Minnetrista, MN 55364
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Stamp:

Issue Record:

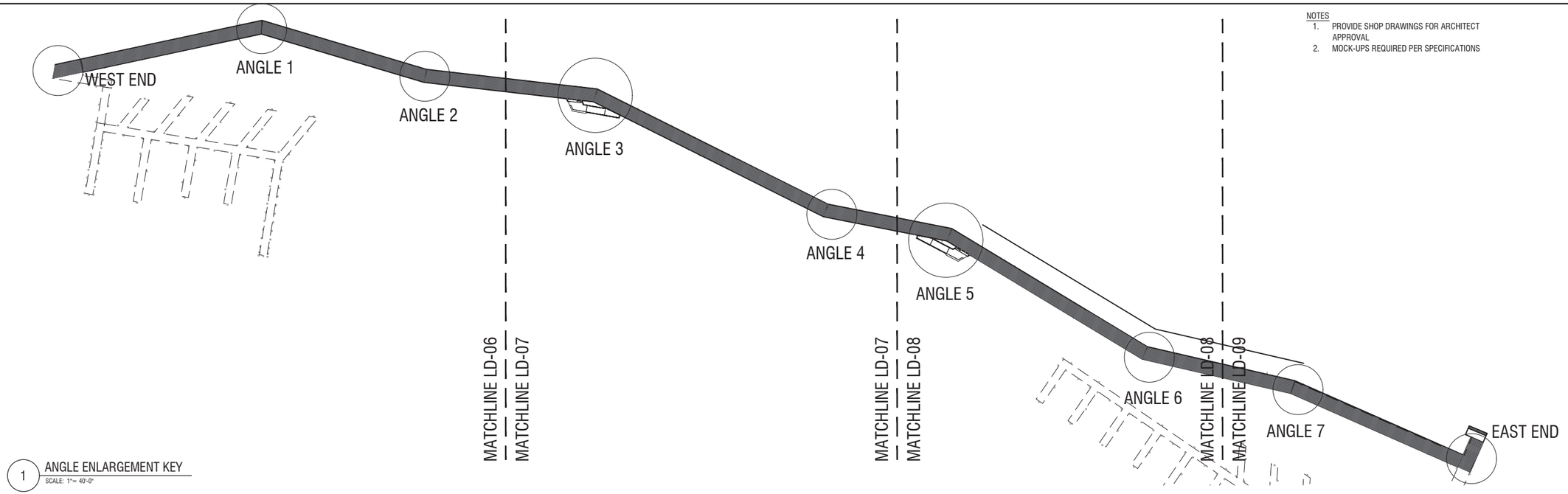
11/15/2022	50% CD
01/05/2023	100% CD

Revisions:

CVT Proj. #: 2-15-0032
Drawn:
Checked:

TYPICAL GUARDRAIL POST DETAILS

LD-05



NOTES
1. PROVIDE SHOP DRAWINGS FOR ARCHITECT APPROVAL
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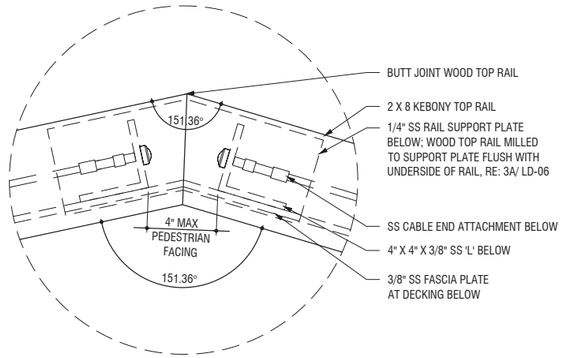
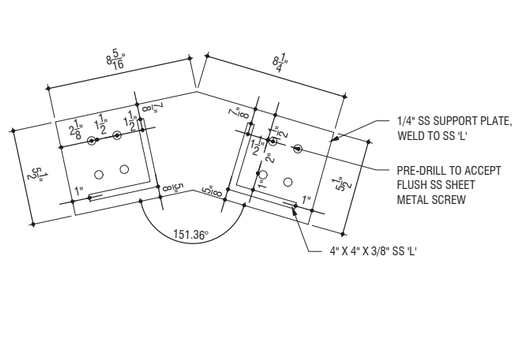
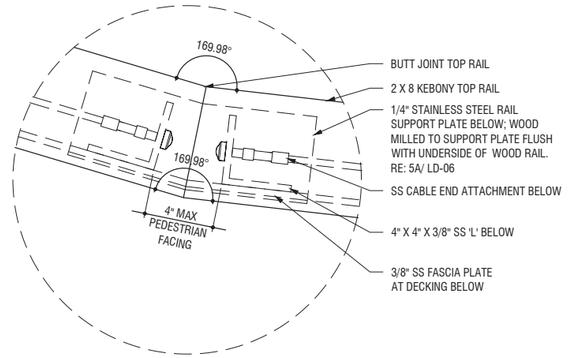
1 ANGLE ENLARGEMENT KEY
SCALE: 1"= 40'-0"



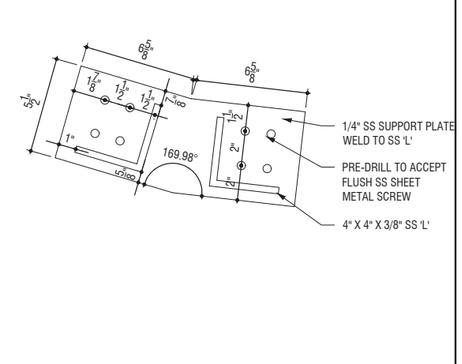
2A WOOD TOP RAIL - ANGLE 1 NORTH
SCALE: 3" = 1'-0"



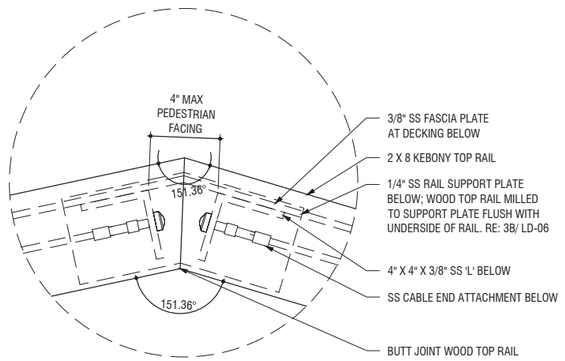
3A SUPPORT PLATE - ANGLE 1 NORTH
SCALE: 3" = 1'-0"



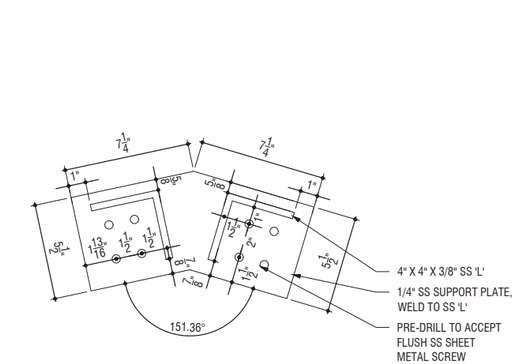
4A WOOD TOP RAIL - ANGLE 2 NORTH
SCALE: 3" = 1'-0"



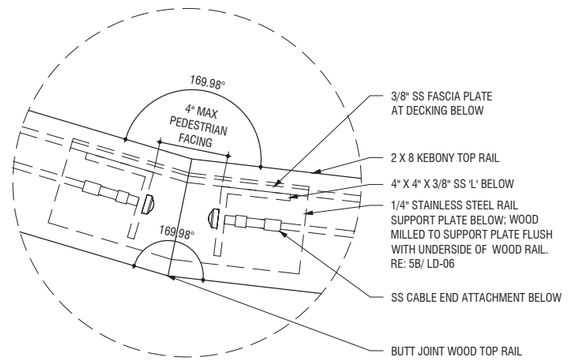
5A SUPPORT PLATE - ANGLE 2 NORTH
SCALE: 3" = 1'-0"



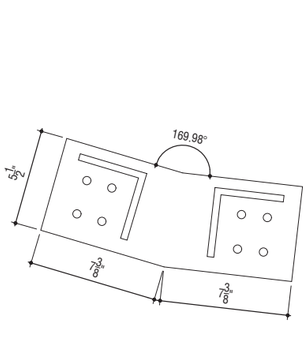
2B WOOD TOP RAIL - ANGLE 1 SOUTH
SCALE: 3" = 1'-0"



3B SUPPORT PLATE - ANGLE 1 SOUTH
SCALE: 3" = 1'-0"



4B WOOD TOP RAIL - ANGLE 2 SOUTH
SCALE: 3" = 1'-0"



5B SUPPORT PLATE - ANGLE 2 SOUTH
SCALE: 3" = 1'-0"

CIVITAS
1200 Bannock St.
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PANOWAY ON WAYZATA BAY
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Saint Paul, MN 55114
(651) 414-6165

Stamp:

Issue Record:

11/15/2022	50% CD
01/05/2023	100% CD

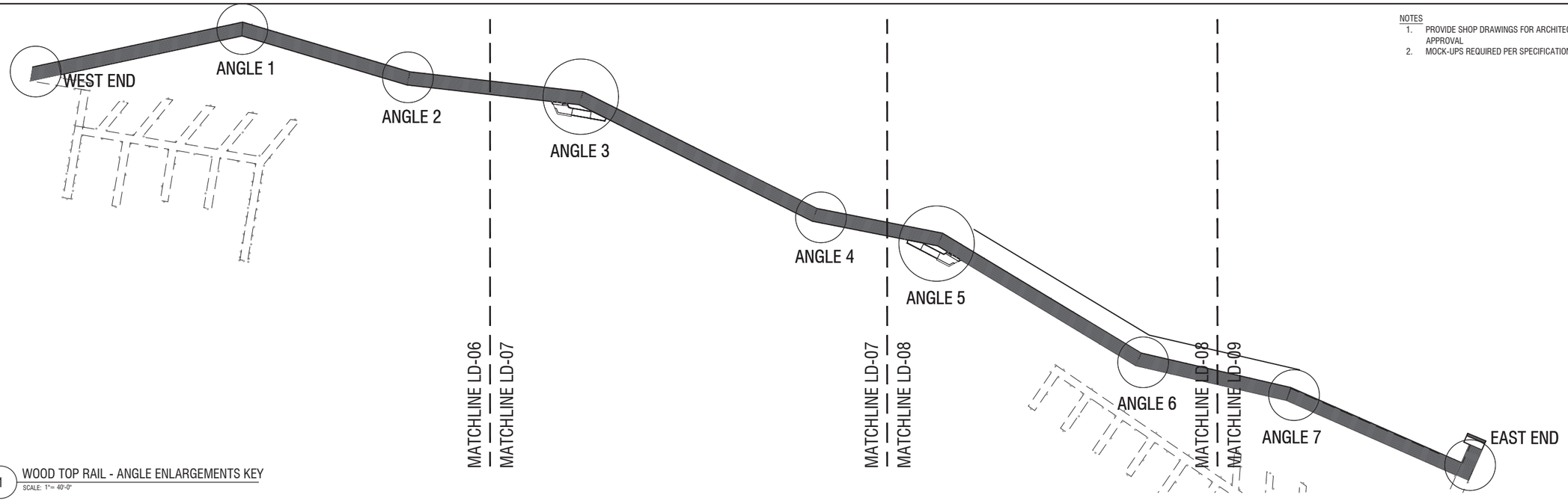
Revisions:

CVT Proj. #: 2-15-0032
Drawn:
Checked:

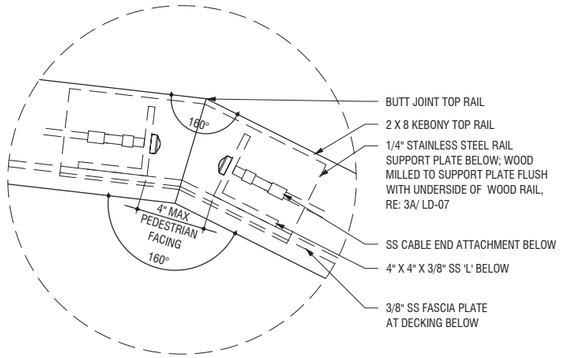
WOOD TOP RAIL - ANGLE ENLARGEMENTS

LD-06

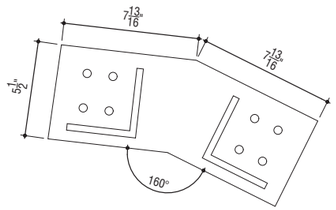
NOTES
1. PROVIDE SHOP DRAWINGS FOR ARCHITECT APPROVAL
2. MOCK-UPS REQUIRED PER SPECIFICATIONS



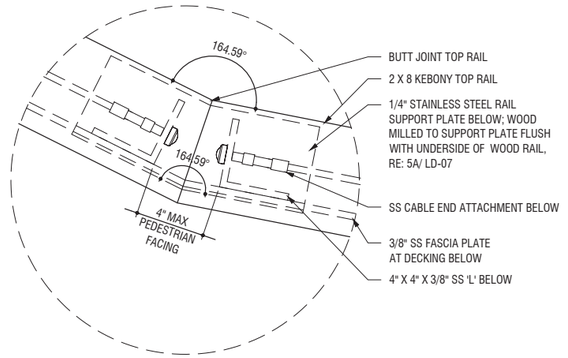
1 WOOD TOP RAIL - ANGLE ENLARGEMENTS KEY
SCALE: 1"= 40'-0"



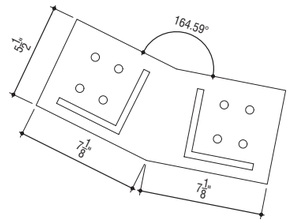
2A WOOD TOP RAIL - ANGLE 3 NORTH
SCALE: 3" = 1'-0"



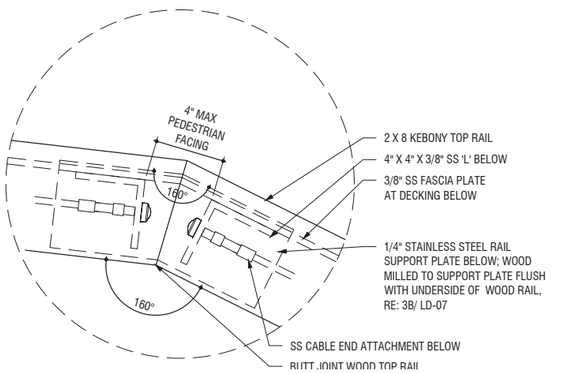
3A SUPPORT PLATE - ANGLE 3 NORTH
SCALE: 3" = 1'-0"



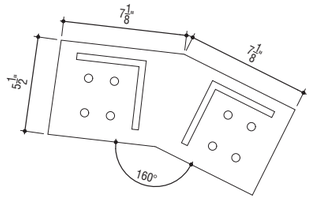
4A WOOD TOP RAIL - ANGLE 4 NORTH
SCALE: 3" = 1'-0"



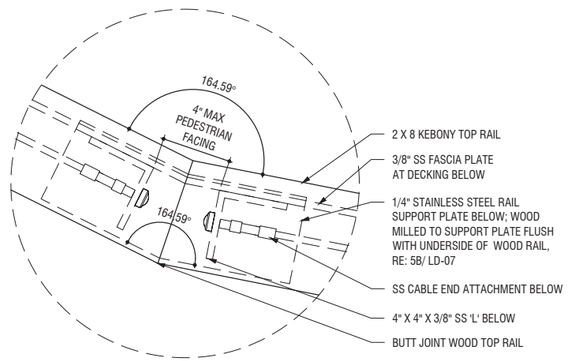
5A SUPPORT PLATE - ANGLE 4 NORTH
SCALE: 3" = 1'-0"



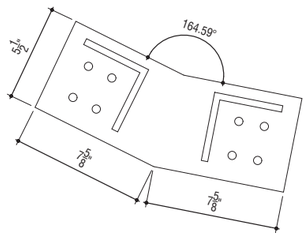
2B WOOD TOP RAIL - ANGLE 3 SOUTH
SCALE: 3" = 1'-0"



3B SUPPORT PLATE - ANGLE 3 SOUTH
SCALE: 3" = 1'-0"



4B WOOD TOP RAIL - ANGLE 4 SOUTH
SCALE: 3" = 1'-0"



5B SUPPORT PLATE - ANGLE 5 SOUTH
SCALE: 3" = 1'-0"

CIVITAS
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PANOWAY ON WAYZATA BAY
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Stamp:

Issue Record:

11/15/2022	50% CD
01/05/2023	100% CD

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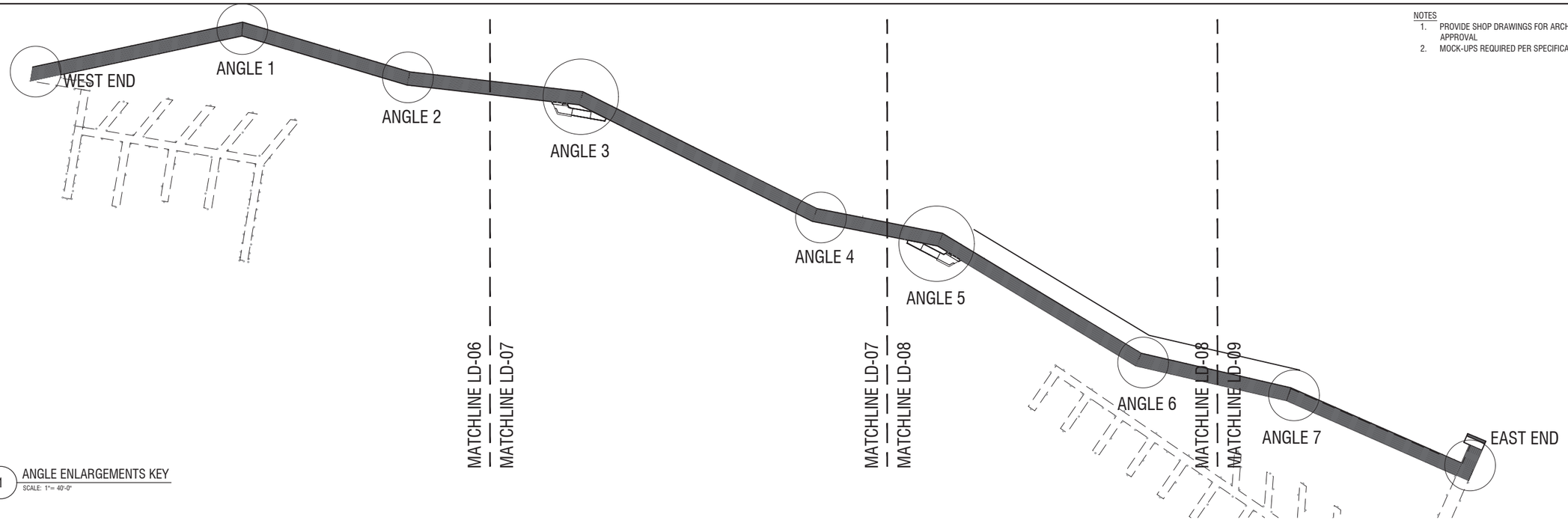
Checked:

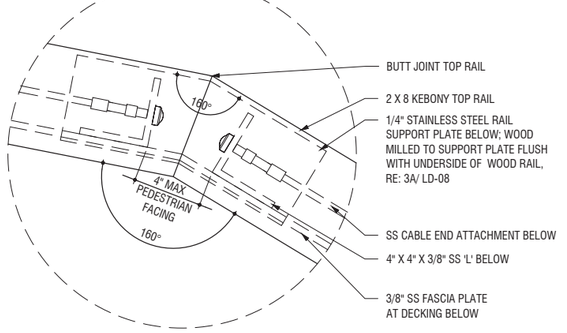
WOOD TOP RAIL - ANGLE ENLARGEMENTS

LD-07

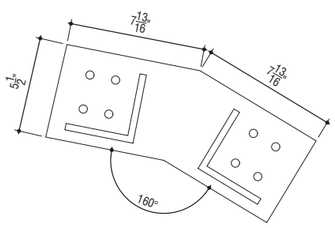
NOTES
1. PROVIDE SHOP DRAWINGS FOR ARCHITECT APPROVAL
2. MOCK-UPS REQUIRED PER SPECIFICATIONS



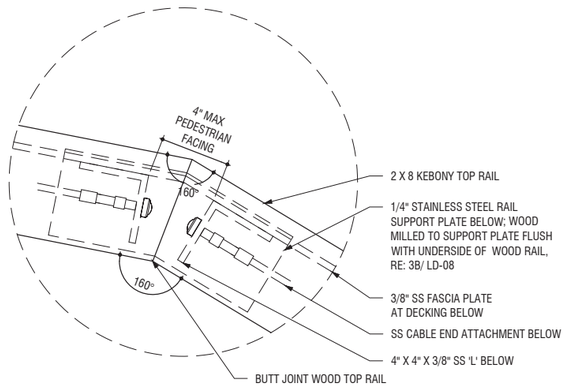
1 ANGLE ENLARGEMENTS KEY
SCALE: 1"= 40'-0"



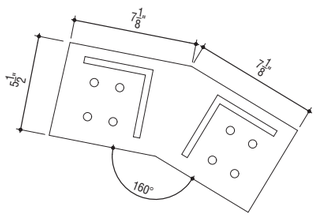
2A WOOD TOP RAIL - ANGLE 5 NORTH
SCALE: 3" = 1'-0"



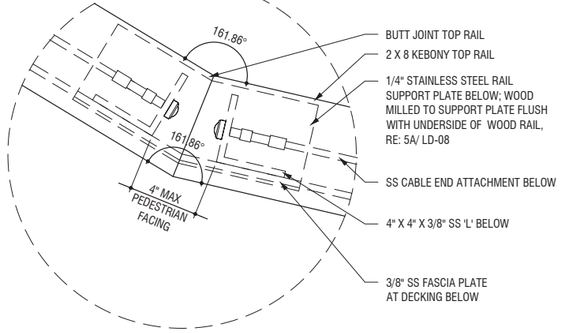
3B SUPPORT PLATE - ANGLE 5 SOUTH
SCALE: 3" = 1'-0"



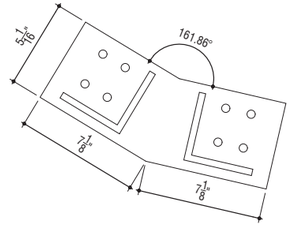
2B WOOD TOP RAIL - ANGLE 5 SOUTH
SCALE: 3" = 1'-0"



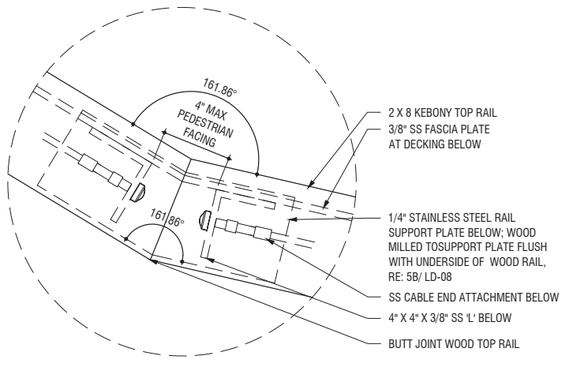
3B SUPPORT PLATE - ANGLE 5 SOUTH
SCALE: 3" = 1'-0"



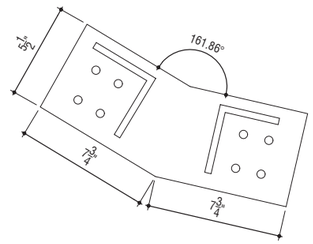
4A WOOD TOP RAIL - ANGLE 6 NORTH
SCALE: 3" = 1'-0"



5A SUPPORT PLATE - ANGLE 6 NORTH
SCALE: 3" = 1'-0"



4B WOOD TOP RAIL - ANGLE 6 SOUTH
SCALE: 3" = 1'-0"



5B SUPPORT PLATE - ANGLE 6 SOUTH
SCALE: 3" = 1'-0"

CIVITAS
1200 Bannock St.
Denver, CO 80204
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PANOWAY ON WAYZATA BAY
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Stamp:

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Revisions:

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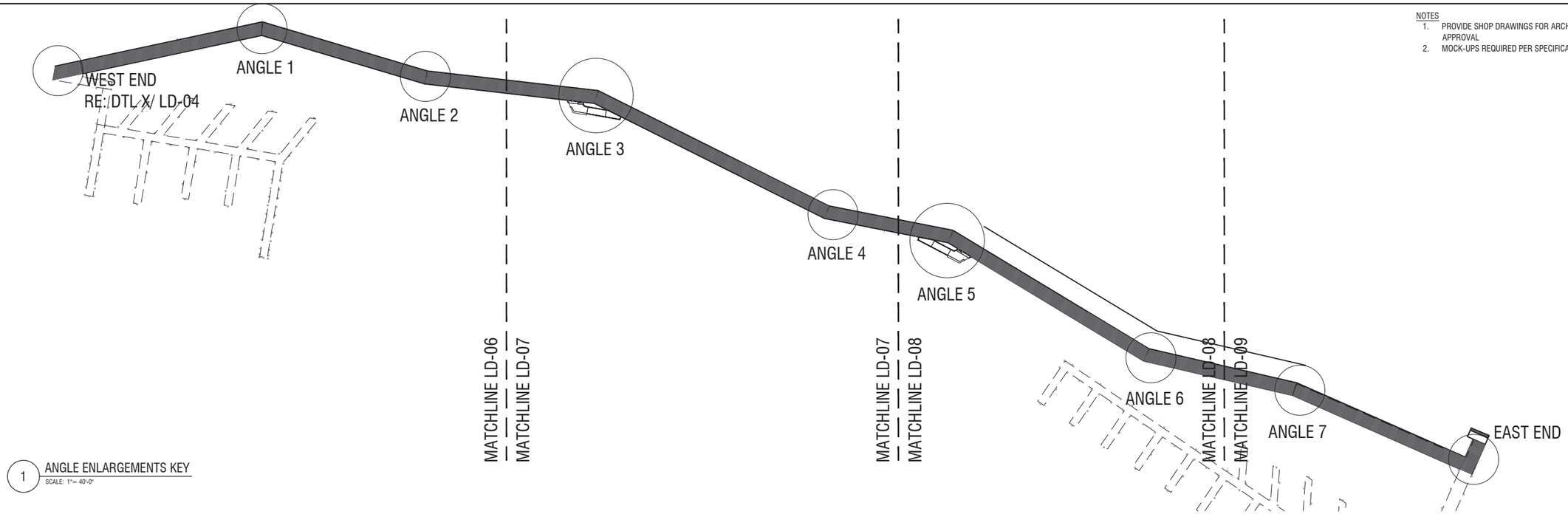
WOOD TOP RAIL - ANGLE ENLARGEMENTS
LD-08



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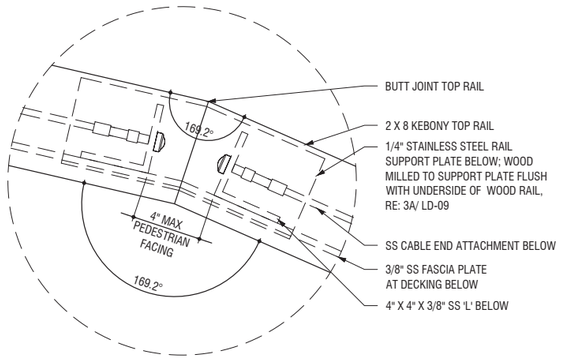
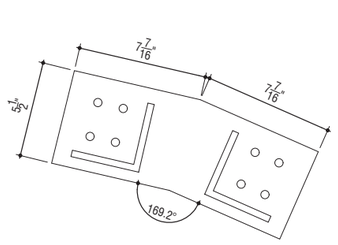
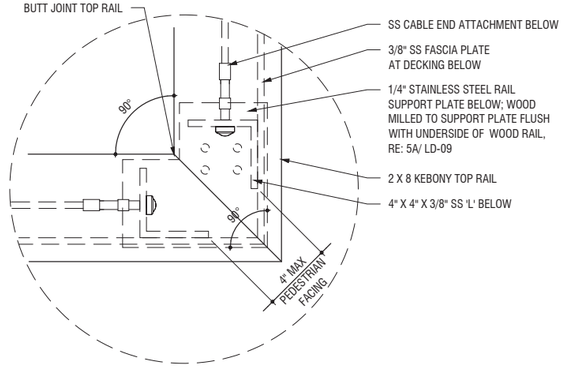
SCALE: 1"= 40'-0"



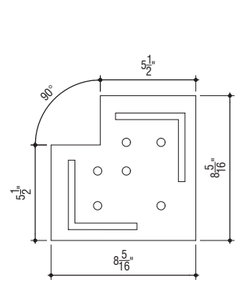
2A WOOD TOP RAIL - ANGLE 7 NORTH
SCALE: 3" = 1'-0"



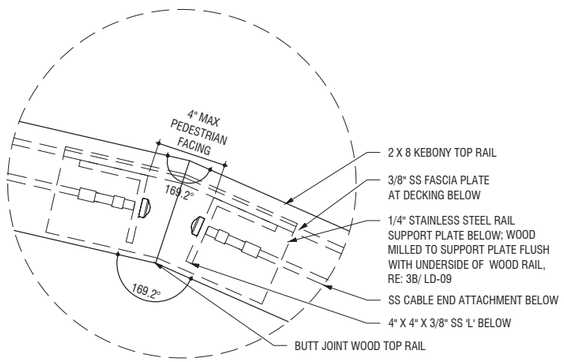
3A SUPPORT PLATE - ANGLE 7 NORTH
SCALE: 3" = 1'-0"



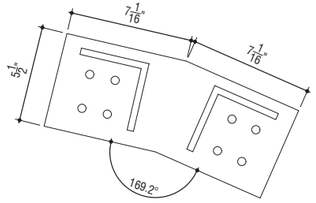
4A WOOD TOP RAIL - EAST END
SCALE: 3" = 1'-0"



5A SUPPORT PLATE - EAST END
SCALE: 3" = 1'-0"



2B WOOD TOP RAIL - ANGLE 7 SOUTH
SCALE: 3" = 1'-0"



3B SUPPORT PLATE - ANGLE 7 SOUTH
SCALE: 3" = 1'-0"

CIVITAS
1200 Bannock St.
Denver, CO 80204
Tel. 303 571.0053

PANOWAY ON WAYZATA BAY
CD- PHASE 2
Wayzata, MN

CONSTRUCTION DOCUMENTS

Consultants:

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Saint Paul, MN 55114
(651) 414-6165

MEP / Electrical Engineer
LKPB Engineers
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Minneapolis, MN 55413
612-540-5033

Dock Designer
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Stamp:

Issue Record:

11/15/2022	50% CD
01/05/2023	100% CD

Revisions:

CVT Proj. #: 2-15-0032
Drawn:
Checked:

WOOD TOP RAIL - ANGLE ENLARGMENTS

LD-09

SHEET 29 OF 53

SEEDED GRASSES AND SODDED TURF

SYMBOL	KEY	DESCRIPTION	BOTANICAL NAME	SIZE	SPACING
	WPR	WET PRAIRIE	BUTTONBUSH (*Cephalanthus occidentalis*) RED-TWIG DOGWOOD (*Cornus sericea*) PUSSY WILLOW (*Salix discolor*) RED-BERRIED ELDER (*Sambucus racemosa*)	VARY	AS SHOWN

Scale: 1" = 10'

0 5 10 20

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Drawn:
Checked:

PLANTING

SHEET 30 OF 53

LP-01

GENERAL STRUCTURAL NOTES

1 DESIGN CRITERIA:

1.1 BUILDING CODES USED FOR DESIGN:
1.1.1 IBC 2018 with state amendments.

1.2 STRUCTURAL TESTS AND SPECIAL INSPECTIONS:
1.2.1 Special inspections shall be performed by an independent testing agency according to IBC Chapter 17.

Section 1704.2.5 - Fabricators
Section 1705.2 and Table 1705.2.3 - Steel Construction
Table 1705.7 - Driven Pile Foundations
Table 1705.9 - Helical Pier Foundations

1.2.2 Qualifications of special inspectors and frequency of tests and inspections shall be as defined in CASE 962C - Guideline for International Building Code-Mandated Special Inspections and Tests and Quality Assurance.
1.2.3 The Engineer will provide periodic observation to assure conformance with design intent of the construction documents. These observations are not meant to fulfill the requirements of special inspections.

1.3 FUTURE CONSTRUCTION:

1.3.1 VERTICAL: None.
1.3.2 HORIZONTAL: None.

1.4 DESIGN LOADS:

1.4.1 DESIGN LIVE LOADS:

Public Areas . . . . . 100 PSF

1.4.2 DEAD AND SUPERIMPOSED DEAD LOADS:

Decking and Support . . . . . 10 PSF

1.4.3 WIND LOAD:

Basic Design Wind Speed: . . . 115 MPH
Allowable Design Wind Speed: . . . 90 MPH
Exposure Classification: . . . . . D

1.4.4 SNOW LOAD:

Ground Snow Load: . . . . . 50 PSF

1.5 DEFLECTION AND DRIFT

1.5.1 Horizontal framing members are designed for deflections as tabulated.

Live Load . . . . . span/xxx

2 DESIGN STRENGTHS:

2.1 CONCRETE:
2.1.1 All concrete shall be stone aggregate unless noted. See Specifications for additional durability requirements.
2.1.2 Lightweight concrete shall have a dry unit weight between 107 and 116 PCF, and entrained air between 4% and 7%.
2.1.3 Minimum concrete 28-day compressive strength shall be as follows:

Class	f'c (PSI)	Type	Add'l	Location Remarks
A	4000	NWT		Footings and Pile Caps
D	4500	NTW, Air	Note 1	Exterior Slabs and Walls
L	7000	NWT, Air	Note 2	Precast Tees, Beams, and Flat Slabs in Parking Garages
N	2500	NWT		Piling Fill

Note 1: Limit Water to Cement Ratio to 0.45
Note 2: 20% min. fly ash replacement. Limit water to cement ratio to 0.35.

2.2 CONCRETE REINFORCEMENT:

Deformed Bars: . . . . . .Fy = 60 KSI ASTM A615
Weldable Deformed Bars: . . . Fy = 60 KSI ASTM A706

2.3 STRUCTURAL STEEL:

Wide Flange Sections: . . . . Fy = 50 KSI ASTM A992
Rect. Hollow Structural Shapes:Fy = 50 KSI ASTM A500 C
Round Hollow Structural Shapes:Fy = 46 KSI ASTM A500 C
Hollow Structural Shapes: . . Fy = 50 KSI ASTM A1085
Other Shapes or Plates: . . . Fy = 36 KSI ASTM A36
Bolts: . . . . . (GR A325/A490) ASTM F3125
Anchor Rods: . . . . . Fy = 36 KSI ASTM F1554
Welding Electrode . . . . . Fy = 70 KSI E70XX (typical)
. . . . . Fy = 80 KSI E80XX (A706 rebar)
Non-Shrink Grout: . . . . f'c = 8,000 PSI ASTM C1107

2.4 STRUCTURE EXPOSED TO WEATHER:
2.4.1 All structural steel and embed plates shall be hot-dip galvanized unless noted otherwise.
2.4.2 Field welds shall be touched up with 2 coats of zinc rich paint.

3 FOUNDATIONS AND EARTHWORK:

3.1 SOILS AND FOUNDATION ENGINEERING REPORT:
3.1.1 Reference the project's geotechnical report prepared by xxx, number xxx, dated xxx, for additional information and requirements.
3.1.2 This report is for informational purposes only and shall not be considered part of the contract documents. Furthermore, no warranty is made by the owner with regard to the completeness and accuracy of the subsurface investigation data, soil test data, statements and interpretations given in the report.

3.2 WATER:
3.2.1 Note on lake water levels

3.3 EXCAVATIONS:
3.3.1 Should any questionable conditions be encountered during excavation, notify Owner's Representative immediately.

3.4 FOUNDATION COMPLETION:
3.4.1 The Geotechnical Engineer or Special Inspector shall certify in writing that all foundations were placed and completed as specified.

3.5 PILING:
3.5.1 The foundation design is based on deep foundation using 16 diameter concrete filled steel pipe piles with embed H section. The foundation design assumes the following loads per pile:

Allowable Compression Load: . . xxx TONS
Allowable Tension Load: . . . . xx TONS
Allowable Lateral Load: . . . . xx KIPS

3.5.2 Tolerance of concrete filled pipe piles shall not exceed 3" in any direction.
3.5.3 Contractor shall keep an accurate log of the pile driving operation and submit this data to the Architect/Engineer upon completion of pile installation.

3.6 HELICAL PIERS
3.6.1 The foundation design is based on a net helical pier capacity of xx TONS.
3.6.2 The Contractor shall submit a letter, signed and stamped by a professional engineer registered in the State where the project is located, verifying the capacity of the selected helical pier and approving the installation procedure.
3.6.3 Tolerance of helical piers shall not exceed 3" in any direction.

4 CONCRETE:

4.1 REFERENCES:

ACI 315	ACI Detailing Manual
ACI 318	Building Code Requirements for Reinforced Concrete
CRSI MSP	Manual of Standard Practice
AWS D1.4	Structural Welding Code - Reinforcing Steel
CRSI	Recommended Practice for Placing Reinforcing Bars
PCI Design Handbook: Precast and Prestressed Concrete	

4.2 REINFORCING STEEL:
4.2.1 The reinforcing steel Contractor shall fabricate all reinforcement and furnish all accessories, chairs, spacer bars and supports necessary to secure the reinforcement unless shown otherwise on the plans and/or details.
4.2.2 Concrete reinforcement shall be placed according to ACI and CRSI "Recommended Practice for Placing Reinforcing Bars".

4.2.3 Reinforcement Placing Tolerances

Clear Distance From Bars To:
Formed Side or Vertical Surface . . . +/- 3/8"
Spacing of Bars:
Longitudinal Bars in
Columns, Girders, and Beams . . . . +/- 1/4"
Ties and Stirrups . . . . . +/- 1"

4.2.4 Minimum Clear Cover For Concrete Reinforcement:

Columns . . . . . 1 1/2" to Ties

4.3 ANCHORING TO CONCRETE
4.3.1 Adhesive anchors shall be Hilti HIT-RE 500 V3 or HIT-HY 200 V3 with HAS Standard rods or approved equal, unless noted otherwise. Embedment shall be as follows unless noted otherwise:

Diameter	Embedment	Diameter	Embedment
3/8"	3 3/8"	5/8"	5 5/8"
1/2"	4 1/2"	3/4"	6 3/4"

4.3.2 Epoxy for dowels drilled into concrete shall be Hilti HIT-RE 500 V3, HIT-HY 200 V3, or approved equal, unless noted otherwise. Embedment shall be as follows unless noted otherwise:

Bar	Embedment	Bar	Embedment
#3	3 1/4"	#5	5 3/4"
#4	4 3/8"	#6	6"

4.3.3 Anchor capacity is dependent upon spacing between adjacent anchors and proximity of anchors to edge of concrete. Install anchors in accordance with spacing and edge clearances indicated on the drawings.
4.3.4 Contractor shall verify the location of reinforcing bars and/or prestressing tendons via GPR, X-Ray, or other means before drilling anchor holes. Reinforcing steel shall not be damaged.

4.4 PRECAST PRESTRESSED CONCRETE NOTES:
4.4.1 The Precast Supplier shall be responsible for the design, fabrication, and Installation of precast members.
4.4.2 The Precast Supplier shall provide comprehensive calculations and signed and sealed drawings by a qualified professional engineer reponsible for its preparation licensed in the state of the project. Calculations shall be submitted concurrently with shop/erection drawings and shall be signed and sealed at the time of submission.
4.4.3 The Precast Supplier shall participate in PCI's Plant Certification program and be designated a PCI-certified plant for Group C, Category C3A- Pre-stressed Straight-Strand Structural Members.
4.4.4 Precast prestressed concrete components shall be designed and erected in accordance with methods and specifications contained in the "PCI Design Handbook" and ACI 318.
4.4.5 Precast prestressed components shall be designed and manufactured to carry all loads as shown in the Construction Documents.
4.4.6 Size of precast members shall not be changed unless accepted by the Architect and Structural Engineer. See specification.

5 STEEL:

5.1 REFERENCES:
Steel Construction Manual, 15th Edition

5.2 STRUCTURAL STEEL:
5.2.1 All beams shall be marked and erected with natural camber upwards.
5.2.2 Fabricator shall submit complete fabrication and erection drawings for review, including profiles, sizes, spacing, locations of structural members, cambers, openings, attachments, fasteners, and connections not explicitly detailed in the construction documents. Direct reproductions of any portion of these construction documents, including plans and details, in the fabricator's submittal will not be accepted.

5.3 CONNECTIONS:
5.3.1 Connections shall be as shown on the drawings. Where connections are not explicitly detailed, fabricator shall design the connections in accordance with AISC 360 using LRFD methods.
5.3.2 All bolts shall be either A325 or A490 high strength bolts. Use no more than two bolt diameters, one grade per diameter, skip one size between diameters.
5.3.3 All high strength bolts shall be installed in snug-tightened joints unless noted otherwise on the drawings. Fabricator may substitute ASTM F1852 N for A325 N bolts.
5.3.4 Where slip critical joints are shown on the drawings, Class A faying surfaces shall be used. Slip shall be checked at the factored-load level.

5.3.5 Weld metal used shall be 70 KSI.
5.3.6 All welding shall be performed by AWS qualified operators.
5.3.7 All welded joints shall be prequalified or qualified by testing.
5.3.8 When welded connections are shown in the drawings, it is not the intent to specify the specific process or preparation.
5.3.9 Do not prime surfaces of structural steel members in areas that will be welded.

6 MISCELLANEOUS:

6.1 DEFERRED STRUCTURAL SUBMITTALS
6.1.1 The design and documentation of some components defined using performance-based specifications may be deferred until after a building permit is obtained.
6.1.2 Deferred submittals include, but are not limited to, the items listed below.
6.1.3 For the following deferred submittals, the Contractor shall submit shop drawings and calculations signed and stamped by a professional engineer registered in the state where components are installed. These shall be submitted for review prior to fabrication.

Guardrails and Handrails
Structural Precast
Helical Piers
Steel Pipe Piles

6.1.4 In addition to the deferred submittals listed above, the Contractor shall engage a professional engineer registered in the state where the project is located for the design of any necessary shoring, bracing, underpinning, or any other portion of the Contractor's means & methods which could impact existing structure. Contractor shall submit certified calculations and shop drawings for review upon request.

6.2 GENERAL:
6.2.1 These drawings do not include necessary components for construction safety.
6.2.2 The structural design is based only on the structure in its completed state. Contractors and their subs shall take whatever precautions are necessary to withstand all horizontal and vertical loadings that may be encountered during the construction prior to completion of the structure.
6.2.3 During construction, the Contractor may encounter existing conditions which are not now known or are at variance with project documentation (Discovery). Such conditions may interfere with new construction or required protection and/or support of existing Work during construction, or may consist of damage or deterioration to structural materials or components which could jeopardize the structural integrity of the structure(s).
6.2.4 The Contractor shall notify the Engineer of all Discoveries that the Contractor believes may interfere with proper execution of the Work or jeopardize the structural integrity of the structure(s) prior to proceeding with Work related to such Discoveries.

TYPICAL MARKS

BP-	=	BASE PLATE
BRP-	=	BEARING PLATE
B0 OR B0-000	=	CONCRETE BEAM
CC-	=	CONCRETE COLUMN
CCB-	=	CONCRETE COUPLING BEAM
J0 OR J0-000	=	CONCRETE JOIST
CP-	=	CONCRETE PIER
DP-	=	DRILLED PIER
DPC-	=	DRILLED PIER CAP
EP-	=	EMBED PLATE
GB-	=	GRADE BEAM
F-	=	ISOLATED FOOTING
L-	=	LINTEL
MP-	=	MASONRY PIER
PF-	=	PILE FOUNDATIONS
PB-	=	POST-TENSION BEAM
PC-	=	PRECAST COLUMN
RWF-	=	RETAINING WALL FOOTING
SC-	=	STEEL COLUMN
SH-	=	STEEL HANGER
SP-	=	STEEL POST
WF-	=	WALL FOOTING

STRUCTURAL ABBREVIATIONS

ADD	ADDENDUM
ADDL	ADDITIONAL
ALT	ALTERNATE
ANCH	ANCHOR (ANCHORAGE)
ARCH	ARCHITECT, ARCHITECTURAL
@	AT
BSMT	BASEMENT
BM	BEAM
BRG	BEARING
BTWN	BETWEEN
BLK	BLOCK
BB	BOND BEAM
BOT,BO,B/	BOTTOM
BFE	BOTTOM FOOTING ELEVATION
BLKG	BLOCKING
BLDG	BUILDING
CANT	CANTILEVER
CIP	CAST IN PLACE
CLG	CEILING
CTR	CENTER
CL	CENTERLINE
CLR	CLEAR
COL	COLUMN
COMP	COMPOSITE
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONN	CONNECTION(S)
CONST	CONSTRUCTION
CONST JT	CONSTRUCTION JOINT
CONT	CONTINUOUS
db	REINFORCING BAR DIAMETER
DBL	DOUBLE
DEFL	DEFLECTION
DEG	DEGREES
DL	DEAD LOAD
D, d	DEPTH
DET	DETAIL
DIAG	DIAGONAL
DIA	DIAMETER
DIM	DIMENSION
DWL(S)	DOWEL(S)
DN	DOWN
DWG	DRAWING
EA	EACH
EF	EACH FACE
ELEC	ELECTRICAL
ENGR	ENGINEER
EL	ELEVATION
ELEV	ELEVATOR
EOD	EDGE OF DECK
EOR	ENGINEER OF RECORD
EOS	EDGE OF SLAB
EQ	EQUAL
EQUIP	EQUIPMENT
ERECT	ERECTION
EW	EACH WAY
EXIST, (E)	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FD	FLOOR DRAIN
FDN/FND	FOUNDATION
FL/FLR	FLOOR
FRMG	FRAMING
FS	FAR SIDE
FT	FOOT (FEET)
FTG	FOOTING
GALV	GALVANIZED
GA	GAGE
GC	GENERAL CONTRACTOR
GB	GRADE BEAM
HD	HEADED
HDR	HEADER
HK	HOOK
HT	HEIGHT
HS	HIGH STRENGTH
HSS	HOLLOW STRUCTURAL TUBE
HORIZ	HORIZONTAL
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCH(S)
INFO	INFORMATION
INT	INTERIOR
JT OR JNT	JOINT
JST	JOIST
JBE	JOIST BEARING ELEVATION
JSD	JOIST SEAT DEPTH
K	KIP (1,000 POUNDS)
K/FT	KIPS PER FOOT
KLF	KIPS PER LINEAL FOOT
K/SF	KIPS PER SQUARE FOOT
L	ANGLE
LB	POUND
LG	LENGTH, LONG
LL	LIVE LOAD
LOC	LOCATION
LONG	LONGITUDINAL
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LWT	LIGHT WEIGHT
MAX	MAXIMUM
MCJ	MASONRY CONTROL JOINT
MEP / MECH	MECHANICAL, ELECTRICAL, PLUMBING
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTL	METAL
(N)	NEW
NEC	NECESSARY
NO	NUMBER
NOM	NOMINAL
NS	NEAR SIDE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NWT	NORMAL WEIGHT
OC	ON CENTER
OPNG	OPENING
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
/	PER
PC	PRECAST
PERP	PERPENDICULAR
PL	PLATE
PROJ	PROJECTION
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POST-TENSIONED
PVC	POLYVINYL CHLORIDE
R	RADIUS
REF	REFERENCE
REINF	REINFORCEMENT
REQD	REQUIRED
REV	REVERSE/REVISION
RD	ROOF DRAIN
RO	ROUGH OPENING
SCHED	SCHEDULE
SECT	SECTION
SHT	SHEET
SIM	SIMILAR
SIP	STRUCTURAL INSULATED PANEL
SJI	STEEL JOIST INSTITUTE
SOG	SLAB ON GRADE
SPA	SPACES
SPEC	SPECIFICATIONS
SQ	SQUARE
STD	STANDARD
STL	STEEL
STIFF	STIFFENER
STIR	STIRRUPS
STRUCT	STRUCTURAL
TBE	TOP OF BEAM ELEVATION
TDE	TOP OF DECK ELEVATION
TEMP	TEMPORARY
TEMP STL	TEMPERATURE STEEL
TFE	TOP OF FOOTING ELEVATION
THK	THICK
T & B	TOP AND BOTTOM
TO, T/	TOP OF
TOS	TOP OF STEEL
TOSL	TOP OF SLAB
TRANSV	TRANSVERSE
TWE	TOP OF WALL ELEVATION
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W, w	WIDTH
W/	WITH
W/O	WITH OUT
WP	WORK POINT
WT	WEIGHT
WWF	WELDED WIRE FABRIC

STRUCTURAL SHEET INDEX

- • INDICATES DRAWINGS ARE BEING ISSUED
- •S INDICATES DRAWINGS ARE BEING ISSUED AND SIGNED FOR THE FIRST TIME
- ▲ INDICATES DRAWINGS ARE BEING ISSUED ON SMALL SHEETS OR WRITE UP
- R INDICATES DRAWINGS ARE BEING ISSUED FOR REFERENCE ONLY (NOT FOR CONSTRUCTION)

SHEET #	ISSUE: 1/10/2023 - 100% CONSTRUCTION DOCUMENTS	SHEET TITLE
S-01	•S	STRUCTRUAL COVER SHEET
S-02	•S	BOARDWALK PLAN - OVERALL
S-03	•S	PARTIAL PLANS
S-04	•S	FRAMING DETAILS
S-05	•S	FRAMING DETAILS
S-06	•S	FRAMING DETAILS
S-07	•S	FRAMING DETAILS

OVERALL PROJECT NOTES

1. 3D VIEWS SHOWN ON THE CONTRACT DOCUMENTS ARE FOR REFERENCE ONLY.

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Drawn By: ASG
Checked By: JPL
Date: 1/10/2023

S-01

SHEET 31 OF 40

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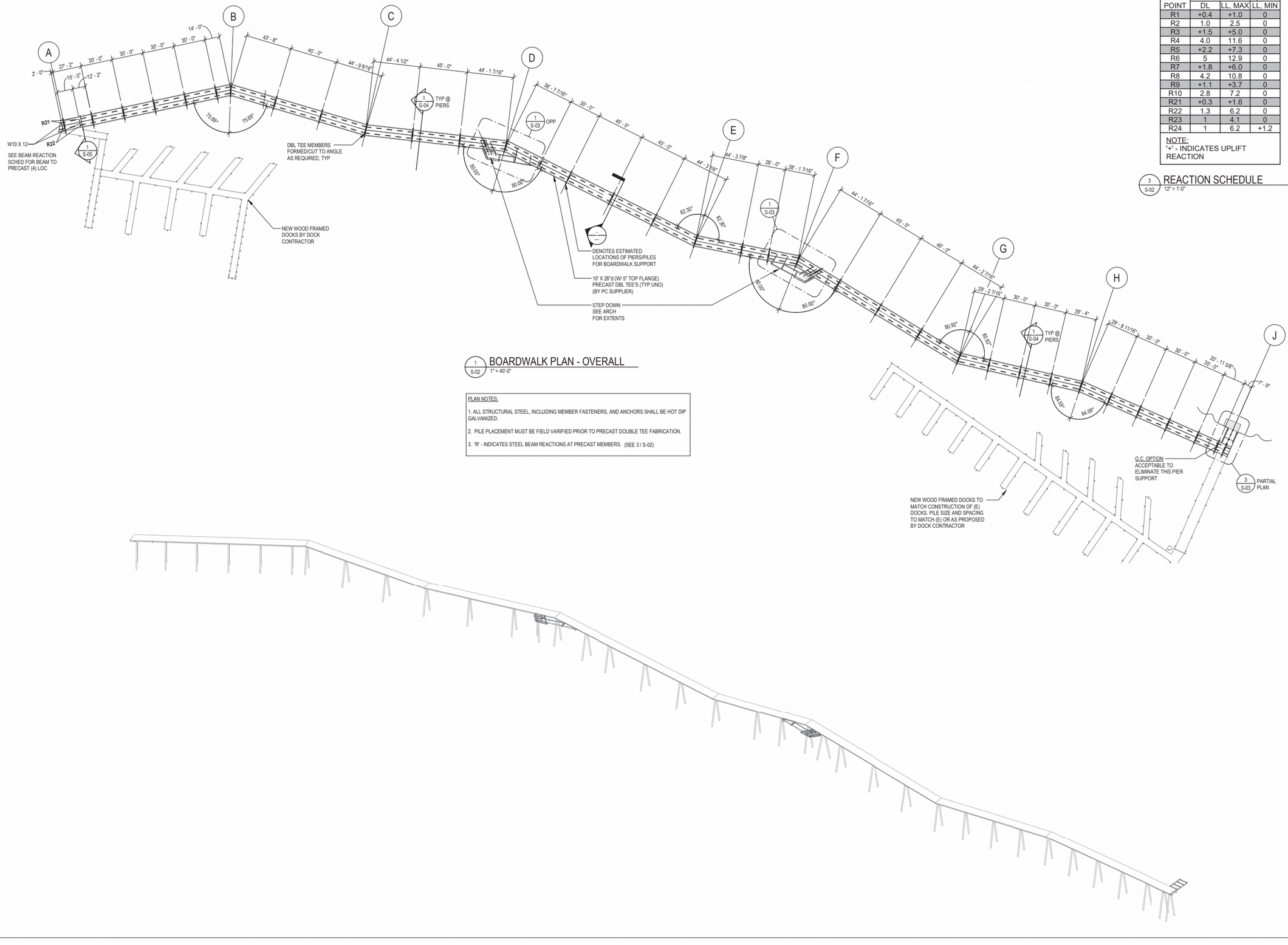

BOARDWALK PLAN - OVERALL

1 S-02 — 1" = 40'-0"

PLAN NOTES:

1. ALL STRUCTURAL STEEL, INCLUDING MEMBER FASTENERS, AND ANCHORS SHALL BE HOT DIP GALVANIZED.
2. PILE PLACEMENT MUST BE FIELD VARIFIED PRIOR TO PRECAST DOUBLE TEE FABRICATION.
3. 'R' - INDICATES STEEL BEAM REACTIONS AT PRECAST MEMBERS. (SEE 3 / S-02)

POINT	REACTION (K)*		
	DL	LL, MAX	LL, MIN
R1	+0.4	+1.0	0
R2	1.0	2.5	0
R3	+1.5	+5.0	0
R4	4.0	11.6	0
R5	+2.2	+7.3	0
R6	5	12.9	0
R7	+1.8	+6.0	0
R8	4.2	10.8	0
R9	+1.1	+3.7	0
R10	2.8	7.2	0
R21	+0.3	+1.6	0
R22	1.3	6.2	0
R23	1	4.1	0
R24	1	6.2	+1.2

NOTE:
'+' - INDICATES UPLIFT REACTION

REACTION SCHEDULE

3 S-02 — 12" = 1'-0"

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1/10/2023	100% CONSTRUCTION DOCUMENTS

Revisions

Project No.: 2018-082
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Date: 1/10/2023

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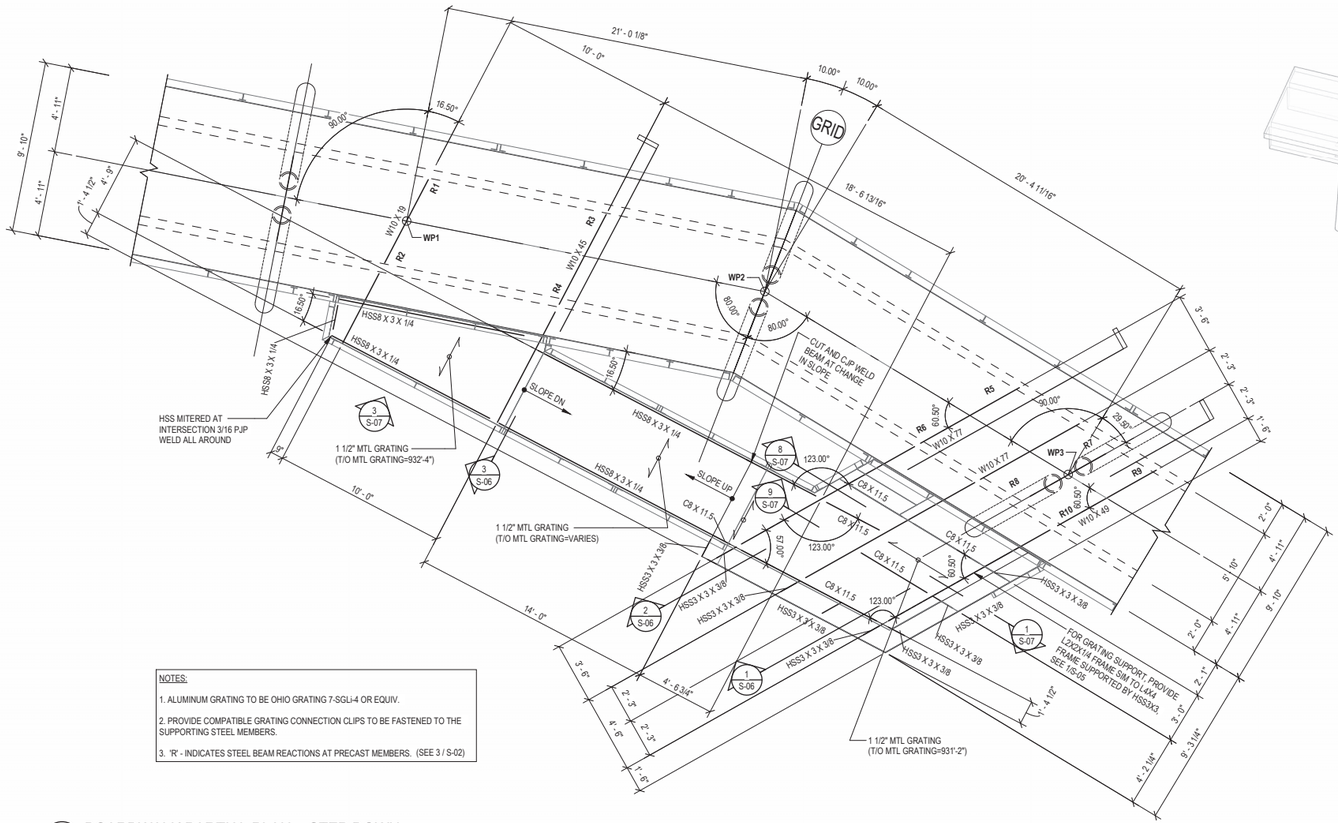
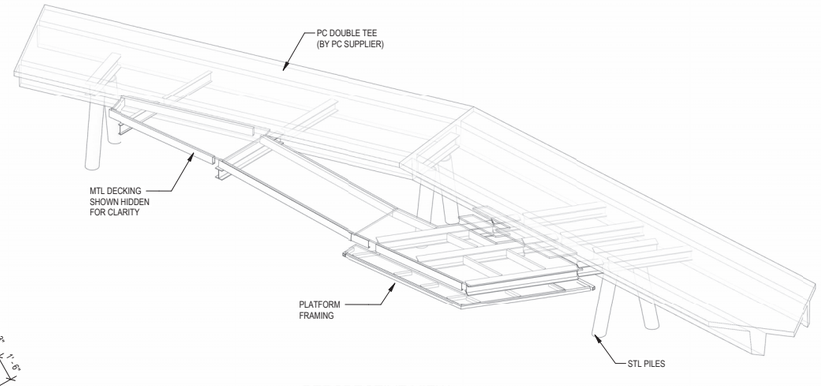


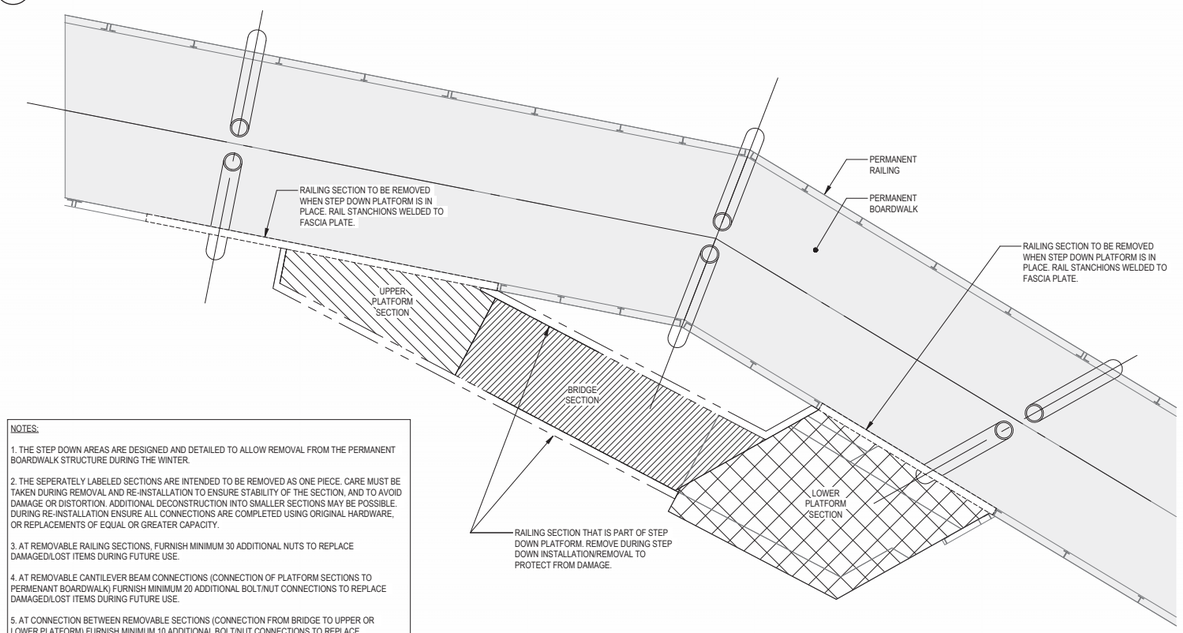
NOTES:

1. ALUMINUM GRATING TO BE OHIO GRATING 7-SGLI-4 OR EQUIV.
2. PROVIDE COMPATIBLE GRATING CONNECTION CLIPS TO BE FASTENED TO THE SUPPORTING STEEL MEMBERS.
3. 'R' - INDICATES STEEL BEAM REACTIONS AT PRECAST MEMBERS. (SEE 3 / S-02)

1 S-03 — BOARDWALK PARTIAL PLAN - STEP DOWN
1/4" = 1'-0"



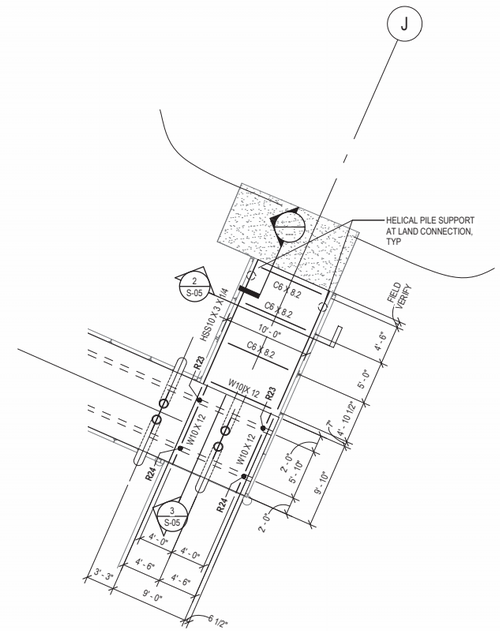
PERSPECTIVE VIEW



NOTES:

1. THE STEP DOWN AREAS ARE DESIGNED AND DETAILED TO ALLOW REMOVAL FROM THE PERMANENT BOARDWALK STRUCTURE DURING THE WINTER.
2. THE SEPERATELY LABELED SECTIONS ARE INTENDED TO BE REMOVED AS ONE PIECE. CARE MUST BE TAKEN DURING REMOVAL AND RE-INSTALLATION TO ENSURE STABILITY OF THE SECTION, AND TO AVOID DAMAGE OR DISTORTION. ADDITIONAL DECONSTRUCTION INTO SMALLER SECTIONS MAY BE POSSIBLE. DURING RE-INSTALLATION ENSURE ALL CONNECTIONS ARE COMPLETED USING ORIGINAL HARDWARE, OR REPLACEMENTS OF EQUAL OR GREATER CAPACITY.
3. AT REMOVABLE RAILING SECTIONS, FURNISH MINIMUM 30 ADDITIONAL NUTS TO REPLACE DAMAGED/LOST ITEMS DURING FUTURE USE.
4. AT REMOVABLE CANTILEVER BEAM CONNECTIONS (CONNECTION OF PLATFORM SECTIONS TO PERMENANT BOARDWALK) FURNISH MINIMUM 20 ADDITIONAL BOLT/NUT CONNECTIONS TO REPLACE DAMAGED/LOST ITEMS DURING FUTURE USE.
5. AT CONNECTION BETWEEN REMOVABLE SECTIONS (CONNECTION FROM BRIDGE TO UPPER OR LOWER PLATFORM) FURNISH MINIMUM 10 ADDITIONAL BOLT/NUT CONNECTIONS TO REPLACE DAMAGED/LOST ITEMS DURING FUTURE USE.

