Corcoran City Council - Regular Session Agenda
November 12, 2026
7:00 PM
Revised 11/10/26

1. **Call to Order / Roll Call**
2. **Pledge of Allegiance**
3. **Agenda Approval**
4. **Presentations**
   a. Recognition of Veterans
5. **Open Forum - Public Comment Opportunity**
6. **Consent Agenda**
   a. Financial Claims to November 12, 2026
   b. Tort Liability
   c. City Administrator Resignation
   d. Authorization to Begin Hiring Process for Recreation Coordinator
   e. Resolution 2026-93 Appointment of Vacant Positions
   f. Reverse Referendum Petition
   g. Resolution 2026-86: Accepting Donations for Trunk or Treat
   h. Mayers Ag Preserve
   i. Scherber Ag Preserve
   j. Weinand Woods 2nd Addition Variance & Final Plat
   k. Pioneer Trail Industrial Park Final Plat & Final PUD Extension
   l. Old Settlers, Horseshoe, & Trail Street Improvements - Pay Request 2
   m. NE Corcoran Trunk Infrastructure - Pay Request 8 & FINAL
   n. CR 116 & Hunters Ridge Turn Lane Improvements - Pay Request 4 & FINAL
   o. Heritage Park Improvements - Pay Request #14 (Building)
   p. BKV Group - Civic Campus Schematic Design Services and Contractual Invoice Payments
7. **Consent Agenda Items Removed for Consideration**
8. **Planning**
9. **Unfinished Business**
   a. Economic Development Strategic Plan - Maxfield Research & Consulting
10. **New Business**
    a. Public Hearing - St. Therese Conduit Bonds
    b. Canvass November 3, 2026, Municipal Election and Declare Results
    c. Resolution 2026-92 Appointing Interim City Administrator
    d. City Administrator Recruitment Process
11. **Closed Session**

Closed Session to Discuss Open Litigation with Aaron and Melissa Solberg

12. **Closed Session Action Items**
13. **Staff Reports**
14. **Council Reports**
15. **City Council Schedule**
    a. 2026 City Council Schedule
16. **Adjournment**

***Includes Materials** - *Materials relating to these agenda items can be found in the Council Chambers Agenda Packet book located by the entrance. The complete Council Agenda Packet is available electronically on the City website at www.corcoranmn.gov.*

STAFF REPORT **Agenda Item: 4.a**

Council Meeting: November 12, 2026	**Prepared By:** Deb Johnson, City Clerk
Topic: Recognition of Veterans	**Action Required:** Information Only

Council Action

STAFF REPORT **Agenda Item: 6.a**

Council Meeting: November 12, 2026	**Prepared By:** Reed Kottke, Accountant
Topic: Financial Claims to November 12, 2026	**Action Required:** Approval

Summary
Claims require Council review and approval, those permitted per policy have been completed, while others are pending Council approval.

Financial/Budget
Claims are within budget or are identified on a case-by-case basis to confirm funding and seek Council approval as necessary.

Options
Approve claims as presented or amend and approve claims.

Recommendation
Approve claims as presented.

Council Action
Approve claims as presented.

Attachments
1. 20261112 council.pdf

Agenda Item:	6b
Council Meeting:	11/12/2026

APPROVED

Check Date:	10/22/2026
Check Range:	40102 - 40124

Total Amount	**$**	**59,202.77**

Check Date:	10/29/2026
Check Range:	40125 - 40159

Total Amount	**$**	**37,446.31**

Check Date:	11/5/2026
Check Range:	40160 - 40210

Total Amount	**$**	**131,209.37**

Check Date:	11/12/2026
Check Range:	40211 - 40222

PENDING

Total Amount	**$**	**1,092,523.80**
Electronic Funds Transfer	**$**	**383,122.50**
Total Expenditures	**$**	**1,475,646.30**

Grand Total	**$**	**1,703,504.75**

Electronic Funds Transfer

Date	Vendor	Amount	Description
10/16/2026	PERA	39,953.01	PP21 PENSION
10/19/2026	OPTUM CLAIM	5,936.62	FLEXIBLE SPENDING ACCOUNT
10/23/2026	ADP PAYROLL FEES	860.30	PP21 PROCESSING
10/27/2026	WRIGHT HENNEPIN	173.80	OCTOBER TAVERA ELECTRIC
10/27/2026	WRIGHT HENNEPIN	7,906.74	SEPTEMBER ELECTRIC
10/29/2026	ADP TAX	52,142.40	PP22 TAX
10/29/2026	ADP WAGE PAY	134,419.06	PP22 NET PAY
10/30/2026	OPTUM BANK	6,790.15	PP22 HSA
10/30/2026	METLIFE	8,554.67	OCTOBER CORE LINE/PFML
10/30/2026	PERA	40,440.43	PP22 PENSION
11/2/2026	OPTUM CLAIM	130.00	FLEXIBLE SPENDING ACCOUNT
11/2/2026	MINNESOTA STATE RETIREMENT SYSTEM	5,014.10	PP22 DEFERRED COMPENSATION
11/2/2026	MINNESOTA STATE RETIREMENT SYSTEM	5,963.41	PP22 HEALTH CARE SAVINGS PLAN
11/2/2026	HEALTHPARTNERS	73,461.86	NOVEMBER HEALTH INSURANCE
11/3/2026	FARMERS STATE BANK OF HAMEL	10.00	CHARGEBACK FEE
11/6/2026	VERIZON	1,365.95	OCTOBER POLICE/CITY HALL CELLULAR
Total Amount		**$ 383,122.50**	

BANK CODE: GEN CHECK DATE: 10/22/2026 INVOICE PAY DATE FROM 10/22/2026 TO 10/22/2026

Check Date	Bank	Check #	Vendor Code	Vendor Name	Invoice Total	Credit Total	Total Amount	# Invoices
10/22/2026	GEN	40102	622	BEAUDRY OIL COMPANY	6,837.44	0.00	6,837.44	3
10/22/2026	GEN	40103	3236	BKV GROUP	11,649.20	0.00	11,649.20	1
10/22/2026	GEN	40104	56	CINTAS - 470	271.84	0.00	271.84	4
10/22/2026	GEN	40105	2427	COMPUTER INTEGRATION TECH	3,247.20	0.00	3,247.20	1
10/22/2026	GEN	40106	3193	CULLIGAN DEPARTMENT 8509	147.00	0.00	147.00	2
10/22/2026	GEN	40107	3231	HAWKINS INC	30.00	0.00	30.00	1
10/22/2026	GEN	40108	1859	HENNEPIN COUNTY ACCOUNTS RECEIVABLE	228.12	0.00	228.12	1
10/22/2026	GEN	40109	3230	HULS BROKERAGE INC	879.57	0.00	879.57	1
10/22/2026	GEN	40110	211	LANDFORM PROFESSIONAL SERVICES	13,165.00	0.00	13,165.00	25
10/22/2026	GEN	40111	1594	LEAGUE OF MN CITIES INSUR.TRST	1,000.00	0.00	1,000.00	1
10/22/2026	GEN	40112	58	CITY OF MAPLE GROVE	831.40	0.00	831.40	2
10/22/2026	GEN	40113	242	MARTIN MARIETTA MATERIALS	192.63	0.00	192.63	1
10/22/2026	GEN	40114	167	MENARDS MAPLE GROVE	97.79	0.00	97.79	3
10/22/2026	GEN	40115	3039	METLIFE	1,328.07	0.00	1,328.07	1
10/22/2026	GEN	40116	2245	METRO SALES INC	632.96	0.00	632.96	1
10/22/2026	GEN	40117	1589	RMS RENTALS	1,600.90	0.00	1,600.90	1
10/22/2026	GEN	40118	3297	ROAD RAKE ATTACHMENTS LLC	5,000.00	0.00	5,000.00	1
10/22/2026	GEN	40119	2939	SNAP-ON INDUSTRIAL	534.68	0.00	534.68	1
10/22/2026	GEN	40120	148	STREICHER'S POLICE EQUIPMENT	3,770.86	0.00	3,770.86	12
10/22/2026	GEN	40121	276	SUBURBAN TIRE WHOLESALE INC	5,783.24	0.00	5,783.24	1
10/22/2026	GEN	40122	3043	THE HARTFORD	1,198.14	0.00	1,198.14	1
10/22/2026	GEN	40123	3233	TRANSWEST TRUCKS	616.76	0.00	616.76	1
10/22/2026	GEN	40124	2092	TRI-STATE BOBCAT	159.97	0.00	159.97	1

Num Checks: 23 Num Stubs: 0 Num Invoices: 67 Total Amount: 59,202.77

BANK CODE: GEN CHECK DATE: 10/29/2026 INVOICE PAY DATE FROM 10/29/2026 TO 10/29/2026

Check Date	Bank	Check #	Vendor Code	Vendor Name	Invoice Total	Credit Total	Total Amount	# Invoices
10/29/2026	GEN	40125	1560	ACME TOOLS	448.00	0.00	448.00	2
10/29/2026	GEN	40126	2270	AMAZON CAPITAL SERVICES	2,678.06	449.97	2,228.09	12##
10/29/2026	GEN	40127	622	BEAUDRY OIL COMPANY	1,923.14	0.00	1,923.14	1
10/29/2026	GEN	40128	2659	BS& A SOFTWARE	1,016.00	0.00	1,016.00	1
10/29/2026	GEN	40129	1596	RYAN BURNS	1,500.00	0.00	1,500.00	1
10/29/2026	GEN	40130	56	CINTAS - 470	20.24	0.00	20.24	1
10/29/2026	GEN	40131	56	CINTAS - 470	330.03	0.00	330.03	5
10/29/2026	GEN	40132	2427	COMPUTER INTEGRATION TECH	185.25	0.00	185.25	1
10/29/2026	GEN	40133	2722	D.J.V. LABEL & PACKAGING	1,008.50	0.00	1,008.50	1
10/29/2026	GEN	40134	2011	ECM PUBLISHERS INC	76.00	0.00	76.00	1
10/29/2026	GEN	40135	3207	FACTORY MOTOR PARTS	117.74	0.00	117.74	1
10/29/2026	GEN	40136	1904	FERGUSON WATERWORKS #2518	7,419.85	0.00	7,419.85	1
10/29/2026	GEN	40137	3299	FOTOKITE US LLC	225.00	0.00	225.00	1
10/29/2026	GEN	40138	170	GRAINGER	200.32	0.00	200.32	1
10/29/2026	GEN	40139	3169	AARON HEADRICK	1,500.00	0.00	1,500.00	1
10/29/2026	GEN	40140	3122	HKGI	1,574.58	0.00	1,574.58	1
10/29/2026	GEN	40141	3230	HULS BROKERAGE INC	658.98	0.00	658.98	1
10/29/2026	GEN	40142	3152	INDEPENDENT TESTING TECHNOLOGIES	700.00	0.00	700.00	1
10/29/2026	GEN	40143	MISC	JORDAN MYHRE	1,397.87	0.00	1,397.87	1
10/29/2026	GEN	40144	3301	LOCAL GOVERNMENT REENVISIONED	5,278.16	0.00	5,278.16	1
10/29/2026	GEN	40145	242	MARTIN MARIETTA MATERIALS	408.55	0.00	408.55	2
10/29/2026	GEN	40146	167	MENARDS MAPLE GROVE	39.99	0.00	39.99	1
10/29/2026	GEN	40147	1883	MIKE NYBO PLUMBING & HTG LLC	416.00	0.00	416.00	1
10/29/2026	GEN	40148	MISC	MINNESOTA VORTEX/A'S SOFTBALL CLUB	88.00	0.00	88.00	1
10/29/2026	GEN	40149	3300	MUSKA ELECTRIC CO.	2,127.11	0.00	2,127.11	1
10/29/2026	GEN	40150	126	NAPA AUTO PARTS - Corcoran	11.29	0.00	11.29	1
10/29/2026	GEN	40151	2466	NUTRIEN AG SOLUTIONS, INC.	1,802.00	0.00	1,802.00	1
10/29/2026	GEN	40152	130	ODP BUSINESS SOLUTIONS, LLC	66.87	0.00	66.87	1
10/29/2026	GEN	40153	MISC	RYAN GANNER	247.76	0.00	247.76	1
10/29/2026	GEN	40154	MISC	SETH GELLMAN	326.70	0.00	326.70	1
10/29/2026	GEN	40155	2329	SYMBOLARTS LLC	280.00	0.00	280.00	1
10/29/2026	GEN	40156	288	VEIT DISPOSAL SYSTEMS	2,309.97	0.00	2,309.97	2
10/29/2026	GEN	40157	3171	NALISHA WILLIAMS	247.76	0.00	247.76	1
10/29/2026	GEN	40158	158	XCEL ENERGY	907.15	0.00	907.15	1
10/29/2026	GEN	40159	176	ZEP SALES & SERVICE	359.41	0.00	359.41	1

Num Checks: 35 Num Stubs: 0 Num Invoices: 53 Total Amount: 37,446.31

Denotes that check has vendor credit applied.

BANK CODE: GEN CHECK DATE: 11/05/2026 INVOICE PAY DATE FROM 11/05/2026 TO 11/05/2026

Check Date	Bank	Check #	Vendor Code	Vendor Name	Invoice Total	Credit Total	Total Amount	# Invoices
11/05/2026	GEN	40160	REFUNDBD	BARBIE JO KALASH	718.20	0.00	718.20	1
11/05/2026	GEN	40161	622	BEAUDRY OIL COMPANY	5,016.69	0.00	5,016.69	2
11/05/2026	GEN	40162	2222	COLLINS BROTHERS TOWING	125.00	0.00	125.00	1
11/05/2026	GEN	40163	53	CARSON, CLELLAND & SCHREDER	126.00	0.00	126.00	1
11/05/2026	GEN	40164	53	CARSON, CLELLAND, & SCHREDER	13,794.75	0.00	13,794.75	1
11/05/2026	GEN	40165	56	CINTAS - 470	342.70	0.00	342.70	6
11/05/2026	GEN	40166	2813	CITY OF CORCORAN	6,781.80	0.00	6,781.80	2
11/05/2026	GEN	40167	3177	COMPASS PEER GROUPS LLC	1,800.00	0.00	1,800.00	1
11/05/2026	GEN	40168	2427	COMPUTER INTEGRATION TECH	7,335.00	0.00	7,335.00	2
11/05/2026	GEN	40169	1569	DAYTON POLICE DEPARTMENT	5,981.19	0.00	5,981.19	1
11/05/2026	GEN	40170	2527	DEEPHAVEN POLICE DEPARTMENT	3,455.77	0.00	3,455.77	1
11/05/2026	GEN	40171	2011	ECM PUBLISHERS INC	406.25	0.00	406.25	2
11/05/2026	GEN	40172	3207	FACTORY MOTOR PARTS	1,085.97	0.00	1,085.97	10
11/05/2026	GEN	40173	2914	AMELIA FADDEN	196.08	0.00	196.08	1
11/05/2026	GEN	40174	1904	FERGUSON WATERWORKS #2518	8,246.00	0.00	8,246.00	2
11/05/2026	GEN	40175	3116	FIRST ARRIVING IO, INC	851.23	0.00	851.23	1
11/05/2026	GEN	40176	3224	GREAT AMERICA FINANCIAL SERVICES	169.31	0.00	169.31	1
11/05/2026	GEN	40177	2936	GUARDIAN FLEET SAFETY	5,418.03	0.00	5,418.03	1
11/05/2026	GEN	40178	3255	HEIDI'S GROWHAUS	218.40	0.00	218.40	1
11/05/2026	GEN	40179	1859	HENNEPIN COUNTY ACCOUNTS RECEIVABLE	1,854.18	0.00	1,854.18	1
11/05/2026	GEN	40180	REFUNDBD	HIGH POINT GARDENS LLC	830.87	0.00	830.87	1
11/05/2026	GEN	40181	1940	HOLIDAY COMPANIES	20.00	0.00	20.00	1
11/05/2026	GEN	40182	3230	HULS BROKERAGE INC	456.30	0.00	456.30	1
11/05/2026	GEN	40183	REFUNDBD	J M JUERGENSEN	5,000.00	0.00	5,000.00	1
11/05/2026	GEN	40184	3257	LAW ENFORCEMENT LABOR SERVICES INC	934.16	0.00	934.16	2
11/05/2026	GEN	40185	REFUNDBD	LENNAR	10,000.00	0.00	10,000.00	2
11/05/2026	GEN	40186	3251	LIGHTNING PRINTING INC	4,553.54	0.00	4,553.54	2
11/05/2026	GEN	40187	242	MARTIN MARIETTA MATERIALS	1,007.34	0.00	1,007.34	5
11/05/2026	GEN	40188	167	MENARDS MAPLE GROVE	313.25	0.00	313.25	4
11/05/2026	GEN	40189	2275	MIDWEST MACHINERY CO.	2,629.88	0.00	2,629.88	1
11/05/2026	GEN	40190	203	MILLER CHEVROLET	1,202.00	0.00	1,202.00	1
11/05/2026	GEN	40191	344	CITY OF MINNETRISTA	1,167.60	0.00	1,167.60	1
11/05/2026	GEN	40192	3201	NORTH AMERICAN SAFETY INC	4,530.56	0.00	4,530.56	1
11/05/2026	GEN	40193	3067	OMANN BROTHERS, INC.	239.92	0.00	239.92	2
11/05/2026	GEN	40194	2184	OPG-3 INC	4,782.90	0.00	4,782.90	1
11/05/2026	GEN	40195	2528	ORONO POLICE DEPARTMENT	2,324.29	0.00	2,324.29	1
11/05/2026	GEN	40196	453	ROGERS POLICE DEPARTMENT	8,282.15	0.00	8,282.15	1
11/05/2026	GEN	40197	REFUNDBD	S BALLARD	3,000.00	0.00	3,000.00	1
11/05/2026	GEN	40198	3263	SECURIAN LIFE INSURANCE COMPANY	2,512.05	0.00	2,512.05	1
11/05/2026	GEN	40199	1749	SOUTH LAKE MINNETONKA PD	2,726.00	0.00	2,726.00	1
11/05/2026	GEN	40200	1541	ST MICHAEL SPINAL REHAB CENTER	120.00	0.00	120.00	1
11/05/2026	GEN	40201	276	SUBURBAN TIRE WHOLESALE INC	1,619.64	0.00	1,619.64	3
11/05/2026	GEN	40202	2329	SYMBOLARTS LLC	1,235.00	0.00	1,235.00	1
11/05/2026	GEN	40203	1433	T-MOBILE	431.00	0.00	431.00	1

BANK CODE: GEN CHECK DATE: 11/05/2026 INVOICE PAY DATE FROM 11/05/2026 TO 11/05/2026

Check Date	Bank	Check #	Vendor Code	Vendor Name	Invoice Total	Credit Total	Total Amount	# Invoices
11/05/2026	GEN	40204	1433	T-MOBILE	528.60	0.00	528.60	1
11/05/2026	GEN	40205	3043	THE HARTFORD	1,198.44	0.00	1,198.44	1
11/05/2026	GEN	40206	3266	TOTAL SOURCE INC	1,244.61	0.00	1,244.61	1
11/05/2026	GEN	40207	2663	ULTIMATE CLEANERS LLC	940.00	0.00	940.00	1
11/05/2026	GEN	40208	3019	WARNING LITES OF MINNESOTA, INC.	452.80	0.00	452.80	1
11/05/2026	GEN	40209	1025	WEST HENNEPIN PUBLIC SAFETY	2,967.92	0.00	2,967.92	1
11/05/2026	GEN	40210	156	WESTSIDE WHOLESALE TIRE	36.00	0.00	36.00	1

Num Checks: 51 Num Stubs: 0 Num Invoices: 83 Total Amount: 131,209.37

BANK CODE: GEN CHECK DATE: 11/12/2026 INVOICE PAY DATE FROM 11/12/2026 TO 11/12/2026

Check Date	Bank	Check #	Vendor Code	Vendor Name	Invoice Total	Credit Total	Total Amount	# Invoices
11/12/2026	GEN	40211	3236	BKV GROUP	20,000.00	0.00	20,000.00	1
11/12/2026	GEN	40212	MISC	BRYCE HAW	1,500.00	0.00	1,500.00	1
11/12/2026	GEN	40213	2996	ABIGAIL EDSTROM	3,500.00	0.00	3,500.00	2
11/12/2026	GEN	40214	1868	FEHN COMPANIES	162,285.05	0.00	162,285.05	1
11/12/2026	GEN	40215	1107	MEDINA POLICE DEPARTMENT	24,872.45	0.00	24,872.45	1
11/12/2026	GEN	40216	131	PAT MEISTER	1,500.00	0.00	1,500.00	1
11/12/2026	GEN	40217	117	METRO WEST INSPECTION SERVICES	106,579.47	0.00	106,579.47	1
11/12/2026	GEN	40218	1375	METROPOLITAN COUNCIL	61,503.75	0.00	61,503.75	1
11/12/2026	GEN	40219	2898	PARK CONSTRUCTION COMPANIES	315,299.39	0.00	315,299.39	1
11/12/2026	GEN	40220	1939	SR WEIDEMA	92,837.45	0.00	92,837.45	2
11/12/2026	GEN	40221	2564	TENVOORDE FORD, INC	202,176.00	0.00	202,176.00	4
11/12/2026	GEN	40222	3249	VALINT CONSTRUCTION SERVICES LLC	100,470.24	0.00	100,470.24	1

Num Checks: 12 Num Stubs: 0 Num Invoices: 17 Total Amount: 1,092,523.80

INVOICE GL DISTRIBUTION REPORT FOR CITY OF CORCORAN
EXP CHECK RUN DATES 10/22/2026 - 11/12/2026
JOURNALIZED
PAID - CHECK TYPE: PAPER CHECK
CHECK REGISTER - COUNCIL

GL Number	Vendor	Invoice Desc.	Invoice	Chk Date	Amount
Check 40102					
100-41900-50212	BEAUDRY OIL COMPANY	UNLEADED 87 - 10% ETHANOL	3423159	10/22/26	37.47
100-42100-50212	BEAUDRY OIL COMPANY	UNLEADED 87 - 10% ETHANOL	3423159	10/22/26	1,461.16
100-43100-50212	BEAUDRY OIL COMPANY	ULS #2 DYED KODIAK B5	3418895	10/22/26	2,497.05
100-43100-50212	BEAUDRY OIL COMPANY	ULS #2 DYED KODIAK B5	3423158	10/22/26	2,467.11
100-43100-50212	BEAUDRY OIL COMPANY	UNLEADED 87 - 10% ETHANOL	3423159	10/22/26	18.73
601-49400-50212	BEAUDRY OIL COMPANY	UNLEADED 87 - 10% ETHANOL	3423159	10/22/26	177.96
602-49450-50212	BEAUDRY OIL COMPANY	UNLEADED 87 - 10% ETHANOL	3423159	10/22/26	177.96
		Total For Check 40102			6,837.44
Check 40103					
401-41900-50300	BKV GROUP	CORCORAN POLICE AND CITY HALL 2747.02 2026	169562	10/22/26	11,649.20
		Total For Check 40103			11,649.20
Check 40104					
100-41900-50400	CINTAS - 470	BLACK MATS-CITY HALL	4285679624	10/22/26	22.38
100-43100-50400	CINTAS - 470	SUPPLIES-PWOP	4285679654	10/22/26	34.55
100-43100-50417	CINTAS - 470	UNIFORMS-PUBLIC WORKS	4285679688	10/22/26	184.50
601-49400-50417	CINTAS - 470	UNIFORMS/SUPPLIES-UT	4285679609	10/22/26	15.21
602-49450-50417	CINTAS - 470	UNIFORMS/SUPPLIES-UT	4285679609	10/22/26	15.20
		Total For Check 40104			271.84
Check 40105					
100-41920-50308	COMPUTER INTEGRATION TECH	AGREEMENT OFFICE 365: PHONE, TEAMS, ETC. OC	523265	10/22/26	3,247.20
		Total For Check 40105			3,247.20
Check 40106					
100-41900-50210	CULLIGAN DEPARTMENT 8509	ACCT 100-00772483-2 EQUP RENTAL SEPTEMBER 2	100X09130803	10/22/26	61.00
100-42100-50210	CULLIGAN DEPARTMENT 8509	ACCT 100-99705485-1 EQUIPMENT RENTAL SEPTEM	100X09154407	10/22/26	86.00
		Total For Check 40106			147.00
Check 40107					
601-49400-50216	HAWKINS INC	SO248262 CHLORINE CYLINDER X 3	7599142	10/22/26	30.00
		Total For Check 40107			30.00
Check 40108					
100-42100-50305	HENNEPIN COUNTY ACCOUNTS RECEIVABLE	SHF0001016 - JAIL PER DIEM SEPTEMBER 2026	1000275124	10/22/26	228.12
		Total For Check 40108			228.12
Check 40109					
100-43122-50224	HULS BROKERAGE INC	MMA FILL STONE 2345416, 2346087, 2346493, 2	51250	10/22/26	879.57
		Total For Check 40109			879.57
Check 40110					
100-00000-22205	LANDFORM PROFESSIONAL SERVICES	ZWEDE MINOR SUBDIVISION (#22-002) 20260930	38355	10/22/26	36.25
100-00000-22205	LANDFORM PROFESSIONAL SERVICES	WALCOTT GLEN FP AND FPUD (CITY FILE 22-036)	38358	10/22/26	769.50
100-00000-22205	LANDFORM PROFESSIONAL SERVICES	CK REQ ST. THERESE FINAL PLAT (CITY FILE 22	38357	10/22/26	326.25
100-00000-22205	LANDFORM PROFESSIONAL SERVICES	CK REQ CORCORAN STORAGE II (CITY FILE 23-01	38360	10/22/26	80.75
100-00000-22205	LANDFORM PROFESSIONAL SERVICES	CK REQ MINKS PP FP VAR (CITY FILE 23-025) 2	38361	10/22/26	36.25
100-00000-22205	LANDFORM PROFESSIONAL SERVICES	CK REQ PIONEER TRAIL INDUSTRIAL PARK FP & F	38362	10/22/26	44.50
100-00000-22205	LANDFORM PROFESSIONAL SERVICES	CK REQ OLD FARM RIDGE PP FP VAR (CITY FILE	38364	10/22/26	36.25
100-00000-22205	LANDFORM PROFESSIONAL SERVICES	CK REQ FAIRWAY SHORES FP (CITY FILE 25-10)	38365	10/22/26	36.25
100-00000-22205	LANDFORM PROFESSIONAL SERVICES	CK REQ BROCKTON BP FP (CITY FILE 25-019) 20	38366	10/22/26	1,547.25
100-00000-22205	LANDFORM PROFESSIONAL SERVICES	CK REQ TCLD TOOMEY CONCEPT (CITY FILE 26-21	38368	10/22/26	1,720.25
100-00000-22205	LANDFORM PROFESSIONAL SERVICES	CK REQ PHIL'S AUTO SP AND VAR (CITY FILE 25	38387	10/22/26	262.0