2 S-03 — BOARDWALK - MODULAR PLAN
1/4" = 1'-0"



3 S-03 — BOARDWALK - PARTIAL PLANS
1/8" = 1'-0"

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Tel. 303 571 0053

PANOWAY ON WAYZATA BAY
CD - PHASE 2
Wayzata, MN

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MEP / Electrical Engineer

LKPB Engineers
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Minneapolis, MN 55413
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Dock Supplier

Tonka Built
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Minnetrista, MN 55364
(952) 221-3340

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S-03

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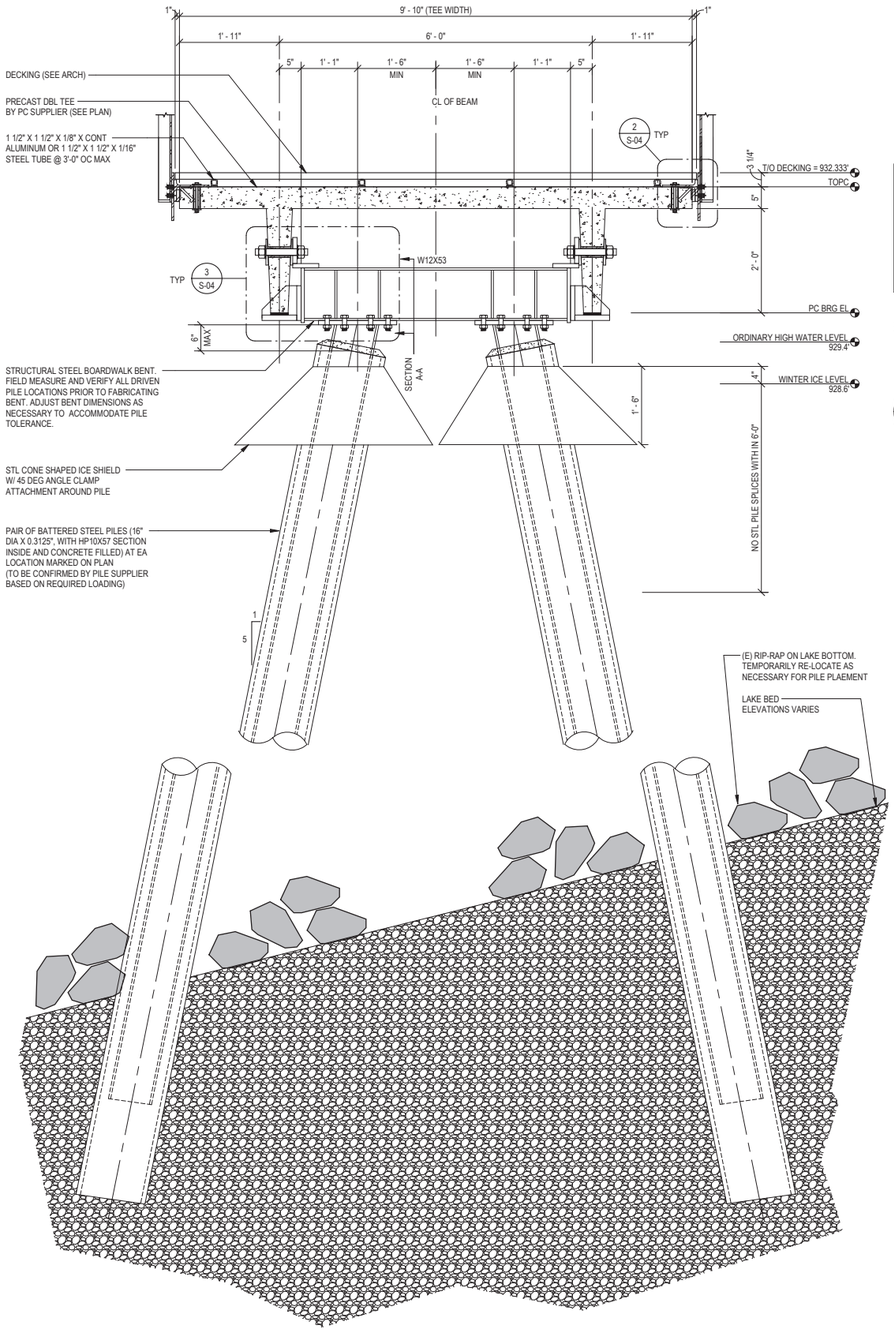
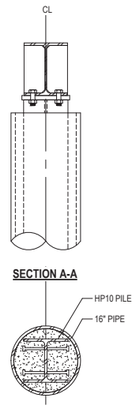
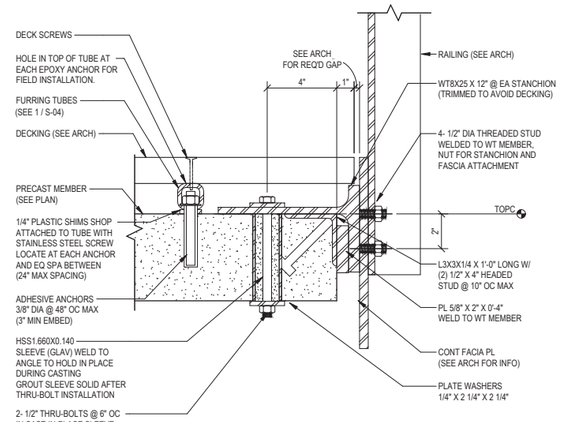


1 S-04 FRAMING DETAIL - TYPICAL PIER DETAIL
3/4" = 1'-0"

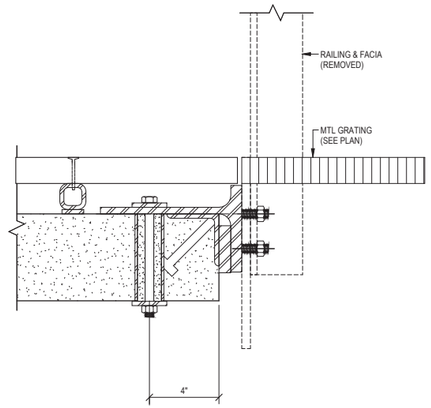


SECTION A-A

PLAN A-A

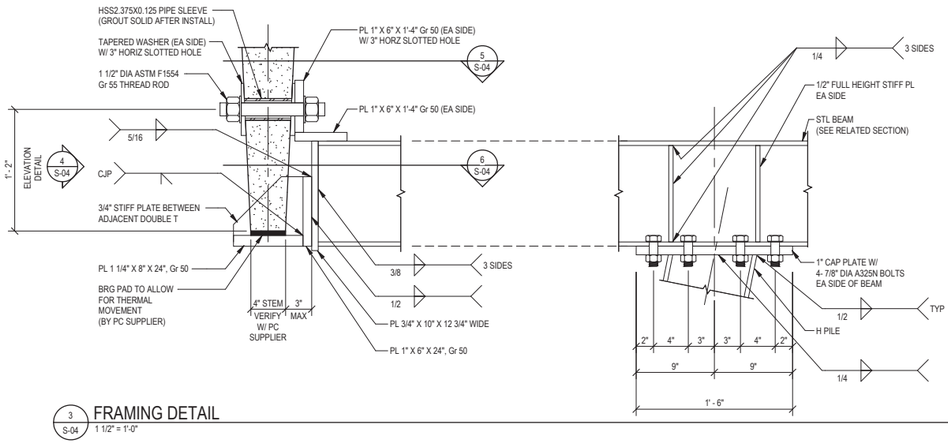


TYPICAL RAILING AND FACIA SUPPORT WITH RAILING



TYPICAL RAILING AND FACIA SUPPORT RAILING - REMOVED

2 S-04 FRAMING DETAIL
3" = 1'-0"



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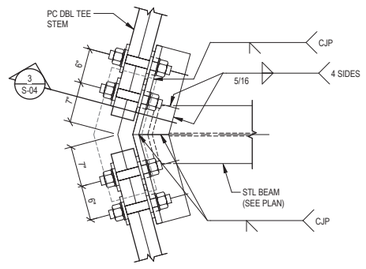
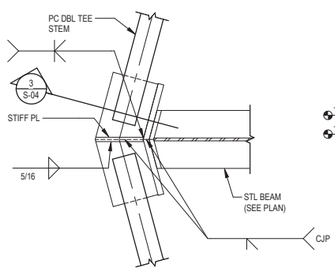
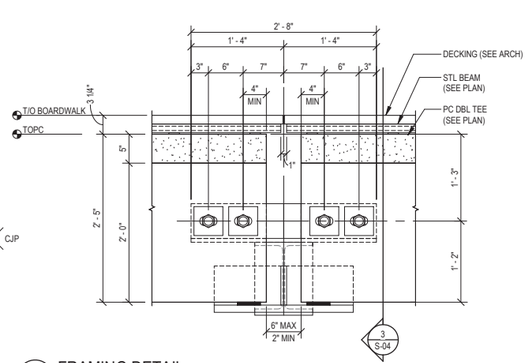
1 1/2" = 1'-0"



5 S-04 FRAMING DETAIL
1" = 1'-0"



6 S-04 FRAMING DETAIL
1" = 1'-0"



4 S-04 FRAMING DETAIL
1" = 1'-0"

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PANOWAY ON WAYZATA BAY
CD - PHASE 2
Wayzata, MN

CONSTRUCTION DOCUMENTS

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MEP / Electrical Engineer

LKPB Engineers
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Dock Supplier

Tonka Built
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Minnetrista, MN 55364
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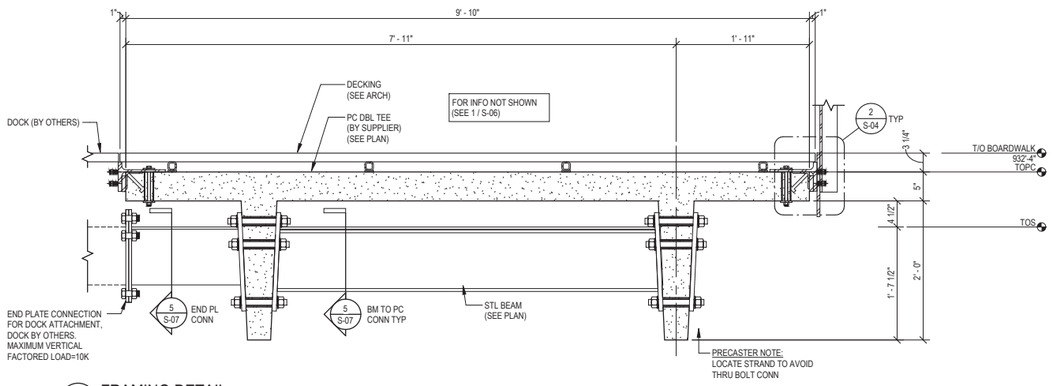

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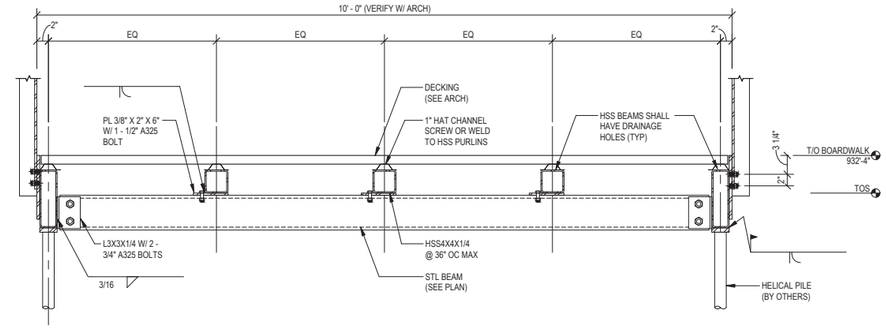

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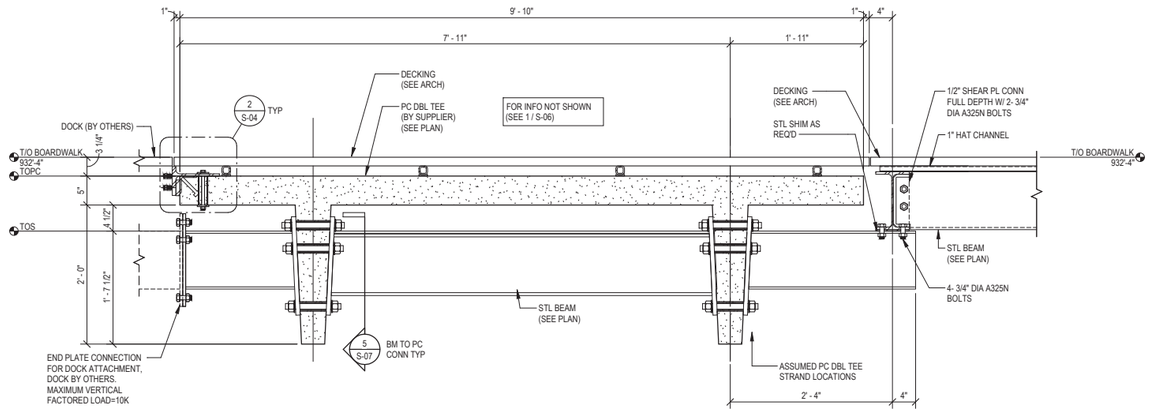

3 S-05 FRAMING DETAIL
1" = 1'-0"

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PANOWAY ON WAYZATA BAY
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Wayzata, MN

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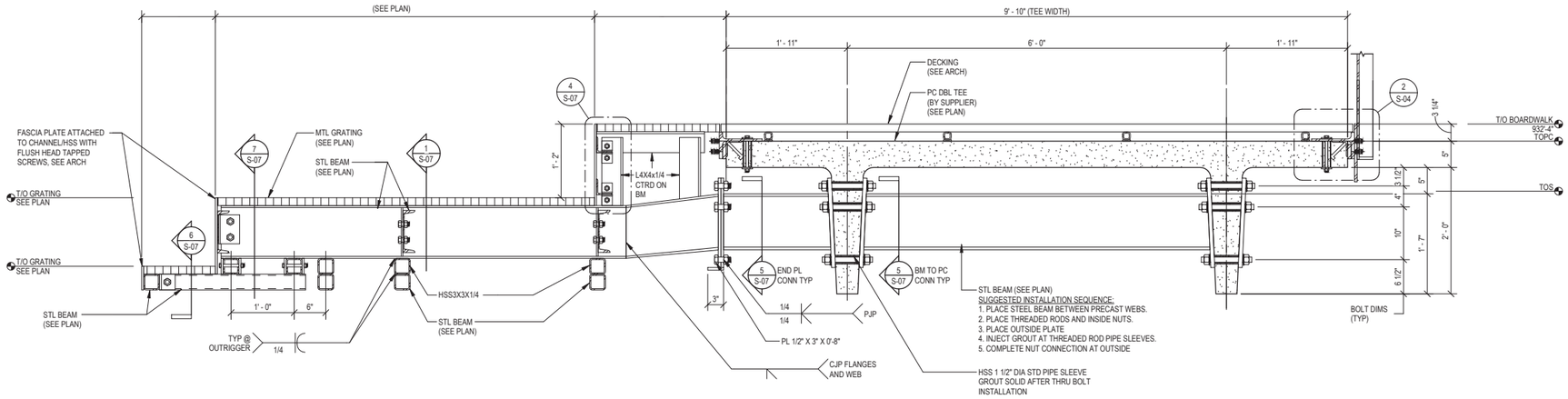
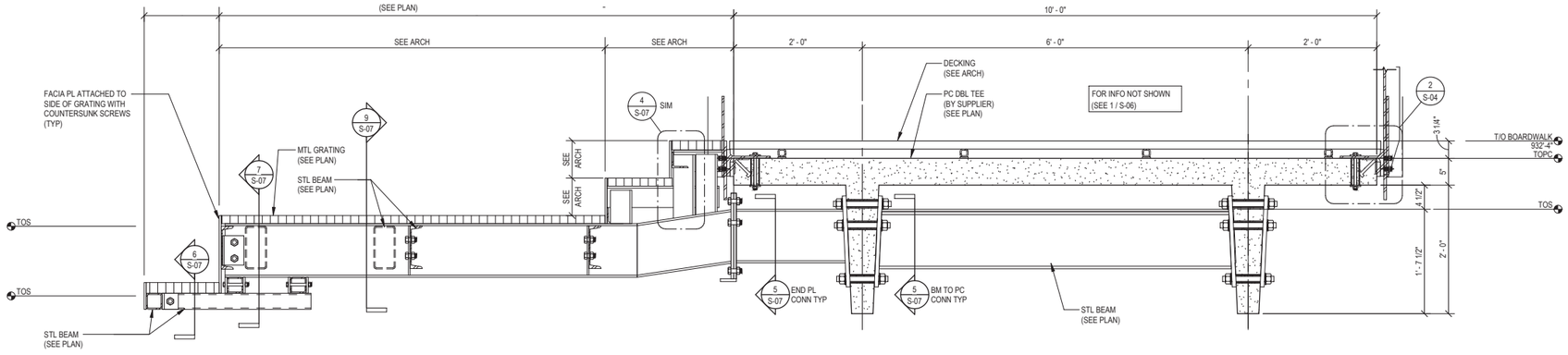


1 S-06 FRAMING DETAIL
1" = 1'-0"



2 S-06 FRAMING DETAIL
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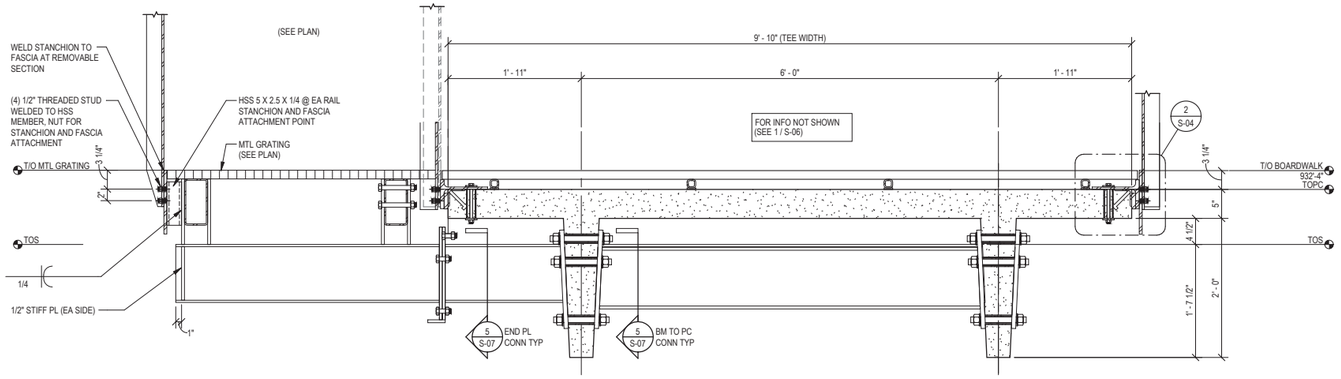

3 S-06 FRAMING DETAIL
1" = 1'-0"

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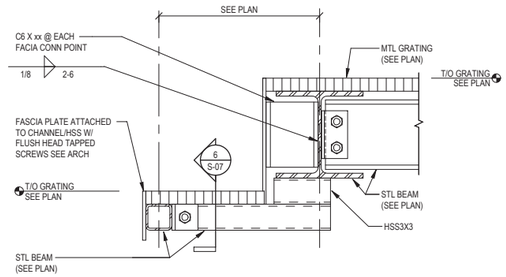

1 S-07 FRAMING DETAIL
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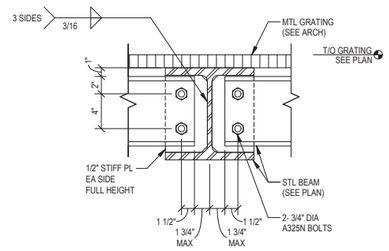

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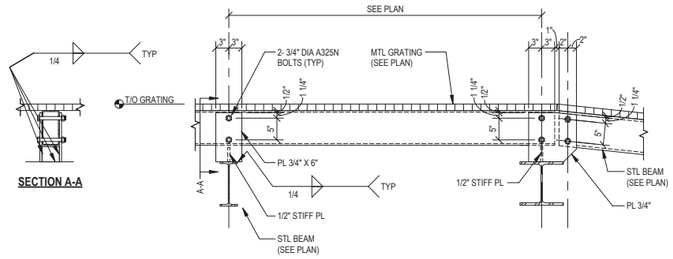
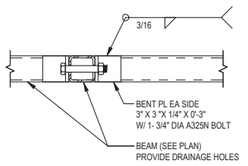


3 S-07 SECTION
3/4" = 1'-0"



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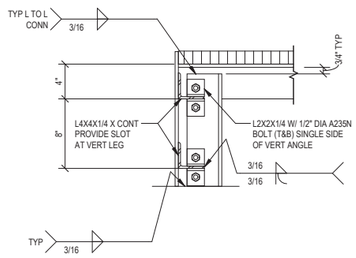

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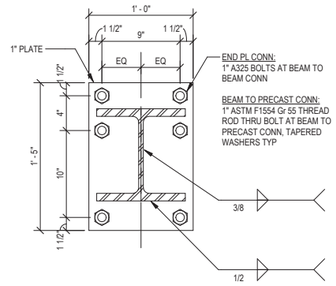
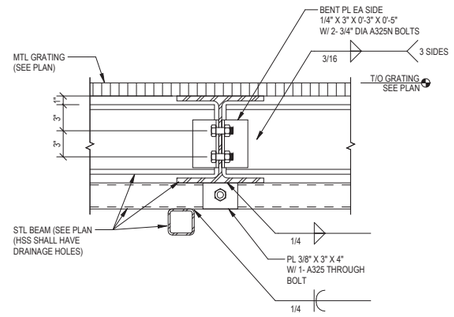
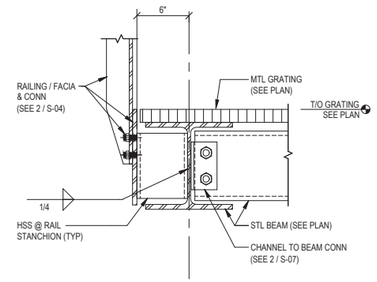


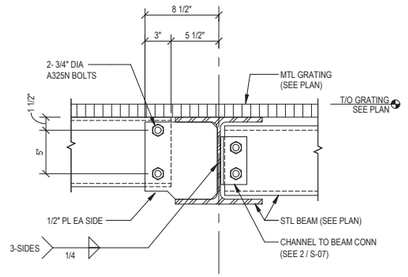
5 S-07 FRAMING DETAIL
1 1/2" = 1'-0"



7 S-07 FRAMING DETAIL
1 1/2" = 1'-0"



8 S-07 FRAMING DETAIL
1 1/2" = 1'-0"



9 S-07 FRAMING DETAIL
1 1/2" = 1'-0"

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Tel. 303 571 0053

PANOWAY ON WAYZATA BAY
CD - PHASE 2
Wayzata, MN

CONSTRUCTION DOCUMENTS

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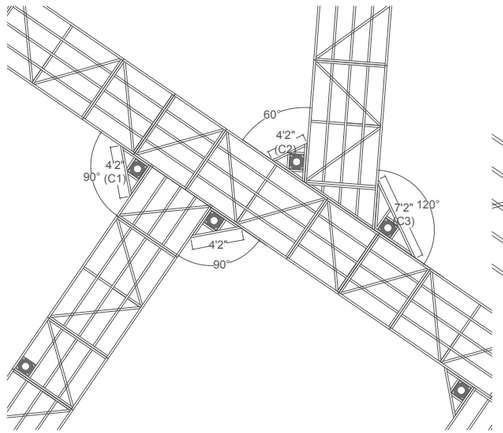
Broadway Frame

Broadway Docks Frame Layout

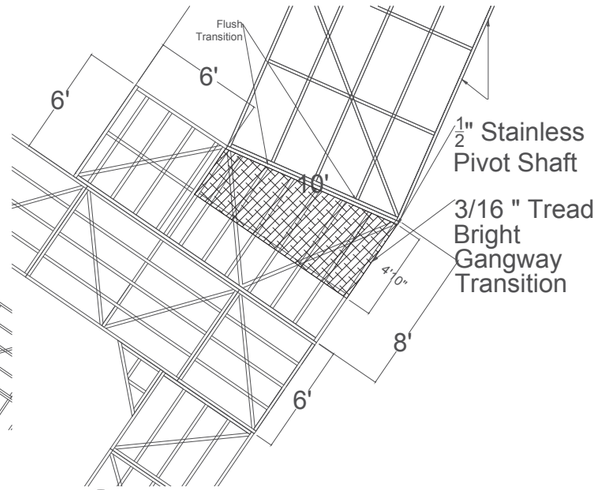
Scale- $\frac{1}{16}$" = 1'



Broadway Frame Detail #1 Corners and Slip Angles

Frame Corner Detail

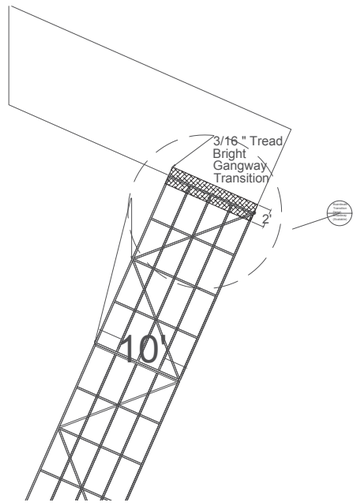
Scale- $\frac{1}{16}$" = 1'



Broadway Frame Detail #2 Transition/Landing

Stationary Transition Detail

Scale- $\frac{1}{16}$" = 1'



Broadway Frame Detail #3 Boardwalk Attachment

Boardwalk Transition Detail

Scale- $\frac{1}{16}$" = 1'

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1200 Bannock St.
Denver, CO 80204
Tx. 303.571.0053

PANOWAY ON WAYZATA BAY
CD- PHASE 2

Wayzata, MN

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DOCK DETAILS

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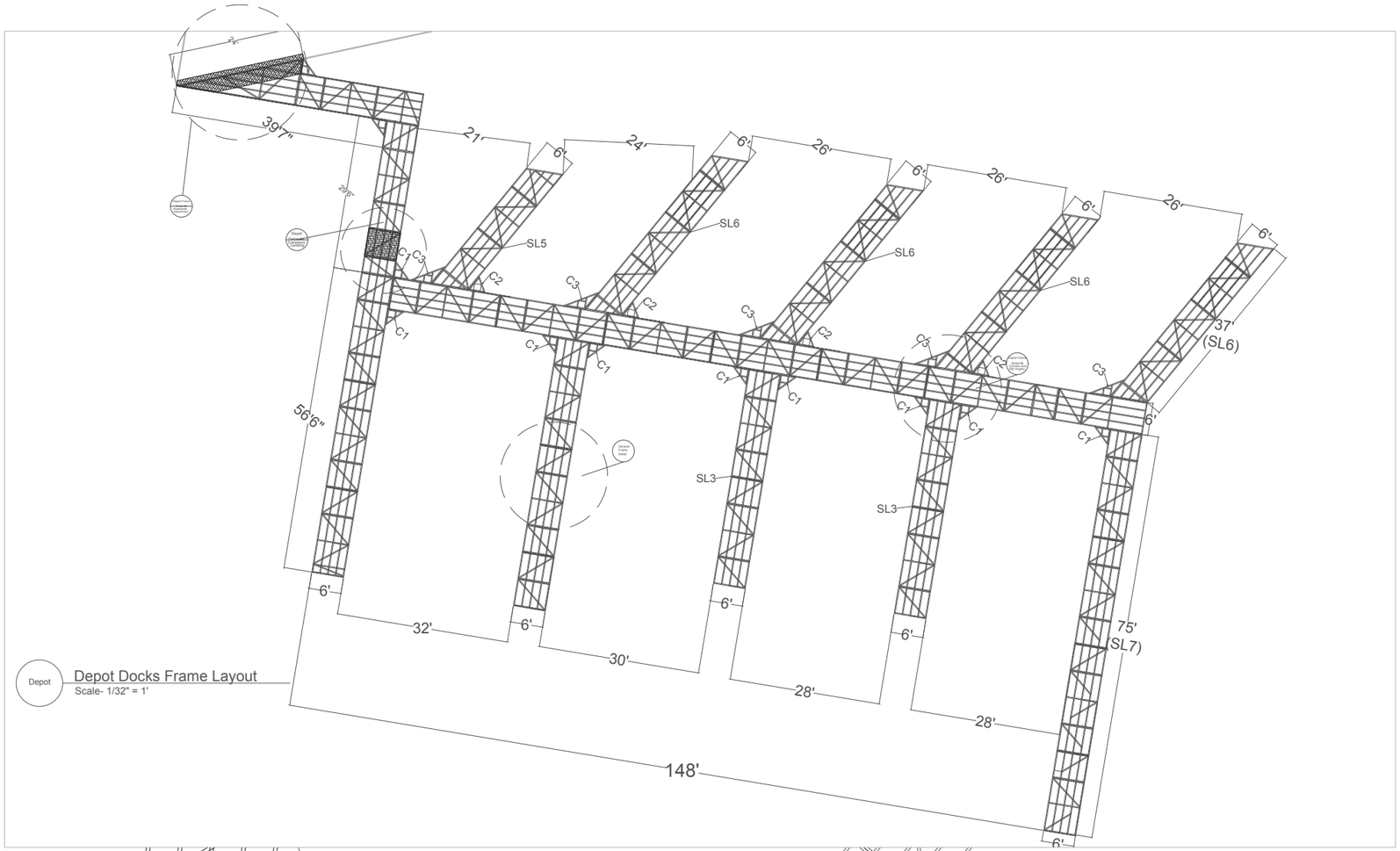
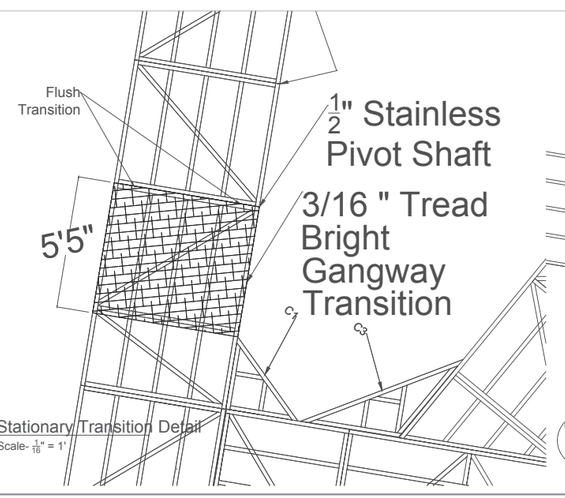
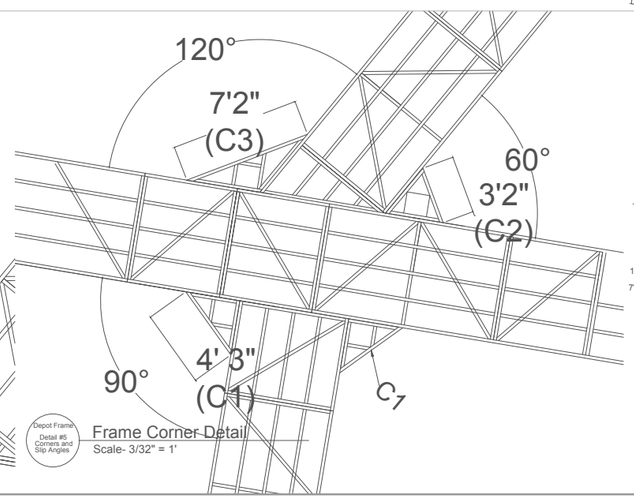


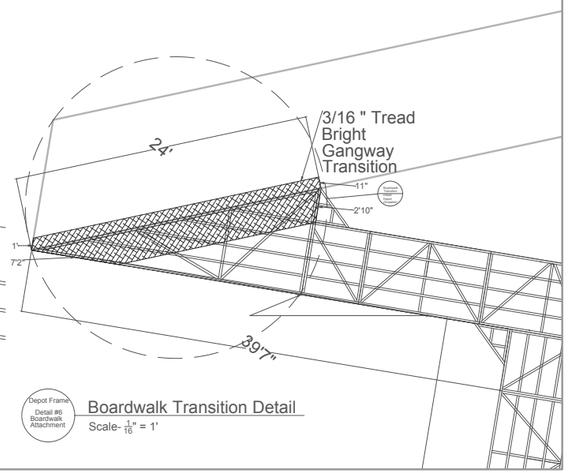
Depot — Depot Docks Frame Layout
Scale- 1/32" = 1'



Depot Detail #4 Transition/ Landing — Stationary Transition Detail
Scale- 1/16" = 1'



Depot Frame Detail #5 Corners and Slip Angles — Frame Corner Detail
Scale- 3/32" = 1'



Depot Frame Detail #6 Boardwalk Attachment — Boardwalk Transition Detail
Scale- 1/16" = 1'

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Denver, CO 80204
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PANOWAY ON WAYZATA BAY
CD- PHASE 2
Wayzata, MN

CONSTRUCTION DOCUMENT

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444 Cedar Street Suite 1500
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(651) 289-5534

Ecologist
Applied Ecological Services, Inc.
21938 Mushtown Road
Prior Lake, Minnesota 55372
(952) 447-1919

Structural Engineer
Erikson Rood & Associates
2950 University Ave. West Suite 201-S
Saint Paul, MN 55114
(651) 414-0165

MEP / Electrical Engineer
LKPB Engineers
3001 Broadway Street NE Suite 601
Minneapolis, MN 55413
612-540-5033

Stamp:

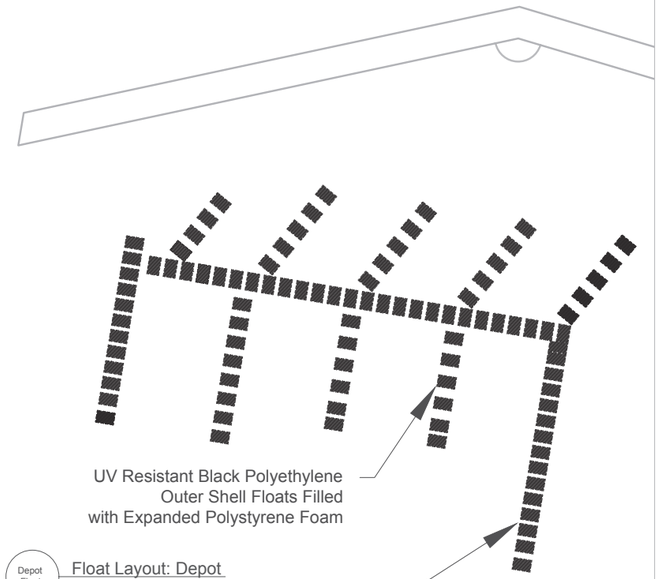
Issue Record:
11/15/2022 - 409 FD

Revisions:

CVT Proj. #: 2-15-0032
Drawn:
Checked:

DOCK DETAILS

SHEET 39 OF 52
DM-02

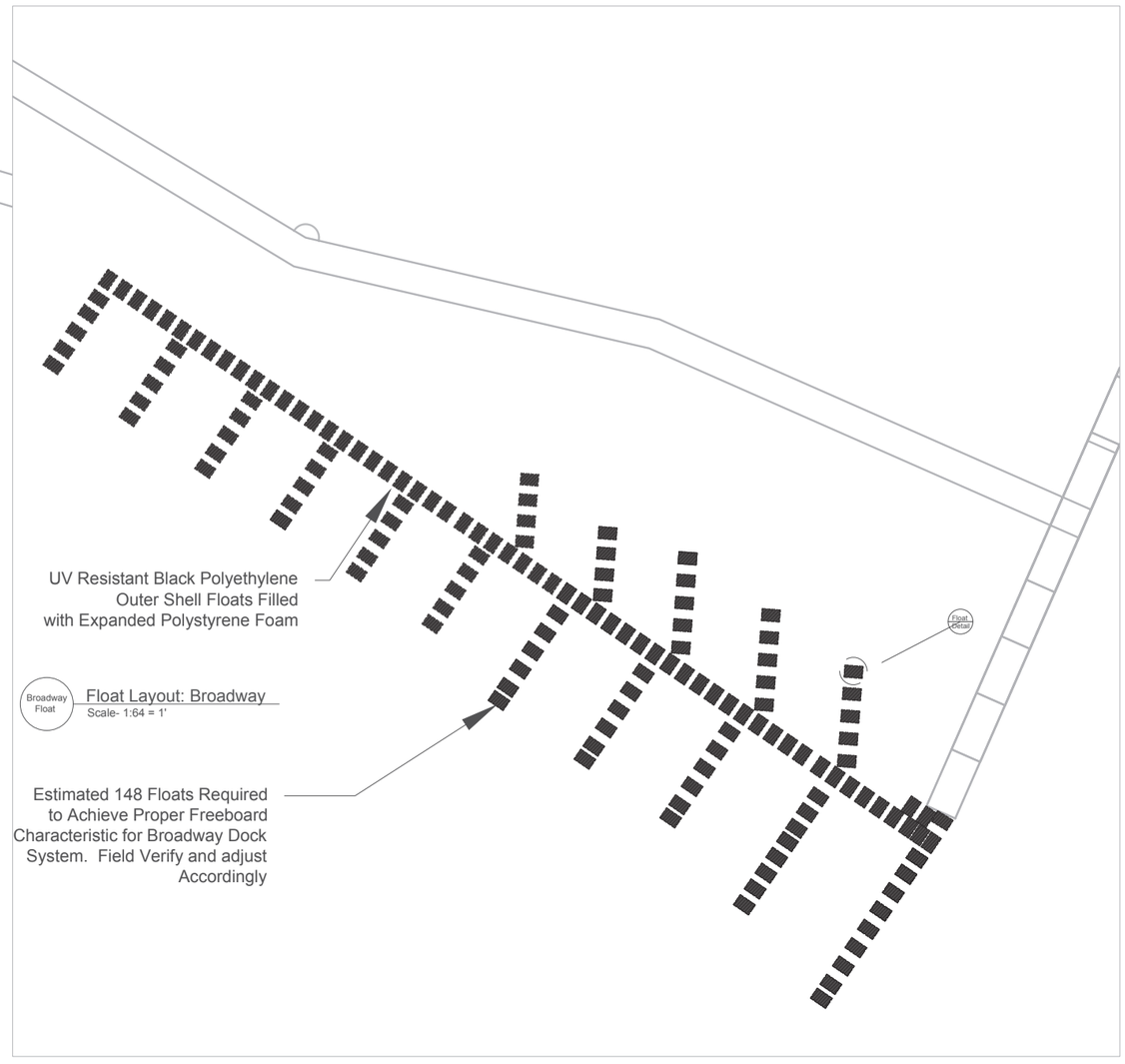


UV Resistant Black Polyethylene
Outer Shell Floats Filled
with Expanded Polystyrene Foam

Depot Float

Float Layout: Depot
Scale- 1:64 = 1'

Estimated 98 Floats Required
to Achieve Proper Freeboard
Characteristic for Broadway Dock
System. Field Verify and adjust
Accordingly



UV Resistant Black Polyethylene
Outer Shell Floats Filled
with Expanded Polystyrene Foam

Float Detail

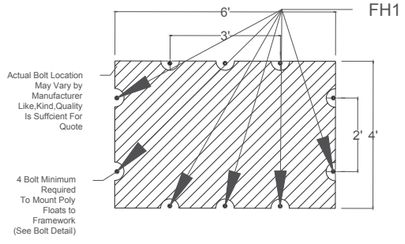
Broadway Float

Float Layout: Broadway
Scale- 1:64 = 1'

Estimated 148 Floats Required
to Achieve Proper Freeboard
Characteristic for Broadway Dock
System. Field Verify and adjust
Accordingly

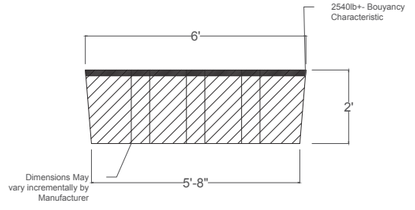
Depot Float

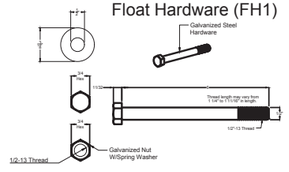
Float Detail
Float Picture
(Illustrative)



Depot Float

Float Detail: Diagram
Scale- 3/16 = 1'





Depot Float

Float Hardware
Scale- 1 1/2" = 1'

01-10-2023

1200 Bannock St.
Denver, CO 80204
Tel. 303.571.0053

PANOWAY ON WAYZATA BAY
CD- PHASE 2
Wayzata, MN

CONSTRUCTION DOCUMENT

Consultants:

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Solution Blue
444 Cedar Street Suite 1500
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LKPB Engineers
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612-540-5033

Stamp:

Issue Record:
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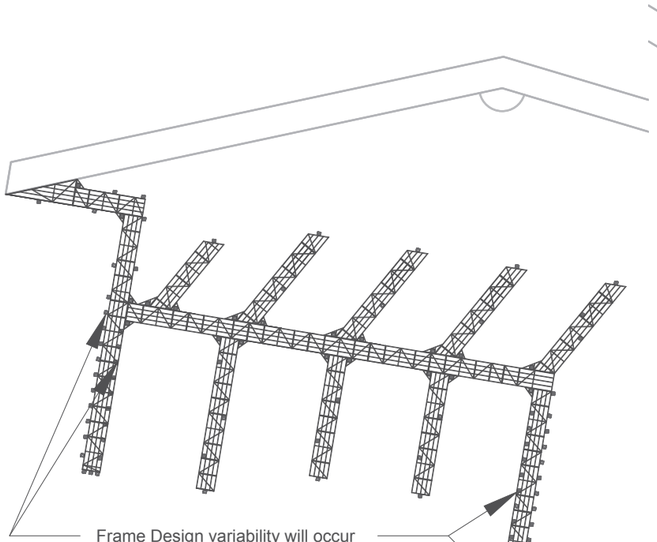
DOCK DETAILS

SHEET 40 OF 52
DM-03

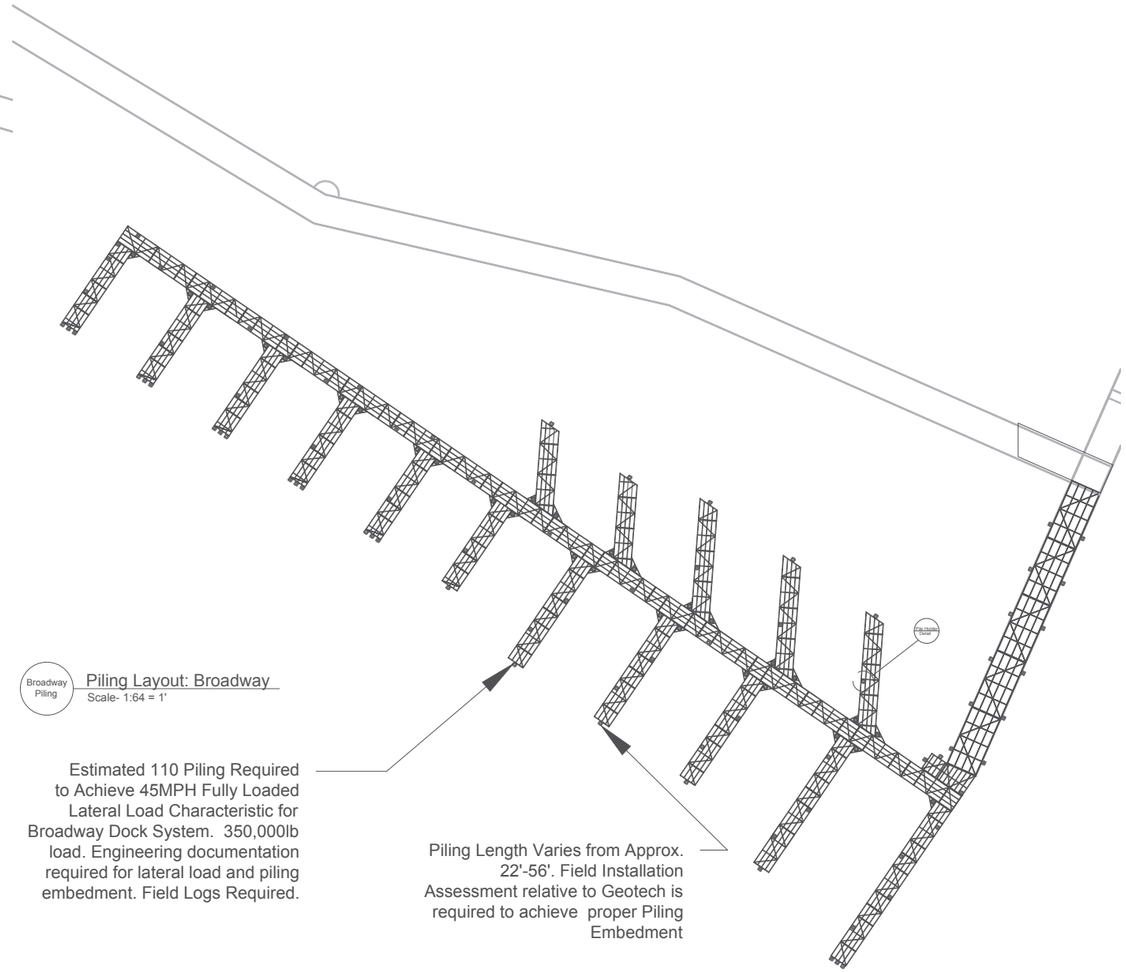


Frame Design variability will occur due to the increased piling number for charter boats

Depot Piling — Piling Layout: Depot
Scale- 1:64 = 1'

Estimated 97 Piling Required to Achieve 45MPH Fully Loaded Lateral Load Characteristic for Depot Dock System. 425,000lb load. Engineering Documentation required for lateral load and piling embedment. Field Logs Required.

Piling Length Varies from Approx. 28'-45'. Field Installation Assessment relative to geotech is required to achieve proper Piling Embedment

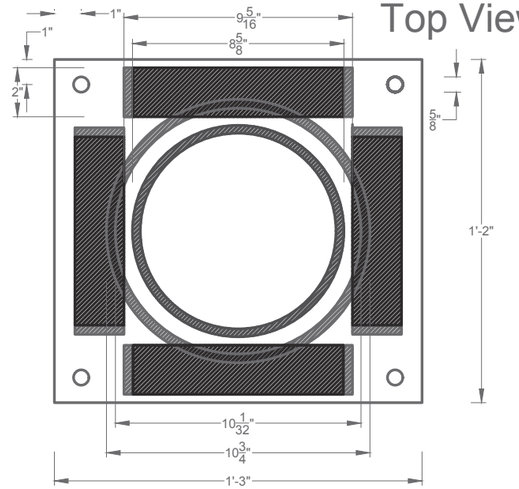


Broadway Piling — Piling Layout: Broadway
Scale- 1:64 = 1'

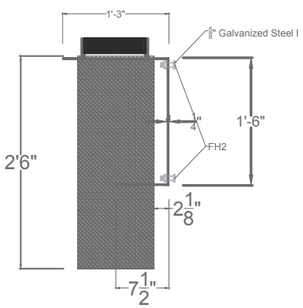
Estimated 110 Piling Required to Achieve 45MPH Fully Loaded Lateral Load Characteristic for Broadway Dock System. 350,000lb load. Engineering documentation required for lateral load and piling embedment. Field Logs Required.

Piling Length Varies from Approx. 22'-56'. Field Installation Assessment relative to Geotech is required to achieve proper Piling Embedment

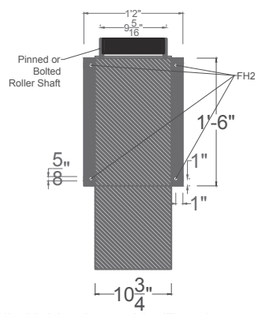
Top View



Pile Holder Detail — Pile Holder Assembly (Top)
Scale- 1 1/2" = 1'

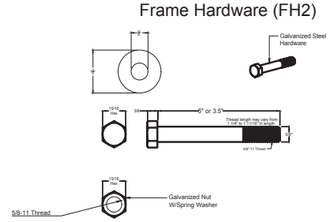


Pile Holder Detail — Pile Holder Assembly (Side)
Scale- 3/8 = 1'



Pile Holder Detail — Pile Holder Assembly (Front)
Scale- 3/8 = 1'

Frame Hardware (FH2)



Frame Hardware — Piling Hardware
Scale- 1 1/2" = 1'

01-10-2023

1200 Bannock St.
Denver, CO 80204
Tel. 303.571.0053

PANOWAY ON WAYZATA BAY
CD- PHASE 2
Wayzata, MN

CONSTRUCTION DOCUMENT

Consultants:
Civil Engineer
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444 Cedar Street Suite 1500
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(651) 299-5534
Ecologist
Applied Ecological Services, Inc.
21938 Mushtown Road
Prior Lake, Minnesota 55372
(952) 447-1919
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(651) 414-0165
MEP / Electrical Engineer
LKPB Engineers
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Minneapolis, MN 55413
612-540-5033

Stamp:

Issue Record:
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Revisions:

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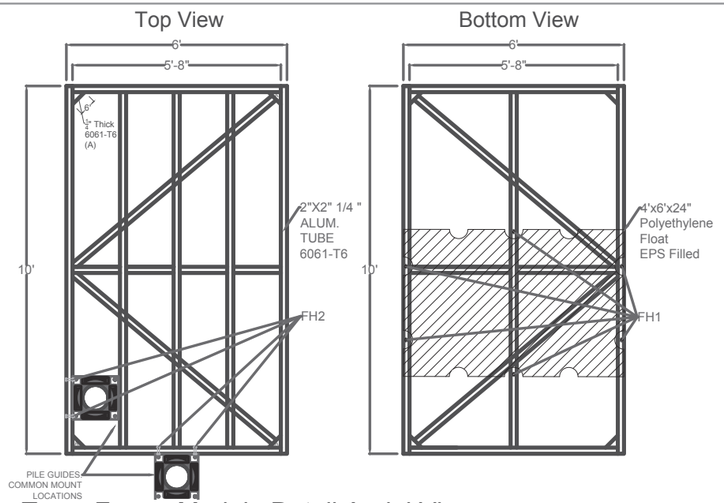
Checked:

DOCK DETAILS

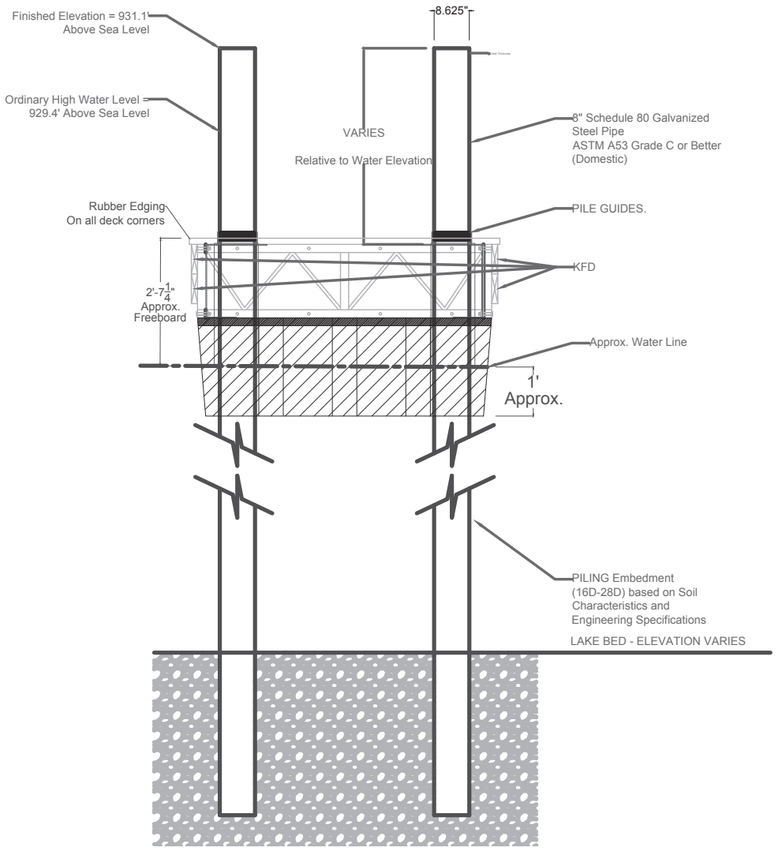
SHEET 41 OF 52
DM-04



Truss Frame Module Detail

Truss Frame Module Detail Aerial View

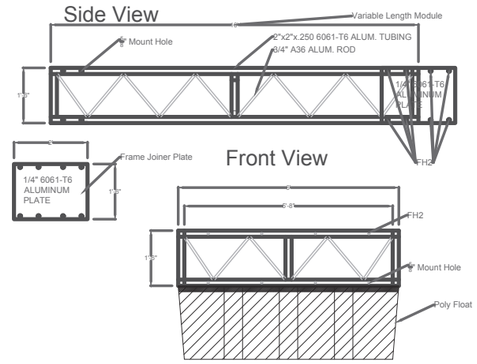
Scale- 3/16" = 1'



Full Module Detail

Complete Module Detail Front View

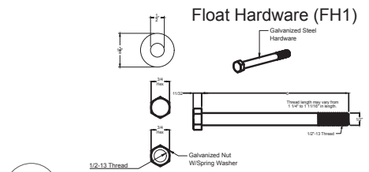
Scale- 3/16" = 1'



Truss Frame Module Detail

Truss Frame Module Detail Side/Front View

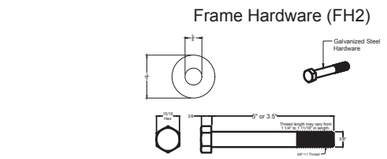
Scale- 3/16" = 1'



Float Hardware

Float Mounting Hardware

Scale- 1 1/2" = 1'



Frame Hardware

Piling Hardware

Scale- 1 1/2" = 1'

01-10-2023

1200 Bannock St.
Denver, CO 80204
Tel. 303.571.0053

PANOWAY ON WAYZATA BAY
CD- PHASE 2
Wayzata, MN

CONSTRUCTION DOCUMENT

Consultants:
Civil Engineer
Solution Blue
444 Cedar Street Suite 1005
Saint Paul, MN 55101
(651) 289-5534
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Applied Ecological Services, Inc.
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Prior Lake, Minnesota 55372
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Structural Engineer
Erikson Rood & Associates
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Saint Paul, MN 55114
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Minneapolis, MN 55413
612-540-5033

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Issue Record:
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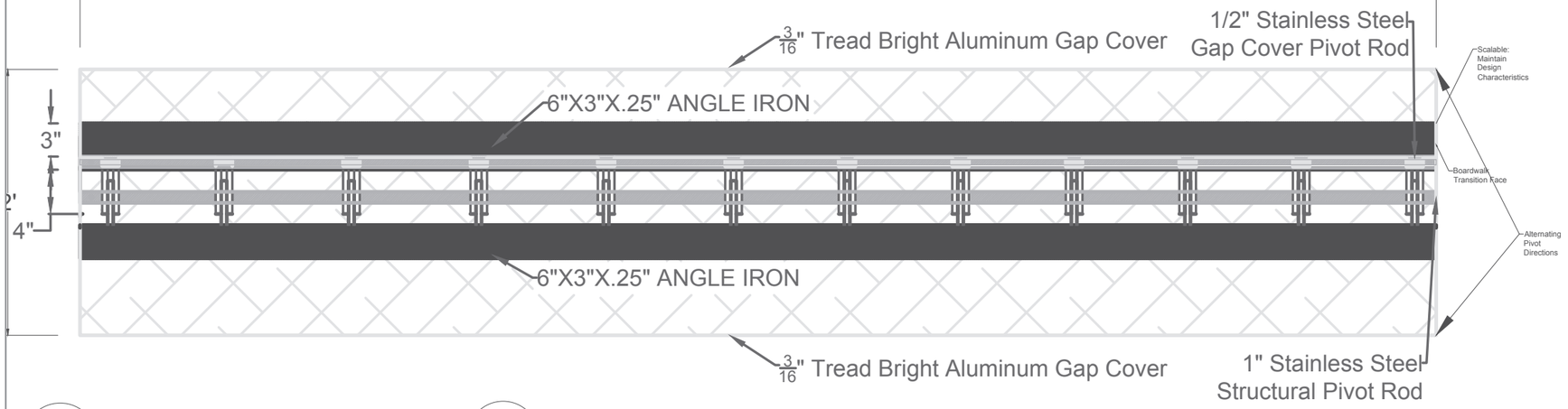
DOCK DETAILS

SHEET 42 OF 52
DM-05

Top View

10' and 24'



Depot Frame
Detail #6 Boardwalk Attachment

Boardwalk Transition Detail

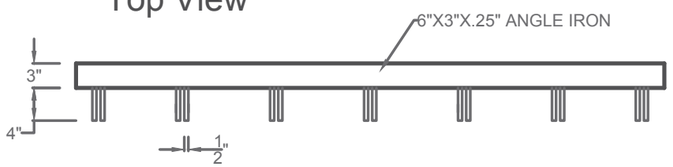
Scale- $\frac{1}{16}$" = 1'

Broadway Frame
Detail #3 Boardwalk Attachment

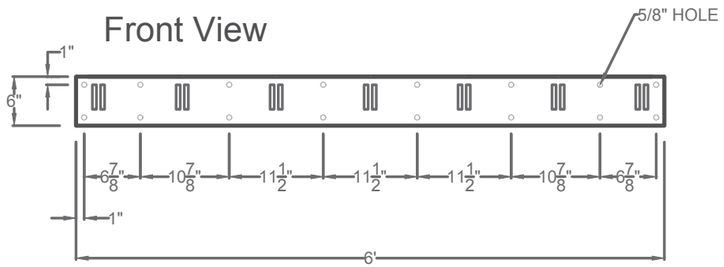
Boardwalk Transition Detail

Scale- $\frac{1}{16}$" = 1'

Top View



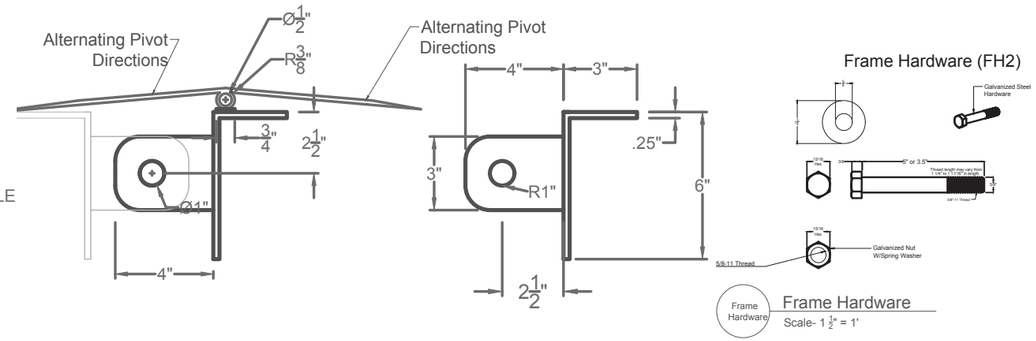
Front View



Face Mount BWT
Boardwalk Attachment

Boardwalk Transition Face

Scale- 1/2" = 1'



Side View

Gap Cover BWT Pivot Assembly
Boardwalk Attachment

Boardwalk Transition: Pivot Mount Detail

Scale- 1 1/2" = 1'

Frame Hardware

Frame Hardware

Scale- 1 1/2" = 1'

01-10-2023

1200 Bannock St.
Denver, CO 80204
Tel. 303.571.0053

PANOWAY ON WAYZATA BAY
CD- PHASE 2
Wayzata, MN

CONSTRUCTION DOCUMENT

Consultants:

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444 Cedar Street Suite 1005
Saint Paul, MN 55101
(651) 299-5534

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Applied Ecological Services, Inc.
21938 Mushtown Road
Prior Lake, Minnesota 55372
(952) 447-1919

Structural Engineer
Erikson Rood & Associates
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Saint Paul, MN 55114
(651) 414-0165

MEP / Electrical Engineer
LKPB Engineers
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Minneapolis, MN 55413
612-540-5033

Dock Design
Tonka Built, LLC
6225 Sunnyfield Road East
Minnetrista, MN 55364
952-221-5349

Stamp:

Issue Record:
11/15/2022 50% CD

Revisions:

CVT Proj. #: 2-15-0032
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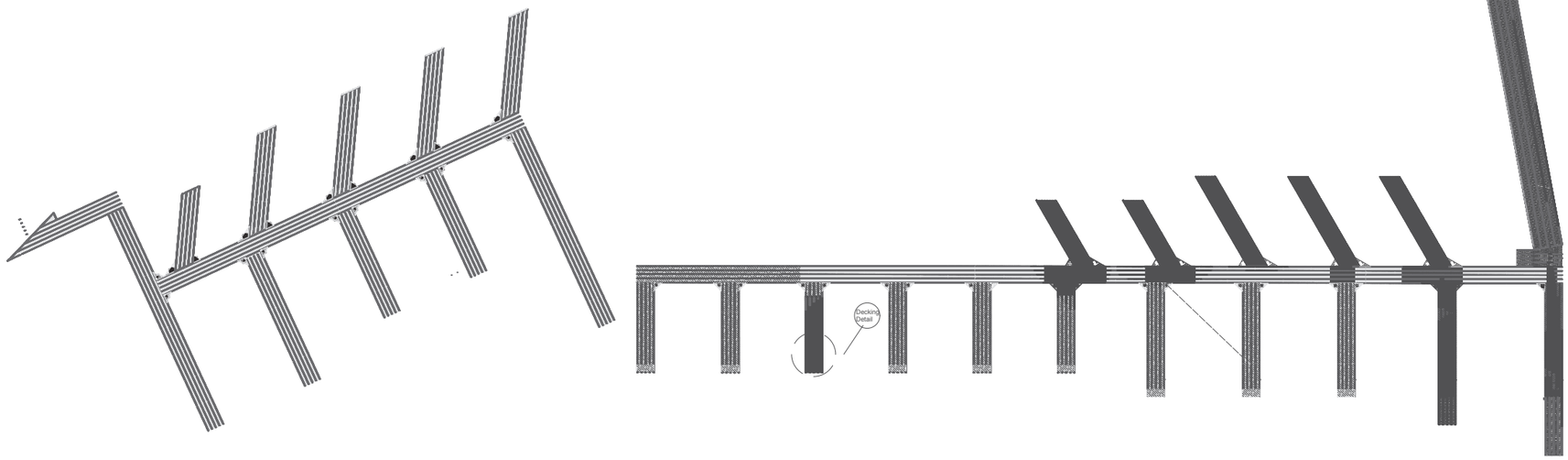
Checked:

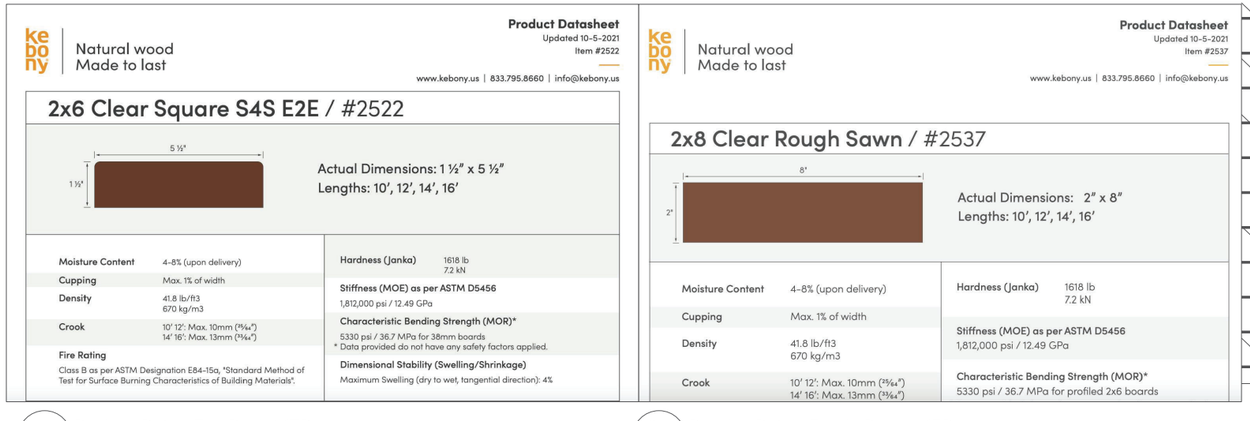
DOCK DETAILS

SHEET 43 OF 53
DM-06



Depot Top Deck — Decking Layout: Depot
Scale- 1:64 = 1'

Broadway Top Deck — Decking Layout: Broadway
Scale- 1:64 = 1'



kebony | Natural wood Made to last

Product Datasheet
Updated 10-5-2021
Item #2522

www.kebony.us | 833.795.8660 | info@kebony.us

2x6 Clear Square S4S E2E / #2522

5 ½"
1 ½"

Actual Dimensions: 1 ½" x 5 ½"
Lengths: 10', 12', 14', 16'

Moisture Content	4-8% (upon delivery)
Cupping	Max. 1% of width
Density	41.8 lb/ft3 670 kg/m3
Crook	10' 12': Max. 10mm (⅜") 14' 16': Max. 13mm (½")
Fire Rating	Class B as per ASTM Designation E84-15a, "Standard Method of Test for Surface Burning Characteristics of Building Materials".
Hardness (Janka)	1618 lb 7.2 kN
Stiffness (MOE) as per ASTM D5456	1,812,000 psi / 12.49 GPa
Characteristic Bending Strength (MOR)*	5330 psi / 36.7 MPa for 38mm boards * Data provided do not have any safety factors applied.
Dimensional Stability (Swelling/Shrinkage)	Maximum Swelling (dry to wet, tangential direction): 4%

Top Deck Detail — Decking Detail: Top Deck (KTD)
Product Sheet

kebony | Natural wood Made to last

Product Datasheet
Updated 10-5-2021
Item #2537

www.kebony.us | 833.795.8660 | info@kebony.us

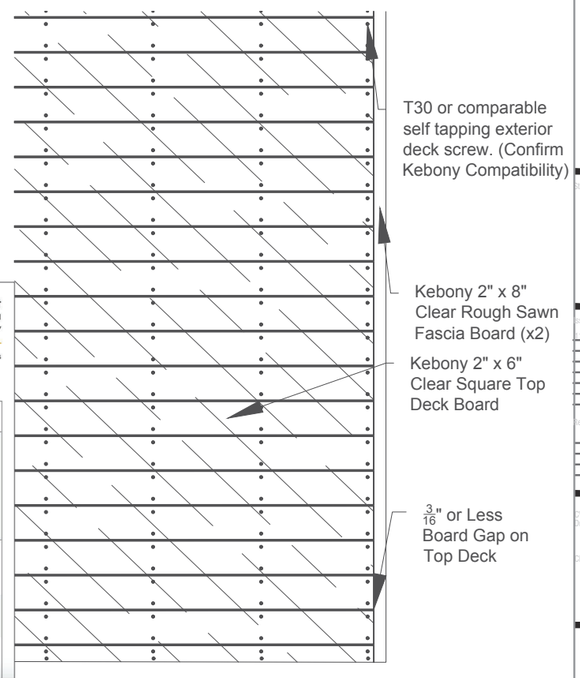
2x8 Clear Rough Sawn / #2537

8"
2"

Actual Dimensions: 2" x 8"
Lengths: 10', 12', 14', 16'

Moisture Content	4-8% (upon delivery)
Cupping	Max. 1% of width
Density	41.8 lb/ft3 670 kg/m3
Crook	10' 12': Max. 10mm (⅜") 14' 16': Max. 13mm (½")
Hardness (Janka)	1618 lb 7.2 kN
Stiffness (MOE) as per ASTM D5456	1,812,000 psi / 12.49 GPa
Characteristic Bending Strength (MOR)*	5330 psi / 36.7 MPa for profiled 2x6 boards

Side Deck Detail — Decking Detail: Fascia Board (KFD)
Product Sheet



Top Deck Detail — Decking Detail: Kebony Top Deck
Scale- 3/8"=1'

01-10-2023

1200 Bannock St.
Denver, CO 80204
Tel. 303.571.0053

PANOWAY ON WAYZATA BAY
CD- PHASE 2
Wayzata, MN

CONSTRUCTION DOCUMENT

Consultants:

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Solution Blue
444 Cedar Street Suite 1005
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(651) 289-5534

Ecologist
Applied Ecological Services, Inc.
21938 Mushtown Road
Prior Lake, Minnesota 55372
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Structural Engineer
Erikson Rood & Associates
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Saint Paul, MN 55114
(651) 414-0165

MEP / Electrical Engineer
LKPB Engineers
3001 Broadway Street NE Suite 601
Minneapolis, MN 55413
612-540-5033

Stamp:

Issue Record:
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Revisions:

CVT Proj. #: 2-15-0032
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Checked:

DOCK DETAILS

SHEET 44 OF 52
DM-07

Legend Page:

General Layout Notes:

-CONTRACTOR IS TO VERIFY ALL EXISTING SITE CONDITIONS WITHIN THE PROJECT AREA INCLUDING TOPOGRAPHY, SOIL CONDITIONS, STAGING, AND POINTS OF INGRESS AND EGRESS.

-THESE DRAWINGS USE DESIGNATIONS AND SPECIFIC SITUATION NOTES. CONTRACTOR TO BE FAMILIAR WITH SYSTEMS PRIOR TO COMMENCING WORK. CONTACT DESIGNER IF CONFLICTS ARE FOUND OR SYSTEM IS IN SOME WAY UNCLEAR.

-WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

-ALL LAYOUT DIMENSIONS ARE FROM PLAN VIEW CALCULATIONS. FIELD DIMENSIONS MAY VARY FROM PLAN DUE TO ACTUAL LENGTHS ALONG SLOPED SURFACES.

-DIMENSIONS MARKED "VERIFY" ARE TO BE FIELD MEASURED. ANY DISCREPANCIES FROM THE NOTED DIMENSIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER/PROJECT MANAGER PRIOR TO CONTINUATION OF WORK.

-DRAWING AND PLAN NOTES REPRESENT FINISHED, BUILT CONDITIONS. ALL BRACING, TEMPORARY SUPPORTS AND SHORING NECESSARY FOR CONSTRUCTION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

-ALL SYMBOLS ARE SHOWN DIAGRAMMATICALLY ILLUSTRATING APPROXIMATE LOCATION OF EXISTING AND PROPOSED MATERIALS. ANY DISCREPANCIES OR CONFLICTS BETWEEN EXISTING AND PROPOSED CONDITIONS SHALL BE REPORTED TO THE PROJECT MANAGER PRIOR TO CONSTRUCTION.

-REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION PERTAINING TO THE PROJECT MATERIALS, PROCEDURES, AND INSTALLATION.

General Construction Notes:

-ADA COMPLIANCE IS REQUIRED FOR ALL STATIONARY WALKWAYS ON PANOWAY DOCK SYSTEM. REFER TO ADA RULES AND REGULATIONS. CONTRACTOR SHOULD BE WELL VERSED IN ADA COMPLIANCE IN CONSTRUCTION PRACTICES.

-ADA COMPLIANT RAILING SYSTEMS ARE REQUIRED FOR ALL STATIONARY WALKWAY AREAS.

-THESE PLANS HAVE BEEN PROCURED FOR CONSTRUCTION AT ONE SPECIFIC BUILDING SITE. BUILDER ASSUMES ALL RESPONSIBILITY FOR USE OF THESE PLANS AT ANY OTHER BUILDING SITE.

-VARIABILITY IN STANDARD DESIGN CHARACTERISTICS MAY MINIMALLY CHANGE SOME DIMENSIONS OR LAYOUT CONFIGURATIONS. FIELD ASSESSMENTS/CHANGES SHOULD BE APPROVED BY PROJECT MANAGER BEFORE CONSTRUCTION CONTINUES.

-BLACK RUBBER DOCK EDGING SHALL BE PLACED ON ALL PORTIONS OF THE DOCK SYSTEM THAT MAY REASONABLY SEE ANY TYPE OF BOAT TRAFFIC OR IMPACT. EVERY EFFORT SHOULD BE MADE TO MAINTAIN AESTHETIC CONTINUITY AS WELL AS SAFE INGRESS, EGRESS, AND TEMPORARY STORAGE OF WATERCRAFT.

-PILING EMBEDMENT REQUIRES A 16*PILING DIAMETER TO 28*PILING DIAMETER(MUST BE VERIFIED BY ENGINEER) DEPENDING ON RELATIVE SOIL CONDITIONS. EMBEDMENT SHOULD BE DETERMINED BY INDIVIDUAL SOIL CHARACTERISTICS AND ENGINEERING SPECIFICATIONS.

-CONTRACTOR SHALL KEEP AND ACCURATE LOG OF THE PILE DRIVING OPERATION AND SUBMIT THIS DATA TO THE CITY ENGINEER UPON COMPLETION OF THE PILE INSTALLATION.

-WELD METAL SHALL BE 70KSI

-ALL ON SITE/FIELD STRUCTURAL PILE WELDING SHALL BE PERFORMED BY AWS OR ISO CERTIFIED OPERATORS

-ALL MATERIALS AND HARDWARE SHOULD BE "EXTERIOR GRADE" AND/OR "MARINE GRADE" AND CONFORM TO ALL STANDARD CONSTRUCTION MATERIAL CONSIDERATIONS FOR THE STATE OF MINNESOTA AND GENERAL MARINE CONTRACTING INDUSTRY BEST PRACTICE.

- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE STRUCTURAL DESIGN IS NOT BASED ONLY ON THE STRUCTURE IN ITS COMPLETED STATE CONTRACTORS AND THEIR SUBS SHALL TAKE WHATEVER PRECAUTIONS ARE NECESSARY TO WITHSTAND ALL HORIZONTAL AND VERTICAL LOADINGS THAT MAY BE ENCOUNTERED DURING THE CONSTRUCTION PRIOR TO COMPLETION OF THE STRUCTURE.

General Construction Notes Cont.:

-DURING CONSTRUCTION, THE CONTRACTOR MAY ENCOUNTER EXISITNG CONDITIONS WHICH ARE NOT KNOWN OR ARE AT VARIANCE WITH PROJECT DOCUMENTATION (DISCOVERY). SUCH CONDITIONS MAY INTERFERE WITH NEW CONSTRUCTION OR REQUIRED PROTECTION AND/OR SUPPORT OF EXISTING WORK DURING CONSTRUCTION, OR MAY CONSIST OF DAMAGE OR DETERIORATION OF STRUCTURAL MATERIALS OR COMPONENTS WHICH COULD JEOPORDIZE THE STRUCTURE INTEGRITY OF THE STRUCTURES

-THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR GENERAL CONTRACTOR OF ALL DISCOVERIES THAT THE CONTRACTOR BELIEVES MAY INTERFERE WITH PROPER EXECUTION OF THE WORK OR JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE STRUCTURE(S) PRIOR TO PROCEEDING WITH WORK RELATED TO SUCH DISCOVERIES

-INDEPENENT CONTRACTOR ENGINEERING IS REQUIRED FOR FINAL DOCK DESIGN. LATERAL LOAD SPECIFICATIONS WITH SUPPLIED INFORMATION AS WELL AS VERIFIABLE EMBEDMENT CHARACTERISTIC THROUGH DOCUMENTATION/FIELD LOGS ARE REQUIRED.

-PREVAILING WAGE IS IN EFFECT FOR THIS PROJECT. CONTRACTOR SHOULD BE WELL VERSED WITH THE PAYMENT AND DOCUMENTATION REQUIREMENTS OF PREVAILING WAGE IN THE STATE OF MINNESOTA.

Potential Bid Alternates:

-STATIONARY DOCK RAILING: ALUMINUM, GALVANIZED STEEL, OR STAINLESS STEEL.

-DO NOT CONSTRUCT DEPOT DOCK SYSTEM DURING THIS PHASE OF CONSTRUCTION. HOLD OFF FOR A FUTURE PHASE OF PANOWAY.

Abbreviations and Definitions:

-KFD = 2" x 8" CLEAR ROUGH SAWN KEBONY BRAND DECK BOARD. KEBONY ID #2537

-KTD = 2" x 6" CLEAR SQUARE S4S E2E KEBONY BRAND DECK BOARD. KEBONY ID #2522

-FH1 = $\frac{1}{2}$" GALVANIZED STEEL BOLT HARDWARE. ALL ASSEMBLIES REQIIRE BOLT, WASHERS ON EACH FACE PLAIN OF FRAME OR POLY, AND EITHER A NYLOCK NUT OR A SPRING WASHER NUT COMBINATION.

-FH2 = 5/8" GALVANIZED STEEL BOLT HARDWARE. ALL ASSEMBLIES REQIIRE BOLT, WASHERS ON EACH FACE PLAIN OF FRAME OR POLY, AND EITHER A NYLOCK NUT OR A SPRING WASHER NUT COMBINATION.

-PILE ROLLER GUIDES ARE MARINE GRADE UHMW OR BETTER BEARING ASSEMBLY. GALVANIZED STEEL OR ALUMINUM FRAME.

-ALL DOCK FLOATS ARE MARINE APPLICATION POLYETHYLENE SHELLS FILLED WITH EXPANDED POLYSTYRENE.

Legend — Panoway of Wayzata Legend/General Construction Page
Scale- 3/16" = 1'

01-10-2023

12200 Bannock St.
Denver, CO 80204
Tel. 303.571.0053

PANOWAY ON WAYZATA BAY
CD- PHASE 2
Wayzata, MN

CONSTRUCTION DOCUMENT

Consultants:
Civil Engineer
Solution Blue
444 Cedar Street Suite 1005
Saint Paul, MN 55101
(651) 299-5534
Ecologist
Applied Ecological Services, Inc.
21938 Mushtown Road
Prior Lake, Minnesota 55372
(952) 447-1919
Structural Engineer
Erikson Rood & Associates
2550 University Ave. West Suite 201-S
Saint Paul, MN 55114
(651) 414-0165
MEP / Electrical Engineer
LKPB Engineers
3001 Broadway Street NE Suite 601
Minneapolis, MN 55413
612-540-5033

Stamp:

Issue Record:
11/15/2022 60% CD

Revisions:

CVT Proj. #: 2-15-0032
Drawn:
Checked:

DOCK DETAILS

SHEET 45 OF 52
DM-08

Model: WL-LED300

LEDme® Step Light

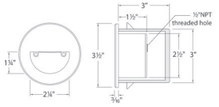
WAC LIGHTING
Responsible Lighting®

Fixture Type: _____

Catalog Number: _____

Project:

Location:



PRODUCT DESCRIPTION

Circular scoop LEDme® Step Light. Designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters. Features an architectural design. Energy efficient for long-lasting indoor and outdoor lighting solutions. Creates an attractive, romantic impression at night. Colored lights can be used for way finding.

FEATURES

- Direct wiring, no driver needed
- Low profile, flush to wall aesthetics with no visible hardware
- 40,000 hour rated life
- Title 24 Compliant
- Balanced lighting, free of shadows with minimum glare
- Up to 200 fixtures can be connected in parallel
- 5 year WAC Lighting product warranty

SPECIFICATIONS

Construction: Die-cast aluminum

Power: Direct wiring, no remote driver needed
Input voltage: 120VAC 50/60Hz

Light Source: 3000K CCT Samsung HV-AC High Power LED, CRI: 85
Total power consumption of 3.9W

Mounting: Supplied with junction box for recessed installation

Dimming: Dim to 10% with electronic low voltage (ELV) dimmer
Approved dimmers: Lutron Nova-T NTELV-300 & NTELV-600, Lutron Vierti VTELV-600, Lutron Diva DVELV-300P, Lutron Skylark SELV-300P, Lutron Maestro MAELV-600

Standards: IP66, UL & cUL Listed for wet locations, Title 24 Compliant

FINISHES

BN BZ WT

ORDER NUMBER

Model		Light Color		Finish		Lumens
WL-LED300	120V	C	White	BN*	Brushed Nickel	30
				BZ	Bronze	33
				WT	White	74
		AM	Amber	BN*	Brushed Nickel	19
				BZ	Bronze	21
				WT	White	38
		RD	Red	BN*	Brushed Nickel	2
				BZ	Bronze	2
				WT	White	4
		BL	Blue	BN*	Brushed Nickel	3
				BZ	Bronze	4
				WT	White	8

*Brushed Nickel Finish is for interior use only

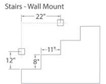
WL-LED300 – ___ – ___

Example: **WL-LED300-C-WT**

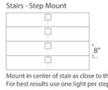
SPACING RECOMMENDATIONS FOR OPTIMAL LIGHT DISTRIBUTION

Corridors / Hallways

Stairs - Wall Mount



Stairs - Step Mount



Mount in center of stair as close to the upper tread as possible.
For best results use one light per step for steps narrower than 5'.

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement programs. OCT 2018

CONTRACTOR ABBREVIATION KEY

ABBR:	DESCRIPTION:
A.C.	ASBESTOS ABATEMENT CONTRACTOR
A.V.C.	AUDIO/VISUAL CONTRACTOR
C.C.	CIVIL CONTRACTOR
C.M.	CONSTRUCTION MANAGER
E.C.	ELECTRICAL CONTRACTOR
F.P.C.	FIRE PROTECTION CONTRACTOR
F.S.C.	FOOD SERVICE CONTRACTOR
G.C.	GENERAL CONTRACTOR
H.C.	HEATING CONTRACTOR
M.C.	MECHANICAL CONTRACTOR
N.C.C.	NURSE CALL CONTRACTOR
P.C.	PLUMBING CONTRACTOR
S.C.	SECURITY CONTRACTOR
T.C.	TECHNOLOGY CONTRACTOR
T.C.C.	TEMPERATURE CONTROLS CONTRACTOR
V.C.	VENTILATION CONTRACTOR

ELECTRICAL SYMBOL LIST

SYMBOL:	TAG:	SPEC SECTION:	DESCRIPTION:
(E) E	ECONN	26 05 33	ELECTRICAL CONNECTION (WALL OR CEILING MOUNTED)
(J) J	JB	26 05 33	JUNCTION BOX (WALL OR CEILING MOUNTED)
WP	REC-DUP-WP	26 27 26	DUPLEX GFI WEATHERPROOF RECEPTACLE 125V
			WALL SCONCE LUMINAIRE
TC	TC-#	26 09 33	TIME SWITCH
PC	SW-LS-PC	26 09 33	PHOTOCELL
$	SW-1P	26 09 33	SWITCH - SINGLE POLE

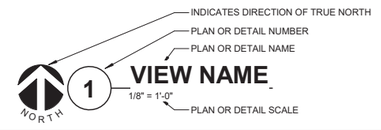
ELECTRICAL ABBREVIATION KEY

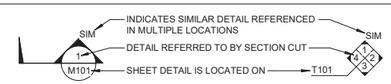
ABBR:	DESCRIPTION:
AFF	ABOVE FINISHED FLOOR
C	CONDUIT
GFI	GROUND FAULT INTERRUPTER
N.C.	NORMALLY CLOSED
NIC	NOT IN CONTRACT
N.O.	NORMALLY OPEN
SV	SOLENOID VALVE
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED

VIEW KEY

NAME — LEVEL NAME
10'-0" — HEIGHT ABOVE PROJECT 0'-0"

1 — INDICATES NOTE USED TO DESCRIBE ADDITIONAL INFORMATION ABOUT WORK REQUIRED. SPECIFIC TO THE SHEET AND/OR DETAIL





LINE TYPE AND TAG KEY:

NEW WORK BY THIS CONTRACTOR (WIDE LINE)
———— NEW
– – – – – EXISTING TO BE REMOVED (SHORT DASHED PATTERN)
— — — NEW UNDERFLOOR OR UNDERGROUND (LONG DASHED PATTERN)

EXISTING TO REMAIN OR WORK BY OTHERS (NARROW LINE)
———— EXISTING
– – – – – EXISTING TO BE REMOVED BY OTHERS (SHORT DASHED PATTERN)
— — — EXISTING UNDERFLOOR OR UNDERGROUND (LONG DASHED PATTERN)

HALFTONING DOES NOT MODIFY SCOPE.

'TAG'-E — TAGS WITH DASH 'E' INDICATES THE REFERENCED OBJECT IS EXISTING

TAG — UNDERLINED TAG INDICATES OBJECT IS IN-SCOPE. IF NEW, ADDITIONAL INFORMATION IS AVAILABLE IN A SCHEDULE, MATERIAL LIST, OR SYMBOL LIST

INDICATES AN EXISTING SYSTEM'S POINT OF CONNECTION/REMOVAL

ELECTRICAL GENERAL NOTES:

LUMINAIRE KEY:

LUMINAIRE — F1 = FIXTURE TAG
1 = CIRCUIT NUMBER
a = SWITCH DESIGNATION
NL = SUBSCRIPT (IF APPLICABLE)
Z = ZONE DESIGNATION

*IF LABEL IS ORIENTED HORIZONTALLY A SLASH WILL SEPARATE THIS INFORMATION. EX: F1 / 1 / a / NL

DEVICE KEY:

DEVICE — A = MOUNTING (IF APPLICABLE)
1 = CIRCUIT NUMBER

*IF LABEL IS ORIENTED HORIZONTALLY A SLASH WILL SEPARATE THIS INFORMATION. EX: A / 1

ELECTRICAL MOUNTING SUBSCRIPT KEY:

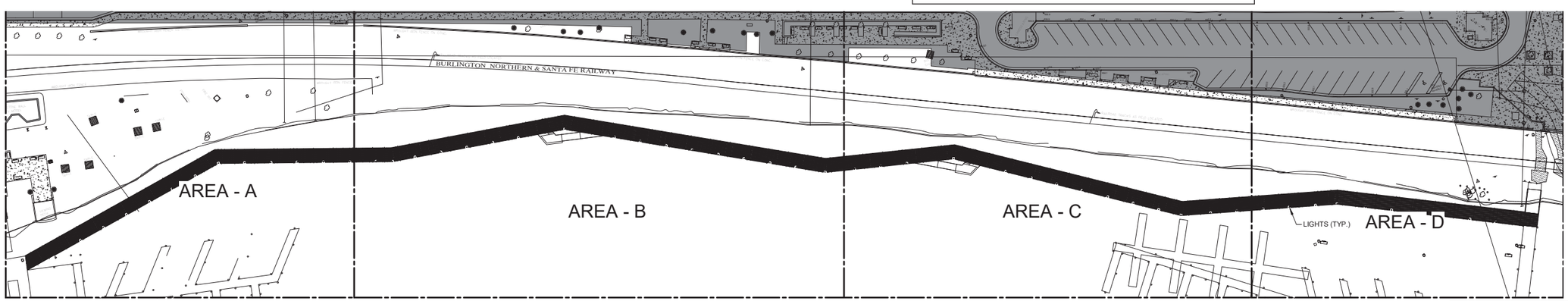
A	MOUNT AT +6" TO CENTERLINE ABOVE COUNTER OR BACKSPLASH
C	MOUNT AT CEILING
H	MOUNT ORIENTED HORIZONTALLY
L	MOUNT IN CASEWORK
M	MOUNT IN MODULAR FURNITURE
R	MOUNT IN SURFACE RACEWAY
EWC	ELECTRIC WATER COOLER

ELECTRICAL INSTALLATION NOTES:

1. CIRCUIT NUMBERS ARE SHOWN FOR CIRCUIT DESIGN INTENT. CIRCUITING SHALL BE FIELD VERIFIED WITH NUMBERING ON THE PANEL PROVIDED. COMMON NEUTRALS MAY NOT BE USED FOR BRANCH CIRCUITS. BALANCE THE LOAD ON PANEL AS EVENLY AS POSSIBLE BETWEEN EACH PHASE.
2. CONTRACTOR SHALL VERIFY ALL LUMINAIRE LOCATIONS WITH ARCHITECTURAL PLANS, ELEVATIONS, AND REVIEWED SHOP DRAWINGS. PRIOR TO MAKING THE ACTUAL ELECTRICAL INSTALLATION.
3. ALL WELDING SHALL BE ACCORDING TO AMERICAN WELDING SOCIETY STANDARDS. CONTRACTOR SHALL FURNISH TO THE ARCHITECT/ENGINEER CERTIFICATES QUALIFYING EACH WELDER, PRIOR TO START OF WORK. THE ARCHITECT/ENGINEER RESERVES THE RIGHT TO REQUIRE QUALIFYING DEMONSTRATION, AT THE CONTRACTOR'S EXPENSE, OF ANY WELDERS ASSIGNED TO THE JOB.
4. EACH CONTRACTOR IS RESPONSIBLE FOR DAMAGE CAUSED BY THEIR ACTIONS TO THE WALLS, FLOORS, CEILINGS, AND ROOFS. THE CONTRACTOR WHOSE WORK CAUSES DAMAGE IS RESPONSIBLE FOR PATCHING TO MATCH ORIGINAL CONSTRUCTION, FIRE RATING, AND FINISH.
5. ELECTRICAL IDENTIFICATION. REFER TO SPECIFICATION SECTION 26 05 53 FOR COLOR/LABEL REQUIREMENTS FOR CONDUIT, BOX, CABLE/WIRE, AND EQUIPMENT.

ELECTRICAL SHEET INDEX

E000	ELECTRICAL COVERSHEET
E100.1	AREA A - ELECTRICAL
E100.2	AREA B - ELECTRICAL
E100.3	AREA C - ELECTRICAL
E100.4	AREA D - ELECTRICAL
E100.5	ELECTRICAL DETAILS
E100.6	PERLIMIARY SITE PHOTOMETRIC PLAN
GRAND TOTAL: 7	



1 **SITE - KEY PLAN**
NO SCALE

IMEG
3001 BROADWAY STREET NE
SUITE 601
MINNEAPOLIS, MN 55413
P: 612.540.5000
www.imegcorp.com

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PROJECT #22000270.00

CIVITAS
1200 Bannock St.
Denver, CO 80204
Tel. 303 571.0053

PANOWAY ON WAYZATA BAY
PHASE 2
Wayzata, MN

CONSTRUCTION DOCUMENT
NOT FOR CONSTRUCTION

Consultants:

Structural Engineer
Eriksen Roed & Associates
2550 University Ave. West Suite 201-S
Saint Paul, MN 55114
(651) 414-8165

MEP / Electrical Engineer
IMEG CORP
3001 Broadway Street NE Suite 601
Minneapolis, MN 55413
612-540-5033

Dock Designer
Tonka Built
6225 Sunnyfield Rd E
Minnetrista, MN 55364
(952) 221-5340

Stamp:

Issue Record:

11/18/2022	50% CD
01/06/2023	100% CD
x	x
x	x
x	x
x	x
x	x

Revisions:

x	x
x	x
x	x
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CVT Proj. #: 2-15-0032
Drawn: DDC
Checked: TJH

ELECTRICAL COVERSHEET

SHEET 46 OF 52
E000

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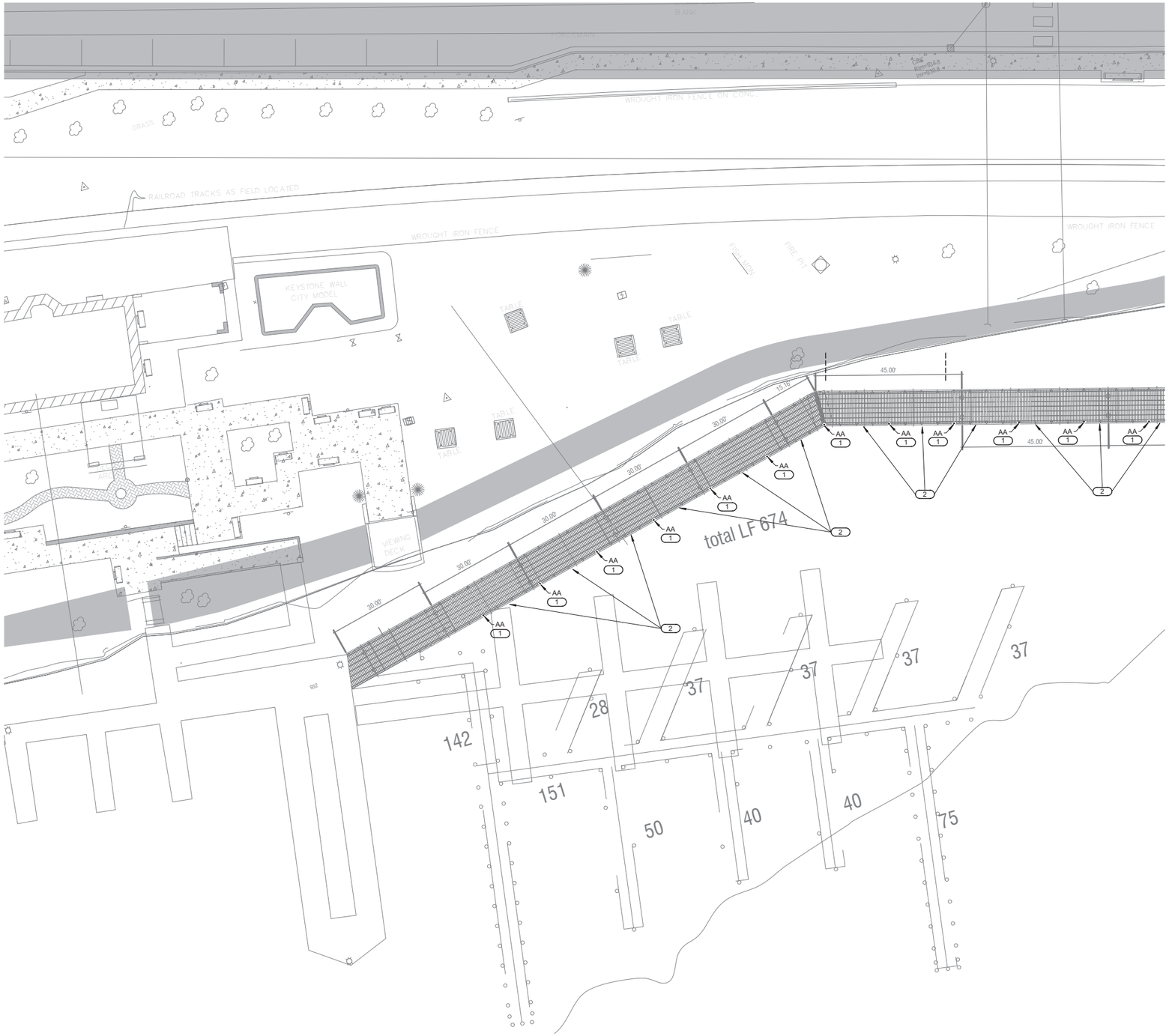

GENERAL NOTES:

A. WIRING SHALL BE PROVIDED TO LIGHT FIXTURES AND DEVICES SHOWN AS INDICATED. AMPACITY, DERATING AND CONDUIT FILL SHALL BE AS REQUIRED BY THE N.E.C.
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D. ALL EXTERIOR RECEPTACLES SHALL HAVE WEATHERPROOF "IN-USE" COVERS AND MOUNT EXTERIOR RECEPTACLES ON BUILDING AT 24" ABOVE GRADE.
E. ALL WIRING SHALL BE COPPER TYPE THWN-2.

KEYNOTES: (#)

1. PROVIDE 'WAC WL-LED300-C' LUMINAIRES. FINISH TO BE AS DIRECTED BY ARCHITECT. CONTRACTOR SHALL PROVIDE ALL LIGHTS, BACKBOXES, CONNECTIONS, AND PATHWAYS FOR A COMPLETE FUNCTIONAL SYSTEM.
2. PROVIDE 3/4" CONDUIT BETWEEN EACH LUMINAIRE JUNCTION BOX UNDER PLATFORM. SEE ELECTRICAL DETAILS.

1 AREA A - ELECTRICAL
1/16" = 1'-0"

CIVITAS
1200 Bannock St.
Denver, CO 80204
Tel. 303 571.0053

PANOWAY ON WAYZATA BAY
PHASE 2
Wayzata, MN

CONSTRUCTION DOCUMENT
NOT FOR CONSTRUCTION

Consultants:

Structural Engineer
Erliksen Roed & Associates
2550 University Ave. West Suite 201-S
Saint Paul, MN 55114
(651) 414-6165

MEP / Electrical Engineer
IMEG CORP
3001 Broadway Street NE Suite 601
Minneapolis, MN 55413
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Dock Designer
Tonka Built
6225 Sunnyfield Rd E
Minnetrista, MN 55364
(952) 221-5340

Stamp:

Issue Record:

11/18/2022	50% CD
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Revisions:

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x	x
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CVT Proj. #: 2-15-0032
Drawn: DDC
Checked: TJH

AREA A - ELECTRICAL

SHEET 47 OF 52
E100.1

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3001 BROADWAY STREET NE
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MINNEAPOLIS, MN 55413
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www.imegcorp.com

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E. ALL WIRING SHALL BE COPPER TYPE THWN-2.

KEYNOTES: (#)

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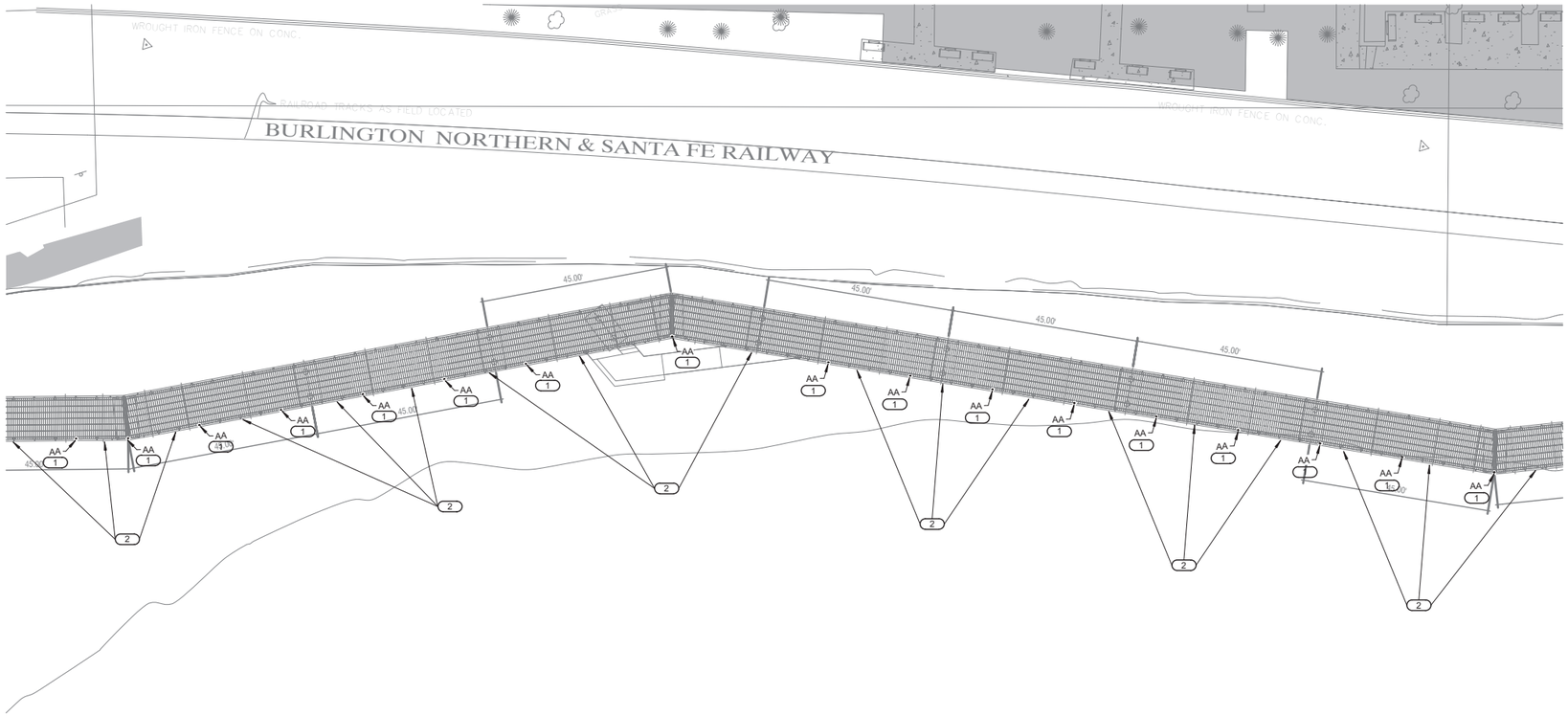

1 AREA B - ELECTRICAL

1/16" = 1'-0"

CIVITAS
1200 Bannock St.
Denver, CO 80204
Tel. 303 571.0053

PANOWAY ON WAYZATA BAY PHASE 2

Wayzata, MN

CONSTRUCTION DOCUMENT
NOT FOR CONSTRUCTION

Consultants:

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MEP / Electrical Engineer
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Dock Designer
Tonka Built
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(952) 221-5340

Stamp:

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Revisions:

x	x
x	x
x	x
x	x

CVT Proj. #: 2-15-0032
Drawn: DDC
Checked: TJH

AREA B - ELECTRICAL

SHEET 48 OF 52

E100.2

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3001 BROADWAY STREET NE
SUITE 601
MINNEAPOLIS, MN 55413
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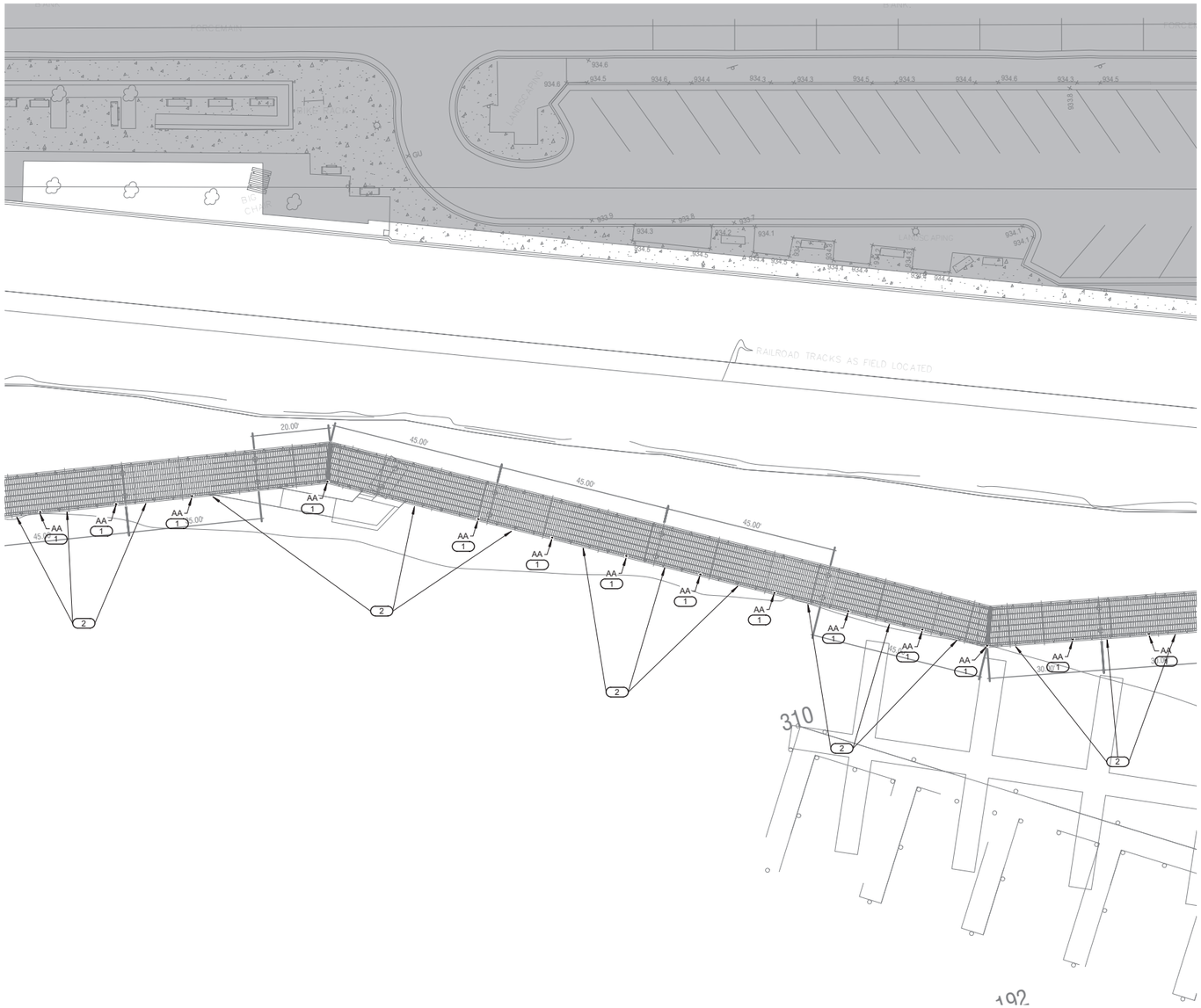
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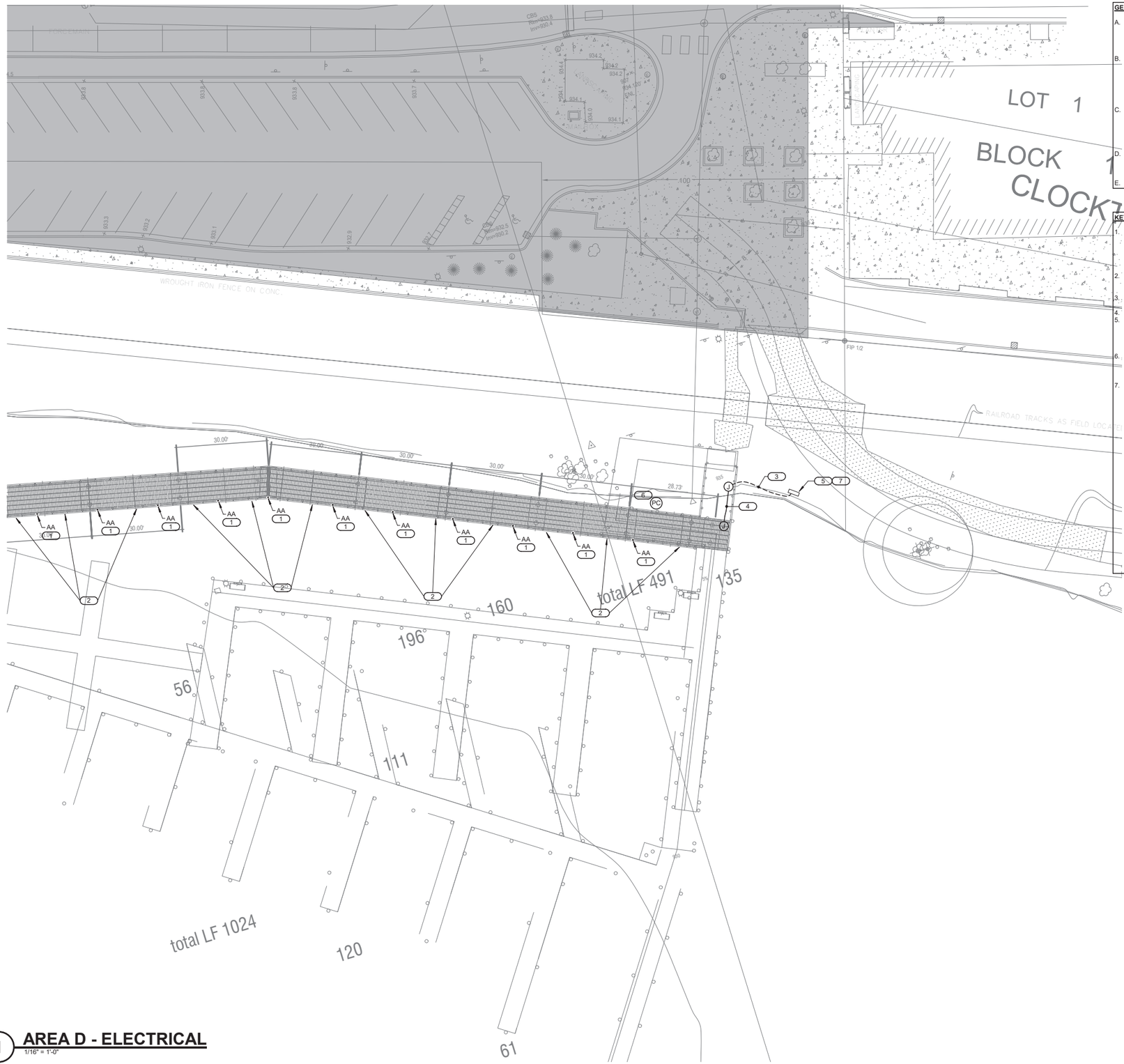

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3. PROVIDE UNDERGROUND CIRCUIT HOMERUN TO PANEL.
4. ROUTE CIRCUIT UNDER BOARDWALK.
5. EXISTING LIGHTING PANEL. PROVIDE A DEDICATED 20 AMP LIGHTING CIRCUIT FOR BOARDWALK LIGHTS. PROVIDE A NEW CIRCUIT BREAKER IN PANEL TO MATCH EXISTING TYPE AND RATING.
6. PROVIDE A WEATHERPROOF PHOTO-CELL FOR AUTOMATIC DUSK/DAWN CONTROL OF BOARDWALK LIGHTS. MOUNT ON SIDE OF BOARDWALK.
7. CONTRACTOR SHALL REPLACE EXISTING ENCLOSURE AND 100A PANEL. THE PRICING SHALL INCLUDE THE FOLLOWING:
   A. DISCONNECT AND DEMOLISH EXISTING ENCLOSURE AND EXISTING 100A PANEL. RELOCATE TIMERS AND RELAYS TO NEW ENCLOSURE.
   B. REPLACE EXTERIOR ENCLOSURE WITH A MINIMUM OF A 70"H X18" DEEP AND 30" WIDE NEMA 3R WITH A 3 POINT LATCH LOCKABLE CABINET. DOOR TO BE GASKETED. PROVIDE ALL NEW POSTS TO RIGIDLY SUPPORT PANEL.
   C. PROVIDE NEW 200A LOAD CENTER PANEL AND RECONNECT TO EXISTING SERVICE. RECONNECT BRANCH CIRCUITS TO NEW PANEL AND EXTEND BRANCH CIRCUITS AS REQUIRED TO MAKE ALL NEW TERMINATIONS.
   D. REINSTALL ALL EXISTING TIMERS AND RELAYS IN NEW CABINET.
   E. INCLUDE (2) 4" CONCRETE FILLED STEEL BOLLARDS FOR PROTECTION OF ENCLOSURE.
   F. INCLUDE ALL LABOR, CONNECTIONS, AND MATERIAL.

NORTH

1 **AREA D - ELECTRICAL**
1/16" = 1'-0"

IMEG
3001 BROADWAY STREET NE
SUITE 601
MINNEAPOLIS, MN 55413
P: 612.540.5000
www.imegcorp.com

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0 1 2 3
REF. SCALE IN INCHES
PROJECT #22000270.00

CIVITAS
1200 Bannock St.
Denver, CO 80204
Tel. 303 571.0053

PANOWAY ON WAYZATA BAY
PHASE 2
Wayzata, MN

CONSTRUCTION DOCUMENT
NOT FOR CONSTRUCTION

Consultants:

Structural Engineer
Eriksen Roed & Associates
2550 University Ave. West Suite 201-S
Saint Paul, MN 55114
(651) 414-8165

MEP / Electrical Engineer
IMEG CORP
3001 Broadway Street NE Suite 601
Minneapolis, MN 55413
612-540-5033

Dock Designer
Tonka Built
6225 Sunnyfield Rd E
Minnetrista, MN 55364
(952) 221-5340

Stamp:

Issue Record:

11/18/2022	50% CD
01/06/2023	100% CD
x	x
x	x
x	x
x	x
x	x

Revisions:

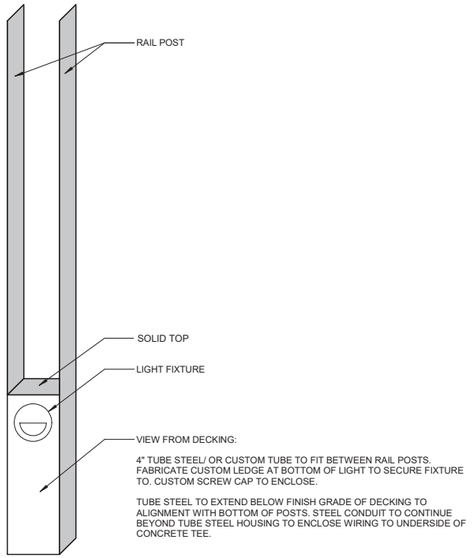
x	x
x	x
x	x
x	x

CVT Proj. #: 2-15-0032
Drawn: DDC
Checked: TJH

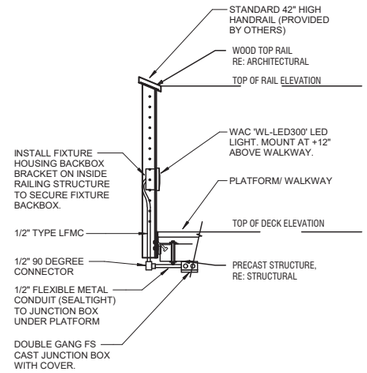
AREA D - ELECTRICAL

SHEET 50 OF 52
E100.4

22000270.00 1/4/2023 4:22:00 PM WLE Panoway Phase II



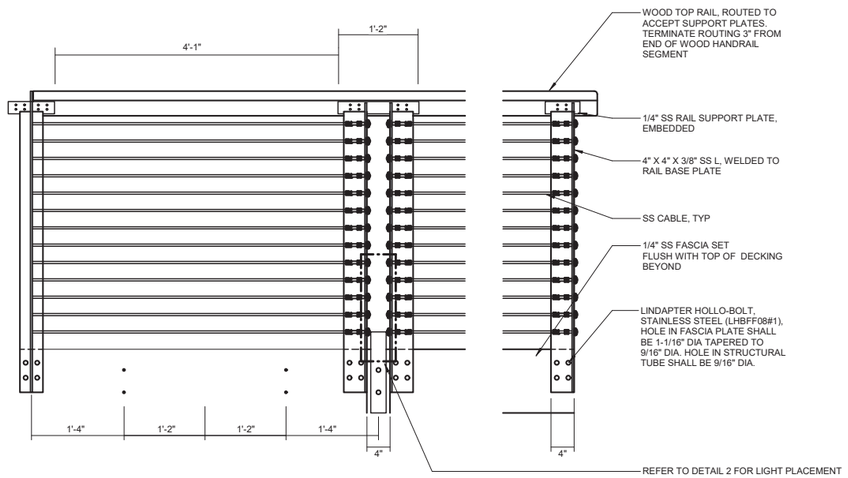
2 DECKING VIEW
NO SCALE



NOTES:

1. COORDINATE INSTALLATION OF LUMINAIRES WITH HANDRAIL INSTALLER.
2. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL DETAIL FOR LIGHT MOCKUP REQUIREMENTS.
3. PROVIDE ALL HARDWARE AS REQUIRED TO RIGIDLY SUPPORT FIXTURE, BACKBOX, AND CONDUIT.
4. PROVIDE 1/2" FLEXIBLE METAL CONDUIT (SEAL-TIGHT) FROM LB FITTING TO DOUBLE GANG JUNCTION BOX FOR EXPANSION/CONTRACTION DUE TO WEATHER CONDITIONS.
5. ALL RACEWAY SHALL BE RIGID CONDUIT UNLESS NOTED OR SHOWN OTHERWISE.

1 PLATFORM/ WALKWAY LUMINAIRE MOUNTING DETAIL
NO SCALE



NOTE: REFER TO ARCHITECTURAL PLANS FOR RAILING DETAIL. DETAIL PROVIDED FOR REFERENCE HERE ONLY.

3 BOARDWALK VIEW
NO SCALE

CIVITAS
1200 Bannock St.
Denver, CO 80204
Tel. 303 571.0053

PANOWAY ON WAYZATA BAY
PHASE 2
Wayzata, MN

CONSTRUCTION DOCUMENT
NOT FOR CONSTRUCTION

Consultants:

Structural Engineer
Erliksen Roed & Associates
2550 University Ave. West Suite 201-S
Saint Paul, MN 55114
(651) 414-6165

MEP / Electrical Engineer
IMEG CORP
3001 Broadway Street NE Suite 601
Minneapolis, MN 55413
612-540-5033

Dock Designer
Tonka Built
6225 Sunnyfield Rd E
Minnetrista, MN 55364
(952) 221-5340

Stamp:

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11/18/2022	50% CD
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x	x
x	x
x	x
x	x
x	x

Revisions:

x	x
x	x
x	x
x	x

CVT Proj. #: 2-15-0032
Drawn: DDC
Checked: TJH

ELECTRICAL DETAILS

SHEET 51 OF 52
E100.5

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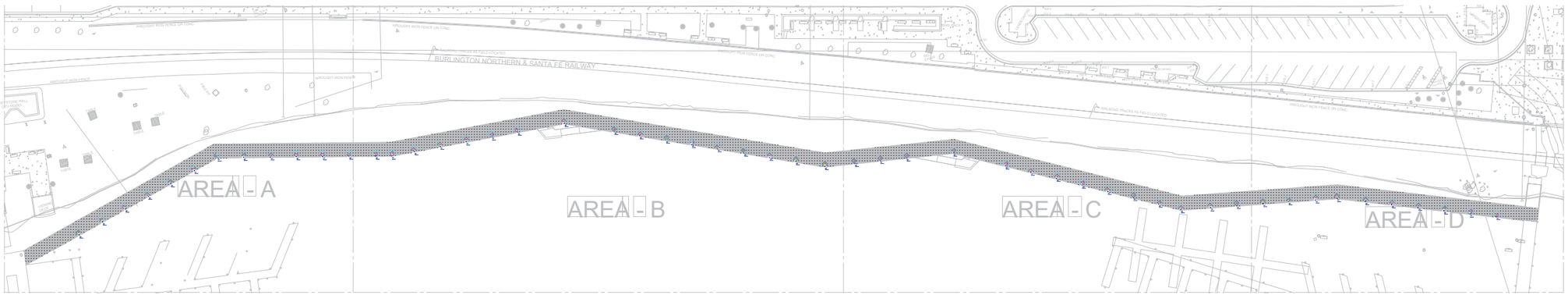

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	0.19	86.0	0.0	N.A.	N.A.

Luminaire Schedule								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
	53	AA	LUMUX	SL2000R_LED	Single	64	3.124	0.900

FIXTURES MOUNTED 12" FROM SURFACE OF DECK

1. Standard Reflectance of 80/50/20 unless noted otherwise
2. Not a Construction Document, for Design purposes only
3. Standard indoor calc points @ 30" A.F.F. unless noted otherwise
4. Standard outdoor calc points @ Grade unless noted otherwise
5. Egress calc points @ 0" A.F.F.
6. Mlazgar Associates assumes no responsibility for installed light levels due to field conditions, etc.

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x	x
x	x
x	x

Revisions:

x	x
x	x
x	x
x	x

CVT Proj. #: 2-15-0032
Drawn: DDC
Checked: TJH

PERLIMIARY SITE PHOTOMETRIC PLAN

SHEET 52 OF 52
E100.6

22000270.00 1/4/2023 4:22:00 PM WLE Panoway Phase II

Memo to:
Emily Goellner, Development Director
Jeff Dahl, City Manager, and
Mike Kelly, Director of Public Works
City of Wayzata

From Jessie Houlihan, CEO
Onyx Strategic Partners

Wednesday, January 4, 2023

Panoway Project Status Update and Next Steps

In alignment with the overall timeline presented to council, after receiving approval to finish Construction Documents across the components of Panoway phase 2a during the council workshop on December 20, 2022, the expanded team has completed design on the Boardwalk, Docks and Section Foreman House projects.

In December, we received active construction pricing for all components of Panoway phase 2a. The updated pricing could be done at that time because of the level of completeness in the design and engineering documentation for each of the project components. All of the updated estimates were incorporated into an updated Sources and Uses document, which stands as our most accurate financial assumptions to date.

Now, in the January 10, 2023 City Council meeting, we are presenting completed Construction Documents, including the value engineering options chosen by council, and asking for approval to take the Boardwalk and Dock phases out for public bid, in alignment with all pertinent laws and regulations. The Section Foreman's House project will be paused until funding goals are met.

Permitting Process

Civitas, with support from a focused consultancy, Resource Environmental Solutions (RES), have been engaged with the numerous permitting agencies that have jurisdiction over the City-funded components of Panoway phase 2a: the Boardwalk and Docks. Obviously, the City will issue local permits for the elements they are responsible for. But, due to the nature of these projects occurring on a body of water, the following agencies also have potential forms of jurisdiction:

- Federal - U.S. Army Corps of Engineers
- State - Minnesota Department of Natural Resources
- State - Minnesota Pollution Control Agency
- State - State Historic Preservation Office
- County / Regional - Lake Minnetonka Conservation District (LMCD)

- County / Regional - Minnehaha Creek Watershed District

The permitting process always poses risk to project creation, namely in driving scope evolution or holding up the ideal delivery timeline to ensure their questions are answered and various plans meet governing expectations before construction takes place. The best approach to managing this risk is proactive engagement and planning comprehensive submissions addressing the entities' needs.

Civitas and RES submitted the joint permit application on December 22, 2022. The 1st full submittal to all permitting agencies is targeted for January 13, 2023. It is noted that most permits take between 60-120 days, with opportunities to meet and review in person or submit additional documentation, when requested.

The expected submission and review timelines fit within our overall delivery targets for the Boardwalk and Docks projects, but we want to note this risk and the broader team's focus on managing this, to keep scope / budget and timeline in alignment with the overall project's expectations.

Boardwalk

Since the December Council workshop, Civitas has finished 100% Construction Documents, defining the details and sub components of the project entirely. The design for the Boardwalk itself hasn't changed at all, but the detail has been further defined and value engineering options noted.

As presented in December, Kraus Anderson onboarded efficiently, with the support of City staff and its consultants, and got to work breaking apart the design into a detailed construction estimate. That estimate is tied to appropriate **means / methods** (how we're going to put the work in place), a **site logistics plan** (where are we staging this work, see KA's staging plan) and a **schedule** (what is the time duration and best sequence).

The Kraus Anderson team hit our project goal of producing a detailed estimate within two weeks of the receipt of the draft Construction Documents. The total construction cost for the Boardwalk component of the project, as estimated by their team is $8,580,000. This is an increase of 41% from the hard costs that we carried for that work in 2020, which was $6,090,000.

In the updated Sources and Uses document, you will see that, including soft costs, admin and operational costs, the total project cost budget we're showing is $9,270,000.

Value engineering options were workshopped with Council on December 20, 2022 and direction was given to bid the project with an alternate addressing the Boardwalk railing. The base bid will remain stainless steel cable with a kebony wood top rail. On bid day, we will include an alternate to go to a galvanized steel cable with a kebony wood top rail. This could save the City up to $230,000.

Next Steps: At this time, we're seeking approval of the 100% Construction Documents and to bid this project publicly, in alignment with all pertinent laws and regulations.

Kraus Anderson would like to bid the Boardwalk project in two phases:

- Bid package #1: Steel and Precast, the long-lead items, would bid on February 2, 2023. The resulting selected bids (lowest qualified, competent respondents) would come back to the Council in February 2023 for approval.

  Addressed in this bid package are:

  - Work Scope #1: Steel, material only
  - Work Scope #2: Precast Concrete, material only

- Bid package #2: All remaining materials and the installation of the project would be bid on March 1st, 2023. The resulting selected bids (lowest qualified, competent respondents) would come back to the Council in March 2023 for approval. At this time, the City could decide whether they want to choose the alternate regarding rail finish.

  Addressed in this bid package are:

  - Work Scope #3: Piling (furnish and install), Steel and Precast Installation
  - Work Scope #4: Carpentry Material
  - Work Scope #5: Carpentry Installation
  - Work Scope #6: Electrical
  - Work Scope #7: Landscaping

Docks

Earlier this fall, we sought, found and hired a design-build Dock consultant. We chose Tonka Built because of their ability to do the full design work and local construction experience, thus relevant pricing data. They were hired to work as a consultant under the Civitas overall design contract.

Tonka Built took the high level dock massing from Civitas and created specific layouts that worked best based on our bay, looking specifically at water and wind movement and the depths of water. Then, at the guidance of Civitas, our firm and City Staff, we made the recommendation to convene a group of stakeholders from the community to get additional feedback and review.

The Dock Task Force was convened three times for long working sessions, reviewing floating versus fixed options, layout, number of docks, right ratio of size of boats, commercial boat needs, aesthetic and management topics. Midway through that process Civitas, Onyx and staff

presented the most supported layout options with more or less slips and Council voted to keep this phase of dock construction more targeted. We then met with the group to review aesthetic options.

Tonka Built designed an efficient dock layout with the smartest system, designed to keep long-term maintenance costs down and performance high. The City Council supported that recommendation formally. **What is currently specified in the completed design is a floating dock with steel posts finished with kebony wood, a FSC-certified thermally and chemically treated wood product with a thirty-year warranty**. In working through the construction plan for the Boardwalk, we determined we would need to remove a portion of the Broadway Docks that we weren't planning to replace initially to allow our barge / crane to set components of the Boardwalk project. Thus, we added some scope to the overall Dock project that we weren't expecting.

With the documentation completed and additional scope noted, we got updated Construction pricing of $2,070,000 ($860,000 for the Depot Docks and $1,185,000 for the Broadway Docks). What we had from our 2020 estimate was $770,000 in hard cost for this component of the project. This is a 170% increase in what we were planning to invest in this work.

In the December workshop, we reviewed value engineering options but none were in alignment with the project's goals. Thus, the only selected alternate Council supported that we would incorporate in the bidding process is phasing the delivery of the Depot docks. If we shift the Depot docks to phase three and use the existing floating docks in the meantime, we would defer $860,000 of cost. In deferring the work, we could deliver the Depot docks with the Depot park and consider increasing the dock scope to address the aging existing dock that wasn't contemplated in this phase, initially.

Next steps: Right now, we are asking for approval of the Dock design and to take the project to bid, in alignment with all applicable laws and regulations.

We are currently determining the right timing to bid the project, in alignment with lead time expectations and ideally targeting a window of availability with the specialized trades that do this work to get the most advantageous pricing for the City. As of right now, we are considering bidding this around the same timing as the second bid package for the Boardwalk project. After bids are procured, the council would be presented the bid results for consideration and approval. At that time, they could elect to delay the Depot Docks component or deliver the project in its entirety this year.

Section Foreman House

As you know, the Section Foreman House project is primarily funded by the Wayzata Conservancy, who is also funding portions of the broader project's ongoing maintenance. Cushing Terrell has completed 100% Construction Documents for the project. Their

consultant, NorSon builders, a local primarily residential builder, updated their estimate based on this documentation. We reviewed the estimate with the City, Cushing Terrel and Norson.

Of note in the updated documentation:

- There is significantly more interior framing,
- More finish materials were called out,
- More of the HVAC system had to be replaced versus reworked, and
- The project took on some of the resulting exterior site work to connect the project to the rest of the Panoway components.

All together this drove the estimated project cost from approx. $650,000 for construction costs at the Design Development level to approx. $750,000 in construction cost at the Construction Document level. Including contingency, the cost of a delayed start, FF&E, soft and administrative costs, we are carrying a total of $1,502,00 in the Sources and Uses document.

Value engineering options include reducing the significance of the site work via size of area or material quality level. Or, reducing cost at a lower level, eliminating window coverings on the second level.

Next Steps: Now that the design is complete and all follow-up documentation has been done, we are pausing this project from active management until the Conservancy reports hitting their financial goals and we can support in the analysis on the best way to take this project to market and best approach for contracting.

ALL FUTURE PROJECTS SOURCES & USES

	12/20/2022 - Phase 2a		8/16/2022 - Phase 2a		Change	
	Boardwalk & Shoreline	Docks	Boardwalk & Shoreline	Docks	Boardwalk & Shoreline	Docks
HARD COSTS						
Construction	$ 7,420,000	$ 2,050,000	$ 4,470,000	$ 480,000		
Additional Amenities not in current plan	$ -	$ -	$ -	$ -		
CM Fee	$ 570,000	$ -	$ 600,000	$ 160,000		
General Conditions	$ 140,000	$ 30,000	$ 120,000	$ 50,000		
Escalation to Fall 2023	$ -	$ -	$ 450,000	$ 40,000		
Contingency	$ 450,000	$ -	$ 450,000	$ 40,000		
FFE						
Subtotal Hard Costs	***$ 8,580,000***	***$ 2,080,000***	***$ 6,090,000***	***$ 770,000***	***41%***	***170%***
SOFT COSTS						
Design	$ 530,000	$ -	$ 530,000			
Design Add-Ons						
Historic Consultant						
Community Engagement						
Subtotal Soft Costs	***$ 530,000***	***$ -***	***$ 530,000***	***$ -***		
TOTAL PROJECT COST	**$ 9,110,000**	**$ 2,080,000**	**$ 6,620,000**	**$ 770,000**	**38%**	**170%**
10 YR M&O RESERVE	$ 160,000	$ -	$ 160,000	$ -		
TOTAL W/ADMIN & OPERATIONS	**$ 9,270,000**	**$ 2,080,000**	**$ 6,780,000**	**$ 770,000**	**37%**	**170%**
SOURCES OF FUNDS						
2020 State Bond Allocation	$ 4,000,000	$ -	$ 4,000,000	$ -		
Future State Bond Allocation (2022)		$ -		$ -		
TIF	$ 5,110,000		$ 2,620,000			
City Lakefront Fund (From CIP)	$ -	$ 2,080,000	$ -	$ 770,000		
Other Public Funds (Grants)						
Private Grants						
Private or Other	$ 160,000	$ -	$ 160,000	$ -		
TOTAL SOURCES OF FUNDS	**$ 9,270,000**	**$ 2,080,000**	**$ 6,780,000**	**$ 770,000**	**37%**	**170%**

City of Wayzata Panoway Project
12/12/2022

Description	City of Wayzata Panoway 50% CD Estimate Update	Remarks
Update Date	12/13/22	
PROJECT REVENUE / FUNDING		
Operating Capital		City to Confirm Revenue
TOTAL PROJECT REVENUE	**$0.00**	
PROJECT AREA BREAKDOWN		
New Construction GLF	*0*	
Total GSF	*0*	
Site Area (Acres)		
CONSTRUCTION COSTS		
Demolition / New Construction	$7,412,580.00	
Value Engineering / Outstanding Scopes of Work		
Design Contingency	$0.00	City, Civitas, Onyx stated no design contingency needed.
Total Bid Day	$7,412,580.00	
Contingency		
Remaining Contingency	$444,754.80	6% Recommended
Pending Changer Orders		
Executed Change Orders		
Construction Management		
General Conditions - Based on 8 Month Schedule	$140,000.00	Budget Est. -Communication, temp Fence, toilets, dumpsters, Misc
Site Services & Reimbursable - Based on 8 Month Schedule	$359,898.00	Modified per Jessie's email 12/12/22
CONSTRUCTION COSTS SUB TOTAL	**$8,357,232.80**	
Percent Construction Cost	92%	Construction Costs Sub Total / Total Project Cost
SOFT COSTS		
Design Fees and Reimbursable		
A/E Fee - Civitas	$70,810.00	Confirmed 12/7/2022 Only Construction Admin.
A/E Reimbursable	$18,000.00	Confirmed 12/7/2022
Onyx Consultant Fees	$0.00	In Separate Budget
Construction Management Pre Construction Fee	$45,000.00	Not to Exceed
Construction Management Fee	$162,966.04	1.95% of Cost of Work
Permits, Plan Reviews & Fees		
City of Wayzata Permit & Plan Review	$200,000.00	Need to Confirm
City Project Review & Inspection Fee	$0.00	Need to Confirm
US Army Corps of Engineers - Wetland Permit	$0.00	Need to Confirm $
MN DNR - Work in Public Waters	$0.00	Need to Confirm $
MN DNR - Aquatic Plant Management	$0.00	Potentially not needed - Need to Confirm
MPCA - Water Quality Certification	$0.00	Need to Confirm $
Lake Minnetonka Conservation Dist. - Dock Variance	$0.00	Need to Confirm $
Minnehaha Creek Watershed District - Water Resource Permit	$0.00	Need to Confirm $
Minnehaha Creek Watershed District - Flood Plain Alteration Rule	$0.00	Need to Confirm $
Minnehaha Creek Watershed District - Shoreline & Streambank Stabilization	$0.00	Potentially not needed - Need to Confirm
Minnehaha Creek Watershed District - Waterbody Crossing & Structure Rule	$0.00	Potentially not needed - Need to Confirm
City of Wayzata - Shore Land Conditional Use Permit	$0.00	Potentially not needed - Need to Confirm
City of Wayzata - Erosion Control	$0.00	Potentially not needed - Need to Confirm
Utilities - Connections	$3,000.00	Need to Confirm if needed
Pre-Construction Surveys & Studies		
Site Survey	$0.00	In Separate Budget
Geotechnical Survey - Soil Borings	$20,000.00	Potential for Additional Borings if needed
Testing & Inspections		
Construction Surveying	$0.00	In Separate Budget
Construction Testing & Inspections	$75,000.00	Budget
Bidding, Legal, Finance & Misc.		
Bid Advertisement, Printing, Plan Distribution	$3,000.00	Budget
Builders Risk Insurance	$6,000.00	Budget - City to Purchase
Owner Purchase Orders		
Moving, Storage, Transition	$0.00	I think NA
Soft Cost Contingency	$50,000.00	Contingency
FF&E Expenses		
Specialty Equipment - New Docks / Slips	$0.00	In Separate Budget
Technology Allowance	$0.00	N/A
Furnishings / Consultant Fees	$25,000.00	Trash receptacles / benches
FFE Contingency	$0.00	
SOFT COSTS SUB-TOTAL	**$678,776.04**	
Percent Soft Costs	*8%*	
TOTAL PROJECT COSTS	**$9,036,008.84**	**Constr. Cost + Soft Costs**
Project Cost / GSF	*#DIV/0!*	*Total Project Cost / Total GSF*
VARIANCE (OVER) / UNDER	($9,036,008.84)	Total Project Revenue / Total Project Costs

KRAUS-ANDERSON®

Client: City of Wayzata
Architect: CIVITAS
Location: Wayzata, Minnesota

Panoway on Wayzata Bay
1185 LF of Boardwalk
1,050 LF East Docks
688 LF West Docks

Date: 12/02/2022
Project Start: Input Project Start Date
Document Date:11/15/2022
50% Construction Documents

Item Description	QTY	UOM	Unit Price	Total
SITEWORK/BUILDING EARTHWORK	1,185	LF	$21.24	$25,168
FOUNDATION / SOG	1,185	LF	$3,801.20	$4,504,420
BUILDING STRUCTURE	1,185	LF	$2,386.49	$2,827,992
ELECTRICAL	1,185	LF	$46.41	$55,000
Subtotal	1,185	LF	$6,255.34	$7,412,580

Item Description	QTY	UOM	Unit Price	Total
01 Eco Park Pond Flood Stage Mitigation Grading	**3,146**	**SF**	**8.00**	**$25,168**
SITEWORK/BUILDING EARTHWORK	3,146	SF	8.00	$25,168
02 Boardwalk	**1,185**	**LF**	**6,079.55**	**$7,204,271**
FOUNDATION / SOG	1,185	LF	3,801.20	$4,504,420
BUILDING STRUCTURE	1,185	LF	2,231.94	$2,644,851
ELECTRICAL	1,185	LF	46.41	$55,000
03 Boardwalk East Connector	**18**	**LF**	**1,636.67**	**$29,460**
BUILDING STRUCTURE	18	LF	1,636.67	$29,460
04 East Landing	**250**	**SF**	**300.70**	**$75,175**
BUILDING STRUCTURE	250	SF	300.70	$75,175
05 West Landing	**250**	**SF**	**314.02**	**$78,506**
BUILDING STRUCTURE	250	SF	314.02	$78,506
Subtotal	**1,185**	**LF**	**6,255.34**	**$7,412,580**

Row #	Item Description	Note	QTY	UOM	Unit Price	Total
1	**01 Eco Park Pond Flood Stage Mitigation Grading**					
2	**02 SW - SITEWORK/BUILDING EARTHWORK**					
3	**31 A - Site Clearing & Earthwork**					
4	Site Grading for Pond Flood Storage Mitigation		3,146.00	SF	$8.00	$25,168
5	**Site Clearing & Earthwork Total**		**3,146.00**	**SF**	**$8.00**	**$25,168**
6	**SITEWORK/BUILDING EARTHWORK Total**		**3,146.00**	**SF**	**$8.00**	**$25,168**
7	**01 Eco Park Pond Flood Stage Mitigation Grading Total**		**3,146.00**	**SF**	**$8.00**	**$25,168**

Row #	Item Description	Note	QTY	UOM	Unit Price	Total
9	**02 Boardwalk**					
10	**03 FS - FOUNDATION / SOG**					
11	**31 C - Special Foundations**					
12	Special Foundations		74.00	EA	$60,181.35	$4,453,420
13	Mobilization (Can be shared with Excavation Support)		1.00	LS		
14	Obstructions Allowance (Crew Down Time)		20.00	HR	$1,350.00	$27,000
15	Delays/Standby (Crew Down Time)		20.00	HR	$1,200.00	$24,000
16	Pipe Pile 16"dia. x 0.3125" w/ H Section Inside, Conc. Filled		74.00	EA		
17	**Special Foundations Total**		**1,185.00**	**LF**	**$3,801.20**	**$4,504,420**
18	**FOUNDATION / SOG Total**		**1,185.00**	**LF**	**$3,801.20**	**$4,504,420**
19	**04 BS - BUILDING STRUCTURE**					
20	**03 B - Structural Precast**					
21	26"x10' Double Tees w/5" Top Flange (Material)		11,826.00	SF	$45.66	$540,000
22	Tee Installation from Barge		11,826.00	SF	$20.00	$236,520
23	**Structural Precast Total**		**1,185.00**	**LF**	**$655.29**	**$776,520**
24	**05 A - Structural Steel Material**					
25	Structural Steel Floor Framing		10.25	TN	$34,139.68	$350,000
26	Add for Misc. Connections/Plates/Bolts (10%)		1.03	TN	$3,500.00	$3,588
27	**Structural Steel Material Total**		**1,185.00**	**LF**	**$298.39**	**$353,588**
28	**05 B - Structure Steel Erection**					
29	Install of Structural Steel		11.27	TN		
30	Structural Steel Installation		1.00	LS	$150,000.00	$150,000
31	**Structure Steel Erection Total**		**1,185.00**	**LF**	**$126.58**	**$150,000**
32	**05 D - Miscellaneous Metals**					
33	1.25" Alum. Channel @ Decking - Material		8,295.00	LF	$20.00	$165,900
34	1.25" Alum. Channel @ Decking - Install		8,295.00	LF	$12.00	$99,540
35	Misc. Plates/Bolts/Angle (allow 0.5#/SF) - Material		2.96	TN	$4,000.00	$11,826
36	Misc. Plates/Bolts/Angle (allow 0.5#/SF) - Install		2.96	TN	$5,000.00	$14,783
37	**Miscellaneous Metals Total**		**1,185.00**	**LF**	**$246.45**	**$292,049**
38	**05 E - Metal Stairs/Railings**					
39	Guardrail Material		2,370.00	LF	$175.00	$414,750
40	Guardrail Labor		2,370.00	LF	$50.00	$118,500
41	**Metal Stairs/Railings Total**		**1,185.00**	**LF**	**$450.00**	**$533,250**
42	**06 B - Wood Framing**					
43	Wood Decking Material		29,000.00	EA	$13.50	$391,500
44	Wood Decking Install		11,826.00	SF	$7.50	$88,695
45	Wood Cap @ Guardrail - Material		2,370.00	LF	$15.00	$35,550
46	Wood Cap @ Guardrail - Labor		2,370.00	LF	$10.00	$23,700
47	**Wood Framing Total**		**1,185.00**	**LF**	**$455.23**	**$539,445**
48	**BUILDING STRUCTURE Total**		**1,185.00**	**LF**	**$2,231.94**	**$2,644,851**
49	**15 E - ELECTRICAL**					
50	**26 A - Electrical**					
51	AA Light Fixtures & Conduilt/Wiring		36.00	EA	$1,527.78	$55,000
52	**Electrical Total**		**1,185.00**	**LF**	**$46.41**	**$55,000**
53	**ELECTRICAL Total**		**1,185.00**	**LF**	**$46.41**	**$55,000**
54	**02 Boardwalk Total**		**1,185.00**	**LF**	**$6,079.55**	**$7,204,271**

Row #	Item Description	Note	QTY	UOM	Unit Price	Total
56	**03 Boardwalk East Connector**					
57	**04 BS - BUILDING STRUCTURE**					
58	**05 E - Metal Stairs/Railings**					
59	Guardrail Material		37.00	LF	$175.00	$6,475
60	Guardrail Labor		37.00	LF	$200.00	$7,400
61	**Metal Stairs/Railings Total**		**18.00**	**LF**	**$770.83**	**$13,875**
62	**06 B - Wood Framing**					
63	Wood Decking Material		1,000.00	EA	$13.50	$13,500
64	Wood Decking Install		182.00	SF	$7.50	$1,365
65	Wood Cap @ Guardrail - Material		36.00	LF	$10.00	$360
66	Wood Cap @ Guardrail - Labor		36.00	LF	$10.00	$360
67	**Wood Framing Total**		**18.00**	**LF**	**$865.83**	**$15,585**
68	**BUILDING STRUCTURE Total**		**18.00**	**LF**	**$1,636.67**	**$29,460**
69	**03 Boardwalk East Connector Total**		**18.00**	**LF**	**$1,636.67**	**$29,460**

Row #	Item Description	Note	QTY	UOM	Unit Price	Total
71	**04 East Landing**					
72	**04 BS - BUILDING STRUCTURE**					
73	**05 A - Structural Steel Material**					
74	Structural Steel Floor Framing		1.14	TN	$12,000.00	$13,626
75	Add for Misc. Connections/Plates/Bolts (10%)		0.11	TN	$3,500.00	$399
76	2" Steel Grating Welded to Structure		250.00	SF	$85.00	$21,250
77	**Structural Steel Material Total**		**250.00**	**SF**	**$141.10**	**$35,275**
78	**05 B - Structure Steel Erection**					
79	Floor Framing Erection		1.25	TN	$5,000.00	$6,250
80	Grating Install		250.00	SF	$5.00	$1,250
81	**Structure Steel Erection Total**		**250.00**	**SF**	**$30.00**	**$7,500**
82	**05 E - Metal Stairs/Railings**					
83	Guardrail Material		81.00	LF	$175.00	$14,175
84	Guardrail Labor		81.00	LF	$200.00	$16,200
85	**Metal Stairs/Railings Total**		**250.00**	**SF**	**$121.50**	**$30,375**
86	**06 B - Wood Framing**					
87	Wood Cap @ Guardrail - Material		81.00	LF	$15.00	$1,215
88	Wood Cap @ Guardrail - Labor		81.00	LF	$10.00	$810
89	**Wood Framing Total**		**250.00**	**SF**	**$8.10**	**$2,025**
90	**BUILDING STRUCTURE Total**		**250.00**	**SF**	**$300.70**	**$75,175**
91	**04 East Landing Total**		**250.00**	**SF**	**$300.70**	**$75,175**

Row #	Item Description	Note	QTY	UOM	Unit Price	Total
93	**05 West Landing**					
94	**04 BS - BUILDING STRUCTURE**					
95	**05 A - Structural Steel Material**					
96	Structural Steel Floor Framing		1.32	TN	$12,000.00	$15,894
97	Add for Misc. Connections/Plates/Bolts (10%)		0.13	TN	$3,500.00	$462
98	2" Steel Grating Welded to Structure		250.00	SF	$85.00	$21,250
99	**Structural Steel Material Total**		**250.00**	**SF**	**$150.42**	**$37,606**
100	**05 B - Structure Steel Erection**					
101	Floor Framing Erection		1.45	TN	$5,000.00	$7,250
102	Grating Install		250.00	SF	$5.00	$1,250
103	**Structure Steel Erection Total**		**250.00**	**SF**	**$34.00**	**$8,500**
104	**05 E - Metal Stairs/Railings**					
105	Guardrail Material		81.00	LF	$175.00	$14,175
106	Guardrail Labor		81.00	LF	$200.00	$16,200
107	**Metal Stairs/Railings Total**		**250.00**	**SF**	**$121.50**	**$30,375**
108	**06 B - Wood Framing**					
109	Wood Cap @ Guardrail - Material		81.00	LF	$15.00	$1,215
110	Wood Cap @ Guardrail - Labor		81.00	LF	$10.00	$810
111	**Wood Framing Total**		**250.00**	**SF**	**$8.10**	**$2,025**
112	**BUILDING STRUCTURE Total**		**250.00**	**SF**	**$314.02**	**$78,506**
113	**05 West Landing Total**		**250.00**	**SF**	**$314.02**	**$78,506**

Client: City of Wayzata
Architect: CIVITAS
Location: Wayzata, Minnesota

Panoway on Wayzata Bay
1185 LF of Boardwalk
1,050 LF East Docks
688 LF West Docks

Date: 12/02/2022
Project Start: Input Project Start Date
Document Date:11/15/2022
50% Construction Documents

Row #	Item Description	Note	QTY	UOM	Unit Price	Total
115		Subtotal	1,185.00	LF	$6,255.34	$7,412,580

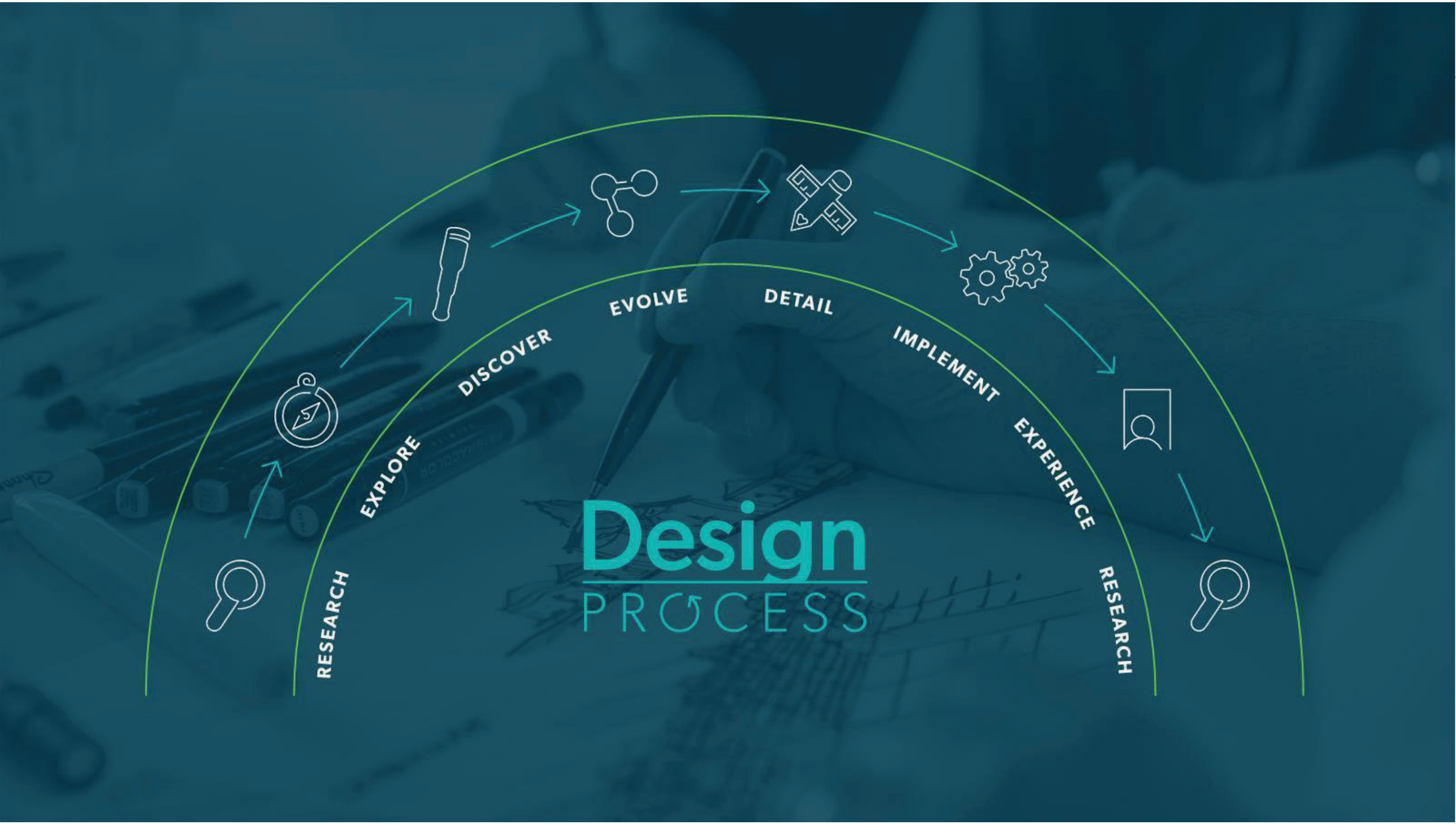
hello.