GL Number	Vendor	Invoice Desc.	Invoice	Chk Date	Amount
Check 40110					
100-00000-22205-056	LANDFORM PROFESSIONAL SERVICES	TAVERA FP AND FPUD (CITY FILE 20-042) 2026	038352	10/22/26	543.75
100-00000-22205-056	LANDFORM PROFESSIONAL SERVICES	TAVERA 2ND ADD FP AND FPUD (CITY FILE 21-03	38353	10/22/26	543.75
100-00000-22205-056	LANDFORM PROFESSIONAL SERVICES	TAVERA 2ND ADD FP AND FPUD (CITY FILE 21-03	38354	10/22/26	44.50
100-00000-22205-056	LANDFORM PROFESSIONAL SERVICES	TAVERA 5TH FP AND FPUD (CITY FILE 22-068) 2	38359	10/22/26	543.75
100-00000-22205-056	LANDFORM PROFESSIONAL SERVICES	TAVERA 7TH FP/FUD (CITY FILE 24-028) 20260	938363	10/22/26	36.25
100-00000-22205-058	LANDFORM PROFESSIONAL SERVICES	RAVINIA 11TH RZ, PP AND PUD (CITY FILE 18-0	38349	10/22/26	234.00
100-00000-22205-058	LANDFORM PROFESSIONAL SERVICES	RAVINIA 11TH RZ, PP AND PUD (CITY FILE 18-0	38350	10/22/26	145.00
100-00000-22205-058	LANDFORM PROFESSIONAL SERVICES	RAVINIA 15TH FP, PUD AMENDMENT AND FINAL PU	38351	10/22/26	181.25
100-00000-22205-059	LANDFORM PROFESSIONAL SERVICES	RAVINIA 10TH FP AND FINAL PUD (CITY FILE 18	38348	10/22/26	145.00
100-00000-22205-061	LANDFORM PROFESSIONAL SERVICES	RAVINIA 5TH ADDITION FINAL PUD AND PLAT (CI	38345	10/22/26	189.50
100-00000-22205-062	LANDFORM PROFESSIONAL SERVICES	RAVINIA 7TH ADDITION FINAL PUD AND FINAL PL	38346	10/22/26	189.50
100-00000-22205-064	LANDFORM PROFESSIONAL SERVICES	RAVINIA 9TH FP AND FINAL PUD (CITY FILE 17-	38347	10/22/26	145.00
100-00000-22205-111	LANDFORM PROFESSIONAL SERVICES	GARAGES TOO FP (CITY FILE 22-015) 20260930	38356	10/22/26	797.50
100-41910-50300	LANDFORM PROFESSIONAL SERVICES	CITY BUSINESS 20260930	38369	10/22/26	4,530.75
		Total For Check 40110			13,165.00
Check 40111					
100-41900-50360	LEAGUE OF MN CITIES INSUR.TRST	LMC GL 000000474896 HAY HOLDING 20250925	10764	10/22/26	1,000.00
		Total For Check 40111			1,000.00
Check 40112					
601-00000-20800	CITY OF MAPLE GROVE	3RD QUARTER 2026 8025 RIDGE CT	20261006	10/22/26	756.05
601-00000-20800	CITY OF MAPLE GROVE	3RD QUARTER 2026 19233 81ST PL N	20261006-2	10/22/26	75.35
		Total For Check 40112			831.40
Check 40113					
100-43122-50224	MARTIN MARIETTA MATERIALS	25490988 SO, JOB# 60469014, JOB NAME STC T2	50815050	10/22/26	192.63
		Total For Check 40113			192.63
Check 40114					
100-41900-50401	MENARDS MAPLE GROVE	AA & AAA BATTERIES FOR PUBLIC WORKS	71277	10/22/26	49.40
100-45100-50210	MENARDS MAPLE GROVE	TREE WATERING BAG FOR PARKS & REC	71237	10/22/26	9.99
100-45200-50210	MENARDS MAPLE GROVE	TOMCAT RODENT STATION X 4 FOR PUBLIC WORKS	71276	10/22/26	38.40
		Total For Check 40114			97.79
Check 40115					
100-41400-50122	METLIFE	QUARTER 3 2026 PFML EMPLOYER FICA	20260930	10/22/26	337.46
100-42100-50122	METLIFE	QUARTER 3 2026 PFML EMPLOYER FICA	20260930	10/22/26	435.43
100-45200-50122	METLIFE	QUARTER 3 2026 PFML EMPLOYER FICA	20260930	10/22/26	555.18
		Total For Check 40115			1,328.07
Check 40116					
100-41900-50413	METRO SALES INC	CONTRACT 63313-STATE-01 09/20/2026 - 10/19/	INV3213797	10/22/26	632.96
		Total For Check 40116			632.96
Check 40117					
100-43121-50400	RMS RENTALS	SERVICE ON LEEBOY PAVER	W5034002	10/22/26	1,600.90
		Total For Check 40117			1,600.90
Check 40118					
100-43122-50224	ROAD RAKE ATTACHMENTS LLC	COMPLETE 36-8 ROAD RAKE ATTACHMENT	312	10/22/26	5,000.00
		Total For Check 40118			5,000.00
Check 40119					

INVOICE GL DISTRIBUTION REPORT FOR CITY OF CORCORAN
EXP CHECK RUN DATES 10/22/2026 - 11/12/2026
JOURNALIZED
PAID - CHECK TYPE: PAPER CHECK
CHECK REGISTER - COUNCIL

GL Number	Vendor	Invoice Desc.	Invoice	Chk Date	Amount
Check 40119					
100-43100-50220	SNAP-ON INDUSTRIAL	TECHANGLE 15-300 FTLB ORG	ARV/69373269	10/22/26	534.68
		Total For Check 40119			534.68
Check 40120					
100-42100-50417	STREICHER'S POLICE EQUIPMENT	SO S1668712 SUPPLIES FOR POLICE DEPT	I1846750	10/22/26	234.99
100-42100-50417	STREICHER'S POLICE EQUIPMENT	SO S1665452 SUPPLIES FOR POLICE DEPT	I1847474	10/22/26	1,741.00
100-42100-50417	STREICHER'S POLICE EQUIPMENT	SO S1672102 SUPPLIES FOR POLICE DEPT	I1848157	10/22/26	99.99
100-42100-50417	STREICHER'S POLICE EQUIPMENT	SO S1672740 SUPPLIES FOR POLICE DEPT	I1848647	10/22/26	22.99
100-42100-50417	STREICHER'S POLICE EQUIPMENT	SO S1668712 SUPPLIES FOR POLICE DEPT	I1848842	10/22/26	125.00
100-42100-50417	STREICHER'S POLICE EQUIPMENT	SO S1672102 SUPPLIES FOR POLICE DEPT	I1848932	10/22/26	61.98
100-42100-50417	STREICHER'S POLICE EQUIPMENT	SO S1673009 SUPPLIES FOR POLICE DEPT	I1849869	10/22/26	58.98
100-42100-50417	STREICHER'S POLICE EQUIPMENT	SO S1673009 SUPPLIES FOR POLICE DEPT	I1849964	10/22/26	61.98
100-42100-50417	STREICHER'S POLICE EQUIPMENT	SO S1666299 SUPPLIES FOR POLICE DEPT	I1850067	10/22/26	693.97
100-42100-50417	STREICHER'S POLICE EQUIPMENT	SO S1674275 SUPPLIES FOR POLICE DEPT	I1850980	10/22/26	409.98
100-42100-50417	STREICHER'S POLICE EQUIPMENT	SO S1668712 SUPPLIES FOR POLICE DEPT	I1850986	10/22/26	230.00
100-42100-50417	STREICHER'S POLICE EQUIPMENT	SO S1673636 SUPPLIES FOR POLICE DEPT	I1851334	10/22/26	30.00
		Total For Check 40120			3,770.86
Check 40121					
100-42100-50403	SUBURBAN TIRE WHOLESALE INC	40 NEW TIRES FOR POLICE DEPARTMENT	10214335	10/22/26	5,783.24
		Total For Check 40121			5,783.24
Check 40122					
100-41130-50130	THE HARTFORD	OCTOBER 2026 LONG TERM DISABILITY PREMIUMS	302977169456	10/22/26	22.21
100-41320-50130	THE HARTFORD	OCTOBER 2026 LONG TERM DISABILITY PREMIUMS	302977169456	10/22/26	40.00
100-41400-50130	THE HARTFORD	OCTOBER 2026 LONG TERM DISABILITY PREMIUMS	302977169456	10/22/26	99.78
100-41500-50130	THE HARTFORD	OCTOBER 2026 LONG TERM DISABILITY PREMIUMS	302977169456	10/22/26	57.01
100-41910-50130	THE HARTFORD	OCTOBER 2026 LONG TERM DISABILITY PREMIUMS	302977169456	10/22/26	58.94
100-41920-50130	THE HARTFORD	OCTOBER 2026 LONG TERM DISABILITY PREMIUMS	302977169456	10/22/26	22.36
100-42100-50130	THE HARTFORD	OCTOBER 2026 LONG TERM DISABILITY PREMIUMS	302977169456	10/22/26	444.35
100-42102-50130	THE HARTFORD	OCTOBER 2026 LONG TERM DISABILITY PREMIUMS	302977169456	10/22/26	46.12
100-42400-50130	THE HARTFORD	OCTOBER 2026 LONG TERM DISABILITY PREMIUMS	302977169456	10/22/26	59.34
100-43100-50130	THE HARTFORD	OCTOBER 2026 LONG TERM DISABILITY PREMIUMS	302977169456	10/22/26	100.35
100-43170-50130	THE HARTFORD	OCTOBER 2026 LONG TERM DISABILITY PREMIUMS	302977169456	10/22/26	48.36
100-45100-50130	THE HARTFORD	OCTOBER 2026 LONG TERM DISABILITY PREMIUMS	302977169456	10/22/26	33.79
100-45200-50130	THE HARTFORD	OCTOBER 2026 LONG TERM DISABILITY PREMIUMS	302977169456	10/22/26	67.33
601-49400-50130	THE HARTFORD	OCTOBER 2026 LONG TERM DISABILITY PREMIUMS	302977169456	10/22/26	49.10
602-49450-50130	THE HARTFORD	OCTOBER 2026 LONG TERM DISABILITY PREMIUMS	302977169456	10/22/26	49.10
		Total For Check 40122			1,198.14
Check 40123					
100-43100-50220	TRANSWEST TRUCKS	ORDER 62134 VARIOUS PARTS	093P62134	10/22/26	616.76
		Total For Check 40123			616.76
Check 40124					
100-45200-50221	TRI-STATE BOBCAT	ORDER 258706 - WHEEL CASTER & ANTI SCALP RO	A67346	10/22/26	159.97
		Total For Check 40124			159.97
Check 40125					
601-49400-50220	ACME TOOLS	ORDER 28286999-000 PARTS FOR UTILITIES DEPT	17281084	10/29/26	99.50
601-49400-50220	ACME TOOLS	ORDER 28286999-001 PARTS FOR UTILITIES DEPT	17281090	10/29/26	124.50
602-49450-50220	ACME TOOLS	ORDER 28286999-000 PARTS FOR UTILITIES DEPT	17281084	10/29/26	99.50
602-49450-50220	ACME TOOLS	ORDER 28286999-001 PARTS FOR UTILITIES DEPT	17281090	10/29/26	124.5

GL Number	Vendor	Invoice Desc.	Invoice	Chk Date	Amount
Check 40125					
		Total For Check 40125			448.00
Check 40126					
100-42100-50200	AMAZON CAPITAL SERVICES	NAVY CLASSIC CREST CERTIFICATE COVER X 2 FO	1XTT-DT41-MHTW	10/29/26	18.97
100-42100-50321	AMAZON CAPITAL SERVICES	OTTERBOX FOR POLICE DEPT	1DC4-LGWQ-4PTP	10/29/26	29.63
100-42100-50321	AMAZON CAPITAL SERVICES	CELL PHONE SUPPLIES FOR POLICE DEPT	1Y17-GDVQ-7H4K	10/29/26	375.41
100-42100-50321	AMAZON CAPITAL SERVICES	OTTERBOX FOR POLICE DEPT	1141-7LPL-3Y9M	10/29/26	25.48
100-43100-50200	AMAZON CAPITAL SERVICES	BUYERS PRODUCTS DOCUMENT HOLDER WITH TWIST-	1717-MDV6-CCLJ	10/29/26	36.25
100-43100-50321	AMAZON CAPITAL SERVICES	CREDIT FOR BLUETOOTH HEADSETS X 4 FOR PUBLI	1R1F-LFKH-L3W3	10/29/26	(149.99)
100-43100-50321	AMAZON CAPITAL SERVICES	CREDIT FOR BLUETOOTH HEADSETS X 4 FOR PUBLI	1R4M-TLPM-LD1Y	10/29/26	(149.99)
100-43100-50321	AMAZON CAPITAL SERVICES	CREDIT FOR BLUETOOTH HEADSETS X 4 FOR PUBLI	1XR7-XXP9-PCQX	10/29/26	(149.99)
100-45100-50210	AMAZON CAPITAL SERVICES	SUPPLIES FOR PARKS & REC	1FY1-GV7H-C7XV	10/29/26	167.07
100-45100-50210	AMAZON CAPITAL SERVICES	SUPPLIES FOR HERITAGE PARK	1H4R-71PM-7C4N	10/29/26	1,845.52
100-45100-50213	AMAZON CAPITAL SERVICES	SUPPLIES FOR POLICE DEPT & TRUNK OR TREAT	1LF9-CLX9-3T6F	10/29/26	153.75
100-45100-50213	AMAZON CAPITAL SERVICES	SUPPLIES FOR TRUNK OR TREATS	1RYG-GTHT-7YYK	10/29/26	25.98
		Total For Check 40126			2,228.09
Check 40127					
100-41900-50212	BEAUDRY OIL COMPANY	UNLEADED 87 - 10% ETHANOL	3429865	10/29/26	38.46
100-42100-50212	BEAUDRY OIL COMPANY	UNLEADED 87 - 10% ETHANOL	3429865	10/29/26	1,500.05
100-43100-50212	BEAUDRY OIL COMPANY	UNLEADED 87 - 10% ETHANOL	3429865	10/29/26	19.23
601-49400-50212	BEAUDRY OIL COMPANY	UNLEADED 87 - 10% ETHANOL	3429865	10/29/26	182.70
602-49450-50212	BEAUDRY OIL COMPANY	UNLEADED 87 - 10% ETHANOL	3429865	10/29/26	182.70
		Total For Check 40127			1,923.14
Check 40128					
100-42400-50308	BS& A SOFTWARE	PERMIT APPLICATION SUBMISSION (07/07/26 -	171487	10/29/26	1,016.00
		Total For Check 40128			1,016.00
Check 40129					
100-42100-50307	RYAN BURNS	TAXABLE WELLNESS TRAVEL REIMBURSEMENT	20261029	10/29/26	1,500.00
		Total For Check 40129			1,500.00
Check 40130					
100-43100-50400	CINTAS - 470	FIRST AID CABINET PUBLIC WORKS	5367579406	10/29/26	20.24
		Total For Check 40130			20.24
Check 40131					
100-41900-50400	CINTAS - 470	BLACK MATS-CITY HALL	4286402079	10/29/26	22.38
100-43100-50400	CINTAS - 470	SUPPLIES-TOWELS FOR PUBLIC WORKS	4286402203	10/29/26	55.73
100-43100-50417	CINTAS - 470	UNIFORMS-PUBLIC WORKS	4286402134	10/29/26	37.01
100-43100-50417	CINTAS - 470	UNIFORMS-PUBLIC WORKS	4286402272	10/29/26	184.50
601-49400-50417	CINTAS - 470	UNIFORMS/SUPPLIES-UT	4286402158	10/29/26	15.21
602-49450-50417	CINTAS - 470	UNIFORMS/SUPPLIES-UT	4286402158	10/29/26	15.20
		Total For Check 40131			330.03
Check 40132					
100-41920-50300	COMPUTER INTEGRATION TECH	TICKET 4317152 WTP - EDIT 45 LAPTOPS, SET L	524124	10/29/26	185.25
		Total For Check 40132			185.25
Check 40133					
202-42100-50210	D.J.V. LABEL & PACKAGING	JUNIOR OFFICER BADGE LABEL X 6000 FOR POLIC	79804	10/29/26	1,008.50
		Total For Check 40133			1,008.50
Check 40134					

GL Number	Vendor	Invoice Desc.	Invoice	Chk Date	Amount
Check 40134					
100-41410-50430	ECM PUBLISHERS INC	AD 1561376 PUBLIC ACCURACY TEST	1117674	10/29/26	76.00
		Total For Check 40134			76.00
Check 40135					
100-42100-50220	FACTORY MOTOR PARTS	PARTS FOR VEHICLE TIRE REPAIR	70-635799	10/29/26	117.74
		Total For Check 40135			117.74
Check 40136					
601-49400-50308	FERGUSON WATERWORKS #2518	RENEWAL NEPTUNE 360 AMR & MAPPING, AND ANNU	0569323	10/29/26	7,419.85
		Total For Check 40136			7,419.85
Check 40137					
100-42100-50220	FOTOKITE US LLC	SO-003580 KITE & GROUND STATION REPAIR FOR	INVUS/2026/00391	10/29/26	225.00
		Total For Check 40137			225.00
Check 40138					
100-41900-50221	GRAINGER	PAPERTOWEL ROLL X 2 FOR CITY HALL	9123271513	10/29/26	200.32
		Total For Check 40138			200.32
Check 40139					
100-41130-50307	AARON HEADRICK	2026 RECRUITMENT AND RETENTION REIMBURSEMEN	20261029	10/29/26	1,500.00
		Total For Check 40139			1,500.00
Check 40140					
415-45200-50300	HKGI	CITY PARK PLANNING & DESIGN SEPTEMBER 2026	023-058-33	10/29/26	1,574.58
		Total For Check 40140			1,574.58
Check 40141					
100-43122-50224	HULS BROKERAGE INC	MMA FILL STONE 2347184, 2347888, 2348386	51307	10/29/26	658.98
		Total For Check 40141			658.98
Check 40142					
100-00000-22205-056	INDEPENDENT TESTING TECHNOLOGIES	OLD SETTLERS & HORSESHOE TRAIL STREET IMPRO	47676	10/29/26	700.00
		Total For Check 40142			700.00
Check 40143					
100-42100-50307	JORDAN MYHRE	TAXABLE WELLNESS TRAVEL REIMBURSEMENT	20261022	10/29/26	1,397.87
		Total For Check 40143			1,397.87
Check 40144					
100-43100-50300	LOCAL GOVERNMENT REENVISIONED	PUBLIC WORKS ORGANIZATIONAL REVIEW	0015	10/29/26	3,500.00
100-43170-50300	LOCAL GOVERNMENT REENVISIONED	PUBLIC WORKS ORGANIZATIONAL REVIEW	0015	10/29/26	778.16
100-45200-50300	LOCAL GOVERNMENT REENVISIONED	PUBLIC WORKS ORGANIZATIONAL REVIEW	0015	10/29/26	1,000.00
		Total For Check 40144			5,278.16
Check 40145					
100-43122-50224	MARTIN MARIETTA MATERIALS	25529883 SO, JOB# 60469014, JOB NAME STC T2	50884357	10/29/26	210.44
100-43122-50224	MARTIN MARIETTA MATERIALS	25537829 SO, JOB# 60469014, JOB NAME STC T2	50900727	10/29/26	198.11
		Total For Check 40145			408.55
Check 40146					
100-45100-50210	MENARDS MAPLE GROVE	HEAVY DUTY SHELF FOR PARKS & REC	71458	10/29/26	39.99
		Total For Check 40146			39.99
Check 40147					

GL Number	Vendor	Invoice Desc.	Invoice	Chk Date	Amount
Check 40147					
100-42100-50223	MIKE NYBO PLUMBING & HTG LLC	09.09/26 PULL KITCHEN SINK, INSTALL KITCHEN	3377	10/29/26	416.00
		Total For Check 40147			416.00
Check 40148					
100-00000-34700	MINNESOTA VORTEX/A'S SOFTBALL CLUB	MEISTER FIELD RENTAL PARTIAL REFUND	7103	10/29/26	88.00
		Total For Check 40148			88.00
Check 40149					
100-42151-50404	MUSKA ELECTRIC CO.	ELECTRICAL SERVICES & SUPPLIES FOR POLICE D	17681	10/29/26	2,127.11
		Total For Check 40149			2,127.11
Check 40150					
100-42100-50220	NAPA AUTO PARTS - Corcoran	COOLANT FOR POLICE DEPT	695621	10/29/26	11.29
		Total For Check 40150			11.29
Check 40151					
100-45200-50221	NUTRIEN AG SOLUTIONS, INC.	20-10-10 50 LB BAG X 3600	33608427	10/29/26	1,802.00
		Total For Check 40151			1,802.00
Check 40152					
100-41410-50210	ODP BUSINESS SOLUTIONS, LLC	MISC SUPPLIES FOR CENTRAL SERVICES & ELECTI	485352344001	10/29/26	5.74
100-41900-50210	ODP BUSINESS SOLUTIONS, LLC	MISC SUPPLIES FOR CENTRAL SERVICES & ELECTI	485352344001	10/29/26	61.13
		Total For Check 40152			66.87
Check 40153					
100-41400-50331	RYAN GANNER	OCTOBER 2026 MILEAGE REIMBURSEMENT	20261029	10/29/26	247.76
		Total For Check 40153			247.76
Check 40154					
100-41910-50207	SETH GELLMAN	OCTOBER 2026 EXPENSE REPORT	20261021	10/29/26	326.70
		Total For Check 40154			326.70
Check 40155					
100-42100-50417	SYMBOLARTS LLC	BADGES-VARIOUS	0581090	10/29/26	280.00
		Total For Check 40155			280.00
Check 40156					
100-43100-50210	VEIT DISPOSAL SYSTEMS	NIGHT TO UNITE 2026 ROLL OFF SERVICE	VM0000728681	10/29/26	729.99
100-45200-50210	VEIT DISPOSAL SYSTEMS	COUNTRY DAZE 2026 ROLL OFF SERVICE	VM0000729134	10/29/26	1,579.98
		Total For Check 40156			2,309.97
Check 40157					
100-41400-50331	NALISHA WILLIAMS	OCTOBER 2026 MILEAGE REIMBURSEMENT	20261029	10/29/26	247.76
		Total For Check 40157			247.76
Check 40158					
100-43100-50381	XCEL ENERGY	XCEL 9100 CR 19 (0868053-1) ELECTRIC SVC	01000261267	10/29/26	907.15
		Total For Check 40158			907.15
Check 40159					
100-41900-50210	ZEP SALES & SERVICE	VARIOUS SUPPLIES FOR CITY HALL	9013506178	10/29/26	359.41
		Total For Check 40159			359.41
Check 40160					
100-00000-22206	BARBIE JO KALASH	ESCROW RELEASE 22982 CR 50	ER0056	11/05/26	718.2

GL Number	Vendor	Invoice Desc.	Invoice	Chk Date	Amount
Check 40160					
		Total For Check 40160			718.20
Check 40161					
100-41900-50212	BEAUDRY OIL COMPANY	UNLEADED 87 - 10% ETHANOL	3438219	11/05/26	50.42
100-42100-50212	BEAUDRY OIL COMPANY	UNLEADED 87 - 10% ETHANOL	3438219	11/05/26	1,966.45
100-43100-50212	BEAUDRY OIL COMPANY	ULS #2 DYED KODIAK B5	3438218	11/05/26	2,495.61
100-43100-50212	BEAUDRY OIL COMPANY	UNLEADED 87 - 10% ETHANOL	3438219	11/05/26	25.21
601-49400-50212	BEAUDRY OIL COMPANY	UNLEADED 87 - 10% ETHANOL	3438219	11/05/26	239.50
602-49450-50212	BEAUDRY OIL COMPANY	UNLEADED 87 - 10% ETHANOL	3438219	11/05/26	239.50
		Total For Check 40161			5,016.69
Check 40162					
100-42100-50403	COLLINS BROTHERS TOWING	10/27/26 TOW POLICE UNIT 584	26-478332	11/05/26	125.00
		Total For Check 40162			125.00
Check 40163					
100-00000-22205	CARSON, CLELLAND & SCHREDER	CK REQ BROCKTON BP OCTOBER 2026	10616-2	11/05/26	126.00
		Total For Check 40163			126.00
Check 40164					
100-00000-22205-111	CARSON, CLELLAND, & SCHREDER	CITY ATTORNEY OCTOBER 2026	10616	11/05/26	54.00
100-41600-50300	CARSON, CLELLAND, & SCHREDER	CITY ATTORNEY OCTOBER 2026	10616	11/05/26	10,890.00
100-42100-50304	CARSON, CLELLAND, & SCHREDER	CITY ATTORNEY OCTOBER 2026	10616	11/05/26	2,850.75
		Total For Check 40164			13,794.75
Check 40165					
100-41900-50400	CINTAS - 470	BLACK MATS-CITY HALL	4287219505	11/05/26	22.38
100-43100-50400	CINTAS - 470	SUPPLIES-PWOP	4287219460	11/05/26	34.55
100-43100-50417	CINTAS - 470	UNIFORMS-PUBLIC WORKS	4287219512	11/05/26	37.01
100-43100-50417	CINTAS - 470	UNIFORMS-PUBLIC WORKS	4287219547	11/05/26	184.50
601-49400-50400	CINTAS - 470	REPLENISH FIRST AID CABINET-UT	5370310002	11/05/26	16.92
601-49400-50417	CINTAS - 470	UNIFORMS/SUPPLIES-UT	4287219448	11/05/26	15.21
602-49450-50400	CINTAS - 470	REPLENISH FIRST AID CABINET-UT	5370310002	11/05/26	16.93
602-49450-50417	CINTAS - 470	UNIFORMS/SUPPLIES-UT	4287219448	11/05/26	15.20
		Total For Check 40165			342.70
Check 40166					
100-00000-22206	CITY OF CORCORAN	ESCROW RELEASE 22982 CR 50	ER0056-2	11/05/26	1,581.00
100-00000-22206	CITY OF CORCORAN	ESCROW RELEASE 22982 CR 50	ER0056-3	11/05/26	5,200.80
		Total For Check 40166			6,781.80
Check 40167					
100-41400-50433	COMPASS PEER GROUPS LLC	2027 ANNUAL MEMBERSHIP NALISHA WILLIAMS	CPG260	11/05/26	1,800.00
		Total For Check 40167			1,800.00
Check 40168					
100-41920-50300	COMPUTER INTEGRATION TECH	PROACTIVE PREMIUM MANAGED SVCS 23127 V1 NOV	524328	11/05/26	4,735.00
100-41920-50300	COMPUTER INTEGRATION TECH	NOVEMBER 2026 RETAINER	524382	11/05/26	2,600.00
		Total For Check 40168			7,335.00
Check 40169					
100-42100-50435	DAYTON POLICE DEPARTMENT	2026 4TH QTR TZD GRANT DISBURSEMENT	2026Q4	11/05/26	5,981.19
		Total For Check 40169			5,981.19