Section Foreman House - Council Meeting

Construction Document Phase

01.10.2023

Cushing Terrell


RESEARCH
EXPLORE
DISCOVER
EVOLVE
DETAIL
IMPLEMENT
EXPERIENCE
RESEARCH
Design
PROCESS

Guiding Principles

- Restoring the home's significance
- Telling the unique story of the history and place
- Inspiring past, present and future community advancements
- A distinctive place for year round indoor and outdoor learning
- Flexible and adaptable for diversity of community ages and activities
- Vibrant, safe, accessible and welcoming to all
- Celebrating connections to the community, railroad, lake and pond
- Environment, ecology and energy friendly
- Simple, classy, charming, elegant and easy to maintain
- Strong bookend of the overall community pathway
- Reinforces Wayzata’s authentic inviting small town feel
- Point to other significant places in Wayzata

Guiding Framework

Historic Standards
- 1902 building and 1944 addition are historic
- No addition
- Limited removals

Programming
- Flexible interior learning environment
- 12-15 people groups most common size
- Indoor/Outdoor connections for learning
- Four season use

Code requirements
- ADA accessible entrance
- ADA accessible restroom
- Energy efficient equipment upgrades

Project Schedule

9/12/22 – Final Design Review Committee Meeting

9/23/22 - 50% Set

10/28/22 - 95% Set

11-11-22 – 98% Set – Final plot 10/28/22, Submit to MNHS

12/2 - Cost Estimate Update by NorSon

12/06 Onyx Review meeting

12/7/22 Submit to MNHS

Week of 01/10/23 - City Council Review Meeting

Cushing Terrell

Rendering Update

Native Plants
UP
Trash/Dog Waste Receptacle
Light pole
AC
Existing House
Ramp
Decorative Fence
Reinforced Turf
Drinking Fountain
Boulder Retaining Wall
Site Historical Marker
Donor Bench
Porch Extension
Built-in Bench
UP
UP
Light pole
Site Interpretive Sign
Paved Trail
Pond
Lake

Site Plan

Cushing Terrell

Project Finishes

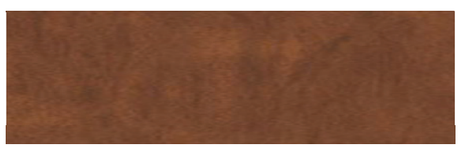
Exterior Palette

Asphalt Shingle
GAF Timberline UHD
“Weatherwood”

Exterior Paint 1 SW 9127
“At Ease Soldier”

Exterior Wood Finish - IPE
(Deck/Porch)
“Messmer’s Red Mahogany”

Exterior Paint 2
(Accent/Trim/Upstairs)
SW 6385 “Dover White”



Exterior Stain (Deck/Porch)
SW 3507 “Riverwood”

Interior Palette

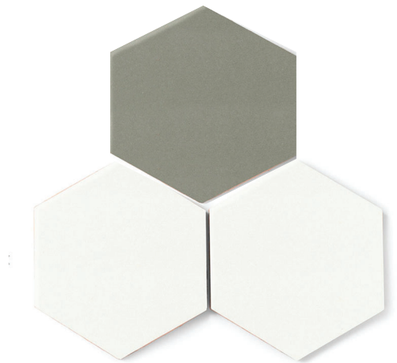
Interior Paint 1 SW 6163
“Grassland”

Ceramic Wall/Floor Tile, Fire Clay,
Calcite/Pyrite, Size Varies

Cabinet Laminate (Counter)
WilsonArt “Leche Vista”

Cabinet Laminate (Vertical Faces)
Wilsonart “Mission Maple”

Interior Paint 2 (Accent/Trim/Upstairs)
SW 6385 “Dover White”



Ceramic Floor Tile Geometric
Pattern, Calcite/Pyrite, 8X8 Hex

Restored Maple Flooring, clear finish

Faux Wood Blinds
SWF Faux Wood Blinds Milky Way -
5058

Stair Runner/Area Rug
L&M Custom Carpets and Rugs
Flat Weave & Textured Plain -
001/Greys

Cushing Terrell

Thank You!

CITY OF WAYZATA

SECTION FOREMAN HOUSE REHABILITATION

100% CD SUBMISSION - 11.11.2022

OWNER
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Cushing Terrell
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streeterstirling@cushingterrell.com

DESCRIPTION OF WORK:

The rehabilitation of the Section Foreman House will include interior improvements on all floors to replace damaged and deteriorated building elements to match existing materials in-kind. Historically compatible modifications will be made to interior gathering and utility spaces. Exterior work will include new structural support for foundation walls where required, the addition of a ramp to provide accessibility, replacement of deteriorated and missing wood siding and trim, and the repair of existing windows. Additions to existing building systems will be concealed within the existing structure to the greatest extent possible. Where required, soffits or other new built elements will be a minimal size and located at the periphery of rooms accessible to the public. This building is individually listed in the National Register of Historic Places. All work will conform to the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties.

SPECIAL INSPECTIONS:

1. CONCRETE AS REQUIRED BY AUTHORITIES HAVING JURISDICTION, SEE STRUCTURAL FOR MORE INFORMATION

PROJECT LOCATION:

738 LAKE ST N, WAYZATA, MN 55391

VICINITY MAP:

GENERAL PROJECT NOTES

A. OWNER MAINTAINS RIGHT OF FIRST REFUSAL FOR ALL DEMOLITION WASTE TO BE REMOVED (SHOWN ON DRAWINGS AS DEMOLITION).
B. THIS BUILDING IS INDIVIDUALLY LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES. ALL WORK SHALL CONFORM TO THE SECRETARY OF INTERIOR'S STANDARDS FOR THE REHABILITATION OF HISTORIC PROPERTIES.
C. DURING THE COURSE OF CONSTRUCTION, CONTRACTOR TO FULLY PROTECT ALL SURFACES AND ITEMS TO REMAIN. ALL COMPONENTS AND FINISHES DAMAGED AS A RESULT OF WORK ARE TO BE RESTORED BY CONTRACTOR TO MATCH ORIGINAL CONSTRUCTION.
D. ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS INCLUDING BUT NOT LIMITED TO THE 2018 INTERNATIONAL BUILDING CODE.
E. DO NOT SCALE THE DRAWINGS. VERIFY ALL DIMENSIONS IN THE FIELD.
F. CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY INCONSISTENCIES OR DISCREPANCIES IN THE DRAWINGS AND/OR SPECIFICATIONS COMPARED TO EXISTING CONDITIONS.
G. PROVIDE DEMOLITION AND PATCHING NOT SHOWN BUT REQUIRED FOR THE INSTALLATION OF NEW DETAILS OR AS REQUIRED FOR THE WORK.
H. ALL WORK SHALL BE PERFORMED IN A MANNER SO AS NOT TO INCREASE/CAUSE A FIRE HAZARD.
I. ALL WORK SHOWN ON THESE DRAWINGS IS NEW UNLESS OTHERWISE INDICATED.
J. CONTRACTOR TO PROVIDE PROTECTION WHERE NECESSARY TO PROTECT THE PUBLIC AND ADJACENT AREAS OF THE BUILDING DURING CONSTRUCTION AS DIRECTED BY THE OWNER.
K. CONTRACTOR TO PROVIDE TEMPORARY STRUCTURAL BRACING AS REQUIRED DURING WORK.
L. WHERE INSTRUCTED TO MATCH EXISTING MATERIALS, DUPLICATE DAMAGED AND DETERIORARTED BUILDING ELEMENTS IN ALL RESPECTS INCLUDING, BUT NOT LIMITED TO, MATERIAL, FINISH, DIMENSION, AND PROFILE.
M. UTILIZE APPROPRIATE REPLACEMENT AND REPAIR TECHNIQUES TO ENSURE HISTORICALLY COMPATIBLE MODIFICATIONS. REPAIR OR IN-FILL ITEMS ARE TO MATCH AND BLEND WITH ADJACENT SURFACES AND FEATURES.

ABBREVIATIONS

AB	ANCHOR BOLT	JT	JOINT
AC	ACOUSTICAL		
ACCESS	ACCESSIBLE	LAM	LAMINATED
ACT	ACOUSTICAL CEILING TILE	LAV	LAVATORY
ADJ	ADJUSTABLE	LL	LIVE LOAD
AFF	ABOVE FINISHED FLOOR		
AGG	AGGREGATE	MATL	MATERIAL
ALT	ALTERNATE	MAX	MAXIMUM
ANOD	ANODIZED	MBR	MEMBER
APC	ACOUSTICAL PANEL CEILING	MC	MECHANICAL CONTRACTOR
APPX	APPROXIMATE	MECH	MECHANICAL (DWGS, SPECS)
ARCH	ARCHITECT (URAL)	MFR	MANUFACTURER
		MIN	MINIMUM
BD	BOARD	MISC	MISCELLANEOUS
BLDG	BUILDING	MTD	MOUNT (ED), (ING)
BLKG	BLOCKING	MTL	METAL
BM	BENCH MARK		
BOS	BOTTOM OF STRUCTURE	NIC	NOT IN CONTRACT
BRG	BEARING	NOM	NOMINAL
		NRC	NOISE REDUCTION COEFFICIENT
C	CARPET	NTS	NOT TO SCALE
CAB	CABINET		
CER	CERAMIC	OC	ON CENTER (S)
CG	CORNER GUARD	OPNG	OPENING
CJT	CONTROL JOINT	OPP	OPPOSITE
CLG	CEILING	OD	OUTSIDE DIAMETER
COL	COLUMN	O/	OVER
CONC	CONCRETE	OFCI	OWNER FURNISHED,
CONST	CONSTRUCTION		CONTRACTOR INSTALLED
CONT	CONTINUOUS, CONTINUE	OFOI	OWNER FURNISHED,
CONTR	CONTRACT (OR)		OWNER INSTALLED
CSVB	COVED SHEET VINYL BASE		
		P	PAINT (ED)
DEMO	DEMOLISH, DEMOLITION	PEFS	PREFORMED EXPANDING
DF	DRINKING FOUNTAIN		FOAM SEALANT
DIA	DIAMETER	PCF	POUNDS PER CUBIC FOOT
DIM	DIMENSION	PL	PROPERTY LINE
DL	DEAD LOAD	PLAM	PLASTIC LAMINATE
DLG	DIVIDED LITE GLASS	PLF	POUNDS PER LINEAL FOOT
DTL	DETAIL	PLY	PLYWOOD
DWG	DRAWING	PREFIN	PRE-FINISHED
		PSF	POUNDS PER SQUARE FOOT
EB	EXPANSION BOLT	PSI	POUNDS PER SQUARE INCH
ELEC	ELECTRIC (AL)	PT	PRESSURE TREATED
ELEV	ELEVATION	PVC	POLYVINYL CHLORIDE
EP	EPOXY PAINT		
EQ	EQUAL	QTY	QUANTITY
EST	ESTIMATE	RAF	RAISE ACCESS FLOORING
ETR	EXISTING TO REMAIN	RB	RUBBER BASE
EX	EXISTING	REF	REFERENCE
EXP	EXPANSION	REINF	REINFORCE (D), (ING)
EJ	EXPANSION JOINT	REQD	REQUIRED
EXT	EXTERIOR	REV	REVISION (S), REVISED
		RO	ROUGH OPENING
FA	FIRE ALARM		
FBO	FURNISHED BY OTHERS	SC	SOLID CORE
FD	FLOOR DRAIN	SCHED	SCHEDULE
FE	FIRE EXTINGUISHER	SCWD	SOLID CORE WOOD
FEC	FIRE EXTINGUISHER CABINET	SFRM	SPRAY-FOAMED FIRE RESISTIVE
FF	FACTORY FINISH	SG	SAFETY GLASS
FIN	FINISH (ED)	SHT	SHEET
FLR	FLOOR (ING)	SIM	SIMILAR
FND	FOUNDATION	SPEC	SPECIFICATION (S)
FO	FACE OF	SQ	SQUARE
FOC	FACE OF CONCRETE	STD	STANDARD
FOS	FACE OF STUD	STOR	STORAGE
FP	FIREPROOF	STRUCT	STRUCTURAL (DWGS, SPECS)
FR	FIRE RATED	SYS	SYSTEM
FT	FIRE TREATED		
FRP	FIBERGLASS REINFORCED	TD	TRENCH DRAIN
	PANEL	TEL	TELEPHONE
FTG	FOOTING	TEMP	TEMPERED
FUR	FURRED (ING)	T&G	TONGUE AND GROOVE
		TOW	TOP OF WALL
GA	GAGE, GAUGE	TWIC	TRANSPORTATION WORKER
GC	GENERAL CONTRACTOR		IDENTIFICATION CREDENTIAL
GF/GI	GOVERNMENT FURNISHED/	TYP	TYPICAL
	GOVERNMENT INSTALLED		
GSM	GALVANIZED SHEET METAL	UNFIN	UNFINISHED
GYP	GYPSUM	UNO	UNLESS NOTED OTHERWISE
GWB	GYPSUM WALL BOARD		
		VB	VAPOR BARRIER
HDR	HEADER	VCT	VINYL COMPOSITION TILE
HC	HOLLOW CORE	VER	VERIFY
HM	HOLLOW METAL	VERT	VERTICAL
HOR	HORIZONTAL	VIF	VERIFY IN FIELD
HRS	HOT ROLLED STEEL		
HT	HEIGHT	WC	WATER CLOSET
HTG	HEATING	WD	WOOD
HVAC	HEATING/VENTILATING/	WB	WOOD BASE
	AIR CONDITIONING	WH	WATER HEATER
		W/	WITH
IFRM	INTUMESCENT FIRE-RESISTIVE	W/0	WITHOUT
INCL	INCLUDE (D), (ING)	WWF	WELDED WIRE FABRIC
ID	INSIDE DIAMETER		
INSUL	INSULATE (D), (ION)		
INT	INTERIOR		

SHEET INDEX

GENERAL
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G002 ADA STANDARDS
G003 LIFE SAFETY PLAN

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V101 EXISTING CONDITIONS SURVEY
C100 GENERAL NOTES
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C300 EROSION AND SEDIMENT CONTROL PLAN - PHASE 1
C301 EROSION AND SEDIMENT CONTROL PLAN - PHASE 2
C302 EROSION AND SEDIMENT CONTROL DETAILS
C400 OVERALL SITE PLAN
C401 SITE PLAN
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C501 GRADING ENLARGEMENTS
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C701 CIVIL DETAILS
C702 CIVIL DETAILS

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S000 STRUCTURAL NOTES
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A102 DEMO & FLOOR PLANS - FIRST FLOOR
A103 DEMO & FLOOR PLANS - SECOND FLOOR
A104 ROOF PLAN
A105 ROOF ENLARGED PLANS AND DETAILS
A201 EXTERIOR ELEVATIONS - NORTH & WEST
A202 EXTERIOR ELEVATIONS - SOUTH & EAST
A401 STAIR PLANS AND DETAILS
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A501 BASEMENT AND FIRST FLOOR FINISH PLAN AND MATERIAL SCHEDULE
A502 SECOND FLOOR FINISH PLAN AND FINISH DETAILS
A601 DOOR SCHEDULE
A602 WINDOW SCHEDULE
A701 ENLARGED PLANS AND ELEVATIONS
A801 INTERIOR ELEVATIONS
A802 INTERIOR ELEVATIONS
A901 DEMO & REFLECTED CEILING PLANS

FIRE PROTECTION
F001 FIRE PROTECTION SITE PLAN AND DETAILS
F100 FIRE PROTECTION BASEMENT FLOOR PLAN
F101 FIRE PROTECTION FIRST FLOOR PLAN
F102 FIRE PROTECTION SECOND FLOOR PLAN
F200 FIRE PROTECTION SECTIONS, FIRE RISER, AND DETAILS

FIRE ALARM
FA101 FIRE ALARM GENERAL INFORMATION AND BASEMENT PLAN
FA102 FIRE ALARM FIRST AND SECOND FLOOR PLAN

PLUMBING
P000 PLUMBING TITLE SHEET
DP101 DEMOLITION PLUMBING FLOOR PLANS
P101 PLUMBING FLOOR PLANS
P102 PLUMBING FLOOR PLANS
P200 PLUMBING SCHEDULES AND DETAILS
P300 PLUMBING RISER DIAGRAMS

MECHANICAL
M000 MECHANICAL TITLE SHEET
DM101 DEMOLITION MECHANICAL FLOOR PLANS
DM102 DEMOLITION MECHANICAL FLOOR PLANS
M101 MECHANICAL FLOOR PLANS
M102 MECHANICAL FLOOR PLANS
M200 MECHANICAL SCHEDULES AND DETAILS

ELECTRICAL
E000 ELECTRICAL TITLE SHEET
E001 ELECTRICAL SITE PLAN
E101 ELECTRICAL DEMOLITION FLOOR PLANS
E102 ELECTRICAL DEMOLITION FLOOR PLANS
E200 ELECTRICAL PLANS - BASEMENT
E201 ELECTRICAL PLANS - FIRST FLOOR
E202 ELECTRICAL PLANS - SECOND FLOOR
E500 ELECTRICAL SCHEDULES

Cushing Terrell

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CITY OF WAYZATA
SANDVOLD LAKESHORE LEARNING CENTER
SECTION FOREMAN HOUSE REHABILITATION

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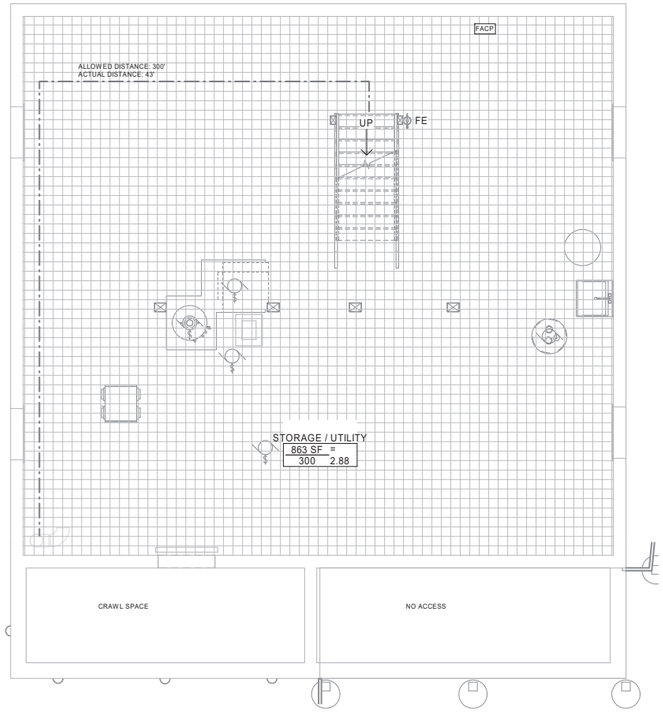
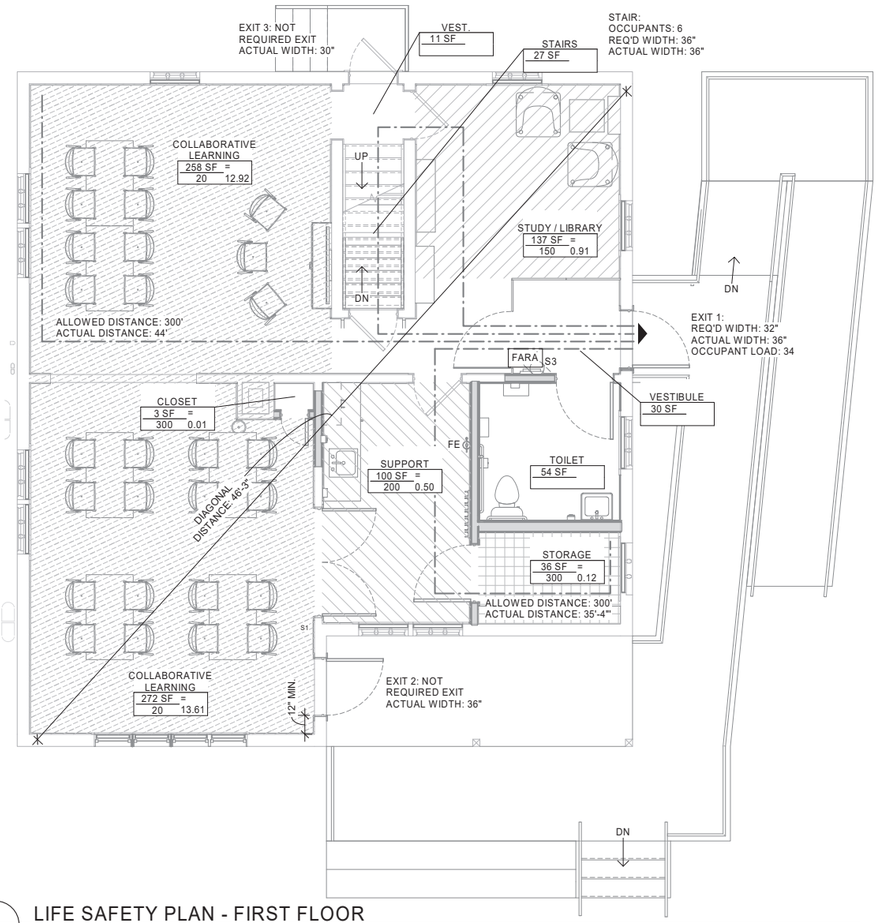


1 G003 LIFE SAFETY PLAN - BASEMENT

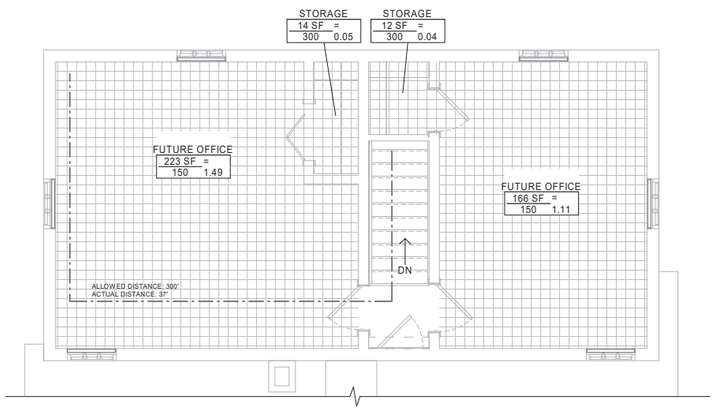
1/4" = 1'-0"



2 G003 LIFE SAFETY PLAN - FIRST FLOOR

1/4" = 1'-0"

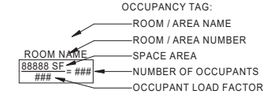
NORTH REF



3 G003 LIFE SAFETY PLAN - SECOND FLOOR

1/4" = 1'-0"

CODE PLAN LEGEND



- OCCUPANCY TYPE 'B' STUDY/FUTURE OFFICE - 150 NET
- OCCUPANCY TYPE 'B' CLASSROOM - 20 NET
- OCCUPANCY TYPE 'B' SUPPORT/KITCHEN - 200 GROSS
- OCCUPANCY TYPE 'S-1' STORAGE - 300 GROSS
- EXIT PATH
- 1 HOUR FIRE BARRIER - SEAL PERMIETER AND PENETRATIONS PER DETAILS ON THIS SHEET
- 60M UL RATED FIRE DOOR AND FRAME WITH RATING AS INDICATED - SEE SHEET A601
- EXIT
- FEC FIRE EXTINGUISHER CABINET AND EXTINGUISHER - SEE SPECS
- FE SURFACE MOUNTED FIRE EXTINGUISHER - SEE SPECS
- S# SURFACE MOUNTED SIGN
  - S1 OCCUPANT CAPACITY
  - S2 LIVE LOAD
  - S3 ACCESSIBLE RESTROOM PICTOGRAPH
- FARA FIRE ALARM ANNUNCIATOR, SEE ELEC.
- FACP FIRE ALARM CONTROL PANEL, SEE ELEC.

NOTE: SEE ELECTRICAL FOR ILLUMINATED EXIT SIGNS.

SUMMARY CODE REVIEW

GOVERNING CODES (STATE AMENDMENTS TO 2018 IBC)
- BUILDING CODE: 2020 MN BUILDING CODE
- ENERGY CODE: 2020 MN ENERGY CODE
- MECHANICAL CODE: 2020 MN MECHANICAL AND FUEL GAS CODE
- PLUMBING CODE: 2015 MN PLUMBING CODE
- FIRE CODE: 2020 FIRE CODE
- ACCESSIBILITY: 2020 MN ACCESSIBILITY CODE
- EXISTING BUILDING CODE: 2020 CONSERVATION CODE FOR EXISTING BUILDINGS
- ELECTRICAL CODE: MN ELECTRICAL CODE

SITE INFORMATION
- LEGAL DESCRIPTION: LOT 14
- ZONING: R-2 RESIDENTIAL – REZONING REQUIRED
- SETBACKS – N/A - REZONING AND SEEKING VARIANCE FOR EXISTING NON-COMPLIANCE
- PARKING SPACE EXISTING: NA
- PARKING SPACES REQUIRED: NA - VARIANCE WILL BE PURSUED
- PARKING SPACES PROPOSED: NA

BUILDING INFORMATION
- OCCUPANCY CLASSIFICATION: B (PER 303.1.1 SMALL BUILDINGS AND TENANT SPACES : A BUILDING OR TENANT SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS SHALLE BE CLASSIFIED AS A GROUP B OCCUPANCY).
  - OCCUPANCY CALCULATIONS/LOAD FACTORS
    - S-1: 300 GROSS 928 SF = 3.1 OCCS
    - B: 200 NET 100 SF = .05 OCCS
    - B: 20 NET 530 SF = 26.53 OCCS
    - B: 150 GROSS 526 SF= 3.51 OCC
    - TOTAL BUILDING: 33.19 OR 34 OCCS
- CONSTRUCTION TYPE: VB UNPROTECTED (EXISTING); FIRE SPRINKLER WILL BE ADDED
- NUMBER OF STORIES: 2
- BUILDING HEIGHT:
  - ALLOWABLE: (NS 40/ S 60); ZONING MAX HEIGHT; NA NO CHANGE
  - ACTUAL: 21'-7.5"
- BASE ALLOWABLE AREA:
  - NS: 9,000 MORE RESTRICTIVE
  - SM: 27,000
- ALLOWABLE AREA WITH FRONTAGE: N/A NO CHANGE
- ACTUAL BUILDING AREA: 2,148 SF
- SEPARATION OF OCCUPANCIES (TABLE 508.4)
  - NO SEPARATION REQUIRED
- FIRE SPRINKLER SYSTEM: CURRENTLY PLANNED FOR ADDITION OF NFPA 13 SYSTEM.
- FIRE SEPARATION AND RATING REQUIREMENTS (TABLE 601):
  - PRIMARY STRUCTURAL FRAME 0 HOURS
  - BEARING WALLS; EXTERIOR 0 HOURS
  - BEARING WALLS; INTERIOR 0 HOURS
  - NON-BEARING WALLS, INTERIOR 0 HOURS
  - FLOOR CONSTRUCTION 0 HOURS
  - ROOF CONSTRUCTION 0 HOURS
  - THE CONSTRUCTION TYPE IS ASSUMED TO BE TYPE VB, WHICH MEANS THAT THE EXTERIOR WALLS HAVE A 0-HOUR FIRE RATING. THIS MEANS THE STRUCTURE MAY BE OF ANY MATERIAL PERMITTED BY THE CODE.
- EGRESS REQUIREMENTS
  - MINIMUM NUMBER OF EXITS (IBC 1006.3.2)
    - TABLE 1006.2.1 MAXIMUM COMMON PATH OF EGRESS TRAVEL WITH SPRINKLER SYSTEM: 100 FEET
    - TABLE 1006.3.2 MINIMUM NUMBER OF EXITS PER STORY:
      - BASEMENT LEVEL – 1 EXIT REQUIRED
      - 1ST LEVEL = 1 EXIT REQUIRED
      - 2ND LEVEL = 1 EXIT REQUIRED
    - TABLE 1006.3.3(2) SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY; B = 49 OCCUPANTS
    - CCEB TABLE 805.3.1.1(2) STORIES OR SPACES WITH ONE EXIT OR ACCESS TO ONE EXIT: MAX OCC LOAD PER STORY: 35
      - MAX EXIT ACCESS TRAVEL DISTANCE: 75 FEET.
  - MINIMUM DISTANCE BETWEEN EXITS (IBC 1007.1.1)
    - WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, THE SEPARATION DISTANCE SHALL BE NOT LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.
  - EXIT ACCESS TRAVEL DISTANCE (IBC 1017.2): WITH A SPRINKLER SYSTEM: B - 300 FEET
  - EXIT WIDTH REQUIRED (IBC 1005.3.1 & 1005.3.2):
    - DOORS: MEANS OF EGRESS CAPACITY FACTOR: 0.2 INCH (SPRINKLED BUILDING, NO VOICE/ALARM)
    - STAIRS: MEANS OF EGRESS CAPACITY FACTOR: 0.3 INCH (SPRINKLED BUILDING, NO VOICE/ALARM)
  - EXIT WIDTH PROVIDED:
    - DOOR: MIN 34"
    - STAIR: MIN 36". STAIRWAYS (IBC 1011.2): 36" MINIMUM ALLOWED WHERE LESS THAN 49 OCCUPANTS
- ACCESSIBILITY FOR EXISTING BUILDINGS (CCEB, SECT 305)
  - EXISTING BUILDINGS OR PORTIONS OF EXISTING BUILDINGS UNDERGOING MAINTENANCE, **CHANGE OF OCCUPANCY**, ADDITIONS, ALTERATIONS, OR RECONSTRUCTION DUE TO SUBSTANTIAL DAMAGE OR SUBSTANTIAL IMPROVEMENTS SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES AS REQUIRED BY MINNESOTA RULES, CHAPTER 1341. REFER TO MINNESOTA RULES, CHAPTER 1341, THE MINNESOTA ACCESSIBILITY CODE, FOR THE COMPLETE APPLICATION OF SECTION 305.
- BUILDING ALTERATIONS (CCEB, CHAPTER 6)
  - 603.1: LEVEL 2 ALTERATIONS: INCLUDE THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT. LEVEL 2 ALTERATIONS SHALL COMPLY WITH CHAPTER 7 FOR LEVEL 1 ALTERATIONS AS WELL AS PROVISIONS OF CHAPTER 8.
- CCEB, CHAPTER 12- HISTORIC BUILDINGS
  - 1204.6 MEANS OF EGRESS: EXISTING DOOR OPENINGS AND CORRIDOR AND STAIRWAY WIDTHS LESS THAN THOSE THAT WOULD BE ACCEPTABLE FOR NON-HISTORIC BUILDINGS UNDER THESE PROVISIONS SHALL BE *APPROVED*, PROVIDED THAT, IN THE OPINION OF THE *CODE OFFICIAL*, THERE IS SUFFICIENT WIDTH AND HEIGHT FOR A PERSON TO PASS THROUGH THE OPENING OR TRAVERSE THE EXIT AND THAT THE CAPACITY OF THE EXIT SYSTEM IS ADEQUATE FOR THE OCCUPANT LOAD, OR WHERE OTHER OPERATIONAL CONTROLS TO LIMIT OCCUPANCY ARE *APPROVED* BY THE *CODE OFFICIAL*.
  - 1204.7 DOOR SWING: WHERE *APPROVED* BY THE *CODE OFFICIAL*, EXISTING FRONT DOORS NEED NOT SWING IN THE DIRECTION OF EXIT TRAVEL, PROVIDED THAT OTHER *APPROVED* EXITS HAVING SUFFICIENT CAPACITY TO SERVE THE TOTAL OCCUPANT LOAD ARE PROVIDED.
  - 1204.11STAIRWAYS AND GUARDS.
    - EXCEPTION: FOR BUILDINGS LESS THAN 3,000 SQUARE FEET (279 M²), EXISTING CONDITIONS ARE PERMITTED TO REMAIN AT ALL STAIRWAYS AND GUARDS.

Cushing Terrell.
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CITY OF WAYZATA
SANDVOLD LAKESHORE LEARNING CENTER

FOREMAN HOUSE REHABILITATION

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LIFE SAFETY PLAN

G003

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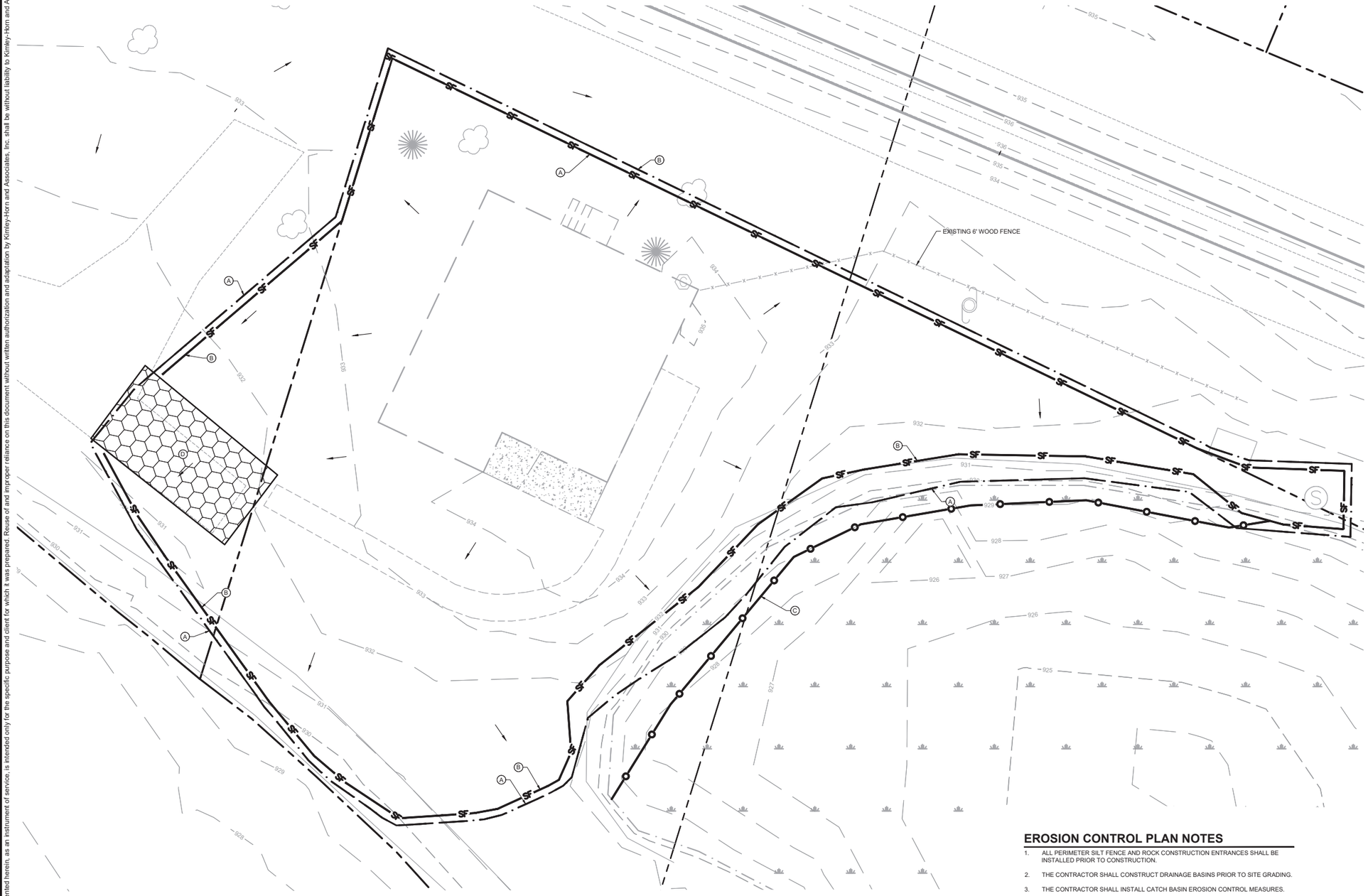

LEGEND

- EXISTING WETLAND / STORMWATER MANAGEMENT AREA
- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- SF — SILT FENCE
- LIMITS OF DISTURBANCE
- x — x — SAFETY FENCE
- SILTATION CURTAIN

NORTH

GRAPHIC SCALE IN FEET
0 3.8 7.5 15

PH. I BMP QUANTITIES TABLE	
SILT FENCE	±435 LF
ROCK CONSTRUCTION ENTRANCE	1 EA.
SUBMERGED SILTATION CURTAIN	±110 LF

KEYNOTE LEGEND

- (A) DISTURBANCE LIMITS
- (B) SILT FENCE
- (C) SILTATION CURTAIN
- (D) CONSTRUCTION ENTRANCE

EROSION CONTROL PLAN NOTES

1. ALL PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS PRIOR TO SITE GRADING.
3. THE CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES.
4. WITHIN TWO WEEKS (14 DAYS) OF SITE GRADING, ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOD, OR ROCK BASE. REFER TO LANDSCAPE PLANS FOR MATERIALS.
5. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY, STATE, AND WATERSHED DISTRICT PERMITS.
6. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF SILT IN FRONT OF SILT FENCES DURING THE DURATION OF THE CONSTRUCTION.
7. ANY EXCESS SEDIMENT IN PROPOSED BASINS SHALL BE REMOVED BY THE CONTRACTOR.
8. REMOVAL ALL EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED.
9. THE CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO EXISTING STREETS AND PAVED AREAS AND SHALL SWEEP ADJACENT STREETS AS NECESSARY IN ACCORDANCE WITH CITY REQUIREMENTS.
10. IF BLOWING DUST BECOMES A NUISANCE, THE CONTRACTOR SHALL APPLY WATER FROM A TANK TRUCK TO ALL CONSTRUCTION AREAS.

SEQUENCE OF CONSTRUCTION

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:

1. INSTALL INLET PROTECTION AT EXISTING STORMWATER CULVERTS.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE (1), CONCRETE WASHOUT PIT (1) AND INSTALL SILT FENCE.
3. PREPARE TEMPORARY PARKING AND STORAGE AREA.
4. CONSTRUCT AND STABILIZE DIVERSIONS AND TEMPORARY SEDIMENT TRAPS.
5. PERFORM CLEARING AND GRUBBING OF THE SITE. PERFORM MASS GRADING. ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
6. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
7. TEMPORARILY SEED WITH PURE LIVE SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE OR AS REQUIRED BY NPDES AND/OR CITY OF WAYZATA GRADING PERMIT.

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3	100% DD SET	7/29/2022	CPH

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JARED F. JONES
MN
DATE: 11/11/2022 LIC. NO. 46610

KHA PROJECT	160145001
DATE	11/11/2022
SCALE	AS SHOWN
DESIGNED BY	CPH
DRAWN BY	CPH
CHECKED BY	JFJ

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EROSION AND SEDIMENT CONTROL PLAN - PHASE 1

SECTION FOREMAN HOUSE REHAB

PREPARED FOR

CITY OF WAYZATA MN

WAYZATA

SHEET NUMBER
C300

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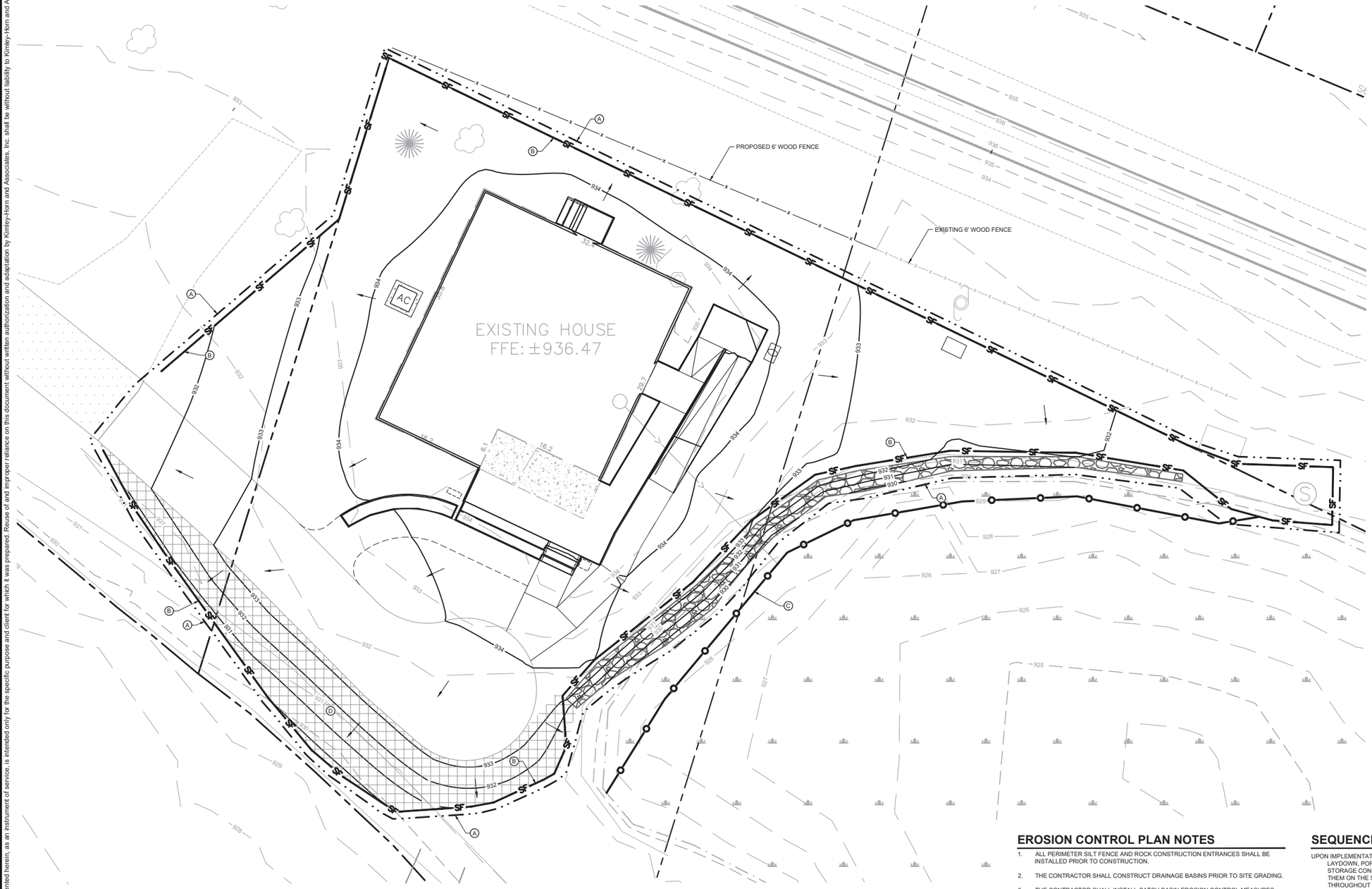

NORTH

GRAPHIC SCALE IN FEET
0 3.8 7.5 15

LEGEND

- EXISTING WETLAND / STORMWATER MANAGEMENT AREA
- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- SILT FENCE
- LIMITS OF DISTURBANCE
- SAFETY FENCE
- SILTATION CURTAIN

KEYNOTE LEGEND

- (A) DISTURBANCE LIMITS
- (B) SILT FENCE
- (C) SILTATION CURTAIN
- (D) EROSION CONTROL BLANKET

PH. 2 BMP QUANTITIES TABLE	
SILT FENCE	±435 LF
SUBMERGED SILTATION CURTAIN	±110 LF
EROSION CONTROL BLANKET	±650 LF

EROSION CONTROL PLAN NOTES

1. ALL PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS PRIOR TO SITE GRADING.
3. THE CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES.
4. WITHIN TWO WEEKS (14 DAYS) OF SITE GRADING, ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOD, OR ROCK BASE. REFER TO LANDSCAPE PLANS FOR MATERIALS.
5. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY, STATE, AND WATERSHED DISTRICT PERMITS.
6. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF SILT IN FRONT OF SILT FENCES DURING THE DURATION OF THE CONSTRUCTION.
7. ANY EXCESS SEDIMENT IN PROPOSED BASINS SHALL BE REMOVED BY THE CONTRACTOR.
8. REMOVAL ALL EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED.
9. THE CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO EXISTING STREETS AND PAVED AREAS AND SHALL SWEEP ADJACENT STREETS AS NECESSARY IN ACCORDANCE WITH CITY REQUIREMENTS.
10. IF BLOWING DUST BECOMES A NUISANCE, THE CONTRACTOR SHALL APPLY WATER FROM A TANK TRUCK TO ALL CONSTRUCTION AREAS.

SEQUENCE OF CONSTRUCTION

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:

1. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, UNDERGROUND SYSTEM, CURBS AND GUTTERS.
3. INSTALL APPROPRIATE INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
4. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE AND INSTALL STRIPING.
7. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
8. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
9. OBTAIN CONCURRENCE WITH THE CIVIL ENGINEERING CONSULTANT THAT THE SITE HAS BEEN FULLY STABILIZED THEN:
   1. REMOVE ALL REMAINING TEMPORARY EROSION ADN SEDIMENT CONTROL DEVICES
   2. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF BMPS.

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JARED F. JONES
DATE: 11/11/2022 LIC. NO. 46610 MN

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EROSION AND SEDIMENT CONTROL PLAN - PHASE 2

SECTION FOREMAN HOUSE REHAB

PREPARED FOR

CITY OF WAYZATA MN

WAYZATA

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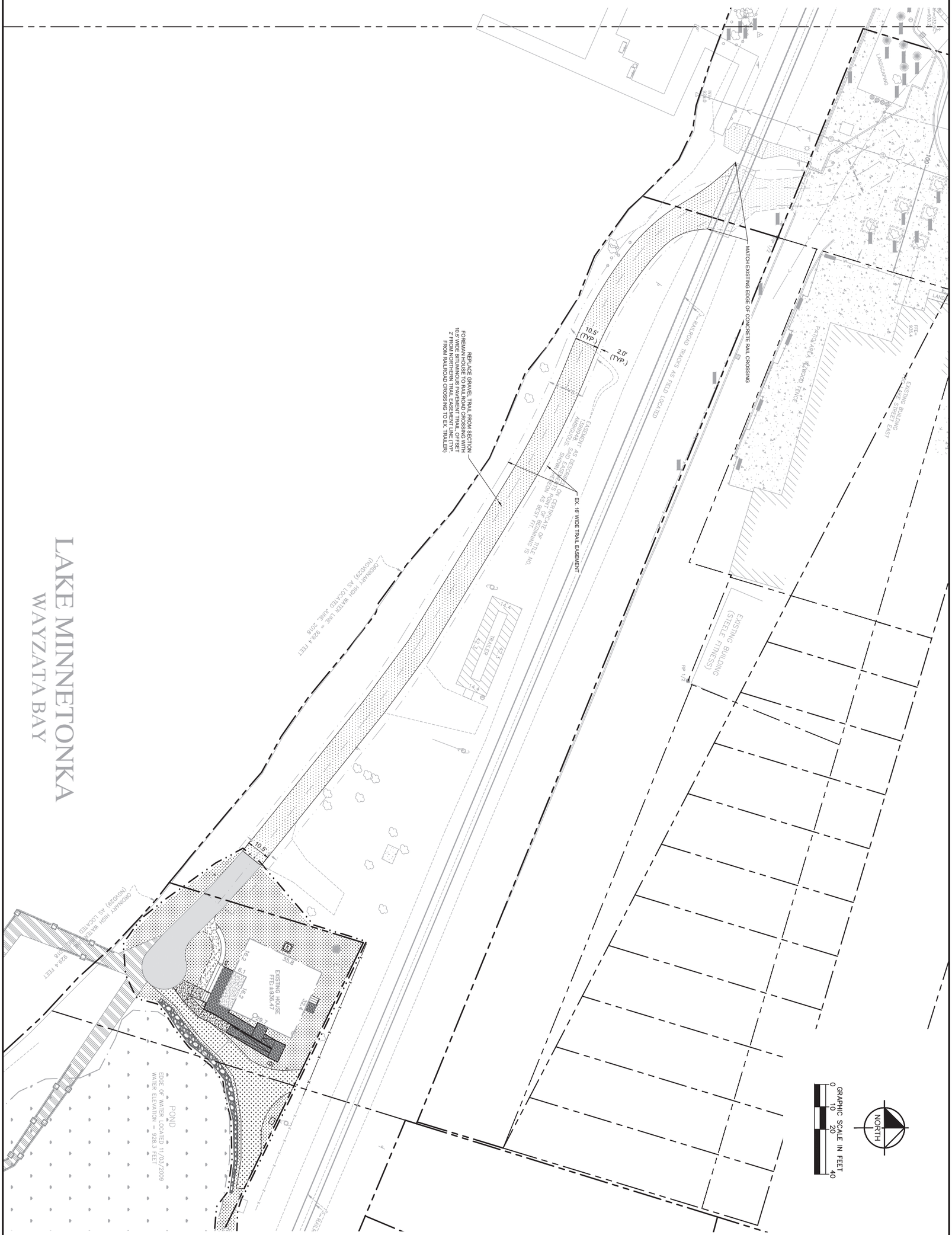

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SECTION FOREMAN HOUSE REHAB
PREPARED FOR
CITY OF WAYZATA
WAYZATA MN

OVERALL SITE PLAN

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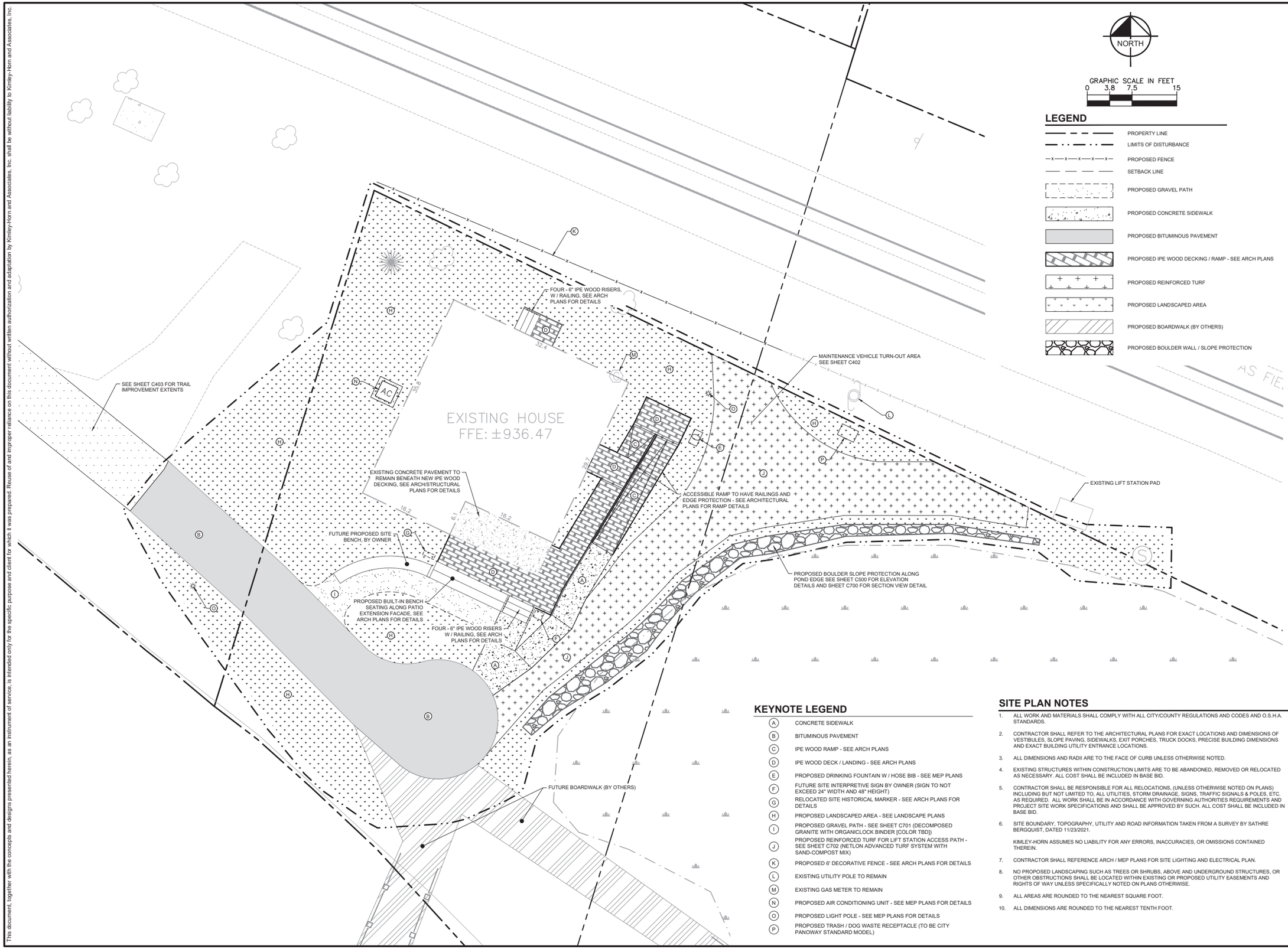

KEYNOTE LEGEND

A	CONCRETE SIDEWALK
B	BITUMINOUS PAVEMENT
C	IPE WOOD RAMP - SEE ARCH PLANS
D	IPE WOOD DECK / LANDING - SEE ARCH PLANS
E	PROPOSED DRINKING FOUNTAIN W / HOSE BIB - SEE MEP PLANS
F	FUTURE SITE INTERPRETIVE SIGN BY OWNER (SIGN TO NOT EXCEED 24" WIDTH AND 48" HEIGHT)
G	RELOCATED SITE HISTORICAL MARKER - SEE ARCH PLANS FOR DETAILS
H	PROPOSED LANDSCAPED AREA - SEE LANDSCAPE PLANS
I	PROPOSED GRAVEL PATH - SEE SHEET C701 (DECOMPOSED GRANITE WITH ORGANICLOCK BINDER (COLOR TBD))
J	PROPOSED REINFORCED TURF FOR LIFT STATION ACCESS PATH - SEE SHEET C702 (NETLON ADVANCED TURF SYSTEM WITH SAND-COMPOST MIX)
K	PROPOSED 6' DECORATIVE FENCE - SEE ARCH PLANS FOR DETAILS
L	EXISTING UTILITY POLE TO REMAIN
M	EXISTING GAS METER TO REMAIN
N	PROPOSED AIR CONDITIONING UNIT - SEE MEP PLANS FOR DETAILS
O	PROPOSED LIGHT POLE - SEE MEP PLANS FOR DETAILS
P	PROPOSED TRASH / DOG WASTE RECEPTACLE (TO BE CITY PANOWAY STANDARD MODEL)

SITE PLAN NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
6. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY SATHRE BERGQUIST, DATED 11/23/2021.

   KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
7. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
8. NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
9. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
10. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.

No.	REVISIONS	DATE	BY
1	100% CD SET	11/11/2022	CPH
2	50% CD SET	9/30/2022	CPH
3	100% DD SET	7/29/2022	CPH

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767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

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JARED F. JONES
MN LIC. NO. 46610
DATE: 11/11/2022

KHA PROJECT: 160145001
DATE: 11/11/2022
SCALE: AS SHOWN
DESIGNED BY: CPH
DRAWN BY: CPH
CHECKED BY: JFJ

ISSUED FOR PERMIT - NOT FOR CONSTRUCTION

SITE PLAN

SECTION FOREMAN HOUSE REHAB
PREPARED FOR
CITY OF WAYZATA
WAYZATA MN

SHEET NUMBER
C401

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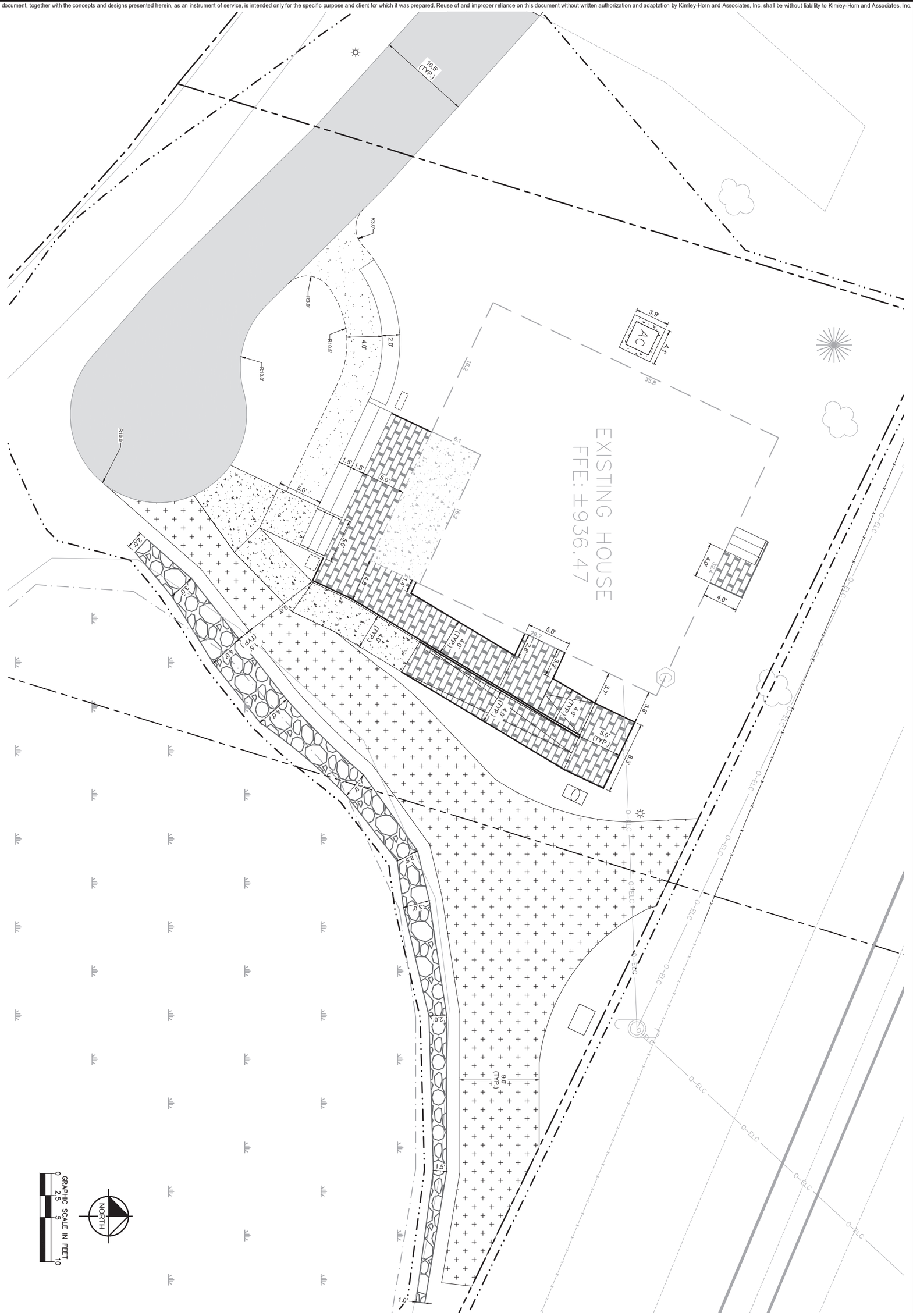

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SECTION FOREMAN HOUSE REHAB
PREPARED FOR
CITY OF WAYZATA
WAYZATA MN

SHEET NUMBER
C402

SITE DIMENSIONING PLAN

KHA PROJECT	160145001
DATE	11/11/2022
SCALE	AS SHOWN
DESIGNED BY	CPH
DRAWN BY	CPH
CHECKED BY	JFJ

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JARED F. JONES
DATE: 11/11/2022 MN LIC. NO. 46610

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1	100% DD SET	7/29/2022	CPH

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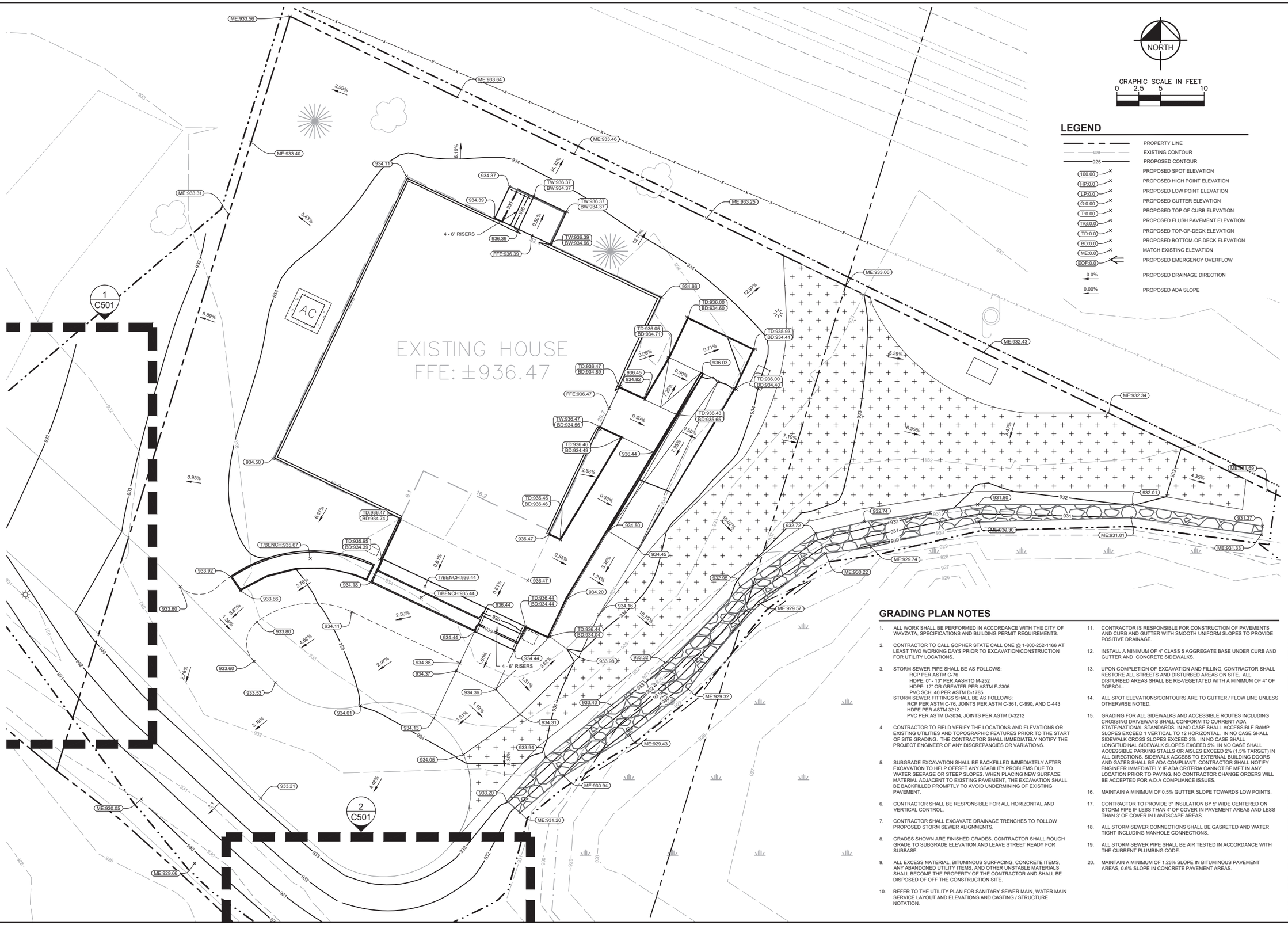
NORTH
GRAPHIC SCALE IN FEET
0 2.5 5 10
EXISTING HOUSE
FFE: ±936.47
AC
4 - 6" RISERS
4 - 6" RISERS
1
C501
2
C501
ME:933.56
ME:933.64
ME:933.46
ME:933.40
ME:933.31
ME:933.25
ME:933.06
ME:932.43
ME:932.34
ME:931.69
ME:931.33
ME:931.01
ME:930.30
ME:930.22
ME:929.74
ME:929.57
ME:929.32
ME:929.43
ME:930.94
ME:931.20
ME:930.05
ME:929.66
934.11
934.37
TW:936.37
BW:934.37
934.39
TW:936.37
BW:934.37
936.39
TW:936.39
BW:934.66
FFE:936.39
934.66
TD:936.00
BD:934.60
TD:936.05
BD:934.71
TD:935.93
BD:934.41
936.03
TD:936.47
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936.45
934.82
TD:936.00
BD:934.40
FFE:936.47
TW:936.47
BD:934.56
TD:936.43
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TD:936.47
BD:934.74
TD:935.95
BD:934.39
T/BENCH:935.67
T/BENCH:936.44
T/BENCH:935.44
936.47
934.50
934.45
934.18
934.20
936.44
TD:936.44
BD:934.44
934.16
TD:936.44
BD:934.04
933.92
933.86
933.60
933.80
933.60
933.53
934.11
934.38
934.37
934.36
934.01
934.13
934.05
933.21
933.20
933.98
933.32
933.40
934.31
933.94
934.44
932.74
932.72
932.95
931.80
932.01
931.37
6.19%
14.32%
5.43%
9.89%
2.59%
12.78%
12.97%
5.39%
6.55%
3.47%
4.35%
10.02%
10.78%
8.93%
6.07%
2.76%
3.85%
1.39%
4.52%
2.76%
2.97%
1.50%
3.62%
1.51%
3.61%
1.09%
3.18%
5.30%
4.46%
2.50%
0.50%
0.71%
3.06%
2.25%
0.50%
7.19%
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0.55%
3.36%
1.24%
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PROPOSED TELECOM HANDHOLE, SEE ELECTRICAL PLANS FOR DETAILS

PROPOSED 1-1/2" UNDERGROUND LOW VOLTAGE ELECTRICAL CONDUITS FOR SITE LIGHTING, SECURITY MEASURES, AND HANDHOLES - REFERENCE ELECTRICAL PLANS FOR DETAILS

PROPOSED ELECTRICAL HANDHOLE, SEE ELECTRICAL PLANS FOR DETAILS

EXISTING GAS METER TO REMAIN

EXISTING OVERHEAD ELECTRIC SERVICE LINE TO REMAIN

4" COMBINED FIRE PROTECTION & DOMESTIC SERVICE LINE BACKFLOW DEVICE TO BE INSTALLED INTERNAL TO BUILDING COORDINATE CONNECTION WITH MEP PLANS

EXISTING HOUSE
FFE: ±936.47

3/4" WATER SERVICE TO DRINKING FOUNTAIN / HOSE BIB

PROPOSED DRINKING FOUNTAIN W / HOSE BIB SEE MEP PLANS FOR DETAILS

52 LF - 4" DIP WATERMAIN

CONNECT TO EX. 6" WATERMAIN WITH WET-TAP AND GATE VALVE

SSWR-03
CORE DRILL AND CONNECT TO EX. SSWR MANHOLE, CONTRACTOR TO VERIFY INVERT ELEVATIONS AND NOTIFY ENGINEER OF DISCREPANCIES
RE:931.44
IE:922.00 W
IE:921.44 SE
IE:921.44 N
IE:921.44 NW

4" - 90° BEND

EXISTING INTERNAL SUMP PUMP AND SUMP DISCHARGE LINE TO BE REMOVED AND REPLACED WITH NEW PUMP AND 4" PVC LINE - SEE MEP PLANS FOR DETAILS

SSWR-01
SSWR STUB, COORD. CONNECTION W / MEP PLANS
IE:923.91 E

26 LF - 4" PVC @ 2.00%

SSWR-02
CLEANOUT
RE:933.28
IE:923.39 W
IE:923.39 E

70 LF - 4" PVC @ 2.00%

NORTH

GRAPHIC SCALE IN FEET
0 2.5 5 10

LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
ELC	ELC	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN

NOTE:
COORDINATE ALL UTILITY CONNECTIONS W/MEP PLANS

UTILITY PLAN NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
   PVC SDR35 PER ASTM D-3034, FOR PIPES LESS THAN 12' DEEP
   PVC SDR26 PER ASTM D-3034, FOR PIPES MORE THAN 12' DEEP
3. WATER LINES SHALL BE AS FOLLOWS:
   6" AND LARGER, PVC C-900 PER ASTM D 2241
   CLASS 200 UNDER COUNTY ROADS, OTHERWISE CLASS 150
   4" AND LARGER DUCTILE IRON PIPE PER AWWA C150
   SMALLER THAN 3" PIPING SHALL BE COPPER TUBE TYPE "K" PER ANSI 816.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241.
4. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
5. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
6. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE).
7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 7'-6" COVER ON ALL WATERLINES.
8. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES, OR ANY OBSTRUCTION (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE SCH. 40 OR C900 WITH MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18" VERTICAL SEPARATION. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
9. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
10. TOPS OF MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS, IN GREEN AREAS, WITH WATERTIGHT LIDS.
11. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
12. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
13. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
14. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY OF WAYZATA AND/OR STATE OF MN WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
15. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
16. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
17. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
19. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) AND METERS ARE LOCATED IN THE INTERIOR OF THE BUILDING. REF. ARCH / MEP PLANS.
20. ALL ONSITE WATERMAINS AND SANITARY SEWERS SHALL BE PRIVATELY OWNED AND MAINTAINED.
21. ALL WATERMAIN STUBOUTS SHALL BE MECHANICALLY RESTRAINED WITH REACTION BLOCKING.

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2	50% CD SET	9/30/2022	CPH
3	100% DD SET	7/29/2022	CPH

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JARED F. JONES
MN
DATE: 11/11/2022 LIC. NO. 46610

KHA PROJECT 160145001
DATE 11/11/2022
SCALE AS SHOWN
DESIGNED BY CPH
DRAWN BY CPH
CHECKED BY JFJ

UTILITY PLAN

SECTION FOREMAN HOUSE REHAB
PREPARED FOR
CITY OF WAYZATA
WAYZATA MN

SHEET NUMBER
C600

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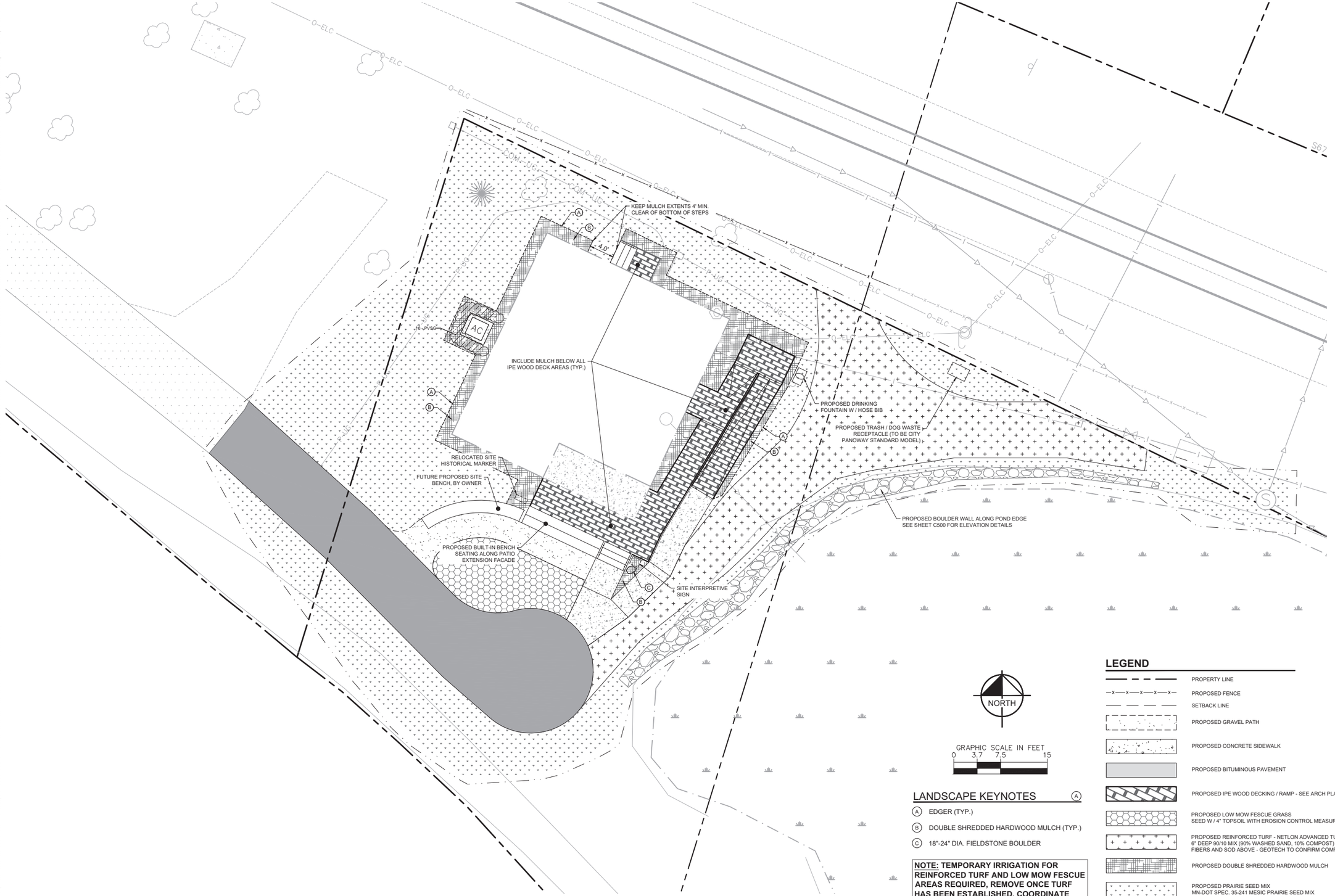

LANDSCAPE KEYNOTES

- (A) EDGER (TYP.)
- (B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- (C) 18"-24" DIA. FIELDSTONE BOULDER

NOTE: TEMPORARY IRRIGATION FOR REINFORCED TURF AND LOW MOW FESCUE AREAS REQUIRED, REMOVE ONCE TURF HAS BEEN ESTABLISHED, COORDINATE WITH MEP FOR ELECTRIC AND WATER SERVICES FOR TEMPORARY IRRIGATION

LEGEND

- PROPERTY LINE
- PROPOSED FENCE
- SETBACK LINE
- PROPOSED GRAVEL PATH
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED IPE WOOD DECKING / RAMP - SEE ARCH PLANS
- PROPOSED LOW MOW FESCUE GRASS SEED W / 4" TOPSOIL WITH EROSION CONTROL MEASURES
- PROPOSED REINFORCED TURF - NETLON ADVANCED TURF SYSTEM 6" DEEP 90/10 MIX (90% WASHED SAND, 10% COMPOST) MIXED W / ATS FIBERS AND SOD ABOVE - GEOTECH TO CONFIRM COMPLIANCE
- PROPOSED DOUBLE SHREDDED HARDWOOD MULCH
- PROPOSED PRAIRIE SEED MIX MN-DOT SPEC. 35-241 MESIC PRAIRIE SEED MIX

PVSG = PANICUM VIRGATUM 'SHENANDOAH' GRASS, #2 CONTAINER

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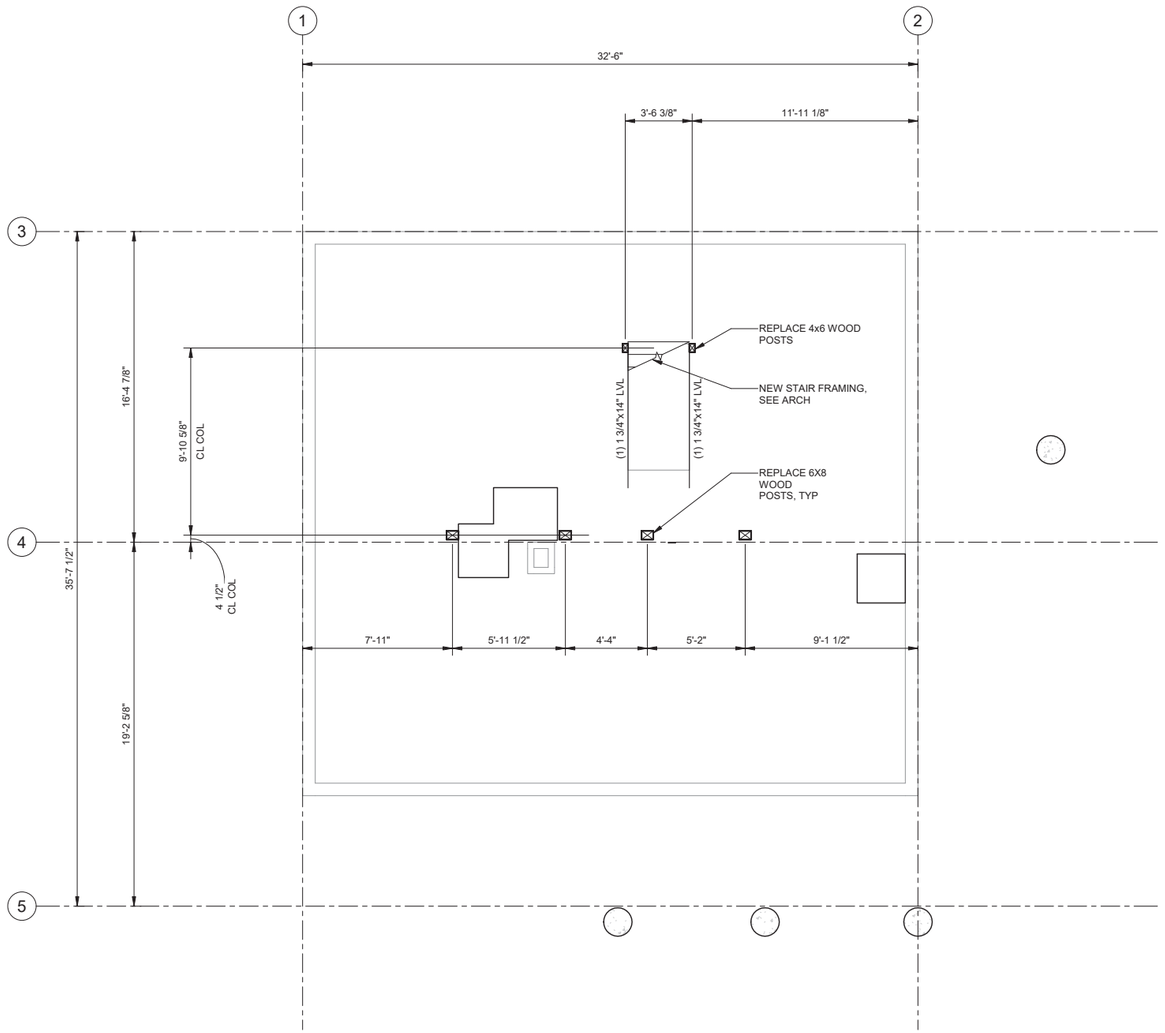
MITCHELL G. COOKAS
MN
DATE: 11/11/2022 LIC. NO. 56522

KHA PROJECT	160145001
DATE	11/11/2022
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	MGC

LANDSCAPE PLAN

SECTION FOREMAN HOUSE REHAB
PREPARED FOR
CITY OF WAYZATA
MN
WAYZATA

SHEET NUMBER
L100



1 S100 BASEMENT PLAN

SCALE: 1/4" = 1'-0"

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Cushing Terrell.

cushingterrell.com
800.757.9522

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Phone: 651-645-4197

CITY OF WAYZATA
SANDVOLD LAKESHORE LEARNING CENTER

SECTION FOREMAN HOUSE REHABILITATION

90% SUBMISSON

90% SUBMISSON
12.2.2022
PROJECT# | 160145001
CHECKED BY |BES
DRAWN BY | CGA
REVISIONS

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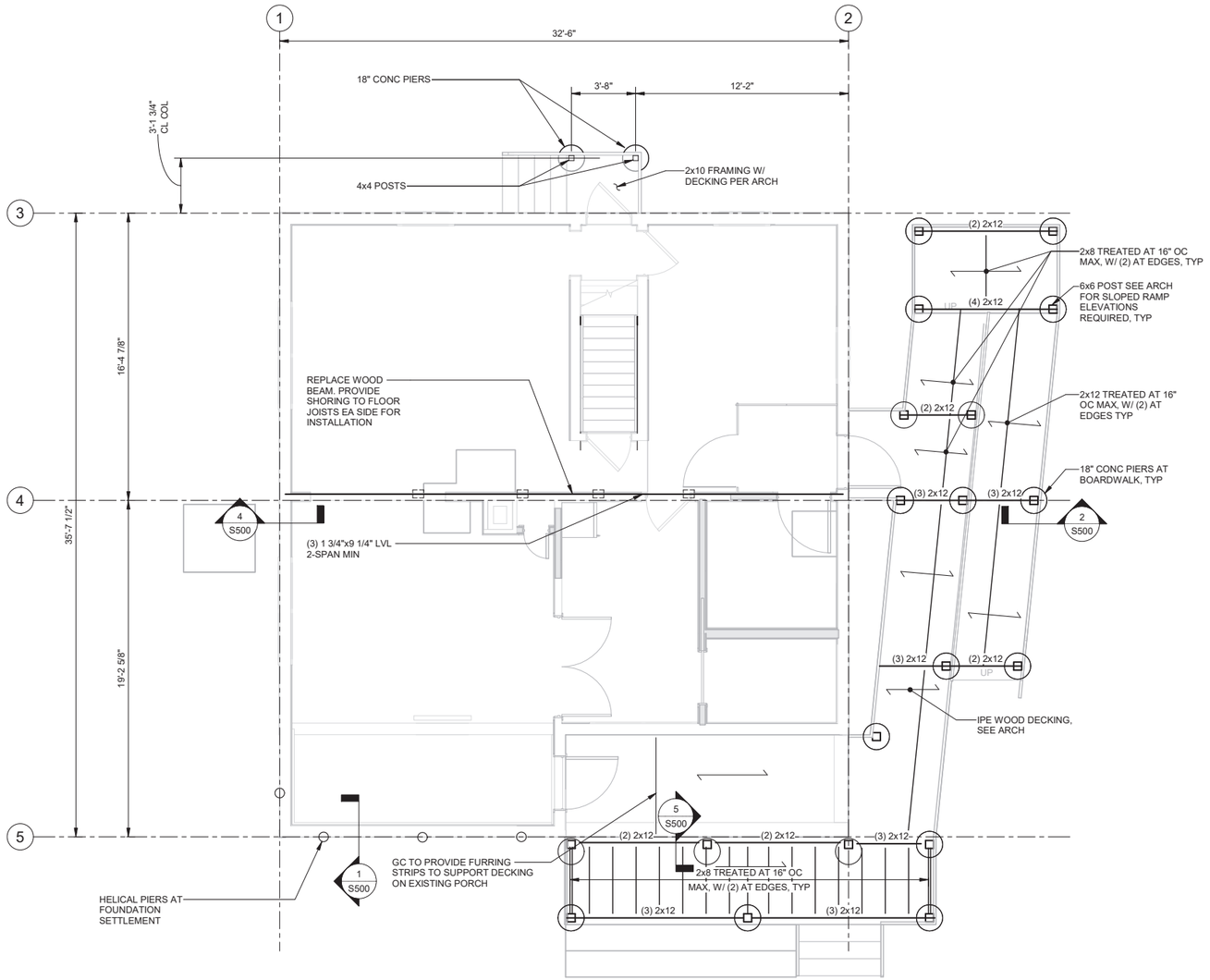
BASEMENT PLAN

S100



1 S101 LEVEL 1 FRAMING PLAN

SCALE: 1/4" = 1'-0"

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CITY OF WAYZATA
SANDVOLD LAKESHORE LEARNING CENTER

SECTION FOREMAN HOUSE REHABILITATION

90% SUBMISSON

90% SUBMISSON
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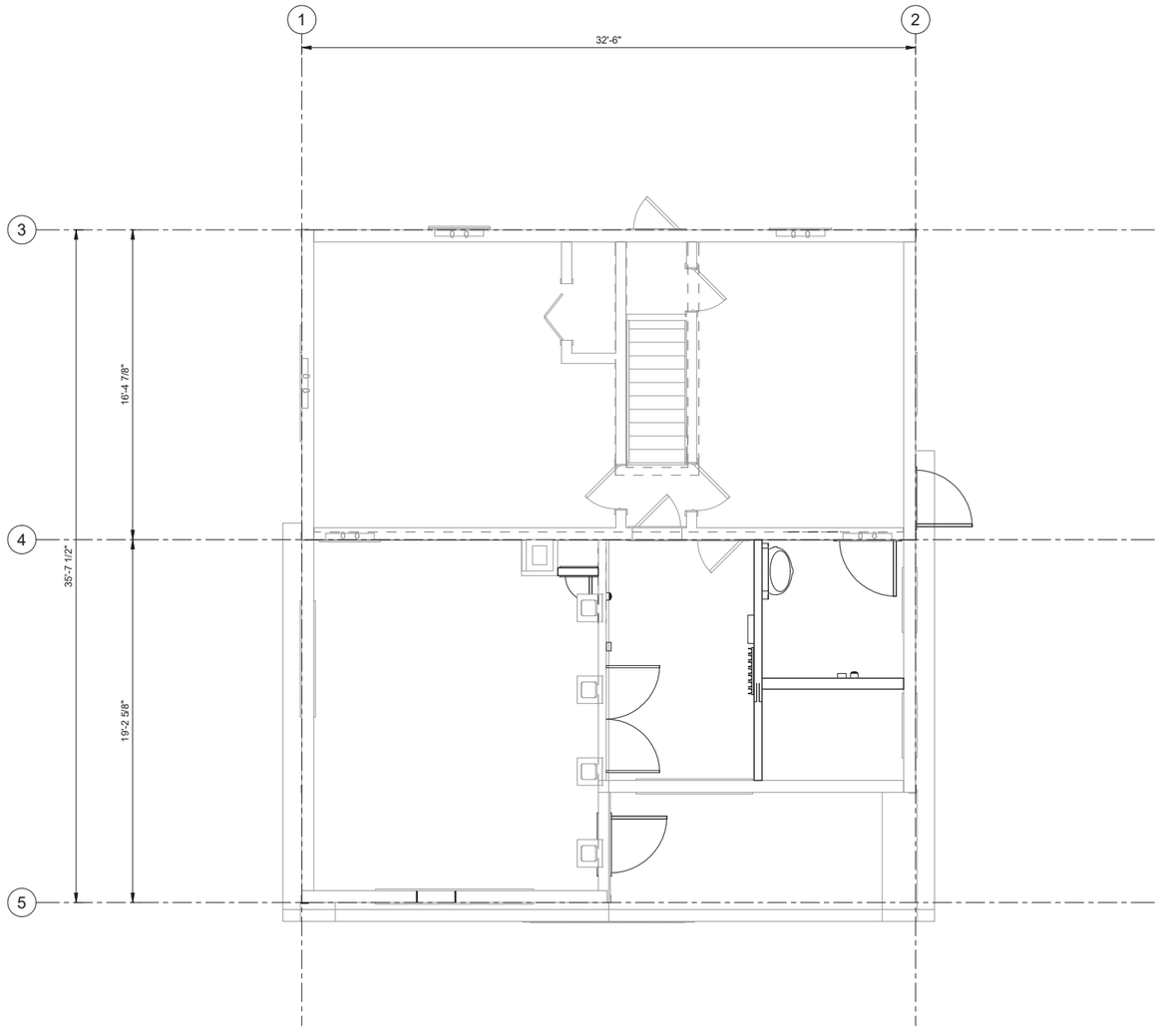
LEVEL 1 FRAMING PLAN

S101



1 S102 LEVEL 2 FRAMING PLAN

SCALE: 1/4" = 1'-0"

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CITY OF WAYZATA
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SECTION FOREMAN HOUSE REHABILITATION

90% SUBMISSON

90% SUBMISSON
12.2.2022
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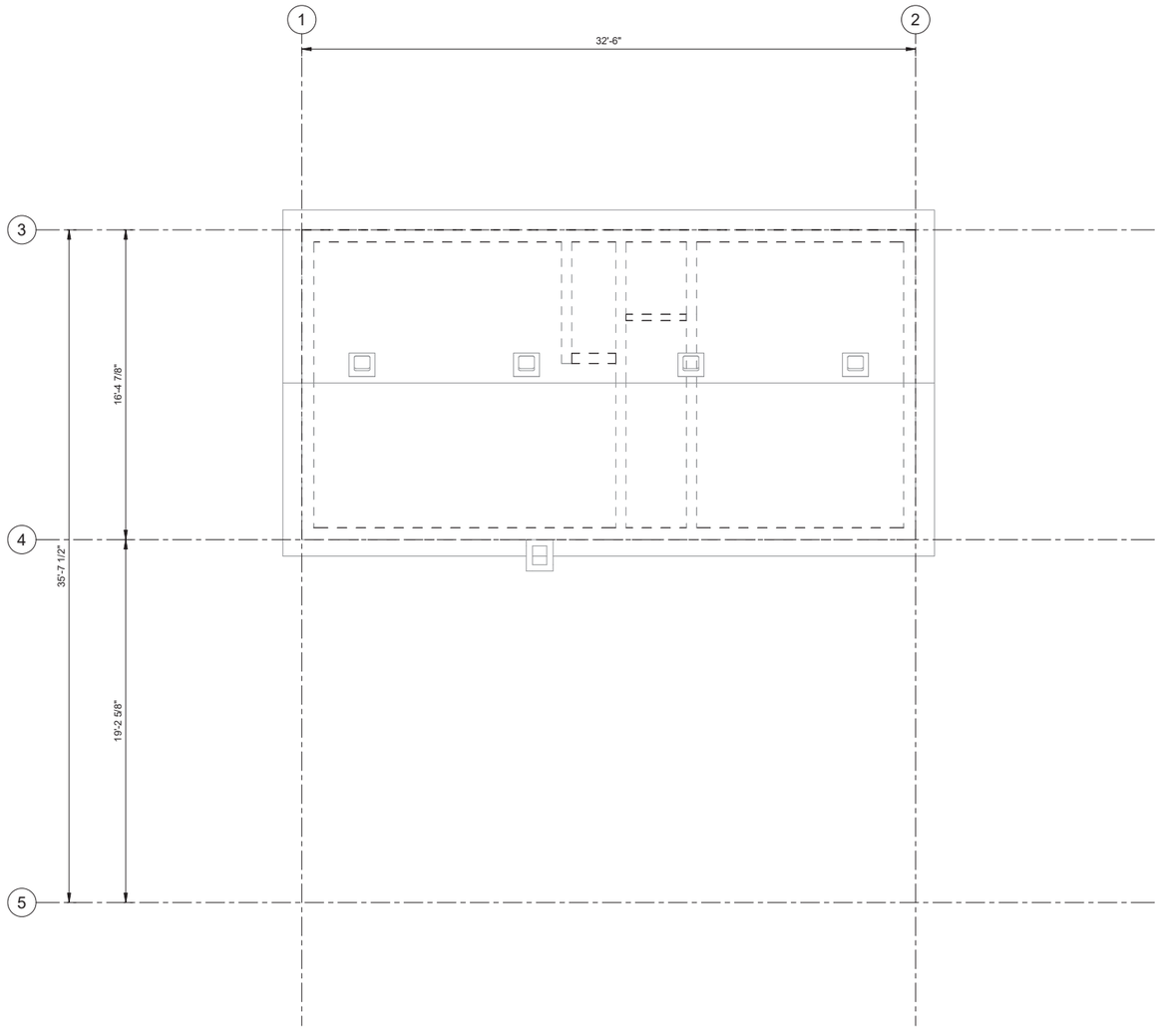
LEVEL 2 FRAMING PLAN

S102



1 S103 ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

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CITY OF WAYZATA
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SECTION FOREMAN HOUSE REHABILITATION

90% SUBMISSON

90% SUBMISSON
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ROOF FRAMING PLAN

S103

PLAN LEGEND

- ASSEMBLY TYPE (SEE ASSEMBLIES SHEET) / ASSEMBLY MODIFIER, PER TYPE
- NAME / 101 — ROOM NAME AND NUMBER
- A — WINDOW TYPE (SEE A600s)
- X — KEYNOTE
- 101-1 — DOOR NUMBER (SEE SHEET A601)
- SELF-ADHERING ICE AND WATERSHIELD MEMBRANE (S.A.M.)
- AREA WITHIN 4'-0" OF NEW POST CENTERLINE
- SIM / 1 / A101 — DIRECTION OF VIEW, IF APPLICABLE; DRAWING NUMBER; SHEET WHERE DRAWN
- DIMENSION TO FACE OF FRAMING
- DIMENSION TO GRID LINE
- DIMENSION TO CENTER LINE
- EXTERIOR WALL BELOW

GENERAL NOTES

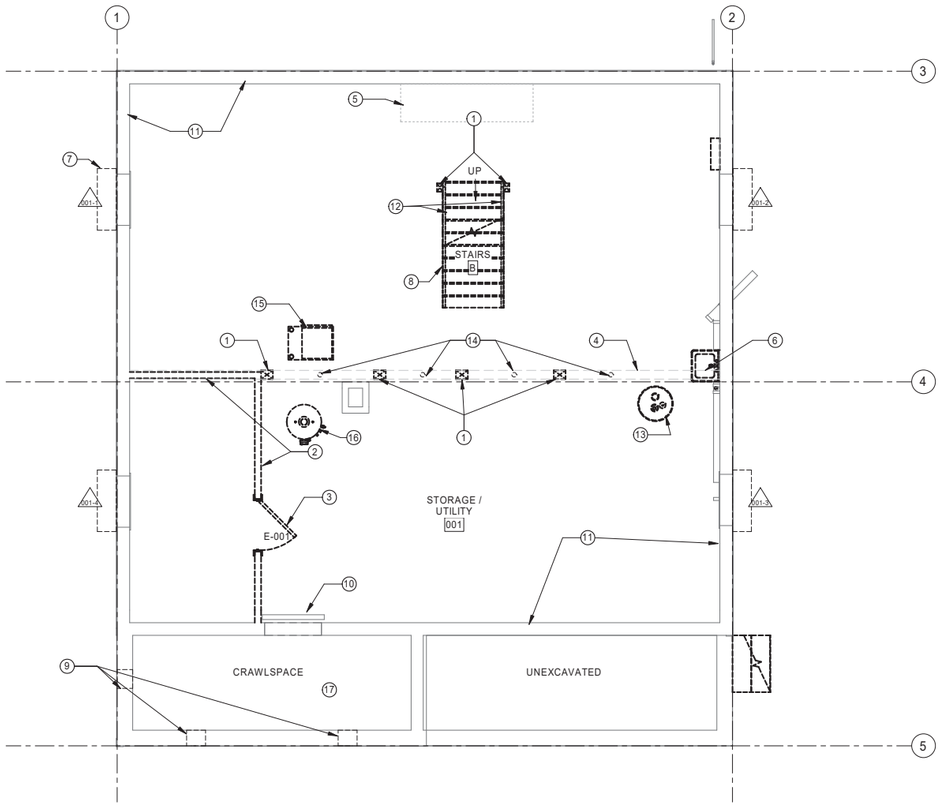
A. SEE GENERAL PROJECT NOTES ON COVER SHEET.
B. CONTRACTORS TO REVIEW OTHER SHEETS IN THIS SET, INCLUDING OTHER DISCIPLINES, FOR ADDITIONAL INFORMATION AND COORDINATION.
C. SEE FLOOR PLAN FOR NOTES ON WINDOW REPAIR, WINDOW REPLACEMENT, DOOR REPLACEMENT AND ROOF REPLACEMENT.
D. SALVAGE ANY REMOVED LIGHT SWITCH AND OUTLET COVER PLATES FOR POSSIBLE REUSE.
E. SEE STRUCTURAL PLANS FOR FOUNDATION, PIERS & FRAMING CONDITIONS.
F. ALL EXISTING ACOUSTICAL TILE CEILING TO BE ASSESSED FOR EITHER REPAIR OR REPLACEMENT. ALL NEW AND EXISTING ACOUSTICAL CEILING TILE TO RECEIVE NEW PAINT. SEE FINISH SCHEDULE FOR COLOR.
G. ALL NEW GYPSUM CEILINGS PROVIDE A LEVEL 4 FINISH. SEE FINISH SCHEDULE FOR PAINT COLORS.
H. ALL NEW ACOUSTICAL CEILING TILE TO ALIGN WITH EXISTING ADJACENT GRIDS.

(#) DEMOLITION KEYNOTES

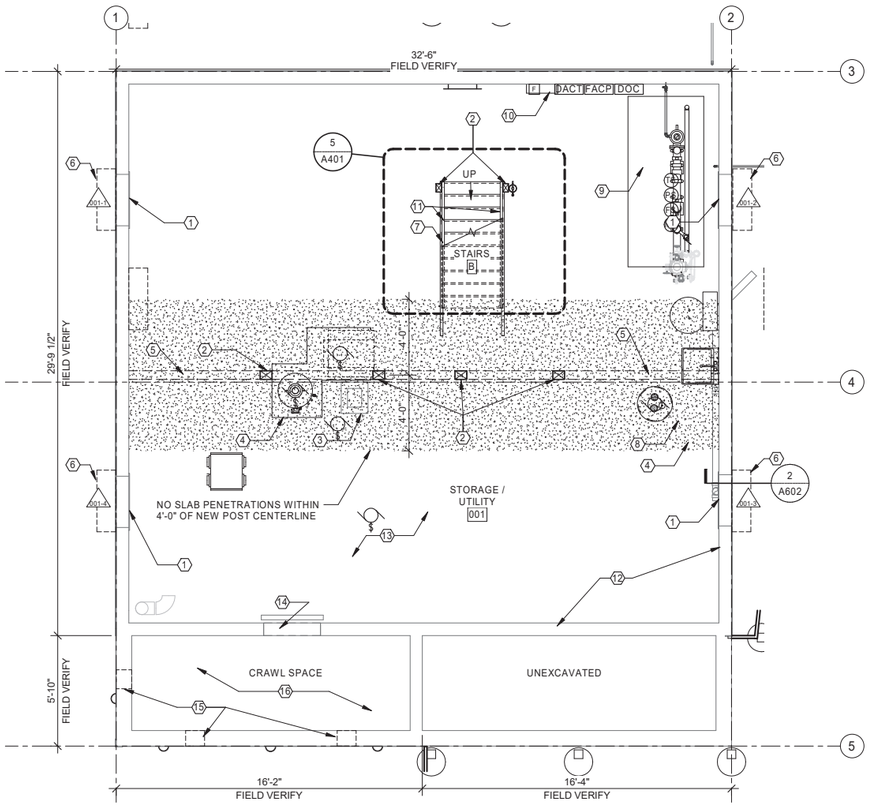
1 REMOVE DETERIORATED STRUCTURAL POST. REF STRUCTURAL.
2 REMOVE DETERIORATED WOOD-PLANK WALL.
3 REMOVE PANELED DOOR. PROTECT AND RETAIN FOR REUSE.
4 REMOVE BEAM. REF STRUCTURAL
5 REMOVE CABINETRY
6 REMOVE SINK
7 REMOVE CORROGATED METAL AT WINDOW WELL
8 REMOVE STAIR.
9 REMOVE EXISTING DAMAGED CRAWL SPACE VENT SCREENS IN PREPARATION FOR NEW.
10 REMOVE EXISTING CRAWL SPACE HATCH IN PREPARATION FOR NEW CRAWL SPACE HATCH
11 REMOVE PREVIOUS SILL PLATE FOAM IN PREPARATION FOR NEW FOAM/PEST CONTROL SPRAY. FIELD VERIFY EXACT EXISTING LOCATIONS.
12 REMOVE EXISTING HANDRAILS AND RETAIN FOR REINSTALL.
13 REMOVE EXISTING SUMP PUMP. SEE MECHANICAL.
14 REMOVE STEEL TUBE COLUMNS AND WOOD SHIMS
15 REMOVE EXISTING FURNACE. SEE MECHANICAL.
16 REMOVE EXISTING WATER HEATER. SEE PLUMBING.
17 REMOVE DETERIORATED BATT INSULATION AT UNDERSIDE OF FLOOR JOISTS AND REMOVE DEBRIS FROM CRAWLSPACE FLOOR.

(#) CONSTRUCTION KEYNOTES

1 REPAIR EXISTING WINDOW. SEE A600s FOR SCHEDULE AND DETAILS.
2 INSTALL STRUCTURAL WOOD POST. REF STRUCTURAL.
3 REPOINT DETERIORATED MORTAR JOINTS AT HISTORIC BRICK CHIMNEY. ASSUME 25% OF JOINTS ON ALL SIDE REQUIRE REPOINTING.
4 6" CONCRETE PAD FOR EQUIPMENT BY GC. REF MECHANICAL AND ELECTRICAL.
5 INSTALL STRUCTURAL BEAM ABOVE. REF STRUCTURAL.
6 INSTALL NEW CORRUGATED METAL WINDOW WELL TO MATCH EXISTING. REF CIVIL.
7 INSTALL STAIR. SEE DETAIL 2/A401.
8 INSTALL NEW SUMP PUMP. SEE MECHANICAL. GC TO COORDINATE PREPARATION OF EXISTING CONCRETE TO RECEIVE NEW SUMP PUMP AND SEAL AROUND UNIT AS REQUIRED.
9 NEW FIRE SPRINKLER RISER, SEE FIRE PROTECTION SHEETS.
10 NEW ELECTRICAL PANEL LOCATION. PLYWOOD BLOCKING BY E.C.
11 REINSTALL HANDRAILS. HANDRAILS TO BE CLEANED UP PRIOR TO REINSTALL
12 INSTALL NEW CONTINUOUS PERIMETER PESTBLOCK INSULATING FOAM SEALANT AT SILL PLATE AND TOP OF CONCRETE WALL AND AT ANY PENETRATIONS INTO BASEMENT OR CRAWLSPACE.
13 CLEAN BASEMENT WALLS, UNDERSIDE OF FIRST FLOOR STRUCTURE AND CONCRETE SLAB. FOR CLEANING OF CONCRETE WALLS AND SLAB SEE SPECIFICATIONS. SEAL ALL CRACKS IN WALLS AND FLOOR SLAB. SEE SPECIFICATIONS FOR SEALANT TYPE.
14 INSTALL NEW INSULATED CRAWL SPACE ACCESS HATCH.
15 INSTALL NEW CRAWL SPACE VENT SCREENS
16 PROVIDE R-10 EXTRUDED POLYSTYRENE INSULATION BOARD AT INTERIOR PERIMETER FOUNDATION WALL. SEAL AROUND ANY PENETRATIONS TO CONDITIONED SPACES TO PREVENT AIR LEAKAGE..



1 / A101 DEMOLITION PLAN - BASEMENT
1/4" = 1'-0"



2 / A101 FLOOR PLAN - BASEMENT
1/4" = 1'-0"

NORTH REF

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CITY OF WAYZATA
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SECTION FOREMAN HOUSE REHABILITATION

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DEMO & FLOOR PLANS - BASEMENT

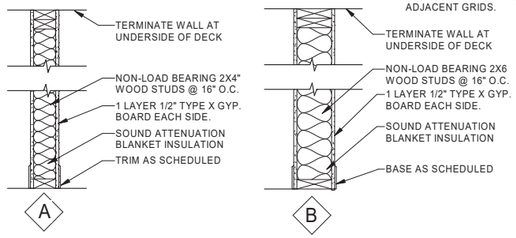
A101

PLAN LEGEND

- ASSEMBLY TYPE (SEE ASSEMBLIES SHEET) / ASSEMBLY MODIFIER, PER TYPE
- NAME 101 — ROOM NAME AND NUMBER
- WINDOW TYPE (SEE A600s)
- KEYNOTE
- DOOR NUMBER (SEE SHEET A601)
- SELF-ADHERING ICE AND WATERSHIELD MEMBRANE (S.A.M.)
- AREA WITHIN 4'-0" OF NEW POST CENTERLINE
- SIM — DIRECTION OF VIEW, IF APPLICABLE
- 1 / A101 — DRAWING NUMBER / SHEET WHERE DRAWN
- DIMENSION TO FACE OF FRAMING
- DIMENSION TO GRID LINE
- DIMENSION TO CENTER LINE
- EXTERIOR WALL BELOW

WALL TYPE LEGEND

SCALE: 1" = 1'-0"



GENERAL WALL TYPE NOTES:

A. PROVIDE BLOCKING AS REQUIRED TO SECURE WALL HUNG COMPONENTS.
B. EXTEND ALL COMPONENTS TO UNDERSIDE OF DECK, UNLESS NOTED OTHERWISE.
C. NEW WALLS INSTALLED NEXT TO AND IN LINE WITH EXISTING TO MATCH EXISTING THICKNESS AND FINISH.

GENERAL NOTES

A. SEE GENERAL PROJECT NOTES ON COVER SHEET.
B. CONTRACTORS TO REVIEW OTHER SHEETS IN THIS SET, INCLUDING OTHER DISCIPLINES, FOR ADDITIONAL INFORMATION AND COORDINATION.
C. SEE FLOOR PLAN FOR NOTES ON WINDOW REPAIR, WINDOW REPLACEMENT, DOOR REPLACEMENT AND ROOF REPLACEMENT.
D. SALVAGE ANY REMOVED LIGHT SWITCH AND OUTLET COVER PLATES FOR POSSIBLE REUSE.
E. SEE STRUCTURAL PLANS FOR FOUNDATION, PIERS & FRAMING CONDITIONS.
F. ALL EXISTING ACOUSTICAL TILE CEILING TO BE ASSESSED FOR EITHER REPAIR OR REPLACEMENT. ALL NEW AND EXISTING ACOUSTICAL CEILING TILE TO RECEIVE NEW PAINT. SEE FINISH SCHEDULE FOR COLOR.
G. ALL NEW GYPSUM CEILINGS PROVIDE A LEVEL 4 FINISH. SEE FINISH SCHEDULE FOR PAINT COLORS.
H. ALL NEW ACOUSTICAL CEILING TILE TO ALIGN WITH EXISTING ADJACENT GRIDS.

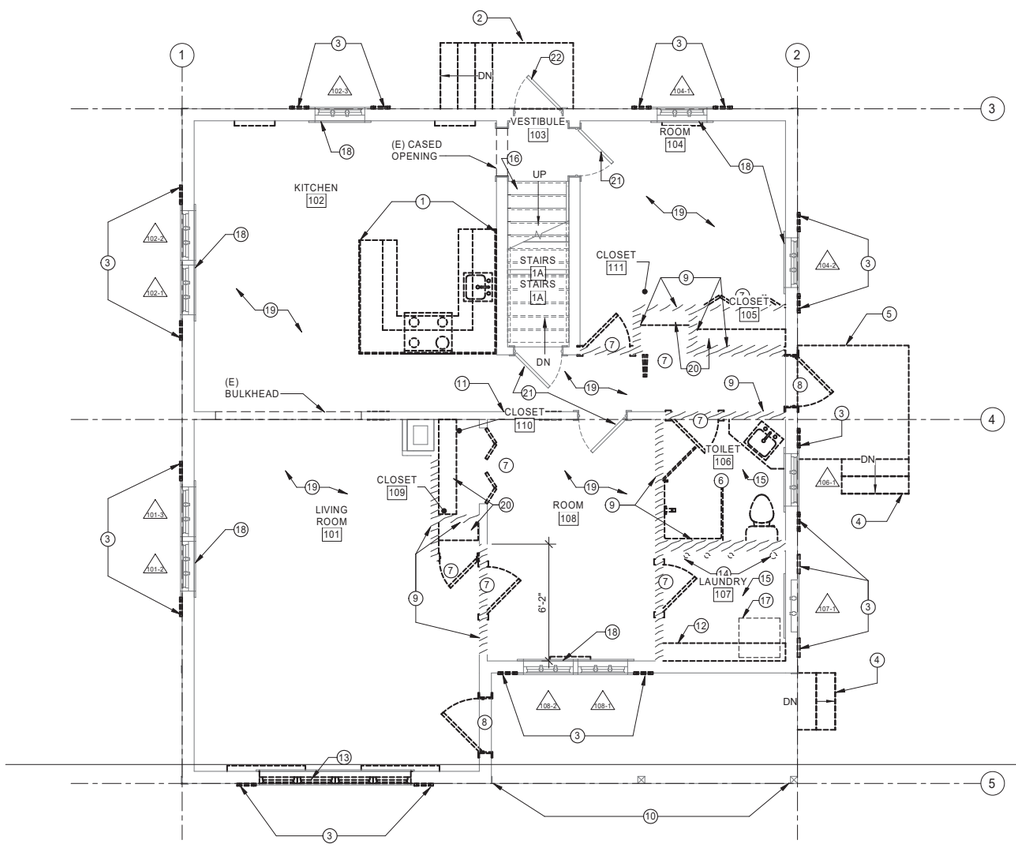
(#) DEMOLITION KEYNOTES

1 REMOVE EXISTING NON-HISTORIC KITCHEN CABINETS, SINK, AND STOVE.
2 REMOVE EXISTING WOOD EXTERIOR STAIRS AND LANDING.
3 REMOVE EXISTING NON-HISTORIC WINDOW SHUTTERS.
4 REMOVE EXISTING NON-HISTORIC CONCRETE STEPS.
5 REMOVE EXISTING NON-HISTORIC CONCRETE STOOP.
6 REMOVE ALL NON-HISTORIC BATHROOM FIXTURES INCLUDING SINK, CABINETS, TOILET, SHOWER, UNIT, TILE AND FLOOR FINISH
7 REMOVE EXISTING NON-HISTORIC DOOR. SALVAGE OPENING TRIM FOR POSSIBLE REUSE.
8 REMOVE EXISTING DOOR AND WIDEN EXISTING NON-HISTORIC OPENING TO ACCOMODATE 36" DOOR.
9 REMOVE EXISTING WALLS.
10 REMOVE EXISTING NON-HISTORIC RAILING.
11 REMOVE FIBERBOARD ON LOWER HALF OF FRAMED WALL. SALVAGE WOOD BASE FOR REUSE.
12 REMOVE EXISTING WOOD SHELVES. EXISTING WOOD CLEATS TO REMAIN.
13 REMOVE EXISTING NON-HISTORIC WINDOW.
14 SEE PLUMBING AND HVAC DEMO FOR EXISTING PIPE REMOVAL. PATCH FLOORS AND WALLS TO MATCH EXISTING WALLS AND FINISHES.
15 REMOVE EXISTING LINOLEUM FLOORING AND ADHESIVE IN PREPARATION FOR NEW FINISH.
16 REMOVE EXISTING STAIR CARPETING AND SAND EXISTING TREADS, RISERS (2 PASSES MAXIMUM) IN PREPARATION FOR NEW FINISH.
17 REMOVE EXISTING CLOTHES DRYER FOR APPLIANCE RECYCLING.
18 REMOVE INTERIOR WINDOW SHUTTERS.
19 SAND (2 PASSES MAXIMUM) EXISTING WOOD FLOOR IN PREPARATION FOR NEW FINISH.
20 REMOVE EXISTING WOOD SHELVING.
21 REMOVE DOOR FOR SURFACE PREPARATION AND INSTALLATION.
22 REPAIR DOOR AS NEEDED TO PREPARE FOR NEW PAINT. REPAIR GLAZING SEALANT AS NEEDED.

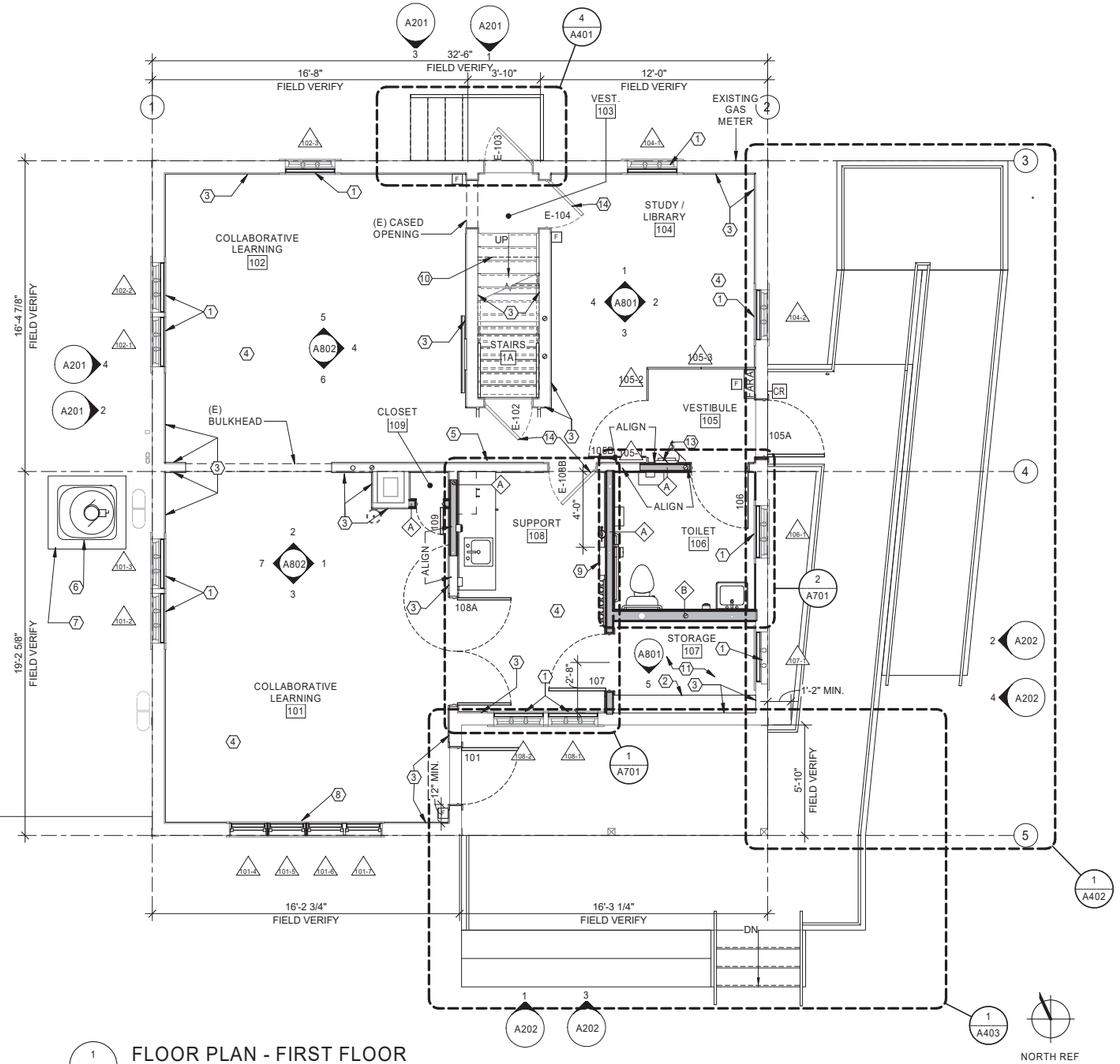
(#) CONSTRUCTION KEYNOTES

1 REPAIR EXISTING WINDOW. SEE A600s FOR SCHEDULE AND DETAILS.
2 EXPAND EXISTING WOOD CLEATS FOR THE TWO-TIERED SHELVING. PROVIDE NEW PAINTED WOOD SHELVES TO FIT LENGTH.
3 PATCH, REPAIR AND PAINT FIBERBOARD, WALL BASE AND QUARTER ROUND.
4 PATCH AND REPAIR EXISTING WOOD FLOOR. REFINISH WITH CLEAR FINISH.
5 INSTALL GYPSUM BOARD WHERE MISSING AT EXPOSED WALL FRAMING MATCHING EXISTING ADJACENT GYPSUM BOARD. INSTALL SALVAGED WALL BASE AND QUARTER ROUND.
6 AC UNIT. COORDINATE LOCATION AND CONNECTIONS WITH MECHANICAL AND ELECTRICAL. SCREEN WITH PLANTINGS; SEE LANDSCAPE ARCHITECTURE DRAWINGS.
7 6" CONCRETE PAD FOR EQUIPMENT BY GC. COORDINATE WITH MECHANICAL AND ELECTRICAL.
8 INSTALL WINDOW. SEE A600s FOR SCHEDULE AND DETAILS.
9 SEMI-RECESSED WATER BOTTLE FILLER. SEE PLUMBING.
10 PROVIDE NEW PAINTED TRIM BOARD AT STAIR HEADER
11 SEMI-RECESSED WALL HEATER; SEE MECHANICAL
13 SEMI-RECESSED WALL HEATER; SEE MECHANICAL
14 SAND EXISTING DOOR SURFACE, PRIME, PAINT AND REINSTALL. PROVIDE NEW DOOR LEVER. SEE DOOR SCHEDULE.

ADDITIONS TO EXISTING BUILDING SYSTEMS WILL BE CONCEALED WITHIN EXISTING STRUCTURE TO THE GREATEST EXTENT POSSIBLE. WHERE REQUIRED, SOFFITS OR OTHER NEW BUILDING ELEMENTS WILL BE A MINIMAL SIZE AND LOCATED AT THE PERIPHERY OF ROOMS ACCESSIBLE TO THE PUBLIC.



3 / A102 DEMOLITION PLAN - FIRST FLOOR
1/4" = 1'-0"



1 / A102 FLOOR PLAN - FIRST FLOOR
1/4" = 1'-0"

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DEMO & FLOOR PLANS - FIRST FLOOR

A102

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PLAN LEGEND

- ASSEMBLY TYPE (SEE ASSEMBLIES SHEET)
- XX — ASSEMBLY MODIFIER, PER TYPE
- NAME / 101 — ROOM NAME AND NUMBER
- X — WINDOW TYPE (SEE A600s)
- (X) — KEYNOTE
- 101-1 — DOOR NUMBER (SEE SHEET A601)
- SELF-ADHERING ICE AND WATERSHIELD MEMBRANE (S.A.M.)
- AREA WITHIN 4'-0" OF NEW POST CENTERLINE
- SIM — DIRECTION OF VIEW, IF APPLICABLE
- 1 / A101 — DRAWING NUMBER / SHEET WHERE DRAWN
- DIMENSION TO FACE OF FRAMING
- DIMENSION TO GRID LINE
- DIMENSION TO CENTER LINE
- EXTERIOR WALL BELOW

GENERAL NOTES

A. SEE GENERAL PROJECT NOTES ON COVER SHEET.
B. CONTRACTORS TO REVIEW OTHER SHEETS IN THIS SET, INCLUDING OTHER DISCIPLINES, FOR ADDITIONAL INFORMATION AND COORDINATION.
C. SEE FLOOR PLAN FOR NOTES ON WINDOW REPAIR, WINDOW REPLACEMENT, DOOR REPLACEMENT AND ROOF REPLACEMENT.
D. SALVAGE ANY REMOVED LIGHT SWITCH AND OUTLET COVER PLATES FOR POSSIBLE REUSE.
E. SEE STRUCTURAL PLANS FOR FOUNDATION, PIERS & FRAMING CONDITIONS.
F. ALL EXISTING ACOUSTICAL TILE CEILING TO BE ASSESSED FOR EITHER REPAIR OR REPLACEMENT. ALL NEW AND EXISTING ACOUSTICAL CEILING TILE TO RECEIVE NEW PAINT. SEE FINISH SCHEDULE FOR COLOR.
G. ALL NEW GYPSUM CEILINGS PROVIDE A LEVEL 4 FINISH. SEE FINISH SCHEDULE FOR PAINT COLORS.
H. ALL NEW ACOUSTICAL CEILING TILE TO ALIGN WITH EXISTING ADJACENT GRIDS.

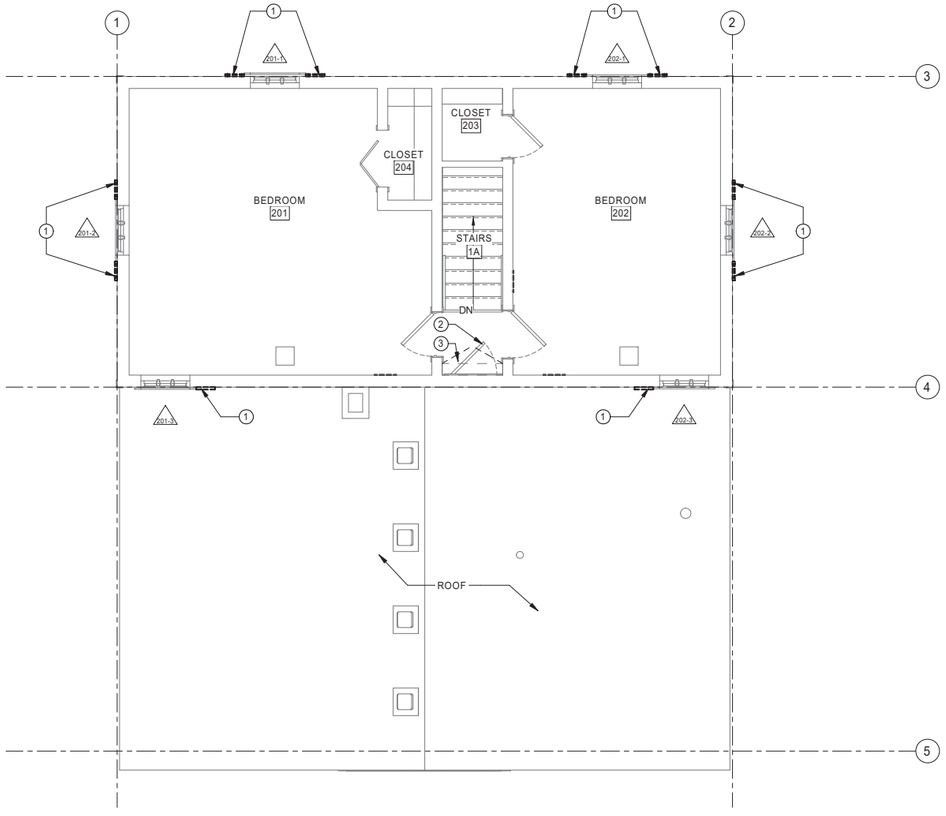
ADDITIONS TO EXISTING BUILDING SYSTEMS WILL BE CONCEALED WITHIN EXISTING STRUCTURE TO THE GREATEST EXTENT POSSIBLE. WHERE REQUIRED, SOFFITS OR OTHER NEW BUILDING ELEMENTS WILL BE A MINIMAL SIZE AND LOCATED AT THE PERIPHERY OF ROOMS ACCESSIBLE TO THE PUBLIC.

(#) DEMOLITION KEYNOTES

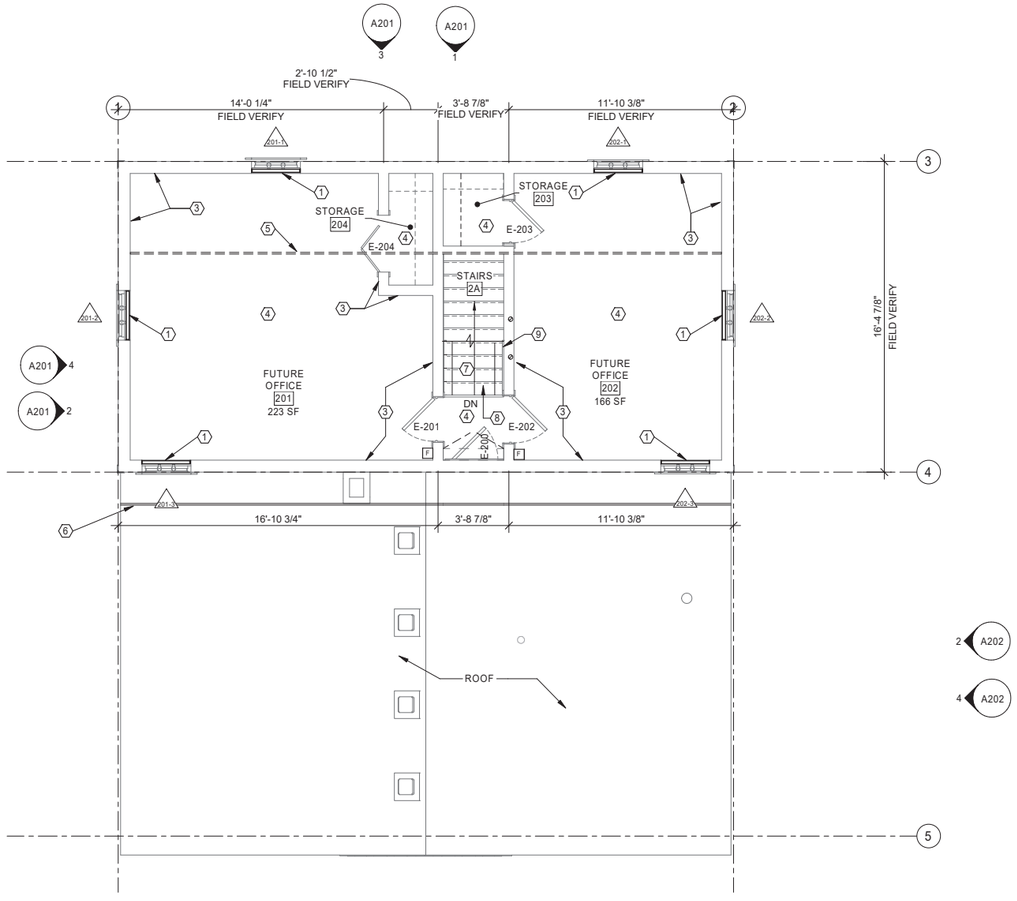
1 REMOVE EXISTING NON-HISTORIC WINDOW SHUTTERS.
2 EXISTING ATTIC HATCH TO REMAIN.
3 EXISTING UPPER LINEN CLOSET TO REMAIN

(#) CONSTRUCTION KEYNOTES

1 REPAIR EXISTING WINDOW. SEE A600s FOR SCHEDULE AND DETAILS.
3 PATCH, REPAIR AND PAINT FIBERBOARD, WALL BASE AND QUARTER ROUND.
4 PATCH AND REPAIR EXISTING WOOD FLOOR. REFINISH WITH CLEAR FINISH.
5 SPRINKLER PIPING ABOVE PAINTED TO MATCH CEILING. REF FIRE PROTECTION
6 SPRINKLER PIPING
7 REPAIR ANY DAMAGED FIBER BOARD OR CEILING AT STAIRWELL AND PREPARE FOR NEW PAIN
8 CARPETED STAIR RUNNER; SEE SPECIFICATIONS
9 EXISTING HANDRAIL TO REMAIN



2 A103 DEMOLITION PLAN - SECOND FLOOR
1/4" = 1'-0"



1 A103 FLOOR PLAN - SECOND FLOOR
1/4" = 1'-0"

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DEMO & FLOOR PLANS - SECOND FLOOR

A103

PLAN LEGEND

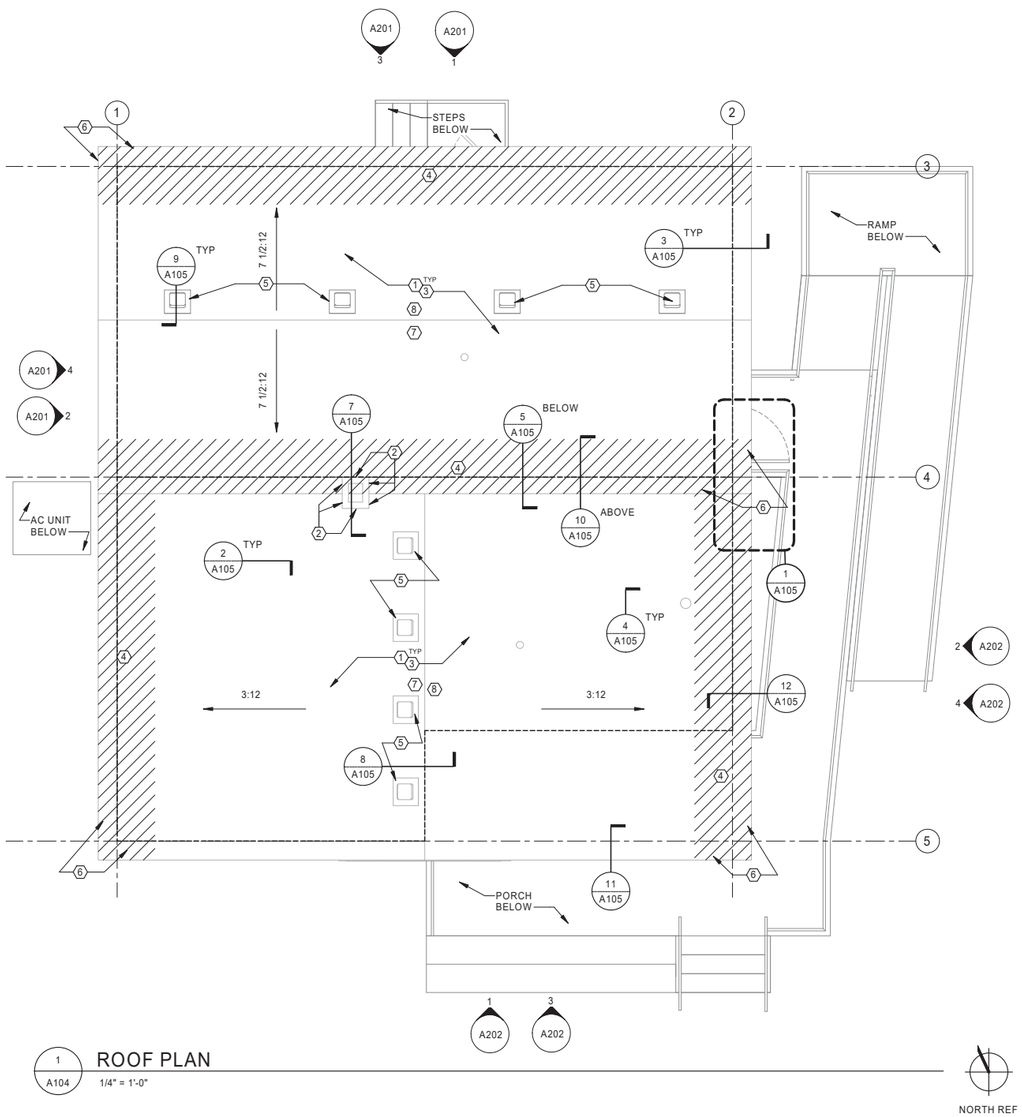
- ASSEMBLY TYPE (SEE ASSEMBLIES SHEET) / ASSEMBLY MODIFIER, PER TYPE
- NAME / 101 — ROOM NAME AND NUMBER
- WINDOW TYPE (SEE A600s)
- KEYNOTE
- DOOR NUMBER (SEE SHEET A601)
- SELF-ADHERING ICE AND WATERSHIELD MEMBRANE (S.A.M.)
- AREA WITHIN 4'-0" OF NEW POST CENTERLINE
- SIM — DIRECTION OF VIEW, IF APPLICABLE
- 1 / A101 — DRAWING NUMBER / SHEET WHERE DRAWN
- DIMENSION TO FACE OF FRAMING
- DIMENSION TO GRID LINE
- DIMENSION TO CENTER LINE
- EXTERIOR WALL BELOW

GENERAL NOTES

A. SEE GENERAL PROJECT NOTES ON COVER SHEET.
B. CONTRACTORS TO REVIEW OTHER SHEETS IN THIS SET, INCLUDING OTHER DISCIPLINES, FOR ADDITIONAL INFORMATION AND COORDINATION.
C. SEE FLOOR PLAN FOR NOTES ON WINDOW REPAIR, WINDOW REPLACEMENT, DOOR REPLACEMENT AND ROOF REPLACEMENT.
D. SALVAGE ANY REMOVED LIGHT SWITCH AND OUTLET COVER PLATES FOR POSSIBLE REUSE.
E. SEE STRUCTURAL PLANS FOR FOUNDATION, PIERS & FRAMING CONDITIONS.
F. ALL EXISTING ACOUSTICAL TILE CEILING TO BE ASSESSED FOR EITHER REPAIR OR REPLACEMENT. ALL NEW AND EXISTING ACOUSTICAL CEILING TILE TO RECEIVE NEW PAINT. SEE FINISH SCHEDULE FOR COLOR.
G. ALL NEW GYPSUM CEILINGS PROVIDE A LEVEL 4 FINISH. SEE FINISH SCHEDULE FOR PAINT COLORS.
H. ALL NEW ACOUSTICAL CEILING TILE TO ALIGN WITH EXISTING ADJACENT GRIDS.