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Check 40170					
100-42100-50435	DEEPHAVEN POLICE DEPARTMENT	2026 4TH QTR TZD GRANT DISBURSEMENT	2026Q4	11/05/26	3,455.77
		Total For Check 40170			3,455.77
Check 40171					
100-41410-50430	ECM PUBLISHERS INC	AD 1561382 GENERAL ELECTION & BALLOT	1118361	11/05/26	290.25
100-41900-50350	ECM PUBLISHERS INC	AD 1563089 10/22/26 ORDINANCE NO. 2026-564	1118362	11/05/26	116.00
		Total For Check 40171			406.25
Check 40172					
100-41900-50403	FACTORY MOTOR PARTS	SENSOR ASM-TIRE (94) X 1 FOR CITY HALL TRAV	1-12175440	11/05/26	55.25
100-41900-50403	FACTORY MOTOR PARTS	PARKING BRAKE SHOES X 1 FOR CITY HALL TRAVE	1-12180454	11/05/26	42.37
100-41900-50403	FACTORY MOTOR PARTS	PARTS FOR CITY HALL TRAVERSE	128-250627	11/05/26	411.02
100-42100-50220	FACTORY MOTOR PARTS	OIL FILTERS, AIR CLEANERS, OTHER FILTERS FO	1-12173923	11/05/26	274.50
100-42100-50220	FACTORY MOTOR PARTS	REPAIR TIRE ON POLICE VEHICLE	69-577884	11/05/26	58.87
100-42100-50220	FACTORY MOTOR PARTS	OIL FILTERS FOR POLICE VEHICLES	112-286432	11/05/26	46.80
100-42100-50220	FACTORY MOTOR PARTS	CABIN AIR FILTER FOR POLICE VEHICLE	128-250507	11/05/26	24.95
100-42100-50220	FACTORY MOTOR PARTS	SENSOR KIT FOR TIRE REPAIR ON POLICE VEHICL	128-250806	11/05/26	58.87
100-42100-50220	FACTORY MOTOR PARTS	CABIN AIR FILTER FOR DETECTIVE CAR	6-1731502	11/05/26	58.78
100-43100-50220	FACTORY MOTOR PARTS	FRONT ABS WHEEL X 1	128-247245	11/05/26	54.56
		Total For Check 40172			1,085.97
Check 40173					
100-42102-50207	AMELIA FADDEN	MILEAGE REIMBURSEMENT 0.76	20261023	11/05/26	196.08
		Total For Check 40173			196.08
Check 40174					
601-49400-50227	FERGUSON WATERWORKS #2518	LF 3/4X1 MTR X MIP ANG COUP X 242	0574136	11/05/26	6,648.12
601-49400-50227	FERGUSON WATERWORKS #2518	LF 3/4X1 MTR X MIP ANG COUP X 58	0574136-1	11/05/26	1,597.88
		Total For Check 40174			8,246.00
Check 40175					
100-42100-50300	FIRST ARRIVING IO, INC	DASHBOARD SUBSCRIPTION 11/27/26 - 11/26/27	8094	11/05/26	851.23
		Total For Check 40175			851.23
Check 40176					
100-41900-50413	GREAT AMERICA FINANCIAL SERVICES	AGREEMENT 012-3143929-000 FOLDER INSERTER	43392782	11/05/26	16.93
601-49400-50413	GREAT AMERICA FINANCIAL SERVICES	AGREEMENT 012-3143929-000 FOLDER INSERTER	43392782	11/05/26	76.19
602-49450-50413	GREAT AMERICA FINANCIAL SERVICES	AGREEMENT 012-3143929-000 FOLDER INSERTER	43392782	11/05/26	76.19
		Total For Check 40176			169.31
Check 40177					
435-42100-50550	GUARDIAN FLEET SAFETY	REMOVE OLD AND INSTALL NEW GETAC DOCKING ST	306264	11/05/26	5,418.03
		Total For Check 40177			5,418.03
Check 40178					
100-45100-50210	HEIDI'S GROWHAUS	CATALPA SPECIOSA #25 X 1	302568	11/05/26	218.40
		Total For Check 40178			218.40
Check 40179					
100-42100-50323	HENNEPIN COUNTY ACCOUNTS RECEIVABLE	ITC0001115: POLICE DEPT RADIO FLEET/MESB FE	1000273764	11/05/26	1,854.18
		Total For Check 40179			1,854.18
Check 40180					
100-00000-22205	HIGH POINT GARDENS LLC	ESCROW RELEASE 75% 21020 CR 10 LANDSCAPE	ER0055-2	11/05/26	830.8

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Check 40180					
		Total For Check 40180			830.87
Check 40181					
601-49400-50403	HOLIDAY COMPANIES	OCTOBER 2026 CAR WASHES	003401112600	11/05/26	10.00
602-49450-50403	HOLIDAY COMPANIES	OCTOBER 2026 CAR WASHES	003401112600	11/05/26	10.00
		Total For Check 40181			20.00
Check 40182					
100-43122-50224	HULS BROKERAGE INC	MMA FILL STONE 2349628, 2351618	51381	11/05/26	456.30
		Total For Check 40182			456.30
Check 40183					
100-00000-22206	J M JUERGENSEN	ESCROW REFUND 22600 CHAPARRAL LN	CE0082	11/05/26	5,000.00
		Total For Check 40183			5,000.00
Check 40184					
100-00000-21707	LAW ENFORCEMENT LABOR SERVICES INC	UNION DUES NOVEMBER 2026 - LOCAL 615 POLICE	202611	11/05/26	730.00
100-00000-21707	LAW ENFORCEMENT LABOR SERVICES INC	UNION DUES NOVEMBER 2026 - LOCAL 641 PD SUP	202611-1	11/05/26	204.16
		Total For Check 40184			934.16
Check 40185					
100-00000-22206	LENNAR	ESCROW REFUND 20173 68TH AVE	CE0080	11/05/26	5,000.00
100-00000-22206	LENNAR	ESCROW REFUND 20177 68TH AVE	CE0081	11/05/26	5,000.00
		Total For Check 40185			10,000.00
Check 40186					
100-41130-50300	LIGHTNING PRINTING INC	PRINTING FOR Q4 CORCORAN NEWSLETTER	67583012	11/05/26	3,320.00
100-41130-50322	LIGHTNING PRINTING INC	POSTAGE FOR Q4 CORCORAN NEWSLETTER	67583011	11/05/26	1,233.54
		Total For Check 40186			4,553.54
Check 40187					
100-43122-50224	MARTIN MARIETTA MATERIALS	25585768 SO, JOB# 60469014, JOB NAME STC T2	50987031	11/05/26	200.26
100-43122-50224	MARTIN MARIETTA MATERIALS	25602651 SO, JOB# 60469014, JOB NAME STC T2	51015628	11/05/26	198.51
100-43122-50224	MARTIN MARIETTA MATERIALS	25569552 SO, JOB# 60469014, JOB NAME STC T2	50953548	11/05/26	199.23
100-43122-50224	MARTIN MARIETTA MATERIALS	25577742 SO, JOB# 60469014, JOB NAME STC T2	50972572	11/05/26	198.43
100-43122-50224	MARTIN MARIETTA MATERIALS	25593842 SO, JOB# 60469014, JOB NAME STC T2	51001414	11/05/26	210.91
		Total For Check 40187			1,007.34
Check 40188					
100-43100-50210	MENARDS MAPLE GROVE	LEAN-TOO SUPPLIES	71915-2	11/05/26	145.90
100-43100-50210	MENARDS MAPLE GROVE	SHOP SUPPLIES	71916	11/05/26	122.24
100-45100-50210	MENARDS MAPLE GROVE	PARKS & REC SUPPLIES	71934	11/05/26	17.37
601-49400-50210	MENARDS MAPLE GROVE	SUPPLIES FOR UTILITIES	71775	11/05/26	27.74
		Total For Check 40188			313.25
Check 40189					
100-43100-50220	MIDWEST MACHINERY CO.	MISC PARTS FOR PUBLIC WORKS	11097318	11/05/26	2,629.88
		Total For Check 40189			2,629.88
Check 40190					
100-42100-50220	MILLER CHEVROLET	REPLACE SEAT CUSHION 2021 SILVERADO VIN X43	CTCS771710	11/05/26	1,202.00
		Total For Check 40190			1,202.00
Check 40191					

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Check 40191					
100-42100-50435	CITY OF MINNETRISTA	2026 4TH QTR TZD GRANT DISBURSEMENT	2026Q4	11/05/26	1,167.60
		Total For Check 40191			1,167.60
Check 40192					
100-45200-50417	NORTH AMERICAN SAFETY INC	PUBLIC WORKS APPAREL CITY LOGO QTY 124	INV113152	11/05/26	4,530.56
		Total For Check 40192			4,530.56
Check 40193					
100-43121-50224	OMANN BROTHERS, INC.	MV4 MIX X 2.19	20267	11/05/26	145.55
100-43121-50224	OMANN BROTHERS, INC.	MV4 MIX X 1.42	20280	11/05/26	94.37
		Total For Check 40193			239.92
Check 40194					
100-41910-50308	OPG-3 INC	LASERFICHE & RIO SUBSCRIPTIONSS 12/17/2026	10129	11/05/26	1,594.30
100-41920-50308	OPG-3 INC	LASERFICHE & RIO SUBSCRIPTIONSS 12/17/2026	10129	11/05/26	1,594.30
100-43170-50308	OPG-3 INC	LASERFICHE & RIO SUBSCRIPTIONSS 12/17/2026	10129	11/05/26	1,594.30
		Total For Check 40194			4,782.90
Check 40195					
100-42100-50435	ORONO POLICE DEPARTMENT	2026 4TH QTR TZD GRANT DISBURSEMENT	2026Q4	11/05/26	2,324.29
		Total For Check 40195			2,324.29
Check 40196					
100-42100-50435	ROGERS POLICE DEPARTMENT	2026 4TH QTR TZD GRANT DISBURSEMENT	2026Q4	11/05/26	8,282.15
		Total For Check 40196			8,282.15
Check 40197					
100-00000-22206	S BALLARD	ESCROW REFUND 22399 CHAPARRAL LN	CE0079	11/05/26	3,000.00
		Total For Check 40197			3,000.00
Check 40198					
100-41130-50130	SECURIAN LIFE INSURANCE COMPANY	NOVEMBER 2026 LIFE INSURANCE PREMIUMS	20261130	11/05/26	6.75
100-41320-50130	SECURIAN LIFE INSURANCE COMPANY	NOVEMBER 2026 LIFE INSURANCE PREMIUMS	20261130	11/05/26	186.75
100-41400-50130	SECURIAN LIFE INSURANCE COMPANY	NOVEMBER 2026 LIFE INSURANCE PREMIUMS	20261130	11/05/26	106.75
100-41500-50130	SECURIAN LIFE INSURANCE COMPANY	NOVEMBER 2026 LIFE INSURANCE PREMIUMS	20261130	11/05/26	51.70
100-41910-50130	SECURIAN LIFE INSURANCE COMPANY	NOVEMBER 2026 LIFE INSURANCE PREMIUMS	20261130	11/05/26	50.92
100-41920-50130	SECURIAN LIFE INSURANCE COMPANY	NOVEMBER 2026 LIFE INSURANCE PREMIUMS	20261130	11/05/26	33.75
100-42100-50130	SECURIAN LIFE INSURANCE COMPANY	NOVEMBER 2026 LIFE INSURANCE PREMIUMS	20261130	11/05/26	774.90
100-42102-50130	SECURIAN LIFE INSURANCE COMPANY	NOVEMBER 2026 LIFE INSURANCE PREMIUMS	20261130	11/05/26	223.80
100-42400-50130	SECURIAN LIFE INSURANCE COMPANY	NOVEMBER 2026 LIFE INSURANCE PREMIUMS	20261130	11/05/26	83.37
100-43100-50130	SECURIAN LIFE INSURANCE COMPANY	NOVEMBER 2026 LIFE INSURANCE PREMIUMS	20261130	11/05/26	267.95
100-43170-50130	SECURIAN LIFE INSURANCE COMPANY	NOVEMBER 2026 LIFE INSURANCE PREMIUMS	20261130	11/05/26	24.00
100-45100-50130	SECURIAN LIFE INSURANCE COMPANY	NOVEMBER 2026 LIFE INSURANCE PREMIUMS	20261130	11/05/26	15.77
100-45200-50130	SECURIAN LIFE INSURANCE COMPANY	NOVEMBER 2026 LIFE INSURANCE PREMIUMS	20261130	11/05/26	552.00
601-49400-50130	SECURIAN LIFE INSURANCE COMPANY	NOVEMBER 2026 LIFE INSURANCE PREMIUMS	20261130	11/05/26	66.82
602-49450-50130	SECURIAN LIFE INSURANCE COMPANY	NOVEMBER 2026 LIFE INSURANCE PREMIUMS	20261130	11/05/26	66.82
		Total For Check 40198			2,512.05
Check 40199					
100-42100-50435	SOUTH LAKE MINNETONKA PD	2026 4TH QTR TZD GRANT DISBURSEMENT	2026Q4	11/05/26	2,726.00
		Total For Check 40199			2,726.00
Check 40200					
100-43100-50300	ST MICHAEL SPINAL REHAB CENTER	DOS 10/05/26 DOT PHYSICAL	20261005	11/05/26	120.0

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Check 40200					
		Total For Check 40200			120.00
Check 40201					
100-42100-50220	SUBURBAN TIRE WHOLESALE INC	REPLACEMENT TIRE FOR POLICE SQUAD 584	10214616	11/05/26	143.00
100-43100-50220	SUBURBAN TIRE WHOLESALE INC	225/70R19.5 G647 RSS LRG X 2	10214617	11/05/26	647.64
601-49400-50403	SUBURBAN TIRE WHOLESALE INC	LT275/70R18 WRGLR AT ADVENT X 4 FOR UTILITI	10214615	11/05/26	414.50
602-49450-50403	SUBURBAN TIRE WHOLESALE INC	LT275/70R18 WRGLR AT ADVENT X 4 FOR UTILITI	10214615	11/05/26	414.50
		Total For Check 40201			1,619.64
Check 40202					
100-42100-50417	SYMBOLARTS LLC	PATCHS & BADGES-VARIOUS	0573158	11/05/26	1,235.00
		Total For Check 40202			1,235.00
Check 40203					
601-49400-50321	T-MOBILE	UTILITIES CELLULAR 203312140 09/21/26 - 10/	203312140-23	11/05/26	215.50
602-49450-50321	T-MOBILE	UTILITIES CELLULAR 203312140 09/21/26 - 10/	203312140-23	11/05/26	215.50
		Total For Check 40203			431.00
Check 40204					
100-43100-50321	T-MOBILE	PUBLIC WORKS CELLULAR 992365225 09/21/26 -	992365225-38	11/05/26	528.60
		Total For Check 40204			528.60
Check 40205					
100-41130-50130	THE HARTFORD	NOVEMBER 2026 LONG TERM DISABILITY PREMIUMS	302975106964	11/05/26	22.21
100-41320-50130	THE HARTFORD	NOVEMBER 2026 LONG TERM DISABILITY PREMIUMS	302975106964	11/05/26	40.00
100-41400-50130	THE HARTFORD	NOVEMBER 2026 LONG TERM DISABILITY PREMIUMS	302975106964	11/05/26	99.78
100-41500-50130	THE HARTFORD	NOVEMBER 2026 LONG TERM DISABILITY PREMIUMS	302975106964	11/05/26	57.01
100-41910-50130	THE HARTFORD	NOVEMBER 2026 LONG TERM DISABILITY PREMIUMS	302975106964	11/05/26	48.88
100-41920-50130	THE HARTFORD	NOVEMBER 2026 LONG TERM DISABILITY PREMIUMS	302975106964	11/05/26	22.36
100-42100-50130	THE HARTFORD	NOVEMBER 2026 LONG TERM DISABILITY PREMIUMS	302975106964	11/05/26	444.35
100-42102-50130	THE HARTFORD	NOVEMBER 2026 LONG TERM DISABILITY PREMIUMS	302975106964	11/05/26	46.12
100-42400-50130	THE HARTFORD	NOVEMBER 2026 LONG TERM DISABILITY PREMIUMS	302975106964	11/05/26	55.99
100-43100-50130	THE HARTFORD	NOVEMBER 2026 LONG TERM DISABILITY PREMIUMS	302975106964	11/05/26	117.41
100-43170-50130	THE HARTFORD	NOVEMBER 2026 LONG TERM DISABILITY PREMIUMS	302975106964	11/05/26	48.36
100-45100-50130	THE HARTFORD	NOVEMBER 2026 LONG TERM DISABILITY PREMIUMS	302975106964	11/05/26	30.44
100-45200-50130	THE HARTFORD	NOVEMBER 2026 LONG TERM DISABILITY PREMIUMS	302975106964	11/05/26	67.33
601-49400-50130	THE HARTFORD	NOVEMBER 2026 LONG TERM DISABILITY PREMIUMS	302975106964	11/05/26	49.10
602-49450-50130	THE HARTFORD	NOVEMBER 2026 LONG TERM DISABILITY PREMIUMS	302975106964	11/05/26	49.10
		Total For Check 40205			1,198.44
Check 40206					
100-41900-50210	TOTAL SOURCE INC	#10 ENVELOPES: 7500 UTILITY BILLING, 2500 G	23010	11/05/26	301.44
601-49400-50210	TOTAL SOURCE INC	#10 ENVELOPES: 7500 UTILITY BILLING, 2500 G	23010	11/05/26	471.58
602-49450-50210	TOTAL SOURCE INC	#10 ENVELOPES: 7500 UTILITY BILLING, 2500 G	23010	11/05/26	471.59
		Total For Check 40206			1,244.61
Check 40207					
100-41900-50401	ULTIMATE CLEANERS LLC	CITY HALL & POLICE DEPARTMENT CLEANING OCTO	26110200	11/05/26	940.00
		Total For Check 40207			940.00
Check 40208					
100-43100-50225	WARNING LITES OF MINNESOTA, INC.	LARKIIN RD & CTY RD 116 TRAFFIC CONTROL SIG	26-5247	11/05/26	452.80
		Total For Check 40208			452.80

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Check 40209					
100-42100-50435	WEST HENNEPIN PUBLIC SAFETY	2026 4TH QTR TZD GRANT DISBURSEMENT	2026Q4	11/05/26	2,967.92
		Total For Check 40209			2,967.92
Check 40210					
100-42100-50220	WESTSIDE WHOLESALE TIRE	DISPOSAL OF SQUAD CAR TIRES	994352	11/05/26	36.00
		Total For Check 40210			36.00
Check 40211					
401-41900-50300	BKV GROUP	FACILITIES STUDY THROUGH 20261031 2747.01B	69617	11/12/26	20,000.00
		Total For Check 40211			20,000.00
Check 40212					
100-41920-50307	BRYCE HAW	2026 RECRUITMENT AND RETENTION REIMBURSEMEN	20261029	11/12/26	1,500.00
		Total For Check 40212			1,500.00
Check 40213					
100-42100-50307	ABIGAIL EDSTROM	SABBATICAL REIMBURSEMENT	20261029	11/12/26	2,000.00
100-42100-50307	ABIGAIL EDSTROM	TAXABLE WELLNESS TRAVEL REIMBURSEMENT	20261029-2	11/12/26	1,500.00
		Total For Check 40213			3,500.00
Check 40214					
415-00000-20610	FEHN COMPANIES	CITY PARK IMPROVEMENTS PAY APP 12	193807229-12	11/12/26	(8,541.32)
415-45200-50530	FEHN COMPANIES	CITY PARK IMPROVEMENTS PAY APP 12	193807229-12	11/12/26	170,826.37
		Total For Check 40214			162,285.05
Check 40215					
100-42100-50435	MEDINA POLICE DEPARTMENT	2026 4TH QTR TZD GRANT DISBURSEMENT	2026Q4	11/12/26	24,872.45
		Total For Check 40215			24,872.45
Check 40216					
100-43100-50307	PAT MEISTER	2026 RECRUITMENT AND RETENTION REIMBURSEMEN	20261105	11/12/26	1,500.00
		Total For Check 40216			1,500.00
Check 40217					
100-42400-50300	METRO WEST INSPECTION SERVICES	PERMITS FINALED OCTOBER 2026	5237	11/12/26	106,579.47
		Total For Check 40217			106,579.47
Check 40218					
602-00000-20800	METROPOLITAN COUNCIL	OCTOBER 2026 SEWER AVAILABILITY CHARGE	20261030	11/12/26	62,125.00
602-00000-36200	METROPOLITAN COUNCIL	OCTOBER 2026 SEWER AVAILABILITY CHARGE	20261030	11/12/26	(621.25)
		Total For Check 40218			61,503.75
Check 40219					
100-00000-20610	PARK CONSTRUCTION COMPANIES	OLD SETTLERS AND HORSESHOE PAY REQUEST 2	193807434-2	11/12/26	(16,594.71)
100-00000-22205-056	PARK CONSTRUCTION COMPANIES	OLD SETTLERS AND HORSESHOE PAY REQUEST 2	193807434-2	11/12/26	252,257.80
100-43121-50400	PARK CONSTRUCTION COMPANIES	OLD SETTLERS AND HORSESHOE PAY REQUEST 2	193807434-2	11/12/26	79,636.30
		Total For Check 40219			315,299.39
Check 40220					
100-00000-20610	SR WEIDEMA	CR 116/HUNTERS RIDGE TURN LN PAY APP 4 FINA	193807336-FINAL	11/12/26	11,713.04
100-00000-22205	SR WEIDEMA	CR 116/HUNTERS RIDGE TURN LN PAY APP 4 FINA	193807336-FINAL	11/12/26	8,671.60
601-00000-16500	SR WEIDEMA	PAY REQUEST #8 FINAL - NE CORCORAN TRUNK IN	227705275-8	11/12/26	6,877.00
601-00000-20610	SR WEIDEMA	PAY REQUEST #8 FINAL - NE CORCORAN TRUNK IN	227705275-8	11/12/26	65,575.81
		Total For Check 40220			92,837.45

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Check 40221					
435-42100-50550	TENVOORDE FORD, INC	2027 POLICE INTERCEPTOR-SQUAD 591, VIN 3928	INV278016	11/12/26	50,544.00
435-42100-50550	TENVOORDE FORD, INC	2027 POLICE INTERCEPTOR-SQUAD 588, VIN 3700	INV278017	11/12/26	50,544.00
435-42100-50550	TENVOORDE FORD, INC	2027 POLICE INTERCEPTOR-SQUAD 592, VIN 3817	INV278018	11/12/26	50,544.00
435-42100-50550	TENVOORDE FORD, INC	2027 POLICE INTERCEPTOR-SQUAD 593, VIN 3703	INV278019	11/12/26	50,544.00
		Total For Check 40221			202,176.00
Check 40222					
415-00000-20610	VALINT CONSTRUCTION SERVICES LLC	CORCORAN COMMUNITY PARK BUILDING PAY 14	2520-14	11/12/26	(3,452.77)
415-45200-50520	VALINT CONSTRUCTION SERVICES LLC	CORCORAN COMMUNITY PARK BUILDING PAY 14	2520-14	11/12/26	103,923.01
		Total For Check 40222			100,470.24

GL Number	Vendor	Invoice Desc.	Invoice	Chk Date	Amount
		Fund Totals:			
		Fund 100 GENERAL FUND			660,810.11
		Fund 202 CITY COMMUNITY EVENTS			1,008.50
		Fund 401 LONG RANGE PLANNING			31,649.20
		Fund 415 PARK CAPITAL FUND			264,329.87
		Fund 435 2025A BOND EQUIPMENT			207,594.03
		Fund 601 WATER			91,247.30
		Fund 602 SEWER			63,743.24
		Total For All Funds:			1,320,382.25

STAFF REPORT **Agenda Item: 6.b**

Council Meeting: November 12, 2026	**Prepared By:** Nalisha Williams, Assistant City Administrator
Topic: Tort Liability	**Action Required:** Authorization

Summary

The City's property and liability insurance coverages are renewed annually. As part of the renewal, the City must decide whether to waive or not waive the statutory limits. There is no right or wrong answer, and it is a discretionary decision each governing body must make. Currently, statutory municipal tort liability is limited to a maximum of $500,000 on any claim per individual and $1,500,000 from all claimants for one incident. If the City chooses to waive the tort limits, per individual claims and per occurrence claims would be limited to $2,000,000.

Financial/Budget

Additional liability coverage would need to be purchased if the City were to waive coverage.

Options

1. Approve staff recommendation.
2. Direct staff to explore other alternatives.

Recommendation

Authorize the Mayor to sign the liability coverage waiver form choosing to not waive the monetary limits on municipal tort liability established by Minn. Stat. 466.06.

Council Action

Attachments

1. Tort Liability Waiver Form

LEAGUE of MINNESOTA CITIES

League of Minnesota Cities Insurance Trust
Liability Coverage Waiver Form

Members who obtain liability coverage through the League of Minnesota Cities Insurance Trust (LMCIT) must complete and return this form to LMCIT before their effective date of coverage. Use the submit button below, otherwise, print and email to pstech@lmc.org, or fax to 651.281.1298.

Members who obtain liability coverage from LMCIT must decide whether to waive the statutory tort liability limits to the extent of the coverage purchased. *The decision to waive or not waive the statutory tort limits must be made annually by the member's governing body, in consultation with its attorney if necessary.* The decision has the following effects:

- *If the member does not waive the statutory tort limits*, an individual claimant could recover no more than $500,000 on any claim to which the statutory tort limits apply. The total all claimants could recover for a single occurrence to which the statutory tort limits apply would be limited to $1,500,000. These statutory tort limits would apply regardless of whether the member purchases the optional LMCIT excess liability coverage.
- *If the member waives the statutory tort limits and does not purchase excess liability coverage*, a single claimant could recover up to $2,000,000 for a single occurrence (under the waive option, the tort cap liability limits are only waived to the extent of the member's liability coverage limits, and the LMCIT per occurrence limit is $2,000,000). The total all claimants could recover for a single occurrence to which the statutory tort limits apply would also be limited to $2,000,000, regardless of the number of claimants.
- *If the member waives the statutory tort limits and purchases excess liability coverage*, a single claimant could potentially recover an amount up to the limit of the coverage purchased. The total all claimants could recover for a single occurrence to which the statutory tort limits apply would also be limited to the amount of coverage purchased, regardless of the number of claimants.

Claims to which the statutory municipal tort limits do not apply are not affected by this decision.

Select one of the options below.

◯ The member **DOES NOT WAIVE** the monetary limits on municipal tort liability established by Minn. Stat. § 466.04

◯ The member **WAIVES** monetary limits on municipal tort liability established by Minn. Stat. § 466.04, to the extent of the limits of the liability coverage obtained from LMCIT

LMCIT Member Name: _____

Date of member's governing body meeting: _____

Name and title of person completing this form: _____

Signature of person completing this form: _____

SUBMIT

STAFF REPORT **Agenda Item: 6.c**

Council Meeting: November 12, 2026	**Prepared By:** Nalisha Williams, Assistant City Administrator
Topic: City Administrator Resignation	**Action Required:** Approval

Summary

On November 4, 2026, City Administrator Jay Tobin submitted his resignation with the City of Corcoran.