KEYNOTES

1 REMOVE ALL EXISTING NON-HISTORIC ASPHALT SHINGLE ROOFING LAYERS AND ROOFING FELT DOWN TO ROOF SHEATHING.
2 REMOVE EXISTING NON-HISTORIC FLASHING AS REQUIRED FOR INSTALLATION OF NEW ROOFING SHINGLES AND FLASHING.
3 PROVIDE ASPHALT SHINGLE ROOFING TO MATCH EXISTING ON SYNTHETIC UNDERLAYMENT.
4 PROVIDE SELF-ADHERING ICE AND WATERSHIELD MEMBERANE AS SHOWN HATCHED AT EAVES (PER IBC CODE SECTION 1507.1.2).
5 ROOF VENTING
6 PROVIDE PAINT-GRADE SEALANT AT ALL UNDERSIDE OF EAVES FOR PEST CONTROL
7 WITHIN ATTIC SPACE PROVIDE NEW CELLULOSE BLOWN INSULATION ON TOP OF EXISTING VERMICULITE. OVER ALL AVERAGE DEPTH TO BE 18" FOR AVERAGE R-49 VALUE.
8 WITHIN ATTIC AND CRAWL SPACE PROVIDE INSULATION AROUND DUCTWORK (SEE MECHANICAL). SEAL AROUND ANY PENETRATIONS TO CONDITIONED SPACES TO PREVENT AIR LEAKAGE.



1 / A104 ROOF PLAN
1/4" = 1'-0"

NORTH REF

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SECTION FOREMAN HOUSE REHABILITATION

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ROOF PLAN

A104

MATERIALS LEGEND

REPLACE SIDING TO MATCH EXISTING - SEE 5/A201

REPLACE DECKING, STAIR, AND RAIL TO MATCH EXISTING

REPAIR FASCIA AND MOLDING TO MATCH EXISTING - SEE 6/A201

EXISTING CONCRETE STOOP AND STAIR

5 A201 EXISTING SIDING IMAGE

12" = 1'-0"

6 A201 EXISTING FASCIA/MOLDING IMAGE

12" = 1'-0"

GENERAL NOTES

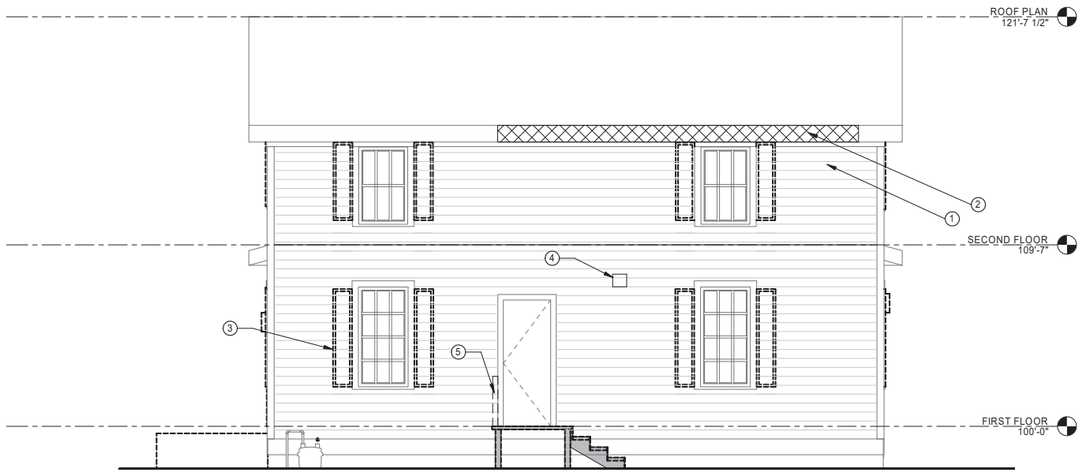
A. SEE GENERAL PROJECT NOTES ON COVER SHEET.
B. CONTRACTORS TO REVIEW OTHER SHEETS IN THIS SET, INCLUDING OTHER DISCIPLINES, FOR ADDITIONAL INFORMATION AND COORDINATION.
C. SEE FLOOR PLAN FOR NOTES ON WINDOW REPAIR, WINDOW REPLACEMENT, DOOR REPLACEMENT AND ROOF REPLACEMENT.
D. SALVAGE ANY REMOVED LIGHT SWITCH AND OUTLET COVER PLATES FOR POSSIBLE REUSE.
E. SEE STRUCTURAL PLANS FOR FOUNDATION, PIERS & FRAMING CONDITIONS.
F. ALL EXISTING ACOUSTICAL TILE CEILING TO BE ASSESSED FOR EITHER REPAIR OR REPLACEMENT. ALL NEW AND EXISTING ACOUSTICAL CEILING TILE TO RECEIVE NEW PAINT. SEE FINISH SCHEDULE FOR COLOR.
G. ALL NEW GYPSUM CEILINGS PROVIDE A LEVEL 4 FINISH. SEE FINISH SCHEDULE FOR PAINT COLORS.
H. ALL NEW ACOUSTICAL CEILING TILE TO ALIGN WITH EXISTING ADJACENT GRIDS.

DEMOLITION KEYNOTES

1 REMOVE MOLDING WHERE ROTTED.
2 REMOVE FASCIA BOARD WHERE ROTTED.
3 REMOVE EXISTING SHUTTERS
4 REMOVE EXISTING VENT AND ALL ASSOCIATED KITCHEN EXHAUST EQUIPMENT. PATCH EXTERIOR SHEATHING ACCORDINGLY.
5 REMOVE EXISTING POST IN PREPARATION FOR NEW RAILING.
6 REMOVE AND REPAIR VENT SCREEN. TYPCIAL EACH SIDE OF HOUSE.

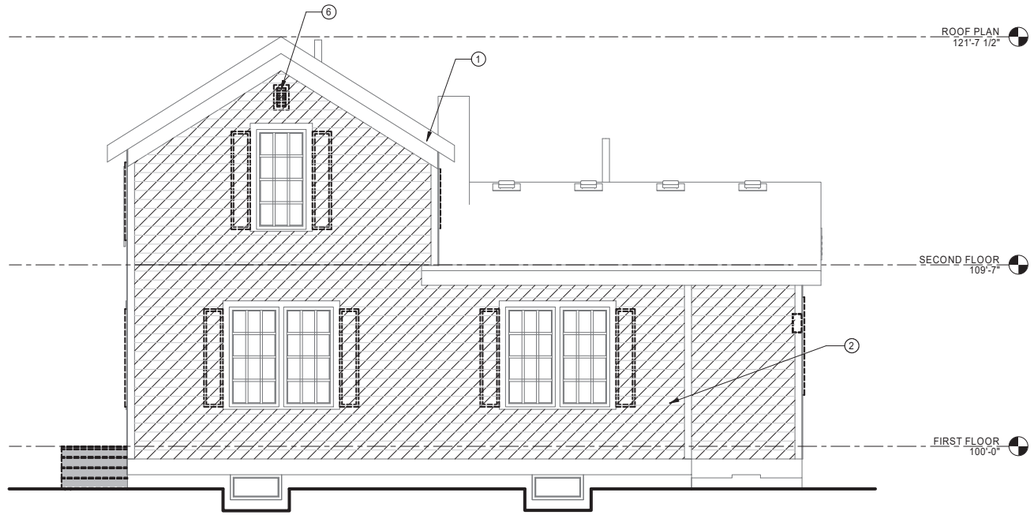
CONSTRUCTION KEYNOTES

1 UNIT PRICING: REMOVE AND REPLACE ROTTED WOOD SIDING BACK TO EXISTING FRAMING. MATCH EXISTING ADJACENT SIDING. UNIT PRICE PER L.F.
2 PAINT EXTERIOR SIDING AND VERTICAL TRIM. COLOR TO BE SW 9127 "AT EASE SOLDIER". SEE SPEC SECTION 099113 FOR SURFACE PREPARATION.
3 PAINT FASCIA, MOLDING, SOFFIT AND DOOR TRIM. COLOR TO BE SW 6385 "DOVER WHITE" . SEE SPEC SECTION 099113 FOR SURFACE PREPARATION.
4 RESET INTACT AND STRUCTURALLY SOUND LOOSE WOOD SIDING.
5 AC UNIT. COORDINATE LOCATION AND CONNECTIONS WITH MECHANICAL AND ELECTRICAL. SCREEN WITH PLANTINGS; SEE LANDSCAPE ARCHITECTURE DRAWINGS.
6 REPLACE EXISTING DETERIORATED STAIR, LANDING AND RAILING. REBUILD TO MATCH DIMENSIONS IN NEW CONDITION.
7 INSTALL RAMP, STAIR AND PORCH. REF CIVIL, A402 AND A403
8 MECHANICAL AND FIRE PROECTION PENETRATIONS. REF MECHANICAL AND FIRE PROTECTION. ANY EXPOSED PVC PIPE NEAR SIDING LOCATIONS TO BE PAINTED SAME COLOR AS HOUSE FIELD PAINT.
9 GAS METER TO REMAIN
10 RECEPTACLE AND DISCONNECT. REF ELECTRICAL
11 REPOINT EXISTING PARTIAL MASONRY FOUNDATION AND REPOINT DETERIORATED MORTAR JOINTS AT HISTORIC BRICK CHIMNEY. ASSUME 25% OF JOINTS ON ALL SIDES REQUIRE REPOINTING.
12 PROVIDE SEALANT AND BACKERROD AT FOUNDATION JOINT



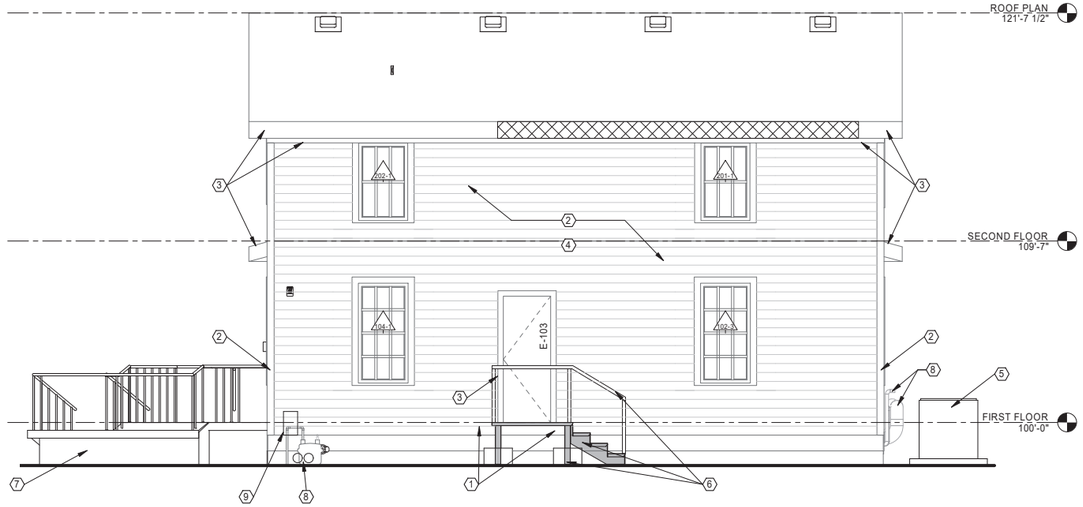
3 A201 DEMO EXTERIOR ELEVATION - NORTH

1/4" = 1'-0"



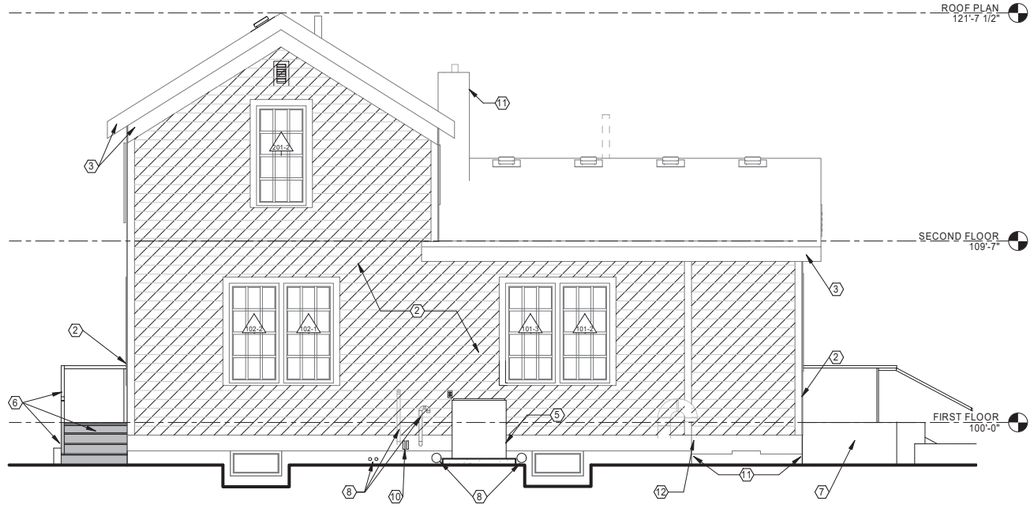
4 A201 DEMO EXTERIOR ELEVATION - WEST

1/4" = 1'-0"



1 A201 EXTERIOR ELEVATION - NORTH

1/4" = 1'-0"



2 A201 EXTERIOR ELEVATION - WEST

1/4" = 1'-0"

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CITY OF WAYZATA
SANDVOLD LAKESHORE LEARNING CENTER

SECTION FOREMAN HOUSE REHABILITATION

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CHECKED BY |MUCHOW
DRAWN BY | MCCOY
REVISIONS

NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS - NORTH & WEST

A201

MATERIALS LEGEND

- REPLACE SIDING TO MATCH EXISTING - SEE 5/A201
- REPLACE DECKING, STAIR, AND RAIL TO MATCH EXISTING
- REPAIR FASCIA AND MOLDING TO MATCH EXISTING - SEE 6/A201
- EXISTING CONCRETE STOOP AND STAIR

GENERAL NOTES

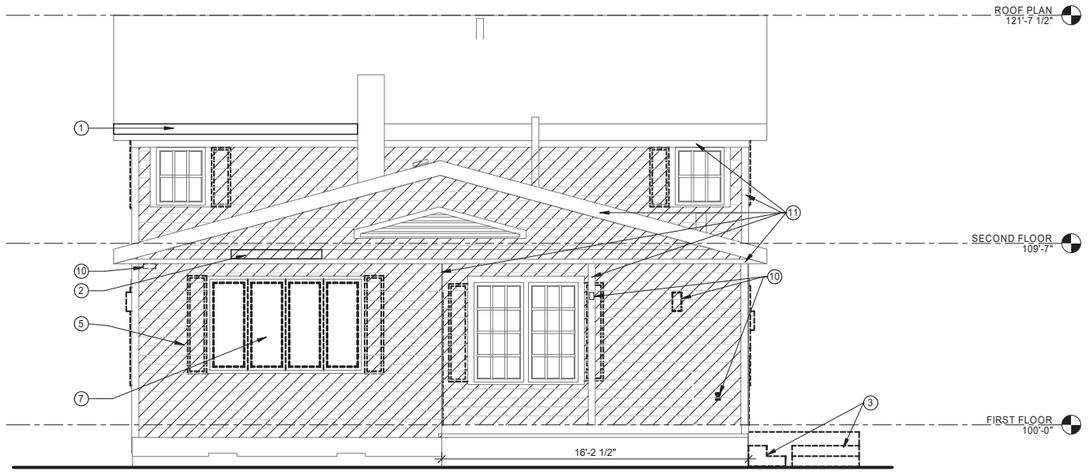
A. SEE GENERAL PROJECT NOTES ON COVER SHEET.
B. CONTRACTORS TO REVIEW OTHER SHEETS IN THIS SET, INCLUDING OTHER DISCIPLINES, FOR ADDITIONAL INFORMATION AND COORDINATION.
C. SEE FLOOR PLAN FOR NOTES ON WINDOW REPAIR, WINDOW REPLACEMENT, DOOR REPLACEMENT AND ROOF REPLACEMENT.
D. SALVAGE ANY REMOVED LIGHT SWITCH AND OUTLET COVER PLATES FOR POSSIBLE REUSE.
E. SEE STRUCTURAL PLANS FOR FOUNDATION, PIERS & FRAMING CONDITIONS.
F. ALL EXISTING ACOUSTICAL TILE CEILING TO BE ASSESSED FOR EITHER REPAIR OR REPLACEMENT. ALL NEW AND EXISTING ACOUSTICAL CEILING TILE TO RECEIVE NEW PAINT. SEE FINISH SCHEDULE FOR COLOR.
G. ALL NEW GYPSUM CEILINGS PROVIDE A LEVEL 4 FINISH. SEE FINISH SCHEDULE FOR PAINT COLORS.
H. ALL NEW ACOUSTICAL CEILING TILE TO ALIGN WITH EXISTING ADJACENT GRIDS.

(#) DEMOLITION KEYNOTES

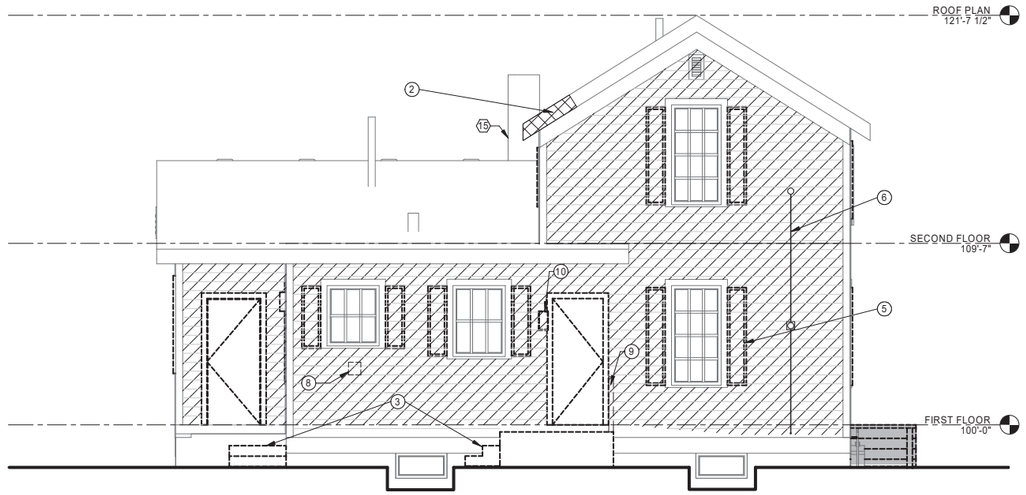
1 REMOVE MOLDING WHERE ROTTED.
2 REMOVE FASCIA BOARD WHERE ROTTED.
3 REMOVE EXISTING CONCRETE STEPS.
5 REMOVE EXISTING SHUTTERS
6 REMOVE ELECTRICAL METER. REF ELECTRICAL.
7 REMOVE EXISTING NON-HISTORIC WINDOW.
8 REMOVE EXISTING DRYER VENT AND ASSOCIATED EQUIPMENT. PATCH SHEATHING AS NECESSARY.
9 REMOVE EXISTING POST IN PREPARATION FOR NEW RAILING.
10 REMOVE EXISTING ELECTRICAL FIXTURE/DEVICE. PATCH WALL ACCORDINGLY. SEE ELECTRICAL.
11 SCRAPE AND SAND ALL EXTERIOR EXISTING TRIM. PREPARE SURFACE FOR NEW PRIMER AND PAINT.

(#) CONSTRUCTION KEYNOTES

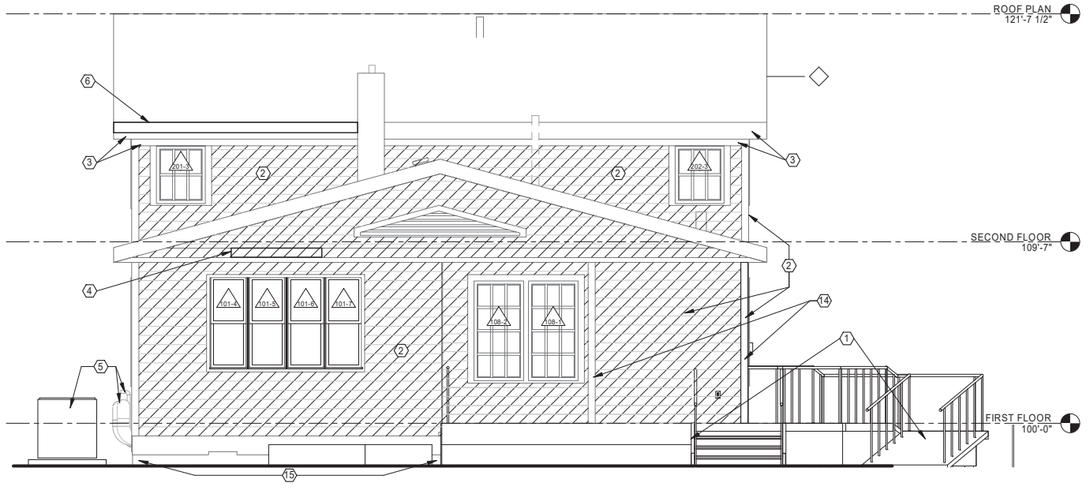
1 NEW WOOD FRAMED RAMP. . COORDINATE WITH LANDSCAPE DRAWINGS. BOARD MATERIAL TO BE IPE AND FINISH COLOR "MESSMER'S RED MAHOGANY.".
2 PAINT EXTERIOR SIDING AND VERTICAL TRIM. MAIN FIELD COLOR TO BE SHERWIN WILLIAMS 'AT EASE SOLDIER' 9127. SEE SPEC SECTION 099113 FOR SURFACE PREPARATION.
3 PAINT FASCIA, MOLDING, SOFFIT AND DOOR TRIM. COLOR TO BE SHERWIN WILLIAMS 6385. SEE SPEC SECTION 099113 FOR SURFACE PREPARATION.
4 REPLACE FASCIA BOARD WHERE ROTTED.
5 AC UNIT AND MECHANICAL PENETRATIONS AT FACADE. COORDINATE LOCATION AND CONNECTIONS WITH MECHANICAL AND ELECTRICAL. SCREEN AC UNIT WITH PLANTINGS; SEE LANDSCAPE ARCHITECTURE DRAWINGS. GC TO PROVIDE CONCRETE PAD. PVC PENETRATIONS AT FACADE TO BE PAINTED SAME COLOR AS SIDING FIELD COLOR.
6 REPLACE MOLDING WHERE ROTTED.
7 REPLACE EXISTING DETERIORATED STAIR, LANDING AND RAILING. REBUILD TO MATCH DIMENSIONS IN NEW CONDITION.
9 TELECOM AND ELECTRICAL PENETRATION. REF ELECTRICAL.
10 WINDOW AND WINDOW WELL BEYOND
11 KNOX BOX; SEE SPEC
12 KEY ACCESS CARD; SEE ELECTRICAL
13 REPAIR VENT SCREEN
14 PROVIDE NEW TRIM AT EXISTING COLUMNS. MATCH PREVIOUS EXISTING COLUMN TRIM DIMENSIONS. COLUMNS TO BE PREPARED FOR PRIME AND STAIN. STAIN COLOR TO BE SHERWIN WILLIAMS 3507 "RIVERWOOD."
15 REPOINT EXISTING PARTIAL MASONRY FOUNDATION AND REPOINT DETERIORATED MORTAR JOINTS AT HISTORIC BRICK CHIMNEY. ASSUME 25% OF JOINTS ON ALL SIDES REQUIRE REPOINTING.



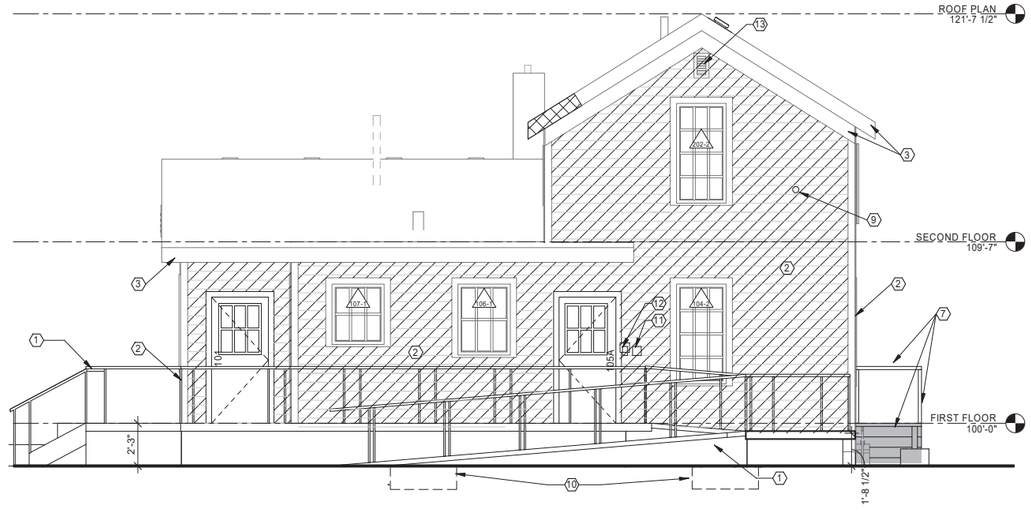
3 A202 DEMO EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"



4 A202 DEMO EXTERIOR ELEVATION - EAST
1/4" = 1'-0"



1 A202 EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"



2 A202 EXTERIOR ELEVATION - EAST
1/4" = 1'-0"

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EXTERIOR ELEVATIONS - SOUTH & EAST

A202

MATERIALS LIST

ITEM NO	PRODUCT TYPE	MANUFACTURER	DESCRIPTION	COLOR	SIZE	LOCATION	NOTES
CPT1	CARPETED AREA RUG		NEW WOOD FLOORING TO MATCH EXISTING	CLEAR OF KNOTS/MATCH EXISTING		FIRST FLOOR	NOTES
CPT2	ENTRY CARPET	SHAW	PACE TILE	TRAVERSE 14557		FIRST FLOOR	NOTES
CPT3	CARPETED STAIR RUNNER	L&M CUSTOM CARPETS	FLAT WEAVE & TEXTURED PLAIN, STAIR RUNNER	001 GREYS		FIRST FLOOR; SECOND FLOOR	NOTES
CS1	LOW ODOR CLEAR SEALER	SHERWIN WILLIAMS	WOOD FLOOR OR TREAD FINISH SEALER	CLEAR		ACCENT, TRIM, SECOND FLOOR	NOTES
HB1	HORIZONTAL BLIND	SWF CONTRACT	2" FAUX WOOD BLIND	MILKY WAY- 5058	2.25X4	FIRST FLOOR; SECOND FLOOR	INSIDE MOUNT
HDW1	CABINET HARDWARE PULL	MOCKETT	ADA CABINET PULL, DP128/4; 4-9/32" ROUNDTOP	SATIN NICKEL		SUPPORT ROOM	NOTES
LAM1	HD PLASTIC LAMINATE	WILSONART	FACE CABINET	MISSION MAPLE 7990-38; FINE VELVET FINISH		TOILET ROOM; SUPPORT ROOM	NOTES
LAM2	HD PLASTIC LAMINATE	PIONITE	COUNTERTOP AND BACKSPLASH	ROCK-AROUND-THE-CLOCK 2 MT500; TEXTURED SUEDE		TOILET ROOM; SUPPORT ROOM	NOTES
MR1	MIRROR	REJUVINATION OR EQUAL	FRAMED MIRROR WITH ARCHED TOP; #E1872	ALUMINUM OR POLISHED NICKEL	24X40	FIRST FLOOR	NOTES
PT1	LOW ODOR PAINT	SHERWIN WILLIAMS	INTERIOR PAINT, FIELD; EGSHELL	SW 6163 GRASSLAND		FIRST FLOOR WALLS	NOTES
PT2	LOW ODOR PAINT	SHERWIN WILLIAMS	INTERIOR PAINT AT TRIM; SEMI-GLOSS	SW 6385 DOVER WHITE		TRIM	NOTES
PT3	LOW ODOR PAINT	SHERWIN WILLIAMS	INTERIOR PAINT, FIELD; SATIN	SW 6163 GRASSLAND		TOILET ROOM; SUPPORT ROOM	NOTES
PT5	LOW ODOR PAINT	SHERWIN WILLIAMS	INTERIOR PAINT; FIELD AND CEILING; EGSHELL	SW 6385 DOVER WHITE		SECOND FLOOR AND BASEMENT STAIRWELL	NOTES
T1	FLOOR TILE	FIRE CLAY	CERAMIC FLOOR TILE, HEXAGON	IVORY	8"	TOILET ROOM; STORAGE ROOM	GROUT COLOR TO BE LATICRETE #34 SANDSTONE
T2	FLOOR TILE	FIRE CLAY	CERAMIC FLOOR TILE, HEXAGON; ACCENT	GRAY	8"	TOILET ROOM; STORAGE	GROUT COLOR TO BE LATICRETE #34 SANDSTONE
T3	WALL BASE TILE	FIRE CLAY	CERAMIC WALL TILE; 1/3 RUNNING BOND	GRAY	6X12	TOILET ROOM; STORAGE	GROUT COLOR TO BE LATICRETE #34 SANDSTONE
T4	WALL TILE	FIRE CLAY	CERAMIC WALL TILE; 1/3 RUNNING BOND	IVORY	4X12	TOILET ROOM	GROUT COLOR TO BE LATICRETE #34 SANDSTONE
T5	WALL TILE	FIRE CLAY	CERAMIC WALL TILE; 1/3 RUNNING BOND; ACCENT	GRAY	2X12	TOILET ROOM	GROUT COLOR TO BE LATICRETE #34 SANDSTONE
T6	WALL TILE	FIRE CLAY	CERAMIC WALL TILE; 1/3 RUNNING BOND; ACCENT	GRAY	3X12	TOILET ROOM	GROUT COLOR TO BE LATICRETE #34 SANDSTONE
TR1	TRANSITION TRIM	SCHLUTER	TILE TO GYPSUM BOARD; EDGE; JOLLY	ALUMINUM		FIRST FLOOR	NOTES
TR2	TRANSITION TRIM	SCHLUTER	TILE TO TILE TRANSITION; COVE; DILEX	ALUMINUM		FIRST FLOOR	NOTES
TR3	TRANSITION TRIM	SCHLUTER	TILE TO EXISTING FLOOR; EDGE; RENO	ALUMINUM		FIRST FLOOR	NOTES
TR4	TRANSITION TRIM	PATCRAFT	AREA RUG TO FLOOR TRANSITION; THERMOPLASTIC RUBBER	COBBLESTONE 00004		FIRST FLOOR	CARPET REDUCER S137V
WB1	WALL BASE		NEW WALL BASE WITH QUARTER ROUND TO MATCH EXISTING			FIRST FLOOR	FIELD VERIFY EXISTING TRIM HEIGHT AND PROFILE
WD1	WOOD FLOOR		NEW WOOD FLOORING TO MATCH EXISTING	CLEAR OF KNOTS/MATCH EXISTING		FIRST FLOOR	NOTES

KEYNOTES

1 NEW AND EXISTING SHELVING AND CLEATS TO BE PAINTED PT2
2 FACE OF TREADS TO RECEIVE PT2
3 TREADS TO RECEIVE CLEAR SEALER AFTER REFINISHING
4 PREPARE FLOOR SUBSURFACE AT FORMER WALL LOCATION TO ALLOW FLUSH NEW FINISH MATERIALS
5 HARDWOOD FLOOR INFILL. MATCH ADJACENT SPECIES AND DIMENSIONS. PREPAIR FOR NEW FINISH
6 . PAINT BULKHEAD TO MATCH ADJACENT WALL FINISH PAINT.

GENERAL FINISH NOTES

A. ALL EXISTING AND NEW INTERIOR TRIM AT DOORS, WINDOWS, OR OTHER OPENINGS, CEILING MOULDING, AND FLOOR BASE TO RECEIVE NEW PAINT.
B. ALL EXISTING WOOD FLOORING TO BE SANDED (2 PASSES) AND PREPARED FOR NEW CLEAR SEALER.
C. ALL NEW WOOD BASE INFILL TO BE PUDDIED, SANDED AND FINISHED TO GIVE A SEAMLESS APPEARANCE WITH ADJACENT EXISTING BASE.
D. ALL FINISHES TO BE APPLIED PER MANUFACTURER'S SPECIFICATIONS. G.C. RESPONSIBLE FOR OBTAINING AND FOLLOWING ALL MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES AND FINISH REQUIREMENTS.
E. REFER TO FINISH SCHEDULE AND SPECIFICATIONS FOR ALL FINISH MATERIAL PRODUCT INFORMATION.
F. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.
G. ALL FLOOR TRANSITIONS ARE TO OCCUR DIRECTLY BENEATH DOORS OR CENTERED IN OPENING UNLESS NOTED OTHERWISE.
H. ALL FLOOR TRANSITIONS ARE TO BE ADA COMPLIANT.
I. ANY FLOORING OR WALL TRANSITIONS SPECIFICALLY CALLED OUT IN THE DRAWINGS ARE TO BE VERIFIED WITH ARCHITECT.
J. ALL ACCESS PANELS, VENTS, AND GRILLES TO BE PAINTED TO MATCH THE SURFACE IT IS LOCATED ON.
K. ALL WINDOW TREATMENTS ARE TO BE FIELD MEASURED, INSTALLED WITH ALL COMPONENTS, INSIDE MOUTNED AND WITH VALANCES.
L. GROUT LOCATED IN WET AREAS(RESTROOM) SHALL BE LATICRETE SPECTRALOCK EPOXY GROUT.
M. NEW WALLS TO RECEIVE LEVEL 4 FINISH.
N. PROVIDE WALL BLOCKING AT WALL MOUNTED ITEMS (INCLUDING, BUT NOT LIMITED TO: MIRRORS, TV MONITORS, UPPER CABINETS, COAT RACKS).

FINISH PLAN LEGEND

NAME 101 — ROOM NAME AND NUMBER

A8## # — INTERIOR ELEVATION CALLOUT AND DIRECTION OF ELEVATION VIEW

XX### — FINISH TAG

XX### — EXTENT OF ACCENT PAINT OR WALL FINISHES

FINISH TAGS DISPLAYED IN GROUPING ON FINISH PLAN REPRESENT MAJORITY ROOM FINISH SELECTIONS. ORDER OF GROUPING DEFINED IN EXAMPLE BELOW:

XX### — MAJORITY WALL FINISH
XX### — MAJORITY BASE FINISH
XX### — MAJORITY FLOOR FINISH

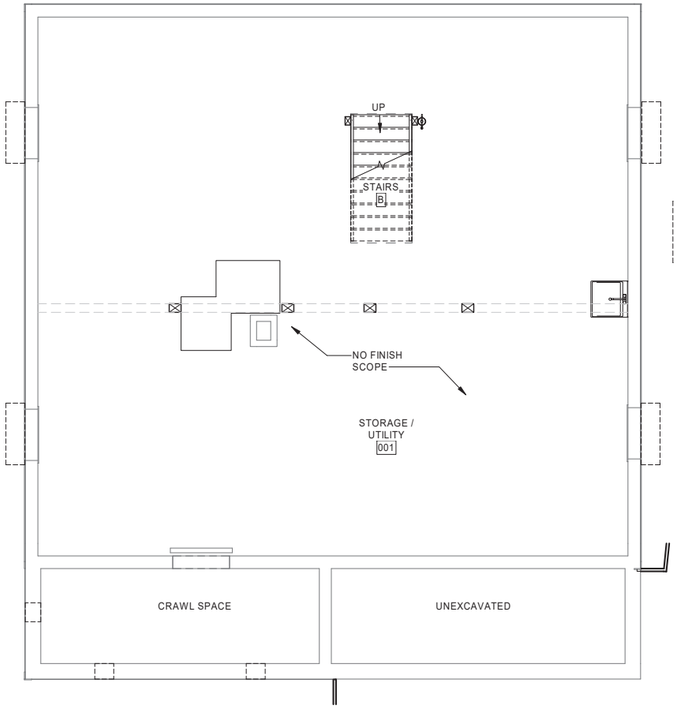
INSTALL DIRECTION OF DIRECTIONAL FLOOR FINISH

FLOORING MATERIAL CHANGE, MATERIAL TYPES SHOWN ON EACH SIDE OF TRANSITION

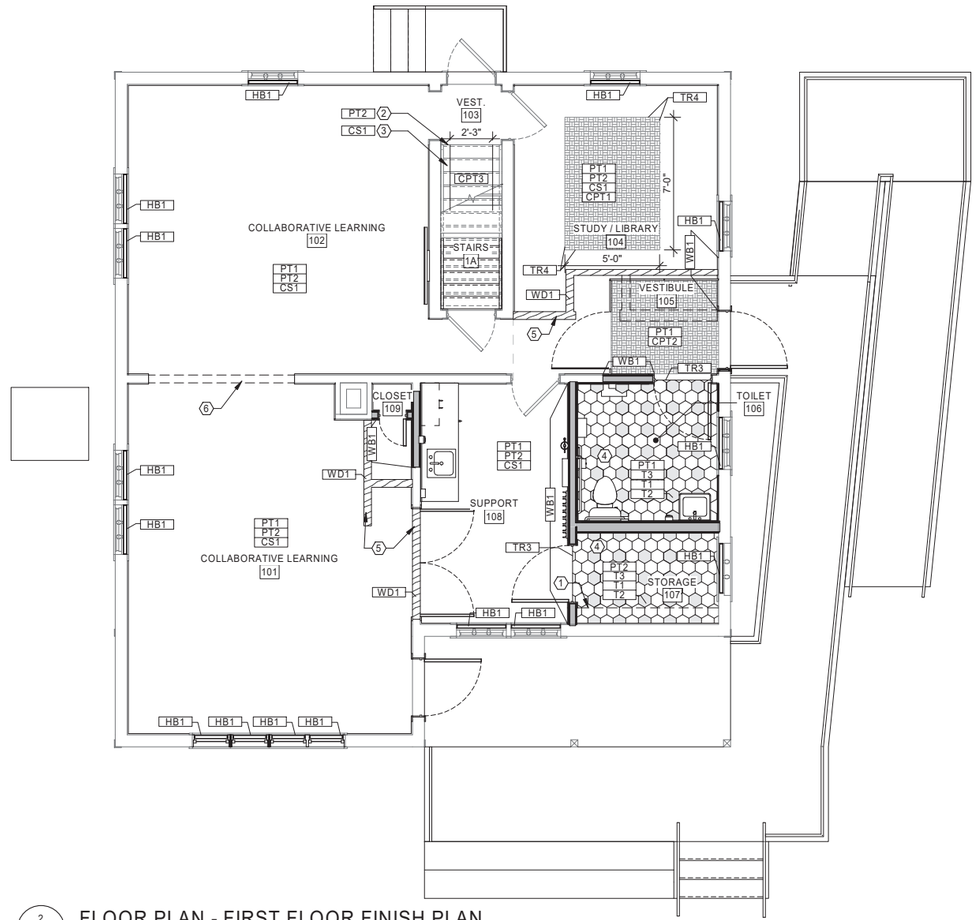
FLOOR FINISH 'CT1 and CT2'

FLOOR FINISH 'WD1'

FLOOR FINISH 'CPT'



1 A501 FLOOR PLAN - BASEMENT FINISH PLAN
1/4" = 1'-0"



2 A501 FLOOR PLAN - FIRST FLOOR FINISH PLAN
1/4" = 1'-0"

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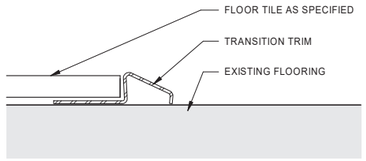
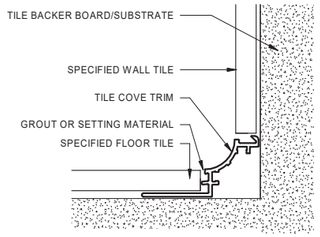
BASEMENT AND FIRST FLOOR FINISH PLAN AND MATERIAL SCHEDULE

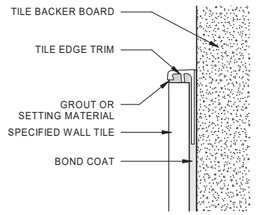
A501



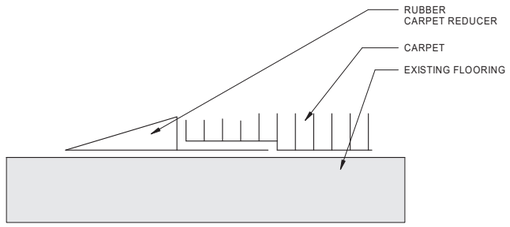
4 A502 TILE TO EXISTING FLOOR TRANSITION
12" = 1'-0"



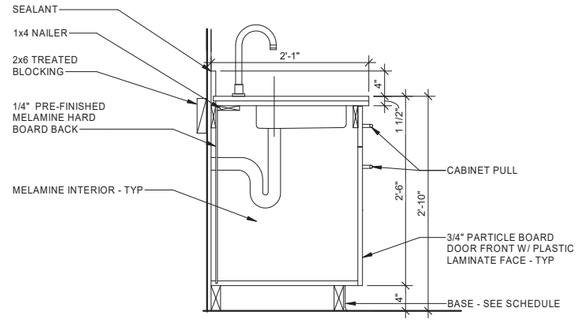
6 A502 TILE TO TILE COVE TRANSITION
12" = 1'-0"



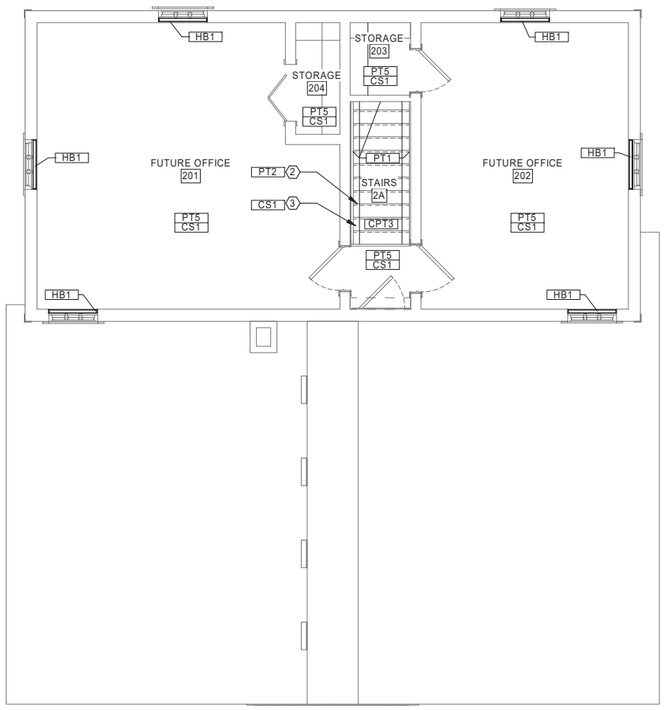
5 A502 TILE TO GYP TRANSITION
12" = 1'-0"



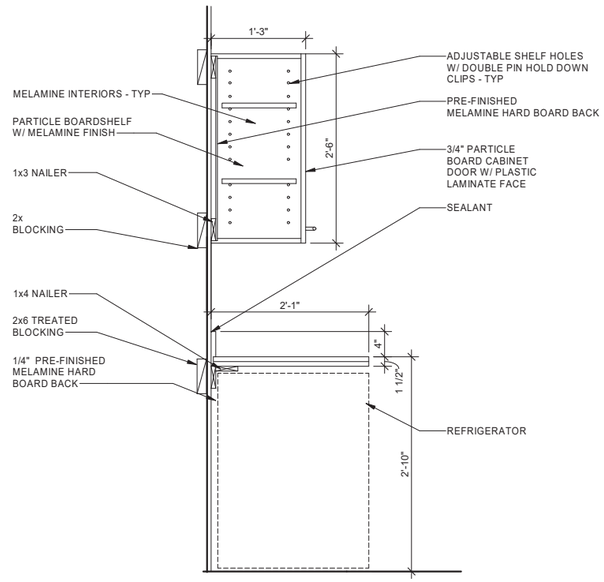
7 A502 CARPET TO EXISTING FLOORING
12" = 1'-0"



3 A502 SINK BASE CABINET SECTION
1" = 1'-0"



1 A502 FLOOR PLAN - SECOND FLOOR FINISH PLAN
1/4" = 1'-0"



2 A502 BASE & UPPER CABINET SECTION
1" = 1'-0"

GENERAL FINISH NOTES

A. ALL EXISTING AND NEW INTERIOR TRIM AT DOORS, WINDOWS, OR OTHER OPENINGS, CEILING MOULDING, AND FLOOR BASE TO RECEIVE NEW PAINT.
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L. GROUT LCOATED IN WET AREAS(RESTROOM) SHALL BE LATICRETE SPECTRALOCK EPOXY GROUT.
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N. PROVIDE WALL BLOCKING AT WALL MOUNTED ITEMS (INCLUDING, BUT NOT LIMITED TO: MIRRORS, TV MONITORS, UPPER CABINETS, COAT RACKS).

FINISH PLAN LEGEND

NAME 101 — ROOM NAME AND NUMBER

A8## # — INTERIOR ELEVATION CALLOUT AND DIRECTION OF ELEVATION VIEW

XX### — FINISH TAG

XX### — EXTENT OF ACCENT PAINT OR WALL FINISHES

FINISH TAGS DISPLAYED IN GROUPING ON FINISH PLAN REPRESENT MAJORITY ROOM FINISH SELECTIONS. ORDER OF GROUPING DEFINED IN EXAMPLE BELOW:

XX### — MAJORITY WALL FINISH
XX### — MAJORITY BASE FINISH
XX### — MAJORITY FLOOR FINISH

INSTALL DIRECTION OF DIRECTIONAL FLOOR FINISH

FLOORING MATERIAL CHANGE, MATERIAL TYPES SHOWN ON EACH SIDE OF TRANSITION

FLOOR FINISH 'CT1 and CT2'

FLOOR FINISH 'WD1'

FLOOR FINISH 'CPT'

KEYNOTES

1 NEW AND EXISTING SHELVING AND CLEATS TO BE PAINTED PT2
2 FACE OF TREADS TO RECEIVE PT2
3 TREADS TO RECEIVE CLEAR SEALER AFTER REFINISHING
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5 HARDWOOD FLOOR INFILL. MATCH ADJACENT SPECIES AND DIMENSIONS. PREPAIR FOR NEW FINISH
6 . PAINT BULKHEAD TO MATCH ADJACENT WALL FINISH PAINT.

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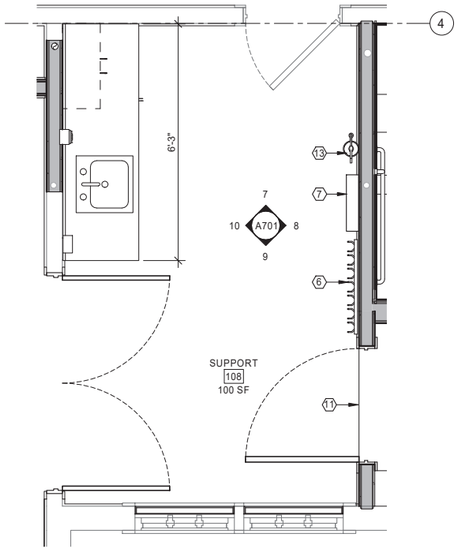
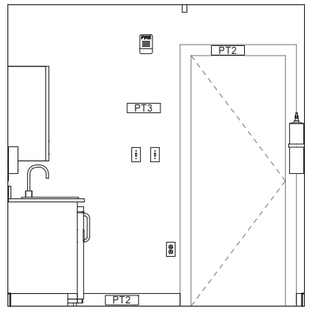
SECOND FLOOR FINISH PLAN AND FINISH DETAILS

A502

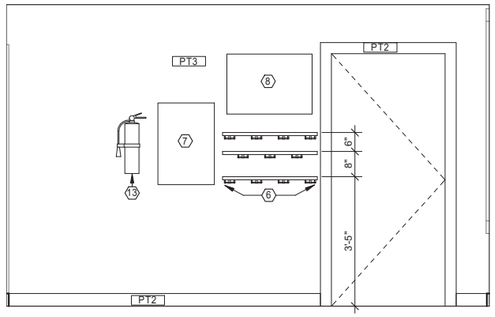


1 A701 ENLARGED PLAN - SUPPORT
1/2" = 1'-0"

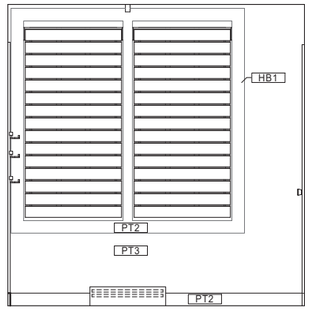
NORTH REF



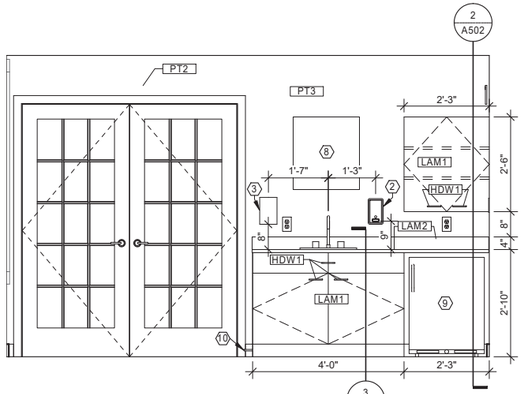
7 A701 SUPPORT - NORTH ELEVATION
1/2" = 1'-0"



8 A701 SUPPORT - EAST ELEVATION
1/2" = 1'-0"



9 A701 SUPPORT - SOUTH ELEVATION
1/2" = 1'-0"



10 A701 SUPPORT - WEST ELEVATION
1/2" = 1'-0"

PLAN LEGEND

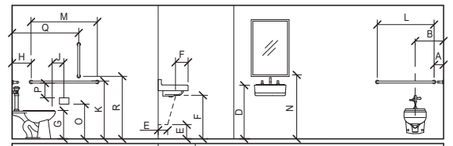
- ASSEMBLY TYPE (SEE ASSEMBLIES SHEET) / ASSEMBLY MODIFIER, PER TYPE
- NAME / 101 — ROOM NAME AND NUMBER
- WINDOW TYPE (SEE A600s)
- KEYNOTE
- 101-1 — DOOR NUMBER (SEE SHEET A601)
- SELF-ADHERING ICE AND WATERSHIELD MEMBRANE (S.A.M.)
- AREA WITHIN 4'-0" OF NEW POST CENTERLINE
- SIM / 1 / A101 — DIRECTION OF VIEW, IF APPLICABLE; DRAWING NUMBER; SHEET WHERE DRAWN
- DIMENSION TO FACE OF FRAMING
- DIMENSION TO GRID LINE
- DIMENSION TO CENTER LINE
- EXTERIOR WALL BELOW

GENERAL NOTES

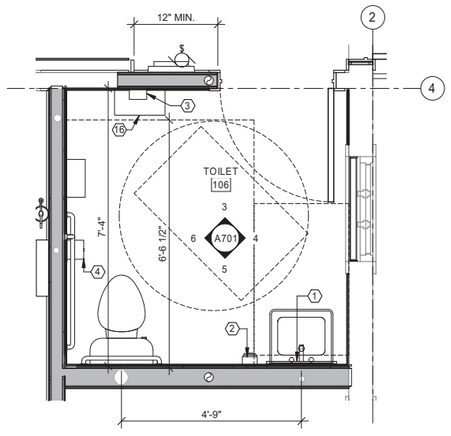
A. SEE GENERAL PROJECT NOTES ON COVER SHEET.
B. CONTRACTORS TO REVIEW OTHER SHEETS IN THIS SET, INCLUDING OTHER DISCIPLINES, FOR ADDITIONAL INFORMATION AND COORDINATION.
C. SEE FLOOR PLAN FOR NOTES ON WINDOW REPAIR, WINDOW REPLACEMENT, DOOR REPLACEMENT AND ROOF REPLACEMENT.
D. SALVAGE ANY REMOVED LIGHT SWITCH AND OUTLET COVER PLATES FOR POSSIBLE REUSE.
E. SEE STRUCTURAL PLANS FOR FOUNDATION, PIERS & FRAMING CONDITIONS.
F. ALL EXISTING ACOUSTICAL TILE CEILING TO BE ASSESSED FOR EITHER REPAIR OR REPLACEMENT. ALL NEW AND EXISTING ACOUSTICAL CEILING TILE TO RECEIVE NEW PAINT. SEE FINISH SCHEDULE FOR COLOR.
G. ALL NEW GYPSUM CEILINGS PROVIDE A LEVEL 4 FINISH. SEE FINISH SCHEDULE FOR PAINT COLORS.
H. ALL NEW ACOUSTICAL CEILING TILE TO ALIGN WITH EXISTING ADJACENT GRIDS.

KEYNOTES

1 INSTALL WALL- MOUNTED MIRROR; PROVIDE BLOCKING AS NEEDED IN WALL TO SUPPORT
2 INSTALL WALL-MOUNTED SOAP DISPENSER
3 INSTALL WALL-MOUNTED PAPER TOWEL DISPENSER
4 INSTALL WALL-MOUNTED TOILET PAPER DISPENSER
5 LIGHT FIXTURE, SEE ELECTRICAL
6 INSTALL WALL-MOUNTED COAT RACK
7 WATER BOTTLE FILLER. SEE PLUMBING
8 ART BY OWNER
9 UNDER COUNTER REFRIGERATOR. SEE SPECIFICATIONS
10 DOOR STOP MOUNTED TO CASEWORK
11 FLOORING TRANSITION STRIP
12 DOOR HOOK
13 FIRE EXTINGUISHER
14 GRAB BAR, PROVIDE 2X BLOCKING IN WALL AS REQUIRED
15 P-TRAP COVER BY PLUMBER
16 LIGHT SWITCH COVER PLATE MOUNTED OVER TILE. DO NOT NOTCH TILE.
17 INSTALL STAINLESS STEEL SHELF. 6"X12" MAX.

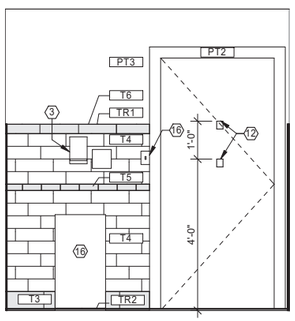


FIXTURE	DIM#	MOUNTING HEIGHT
GRAB BAR	A	6" TO CENTER FROM ADJACENT WALL
TOILET (ADA)	B	18" TO CENTER FROM ADJACENT WALL
SINK (ADA)	D	34" MAX TO SINK RIM ABOVE FINISH FLOOR
SINK (ADA)	E	9" HIGH X 6" DEEP TOE CLEARANCE
SINK (ADA)	F	27" MIN X 8" DEEP KNEE CLEARANCE
TOILET	G	14" TO TOP OF SEAT
TOILET (ADA)	G	17" - 19" TOP OF SEAT
GRAB BAR (ADA)	H	12" TO CENTER FROM ADJACENT WALL
TOILET PAPER HOLDER	J	7" - 9" TO CENTERLINE FROM TOILET
GRAB BAR	K	33" - 36" TO TOP A.F.F.
GRAB BAR	L	36" OUTSIDE TO OUTSIDE
GRAB BAR	M	42" OUTSIDE TO OUTSIDE
MIRROR	N	40" MAX TO BOT OF MIRROR SURFACE
TOILET PAPER HOLDER	O	19" MIN. TO CENTER ABOVE FINISH FLOOR
TOILET PAPER HOLDER	P	1 1/2" MIN. FROM BOTTOM OF GRAB BAR
18" VERTICAL GRAB BAR	Q	39" - 41" FROM WALL
18" VERTICAL GRAB BAR	R	39" - 41" FROM FLOOR

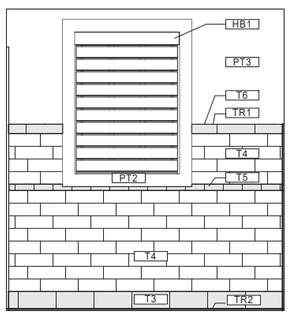


2 A701 ENLARGED PLAN - TOILET
1/2" = 1'-0"

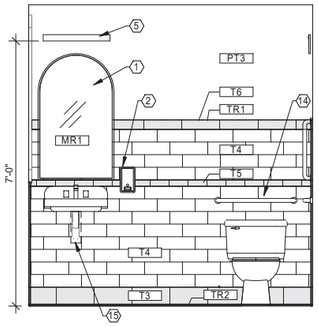
NORTH REF



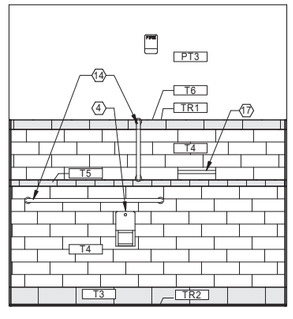
3 A701 TOILET - NORTH ELEVATION
1/2" = 1'-0"



4 A701 TOILET - EAST ELEVATION
1/2" = 1'-0"



5 A701 TOILET - SOUTH ELEVATION
1/2" = 1'-0"



6 A701 TOILET - WEST ELEVATION
1/2" = 1'-0"

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SANDVOLD LAKESHORE LEARNING CENTER
FOREMAN HOUSE REHABILITATION

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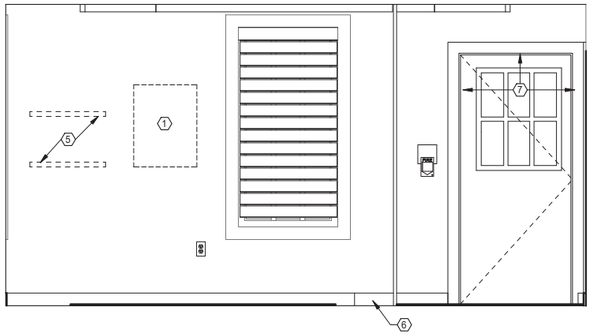
ENLARGED PLANS AND ELEVATIONS

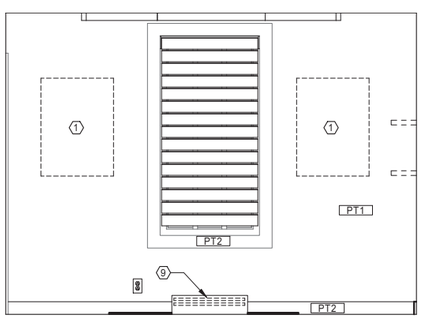
A701

KEYNOTES

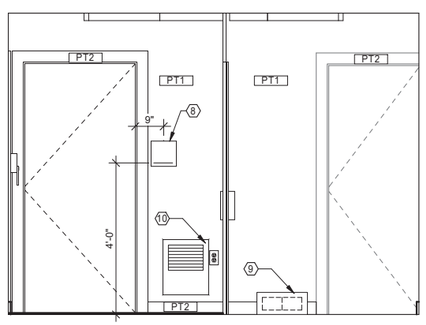
1. PHOTO FRAME BY OWNER
2. WALL CABLE/STAND-OFF DISPLAY SYSTEM
3. EXPAND EXISTING WOOD CLEATS FOR THE TWO-TIERED SHELVING. PROVIDE NEW PAINTED WOOD SHELVES TO FIT LENGTH
4. FURNITURE BY OWNER
5. DISPLAY SHELVING BY OWNER
6. PROVIDE NEW WOOD BASE TRIM AND CORNER ROUND
7. PROVIDE NEW TRIM AROUND NEW DOOR
8. UNISEX ADA RESTROOM SIGN WITH BRAILLE. MOUNT WITH BRAILLE 48" MAX ABOVE FINISHED FLOOR.
9. FLOOR REGISTER; PAINT TO MATCH ADJACENT TRIM
10. SEMI-RECESSED WALL HEATER; SEE MECHANICAL



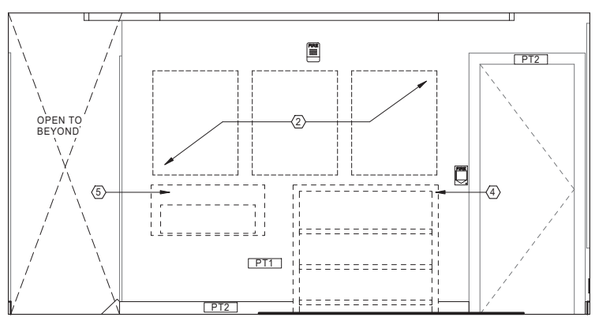
2 A801 STUDY 104 - EAST ELEVATION
1/2" = 1'-0"



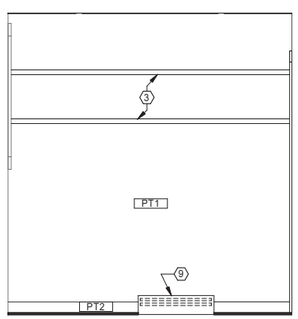
1 A801 STUDY 104 - NORTH ELEVATION
1/2" = 1'-0"



3 A801 STUDY 104 - SOUTH ELEVATION
1/2" = 1'-0"



4 A801 STUDY 104 - WEST ELEVATION
1/2" = 1'-0"



5 A801 STUDY 107 - SOUTH ELEVATION
1/2" = 1'-0"

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INTERIOR ELEVATIONS

A801

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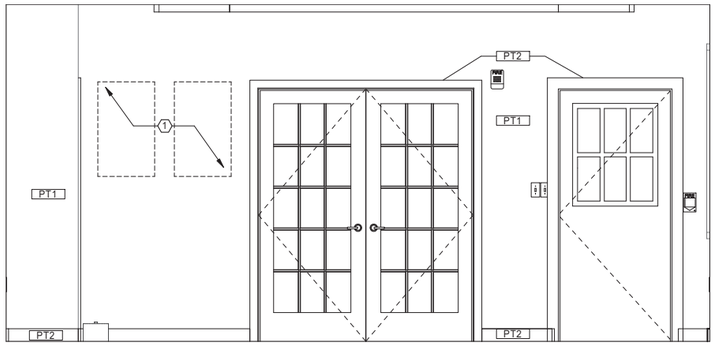
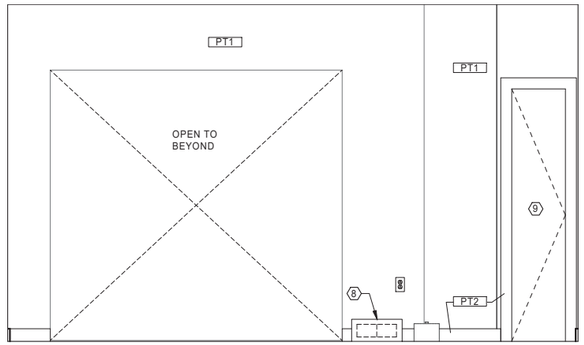


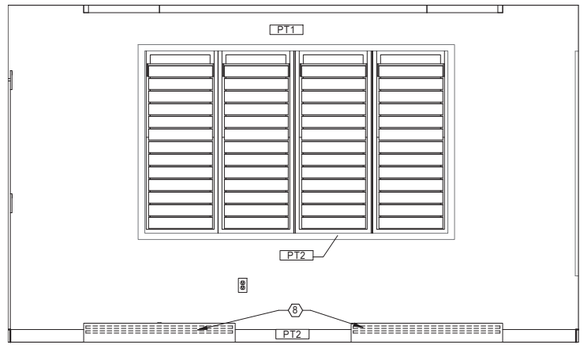
1 A802 COLLAB LEARNING 101 - EAST ELEVATION
1/2" = 1'-0"



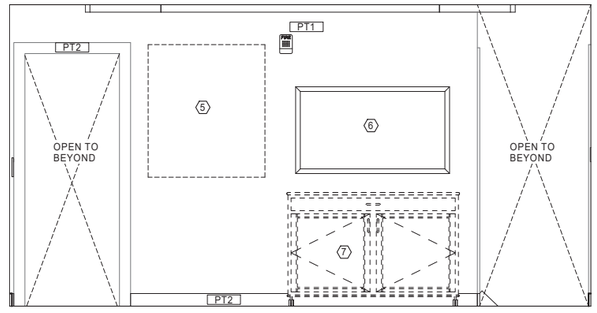
2 A802 COLLAB LEARNING 101 - NORTH ELEVATION
1/2" = 1'-0"

KEYNOTES

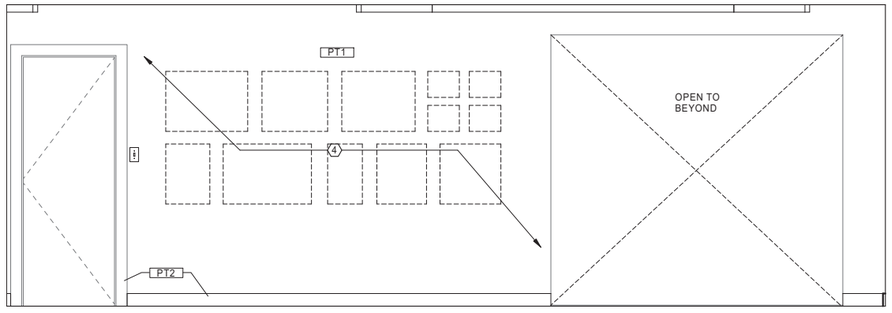
1 PHOTO FRAME BY OWNER
2 FLOOR/CEILING MOUNTED CABLE/STAND-OFF DISPLAY SYSTEM
3 ART BY OWNER
4 REPLACE DRYWALL. PROVIDE BLOCKING AS REQUIRED TO SUPPORT DISPLAYS.
5 WALL MOUNTED CABLE/STAND-OFF DISPLAY SYSTEM
6 WALL MOUNTED MONITOR. PROVIDE BLOCKING IN WALL AS REQUIRED. PATCH AND REPAIR WALL TO MATCH ADJACENT MATERIALS AND FINISH
7 FURNITURE BY OWNER
8 FLOOR REGISTER; PAINT TO MATCH ADJACENT TRIM
9 INSIDE OF CLOSET WALLS AND CEILING PT1, BASE PT2



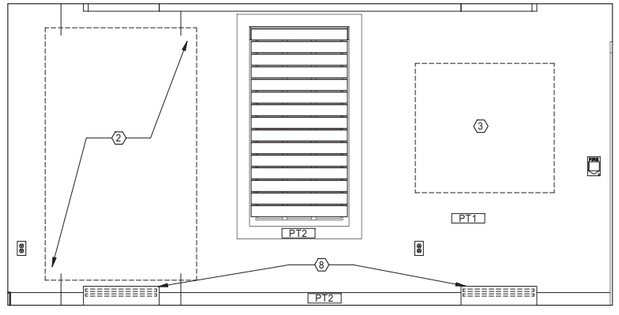
3 A802 COLLAB LEARNING 101 - SOUTH ELEVATION
1/2" = 1'-0"



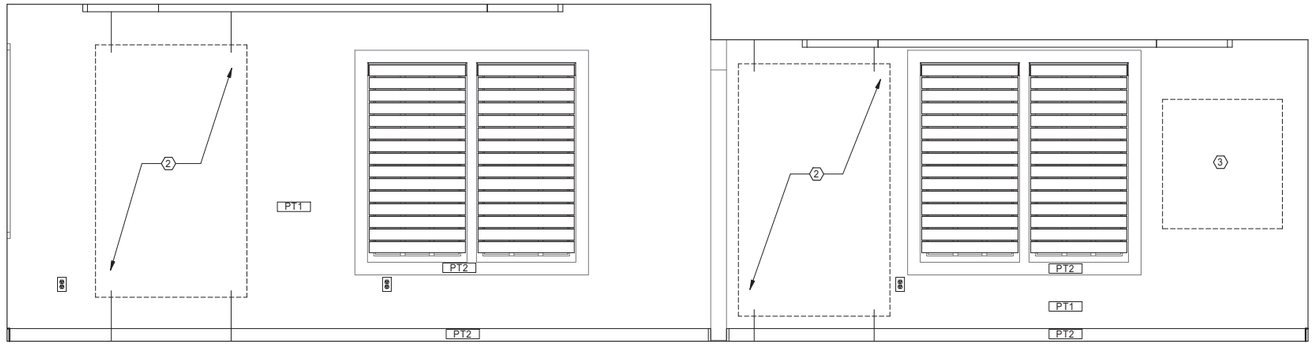
4 A802 COLLAB LEARNING 102 - EAST ELEVATION
1/2" = 1'-0"



6 A802 COLLAB LEARNING 102 - SOUTH ELEVATION
1/2" = 1'-0"



5 A802 COLLAB LEARNING 102 - NORTH ELEVATION
1/2" = 1'-0"



7 A802 COLLABORATIVE LEARNING 101 & 102 - WEST ELEVATION
1/2" = 1'-0"

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INTERIOR ELEVATIONS

A802

REFLECTED CEILING LEGEND

CEILING MATERIAL — ACT
CEILING HEIGHT — 00'-00 00/00"
ADDITIONAL NOTES — NOTES

1X1 ACOUSTICAL CEILING -PAINT

GYPSUM BOARD CEILING - PAINT

LIGHTING - SEE ELECTRICAL

HVAC REGISTERS - SEE MECHANICAL

CEILING MATERIAL

ACT1	1X1 ACOUSTICAL TILE
GYP	GYPSUM BOARD - PAINT

CEILING HEIGHT

VAR	VARIES

ADDITIONAL NOTES

1. NOT USED.
2. NOT USED.

GENERAL NOTES

A. SEE GENERAL PROJECT NOTES ON COVER SHEET.
B. CONTRACTORS TO REVIEW OTHER SHEETS IN THIS SET, INCLUDING OTHER DISCIPLINES, FOR ADDITIONAL INFORMATION AND COORDINATION.
C. SEE FLOOR PLAN FOR NOTES ON WINDOW REPAIR, WINDOW REPLACEMENT, DOOR REPLACEMENT AND ROOF REPLACEMENT.
D. SALVAGE ANY REMOVED LIGHT SWITCH AND OUTLET COVER PLATES FOR POSSIBLE REUSE.
E. SEE STRUCTURAL PLANS FOR FOUNDATION, PIERS & FRAMING CONDITIONS.
F. ALL EXISTING ACOUSTICAL TILE CEILING TO BE ASSESSED FOR EITHER REPAIR OR REPLACEMENT. ALL NEW AND EXISTING ACOUSTICAL CEILING TILE TO RECEIVE NEW PAINT. SEE FINISH SCHEDULE FOR COLOR.
G. ALL NEW GYPSUM CEILINGS PROVIDE A LEVEL 4 FINISH. SEE FINISH SCHEDULE FOR PAINT COLORS.
H. ALL NEW ACOUSTICAL CEILING TILE TO ALIGN WITH EXISTING ADJACENT GRIDS.

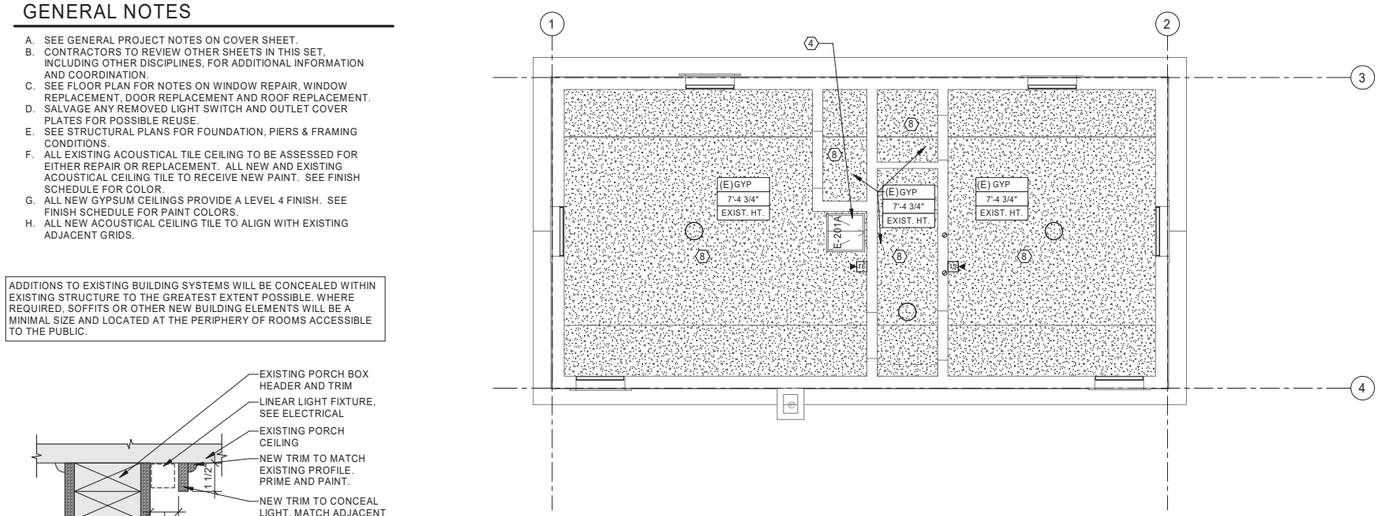
ADDITIONS TO EXISTING BUILDING SYSTEMS WILL BE CONCEALED WITHIN EXISTING STRUCTURE TO THE GREATEST EXTENT POSSIBLE. WHERE REQUIRED, SOFFITS OR OTHER NEW BUILDING ELEMENTS WILL BE A MINIMAL SIZE AND LOCATED AT THE PERIPHERY OF ROOMS ACCESSIBLE TO THE PUBLIC.

DEMOLITION KEYNOTES

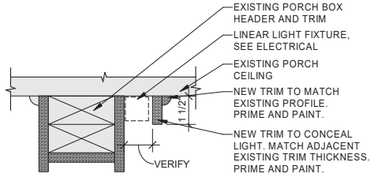
1 REMOVE EXISTING GYP CEILING.
2 REMOVE EXISTING ACOUSTIC TILE CEILING.
3 REMOVE EXISTING CEILING 'POPCORN.' REMOVE AND RETAIN CEILING MOUDLING AS NEEDED TO PERFORM THE WORK AND REINSTALL.
4 PATCH AND REPAIR DAMAGED OR MISSING ACOUSTIC TILE CEILING. FIELD VERIFY FOR QUANTITIES. SALVAGE AND RETAIN ANY REMOVED TILE IN GOOD CONDITION FOR REUSE TO THE GREATEST EXTENT POSSIBLE.
5 SCRAPE AND REPAIR EXISTING UNDERSIDE OF PORCH, INCLUDING ANY TRIM.

CONSTRUCTION KEYNOTES

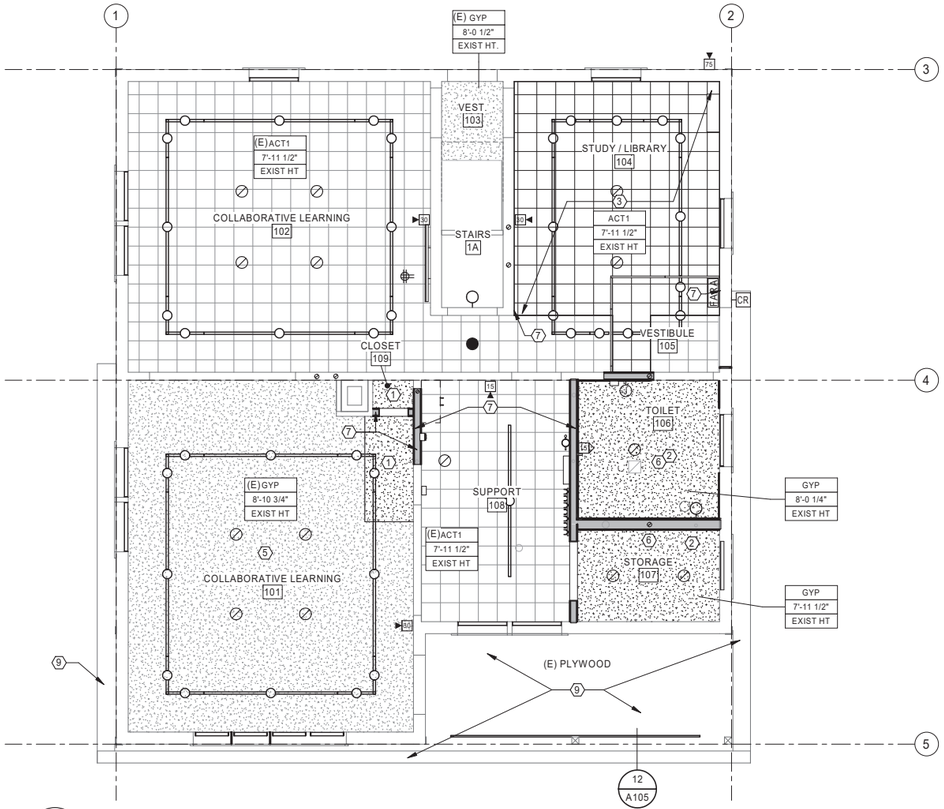
1 INSTALL GYP CEILING TO MATCH ADJACENT EXISTING CONDITION.
2 INSTALL GYP CEILING TO MATCH PREVIOUS EXISTING CONDITION.
3 INSTALL SALVAGED (OR NEW WHERE NECESSARY) ACOUSTIC TILE CEILING TO MATCH ADJACENT EXISTING CONDITION. ALIGN WITH ADJACENT HEIGHT AND GRID LINES.
4 ATTIC HATCH. SEE DOOR SCHEDULE.
5 REFINISH CEILING TO LEVEL 4 FINISH. REINSTALL CEILING MOULDING ALONG PERIMETER. NEW PAINT, SEE FINISH SCHEDULE FOR COLOR.
6 PROVIDE NEW CEILING MOULDING AT ROOM PERIMETER. MATCH PROFILE USED THROUGHOUT EXISTING STRUCTURE.
7 REPLACE EXISTING MOULDING NEAR FORMER WALL LOCATIONS AND PROVIDE NEW LENGTH OF MOULDING TO BE CONTINUOUS (I.E. DO NOT 'INFILL' WITH NEW MOULDING).
8 EXISTING CEILING TO RECEIVE SAME PAINT COLOR AS WALLS
9 PROVIDE NEW PRIMER AND PAINT FOR EXISTING PORCH CEILING, ALL UNDERSIDE OF EAVES, AND INCLUDING NEW TRIM. COLOR TO BE SHERWIN WILLIAMS "DOVER WHITE" 6385.



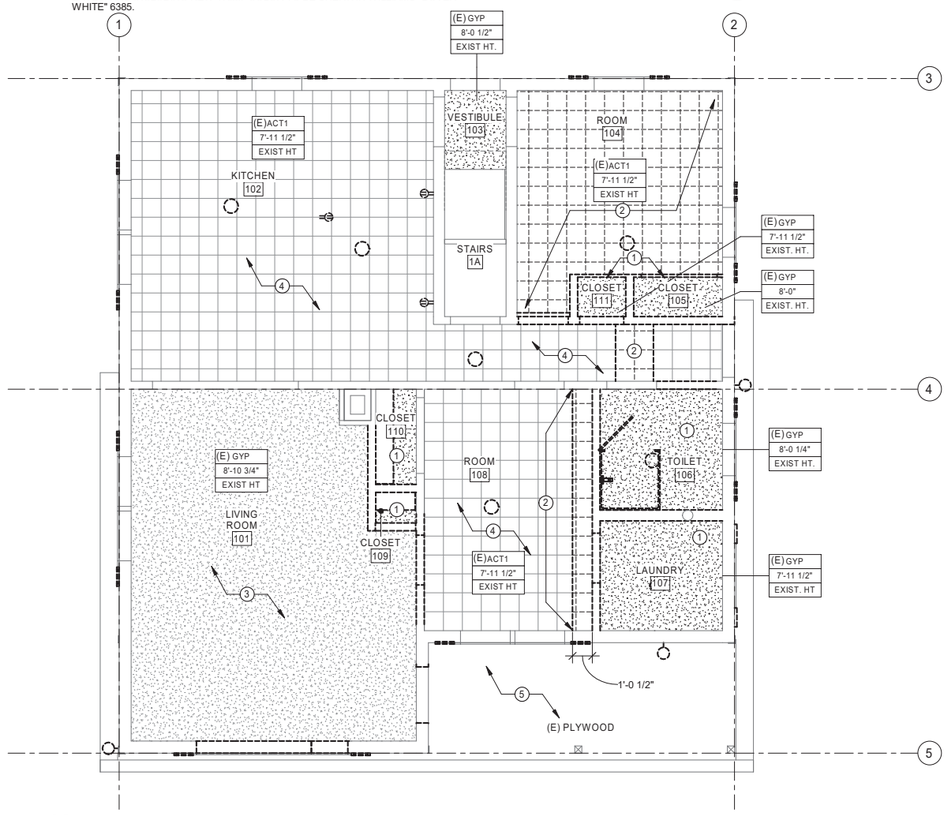
4 A901 — REFLECTED CEILING PLAN - FIRST FLOOR
1/4" = 1'-0"



1 A901 — COVE LIGHT DETAIL
3" = 1'-0"



2 A901 — REFLECTED CEILING PLAN - SECOND FLOOR
1/4" = 1'-0"



3. A901 — DEMOLITION REFLECTED CEILING PLAN - FIRST FLOOR
1/4" = 1'-0"

NORTH REF

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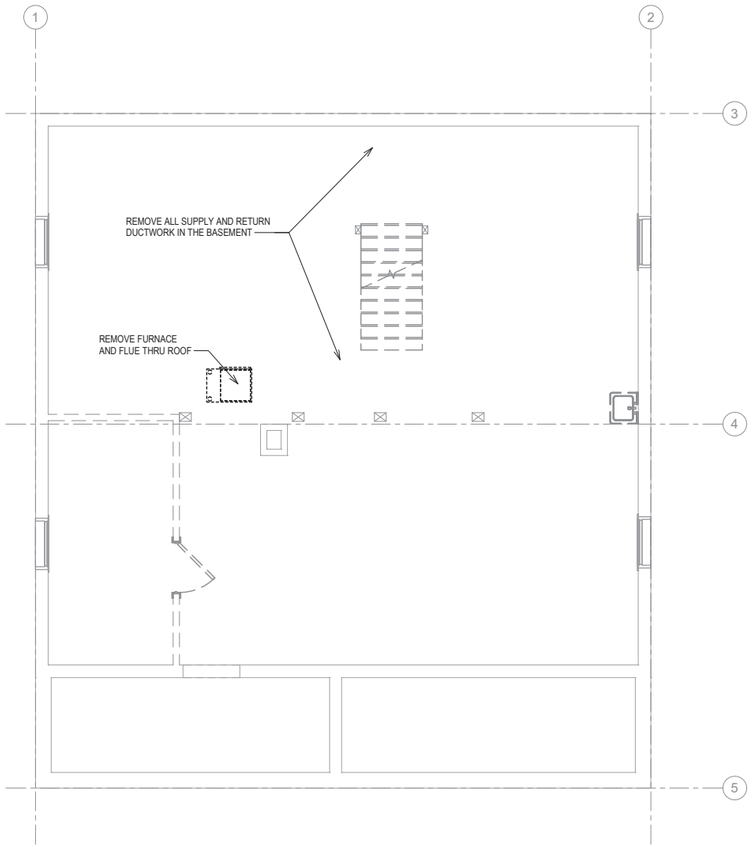
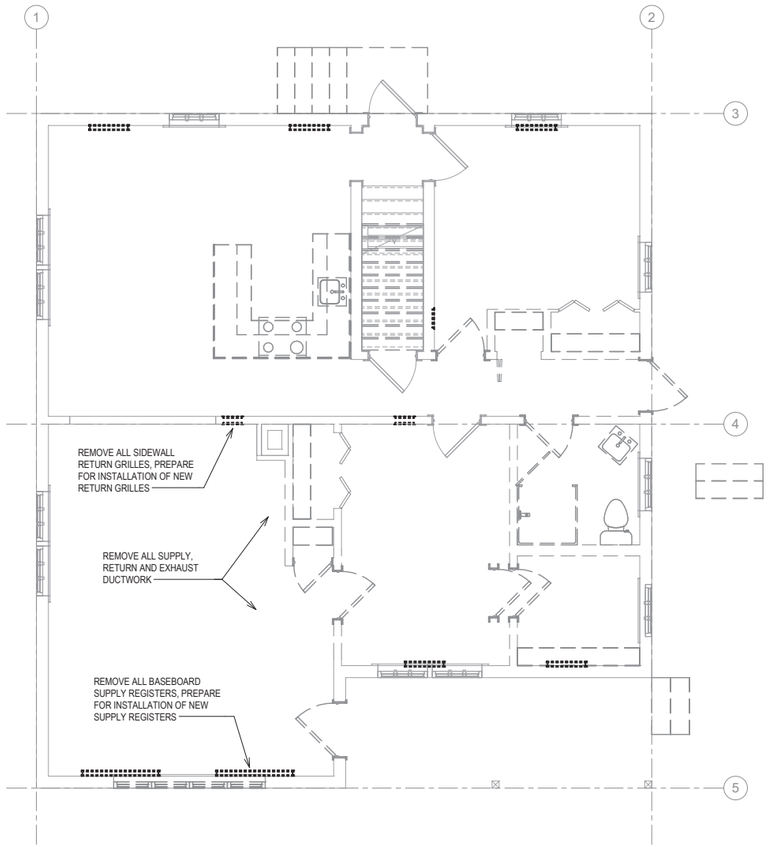
DEMO & REFLECTED CEILING PLANS

A901



1 DEMOLITION MECHANICAL FLOOR PLAN - BASEMENT
1/4" = 1'-0"



2 DEMOLITION MECHANICAL FLOOR PLAN - FIRST FLOOR
1/4" = 1'-0"

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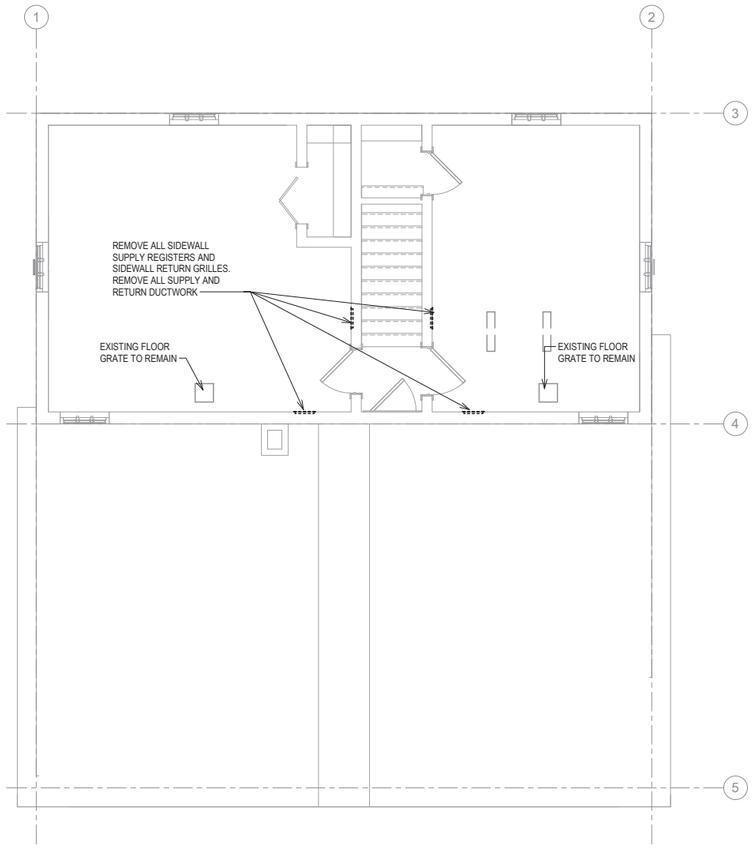
DEMOLITION MECHANICAL FLOOR PLANS

DM101



1 DEMOLITION MECHANICAL FLOOR PLAN - SECOND FLOOR
1/4" = 1'-0"

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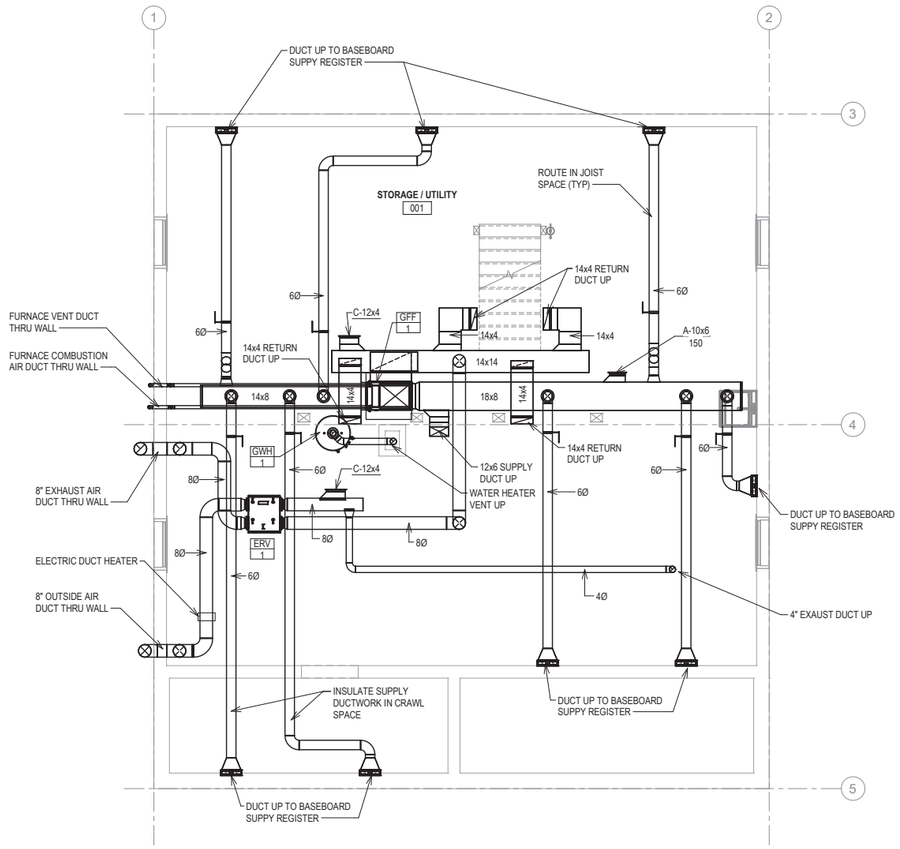
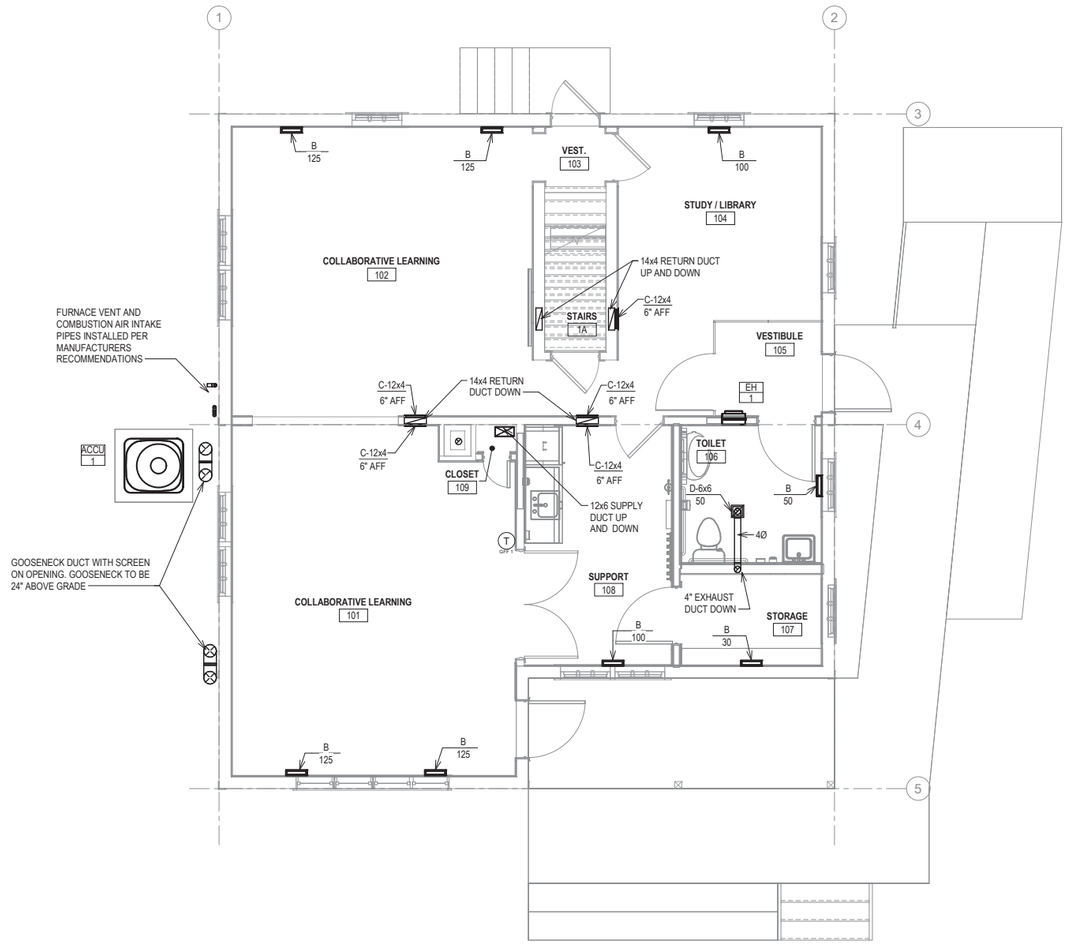
DEMOLITION MECHANICAL FLOOR PLANS

DM102



1 MECHANICAL FLOOR PLAN - BASEMENT
1/4" = 1'-0"



2 MECHANICAL FLOOR PLAN - FIRST FLOOR
1/4" = 1'-0"

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CITY OF WAYZATA
SANDVOLD LAKESHORE LEARNING CENTER
FOREMAN HOUSE REHABILITATION
SECTION FOR

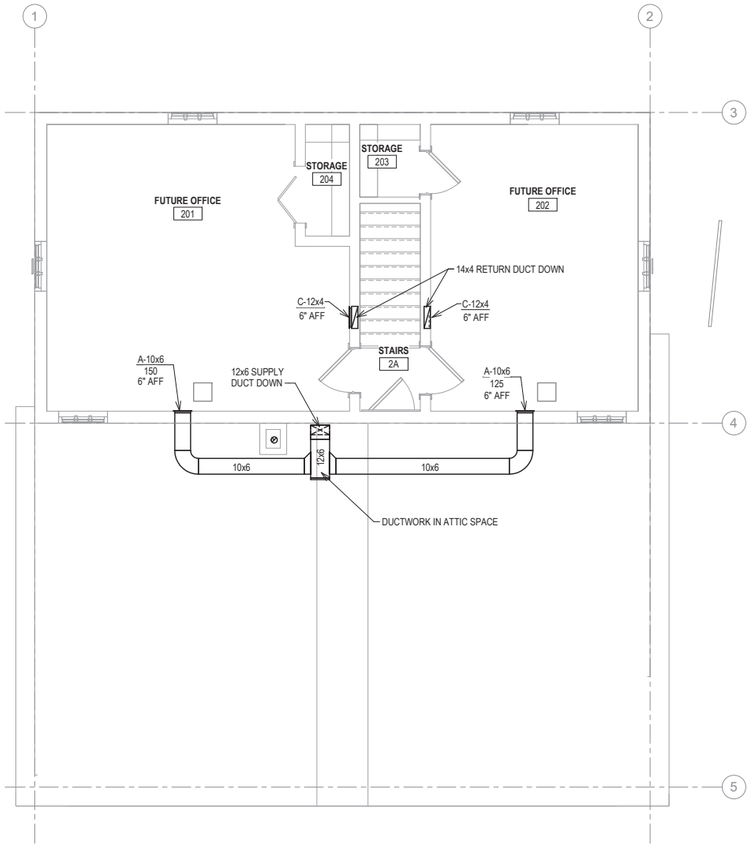
90% SUBMISSON

90% SUBMISSON
12.2.2022
PROJECT# | 210660
CHECKED BY |SB
DRAWN BY | BCP
REVISIONS

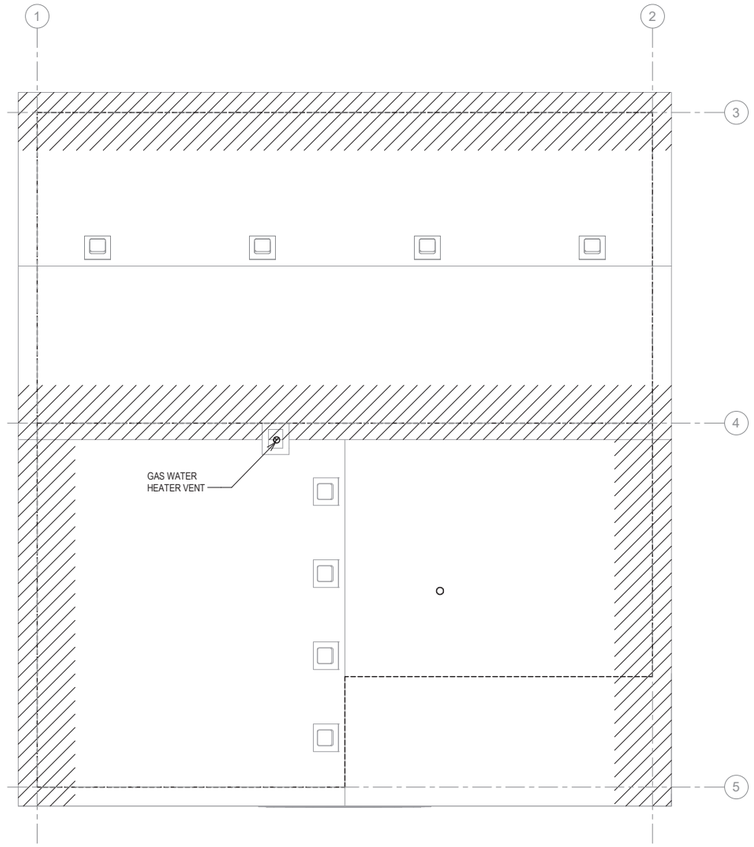
NOT FOR CONSTRUCTION

MECHANICAL FLOOR PLANS

M101



1 MECHANICAL FLOOR PLAN - SECOND FLOOR
1/4" = 1'-0"



2 MECHANICAL ROOF PLAN
1/4" = 1'-0"

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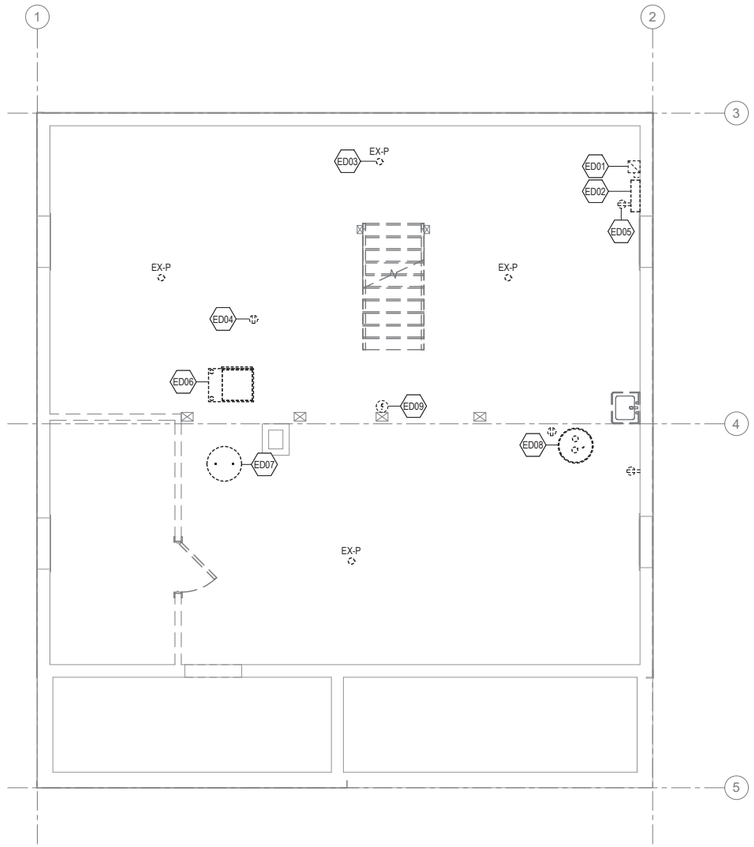
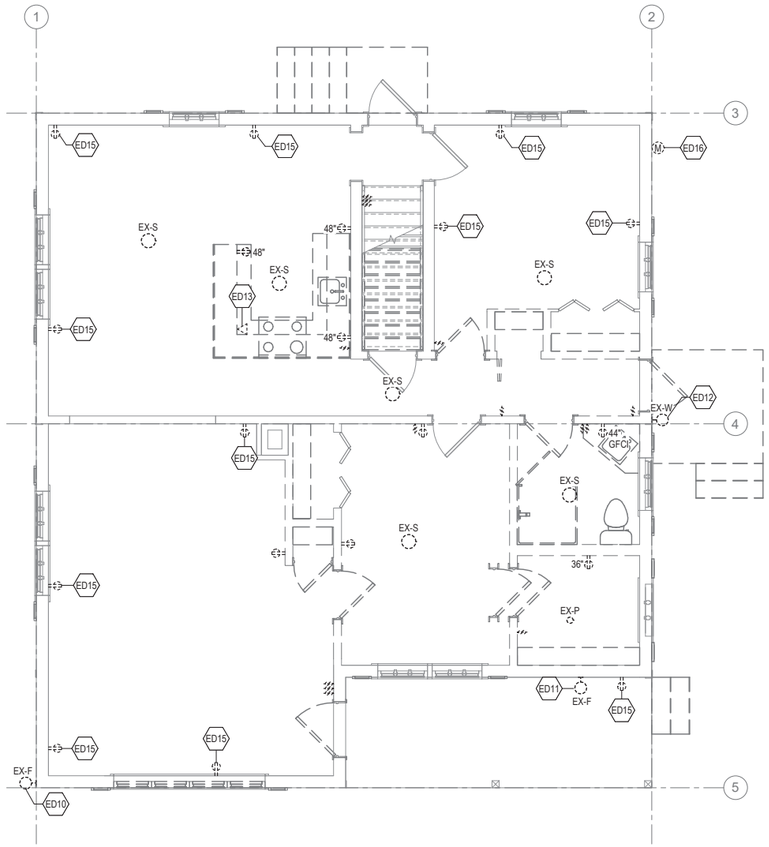
MECHANICAL FLOOR PLANS

M102

11/9/2022 8:42:57 AM | Project# 210660 |



1 DEMOLITION ELECTRICAL FLOOR PLAN - BASEMENT
1/4" = 1'-0"



2 DEMOLITION ELECTRICAL FLOOR PLAN - FIRST FLOOR
1/4" = 1'-0"

GENERAL ELECTRICAL DEMOLITION NOTES

A. ALL WORK SHALL COMPLY WITH REQUIREMENTS OF NATIONAL AND LOCAL CODES, WHICHEVER IS MORE STRINGENT.

B. SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR PHASES OF DEMOLITION AND CONSTRUCTION. COORDINATE WITH GENERAL CONSTRUCTION.

C. SCOPE OF DEMOLITION WORK IS COMPLETE ELECTRICAL DEMOLITION OF SECTION FOREMAN HOUSE, WITH NOTED EXCEPTIONS.

D. SALVAGE DEVICE/WALL PLATES AT SWITCHES AND RECEPTACLES. PROVIDE TO ARCHITECT FOR ASSESSMENT; SOME OR ALL MAY BE REINSTALLED DEPENDING ON CONDITION.

E. ELECTRICAL CIRCUITS THAT ARE TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. CONDUCTORS SHALL BE REMOVED FROM THE ITEM TO BE DEMOLISHED TO THE SOURCE OVERCURRENT DEVICE. RACEWAYS WHICH ARE INSTALLED IN OR BELOW FLOORS OR WITHIN WALLS MAY BE ABANDONED, BUT ALL OVERHEAD OR EXPOSED RACEWAYS SHALL BE REMOVED.

F. REMOVE CABLING BACK TO SOURCE FOR ALL TEL/DATA OUTLETS BEING REMOVED.

EXISTING LIGHT FIXTURE SCHEDULE

LABEL	DESCRIPTION
EX-F	SECURITY/FLOOD LIGHT
EX-P	PORCELAIN SOCKET
EX-S	RESIDENTIAL-STYLE SURFACE MOUNTED LIGHT
EX-W	EXTERIOR WALL SCONCE

KEYNOTES

ED01	DISCONNECT AND REMOVE SERVICE ENTRANCE FUDS.
ED02	DISCONNECT AND REMOVE PANELBOARD.
ED03	DISCONNECT AND REMOVE PORCELAIN SOCKET. (TYPICAL)
ED04	DISCONNECT AND REMOVE CEILING-MOUNTED DUPLEX RECEPTACLE. (TYPICAL)
ED05	DISCONNECT AND REMOVE DUPLEX RECEPTACLE. (TYPICAL)
ED06	DISCONNECT FURNACE UNIT FROM ELECTRICAL POWER AND PREPARE EQUIPMENT FOR REMOVAL.
ED07	DISCONNECT WATER HEATER FROM ELECTRICAL POWER AND PREPARE EQUIPMENT FOR REMOVAL.
ED08	DISCONNECT SUMP PUMP FROM ELECTRICAL POWER AND PREPARE EQUIPMENT FOR REMOVAL.
ED09	REMOVE SMOKE DETECTOR.
ED10	DISCONNECT AND REMOVE EAVE-MOUNTED FLOODLIGHT. PATCH AND REPAIR ENVELOPE.
ED11	DISCONNECT AND REMOVE WALL-MOUNTED FLOODLIGHT. PATCH AND REPAIR ENVELOPE.
ED12	DISCONNECT AND REMOVE WALL-MOUNTED SCONCE. PATCH AND REPAIR ENVELOPE.
ED13	DISCONNECT AND REMOVE TELEPHONE OUTLET AT COUNTER. DEMOLISH ASSOCIATED CABLING BACK TO SOURCE. PATCH AND REPAIR ENVELOPE AT CABLE PENETRATION.
ED15	DISCONNECT AND REMOVE DEVICE. PROTECT DEVICE BOX AND PREPARE FOR INSTALLATION OF NEW DEVICE AT SAME LOCATION.
ED16	DISCONNECT AND REMOVE ELECTRICAL UTILITY METER AND SOCKET. COORDINATE WORK WITH ELECTRICAL UTILITY.

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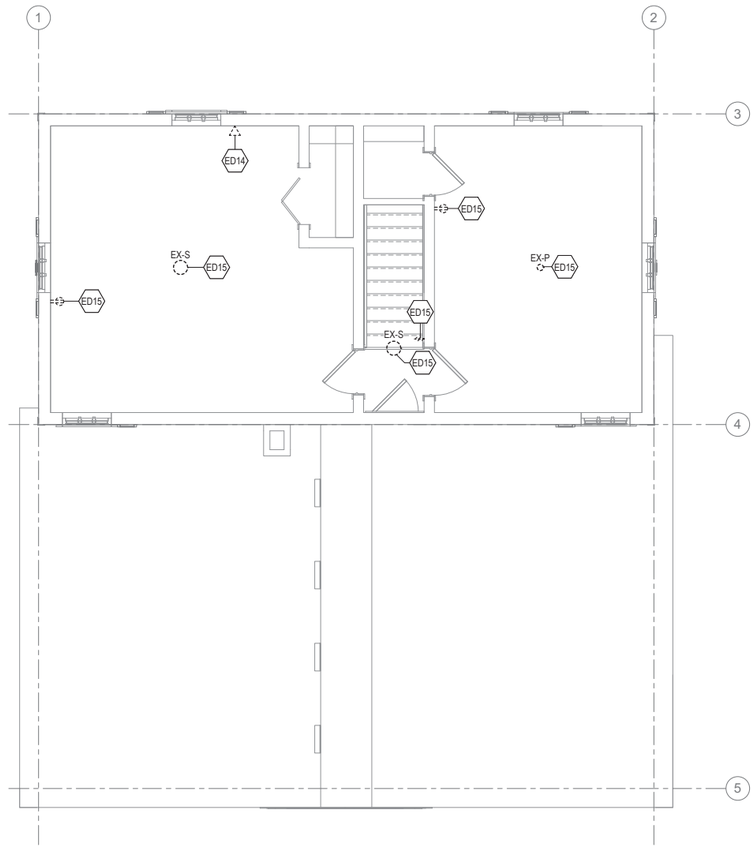
ELECTRICAL
DEMOLITION FLOOR
PLANS

E101



1 DEMOLITION ELECTRICAL FLOOR PLAN - SECOND FLOOR
1/4" = 1'-0"

GENERAL ELECTRICAL DEMOLITION NOTES

A. ALL WORK SHALL COMPLY WITH REQUIREMENTS OF NATIONAL AND LOCAL CODES, WHICHEVER IS MORE STRINGENT.

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D. SALVAGE DEVICE/WALL PLATES AT SWITCHES AND RECEPTACLES. PROVIDE TO ARCHITECT FOR ASSESSMENT; SOME OR ALL MAY BE REINSTALLED DEPENDING ON CONDITION.

E. ELECTRICAL CIRCUITS THAT ARE TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. CONDUCTORS SHALL BE REMOVED FROM THE ITEM TO BE DEMOLISHED TO THE SOURCE OVERCURRENT DEVICE. RACEWAYS WHICH ARE INSTALLED IN OR BELOW FLOORS OR WITHIN WALLS MAY BE ABANDONED, BUT ALL OVERHEAD OR EXPOSED RACEWAYS SHALL BE REMOVED.

F. REMOVE CABLING BACK TO SOURCE FOR ALL TEL/DATA OUTLETS BEING REMOVED.

EXISTING LIGHT FIXTURE SCHEDULE

LABEL	DESCRIPTION
EX-F	SECURITY/FLOOD LIGHT
EX-P	PORCELAIN SOCKET
EX-S	RESIDENTIAL-STYLE SURFACE MOUNTED LIGHT
EX-W	EXTERIOR WALL SCONCE

KEYNOTES

ED14	DISCONNECT AND REMOVE COAXIAL OUTLET. DEMOLISH ASSOCIATED CABLING BACK TO SOURCE. PATCH AND REPAIR ENVELOPE AT CABLE PENETRATION.
ED15	DISCONNECT AND REMOVE DEVICE. PROTECT DEVICE BOX AND PREPARE FOR INSTALLATION OF NEW DEVICE AT SAME LOCATION.

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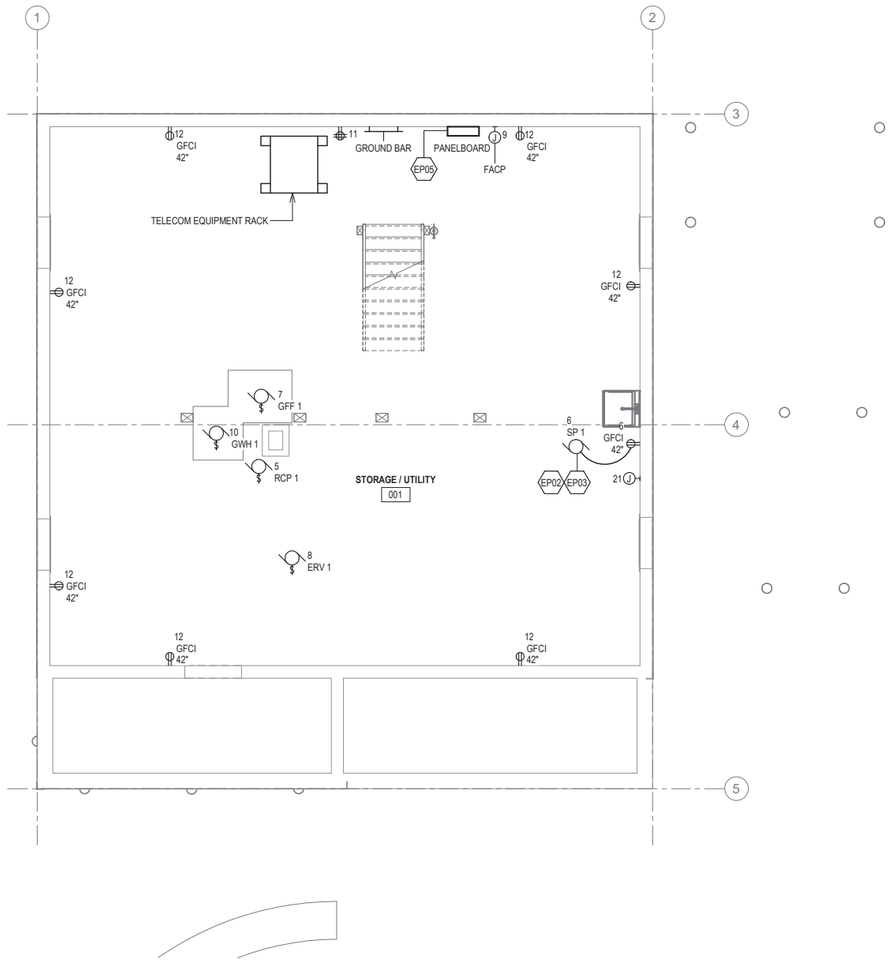
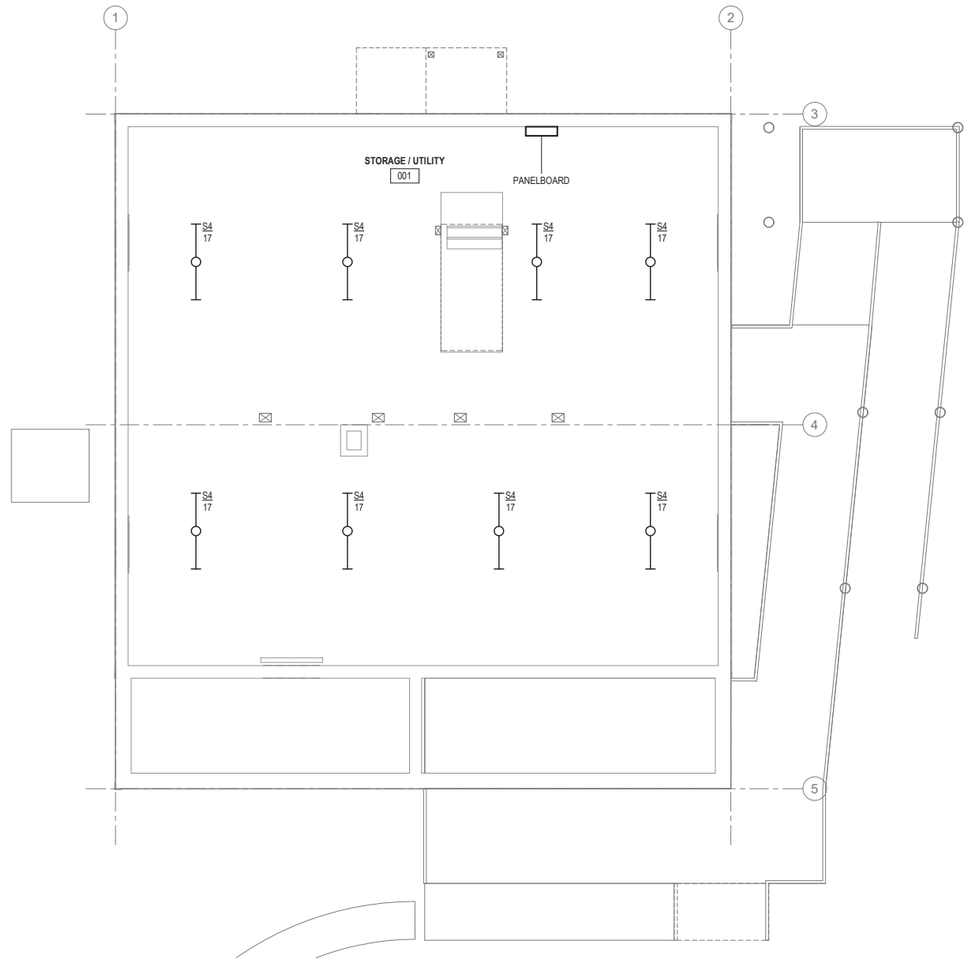
ELECTRICAL
DEMOLITION FLOOR
PLANS

E102



1 POWER AND SYSTEMS FLOOR PLAN - BASEMENT
1/4" = 1'-0"



2 LIGHTING CEILING PLAN - BASEMENT
1/4" = 1'-0"

ELECTRICAL POWER GENERAL NOTES

A. SCOPE OF WORK IS TO PROVIDE A NEW, 200 A, 120/240 V ELECTRICAL SERVICE TO THE BUILDING AND TO PROVIDE A COMPLETELY NEW ELECTRICAL POWER DISTRIBUTION SYSTEM.

B. WHERE PRACTICAL, INSTALL NEW RECEPTACLES AND LIGHT SWITCHES AT LOCATIONS WHERE EXISTING DEVICES HAVE BEEN REMOVED.

ELECTRICAL SYSTEMS GENERAL NOTES

A. SCOPE OF WORK IS TO PROVIDE A NEW TELECOM UTILITY SERVICE AND PASSIVE DATA NETWORK COMPONENTS (I.E., EQUIPMENT RACK, GROUNDING, PATHWAYS, CABLING, AND TERMINATIONS). SCOPE OF WORK INCLUDES PROVISION OF COORDINATED ROUGH-IN (I.E., POWER AND PATHWAYS) FOR VIDEO SURVEILLANCE/INTRUSION DETECTION SYSTEM AND ACCESS CONTROL SYSTEMS TO SERVE THE BUILDING, PROVIDED BY THE OWNER'S SECURITY VENDOR.

B. OWNER'S SECURITY VENDOR SHALL PROVIDE MARCH NETWORKS VIDEO SURVEILLANCE SYSTEM TO MONITOR INTERIOR, EXTERIOR, AND ENTRIES OF THE BUILDING. HEAD END SHALL BE LOCATED IN THE EQUIPMENT RACK IN THE BASEMENT. SYSTEM SHALL INFORM INTRUSION DETECTION RESPONSE AND NOTIFY CENTRAL STATION DISPATCHING COMPANY UPON DETECTION OF UNAUTHORIZED ENTRY. PROVIDE STROBE/HORN ACTIVATED AS A DETERRENT UPON DETECTION OF UNAUTHORIZED ENTRY.

C. OWNER'S IT VENDOR SHALL PROVIDE ACTIVE NETWORK EQUIPMENT (E.G., SWITCHES, SERVERS, COMPUTERS, WIRELESS ACCESS POINTS).

D. PROVIDE TWO CATEGORY 6A DATA CABLE TERMINATIONS AT EACH TELECOM OUTLET SHOWN ON THESE DRAWINGS UNLESS OTHERWISE NOTED.

ELECTRICAL LIGHTING GENERAL NOTES

A. SCOPE OF WORK IS TO PROVIDE A NEW LIGHTING AND LIGHTING CONTROLS SYSTEM THROUGHOUT THE BUILDING INTERIOR AND EXTERIOR.

B. REFER TO ARCHITECTURAL FOR EXACT LOCATIONS AND MOUNTING HEIGHTS OF FIXTURES AND EQUIPMENT.

C. SET TIME DELAY OF ALL OCCUPANCY/VACANCY SENSING DEVICES TO TWENTY (20) MINUTES, UNLESS NOTED OTHERWISE.

D. WHERE MORE THAN ONE SWITCH IS INSTALLED AT A SINGLE LOCATION, PROVIDE PRE-PRINTED, SELF-ADHESIVE LABELS AT THE SWITCHES TO INDICATE CONTROLLED LOADS.

E. PROVIDE ALL POWER PACKS, LOAD CONTROLLERS, AND OTHER SUCH DEVICES REQUIRED FOR A COMPLETE AND FULLY-FUNCTIONING LIGHTING CONTROL SYSTEM. INSTALL DEVICES IN THE SUPPORT OR STORAGE ROOMS, OUTSIDE OF PUBLIC SPACES.

F. WHERE CEILING-MOUNTED OCCUPANCY SENSORS ARE SHOWN, PROVIDE SMALL MOTION, DIGITAL, 360-DEGREE SENSOR, nLIGHT nCM PDT 9 RJB AR OR APPROVED EQUAL.

KEYNOTES

EP02	PROVIDE CORD AND PLUG CONNECTION FROM SUMP PUMP TO RECEPTACLE.
EP03	PROVIDE ELERICAL HEAT TRACE TO PROTECT SUMP LINE TO LAKE.
EP05	PROVIDE PLYWOOD BACKBOARD AT BASEMENT WALL, SIZED TO ACCOMMODATE PANELBOARD. INSTALL NEW PANELBOARD ONTO BACKBOARD.

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12.2.2022
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REVISIONS

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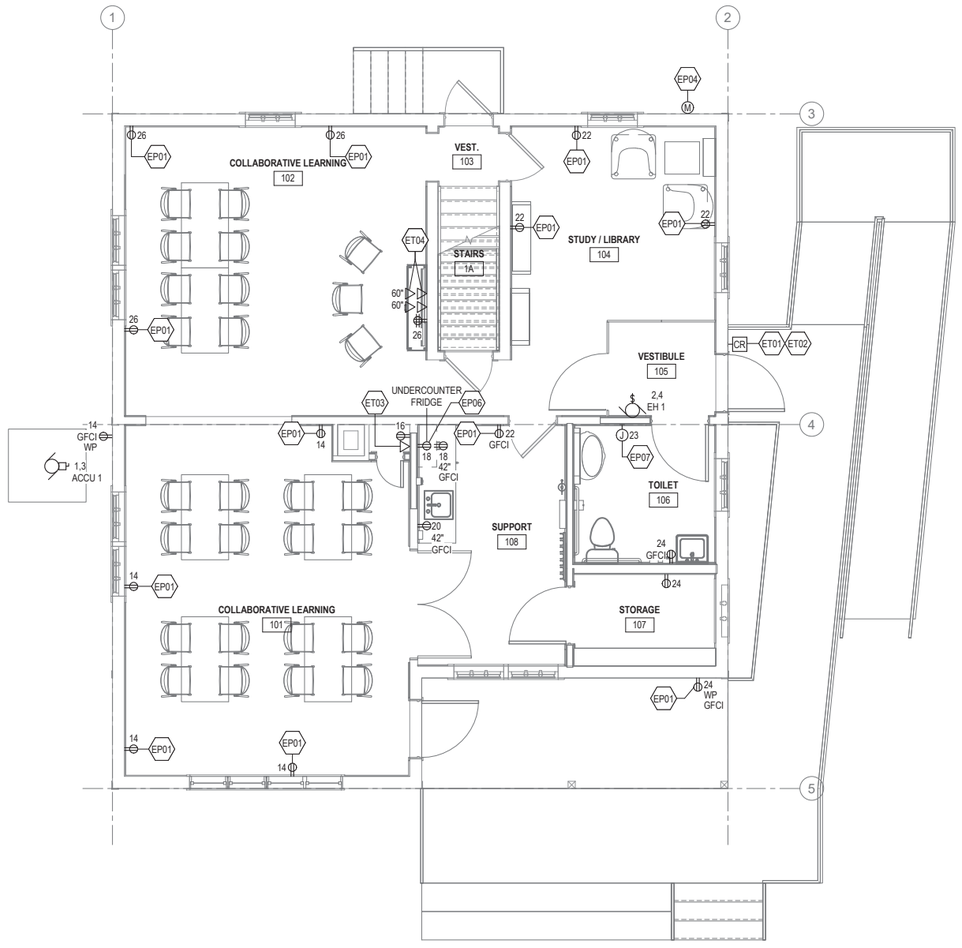
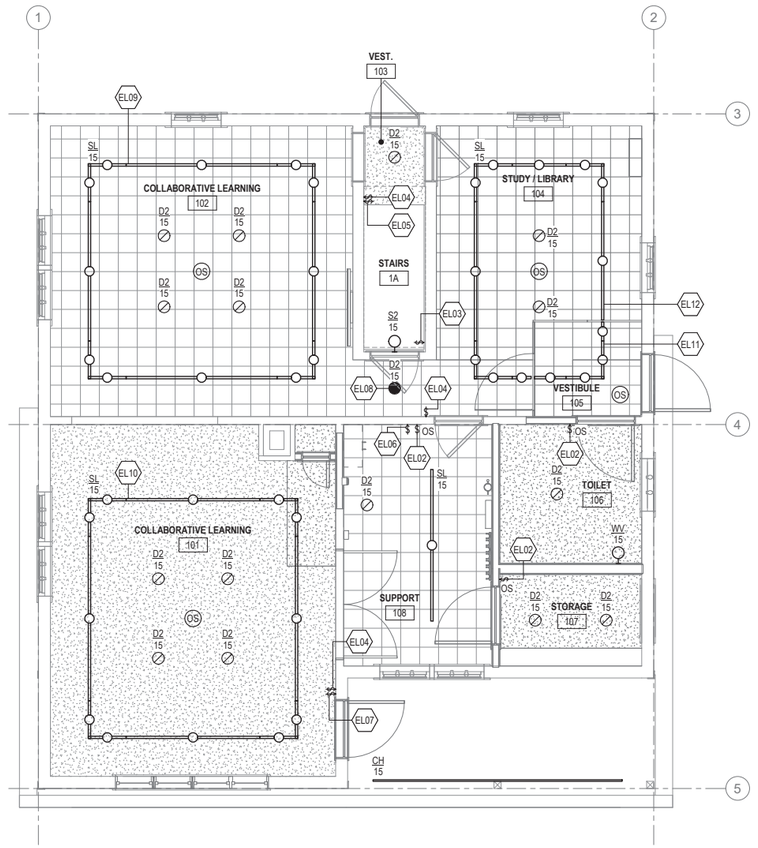
ELECTRICAL PLANS - BASEMENT

E200

11/9/2022 8:37:01 AM | Project# 210660 |



1 POWER AND SYSTEMS FLOOR PLAN - FIRST FLOOR
1/4" = 1'-0"



2 LIGHTING CEILING PLAN - FIRST FLOOR
1/4" = 1'-0"

ELECTRICAL POWER GENERAL NOTES

A. SCOPE OF WORK IS TO PROVIDE A NEW, 200 A, 120/240 V ELECTRICAL SERVICE TO THE BUILDING AND TO PROVIDE A COMPLETELY NEW ELECTRICAL POWER DISTRIBUTION SYSTEM.

B. WHERE PRACTICAL, INSTALL NEW RECEPTACLES AND LIGHT SWITCHES AT LOCATIONS WHERE EXISTING DEVICES HAVE BEEN REMOVED.

ELECTRICAL SYSTEMS GENERAL NOTES

A. SCOPE OF WORK IS TO PROVIDE A NEW TELECOM UTILITY SERVICE AND PASSIVE DATA NETWORK COMPONENTS (I.E., EQUIPMENT RACK, GROUNDING, PATHWAYS, CABLING, AND TERMINATIONS). SCOPE OF WORK INCLUDES PROVISION OF COORDINATED ROUGH-IN (I.E., POWER AND PATHWAYS) FOR VIDEO SURVEILLANCE/INTRUSION DETECTION SYSTEM AND ACCESS CONTROL SYSTEMS TO SERVE THE BUILDING, PROVIDED BY THE OWNER'S SECURITY VENDOR.

B. OWNER'S SECURITY VENDOR SHALL PROVIDE MARCH NETWORKS VIDEO SURVEILLANCE SYSTEM TO MONITOR INTERIOR, EXTERIOR, AND ENTRIES OF THE BUILDING. HEAD END SHALL BE LOCATED IN THE EQUIPMENT RACK IN THE BASEMENT. SYSTEM SHALL INFORM INTRUSION DETECTION RESPONSE AND NOTIFY CENTRAL STATION DISPATCHING COMPANY UPON DETECTION OF UNAUTHORIZED ENTRY. PROVIDE STROBE/HORN ACTIVATED AS A DETERRENT UPON DETECTION OF UNAUTHORIZED ENTRY.

C. OWNER'S IT VENDOR SHALL PROVIDE ACTIVE NETWORK EQUIPMENT (E.G., SWITCHES, SERVERS, COMPUTERS, WIRELESS ACCESS POINTS).

D. PROVIDE TWO CATEGORY 6A DATA CABLE TERMINATIONS AT EACH TELECOM OUTLET SHOWN ON THESE DRAWINGS UNLESS OTHERWISE NOTED.

ELECTRICAL LIGHTING GENERAL NOTES

A. SCOPE OF WORK IS TO PROVIDE A NEW LIGHTING AND LIGHTING CONTROLS SYSTEM THROUGHOUT THE BUILDING INTERIOR AND EXTERIOR.

B. REFER TO ARCHITECTURAL FOR EXACT LOCATIONS AND MOUNTING HEIGHTS OF FIXTURES AND EQUIPMENT.

C. SET TIME DELAY OF ALL OCCUPANCY/VACANCY SENSING DEVICES TO TWENTY (20) MINUTES, UNLESS NOTED OTHERWISE.

D. WHERE MORE THAN ONE SWITCH IS INSTALLED AT A SINGLE LOCATION, PROVIDE PRE-PRINTED, SELF-ADHESIVE LABELS AT THE SWITCHES TO INDICATE CONTROLLED LOADS.

E. PROVIDE ALL POWER PACKS, LOAD CONTROLLERS, AND OTHER SUCH DEVICES REQUIRED FOR A COMPLETE AND FULLY-FUNCTIONING LIGHTING CONTROL SYSTEM. INSTALL DEVICES IN THE SUPPORT OR STORAGE ROOMS, OUTSIDE OF PUBLIC SPACES.

F. WHERE CEILING-MOUNTED OCCUPANCY SENSORS ARE SHOWN, PROVIDE SMALL MOTION, DIGITAL, 360-DEGREE SENSOR, nLIGHT nCM PDT 9 RJB AR OR APPROVED EQUAL.

KEYNOTES

EL02	PROVIDE COMBINATION OCCUPANCY SWITCH/SENSOR, SENSORSWITCH WSX PDT IV OR APPROVED EQUAL.
EL03	PROVIDE PROGRAMMABLE TIMER SWITCH, SENSORSWITCH PTS 60 IV OR APPROVED EQUAL.
EL04	PROVIDE TWO-CHANNEL DIGITAL DIMMER SWITCH FOR MANUAL CONTROL OF SLOT AND DOWNLIGHT-TYPE FIXTURES, nLIGHT nPODMA 2P DX IV OR APPROVED EQUAL.
EL05	PROVIDE KIT OF (2) WALL SWITCHES AND (1) WIRELESS PIR OCCUPANCY SENSOR FOR CONTROL OF STAIRWAY LIGHTING, SENSORSWITCH SPODMR WR IV (SWITCH) AND CM 9 WR (SENSOR) OR APPROVED EQUAL. INSTALL ONE SWITCH EACH AT TOP AND BOTTOM OF STAIRWAY. INSTALL SENSOR ON SLANTED PORTION OF STAIRWAY CEILING, NEAR LOWER LANDING.
EL06	PROVIDE THREE-GANG DEVICE BOX AND TOUCHSCREEN LIGHTING CONTROLLER. ACUITY FCS TTSN DBL OR APPROVED EQUAL. CONTROLLER SHALL PROVIDE SCHEDULED SWITCHING AND DIMMING CONTROL OF EXTERIOR AREA LIGHTING, PORCH LIGHTING, AND LIGHTING WITHIN ROOMS 101, 102, AND 104.
EL07	PROVIDE ONE-CHANNEL DIGITAL DIMMER SWITCH FOR MANUAL CONTROL OF PORCH LIGHT, nLIGHT nPODMA DX IV OR APPROVED EQUAL.
EL08	CONFIGURE LUMINAIRE FOR 24/7 (I.E., UNSWITCHED) OPERATION.
EL09	PROVIDE CUSTOM PATTERN LINEAR SLOT WITH ILLUMINATED CORNERS, MARK ARCHITECTURAL LIGHTIG S1LSP RPP 48FT 490C 90CRI 30K 400LMF MIN1 120 BLKT ZT OR APPROVED EQUAL.
EL10	PROVIDE CUSTOM PATTERN LINEAR SLOT WITH ILLUMINATED CORNERS, MARK ARCHITECTURAL LIGHTIG S1LSP RPP 46FT 490C 90CRI 30K 400LMF MIN1 120 BLKT ZT OR APPROVED EQUAL.
EL11	PROVIDE CUSTOM PATTERN LINEAR SLOT WITH ILLUMINATED CORNERS, MARK ARCHITECTURAL LIGHTIG S1LSP OPP 7FT 390C 90CRI 30K 400LMF MIN1 120 BLKT ZT OR APPROVED EQUAL.
EL12	PROVIDE CUSTOM PATTERN LINEAR SLOT WITH ILLUMINATED CORNERS, MARK ARCHITECTURAL LIGHTIG S1LSP OPP 29FT 190C 90CRI 30K 400LMF MIN1 120 BLKT ZT OR APPROVED EQUAL.
EP01	INSTALL NEW DEVICE IN EXISTING DEVICE BOX.
EP04	PROVIDE NEW ELECTRICAL UTILITY METER SOCKET ON NORTH WALL OF BUILDING. COORDINATE LOCATION WITH ARCHITECT AND ELECTRICAL UTILITY.
EP06	CONFIGURE WIRING SUCH THAT RECEPTACLE SERVICE UNDERCOUNTER FRIDGE IS PROTECTED BY ABOVE-COUNTER GFCI-TYPE RECEPTACLE.
EP07	PROVIDE CONNECTION TO ELECTRIC HAND DRYER. COORDINATE LOCATION WITH ARCHITECT AND HAND DRYER PROVIDER PRIOR TO ROUGH-IN.
ET01	PROVIDE ROUGH-IN FOR PROXIMITY CARD READER AND ASSOCIATED DOOR HARDWARE. PROVIDE 120-VOLT POWER CONNECTION TO ELECTRIFIED DOOR HARDWARE.
ET02	PROVIDE ROUGH-IN FOR WALL MOUNTED SECURITY/INTERCOM CAMERA, MOUNTED AT 60" AFF, AT ENTRY.
ET03	PROVIDE TELECOM OUTLET TO SERVE WIRELESS ACCESS POINT.
ET04	PROVIDE (2) 4-13/16 SQUARE DEVICE BOXES, ONE EACH AT AT 1'-6" AND 5'-0" AFF. PROVIDE 1-1/2" EMT PATHWAY BETWEEN BOXES. PROVIDE SINGLE-GANG MUD RING AND SINGLE-GANG BRUSH-TYPE WALL PLATE FOR AV CABLING PASSTHROUGH AT EACH BOX.

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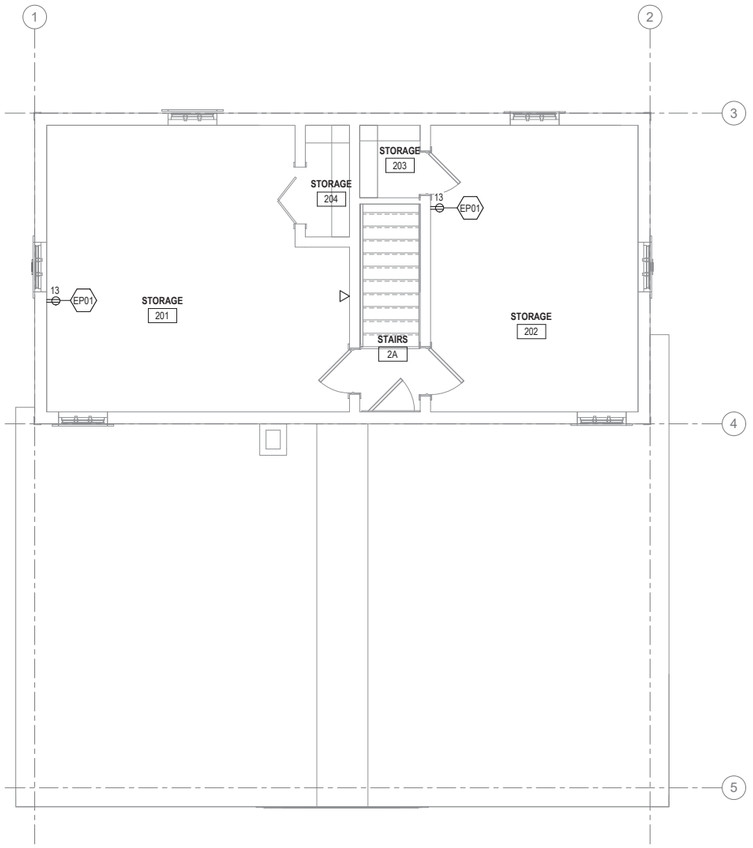
ELECTRICAL PLANS - FIRST FLOOR

E201



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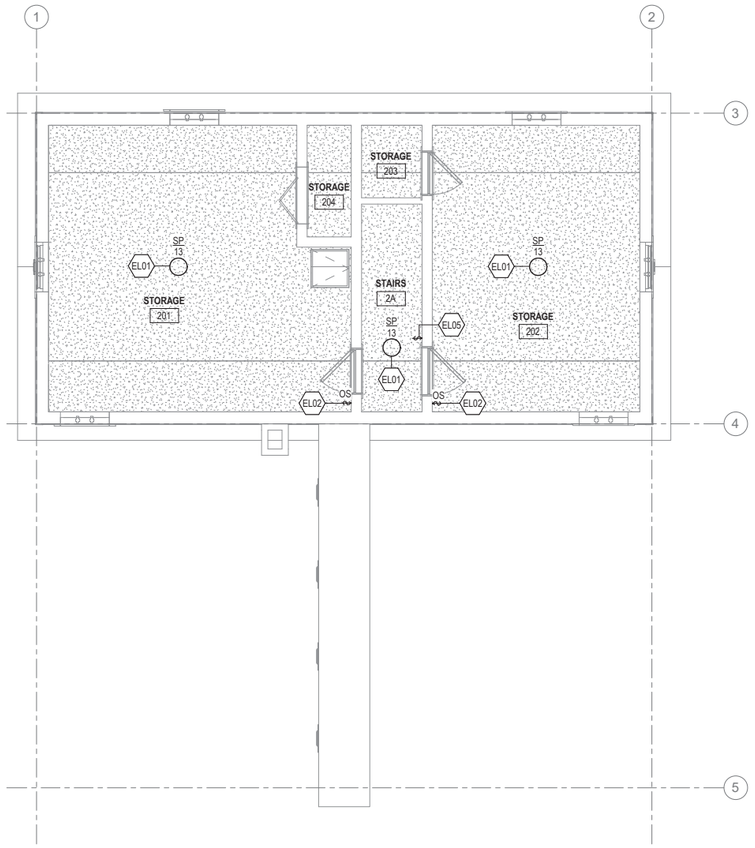
1/4" = 1'-0"



2 LIGHTING CEILING PLAN - SECOND FLOOR
1/4" = 1'-0"

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D. PROVIDE TWO CATEGORY 6A DATA CABLE TERMINATIONS AT EACH TELECOM OUTLET SHOWN ON THESE DRAWINGS UNLESS OTHERWISE NOTED.