Mr. Tobin's employment contract requires a 30-day resignation notice. Mr. Tobin will fulfill this obligation as his last day with the City of Corcoran is planned for Friday, December 4, 2026.

Council Action

Accept the resignation of City Administrator Jay Tobin effective December 4, 2026.

STAFF REPORT **Agenda Item: 6.d**

Council Meeting: November 12, 2026	**Prepared By:** Natalie Davis, Community Development Director Nalisha Williams, Assistant City Administrator
Topic: Authorization to Begin Hiring Process for Recreation Coordinator	**Action Required:** Approval

Summary

As part of the 2027 budget development process, Community Development staff discussed reallocating existing part-time Recreation staffing hours to better align with the City's current and anticipated operational needs.

Previously, the Recreation Division budget included 1,040 hours for a seasonal Program Coordinator and 360 hours for seasonal Ice Rink Attendants. The City has experienced difficulty filling the Ice Rink Attendant positions in recent years, resulting in these responsibilities being absorbed by existing staff.

The proposed staffing adjustment would consolidate the existing 1,400 budgeted hours into a year-round, part-time Recreation Coordinator position. This approach would provide more consistent staffing support for recreation programming, special events, and facility operations, particularly with the opening of the new Heritage Park Building and anticipated increase in facility reservations.

Staff is requesting authorization to initiate the hiring process immediately to address anticipated winter Recreation needs and provide additional operational support following the resignation of the Community Development Administrative Assistant. Existing funding remains available in the 2026 Recreation part-time wages budget to support an earlier start date.

Financial/Budget

Approximately $19,000 remains available in the 2026 budget for Recreation part-time wages.

The proposed 2027 staffing adjustment maintains the existing 1,400 budgeted part-time staffing hours. Part-time wages are currently proposed at $39,163 in the 2027 budget. The reallocation to a higher graded position was estimated to result in an increase of $2,350.80 in part-time wages, as previously presented to the City Council during the Community Development budget work session.

During the hiring preparation process, Human Resources identified that the position would be eligible for Public Employees Retirement Association (PERA) benefits, resulting in approximately $3,000 in additional employer payroll expenses not previously anticipated. The proposed 2027 budget has since been adjusted to account for these expenses through an offsetting reduction elsewhere in the City's budget.

The Recreation Coordinator position is also undergoing a classification and compensation review. While any resulting wage adjustment is anticipated to be minimal, the final wage rate will be determined upon completion of this process and may differ from the amount previously estimated.

Recommendation

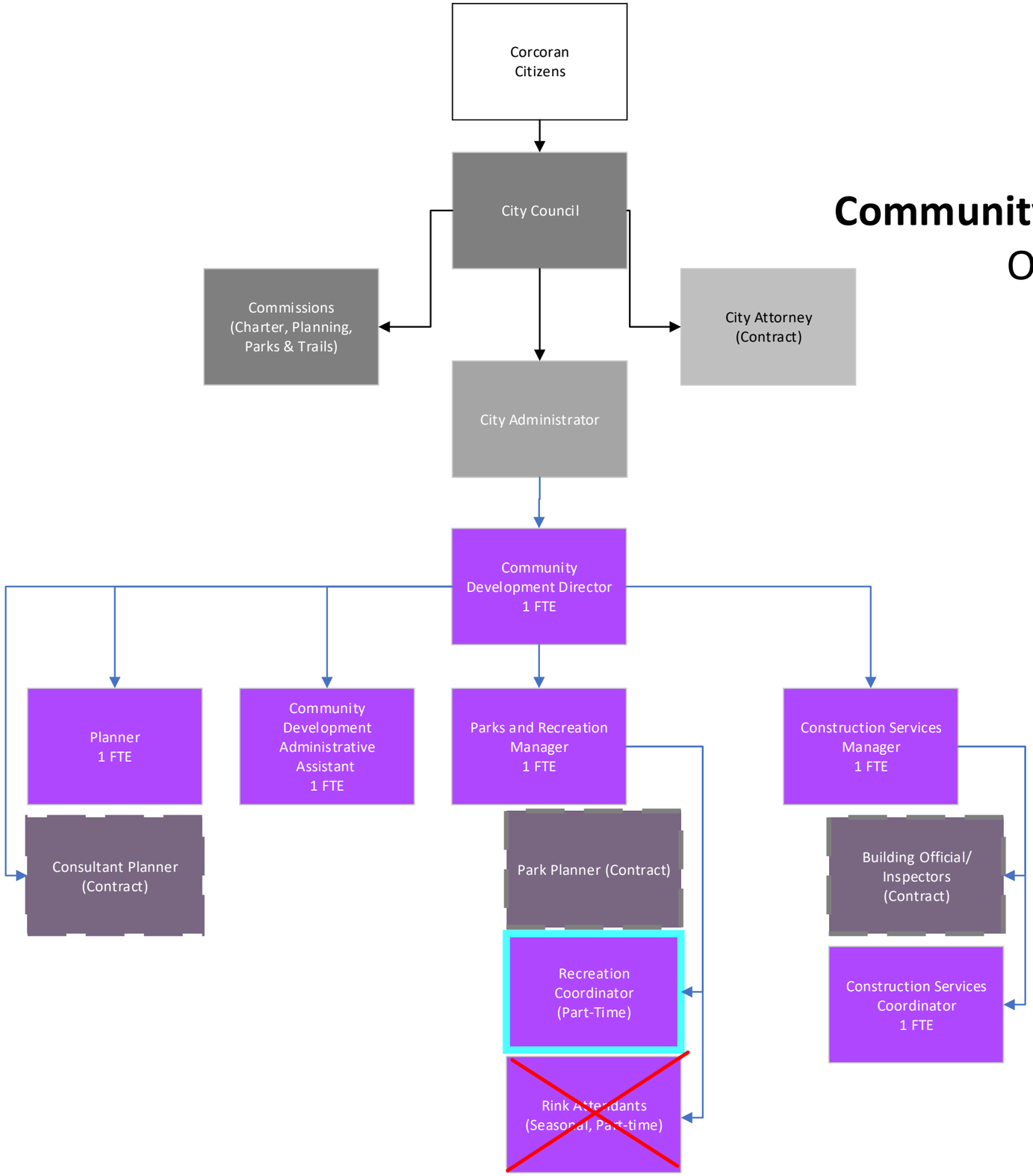
Consider a motion to authorize staff to begin the hiring process for a part-time Recreation Coordinator.

Council Action

Attachments

1. Com Dev Org Chart.pdf

Community Development Department
Organizational Chart



STAFF REPORT **Agenda Item: 6.e**

Council Meeting: November 12, 2026	**Prepared By:** Ryan Ganner, Human Resources Generalist
Topic: Resolution 2026-93 Appointment of Vacant Positions	**Action Required:** Adoption

Recommendation
Adoption of Resolution 2026-93 Appointment of Vacant Positions.

Council Action
Adoption of Resolution 2026-93 Appointment of Vacant Positions.

Attachments
1. Resolution 2026-93 Appointment of Vacant Positions.pdf

City of Corcoran
County of Hennepin
State of Minnesota

November 12, 2026

RESOLUTION NO. 2026-93

Motion By:
Seconded By:

RESOLUTION FOR THE APPOINTMENT OF VACANT POSITIONS FOR THE CITY OF CORCORAN, MINNESOTA

WHEREAS, the City Council has authorized the positions listed in this resolution for hiring in 2026;

WHERAS, the preferred candidates were identified and offered the listed positions;

WHEREAS, the City fosters a work environment that rewards performance and recognizes commitment to Corcoran's mission, vision, and values in ways that better posture staff to support current needs and future growth of the City of Cocoran; and

NOW, THEREFORE, the Corcoran City Council **RESOLVES** as follows:

1) Jared Gray is appointed as a Full-Time Police Officer effective November 30, 2026, at step 7 in grade 8.
2) Jakob Britton is appointed as a Snowplow Operator effective November 12, 2026, at the Start step in the Snowplow Operator seasonal pay grade.

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Friedrich, Michelle**	☐ **Friedrich, Michelle**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Lanterman, Mark**	☐ **Lanterman, Mark**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

Whereupon, said Resolution is hereby declared adopted on this 12th day of November 2026.

_____
Tom McKee – Mayor

ATTEST:

City Seal

_____
Debra Johnson – City Clerk

STAFF REPORT **Agenda Item: 6.f**

Council Meeting: November 12, 2026	**Prepared By:** Deb Johnson, City Clerk
Topic: Reverse Referendum Petition	**Action Required:** Information Only

Summary

On September 24, 2026, after a public hearing, the City Council adopted Resolution 2026-58 approving the updated 2026-2030 Capital Improvement Plan and providing preliminary approval for the issuance of General Obligation Capital Improvement Plan Bonds in a maximum principal amount of $40,000,000.

On October 22, 2026, the City of Corcoran was presented with a Reverse Referendum Petition requesting a vote by Corcoran voters on the issuance of the Capital Improvement Plan Bonds. The City Clerk has completed the review of the petition, and it was determined that the petition satisfies the applicable requirements and was in compliance with the format and content requirements as set forth in Minnesota Rule 8205.1010. Based on this review the petition was accepted as meeting the required standards. The petitioner was notified on October 27 that the petition met the requirements and was accepted by the city.

Council Action

Information Only

STAFF REPORT **Agenda Item: 6.g**

Council Meeting: November 12, 2026	**Prepared By:** Jessica Christensen Buck, Parks and Recreation Manager
Topic: Resolution 2026-86: Accepting Donations for Trunk or Treat	**Action Required:** Approval

Summary
The City hosted its first Trunk or Treat event on Thursday, October 29, 2026 at Heritage Park. The event hosted 23 decorated trunks representing a variety of local businesses, community organizations, community members, Corcoran Police Department, and Corcoran Community Development team. Based on approximately 150 individuals indicating interest through the event's Facebook page, initial attendance expectations were exceeded. An estimated 400-450 children attended, in addition to accompanying parents and family members.
The City received two donations in support of the event. Hy-Vee donated trick-or-treat bags, with an estimated value of $300. St. Therese, which was originally intending to participate but was unable to attend, donated candy and candy buckets for the City to distribute, with an estimated value of $60.

Options
1. Adopt Resolution 2026-86 recognizing the 2026 Trunk or Treat and accepting donations.
2. Provide alternative direction to staff.

Recommendation
Adopt Resolution 2026-86 recognizing the 2026 Trunk or Treat and accepting donations.

Council Action
Adopt Resolution 2026-86 recognizing the 2026 Trunk or Treat and accepting donations.

Attachments
1. Resolution 2026-86 Recognizing 2026 Trunk or Treat Participants and Donations

City of Corcoran
County of Hennepin
State of Minnesota

November 12, 2026

RESOLUTION NO. 2026-86
Motion By:
Seconded By:

A RESOLUTION RECOGNIZING 2026 TRUNK OR TREAT PARTICIPANTS AND DONATIONS

WHEREAS, the City Council of the City of Corcoran, Minnesota, does hereby find as follows:

WHEREAS, the City of Corcoran hosted its first Trunk or Treat event on Thursday, October 29, 2026, at Heritage Park, featuring 23 decorated trunks from local businesses, organizations, community partners, Corcoran Police Department, and Corcoran Community Development team as identified in the attached list; and

WHEREAS, the event exceeded anticipated attendance, with an estimated 400-450 children participating, along with their accompanying family members; and

WHEREAS, Hy-Vee generously donated trick-or-treat bags valued at approximately $300, and St. Therese donated candy and candy buckets valued at approximately $60 for the City to distribute after being unable to attend as originally planned; and

WHEREAS, the Corcoran Police Department, Community Development team, and participating businesses and organizations contributed their time and resources to make the event a success;

NOW THEREFORE BE IT RESOLVED, the City Council of the City of Corcoran hereby recognizes and extends appreciation to Hy-Vee, St. Therese, the Corcoran Police Department, Community Development team, and all participating businesses, organizations, and community partners for their generosity and involvement in making the 2026 Trunk or Treat event a success.

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Friedrich, Michelle**	☐ **Friedrich, Michelle**
☐ **Lanterman, Mark**	☐ **Lanterman, Mark**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

Whereupon, said Resolution is hereby declared adopted on this 12th day of November 2026.

_____
Tom McKee – Mayor

City Seal

ATTEST:

_____
Deb Johnson – City Clerk

RESOLUTION NO. 2026-86

Agency, Organization, Group	Trunk or Treat Involvement
Hy-Vee	Trick or treat bags (estimated at $300)
St. Therese	Candy and candy bowls (estimated at $60)
Zumba Gang (Hope Community Church)	Participated as a trunk during the event
Chick-fil-A, Plymouth	Participated as a trunk during the event
Corcoran Pet Care	Participated as a trunk during the event
Step by Step Montessori Schools of Corcoran	Participated as a trunk during the event
Community Members (Jimena Vazquez Anzaldo)	Participated as a trunk during the event
GVT Tire and Auto	Participated as a trunk during the event
Culvers, Rush Creek	Participated as a trunk during the event
Minnesota Cremation Services	Participated as a trunk during the event
Country Daze	Participated as a trunk during the event
Corcoran Lions	Participated as a trunk during the event
Rogers Fire Department	Participated as a trunk during the event
LocalTies Media	Participated as a trunk during the event
Dojo Karate, Medina	Participated as a trunk during the event
Hennepin County Fair	Participated as a trunk during the event
Minnesota Nice Moving Company	Participated as a trunk during the event
Fur Baby Barn	Participated as a trunk during the event
Broman's Greenhouse	Participated as a trunk during the event
LeeAnn Chin, Maple Grove	Participated as a trunk during the event
Lord of Life Lutheran Church	Participated as a trunk during the event
West Suburban Fire District	Participated as a trunk during the event
Hennepin County Sheriff	Participated as a trunk during the event
Corcoran Police Department	Participated as a trunk during the event
Corcoran Community Development team	Participated as a trunk during the event

STAFF REPORT **Agenda Item: 6.h**

Council Meeting: November 12, 2026	**Prepared By:** Dwight Klingbeil, Planner
Topic: Mayers Ag Preserve	**Action Required:**

Summary

Ernie Mayers requests City approval for initiation of the Metropolitan Agricultural Preserve program for a parcel totaling 82.21 acres of land located at 20801 County Road 50 (PID 27-119-23-11-0001).

An amendment to the 2040 Future Land Use is required to guide this parcel as Agricultural Preserve. The property is zoned as Urban Reserve, located within the Metropolitan Urban Service Area (MUSA) and is within Stage 4 of the City's 2040 Staging Plan, as shown on the City's Comprehensive Plan.

Mr. Mayers is applying to commence enrollment in the Ag Preserve program without an initiation of expiration. This is consistent with the requirements of Minnesota State Statute §473H.

Recommendation
Move to adopt Resolution 2026-90 approving the designation.

Council Action

Attachments
1. Resolution 2026-90 Approving Mayers Ag Preserve
2. Aerial Location Map
3. 2040 Future Land Use Map

City of Corcoran *November 12, 2026*
County of Hennepin
State of Minnesota

RESOLUTION NO. 2026-90

Motion By:
Seconded By:

A RESOLUTION APPROVING A REQUEST FOR METROPOLITAN AGRICULTURAL PRESERVE DESIGNATION FOR 82.21 ACRES OF LAND OWNED BY ZV FARMS LLC (PID 27-119-23-11-0001) (CITY FILE 26-025)

WHEREAS, the property owner at 20801 County Road 50, PID 27-119-23-11-0001, requests approval of designation for 82.21 acres of land for property legally described as follows:

See Attachment 1.

WHEREAS, the above described parcel is located within the Metropolitan Urban Service Area (MUSA), but within the final stage of the City's Staging Plan as shown in the Comprehensive Plan;

WHEREAS, the owner of the described parcel has made an official application for their designation as an agricultural preserve attached to this resolution as Attachment 2;

WHEREAS, the property owners request the City of Corcoran to submit an Affidavit of "Authority" attached to this resolution as Attachment 3; and

WHEREAS, the requirements regarding size, covenants, development density and other stipulations of the act are deemed legally satisfied.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that the property is hereby designated as Agricultural Preserve.

BE IT FUTHER RESOLVED, the property be classified as "Agricultural Preserve" in the 2040 Future Land Use Plan of the Comprehensive Plan and the related zoning district which will create more stringent zoning rules for the duration of the requested designation. No subdivisions can occur unless and until said properties are removed from the Ag Preserve Program.

RESOLUTION NO. 2026-90

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Friedrich, Michelle**	☐ **Friedrich, Michelle**
☐ **Lanterman, Mark**	☐ **Lanterman, Mark**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

Whereupon, said Resolution is hereby declared adopted on this 12th day of November 2026.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Debra Johnson – City Clerk

RESOLUTION NO. 2026-90

ATTACHMENT 1

North Half of the Northeast Quarter except Road in Section 27, Township 119, Range 23, of Hennepin County, Minnesota.

RESOLUTION NO. 2026-90

ATTACHMENT 2

Application for Initiation Placement of Land into a Metropolitan Agricultural Preserve, Affidavit of Authority, & Metropolitan Agricultural Preserves Restrictive Covenant for PID 27-119-23-11-0001.

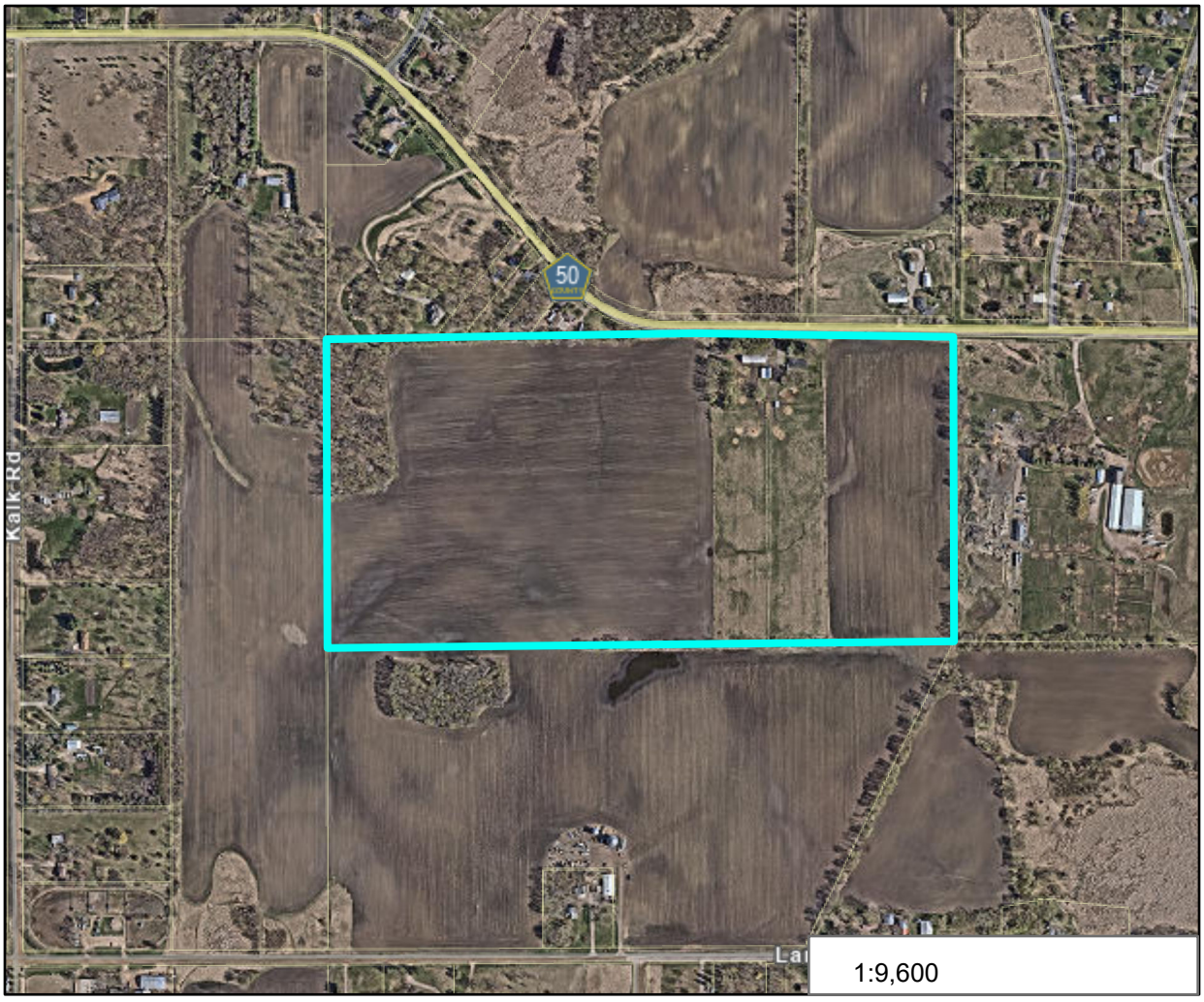
RESOLUTION NO. 2026-90

ATTACHMENT 3

Application for Initiation Placement of Land into a Metropolitan Agricultural Preserve, Affidavit of Authority, & Metropolitan Agricultural Preserves Restrictive Covenant for PID 27-119-23-11-0001.

Hennepin County Property Map

Date: 11/3/2026



PARCEL ID: 2711923110001

OWNER NAME: Zv Farms Llc

PARCEL ADDRESS: 20801 Co Rd No 50,Corcoran MN 55340

PARCEL AREA: 82.21 acres, 3,581,166 sq ft

A-T-B: Abstract

SALE PRICE: $1,700,000

SALE DATE: 12/2008

SALE CODE: Warranty Deed

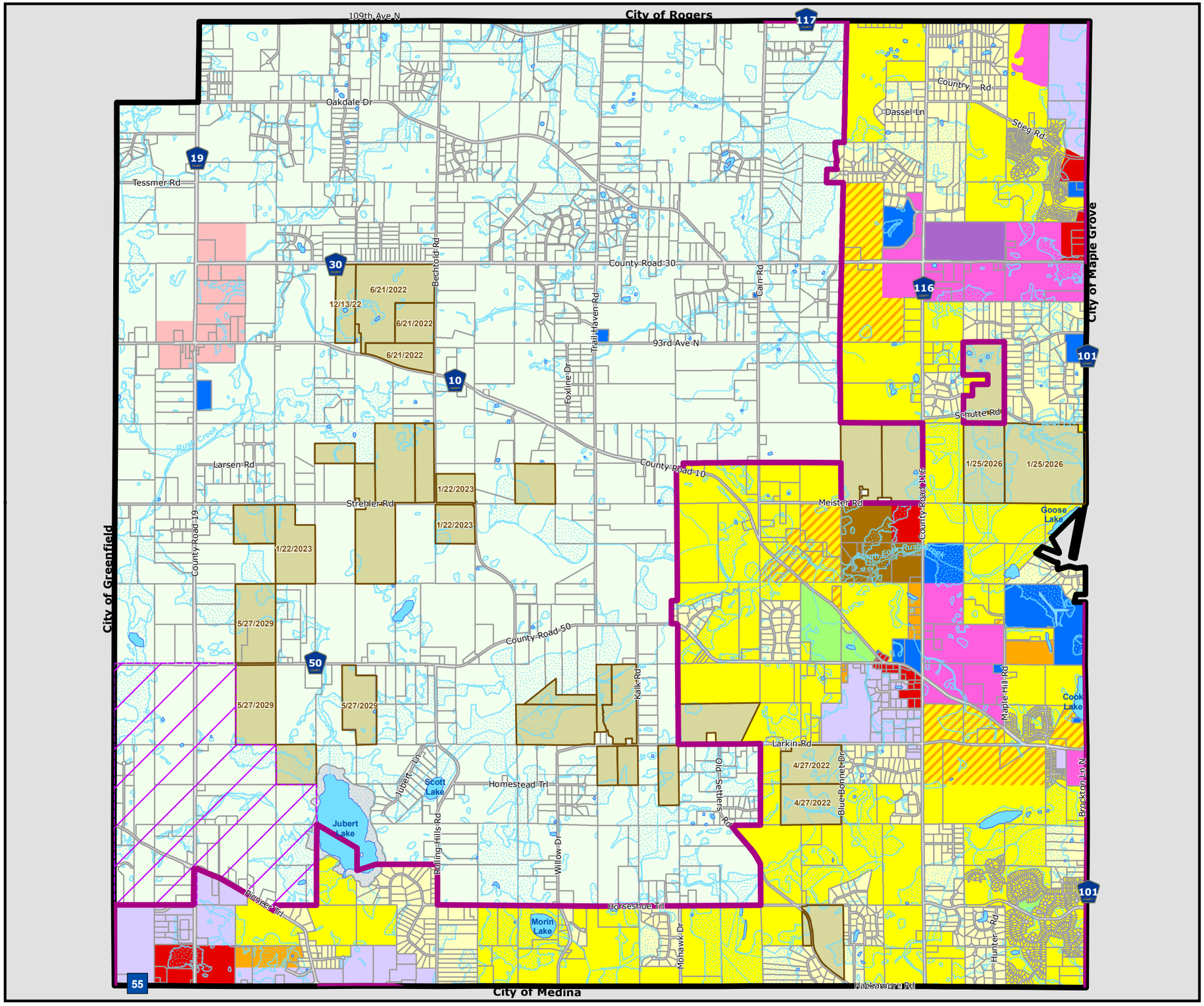
ASSESSED 2025, PAYABLE 2026
PROPERTY TYPE: Farm
HOMESTEAD: Non-Homestead
MARKET VALUE: $1,079,800
TAX TOTAL: $12,204.32

ASSESSED 2026, PAYABLE 2027
PROPERTY TYPE: Farm
HOMESTEAD: Non-Homestead
MARKET VALUE: $1,122,700

Comments:

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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2040 COMPREHENSIVE PLAN

Map 2-1
2040 Future Land Use

- Rural/Ag Residential
- Existing Residential
- Low Density Residential
- Medium Density Residential
- Mixed Residential
- High Density Residential
- Rural Service/Commercial
- Commercial
- Mixed Use
- Business Park
- Light Industrial
- Public/Semi-Public
- Parks/Open Space
- Agricultural Preserve (Date of Expiration)
- Open Water
- Municipal Boundary
- 2040 MUSA
- Future MUSA Expansion Area
- Parcel Boundaries
- Streams
- Lake/Open Water
- Wetlands

Source:
Revised National Wetland Inventory (MN DNR, 2009-2014)

3,000 1,500 0 3,000
Feet

N

Path: \\MSPFSV02\DesignDepot\Library\Software\GIS\Client\City of Corcoran\City wide maps\2040 Future Land Use.mxd
Date: 10/27/2021 Time: 9:57:35 AM User: LPSRemote

STAFF REPORT **Agenda Item: 6.i**

Council Meeting: November 12, 2026	**Prepared By:** Dwight Klingbeil, Planner
Topic: Scherber Ag Preserve	**Action Required:**

Summary

John Scherber requests City approval for initiation of the Metropolitan Agricultural Preserve program for a parcel totaling 38.8 acres of land located at 9305 Bechtold Road (PID 08-119-23-44-0001).

This parcel was previously enrolled in the Agricultural Preserve program but expired on June 21, 2022. An amendment to the 2040 Future Land Use is required to guide this parcel as Agricultural Preserve. The property is zoned as Rural Residential, and is located outside of the Metropolitan Urban Service Area (MUSA), as shown on the City's Comprehensive Plan.

John Scherber is applying to commence enrollment in the Ag Preserve program without an initiation of expiration. This is consistent with the requirements of Minnesota State Statute §473H.

Recommendation

Move to adopt Resolutions 2026-91 approving designation.

Council Action

Attachments
1. Resolution 2026-91 Approving Scherber Ag Preserve
2. Aerial Location Map - 9305 Bechtold Road
3. 2040 Future Land Use

City of Corcoran *November 12, 2026*
County of Hennepin
State of Minnesota

RESOLUTION NO. 2026-91

Motion By:
Seconded By:

A RESOLUTION APPROVING A REQUEST FOR METROPOLITAN AGRICULTURAL PRESERVE DESIGNATION FOR 38.85 ACRES OF LAND OWNED BY J SCHERBER & S SCHERBER TRUST (PID 08-119-23-44-0001) (CITY FILE 26-026)

WHEREAS, the property owner at 9305 Bechtold Road, PID 08-119-23-44-0001, requests approval of designation for 38.8 acres of land for property legally described as follows:

See Attachment 1.

WHEREAS, the above-described parcel is located outside of the Metropolitan Urban Service Area (MUSA);

WHEREAS, the owner of the described parcel has made an official application for their designation as an agricultural preserve attached to this resolution as Attachment 2;

WHEREAS, the property owners request the City of Corcoran to submit an Affidavit of "Authority" attached to this resolution as Attachment 3; and

WHEREAS, the requirements regarding size, covenants, development density and other stipulations of the act are deemed legally satisfied.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that the property is hereby designated as Agricultural Preserve.

BE IT FUTHER RESOLVED, the property be classified as "Agricultural Preserve" in the 2040 Future Land Use Plan of the Comprehensive Plan and the related zoning district which will create more stringent zoning rules for the duration of the requested designation. No subdivisions can occur unless and until said properties are removed from the Ag Preserve Program.

RESOLUTION NO. 2026-91

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Friedrich, Michelle**	☐ **Friedrich, Michelle**
☐ **Lanterman, Mark**	☐ **Lanterman, Mark**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

Whereupon, said Resolution is hereby declared adopted on this 12th day of November 2026.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Debra Johnson – City Clerk

RESOLUTION NO. 2026-91

ATTACHMENT 1

Southeast Quarter of the Southeast Quarter Except Road in Section 8, Township 119, Range 23, of Hennepin County, Minnesota.

RESOLUTION NO. 2026-91

ATTACHMENT 2

Application for Initiation Placement of Land into a Metropolitan Agricultural Preserve, Affidavit of Authority, & Metropolitan Agricultural Preserves Restrictive Covenant for PID 08-119-23-44-0001.

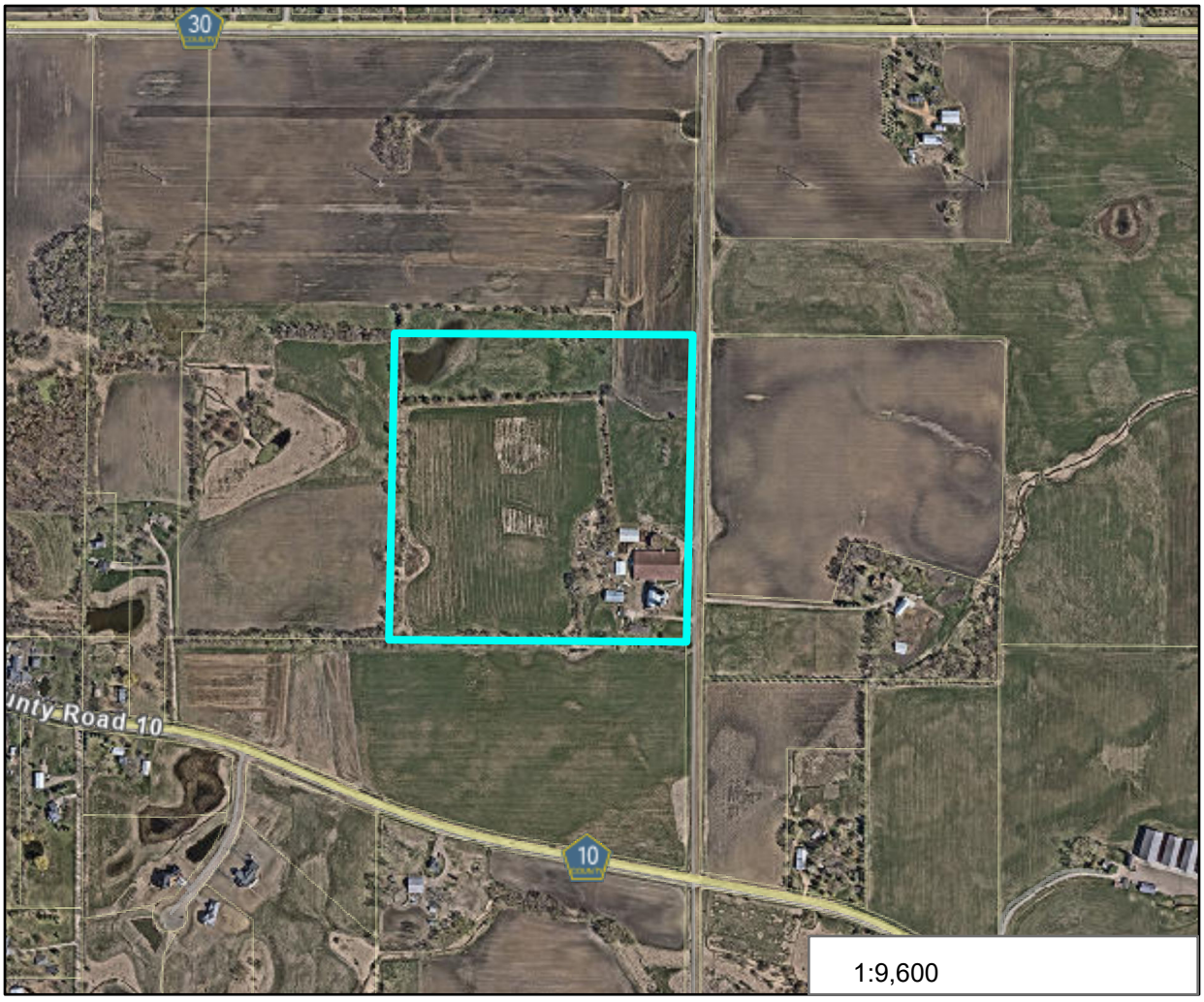
RESOLUTION NO. 2026-91

ATTACHMENT 3

Application for Initiation Placement of Land into a Metropolitan Agricultural Preserve, Affidavit of Authority, & Metropolitan Agricultural Preserves Restrictive Covenant for PID 08-119-23-44-0001.

Hennepin County Property Map

Date: 11/3/2026



PARCEL ID: 0811923440001

OWNER NAME: J Scherber & S Scherber Trst

PARCEL ADDRESS: 9305 Bechtold Rd,Corcoran MN 55374

PARCEL AREA: 38.8 acres, 1,689,940 sq ft

A-T-B: Abstract

SALE PRICE: $45,000

SALE DATE: 04/2016

SALE CODE: Excluded From Ratio Studies

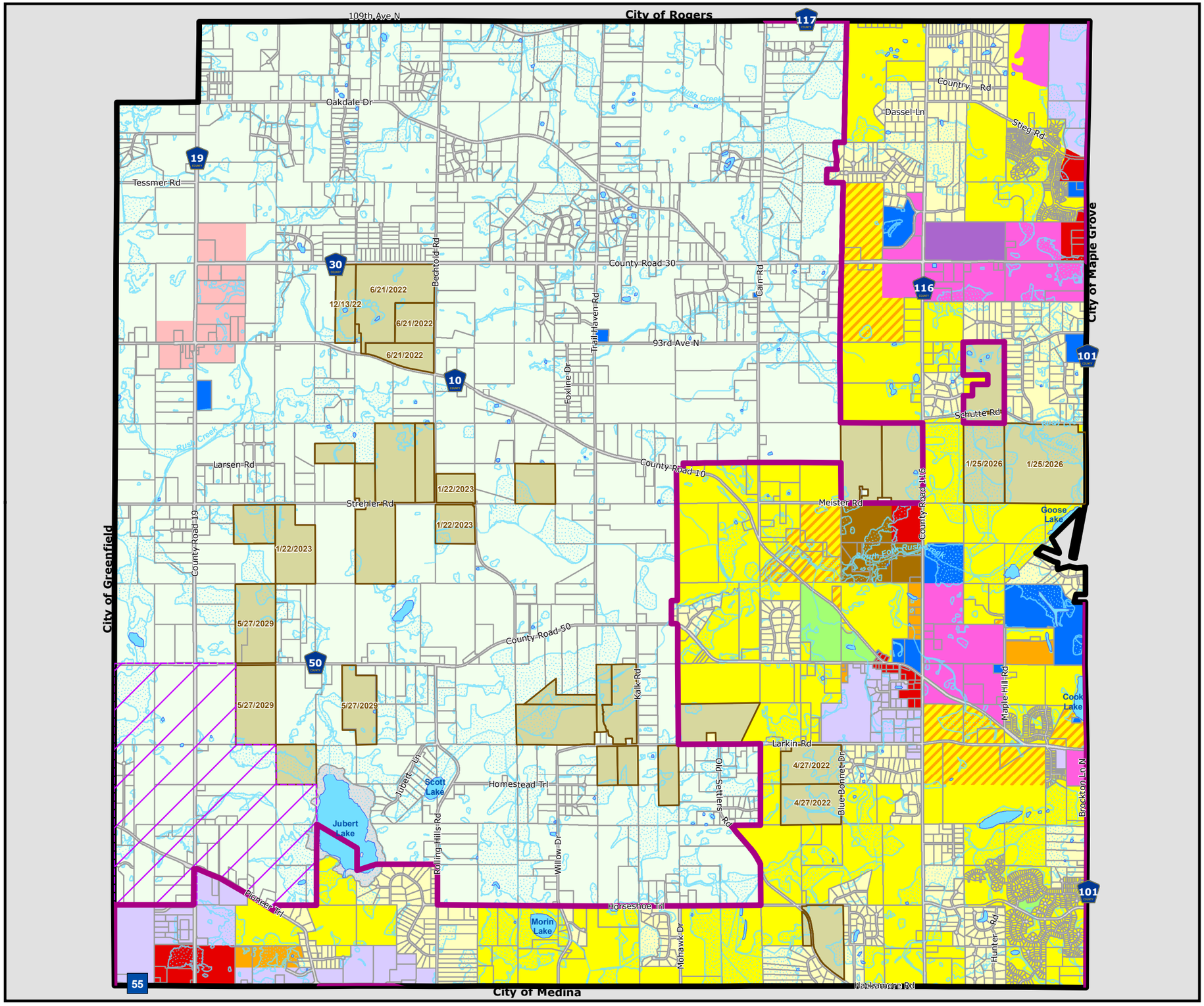
ASSESSED 2025, PAYABLE 2026
PROPERTY TYPE: Farm
HOMESTEAD: Homestead
MARKET VALUE: $1,162,100
TAX TOTAL: $6,507.06

ASSESSED 2026, PAYABLE 2027
PROPERTY TYPE: Farm
HOMESTEAD: Homestead
MARKET VALUE: $1,195,200

Comments:

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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2040 COMPREHENSIVE PLAN

Map 2-1
2040 Future Land Use

- Rural/Ag Residential
- Existing Residential
- Low Density Residential
- Medium Density Residential
- Mixed Residential
- High Density Residential
- Rural Service/Commercial
- Commercial
- Mixed Use
- Business Park
- Light Industrial
- Public/Semi-Public
- Parks/Open Space
- Agricultural Preserve (Date of Expiration)
- Open Water
- Municipal Boundary
- 2040 MUSA
- Future MUSA Expansion Area
- Parcel Boundaries
- Streams
- Lake/Open Water
- Wetlands

Source:
Revised National Wetland Inventory (MN DNR, 2009-2014)

3,000 1,500 0 3,000
Feet

N

Path: \\MSPFSV02\DesignDepot\Library\Software\GIS\Client\City of Corcoran\City wide maps\2040 Future Land Use.mxd
Date: 10/27/2021 Time: 9:57:35 AM User: LPSRemote

STAFF REPORT **Agenda Item: 6.j**

Council Meeting: November 12, 2026	**Prepared By:** Dwight Klingbeil, Planner
Topic: Weinand Woods 2nd Addition Variance & Final Plat	**Action Required:**

Summary

Kevin & Mary Weinand, the applicants, request approval of a final plat, “Weinand Woods 2nd Addition”, which would realign the shared property line between the parcel containing their home, 22939 County Road 30, and the adjacent agricultural parcel.

The applicants also request approval of a variance to allow the existing residential home, detached garage, and accessory building to remain in their existing locations, which is within the front setback area at 22939 County Road 30 (subject property PIDs 08-119-23-31-0006 & 08-119-23-32-0001).

Recommendation

Staff recommends approval of Resolution 2026-88 approving the variance for reduced front yard setback for the existing single-family home and three accessory buildings, as well as Resolution 2026-89 Approving the Final Plat for Weinand Woods 2nd Addition.

Council Action

Attachments

1. 2026-11-12 CC Report - Weinand Woods FP & Variance.pdf

STAFF REPORT

City Council Meeting: November 12, 2026	**Prepared By:** Dwight Klingbeil
Topic: Weinand Woods 2nd Addition Final Plat & Variance (PIDs 08-119-23-31-0006 & 08-119-23-32-0001) (City File No. 26-009)	**Action Required:** Decision

Review Deadline: November 21, 2026

1. Application Request

Kevin & Mary Weinand, the applicants, request approval of a final plat, "Weinand Woods 2nd Addition", which would realign the shared property line between the parcel containing their home, 22939 County Road 30, and the adjacent agricultural parcel.

The applicants also request approval of a variance to allow the existing residential home, detached garage, and accessory building to remain in their existing locations, which are within the front setback area at 22939 County Road 30 (subject property PIDs 08-119-23-31-0006 & 08-119-23-32-0001).

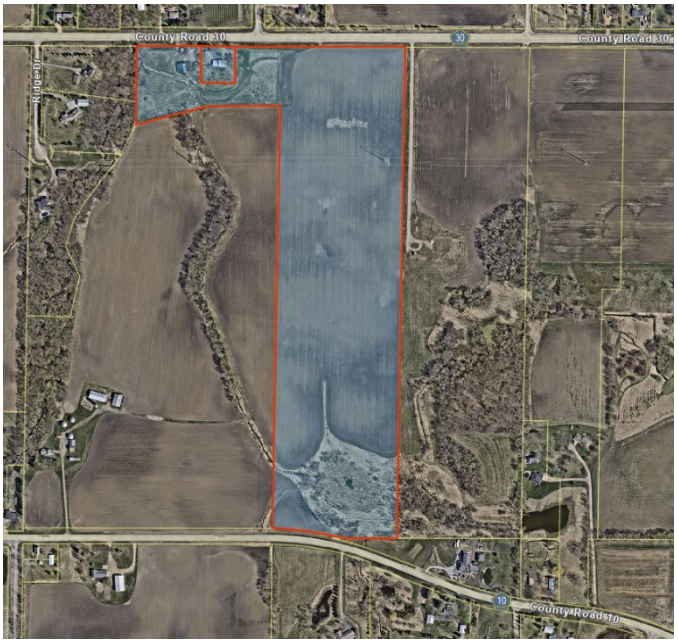


Figure 1: Property Location

2. Planning Commission Review

The Planning Commission reviewed the requested variance during their November 5, 2026, meeting. During their discussion, Commissioner Kozicky asked if the applicants were aware of the encroachment agreement provisions that would allow the detached garage to remain in the front yard setback area. Staff confirmed the Commissioner's understanding of the agreement and noted that the City uses a standard template for encroachment agreements. Further, staff indicated that the template would be sent to the applicant immediately after the meeting.

After no further discussion, the Planning Commission voted to recommend approval of the draft resolution approving the variance as presented.

3. Background

The site is currently comprised of a 0.79-acre single-family lot (22939 County Road 30) and a 43.6-acre outlot (Outlot B of Weinand Woods Addition), both of which are owned by the applicants.

Two of the applicant's accessory structures are currently located on the outlot and are not located on the same parcel as the single-family home. The applicant intends to sell the outlot. Before doing so, they request City Council approval of a preliminary plat for the purpose of adjusting the shared property line, which would result in all structures being located on the same parcel as the single-family home.

On October 24, 2026, the City Council approved the preliminary plat for Weinand Woods 2nd Addition, subject to the condition that the principal and accessory structures either be relocated to comply with the RR district's minimum front setback requirements or receive approval of a variance.

4. Context

Zoning and Land Use

The property is guided Rural/Ag Residential and zoned Rural Residential (RR). The site is located outside of the 2040 Metropolitan Urban Service Area (MUSA) boundary.

Surrounding Properties

All properties surrounding the site are also zoned RR and guided for Rural/Ag Residential in the 2040 Future Land Use Map. The properties to the north, west, and southeast are currently used for rural single-family uses, and the properties to the east and west appear to be used for agricultural uses.

Natural Characteristics of the Site

The 2040 Comprehensive Plan Natural Quality Rankings map identifies a low-quality wetland in the southern portion of the site, and a medium-quality wetland in the northwestern portion of the site. The map

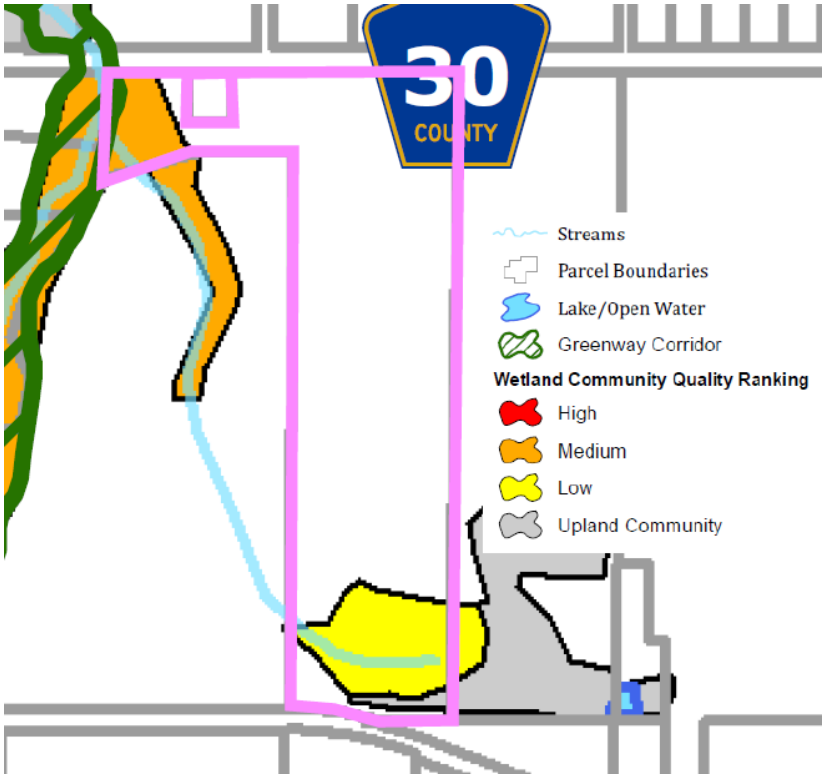


Figure 2: Natural Resources Inventory Map

also identifies a stream connecting the two wetlands.

Additionally, the properties to the west contain portions of Rush Creek. As a result, a small portion of the site is located in the Shoreland Overlay District.

5. Analysis

Staff reviewed the application for consistency with the Comprehensive Plan, Subdivision Ordinance, Zoning Ordinance, City Code requirements, and City policies. Public Safety and the City Engineer reviewed the application, and their comments are incorporated into this staff report. The detailed comments from both departments are attached as memos to this report.

A. Level of City Discretion in Decision-Making

The City has a higher level of discretion in approving or denying a variance, as the burden of proof is on the applicant to show that the variance standards have been met. Conditions may be applied to mitigate the impact of granting the variance.

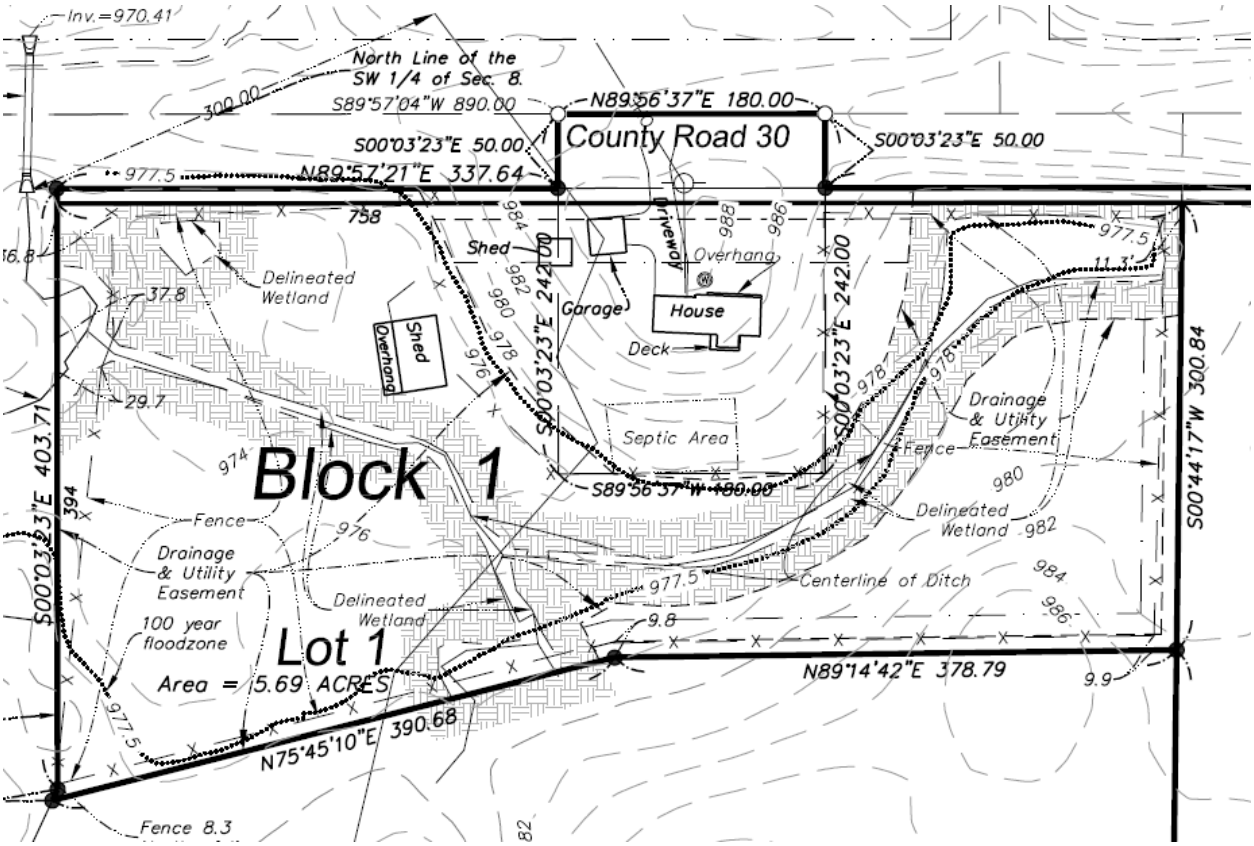


Figure 3: Lot 1 of Weinand Woods 2nd Addition Preliminary Plat

B. Variance

Setbacks

The following setbacks apply for the RR district:

Minimum Principal Structure Setbacks:	Requirements	Block 1 Lot 1
Front, from Major Roadways*	100 feet	63 ft
Front, from all other streets	50 feet	*N/A*
Front Porch (≤ 120 square feet)	40 feet	*N/A*
Side	25 feet	283 ft
Rear	35 feet	214 ft

**Major Roadways are state highways and county roads*

The single-family structure meets the minimum required setbacks from the side and rear property lines. However, the home is currently setback 73 feet from the front property line, where a 100-foot minimum setback is required. The home was constructed in 1972, prior to the adoption of the current setback standards, and its existing location is permitted as a legal non-conforming use if the two parcels remained in their existing conditions.

If the final plat is approved, Hennepin County will require dedication of 10 feet of right-of-way along County Road 30. This dedication would reduce the principal structure being setback to approximately 63 feet from the front property line.

The Preliminary Plat criteria outlined in Section 930.010 Subd. 4.D.1. of the subdivision ordinance requires all new subdivisions to meet the City's Zoning Ordinance. Since the single-family structure on Lot 1 does not meet the minimum setback requirement, a condition of approval to the preliminary plat required the applicant to either revise the preliminary plat to meet the minimum setback requirement or obtain a variance to allow the nonconforming setback.

Accessory Structure Setbacks

There are currently three accessory structures on the property, a detached garage in front of the house, a detached shed west of the garage, and a detached shed in the side yard, west of the house. The accessory structures within the plat must comply with the accessory structure standards outlined in Section 1030.030 of the Zoning Ordinance, as discussed in this section.

The proposed size of Lot 1 is 5.86 acres. The zoning ordinance allows properties of this size to have a total accessory structure footprint of 2,719 sq. ft. (not including the first 1,000 sq. ft. of attached accessory structure footprint). The detached garage has a footprint of 589 sq. ft., the detached shed west of the garage has a footprint of 409 sq.

ft., and the detached shed west of the house has a footprint of 1,457 sq. ft. The total footprint for these structures is 2,455 sq. ft., which is allowed for a lot of this size.

	Minimum Setback	Detached Garage	Detached shed (west of garage)	Detached Shed (west of house)
Front, Major Roads	100 feet	8.8 feet	23.8 feet	75.1 feet
Side	20 feet	355 feet	324 feet	225 feet
Rear	15 feet	271 feet	263 feet	208 feet

Accessory structures in the RR district are required to comply with the following minimum setback requirements: 100 feet from the front property line, 20 feet from the side property line, and 15 from the rear property line. None of the existing structures comply with the minimum front setback along County Road 30 and are legal non-conforming structures. A condition of approval of the preliminary plat required the applicant to either relocate the structures to a compliant location or obtain a variance to maintain the nonconforming locations.

It is worth noting that the detached garage would only be setback ~8.8 feet from the front property line, which falls within a drainage and utility easement. If a variance is approved to allow this structure to remain in its current location, a condition of approval shall require the applicant to enter into an encroachment agreement with the City.