ELECTRICAL LIGHTING GENERAL NOTES

A. SCOPE OF WORK IS TO PROVIDE A NEW LIGHTING AND LIGHTING CONTROLS SYSTEM THROUGHOUT THE BUILDING INTERIOR AND EXTERIOR.

B. REFER TO ARCHITECTURAL FOR EXACT LOCATIONS AND MOUNTING HEIGHTS OF FIXTURES AND EQUIPMENT.

C. SET TIME DELAY OF ALL OCCUPANCY/VACANCY SENSING DEVICES TO TWENTY (20) MINUTES, UNLESS NOTED OTHERWISE.

D. WHERE MORE THAN ONE SWITCH IS INSTALLED AT A SINGLE LOCATION, PROVIDE PRE-PRINTED, SELF-ADHESIVE LABELS AT THE SWITCHES TO INDICATE CONTROLLED LOADS.

E. PROVIDE ALL POWER PACKS, LOAD CONTROLLERS, AND OTHER SUCH DEVICES REQUIRED FOR A COMPLETE AND FULLY-FUNCTIONING LIGHTING CONTROL SYSTEM. INSTALL DEVICES IN THE SUPPORT OR STORAGE ROOMS, OUTSIDE OF PUBLIC SPACES.

F. WHERE CEILING-MOUNTED OCCUPANCY SENSORS ARE SHOWN, PROVIDE SMALL MOTION, DIGITAL, 360-DEGREE SENSOR, nLIGHT nCM PDT 9 RJB AR OR APPROVED EQUAL.

KEYNOTES

EL01	INSTALL NEW LIGHT FIXTURE IN EXISTING DEVICE BOX.
EL02	PROVIDE COMBINATION OCCUPANCY SWITCH/SENSOR. SENSORSWITCH WSX PDT IV OR APPROVED EQUAL.
EL05	PROVIDE KIT OF (2) WALL SWITCHES AND (1) WIRELESS PIR OCCUPANCY SENSOR FOR CONTROL OF STAIRWAY LIGHTING, SENSORSWITCH SPODMR WR IV (SWITCH) AND CM 9 WR (SENSOR) OR APPROVED EQUAL. INSTALL ONE SWITCH EACH AT TOP AND BOTTOM OF STAIRWAY. INSTALL SENSOR ON SLANTED PORTION OF STAIRWAY CEILING, NEAR LOWER LANDING.
EP01	INSTALL NEW DEVICE IN EXISTING DEVICE BOX.

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SANDVOLD LAKESHORE LEARNING CENTER
SECTION FOREMAN HOUSE REHABILITATION

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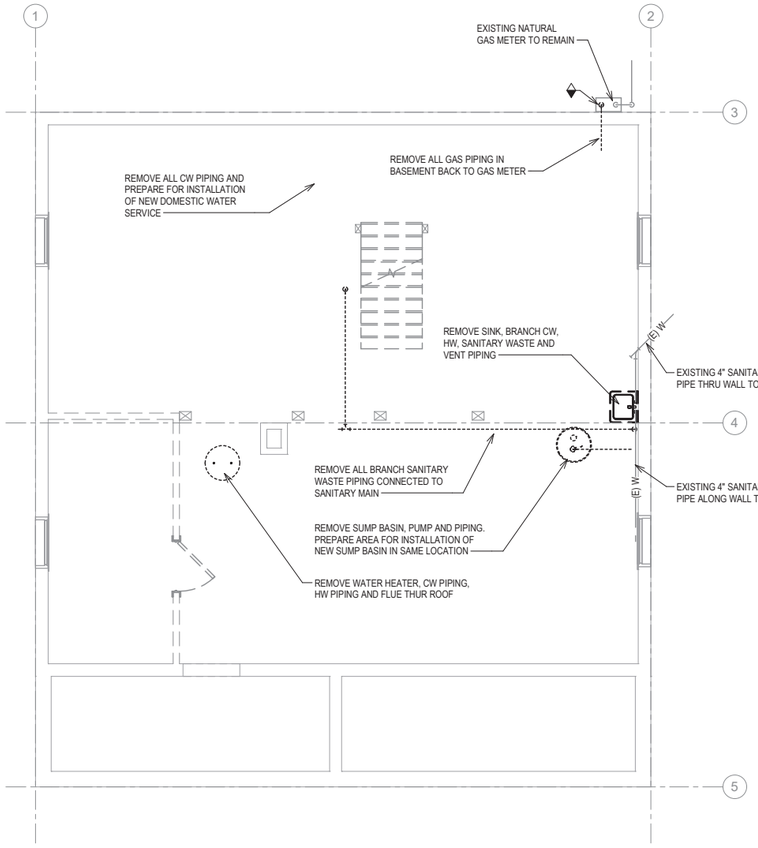
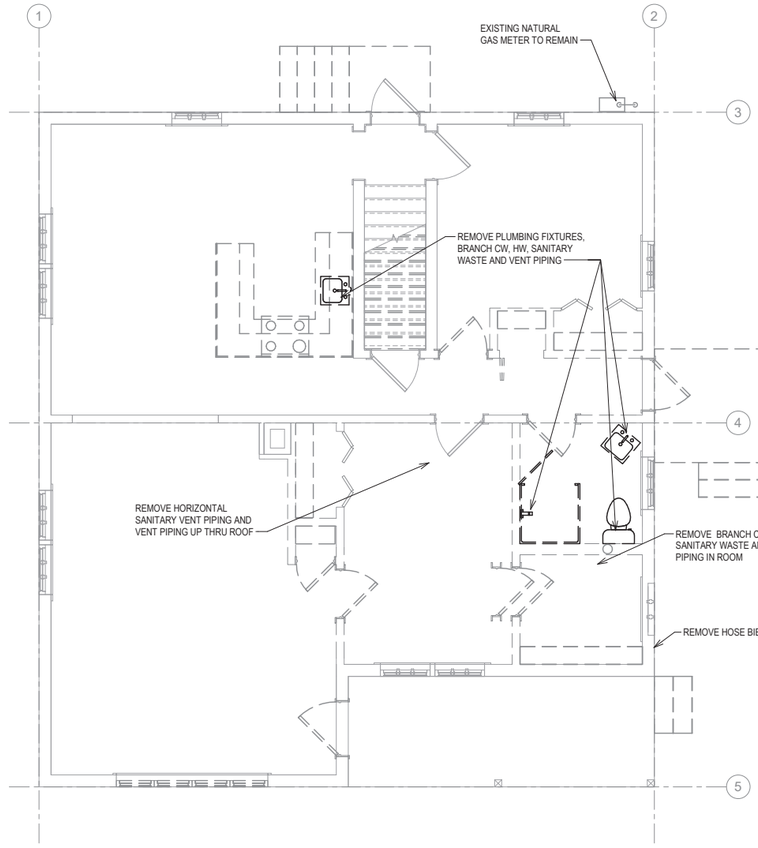
ELECTRICAL PLANS - SECOND FLOOR

E202



1 DEMOLITION PLUMBING FLOOR PLAN - BASEMENT
1/4" = 1'-0"



2 DEMOLITION PLUMBING FLOOR PLAN - FIRST FLOOR
1/4" = 1'-0"

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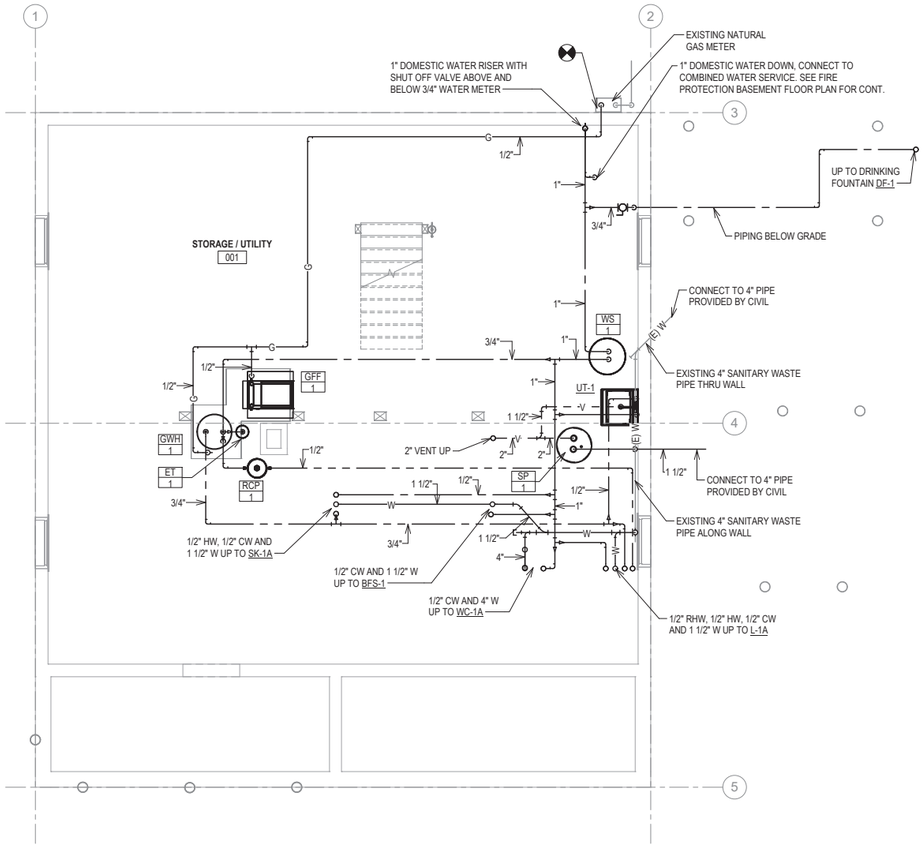
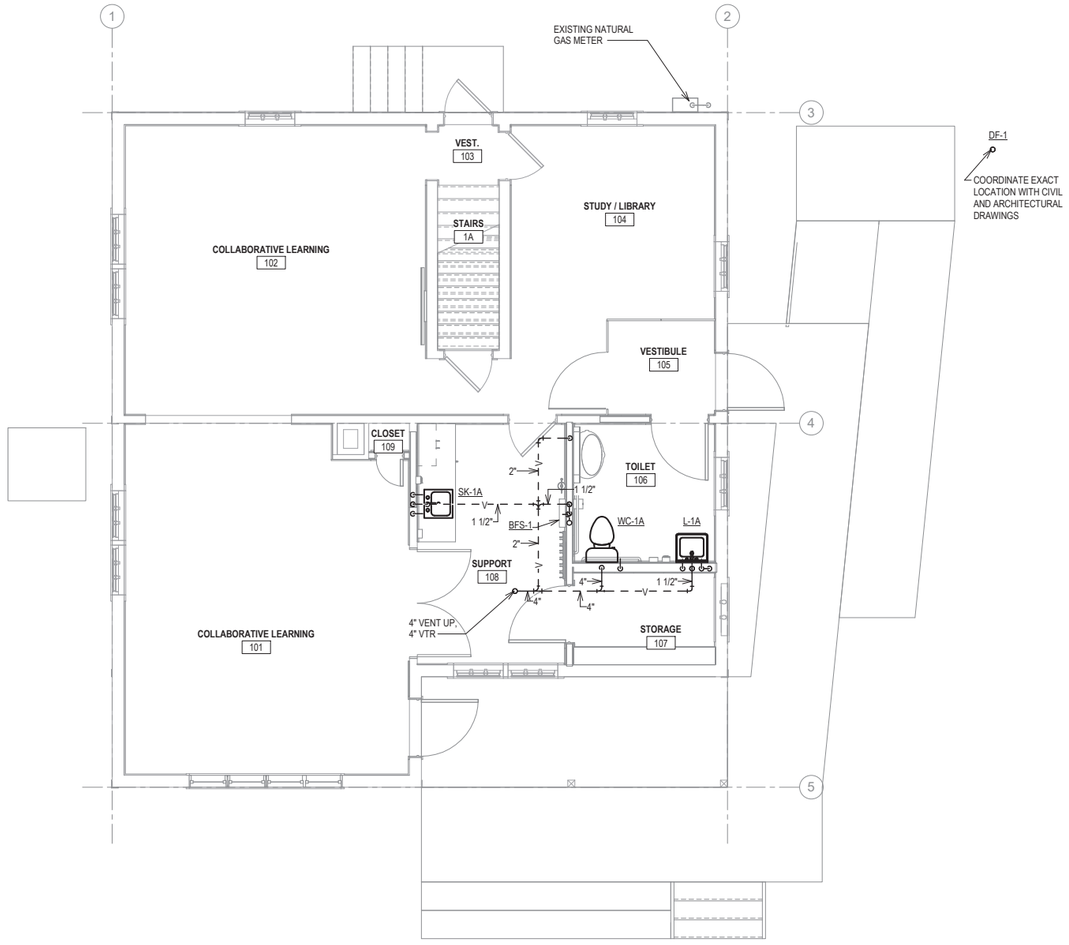
DEMOLITION
PLUMBING FLOOR
PLANS

DP101



1 PLUMBING FLOOR PLAN - BASEMENT
1/4" = 1'-0"



2 PLUMBING FLOOR PLAN - FIRST FLOOR
1/4" = 1'-0"

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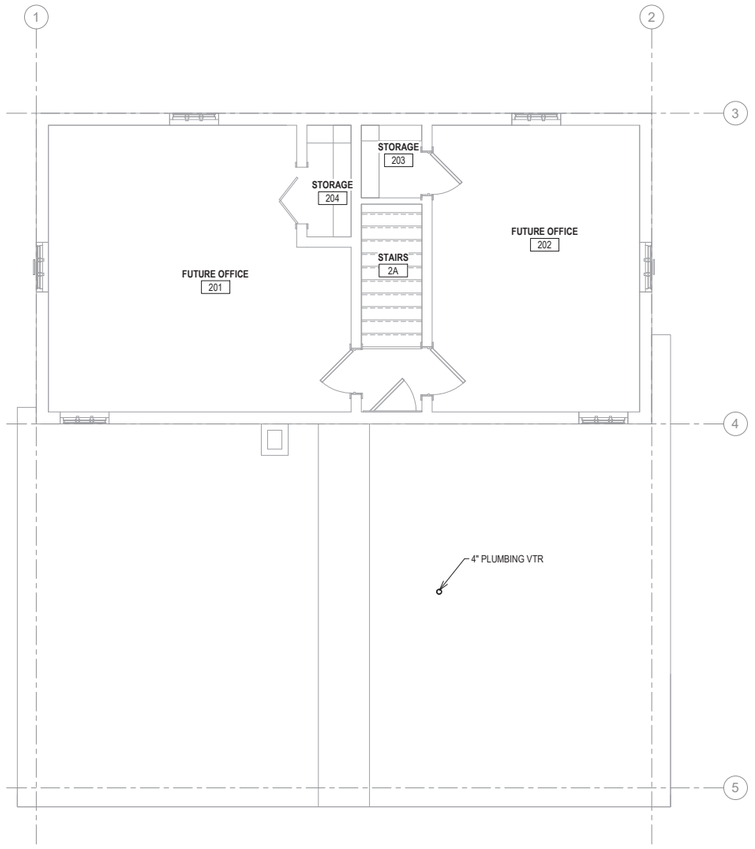
PLUMBING FLOOR PLANS

P101



2 PLUMBING FLOOR PLAN - SECOND FLOOR
1/4" = 1'-0"

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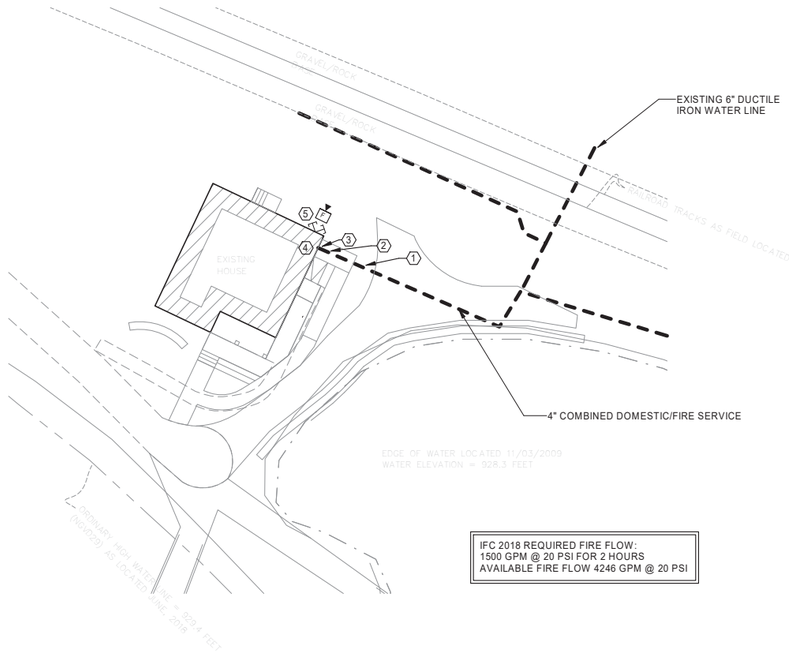
PLUMBING FLOOR PLANS

P102



1 F001 **FIRE PROTECTION SITE PLAN**
1" = 20'-0"

NORTH REF

0 20 40
SCALE IN FEET
SCALE: 1" = 20'

WATER SUPPLY INFORMATION			
TEST PRESSURE HYDRANT:	LOCATION:	CORNER OF LAKE ST E AND BROADWAY AVE S	
FLOW HYDRANT:	LOCATION:	ON LAKE ST E BETWEEN BROADWAY AND SUPERIOR	
BY: ESCAPE FIRE PROTECTION		DATE:	6/17/2022
STATIC PRESSURE:	85 PSI	RESIDUAL PRESSURE:	78 PSI
PITOT PRESSURE:	66 PSI WITH	1363	GPM FLOWING

NOTE: NEW WATER FLOW TEST WILL BE REQUIRED FOR SHOP DRAWING SUBMITTALS.

KEYNOTES

1. 4" COMBINED DOMESTIC/FIRE SERVICE TO WITHIN 5'-0" OF BUILDING BY OTHERS. SEE SITE UTILITY PLAN.
2. 4" TRANSITION COUPLING.
3. 4" CLASS 52 CEMENT LINED DUCTILE IRON FIRE SERVICE UNDER BUILDING FOOTING AND THROUGH FLOOR SLAB. SEE DETAIL 2/F200.
4. FIRE SERVICE ENTRANCE AND RISER. SEE DETAIL 1/F200.
5. FDC AND HORN/STROBE ASSEMBLY.

HAZARD CLASSIFICATION SCHEDULE

SYMBOL	HAZARD	DES. DENSITY-GPM/SF
LH	LIGHT	0.10
OH 2	ORDINARY GROUP 2	0.20

NOTE: HAZARD SYMBOLS AT ROOM NAMES INDICATE NEW SPRINKLER AND PIPE AS REQUIRED FOR THESE AREAS.

GENERAL NOTES

A. THE SPRINKLER SYSTEM SHOWN IS CONCEPTUAL ONLY. THE CONTRACTOR SHALL PROVIDE A COMPLETE SPRINKLER SYSTEM SHOWING ALL REQUIRED PIPING, OFFSETS, HEADS, RISERS AND DROPS.

B. SHOP DRAWINGS SHALL BE FIELD VERIFIED AND REVISED BY THE CONTRACTOR PRIOR TO SUBMITTAL FOR REVIEW BY ENGINEER.

C. FIELD INVESTIGATION BEFORE BIDDING IS RECOMMENDED. BID SHALL BE COMPLETE AND ACCOUNT FOR ALL REQUIRED PIPE, ROUTING, SPRINKLERS, ETC.

FIRE PROTECTION LEGEND

SYMBOL	DESCRIPTION
	PENDENT SPRINKLER, PLAN - ELEVATION
	UPRIGHT SPRINKLER, PLAN - ELEVATION
	SIDEWALL SPRINKLER, PLAN - ELEVATION
	BACK TO BACK ATTIC SPRINKLER, PLAN
F	FIRE SPRINKLER WET SYSTEM PIPE
F-D	FIRE SPRINKLER DRY SYSTEM PIPE
F-P	FIRE SPRINKLER PREACTION SYSTEM PIPE
FDC	FIRE SPRINKLER PREACTION SYSTEM PIPE
D	FIRE SPRINKLER DRAIN PIPE
	CONNECT TO EXISTING
	NEW PIPING
	EXISTING PIPING
	PIPING TO BE REMOVED
TS	TAMPER SWITCH
FS	FLOW SWITCH
PS	PRESSURE SWITCH
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION, SIAMESE
F	HORN/STROBE ASSEMBLY
	FIRE SPRINKLER WET SYSTEM RISER

FIRE PROTECTION ABBREVIATIONS

FL	FLANGED
GR	GROOVED
GALV	GALVANIZED
SF	SQUARE FEET
FDC	FIRE DEPARTMENT CONNECTION
AUX	AUXILIARY
(E)	EXISTING
SCH	SCHEDULE
N.C.	NORMALLY CLOSED

GENERAL NOTES

A. DESIGN AND INSTALLATION SHALL CONFORM TO NFPA 13, 2016 EDITION, LOCAL FIRE AND BUILDING DEPARTMENTS.

B. THE SPRINKLER SYSTEM SHOWN IS CONCEPTUAL ONLY. THE CONTRACTOR SHALL PROVIDE A COMPLETE SPRINKLER SYSTEM SHOWING ALL REQUIRED PIPING, OFFSETS, SPRINKLERS, RISERS AND DROPS.

C. CONTRACTOR SHALL SECURE ALL PERMITS AND PAY ALL FEES REQUIRED BY THE LOCAL AUTHORITY HAVING JURISDICTION AND BUILDING DEPARTMENTS.

D. PROVIDE ALL MATERIALS AND EQUIPMENT AND PERFORM ALL LABOR REQUIRED TO INSTALL COMPLETE AND OPERABLE FIRE PROTECTION SYSTEMS AS INDICATED ON THE DRAWINGS, AS SPECIFIED AND COMPLYING WITH THE STANDARDS OF THE NATIONAL FIRE PROTECTION ASSOCIATION AND ALL STATE AND LOCAL REGULATIONS.

E. APPROVAL OF THE COMPLETE SYSTEM SHALL BE OBTAINED FROM THE AUTHORITIES HAVING JURISDICTION, AND A COPY OF SAME SHALL BE DELIVERED TO THE OWNER'S REPRESENTATIVE FOR DELIVERY TO THE OWNER.

F. RESTORE ALL DEVICES, FINISHES, ETC. DAMAGED OR ALTERED DURING CONSTRUCTION TO AN ACCEPTABLE CONDITION AS DETERMINED BY THE OWNER, ARCHITECT AND/OR ENGINEER.

G. CONTRACTOR SHALL SCHEDULE ALL SHUTDOWNS THAT AFFECT UTILITIES AND PORTIONS OF THE BUILDING THAT MUST REMAIN IN OPERATION WITH THE OWNER.

H. PROVIDE AND INSTALL SPRINKLERS OF THE PROPER TEMPERATURE RATING AND TYPE PER NFPA 13.

I. PROVIDE AND INSTALL VALVES OF THE PROPER TYPE, UL LISTED, AND PRESSURE RATING PER NFPA 13.

J. PROVIDE AND INSTALL SPARE SPRINKLERS, WRENCH AND CABINET PER NFPA 13.

K. COORDINATE INSTALLATION OF ALL ELECTRICALLY SUPERVISED VALVES, HORN/STROBE, ETC. WITH THE ELECTRICAL CONTRACTOR.

L. PROVIDE AND INSTALL A HYDRAULIC PLACARD WITH THE HYDRAULIC DESIGN DATA FOR EACH ZONE RISER OR SYSTEM CALCULATED.

M. PROVIDE AND INSTALL A SIGN WITH RAISED LETTERS FOR THE FDC PER NFPA 13.

N. PROVIDE AND INSTALL AUX DRAINS AND VALVES AS REQUIRED FOR PROPER DRAINING OF THE SYSTEM.

O. COORDINATE SPRINKLERS AND PIPING LOCATIONS WITH DUCTWORK, PIPING, LIGHTING FIXTURES, DIFFUSERS, ETC. AS REQUIRED.

P. ISOLATE, DRAIN AND REFILL EXISTING PIPING SYSTEM AS REQUIRED TO ACCOMMODATE INSTALLATION OF NEW WORK.

Q. HANGER INSTALLATION AND SPACING SHALL BE IN ACCORDANCE WITH NFPA 13.

R. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CORING AND DRILLING AS REQUIRED.

S. THE CONTRACTOR SHALL SUBMIT SIZE AND LOCATION OF ALL BEAM PENETRATIONS TO THE STRUCTURAL ENGINEER FOR REVIEW AND DETAIL.

T. WHERE PIPING PASSES THROUGH FIRE RATED FLOORS OR WALLS, SLEEVES SHALL BE COMPLETELY SEALED WITH A FIRE STOP MATERIAL THAT IS UL LISTED AND ACCEPTED BY THE BUILDING DEPARTMENT AND FIRE DEPARTMENT. THIS MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MANUFACTURER TO MAINTAIN THE FIRE RATING OF THE PENETRATED WALL OR FLOOR.

U. SLEEVES THROUGH WALL AND FLOOR SHALL BE SCH 10 GALVANIZED AND PACKED WITH NONCOMBUSTIBLE, SMOKEPROOF, AND WATERPROOF FIRE SEALANT.

V. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF FIRE EXTINGUISHER CABINETS, FIRE HOSE CABINETS, AND SIAMESE CONNECTIONS.

W. ALL SHUTOFF VALVES IN SPRINKLER, STANDPIPE, AND COMBINED SYSTEMS SHALL BE APPROVED INDICATING TYPE.

X. COORDINATE SPRINKLER LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLANS, LIGHTING, AND OTHER CEILING ITEMS AND MAKE MODIFICATIONS TO SUIT.

Y. SPRINKLERS INSTALLED IN CEILINGS OF FINISHED AREAS SHALL BE SYMMETRICAL IN RELATION TO CEILING SYSTEM COMPONENTS AND CENTERED IN THE CEILING TILE.

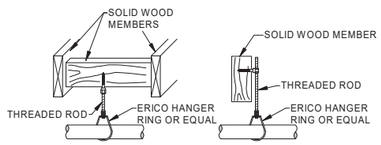
Z. THIS LOCATION IS A SEISMIC DESIGN CATEGORY "A" NO SEISMIC BRACING REQUIRED.

AA. ALL PIPING 2" AND SMALLER SHALL BE SCH 40. PIPING 2 1/2" AND LARGER SHALL BE SCH 10 PIPE WITH GROOVED FITTINGS.

BB. ALL DRY SYSTEM PIPING ABOVE GROUND SHALL BE THREADED FITTINGS AND SCHEDULE 40 PIPE FOR SIZES 2" AND SMALLER. SIZES 2 1/2" AND LARGER SHALL BE SCHEDULE 10 PIPE AND PAINTED DUCTILE IRON FITTINGS. GROOVED PIPE COUPLINGS SHALL BE PAINTED.

CC. SPRINKLER CONTRACTOR TO COORDINATE WITH OTHER TRADES TO PREVENT CONFLICT WITH OTHER BUILDING SYSTEMS. ANY INSTALLATION WITHOUT PRIOR COORDINATION IS SUBJECT TO REMOVAL AND REINSTALLATION AT THE INSTALLING CONTRACTOR'S EXPENSE.

DD. ALL OFFICE AND STORAGE SPACES ON FIRST FLOOR AND SECOND FLOOR SHALL BE PROTECTED USING CONCEALED SIDEWALL SPRINKLERS. PROVIDE VERTICAL WET PIPE RISERS FROM THE BASEMENT UP THROUGH THE WALL CAVITIES OF THE FIRST AND SECOND FLOORS. PROVIDE HORIZONTAL PIPING WITHIN THE WALL CAVITIES AS REQUIRED TO ACHIEVE SPRINKLER SPACING TO WALLS AND OTHER OBSTRUCTIONS. NOT ALL RISERS OR HORIZONTAL SEGMENTS ARE SHOWN FOR CLARITY.



MAXIMUM PIPE/TUBING SUPPORT SPACING, FEET

NOM. SIZE	1"	1-1/4"	1-1/2"	2"	2-1/2"	3"	4"	6"	8"
STEEL	12	12	15	15	15	15	15	15	15

NOTES:
1. UNSUPPORTED LENGTHS BETWEEN THE END SPRINKLER ON A BRANCH AND THE LAST HANGER SHALL NOT BE GREATER THAN 12".
2. THE LENGTH OF AN UNSUPPORTED ARM OVER MUST NOT BE GREATER THAN 12".
3. ALL HANGERS LOCATED WITHIN 12" OF THE LAST SPRINKLER ON A BRANCH LINE OR ARMOVER MUST BE FITTED WITH A SURGE SUPPRESSOR OR EQUIVALENT.

2 F001 **FIRE SPRINKLER PIPE HANGER DETAILS**
NOT TO SCALE

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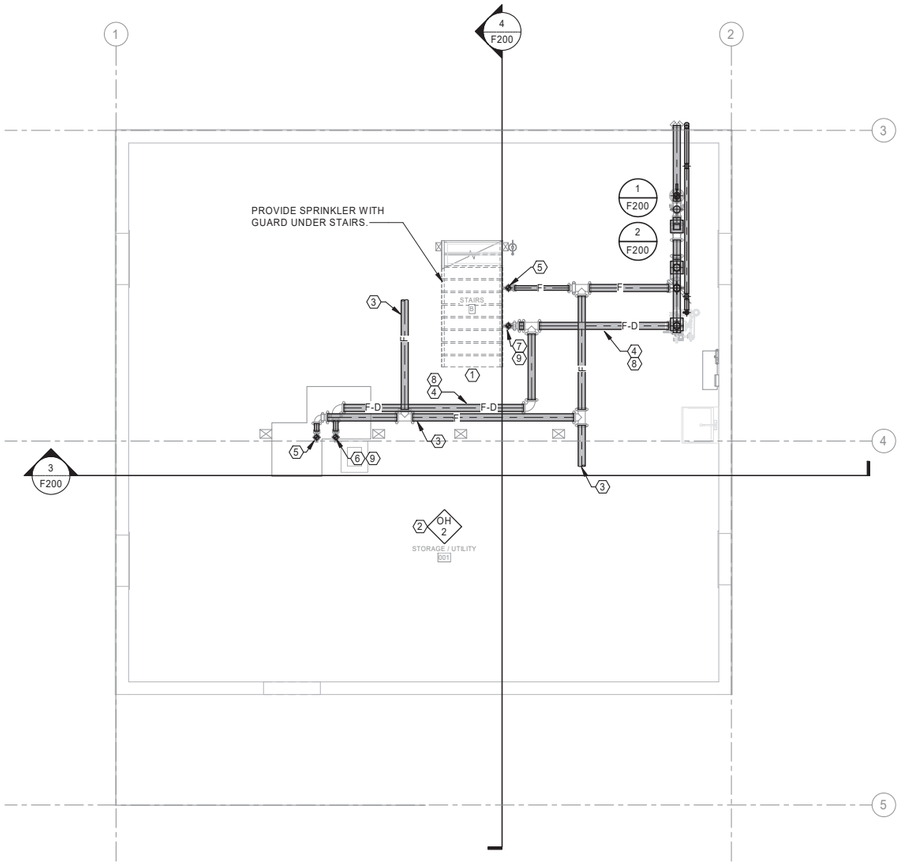
FIRE PROTECTION SITE PLAN AND DETAILS

F001



1 F100 FIRE PROTECTION BASEMENT FLOOR PLAN

1/4" = 1'-0"

NORTH REF

0 4 8

SCALE IN FEET

SCALE: 1/4" = 1'-0"

KEYNOTES

1. PROVIDE SPRINKLERS BELOW ALL STAIRS IN ACCORDANCE WITH NFPA 13. ROUTE EXPOSED PIPING TIGHT TO STRUCTURE.
2. PROVIDE AUXILIARY DRAINS AT LOCATIONS WHERE TRAPPED PIPING REQUIRES. (TYPICAL OF ALL).
3. WET SYSTEM PIPE.
4. DRY SYSTEM PIPE.
5. WET SYSTEM UP INSIDE THE WALL ABOVE. NOT ALL RISERS TO SERVE ALL SPACES ON FIRST AND SECOND FLOOR ARE SHOWN. CONTRACTOR SHALL PROVIDE ALL REQUIRED RISERS FOR COMPLETE COVERAGE.
6. DRY SYSTEM UP TO SUPPLY ATTIC SPACE ABOVE FIRST FLOOR.
7. DRY SYSTEM UP TO SUPPLY ATTIC SPACE ABOVE SECOND FLOOR.
8. DRY SYSTEM HORIZONTAL PIPING SHALL BE PITCHED AT LEAST 1/2" PER 10' TOWARDS THE MAIN FEED LINE AND DRUM DRIP DRAIN IN ACCORDANCE WITH NFPA 13.
9. DRUM DRIP DRAIN SYSTEM.

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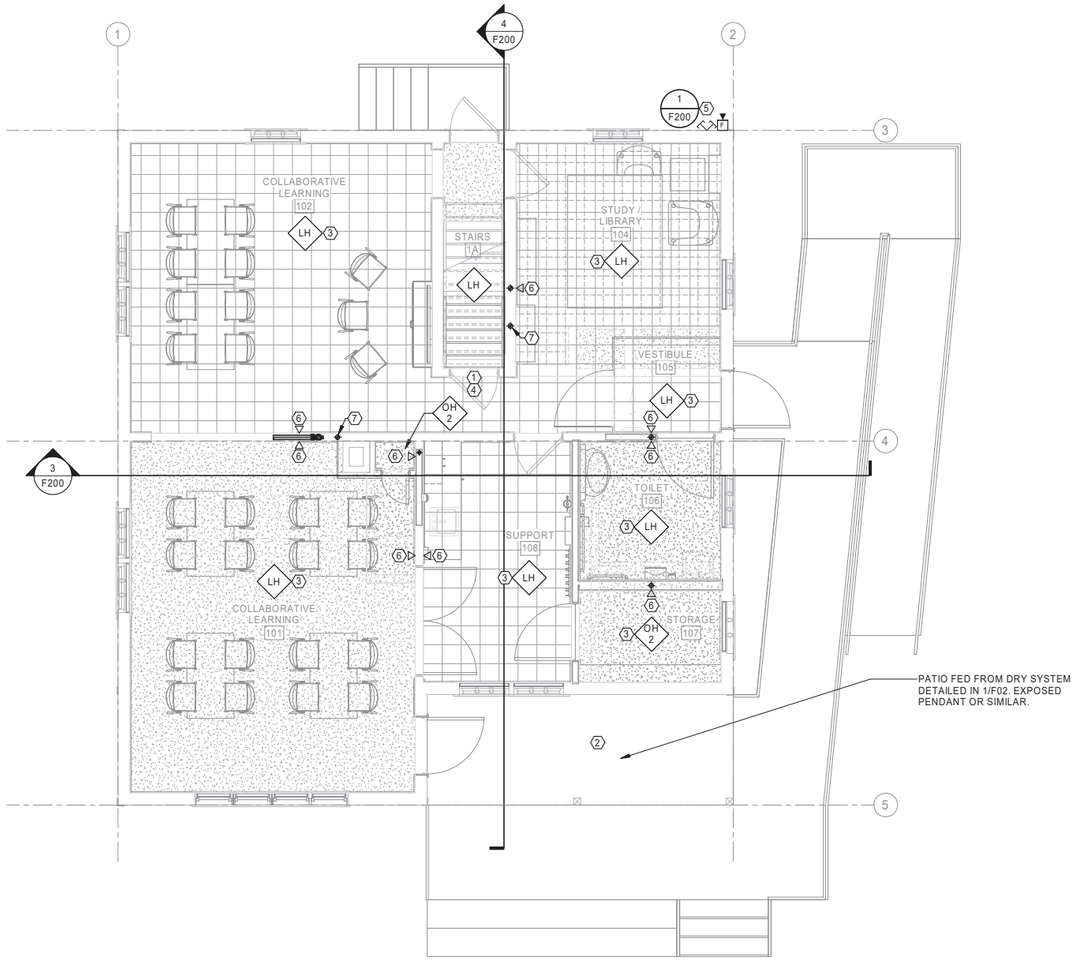
FIRE PROTECTION BASEMENT FLOOR PLAN

F100



1 F101 FIRE PROTECTION FIRST FLOOR PLAN

1/4" = 1'-0"

NORTH REF

0 4 8

SCALE IN FEET

SCALE: 1/4" = 1'-0"

KEYNOTES

1. PROVIDE SPRINKLERS BELOW ALL STAIRS IN ACCORDANCE WITH NFPA 13. ROUTE EXPOSED PIPING TIGHT TO STRUCTURE.
2. PROVIDE SPRINKLER PROTECTION AT COMBUSTIBLE EXTERIOR OVERHANG WIDER THAN 4'-0".
3. PROVIDE AUXILIARY DRAINS AT LOCATIONS WHERE TRAPPED PIPING REQUIRES. (TYPICAL OF ALL).
4. INSTALL SPRINKLER AT TOP OF BASEMENT STAIR.
5. 4" X 2-1/2" 2-WAY POLISHED BRASS FDC WITH WALL PLATE BRANDED "AUTO SPKR." AND KNOX LOCKING CAPS. FDC IS TO BE LOCATED NOT LESS THAN 18" AND NOT MORE THAN 48" ABOVE THE GROUND. MATCH FIRE DEPARTMENT KEYING SCHEME FOR LOCKING CAP.
6. VIKING VK680 OR EQUAL FLAT PLATE CONCEALED SIDE WALL SPRINKLERS. FED FROM WET SYSTEM PIPE. NOT ALL RISERS OR HORIZONTAL PIPE SEGMENTS ARE SHOWN (TYP).
7. DRY SYSTEM PIPING. (TYPICAL OF ALL)

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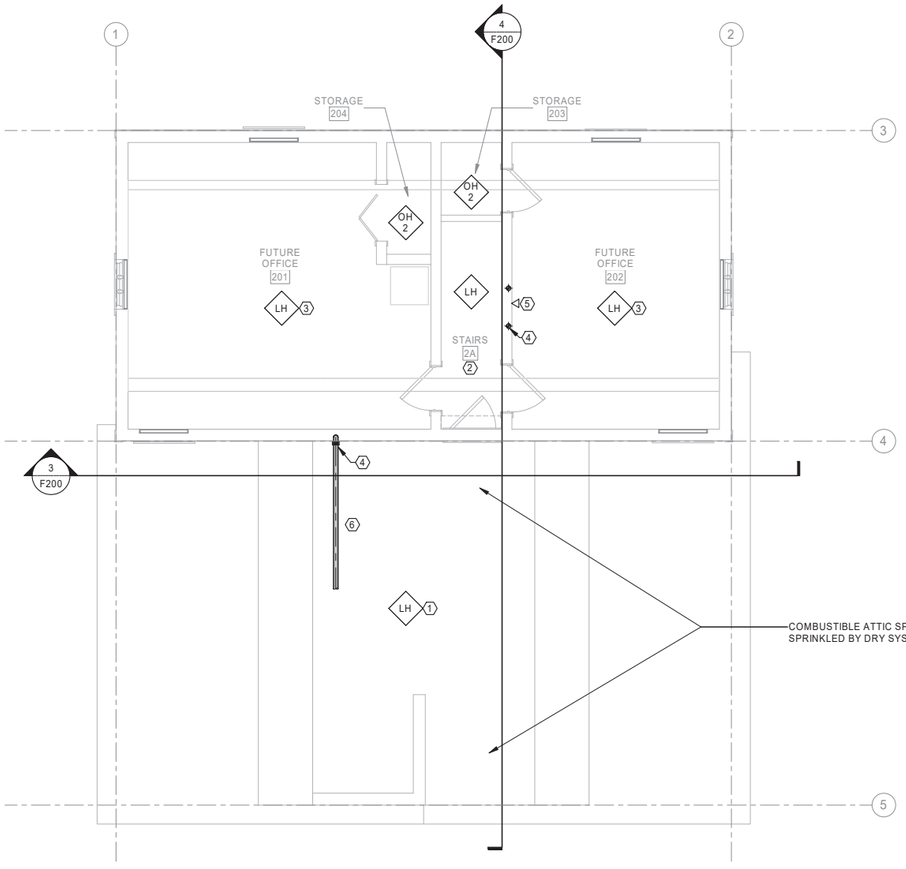
FIRE PROTECTION FIRST FLOOR PLAN

F101

KEYNOTES

1. PROVIDE APPLICATION SPECIFIC ATTIC SPRINKLERS IN COMBUSTIBLE ATTIC SPACE.
2. PROVIDE SPRINKLERS AT TOP OF ALL STAIRS IN ACCORDANCE WITH NFPA 13. ROUTE EXPOSED PIPING TIGHT TO STRUCTURE.
3. PROVIDE AUXILIARY DRAINS AT LOCATIONS WHERE TRAPPED PIPING REQUIRES. (TYPICAL OF ALL).
4. DRY SYSTEM PIPE, VERTICAL IN WALL.
5. VIKING VK680 OR EQUAL FLAT PLATE CONCEALED SIDE WALL SPRINKLERS. FED FROM WET SYSTEM PIPE. NOT ALL RISERS OR HORIZONTAL PIPE SEGMENTS ARE SHOWN (TYP).
6. DRY SYSTEM HORIZONTAL PIPING SHALL BE PITCHED A MINIMUM OF 1/2" PER 10' TOWARDS THE VERTICAL RISERS IN ACCORDANCE WITH NFPA 13.



1 F102 FIRE PROTECTION SECOND FLOOR PLAN

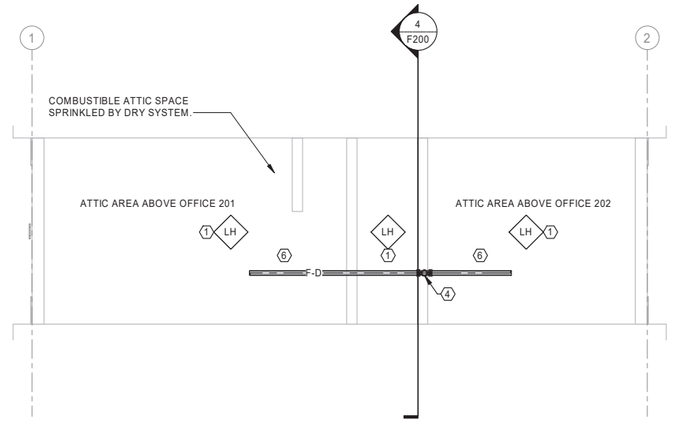
1/4" = 1'-0"

NORTH REF

0 4 8

SCALE IN FEET

SCALE: 1/4" = 1'-0"



2 F102 FIRE PROTECTION SECOND FLOOR ATTIC PLAN

1/4" = 1'-0"

NORTH REF

0 4 8

SCALE IN FEET

SCALE: 1/4" = 1'-0"

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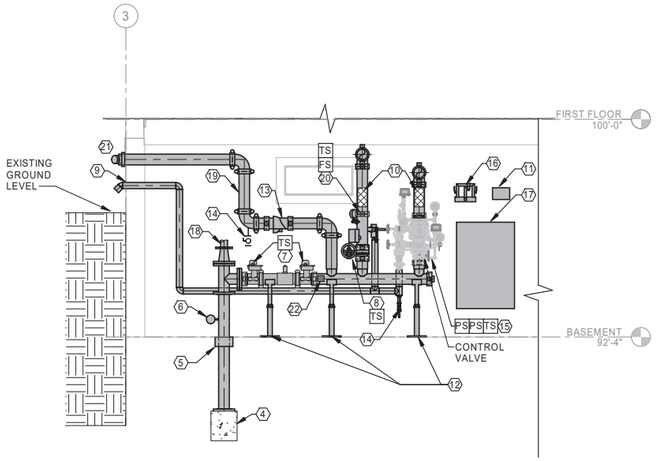
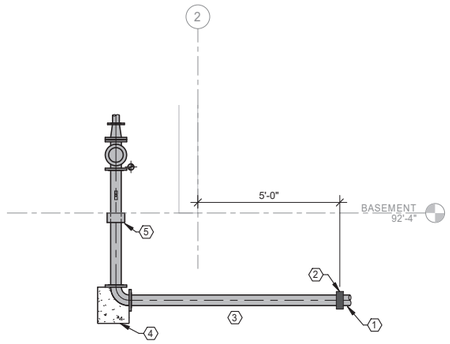
FIRE PROTECTION
SECOND FLOOR PLAN

F102



1 F200 FIRE RISER ELEVATION
3/8" = 1'-0"

0 2 4
SCALE IN FEET
SCALE: 3/8" = 1'-0"

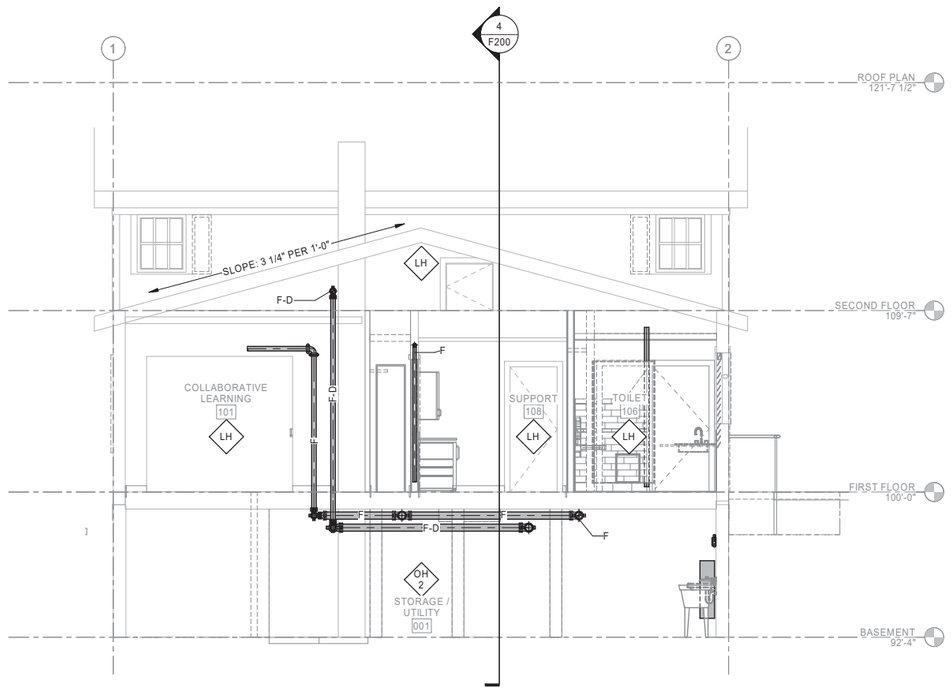


2 F200 FIRE ENTRANCE ELEVATION
3/8" = 1'-0"

0 2 4
SCALE IN FEET
SCALE: 3/8" = 1'-0"

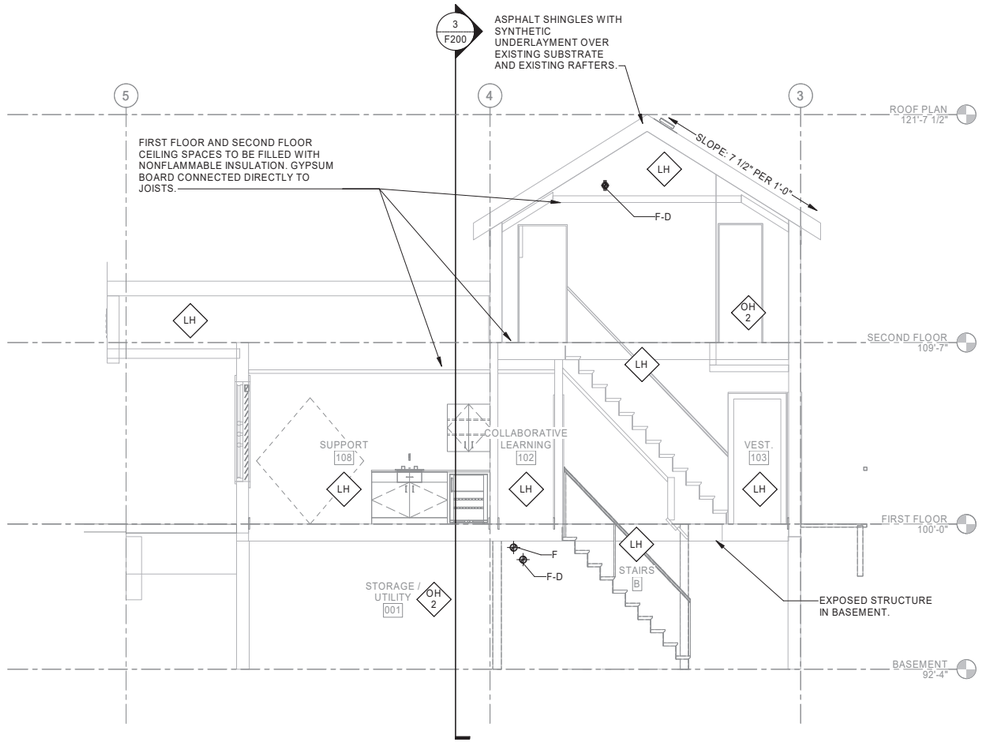
FIRE RISER AND FIRE ENTRANCE KEYNOTES

1. 4" COMBINED DOMESTIC/FIRE SERVICE TO WITHIN 5'-0" OF BUILDING BY OTHERS. SEE CIVIL SITE UTILITY PLAN.
2. 4" TRANSITION COUPLING.
3. 4" CLASS 52 CEMENT LINED DUCTILE IRON FIRE SERVICE UNDER BUILDING FOOTING AND THROUGH FLOOR SLAB.
4. CONCRETE THRUST BLOCK WITH MEGA-LUG RESTRAINT.
5. 8" GALV. STEEL SLEEVE THROUGH FLOOR, SEAL ANNULAR SPACE WITH WATERPROOF MASTIC.
6. PRESSURE GAUGE LOCATED PRIOR TO BACKFLOW.
7. 4" DOUBLE CHECK DETECTOR ASSEMBLY BACKFLOW PREVENTER WITH TAMPER SWITCHES.
8. GR ISOLATION VALVE WITH TAMPER SWITCH (TYPICAL).
9. 2 1/2" MAIN TEST AND DRAIN LINE.
10. PERMANENTLY AFFIXED HYDRAULIC DESIGN INFORMATION SIGN PER NFPA 13.
11. SPARE SPRINKLER CABINET WITH WRENCH, QUANTITY AS REQUIRED.
12. 2" PIPE STAND IN ACCORDANCE WITH NFPA 13.
13. 4" GR CHECK VALVE. PROVIDE AN AUTO-BALL DRIP AND PIPE TO DRAIN.
14. 1" AUXILIARY DRAIN AND BALL VALVE FROM DRAIN ELBOW.
15. DRY SYSTEM VALVE WITH TRIM.
16. GENERAL AIR MAINTENANCE DEVICE AMD-1 (OR EQUAL).
17. NITROGEN GENERATOR. ENGINEERED CORROSION SOLUTIONS AG - 675 OR EQUAL.
18. TO DOMESTIC WATER RISER. INCLUDE 50 GPM AT CONNECTION IN THE HYDRAULIC CALCULATIONS. SEE PLUMBING PLANS
19. 4" TO FDC
20. COMMERCIAL RISER MANIFOLD WITH FLOW SWITCH, PRESSURE RELIEF VALVE, PRESSURE GAUGE, AND MAIN DRAIN.
21. 4" X 2-1/2" 2 WAY POLISHED BRASS FDC WITH WALL PLATE BRANDED "AUTO SPKR." BRANDING AND KNOX LOCKING CAPS. FDC IS TO BE LOCATED NOT LESS THAN 18" AND NOT MORE THAN 48" ABOVE GROUND. MATCH FIRE DEPARTMENT KEYING SCHEME FOR LOCKING CAP.
22. MASTER FLOW SWITCH TO ANNUNCIATE EXTERIOR HORN/STROBE.



3 F200 FIRE PROTECTION SECTION FACING NORTH
1/4" = 1'-0"

0 4 8
SCALE IN FEET
SCALE: 1/4" = 1'-0"



4 F200 FIRE PROTECTION SECTION FACING WEST
1/4" = 1'-0"

0 4 8
SCALE IN FEET
SCALE: 1/4" = 1'-0"

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PROJECT# | WAYZATA_FORE
CHECKED BY |KOPP
DRAWN BY | MARJERISON
REVISIONS

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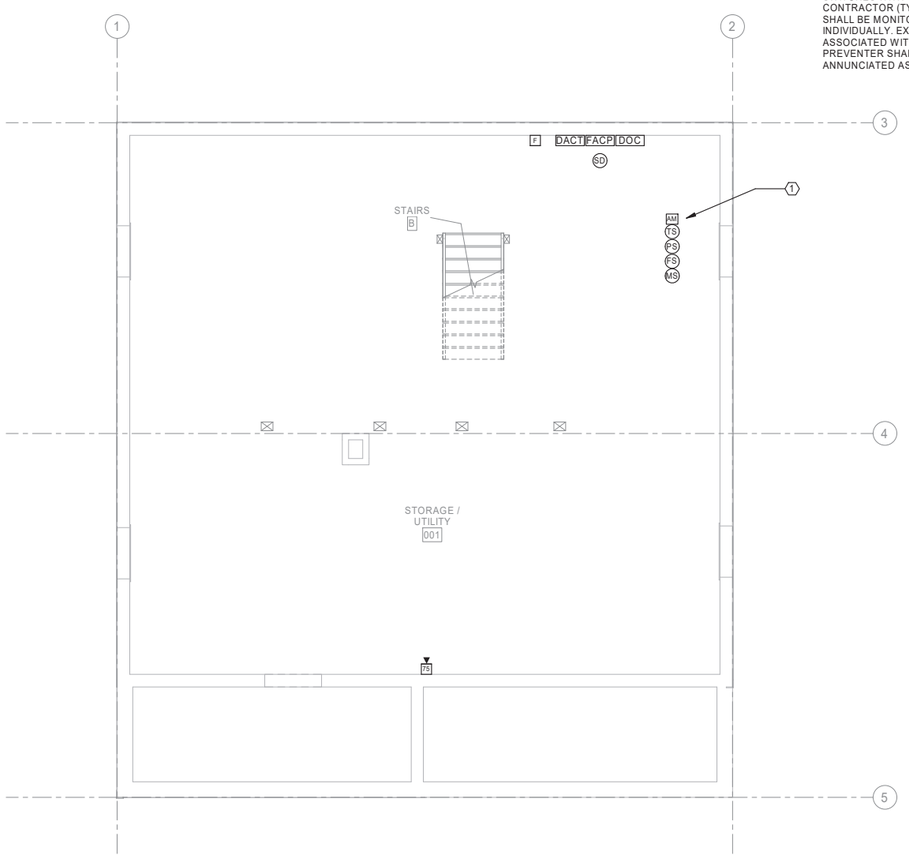
FIRE PROTECTION SECTIONS, FIRE RISER, AND DETAILS

F200

FLOOR PLAN KEYNOTES

1. COORDINATE EXACT QUANTITIES OF VALVE SUPERVISORY SWITCHES AND FLOW ALARM SWITCHES WITH THE FIRE SPRINKLER CONTRACTOR (TYPICAL OF ALL. ALL SWITCHES SHALL BE MONITORED AND ANNUNCIATED INDIVIDUALLY. EXCEPTION: TAMPER SWITCHES ASSOCIATED WITH A SINGLE BACKFLOW PREVENTER SHALL BE MONITORED AND ANNUNCIATED AS A SINGLE POINT.)



1 FA101 FIRE ALARM BASEMENT PLAN
1/4" = 1'-0"

NORTH REF

0 4 8
SCALE IN FEET
SCALE: 1/4" = 1'-0"

FIRE ALARM LEGEND

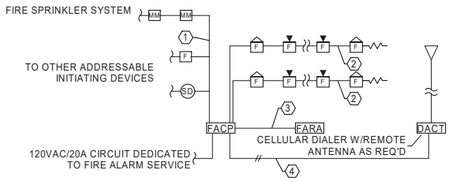
SYMBOLS APPLY ONLY WHEN USED ON DRAWINGS

SYMBOL	DESCRIPTION
F	VISUAL NOTIFICATION DEVICE (# INDICATES CANDELA RATING)
F	COMBINATION AUDIO & VISUAL NOTIFICATION DEVICE (# INDICATES CANDELA RATING)
F	ADDRESSABLE MANUAL PULL STATION
AM	ADDRESSABLE MODULE
SD	ADDRESSABLE SYSTEM SMOKE DETECTOR
TS	CONNECTION TO TAMPER SWITCH, SWITCH BY OTHERS
FS	CONNECTION TO FLOW SWITCH, SWITCH BY OTHERS
MS	CONNECTION TO MASTER FLOW SWITCH, SWITCH BY OTHERS
FARA	FIRE ALARM REMOTE ANNUNICATOR
FACP	FIRE ALARM CONTROL PANEL
DACT	FIRE ALARM COMMUNICATOR - LTE (CELLULAR)
DOC	FIRE ALARM RECORD DOCUMENTS STORAGE BOX

FIRE ALARM RISER NOTES

1. TYPICAL SIGNALING LINE CIRCUIT (SLC).
   A. PROVIDE SEPERATE OR ISOLATED CIRCUITS FOR EACH FLOOR.
2. TYPICAL NOTIFICATION APPLIANCE CIRCUIT (NAC).
3. FIRE ALARM ANNUNCIATOR POWER AND COMMUNICATIONS CIRCUIT.
4. QTY (2)- TWISTED PAIR CU. POTS LINES.

**ALL CIRCUITS AND CONDUCTORS SHALL BE IN ACCORDANCE WITH EQUIPMENT MANUFACTURER RECOMMENDATIONS.



2 FA101 FIRE ALARM RISER DIAGRAM (TYPICAL)
NOT TO SCALE

SYSTEM INPUT	SYSTEM OUTPUT: FACP & ANNUNCIATOR: ZONE ALARM SIGNAL INDICATION	FACP & ANNUNCIATOR: AUDIBLE ALARM SIGNAL ACTIVATION	FACP & ANNUNCIATOR: ZONE SUPERVISORY SIGNAL INDICATION	FACP & ANNUNCIATOR: AUDIBLE SUPERVISORY SIGNAL ACTIVATION	FACP & ANNUNCIATOR: ZONE TROUBLE SIGNAL INDICATION	FACP & ANNUNCIATOR: AUDIBLE TROUBLE SIGNAL ACTIVATION	NOTIFICATION: ACTIVATE ALL AUDIBLE DEVICES	NOTIFICATION: ACTIVATE ALL VISIBLE DEVICES	NOTIFICATION: TRANSMIT ALARM SIGNAL TO SUPERVISING STATION	NOTIFICATION: TRANSMIT SUPERVISORY SIGNAL TO SUPERVISING STATION	NOTIFICATION: TRANSMIT TROUBLE SIGNAL TO SUPERVISING STATION	NOTIFICATION: ACTIVATE EXTERIOR NOTIFICATION DEVICE AT FDC
MANUAL PULL STATION	X	X				X	X	X				
SMOKE DETECTOR - GENERAL (SYSTEM DETECTOR)	X	X				X	X	X				
FIRE SPRINKLER VALVE SUPERVISORY TAMPER SWITCH			X	X					X			
FIRE SPRINKLER FLOW DETECTOR SWITCH	X	X				X	X	X				X
FIRE SPRINKLER DRY SYSTEM PRESSURE SWITCH			X	X					X			
NOTIFICATION APPLIANCE CIRCUIT FAULT					X	X					X	
INITIATING DEVICE CIRCUIT FAULT					X	X					X	
SIGNALING LINE CIRCUIT FAULT					X	X					X	
FACP AC POWER FAIL					X	X					X	
FACP BATTERY CHARGER FAIL					X	X					X	
FACP COMMUNICATION FAIL					X	X					X	

3 FA101 FIRE ALARM OPERATIONAL MATRIX
NOT TO SCALE

GENERAL NOTES - FIRE ALARM

A. COMPLY WITH LATEST ADOPTED EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), INTERNATIONAL FIRE CODE (IFC), FIRE ALARM AND SIGNALING CODE (NFPA 72) AND NATIONAL ELECTRICAL CODE (NFPA 70) INCLUDING ANY LOCAL AMENDMENTS. ALL REFERENCES TO CODES AND STANDARDS SHALL BE AS NOTED IN THE FIRE ALARM CODE SUMMARY.
B. ALL FIRE ALARM CABLE INSTALLED WITHIN WALLS AND ABOVE INACCESSIBLE CEILING SPACES (GYP) SHALL BE INSTALLED IN MINIMUM 3/4" CONDUIT AND STUBBED TO THE NEAREST ACCESSIBLE SPACE. SURFACE MOUNTED CONDUIT SHALL BE ALLOWED IN UNFINISHED MECHANICAL AREAS; EXPOSED CONDUIT SHALL BE PAINTED RED IN COLOR. CABLE MAY BE FREE-RUN ABOVE ACCESSIBLE CEILINGS AND PROPERLY SUPPORTED IN A DEDICATED J-HOOK SYSTEM.
C. ALL FIRE ALARM DEVICES SHALL BE MOUNTED TO A STEEL BACKBOX OR ELECTRICAL BOX. SURFACE MOUNT LOCATIONS SHALL INCLUDE A FACTORY MATCHED BOX SPECIFIC TO THE DEVICE.
D. CONTRACTOR SHALL COORDINATE WITH OWNER UPON SUBSTANTIAL COMPLETION TO PROVIDE CONNECTION TO REMOTE SUPERVISING STATION AS APPROVED BY THE OWNER.
E. CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT AND LOCAL AHJ BEFORE PROGRAMMING FINAL DEVICE DESCRIPTIONS IN SYSTEM MEMORY. OBTAIN APPROVAL FROM BOTH PRIOR TO FINAL COMPLETION.

FIRE ALARM CODE SUMMARY

1. GROUP B AND S-1 OCCUPANCY
   - MULTI-STORY BUILDING - 1 STORY BELOW GROUND, 2 STORIES ABOVE
2. CONSTRUCTION:
   - TYPE- VB
3. REFERENCED CODES (INCLUDES ALL LOCAL ADOPTED AMENDMENTS):
   - INTERNATIONAL BUILDING CODE (IBC) 2018 EDITION
   - INTERNATIONAL FIRE CODE (IFC) 2018 EDITION
   - STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS - (NFPA 13) 2016 EDITION
   - NATIONAL ELECTRICAL CODE (NFPA 70) 2017 EDITION
   - NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA 72) 2016 EDITION
   - INTERNATIONAL MECHANICAL CODE (IMC) 2018 EDITION
4. SYSTEM SCOPE:
   - ADDRESSABLE FIRE ALARM SYSTEM INCLUDING AUTOMATIC SMOKE DETECTION ABOVE CONTROL PANEL AND MANUAL STATIONS AT ALL EXIT DOORS.
   - STANDARD AUDIBLE/VISIBLE NOTIFICATION THROUGHOUT ALL COMMON AREAS
   - MONITORING OF AUTOMATIC SPRINKLER SYSTEM AND ACTIVATION OF OCCUPANT NOTIFICATION DEVICES UPON SYSTEM FLOW.
   - TRANSMISSION OF SIGNALS TO REMOTE SUPERVISING STATION.

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CHECKED BY | BINGHAM
DRAWN BY | MARJERISON
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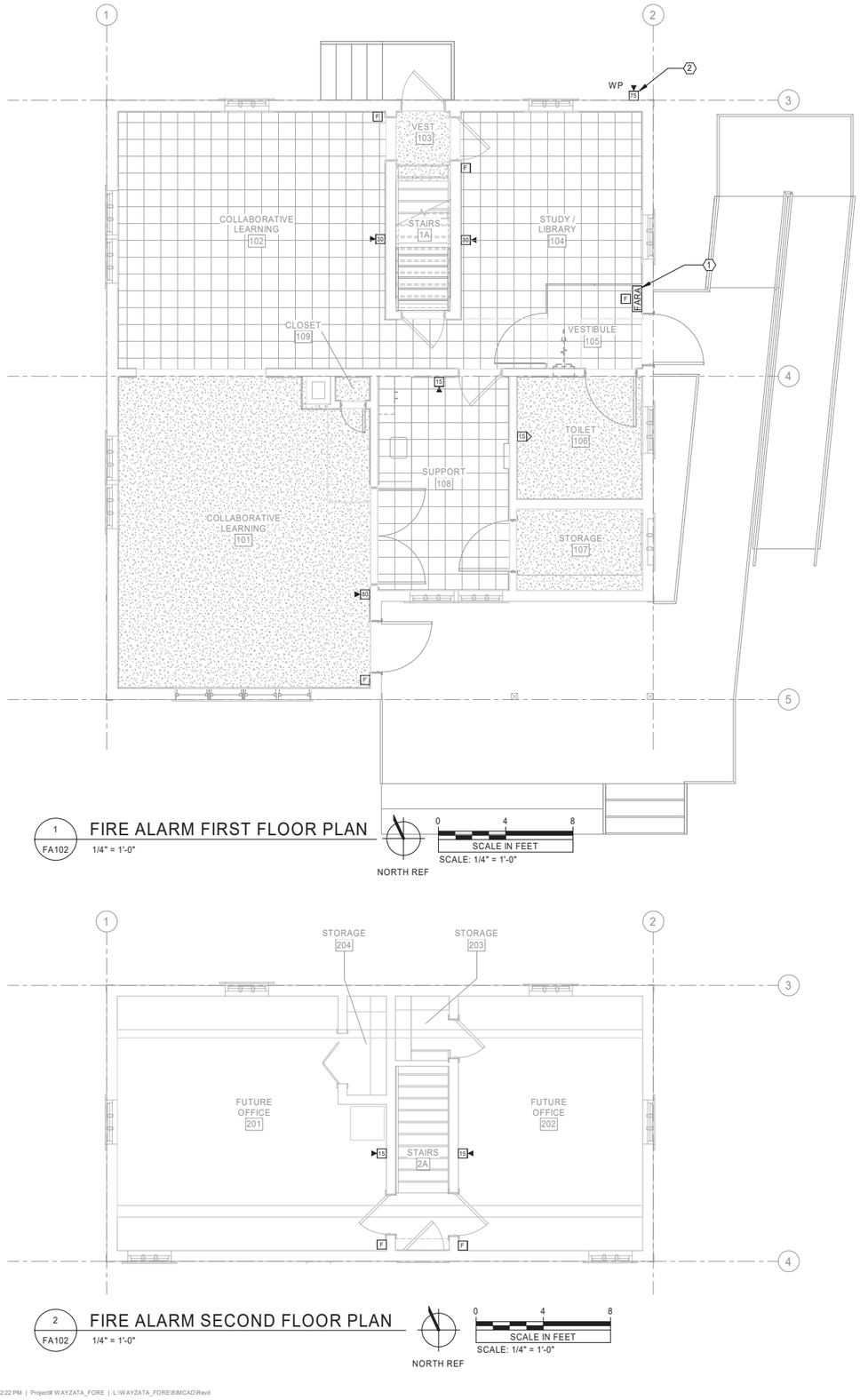
FIRE ALARM GENERAL INFORMATION AND BASEMENT PLAN

FA101



1 FA102 FIRE ALARM FIRST FLOOR PLAN

1/4" = 1'-0"

0 4 8

SCALE IN FEET

SCALE: 1/4" = 1'-0"

NORTH REF

2 FA102 FIRE ALARM SECOND FLOOR PLAN

1/4" = 1'-0"

0 4 8

SCALE IN FEET

SCALE: 1/4" = 1'-0"

NORTH REF

GENERAL NOTES - FIRE ALARM

A. COMPLY WITH LATEST ADOPTED EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), INTERNATIONAL FIRE CODE (IFC), FIRE ALARM AND SIGNALING CODE (NFPA 72) AND NATIONAL ELECTRICAL CODE (NFPA 70) INCLUDING ANY LOCAL AMENDMENTS. ALL REFERENCES TO CODES AND STANDARDS SHALL BE AS NOTED IN THE FIRE ALARM CODE SUMMARY.
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(#) KEYNOTES

1. THE LOCATION OF THE REMOTE ANNUNCIATOR SHALL BE APPROVED BY THE LOCAL AHJ PRIOR TO ROUGH-IN.
2. COORDINATE LOCATION OF EXTERIOR WATER FLOW HORN/STROBE WITH FIRE SPRINKLER CONTRACTOR. MOUNT DIRECTLY ABOVE FIRE DEPARTMENT CONNECTION.

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FIRE ALARM FIRST AND SECOND FLOOR PLAN

FA102

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