Variance for reduced principal structure setbacks

The required principal structure setback from frontages along County Road 30 is 100 feet. The applicant requested a variance to allow a 63-foot setback from the front property line, which would allow the existing structure to remain in its current location. The burden of proof is on the applicant to show that all variance standards from Section 1070.040 Subd. 2.B. are met with their request.

A. *That there are practical difficulties in complying with the Zoning Ordinance.*

B. *That the conditions upon which a petition for a variation is based are unique to the parcel of land for which the variance is sought and were not created by the landowner.*

C. *That the granting of the variation will not alter the essential character of the locality.*

D. *The proposed variance would be in harmony with the general purposes and intent of the ordinance.*

E. *The variance is consistent with the Comprehensive Plan.*

F. *The City may impose conditions on the variance to address the impact of the variance.*

There are practical difficulties in complying with the Zoning Ordinance. The conditions upon which the variance is sought were not created by the landowner, as the principal structure was constructed in 1972, prior to the establishment of the current setback requirements, and complied with the standards in place at that time. Granting the variation will not alter the essential character of the locality, as the home has existed in its current location for 54 years. The proposed variance would be in harmony with the general purposes and intent of the ordinance and is consistent with the uses anticipated in the Rural/Ag Residential land use category of the Comprehensive Plan.

Variance for reduced accessory structure setbacks

The required accessory structure setback from frontages along County Road 30 is 100 feet. Currently, there are three accessory structures within that minimum front yard setback area. The applicant requested a variance to allow a reduced setback for all three structures, to allow them to remain in their current locations. The burden of proof is on the applicant to show that all variance standards from Section 1070.040 Subd. 2.B. are met with their request.

A. *That there are practical difficulties in complying with the Zoning Ordinance.*

B. *That the conditions upon which a petition for a variation is based are unique to the parcel of land for which the variance is sought and were not created by the landowner.*

C. *That the granting of the variation will not alter the essential character of the locality.*

D. *The proposed variance would be in harmony with the general purposes and intent of the ordinance.*

E. *The variance is consistent with the Comprehensive Plan*

F. *The City may impose conditions on the variance to address the impact of the variance.*

The conditions for this variance request were not created by the applicant, as the accessory structures were constructed prior to the establishment of the current setback requirements and met the necessary setback requirements in place at the time of

construction. The circumstances are unique to this property, as the parcel is bifurcated by wetlands, limiting the amount of accessible upland to relocate the structures.

The granting of this variation will not alter the essential character of the locality, as all three structures have existed in their current locations without harm to the character of the area for several years. If granted, the variance would maintain an existing condition for structures that are compatible with the types of uses anticipated for Rural/Ag Residential land use guidance.

C. Final Plat

Staff reviewed the final plat application for consistency with the preliminary plat as well as City policies. Staff finds that the final plat is consistent with the preliminary plat.

5. Recommendation

Staff recommends approval of Resolution 2026-88 Approving the variance for reduced front yard setback for the existing single-family home and three accessory buildings, as well as Resolution 2026-89 Approving the Final Plat for Weinand Woods 2nd Addition.

Attachments:

1. Resolution 2026-88 Approving the variance for an existing principal structure and three existing accessory structures within the minimum front setback area
2. Resolution 2026-89 Approving the Final Plat for Weinand Woods 2nd Addition
3. Engineer Memo dated October 28, 2026
4. Site Survey
5. Final Plat
6. Hennepin County Transportation Memo dated May 11, 2026

City of Corcoran *November 12, 2026*
County of Hennepin
State of Minnesota

RESOLUTION NO. 2026-88

Motion By:
Seconded By:

APPROVING A VARIANCE FOR AN EXISTING HOME AND THREE ACCESSORY STRUCTURES AT 22939 COUNTY ROAD 30 (PID 08-119-23-31-0006) (CITY FILE 26-009)

WHEREAS, Kevin and Mary Weinand ("the applicant") requested approval of a variance to allow a single-family residential structure and three accessory structures to remain within the minimum setback area of the front yard on the property legally described as follows:

See Attachment A

WHEREAS, the Planning Commission reviewed the request at a duly called public meeting and recommended approval.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that it should and hereby does approve the request, subject to the following findings and conditions:

1. A variance is approved to allow an existing accessory structure to remain within the minimum setback distance of the front yard as shown on application materials and plans received by the City on April 20, 2026, with additional information received on July 24, 2026, and October 21, 2026, except as amended by this resolution.

2. The applicant must comply with all conditions in the City Engineer's Memo dated October 28, 2026.

3. A variance is approved from Section 1040.030 Subd. 8 to allow an existing single-family residential structure to remain in a location that is within the minimum front yard setback area of the Rural Residential District subject to the finding that the applicable criteria in Section 1070.040 (Variances) of the Corcoran Zoning Ordinance have been satisfied. Specifically:

    a. There are practical difficulties in complying with the Zoning Ordinance. The single-family residential home was constructed in 1972 and complied with the minimum setback requirements of that time. Letting the structure remain in the same location as it has for 54 years is a reasonable use of the property. The requested variance is not driven by economic considerations but rather by a desire to adjust their property lines to encompass all of their structures onto a singular parcel, thereby creating a more compliant lot configuration.

    b. The conditions upon which the petition is based are unique to this property and are not caused by the landowner. Since the construction of the home in 1972, County Road 30 has expanded as well as the level of traffic on County Road 30. This expansion has resulted in an increased front yard setback requirement. The placement of the house in relation to the lot lines predates the setbacks required in the Zoning Ordinance.

c. The granting of the variation will not alter the essential character of the locality. The structure has existed in its current location for over 50 years without harm to the surrounding area.

d. The granting of the variation is consistent with the type of structures anticipated for the Rural/Ag Residential land use guidance.

e. The approval of the variance is subject to the other items in this resolution and applicable conditions.

4. A variance is approved from Section 1030.020 Subd. 4.E. to allow three existing accessory structures to remain in locations that are within the minimum front yard setback area of the Rural Residential District subject to the finding that the applicable criteria in Section 1070.040 (Variances) of the Corcoran Zoning Ordinance has been satisfied. Specifically:

   a. There are practical difficulties in complying with the Zoning Ordinance. The accessory structures were constructed prior to the establishment of the current setback requirements. Letting the structures remain in the same location as it has for years is a reasonable use of the property. The requested variance is primarily motivated in the applicant's desire to adjust their property lines and is not primarily based on economic considerations.

   b. The conditions upon which the petition is based are unique to this property and are not caused by the landowner. The placement of the house in relation to the lot lines predates the setbacks required in the Zoning Ordinance. Additionally, the site is bifurcated by wetlands, which constrains the buildable area and limit the amount of feasible locations to relocate all three accessory structures.

   c. The granting of the variation will not alter the essential character of the locality. The structures have existed in their current locations for several years without harm to the surrounding area.

   d. The granting of the variation is consistent with the type of structures anticipated for the Rural/Ag Residential land use guidance.

   e. The applicant must enter into an encroachment agreement to allow the detached garage to remain in the drainage and utility easement.

   f. The approval of the variance is subject to the other items in this resolution and applicable conditions.

5. The applicant shall record this resolution with Hennepin County and provide proof of recording to the City.

6. Approval shall expire within one year of the date of approval unless the applicant commences the authorized use and completes the required improvements.

RESOLUTION NO. 2026-88

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Friedrich, Michelle**	☐ **Friedrich, Michelle**
☐ **Lanterman, Mark**	☐ **Lanterman, Mark**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

Whereupon, said Resolution is hereby declared adopted on this 12th day of November, 2026.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Debra Johnson – City Clerk

RESOLUTION NO. 2026-88

Parcel A:

That part of Outlot B, WEINAND WOODS, which lies Westerly of the West line of the East Half of the East Half of the Southwest Quarter of Section 8, Township 119 North, Range 23 West of the 5th Principal Meridian, and which lies Easterly of the West line of the West Half of the East Half of said Southwest Quarter.

AND

That part of Outlot B, WEINAND WOODS, Hennepin County, Minnesota, according to the recorded plat therof that lies Westerly and Northerly of the following described line: Beginning at the intersection of the North line of said Outlot B and the West line of the West Half of the East Half of the Southwest Quarter of Section 8, Township 119, Range 23; thence on an assumed bearing of South 00 degrees 46 minutes 02 seconds West, along said West line, a distance of 310.84 feet; thence South 89 degrees 16 minutes 59 seconds West, a distance of 378.79 feet; thence South 75 degrees 47 minutes 27 seconds West to the West line of said Outlot B and said line there terminating.

Parcel B:

That part of the Southwest Quarter of Section 8, Township 119, Range 23, Hennepin County, Minnesota, described as follows: Commencing at the West Quarter corner of said Section 8; thence Easterly on the North line of the said Southwest Quarter a distance of 890 feet to the point of beginning; thence continue East on said North line a distance of 180 feet; thence 90 degrees South a distance of 242 feet; thence 90 degrees West a distance of 180 feet; thence North a distance of 242 feet to the point of beginning.

City of Corcoran *November 12, 2026*
County of Hennepin
State of Minnesota

RESOLUTION NO. 2026-89

Motion By:
Seconded By:

A RESOLUTION APPROVING A FINAL PLAT FOR "WEINAND WOODS 2ND ADDITION" ON THE PROPERTY LOCATED AT 22939 COUNTY ROAD 30 (PIDs 08-119-23-31-0006 & 08-119-23-32-0001) (CITY FILE NO. 26-009)

WHEREAS, Kevin and Mary Weinand ("the applicant") requested approval "Weinand Woods 2nd Addition" a final plat on the property described as follows;

See Attachment A.

WHEREAS, the City Council reviewed the final plat at a duly called public meeting, and;

NOW, THEREFORE, BE IT RESOLVED that the Corcoran City Council approves the request for a final plat subject to the following findings and conditions:

1. A final plat is approved for "Weinand Woods 2nd Addition" to allow a new lot configuration between two existing lots, in accordance with the plans and application received by the City on October 21, 2026, except as amended by this resolution.

2. The approval is contingent upon the following:

    a. Approval of the preliminary plat and variance.

        i. The applicant must comply with the requirements and conditions outlined in Resolution 2026-82 & Resolution 2026-88.

3. There is no transfer of development rights between the lots within this plat.

4. The applicant must comply with all conditions in the City Engineers memo dated October 28, 2026.

5. The applicant must comply with all conditions in the memorandum provided by Hennepin County Public Works dated May 11, 2026.

6. Park dedication is not due with this final plat as there are no newly created lots.

7. Prior to closing the escrow account and release of any potential refund, the applicant must record the approving resolutions and plat mylars at Hennepin County. Proof of recording must be submitted to the City.

8. The applicant must file the final plat at Hennepin County within 2 years of the date of approval or the approval shall expire.

RESOLUTION NO. 2026-89

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Friedrich, Michelle**	☐ **Friedrich, Michelle**
☐ **Lanterman, Mark**	☐ **Lanterman, Mark**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

Whereupon, said Resolution is hereby declared adopted on this 12th day of November, 2026.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Debra Johnson – City Clerk

RESOLUTION NO. 2026-89

ATTACHMENT A

Parcel A:

That part of Outlot B, WEINAND WOODS, which lies Westerly of the West line of the East Half of the East Half of the Southwest Quarter of Section 8, Township 119 North, Range 23 West of the 5th Principal Meridian, and which lies Easterly of the West line of the West Half of the East Half of said Southwest Quarter.

AND

That part of Outlot B, WEINAND WOODS, Hennepin County, Minnesota, according to the recorded plat therof that lies Westerly and Northerly of the following described line: Beginning at the intersection of the North line of said Outlot B and the West line of the West Half of the East Half of the Southwest Quarter of Section 8, Township 119, Range 23; thence on an assumed bearing of South 00 degrees 46 minutes 02 seconds West, along said West line, a distance of 310.84 feet; thence South 89 degrees 16 minutes 59 seconds West, a distance of 378.79 feet; thence South 75 degrees 47 minutes 27 seconds West to the West line of said Outlot B and said line there terminating.

Parcel B:

That part of the Southwest Quarter of Section 8, Township 119, Range 23, Hennepin County, Minnesota, described as follows: Commencing at the West Quarter corner of said Section 8; thence Easterly on the North line of the said Southwest Quarter a distance of 890 feet to the point of beginning; thence continue East on said North line a distance of 180 feet; thence 90 degrees South a distance of 242 feet; thence 90 degrees West a distance of 180 feet; thence North a distance of 242 feet to the point of beginning.

Stantec

Memo

To:	Kevin Mattson, PE Public Works Director	From:	Steve Hegland, PE Dan Boyum, PE
Project:	Weinand Woods 2nd Final Plat	Date:	October 28, 2026

Exhibits:

This review is based on the following documents:

1. Preliminary Plat for Weinand Woods Second Addition, by Otto Associates, revision dated 10/16/26
2. Final Plat for Weinand Woods Second Addition, by Otto Associates
3. Easement Exhibit for Roadway Easement, by Otto Associates dated 10/16/26

Comments:

General

1. Consistent with the review process, a comment response letter shall be provided in which the applicant provides a written response to each of the items below.
2. No improvements to Lot 1 Block 1 are proposed with the plat.

Easements:

1. Identify on the site plan the easements associated with the overhead electrical lines through the site.
2. Provide to the City a copy of the easement document number 4893150 for the power line.
3. The drainage and utility easements appear to fully encompass the wetlands.
4. The drainage and utility easements should be expanded to fully encompass the floodplain limits in the areas adjacent to the “septic area” on the plans.
5. A floodway is present in the northwest portion of the property. This area is encompassed within the drainage and utility easement.
6. A shed exists within the drainage and utility easement. The shed it outside of the floodway and an existing condition so no improvements are necessary. An encroachment agreement is required for the shed within the easement area.
7. An encroachment agreement should be provided for the shed within the 10-ft drainage and utility easement adjacent to County Road 30.
8. With future platting of Outlot A, a 60-ft wide east-west roadway easement should be anticipated to be necessary in a location north of the large wetland complex. The easement location shall not conflict with any restrictions within the electrical easements.
9. A roadway easement exhibit is provided for a future roadway connection to County Road 30. The easement proposed by the applicant would provide flexibility for future roadway configurations to both the east and south while maintaining the access point at Rush Creek Blvd.
10. A wetland buffer establishment plan, in compliance with the City Wetland buffer policy should be provided.

Watermain/Sanitary Sewer

1. The existing home is serviced with private well and septic with both of them identified within Lot 1 Block 1 currently.

End of Comments

WEINAND WOODS SECOND ADDITION

C.R. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That Kevin T. Weinand and Mary Ann Weinand, husband and wife, fee owners, of the following described property:

That part of OUTLOT B, WEINAND WOODS, which lies Westerly of the West line of the East Half of the East Half of the Southwest Quarter of Section 8, Township 119 North, Range 23 West of the 5th Principal Meridian, which lies Easterly of the West line of the West Half of the East Half of the said Southwest Quarter.

AND

That part of OUTLOT B, WEINAND WOODS, Hennepin County, Minnesota, according to the recorded plat thereof that lies Westerly and Northerly of the following described line:

Beginning at the intersection of the North line of said OUTLOT B and the West line of the West Half of the East Half of the Southwest Quarter of Section 8, Township 119, Range 23; thence on an assumed bearing of South 00 degrees 46 minutes 02 seconds West, along said West line, a distance of 310.84 feet; thence South 89 degrees 16 minutes 59 seconds West, a distance of 378.79 feet; thence South 75 degrees 47 minutes 27 seconds West to the West line of said OUTLOT B and said line there terminating, Hennepin County, Minnesota.

AND

That part of the Southwest Quarter of Section 8, Township 119, Range 23, Hennepin County, Minnesota, described as follows:

Commencing at the West Quarter corner of said Section 8; thence Easterly on the North line of the said Southwest Quarter a distance of 890.00 feet to the point of beginning; thence continue East on said North line a distance of 180.00 feet; thence 90 degrees 00 minutes 00 seconds South a distance of 242.00 feet; thence 90 degrees 00 minutes 00 seconds West a distance of 180.00 feet; thence North a distance of 242.00 feet to the point of beginning.

Have caused the same to be surveyed and platted as WEINAND WOODS SECOND ADDITION and do hereby dedicate to the public for public use the public way and the drainage and utility easements as created by this plat.

In witness whereof said Kevin T. Weinand and Mary Ann Weinand, husband and wife, have hereunto set their hands this _____ day of _____, 20____.

_____ _____
Kevin T. Weinand Mary Ann Weinand

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by Kevin T. Weinand and Mary Ann Weinand, husband and wife.

_____
(Notary Signature)

_____
(Notary Printed Name)

Notary Public, _____County, _____

My commission expires _____

I Paul E. Otto do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

_____
Paul E. Otto, Licensed Land Surveyor
Minnesota License No. 40062

STATE OF MINNESOTA
COUNTY OF WRIGHT
This instrument was acknowledged before me on this _____ day of _____, 20____, by Paul E. Otto, a Licensed Land Surveyor, Minnesota License No. 40062.

_____
(Notary Signature)

_____
(Notary Printed Name)

Notary Public, _____County, Minnesota

My commission expires _____

CITY COUNCIL, CITY OF CORCORAN, MINNESOTA

This plat of WEINAND WOODS SECOND ADDITION was approved and accepted by the City Council of the City of Corcoran, Minnesota at a regular meeting thereof held the _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Corcoran, Minnesota

By _____ Mayor By _____ Clerk

COUNTY AUDITOR, Hennepin County, Minnesota
I hereby certify that taxes payable in 20____ and prior years have been paid for land described on this plat, dated this _____ day of _____, 20____.

Daniel Rogan, County Auditor by _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota
Pursuant to MN. STAT. Sec. 383B.565 (1969), this plat has been approved this _____ day of _____, 20____.

Chris F. Mavis, County Surveyor by _____

COUNTY RECORDER, Hennepin County, Minnesota
I hereby certify that the within plat of WEINAND WOODS SECOND ADDITION was recorded in this office this _____ day of _____, 20____, at ____ o'clock ____m.

Amber Bougie, County Recorder by _____ Deputy

OTTO ASSOCIATES
Engineers & Land Surveyors, Inc.

WEINAND WOODS SECOND ADDITION

C.R. DOC. NO. _____

East 1/4 Corner of Sec. 8, T. 119, R.23, Hennepin County, MN

S00°43'57"W 2582.63
2572.63

599.56 | 80.00 | 80.00

10.00

S89°56'37"W 1552.16

West Line of the E 1/2 of the E 1/2 of the SW 1/4 of Sec. 8

Delineated Wetland

S89°56'37"W 895.90
655.18

North Line of OUTLOT B, WEINAND WOODS

Power Line Easement per Doc. No. 4893150

Found Iron RLS #12755

S89°52'02"W 264.70

Delineated Wetland

Delineated Wetland

North Line of the SW 1/4 of Sec. 8

OUTLOT A

Drainage and Utility Easement over all of OUTLOT A

Intersection of the North line of OUTLOT B and the West Line of the W 1/2 of the SW 1/4 of Sec. 8

(S00°46'02"W)
S00°46'02"W 310.84

N00°43'45"E 300.84

80.00 | 80.00

297.61

West Line of the W 1/2 of the E 1/2 of the SW 1/4 of Sec. 8

2523.50

S00°44'17"W 2222.66

Found Iron 1/2 inch Open

Δ=14°33'54" L=394.19
R=1550.67 Chd=393.13
C.B=S82°49'31"W

OAK HOLLOW

RUSH CREEK BLVD

COUNTY ROAD NO. 30

COUNTY ROAD NO. 33

Edge of Delineated Wet land

Edge of Delineated Wet land

Centerline of Ditch

N89°14'42"E 378.79
(S89°16'59"W)

OUTLOT B

N00°03'23"W 50.00

(South)
N00°03'23"W
242.00

See Detail A for Easement Dimensions

N89°56'37"E 180.00 (North)

242.00
N00°03'23"W (North)

Point of Beginning

S89°56'37"W 758.12

S00°03'23"E 50.00

S89°56'37"W 337.53

Drainage & Utility Easement

Edge of Delineated Wet land

LOT 1

Centerline of Ditch

BLOCK 1

N75°45'10"E 390.68
(S75°47'07"W)

10.00

393.72
403.72
S00°03'23"E

8.28
S25°08'11"W

Centerline of Rush Creek

West Line of OUTLOT B, WEINAND WOODS

S89°56'37"W 890.00

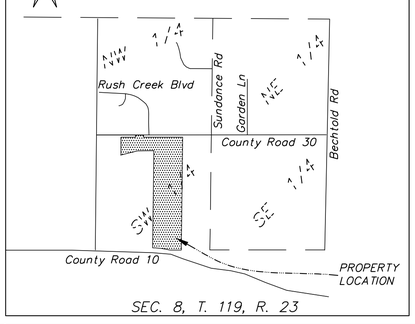
West 1/4 Corner of Sec. 8, T. 119, R. 23, Hennepin County, MN

WEINAND WOODS

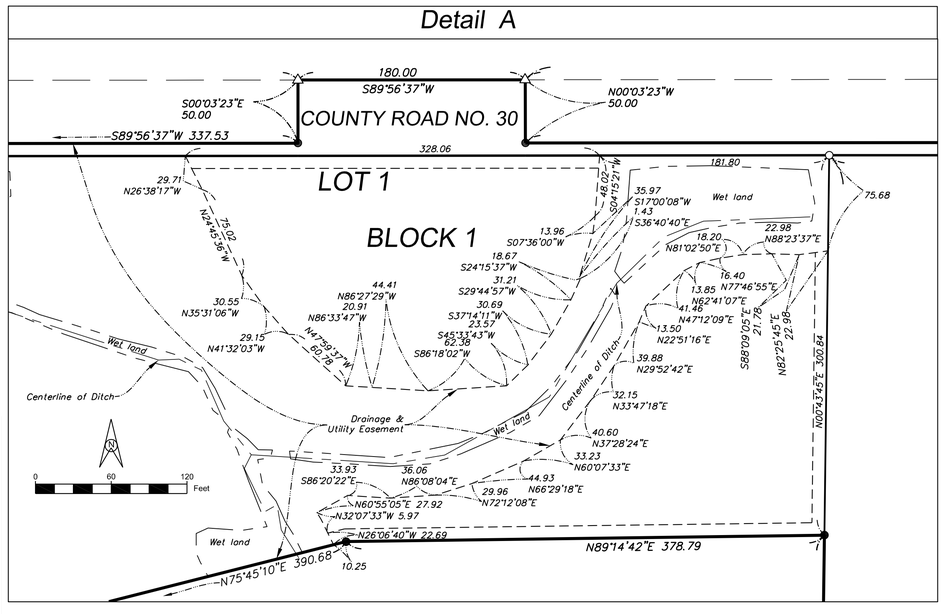
0 100 200 FEET
SCALE IN FEET

Vicinity Map

Not to Scale



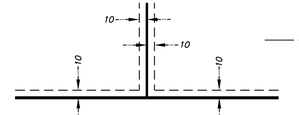
Detail A



Bearing Reference:

The North Line of the SW 1/4 of Sec. 8, T. 119, R 33, Hennepin County, Minnesota is assumed to bear S 89°56'56" 37W

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

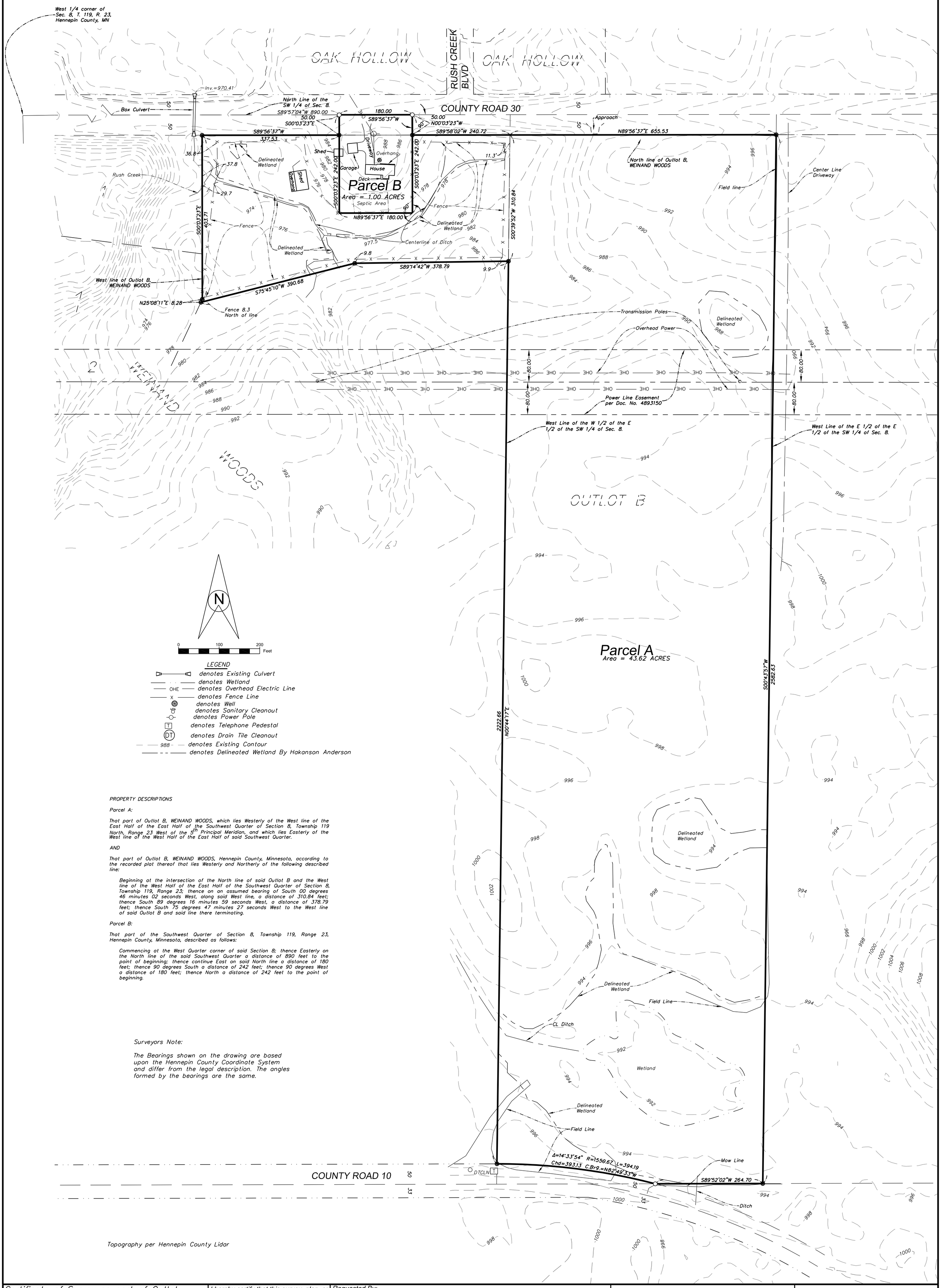


BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING PUBLIC WAYS, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING SIDE LOT LINES, AS INDICATED ON THIS PLAT.

- denotes Delineated Wetland
- ● denotes 1/2 inch iron pipe monument found RLS Cap No. 40062 (Unless Otherwise Noted)
- ○ denotes 1/2 inch by 14 inch iron pipe monument set and marked by License number 40062 to be set in accordance with MN statute 505.021 subd. 10
- ◉ denotes found Hennepin County Cast Iron Monument (Unless Otherwise Noted)
- △ denotes P.K. nail set to be set in accordance with MN statute 505.021 subd. 10

TTO ASSOCIATES
Engineers & Land Surveyors, Inc.

Certificate of Survey



LEGEND

- denotes Existing Culvert
- denotes Wetland
- OHE — denotes Overhead Electric Line
- X — denotes Fence Line
- (W) denotes Well
- denotes Sanitary Cleanout
- denotes Power Pole
- (T) denotes Telephone Pedestal
- (DT) denotes Drain Tile Cleanout
- 988 — denotes Existing Contour
- denotes Delineated Wetland By Hakanson Anderson

PROPERTY DESCRIPTIONS

Parcel A:

That part of Outlot B, WEINAND WOODS, which lies Westerly of the West line of the East Half of the East Half of the Southwest Quarter of Section 8, Township 119 North, Range 23 West of the 5th Principal Meridian, and which lies Easterly of the West line of the West Half of the East Half of said Southwest Quarter.

AND

That part of Outlot B, WEINAND WOODS, Hennepin County, Minnesota, according to the recorded plat thereof that lies Westerly and Northerly of the following described line:

Beginning at the intersection of the North line of said Outlot B and the West line of the West Half of the East Half of the Southwest Quarter of Section 8, Township 119, Range 23; thence on an assumed bearing of South 00 degrees 46 minutes 02 seconds West, along said West line, a distance of 310.84 feet; thence South 89 degrees 16 minutes 59 seconds West, a distance of 378.79 feet; thence South 75 degrees 47 minutes 27 seconds West to the West line of said Outlot B and said line there terminating.

Parcel B:

That part of the Southwest Quarter of Section 8, Township 119, Range 23, Hennepin County, Minnesota, described as follows:

Commencing at the West Quarter corner of said Section 8; thence Easterly on the North line of the said Southwest Quarter a distance of 890 feet to the point of beginning; thence continue East on said North line a distance of 180 feet; thence 90 degrees South a distance of 242 feet; thence 90 degrees West a distance of 180 feet; thence North a distance of 242 feet to the point of beginning.

Surveyors Note:

The Bearings shown on the drawing are based upon the Hennepin County Coordinate System and differ from the legal description. The angles formed by the bearings are the same.

Topography per Hennepin County Lidar

Certificate of Survey on part of Outlot B, WEINAND WOODS, Hennepin County, Minnesota

Revised:
10-13-26 - K.R.B. - Wetlands

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Paul E. Otto
License #40062 Date: 10-19-26

Requested By:
KEVIN WEINAND

Date:	Drawn By:	Scale:	Checked By:
3-4-26	K.R.B.	1"=100'	P.E.O.

OTTO ASSOCIATES
Engineers & Land Surveyors, Inc.
www.ottoassociates.com
9 West Division Street
Buffalo, MN 55313
(763)682-4727
Fax: (763)682-3522

- denotes iron monument found
- denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062

Project No. 26-0133

Hennepin County

Public Works

May 11, 2026

Dwight Klingbeil, Planner
City of Corcoran
8200 County Road 116
Corcoran, MN 55340

Re: Preliminary Plat Review — Weinand Woods Second Addition
(received April 29, 2026)
County State Aid Highway (CSAH) 30
Hennepin County Plat Review ID #4070

Mr. Klingbeil:

Please consider the following county staff comments for the preliminary plat of Weinand Woods Second Addition in Corcoran (PIDs 0811923320001 & 0811923310006) to modify a single-family lot and one agricultural outlot.

Access: Staff support maintaining the current access as proposed on County Road 30.

Right-of-Way: Consistent with recent nearby plats and to support future transportation needs for the corridor, staff request an additional 10 feet of right-of-way dedication on CSAH 30 (for a total half right-of-way of 60 feet).

Drainage: The existing drainage patterns shall not be altered unless approved by Hennepin County. Watershed district approval and drainage calculations are required if the work alters existing patterns. The drainage, overland or through pipes, shall not exceed pre-construction rates for the 2-, 10- and 100-year events. Please ensure ordinance 22 is met: Hennepin County right of way use ordinance.

Permits: Please inform the developer that all construction within county right-of-way requires an approved Hennepin County permit prior to beginning construction. This includes, but is not limited to, driveway removal, street access, drainage and utility construction, trail development and landscaping. *Contact: Doug Heidemann, Permits Coordinator at 612-596-0336 or douglas.heidemann@hennepin.us*.

Please contact Christina Neel at christina.neel@hennepin.us or 612-596-0244 for any further discussion.

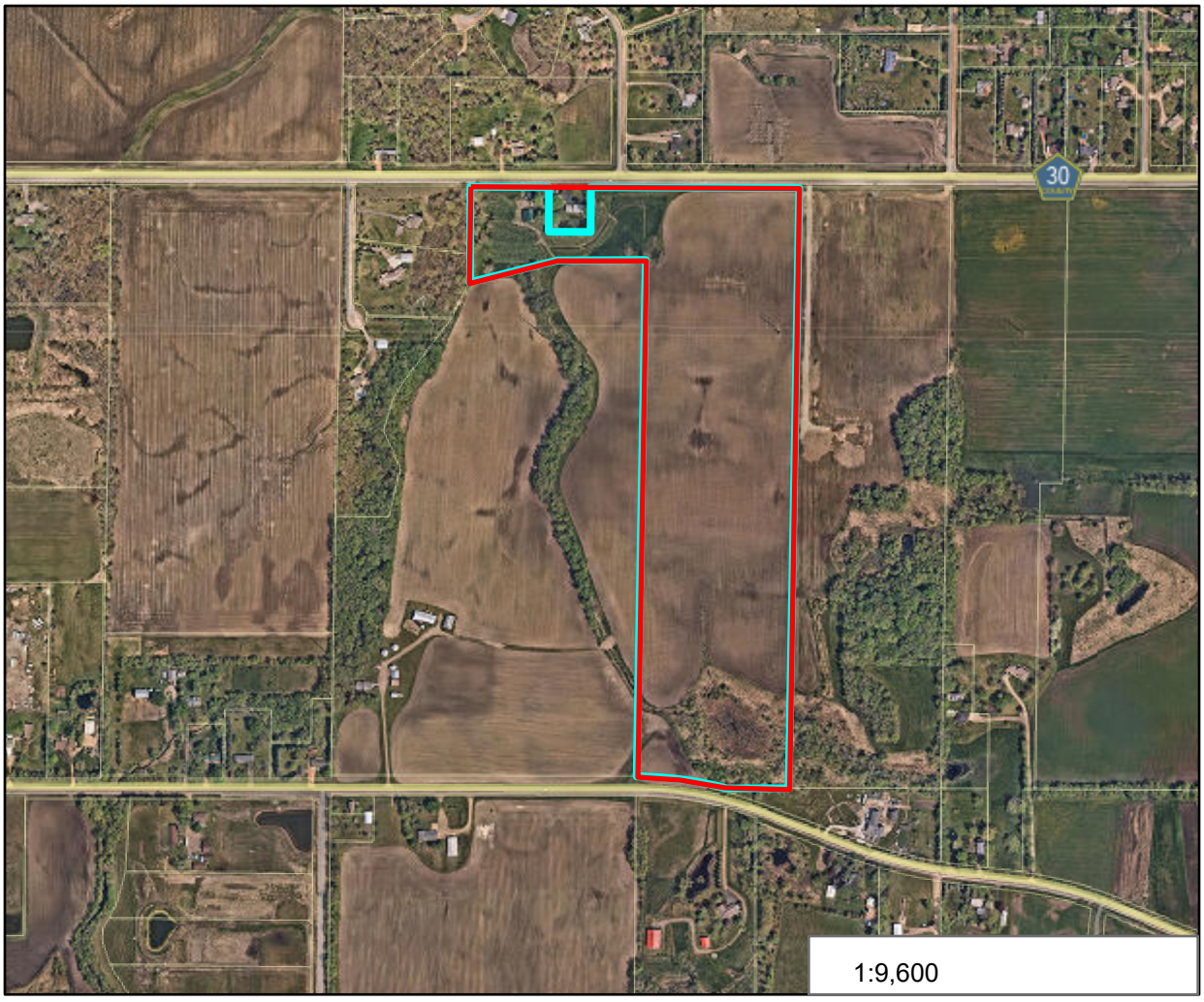
Sincerely,

Carla Stueve, PE
County Highway Engineer

Hennepin County
1600 Prairie Dr, Medina, MN 55340
hennepincounty.gov

Hennepin County Property Map

Date: 5/11/2026



PARCEL ID: 0811923310006

OWNER NAME: K T Weinand & M A Weinand

PARCEL ADDRESS: 22939 Co Rd No 30,Corcoran MN 55374

PARCEL AREA: 43.6 acres, 1,899,013 sq ft

A-T-B: Abstract

SALE PRICE:

SALE DATE:

SALE CODE:

ASSESSED 2025, PAYABLE 2026
PROPERTY TYPE: Farm
HOMESTEAD: Homestead
MARKET VALUE: $391,000
TAX TOTAL: $1,566.12

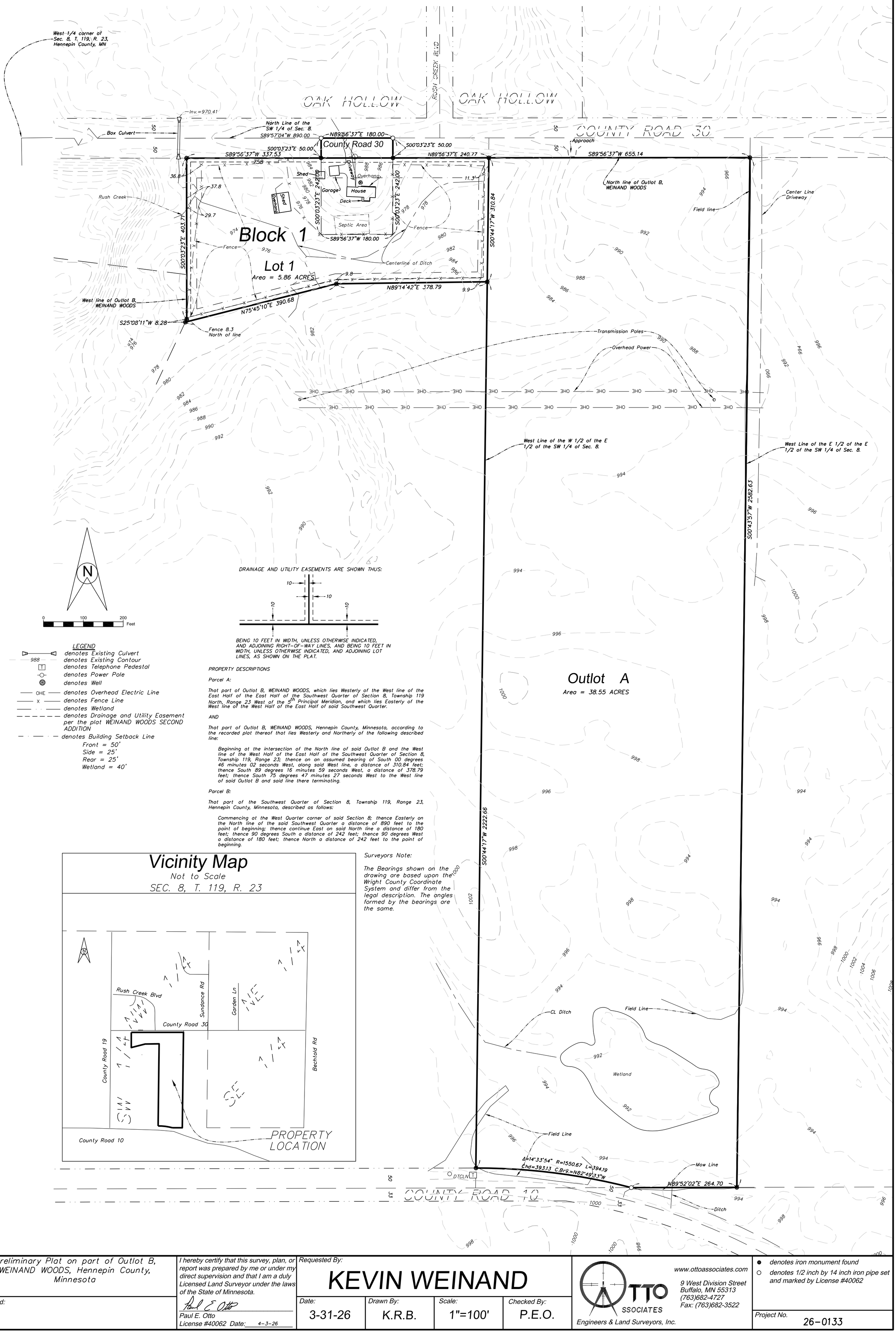
ASSESSED 2026, PAYABLE 2027
PROPERTY TYPE: Farm
HOMESTEAD: Homestead
MARKET VALUE: $403,200

Comments:

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

COPYRIGHT © HENNEPIN COUNTY 2026

Preliminary Plat of
WEINAND WOODS SECOND ADDITION



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AS SHOWN ON THE PLAT.

LEGEND

- denotes Existing Culvert
- 988 denotes Existing Contour
- T denotes Telephone Pedestal
- denotes Power Pole
- W denotes Well
- OHE denotes Overhead Electric Line
- X denotes Fence Line
- denotes Wetland
- denotes Drainage and Utility Easement per the plat WEINAND WOODS SECOND ADDITION
- denotes Building Setback Line
  - Front = 50'
  - Side = 25'
  - Rear = 25'
  - Wetland = 40'

PROPERTY DESCRIPTIONS

Parcel A:

That part of Outlot B, WEINAND WOODS, which lies Westerly of the West line of the East Half of the East Half of the Southwest Quarter of Section 8, Township 119 North, Range 23 West of the 5th Principal Meridian, and which lies Easterly of the West line of the West Half of the East Half of said Southwest Quarter.

AND

That part of Outlot B, WEINAND WOODS, Hennepin County, Minnesota, according to the recorded plat thereof that lies Westerly and Northerly of the following described line:

Beginning at the intersection of the North line of said Outlot B and the West line of the West Half of the East Half of the Southwest Quarter of Section 8, Township 119, Range 23; thence on an assumed bearing of South 00 degrees 46 minutes 02 seconds West, along said West line, a distance of 310.84 feet; thence South 89 degrees 16 minutes 59 seconds West, a distance of 378.79 feet; thence South 75 degrees 47 minutes 27 seconds West to the West line of said Outlot B and said line there terminating.

Parcel B:

That part of the Southwest Quarter of Section 8, Township 119, Range 23, Hennepin County, Minnesota, described as follows:

Commencing at the West Quarter corner of said Section 8; thence Easterly on the North line of the said Southwest Quarter a distance of 890 feet to the point of beginning; thence continue East on said North line a distance of 180 feet; thence 90 degrees South a distance of 242 feet; thence 90 degrees West a distance of 180 feet; thence North a distance of 242 feet to the point of beginning.

Vicinity Map

Not to Scale

SEC. 8, T. 119, R. 23

Surveyors Note:

The Bearings shown on the drawing are based upon the Wright County Coordinate System and differ from the legal description. The angles formed by the bearings are the same.

Preliminary Plat on part of Outlot B, WEINAND WOODS, Hennepin County, Minnesota

Revised:

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Paul E. Otto
License #40062 Date: 4-3-26

Requested By: KEVIN WEINAND

Date:	Drawn By:	Scale:	Checked By:
3-31-26	K.R.B.	1"=100'	P.E.O.

OTTO ASSOCIATES
Engineers & Land Surveyors, Inc.
www.ottoassociates.com
9 West Division Street
Buffalo, MN 55313
(763)682-4727
Fax: (763)682-3522

- ● denotes iron monument found
- ○ denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062

Project No. 26-0133

STAFF REPORT **Agenda Item: 6.k**

Council Meeting: November 12, 2026	**Prepared By:** Dwight Klingbeil, Planner
Topic: Pioneer Trail Industrial Park Final Plat & Final PUD Extension	**Action Required:**

Summary
Jon Rausch (the “applicant”), on behalf of Landspec Fund 2, LLC has submitted a request for an extension of the Final PUD Plan and Final Plat approvals for Pioneer Trail Industrial Park to November 25, 2027.

Recommendation
Move to adopt Resolution 2026-87 approving the Final Plat and Final PUD Plan extension.

Council Action

Attachments
1. 2026-11-12 CC packet_Pioneer Trail final Extension.pdf

STAFF REPORT Agenda Item ___

City Council Meeting: November 12, 2026	**Prepared By:** Kendra Lindahl, AICP
Topic: Final Planned Unit Development (PUD) Plan and Final Plat Extension (PIDs 32-119-23-34-0013, 32-119-23-34-0007, 32-119-23-43-0005 and 32-119-23-43-0006) (City file no. 23-030)	**Action Required:** Decision

Review Deadline: December 6, 2026

1. Request

Jon Rausch (the "applicant"), on behalf of Landspec Fund 2, LLC has submitted a request for an extension of the Final PUD Plan and Final Plat approvals for Pioneer Trail Industrial Park to November 25, 2027.



Figure A: Site Location

2. Background

On November 25, 2024, Council approved a final Planned Unit Development (PUD) Plan (Resolution No. 2024-124). and Final Plat (Resolution No. 2024-125) for "Pioneer Trail Industrial Park."

On November 13, 2025, the City Council approved a one-year extension to the PUD approvals (Resolution 2025-106).

3. Context

Section 1040, Subd. 12 of the City Code states, "Construction of each PUD development shall be commenced within one year after the effective date of the PUD rezoning by the City Council. Upon good cause shown, the City Council may extend the time for one additional year." The applicant has stated that market conditions have affected demand by two initial users and that they expect to attract one or two users for the lots very soon.

Final Plats are valid for two years. Section 935, Subd. 12 of the Corcoran City Code states that the approval of a final plat shall expire 2 years from the date it was approved, unless the applicant has recorded the final plat with Hennepin County; or, unless before expiration of the 2-year period, the applicant submits a written request for an extension. Such request for an extension shall include the following: 1) an explanation for why a

final plat has not been filed, 2) what, if any, good faith efforts have been made to complete the platting process, and 3) the anticipated completion date.

The applicant submitted a narrative describing why the extension is requested.

4. Action

Move to adopt Resolution 2026-87 approving the Final Plat and Final PUD Plan extension.

Attachments

1. Resolution 2026-87 Approving the Final Plat and Final PUD Plan extension.
2. Applicant Narrative dated October 7, 2026

RESOLUTION NO. 2026-87

Motion By:
Seconded By:

A RESOLUTION APPROVING A FINAL PLAT AND FINAL PLANNED UNIT DEVELOPMENT PLAN EXTENSION FOR "PIONEER TRAIL INDUSTRIAL PARK" LOCATED AT 6210 PIONEER TRAIL (PID 32-119-23-34-0013, 32-119-23-34-0007, 32-119-23-43-0005 AND 32-119-23-43-0006) (CITY FILE NO. 23-030)

WHEREAS, Jon Rausch (the "applicant"), on behalf of Landspec Fund 2, LLC (the "developer") has requested approval of an extension of the Final Planned Unit Development Plan for "Pioneer Trail Industrial Park" an industrial subdivision on property legally described as:

See *Attachment A*

WHEREAS, the Corcoran City Council adopted Resolution 2024-124 approving a Final Planned Unit Development (PUD) Plan on November 25, 2024; and

WHEREAS, the Corcoran City Council adopted Resolution 2024-125 approving a Final Plat on November 25, 2024; and

WHEREAS, the City Council granted a one-year extension to the final PUD approval on November 13, 2025 by Resolution 2025-106; and

WHEREAS, Section 1040.140, Subd. 7 of the Corcoran City Code states that construction of each PUD development shall be commenced within one year after the effective date of the PUD rezoning by the City Council and upon good cause shown, the City Council may extend the time for one additional year; and

WHEREAS, Section 935, Subd. 12 of the Corcoran City Code states that the approval of a final plat shall expire 2 years from the date it was approved, unless the applicant has recorded the final plat with Hennepin County; or, unless before expiration of the 2-year period, the applicant submits a written request for an extension thereof.; and

WHEREAS, the applicant is requesting an additional one-year extension of the final PUD and a one-year extension of the final plat; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CORCORAN, MINNESOTA, that the Corcoran City Council hereby approves the request for an extension of the Final Planned Unit Development Plan and Final Plat approvals subject to the following findings and conditions:

1. The City Council finds that the applicant has made good faith efforts to commence construction.

RESOLUTION NO. 2026-87

2. The City Council finds that granting the extension of the Final Planned Unit Development Plan and Final Plat does not damage the City of Corcoran and is in the best interest of the applicant.

3. The Final PUD approvals will now expire on November 25, 2027 if the project is initiated unless another extension to the Final PUD and Final Plat is requested by the applicant and approved by the City Council.

4. All conditions of Resolution 2024-124 and 2024-125 remain in effect.

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Friedrich, Michelle**	☐ **Friedrich, Michelle**
☐ **Lanterman, Mark**	☐ **Lanterman, Mark**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

Whereupon, said Resolution is hereby declared adopted on this 12th day of November 2026.

_____
Tom McKee - Mayor

ATTEST:

City Seal

_____
Debra Johnson – City Clerk

RESOLUTION NO. 2026-87

ATTACHMENT A

Parcel A:

The West 561.81 feet of the Southwest Quarter of the Southeast Quarter of Section 32, Township 119, Range 23, Hennepin County, Minnesota, EXCEPT that part taken for State Highway No. 55.

And

That part of the Southeast Quarter of the Southwest Quarter of said Section 32 described as follows:
Commencing at a point on the west line of said Southeast Quarter of the Southwest Quarter a distance of 455.00 feet South of the northwest corner thereof; thence East parallel with the north line of said Southeast Quarter of the Southwest Quarter a distance of 240.00 feet; thence on a tangential curve to the left having a radius of 111.96 feet (delta angle of 30 degrees 00 minutes) a distance of 58.62 feet; thence on a tangential curve to the right having a radius of 111.96 feet (delta angle of 30 degrees 00 minutes) a distance of 58.62 feet; thence East tangent to said curve a distance of 173.04 feet; thence on a tangential curve to the left having a radius of 111.96 feet (delta angle of 30 degrees 00 minutes) a distance of 58.62 feet; thence on a tangential curve to the right having a radius of 111.96 feet (delta angle of 30 degrees 00 minutes) a distance of 58.62 feet; thence East tangent to said curve a distance of 265.00 feet to the actual point of beginning of the tract of land to be herein described; thence North parallel with said west line a distance of 30.00 feet; thence East parallel with said north line 253.04 feet, more or less, to a line drawn parallel with and distant 1155.00 feet East of said west line; thence North parallel with said west line 365.00 feet to said north line; thence East along said north line a distance of 172.55 feet, more or less, to the northeast corner of said Southeast Quarter of the Southwest Quarter; thence South along the east line thereof to the southeast corner of said Southeast Quarter of the Southwest Quarter; thence West along the south line thereof to a line drawn parallel with said west line from the actual point of beginning; thence North parallel with said west line to the actual point of beginning. EXCEPT that part thereof lying within a radius of 60.00 feet of the actual point of beginning. Also EXCEPT that part taken for State Highway No. 55.

Parcel B:

That part of the Southeast Quarter of the Southwest Quarter of Section 32, Township 119, Range 23, Hennepin County, Minnesota, described as follows:

Commencing at a point on the West line of said Southeast Quarter of the Southwest Quarter a distance of 455.0 feet South of the Northwest corner thereof; thence East parallel with the North line of said Southeast Quarter of the Southwest Quarter of the Southwest Quarter a distance of 240.0 feet; thence on a tangential curve to the left having a radius of 111.96 feet (delta angle of 30 degrees 30 minutes) a distance of 58.62 feet; thence on a tangential curve to the right having a radius of 111.96 feet (delta angle of 30 degrees 30 minutes) a distance of 58.62 feet; thence East tangent to last mentioned curve a distance of 173.04 feet; thence on a tangential curve to the left having a radius of 111.96 feet (delta angle of 30 degrees 30 minutes) a distance of 58.62 feet; thence on a tangential curve to the right having a radius of 111.96 feet (delta angle of 30 degrees 30 minutes) a distance of 58.62 feet; thence East tangent to last mentioned curve a distance of 131.21 feet to the actual point of beginning of the tract of land to be herein

described; thence continue East along last mentioned line a distance of 133.79 feet to a point hereafter known as Point A; thence South parallel with said West line a distance of 362.0 feet to a line drawn parallel with and 757.0 feet South of said North line; thence West parallel with said North line a distance of 133.79 feet to a line drawn parallel with said West line from the actual point of beginning; thence North along said parallel line to the actual point of beginning. Except the Northerly 30.0 feet thereof. Also except that part thereof lying within a radius of 60.0 feet of Point A, described above.

Parcel C:

That part of the West 901.96 feet of the Southeast Quarter of the Southwest Quarter of Section 32, Township 119, Range 23, Hennepin County, Minnesota lying East of the centerline of Pioneer Trail. Except for the North 757.00 feet thereof. Also except the right of way for State Highway Number 55. And also except any part thereof contained within the description of the land in the Contract for Deed recorded November 6, 1996 in the office of the Hennepin County Recorder as Document No. 6658801.

Also that part of the Southwest Quarter of the Southwest Quarter of Section 32, Township 119, Range 23, Hennepin County, Minnesota lying East of the centerline of Pioneer Trail and lying South of the North 757.00 feet thereof.

October 7, 2026

Kendra Lindahl, AICP, Principal Planner
Landform, on behalf of the City of Corcoran
Via email: KLindahl@landform.net

RE: Pioneer Trail Industrial Park – Request for Extension of Final Plat Approval

Dear Kendra,

Thank you for your September 29 email. Landspec respectfully requests a one-year extension of the final plat approval for Pioneer Trail Industrial Park, which is currently set to expire on November 25, 2026. As requested, the items below address why the final plat has not been filed, the good faith efforts made to date, and our anticipated completion date.

1. Why the final plat has not been filed

When the plat was originally submitted, the project had two committed end users, Pella Windows and Park Place Storage, whose lot purchases would have offset a significant share of the initial hard costs of developing the property. Due to market conditions, both users elected not to move forward with their purchases. Without a committed user, the up-front cost of recording the plat and building the required improvements is not financially viable, so we have held off on filing until a user is secured.

2. Good faith efforts to complete the platting process

- Secured two end users (Pella Windows and Park Place Storage) in support of the original plat approval.
- Cushman and Wakefield is actively marketing the site and is continually looking for a lead tenant/buyer.
- Requested and received a one-year extension from the City in fall 2025 to allow continued marketing of the lots.
- Continued to actively market the lots to industrial end users and have received interest from prospective users for one or two of the lots.

3. Anticipated completion date

We anticipate filing the final plat on or before November 25, 2027, within the requested extension period. Securing one or two users would make the project financially viable, and if a user commits sooner, we will move immediately to record the plat and begin site improvements.

We are submitting this request ahead of the October 23 deadline and would welcome placement on an earlier Council agenda if one is available. A member of our team will attend to answer any questions. Thank you for the City's continued partnership; we look forward to bringing users and tax base to Corcoran.

Sincerely,

Jon Rausch
Landspec

612-685-8288

cc: Joe Radach, PE, Contour Civil & Development; Luke Appert, Landspec; Natalie Davis McKeown and Dwight Klingbeil, City of Corcoran

STAFF REPORT **Agenda Item: 6.I**

Council Meeting: November 12, 2026	**Prepared By:** Kevin Mattson, Public Works Director,
Topic: Old Settlers, Horseshoe, & Trail Street Improvements - Pay Request 2	**Action Required:** Approval

Summary
Council should review and consider the attached engineering memorandum.

Staff recommends approval of Pay Request 2 for Old Settlers, Horseshoe, & Trail Street Improvements project to Park Construction Company in the amount of $315,299.39.

Financial/Budget
The Old Settlers, Horseshoe, & Trail Street Improvements project is funded by a combination of escrow from the Tavera Development Contract and the 2026 General Fund line item for Street Maintenance.

Options
Approve Pay Request 2 for Old Settlers, Horseshoe, & Trail Street Improvements project to Park Construction Company in the amount of $315,299.39.

Modify.

Decline.

Recommendation
Approve Pay Request 2 for Old Settlers, Horseshoe, & Trail Street Improvements project to Park Construction Company in the amount of $315,299.39.

Council Action
Consider a motion to approve Pay Request 2 for Old Settlers, Horseshoe, & Trail Street Improvements project to Park Construction Company in the amount of $315,299.39.

Attachments
1. Old Settlers, Horseshoe, and Trail Rd Improvements- Pay Request 2.pdf

Stantec

Memo

To:	Kevin Mattson, PE, PW Director	From:	Nick Wyers, PE
Project/File:	193807434	Date:	November 3, 2026

Subject: Pay Request #2 to Park Construction Co. – Old Settlers & Horseshoe Trail Improvements

---

Council Action Requested

Staff recommends the City Council Approve Pay Application #2 for Old Settlers and Horseshoe Trail Improvements to Park Construction Co. in the amount of $315,299.39

Summary

Pay request #2 includes aggregate preparation, base and wear course paving, shouldering and Trail Lane bituminous overlay. The signed pay request form and pay application are attached for review. Below is a summary of the work completed to date:

Total Contract Value to Date	$689,020.63
Work Completed to Date	$562,607.30
5% Retainage	$28,130.37
Amount Paid to Date	$219,177.54
Total Pay App #2	$315,299.39

Engineer's Recommendation

We recommend approving Pay Request #2 to Park Construction Co. in the amount of $315,299.39.

SECTION 00 62 76

APPLICATION FOR PAYMENT FORM

OWNER: City of Corcoran
PROJECT: Old Settlers and Horseshoe Trail Improvements
CONTRACTOR: Park Construction Co.

PAY ESTIMATE NO. 2

Original Contract Amount:	$ 689,020.63
Contract Changes approved to Date (List Change Order Numbers):	N/A
Revised Contract Price :	$ 689,020.63
Work Completed to Date (attached):	$ 562,607.30
Retainage to Date, 5%:	$ 28,130.37
Work Completed to Date Less Retainage to Date:	$ 534,476.93
Total Amount Previously Certified:	$ 219,177.54
Payment Request This Estimate:	$ 315,299.39

I declare under penalty of perjury that this account, claim, or demand is just and correct and that no part of it has been paid.



CONTRACTOR Charlie Borene - Vice President

CERTIFICATE OF CONTRACTOR

I hereby certify that the work and the materials supplied to date, as shown on the request for payment, represents the actual value of accomplishment under the terms of the contractn betweeen the City of Corcoran (OWNER) and Park Construction Co. (CONTRACTOR) and all authorized changes therto:

By Charlie Borene

Title Vice President

Approval:

(CONTRACTOR) _____ Date 11/03/2026

STANTEC CONSULTING SERVICES, INC. _____ Date 11/03/2026

END OF SECTION

Pay Request #2
City of Corcoran
Old Settlers & Horseshoe Trail Improvements
Project Number: 193807434
11/3/2026

LINE NO.	ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE	COMPLETED TO DATE		Less Previous Payments		PAY REQUEST #2 November 2026	
BASE BID:						QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
1	MOBILIZATION	LS	1	$ 70,100.00	$ 70,100.00	0.7	$ 49,070.00	0.5	$ 35,050.00	0.2	$ 14,020.00
2	TRAFFIC CONTROL	LS	1	$ 1,660.00	$ 1,660.00	0.7	$ 1,162.00	0.5	$ 830.00	0.2	$ 332.00
3	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SY	130	$ 11.50	$ 1,495.00	164	$ 1,886.00	164.0	$ 1,886.00	0.0	$ -
4	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	89	$ 5.75	$ 511.75	70	$ 402.50	70.0	$ 402.50	0.0	$ -
5	REMOVE CONCRETE CURB & GUTTER	LF	6	$ 98.70	$ 592.20	6	$ 592.20	6.0	$ 592.20	0.0	$ -
6	REMOVE SEWER PIPE (STORM)	LF	352	$ 8.35	$ 2,939.20	352	$ 2,939.20	352.0	$ 2,939.20	0.0	$ -
7	REMOVE FLARE-END SECTION	EA	8	$ 300.00	$ 2,400.00	8	$ 2,400.00	8.0	$ 2,400.00	0.0	$ -
8	SALVAGE AND REINSTALL MAILBOX	EA	2	$ 260.00	$ 520.00	0	$ -	0.0	$ -	0.0	$ -
9	STRIP AND SALVAGE GRAVEL SURFACING	SY	3170	$ 2.65	$ 8,400.50	3170	$ 8,400.50	3,170.0	$ 8,400.50	0.0	$ -
10	MILLING BITUMINOUS PAVEMENT (1.5" DEPTH)	SY	14	$ 11.80	$ 165.20	14	$ 165.20	0.0	$ -	14.0	$ 165.20
11	BITUMINOUS MATERIAL FOR TACK COAT	GAL	460	$ 3.10	$ 1,426.00	420	$ 1,302.00	0.0	$ -	420.0	$ 1,302.00
12	PATCH BITUMINOUS PAVEMENT - DRIVEWAY	SY	100	$ 55.40	$ 5,540.00	0	$ -	0.0	$ -	0.0	$ -
13	TYPE SP 9.5 NON WEARING COURSE MIX (3,B) (ROAD)	TN	1300	$ 80.10	$ 104,130.00	1306	$ 104,610.60	0.0	$ -	1,306.0	$ 104,610.60
14	TYPE SP 9.5 WEARING COURSE MIX (3,B) (ROAD)	TN	780	$ 87.90	$ 68,562.00	754	$ 66,276.60	0.0	$ -	754.0	$ 66,276.60
15	CONCRETE CURB & GUTTER DESIGN B618	LF	513	$ 34.80	$ 17,852.40	555	$ 19,314.00	555.0	$ 19,314.00	0.0	$ -
16	CONCRETE RIBBON CURB	LF	92	$ 34.80	$ 3,201.60	75	$ 2,610.00	75.0	$ 2,610.00	0.0	$ -
17	6" CONCRETE PAVEMENT	SF	90	$ 15.60	$ 1,404.00	40	$ 624.00	0.0	$ -	40.0	$ 624.00
18	TRUNCATED DOMES	SF	10	$ 78.00	$ 780.00	10	$ 780.00	0.0	$ -	10.0	$ 780.00
19	GRAVEL DRIVEWAY	CY	10	$ 115.00	$ 1,150.00	0	$ -	0.0	$ -	0.0	$ -
20	AGGREGATE BASE CLASS 2, 100% CRUSHED (CV)	TON	300	$ 57.10	$ 17,130.00	180	$ 10,278.00	0.0	$ -	180.0	$ 10,278.00
21	PORTLAND CEMENT@55LB/SQYD	TON	80	$ 265.00	$ 21,200.00	80	$ 21,200.00	80.0	$ 21,200.00	0.0	$ -
22	CEMENT SUBGRADE PREPARATION (SHAPE, MIX, AND COMPACT)	SY	2500	$ 7.05	$ 17,625.00	2500	$ 17,625.00	2,500.0	$ 17,625.00	0.0	$ -
23	AGGREGATE PREPARATION (SHAPE AND COMPACT)	SY	5900	$ 2.60	$ 15,340.00	5900	$ 15,340.00	0.0	$ -	5,900.0	$ 15,340.00
24	6" PERFORATED PVC SCH 40 DRAINTILE PIPE	LF	870	$ 19.00	$ 16,530.00	692	$ 13,148.00	692.0	$ 13,148.00	0.0	$ -
25	6" PRECAST CONCRETE DRAINTILE HEADWALL	EA	15	$ 829.00	$ 12,435.00	5	$ 4,145.00	5.0	$ 4,145.00	0.0	$ -
26	CONNECT TO EXISTING DRAINTILE	EA	15	$ 217.00	$ 3,255.00	6	$ 1,302.00	6.0	$ 1,302.00	0.0	$ -
27	INSTALL SIGN TYPE C AND POST	EA	8	$ 260.00	$ 2,080.00	0	$ -	0.0	$ -	0.0	$ -
28	SIGN PANELS TYPE C	SF	23.75	$ 49.90	$ 1,185.13	0	$ -	0.0	$ -	0.0	$ -
29	STABILIZED CONSTRUCTION EXIT	LS	1	$ 382.00	$ 382.00	0	$ -	0.0	$ -	0.0	$ -
30	STORM DRAIN INLET PROTECTION - MAINTAINED	EA	2	$ 208.00	$ 416.00	0	$ -	0.0	$ -	0.0	$ -
31	CULVERT END CONTROLS	EA	9	$ 260.00	$ 2,340.00	0	$ -	0.0	$ -	0.0	$ -
32	SILT FENCE MACHINE SLICED	LF	3640	$ 2.50	$ 9,100.00	2500	$ 6,250.00	1,500.0	$ 3,750.00	1,000.0	$ 2,500.00
33	SEDIMENT CONTROL LOG TYPE STRAW (OR BIOROLL) - MAINTAINED	LF	80	$ 4.15	$ 332.00	0	$ -	0.0	$ -	0.0	$ -
34	EROSION CONTROL BLANKET CATEGORY 25	SY	100	$ 3.10	$ 310.00	0	$ -	0.0	$ -	0.0	$ -
35	COMMON TOPSOIL BORROW (LV)	CY	329	$ 42.60	$ 14,015.40	0	$ -	0.0	$ -	0.0	$ -
36	COMMON EXCAVATION (EV) (P)	CY	1166	$ 30.90	$ 36,029.40	1166	$ 36,029.40	0.0	$ -	1,166.0	$ 36,029.40
37	WATER FOR DUST CONTROL	MGAL	10	$ 58.30	$ 583.00	0	$ -	0.0	$ -	0.0	$ -
38	MNDOT SEED MIX RESIDENTIAL TURFGRASS	SY	1000	$ 0.61	$ 610.00	0	$ -	0.0	$ -	0.0	$ -
39	MNDOT SEED WET DITCH	SY	3600	$ 1.20	$ 4,320.00	0	$ -	0.0	$ -	0.0	$ -
40	FERTILIZER TYPE 2	LB	197	$ 1.05	$ 206.85	0	$ -	0.0	$ -	0.0	$ -
41	HYDRAULIC STABILIZED FIBER MATRIX	SY	4700	$ 1.60	$ 7,520.00	0	$ -	0.0	$ -	0.0	$ -
42	SALVAGE AND REINSTALL SIGN	EA	6	$ 312.00	$ 1,872.00	0	$ -	0.0	$ -	0.0	$ -
	TOTAL BASE BID:				**$ 477,646.63**		**$ 387,852.20**		**$ 135,594.40**		**$ 252,257.80**

LINE NO.	ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE	COMPLETED TO DATE		Less Previous Payments		PAY REQUEST #2	
ALTERNATE #1:						QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
43	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	51	$ 5.10	$ 260.10	0	$ -	0.0	$ -	0.0	$ -
44	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SY	591	$ 11.50	$ 6,796.50	0	$ -	0.0	$ -	0.0	$ -
45	ADJUST FRAME AND RING CASTING	EA	2	$ 313.00	$ 626.00	2	$ 626.00	2.0	$ 626.00	0.0	$ -
46	STRIP AND SALVAGE GRAVEL SURFACING	SY	320	$ 4.55	$ 1,456.00	320	$ 1,456.00	320.0	$ 1,456.00	0.0	$ -
47	MILLING BITUMINOUS PAVEMENT (1.5" DEPTH)	SY	6	$ 27.60	$ 165.60	0	$ -	0.0	$ -	0.0	$ -
48	BITUMINOUS MATERIAL FOR TACK COAT	GAL	80	$ 2.85	$ 228.00	80	$ 228.00	0.0	$ -	80.0	$ 228.00
49	TYPE SP 9.5 NON-WEARING COURSE (3,B) (ROAD)	TN	240	$ 81.60	$ 19,584.00	240	$ 19,584.00	0.0	$ -	240.0	$ 19,584.00
50	TYPE SP 9.5 WEARING COURSE MIX (3,B) (ROAD)	TN	150	$ 87.90	$ 13,185.00	150	$ 13,185.00	0.0	$ -	150.0	$ 13,185.00

51	AGGREGATE BASE CLASS 2, 100% CRUSHED (CV)	TN	60	$ 57.10	$ 3,426.00	35	$ 1,998.50	0.0	$ -	35.0	$ 1,998.50
52	AGGREGATE PREARATION (SHAPE AND COMPACT)	SY	1540	$ 2.10	$ 3,234.00	1540	$ 3,234.00	0.0	$ -	1,540.0	$ 3,234.00
53	CONCRETE CURB & GUTTER DESIGN B618	LF	279	$ 34.80	$ 9,709.20	272	$ 9,465.60	256.0	$ 8,908.80	16.0	$ 556.80
54	GRAVEL DRIVEWAY	CY	10	$ 115.00	$ 1,150.00	0	$ -	0.0	$ -	0.0	$ -
55	STORM DRAIN INLET PROTECTION - MAINTAINED	EA	2	$ 208.00	$ 416.00	0	$ -	0.0	$ -	0.0	$ -
56	SILT FENCE MACHINE SLICED	LF	74	$ 4.15	$ 307.10	60	$ 249.00	0.0	$ -	60.0	$ 249.00
57	SEDIMENT CONTROL LOG TYPE STRAW (OR BIOROLL) - MAINTAINED	LF	40	$ 4.15	$ 166.00	0	$ -	0.0	$ -	0.0	$ -
58	COMMON TOPSOIL BORROW (LV)	CY	75	$ 45.40	$ 3,405.00	0	$ -	0.0	$ -	0.0	$ -
59	COMMON EXCAVATION (EV) (P)	CY	150	$ 29.60	$ 4,440.00	150	$ 4,440.00	0.0	$ -	150.0	$ 4,440.00
60	WATER FOR DUST CONTROL	MGAL	5	$ 58.30	$ 291.50	0	$ -	0.0	$ -	0.0	$ -
61	MNDOT SEED MIX RESIDENTIAL TURFGRASS	SY	460	$ 1.05	$ 483.00	0	$ -	0.0	$ -	0.0	$ -
62	FERTILIZER TYPE 2	LB	20	$ 1.05	$ 21.00	0	$ -	0.0	$ -	0.0	$ -
63	HYDRAULIC STABILIZED FIBER MATRIX	SY	460	$ 4.15	$ 1,909.00	0	$ -	0.0	$ -	0.0	$ -
64	SALVAGE AND REINSTALL SIGN	EA	1	$ 312.00	$ 312.00	0	$ -	0.0	$ -	0.0	$ -
	TOTAL ALTERNATE #1:				**$ 71,571.00**		**$ 54,466.10**		**$ 10,990.80**		**$ 43,475.30**

LINE NO.	ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE	COMPLETED TO DATE		Less Previous Payments		PAY REQUEST #2	
ALTERNATE #2:						QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
65	MILLING BITUMINOUS PAVEMENT (1.5” DEPTH)	SY	70	$ 8.30	$ 581.00	70	$ 581.00	0.0	$ -	70.0	$ 581.00
66	BITUMINOUS MATERIAL FOR TACK COAT	GAL	270	$ 2.40	$ 648.00	175	$ 420.00	0.0	$ -	175.0	$ 420.00
67	TYPE SP 9.5 WEARING COURSE MIX (3,B) (ROAD)	TN	460	$ 87.90	$ 40,434.00	400	$ 35,160.00	0.0	$ -	400.0	$ 35,160.00
	TOTAL ALTERNATE #2:				**$ 41,663.00**		**$ 36,161.00**		**$ -**		**$ 36,161.00**

LINE NO.	ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE	COMPLETED TO DATE		Less Previous Payments		QUANTITY	COST
ALTERNATE #3:						QUANTITY	COST	QUANTITY	COST	0.0	$ -
68	12" RC PIPE STORM SEWER CLASS V	LF	44	$85.10	$ 3,744.40	44	$ 3,744.40	44.0	$ 3,744.40	0.0	$ -
69	12" RC FLARED END SECTION W/ TRASH GUARD	EA	2	$1,960.00	$ 3,920.00	2	$ 3,920.00	2.0	$ 3,920.00	0.0	$ -
70	15" RC PIPE STORM SEWER CLASS V	LF	236	$68.80	$ 16,236.80	236	$ 16,236.80	236.0	$ 16,236.80	0.0	$ -
71	15" RC FLARED END SECTION W/ TRASH GUARD	EA	10	$2,120.00	$ 21,200.00	10	$ 21,200.00	10.0	$ 21,200.00	0.0	$ -
72	18" RC PIPE STORM SEWER CLASS V	LF	52	$77.90	$ 4,050.80	52	$ 4,050.80	52.0	$ 4,050.80	0.0	$ -
73	18" RC FLARED END SECTION W/ TRASH GUARD	EA	2	$3,030.00	$ 6,060.00	2	$ 6,060.00	2.0	$ 6,060.00	0.0	$ -
74	24" RC PIPE STORM SEWER CLASS V	LF	52	$129.00	$ 6,708.00	52	$ 6,708.00	52.0	$ 6,708.00	0.0	$ -
75	24" RC FLARED END SECTION W/ TRASH GUARD	EA	2	$3,540.00	$ 7,080.00	2	$ 7,080.00	2.0	$ 7,080.00	0.0	$ -
76	RANDOM RIPRAP CLASS III	TON	235	$124.00	$ 29,140.00	122	$ 15,128.00	122.0	$ 15,128.00	0.0	$ -
	TOTAL ALTERNATE #3:				**$ 98,140.00**		**$ 84,128.00**		**$ 84,128.00**		**$ -**
				TOTAL ORIGINAL CONTRACT:	**$ 689,020.63**		**$ 562,607.30**		**$ 230,713.20**		**$ 331,894.10**

CONTRACT SUMMARY

ORIGINAL CONTRACT AWARD AMOUNT $ 689,020.63

	COMPLETE TO DATE	LESS PREVIOUS PAYMENTS	PAY REQUEST #2
SUBTOTAL	**$ 562,607.30**	**$ 230,713.20**	**$ 331,894.10**
CURRENT RETAINAGE (5%)	**$ 28,130.37**	**$ 11,535.66**	**$ 16,594.71**
TOTAL CURRENT PAY REQUEST	**$ 534,476.93**	**$ 219,177.54**	**$ 315,299.39**

STAFF REPORT **Agenda Item: 6.m**

Council Meeting: November 12, 2026	**Prepared By:** Kevin Mattson, Public Works Director,
Topic: NE Corcoran Trunk Infrastructure - Pay Request 8 & FINAL	**Action Required:** Approval

Summary
Council should review and consider the attached engineering memorandum.

Staff recommends approval of Pay Request 8 & FINAL to S.R. Weidema in the amount of $72,452.81.

Financial/Budget
This project is funded by a combination of a $3 million-dollar federal grant and utility enterprise funds.

Options
Approve Pay Request 8 & FINAL for the NE Corcoran Trunk Infrastructure improvements to S.R. Weidema in the amount of $72,452.81.

Modify.

Decline.

Recommendation
Approve Pay Request 8 & FINAL for the NE Corcoran Trunk Infrastructure improvements to S.R. Weidema in the amount of $72,452.81.

Council Action
Consider a motion to approve Pay Request 8 & FINAL for the NE Corcoran Trunk Infrastructure improvements to S.R. Weidema in the amount of $72,452.81.

Attachments
1. NE Trunk- Pay Request 8 and Final.pdf

Stantec

Memo

To:	Kevin Mattson, PW Director	From:	Nick Wyers, PE
Project/File:	227705275	Date:	November 3, 2026

Subject: Pay Request #8 (Final) to S.R. Weidema – NE Corcoran Trunk Infrastructure

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Council Action Requested

Staff is recommending the City Council Approve Pay Application #8 and final for the NE Corcoran Trunk Infrastructure project to S.R. Weidema in the amount of $72,452.81.

Summary

The contractor S.R. Weidema has completed all work, restoration, and punch list items. Pay Application #8 includes final as-built quantities and the retainage reduced to 0%. The signed payment request form and pay application are attached for review. Below is a summary of the work completed to date:

Total Contract Value to Date	$3,501,569.99
Work Completed to Date	$3,285,667.41
0% Retainage	$0.00
Amount Paid to Date	$3,213,214.60
Total Pay App #8	$72,452.81

Engineer's Recommendation

We recommend approving Pay Request #8 to S.R. Weidema in the amount of $72,452.81.

SECTION 00 62 76

APPLICATION FOR PAYMENT FORM

OWNER: City of Corcoran
PROJECT: NE Corcoran Trunk Infrastructure
CONTRACTOR: S.R. Weidema Inc.

PAY ESTIMATE NO. 8

Original Contract Amount:		$ 3,442,325.99
Contract Changes approved to Date :	CO#1	$ 59,244.00
Revised Contract Price :		$ 3,501,569.99
Work Completed to Date (attached):		$ 3,285,667.41
Retainage to Date, 0%:		$ -
Work Completed to Date Less Retainage to Date:		$ 3,285,667.41
Total Amount Previously Certified:		$ 3,213,214.60
Payment Request This Estimate:		$ 72,452.81

I declare under penalty of perjury that this account, claim, or demand is just and correct and that no part of it has been paid.

SR Weidema, Inc

CONTRACTOR

CERTIFICATE OF CONTRACTOR

I hereby certify that the work and the materials supplied to date, as shown on the request for payment, represents the actual value of accomplishment under the terms of the contract dated 07/16/2024 between betweeen the City of Corcoran (OWNER) and S.R. Weidema, Inc. (CONTRACTOR) and all authorized changes therto:

SR Weidema

By Andy Burke

Title Project Manager

Approval:

S.R. Weidema, Inc. Andy Burke Date 11/02/2026

STANTEC CONSULTING SERVICES, INC. Wyers, Nick Digitally signed by Wyers, Nick DN: CN="Wyers, Nick", OU=Internal, OU=Users, OU=stantec, DC=corp, DC=ads Date: 2026.11.03 13:20:27-05'00' Date 11/03/2026

END OF SECTION

Pay Request #8 (FINAL)
City of Corcoran
NE Corcoran Trunk Infrastructure
Project Number: 227705275
11/2/2026

LINE NO.	ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE	COMPLETED TO DATE		Less Previous Payments		PAY REQUEST #8 (FINAL) October 2026	
BASE BID:						QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
1	MOBILIZATION & DEMOBILIZATION	LUMP SUM	1	$170,000.00	$ 170,000.00	1	$ 170,000.00	1.00	$ 170,000.00	0.00	$ -
2	TRAFFIC CONTROL	LUMP SUM	1	$30,000.00	$ 30,000.00	1.00	$ 30,000.00	1.00	$ 30,000.00	0.00	$ -
3	REMOVE CURB & GUTTER	LIN FT	30	$8.00	$ 240.00	18	$ 144.00	18.00	$ 144.00	0.00	$ -
4	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	250	$4.00	$ 1,000.00	90	$ 360.00	90.00	$ 360.00	0.00	$ -
5	REMOVE BITUMINOUS PAVEMENT	SQ YD	1480	$6.50	$ 9,620.00	1340	$ 8,710.00	1,340.00	$ 8,710.00	0.00	$ -
6	REMOVE STORM SEWER STRUCTURE	EACH	4	$710.00	$ 2,840.00	3	$ 2,130.00	3.00	$ 2,130.00	0.00	$ -
7	REMOVE STORM SEWER FLARED END SECTION	EACH	2	$402.00	$ 804.00	2	$ 804.00	2.00	$ 804.00	0.00	$ -
8	REMOVE STORM PIPE	LIN FT	413	$17.00	$ 7,021.00	348	$ 5,916.00	234.00	$ 3,978.00	114.00	$ 1,938.00
9	REMOVE FENCE	LIN FT	67	$9.00	$ 603.00	0	$ -	0.00	$ -	0.00	$ -
10	SALVAGE & RESPREAD EXISTING TOPSPOL (MIN. 1FT)	LUMP SUM	1	$6,000.00	$ 6,000.00	1	$ 6,000.00	1.00	$ 6,000.00	0.00	$ -
11	SALVAGE & RESPREAD EXISTING WETLAND SOILS (AS REQUIRED BY PERMIT)	LUMP SUM	1	$20,000.00	$ 20,000.00	1	$ 20,000.00	1.00	$ 20,000.00	0.00	$ -
12	COMMON EXCAVATION - OFFSITE (EV) (P)	CU YD	2370	$13.00	$ 30,810.00	84	$ 1,092.00	84.00	$ 1,092.00	0.00	$ -
13	STREET SWEEPER (WITH PICKUP BROOM)	HR	35	$175.00	$ 6,125.00	8	$ 1,400.00	8.00	$ 1,400.00	0.00	$ -
14	WATER FOR DUST CONTROL	MGAL	20	$100.00	$ 2,000.00	0	$ -	0.00	$ -	0.00	$ -
15	GEOTEXTILE FABRIC, TYPE 5 NON-WOVEN	SQ YD	4290	$2.15	$ 9,223.50	2481	$ 5,334.15	2,481.00	$ 5,334.15	0.00	$ -
16	STABILIZING AGGREGATE, 3" MINUS	TON	430	$36.30	$ 15,609.00	52.5	$ 1,905.75	52.50	$ 1,905.75	0.00	$ -
17	AGGREGATE BASE, CLASS 5 100% CRUSHED	TON	1670.00	$20.00	$ 33,400.00	1320.09	$ 26,401.80	1,320.09	$ 26,401.80	0.00	$ -
18	AGGREGATE SURFACING CLASS 2, 100% CRUSHED	TON	200	$39.55	$ 7,910.00	0	$ -	0.00	$ -	0.00	$ -
19	BITUMINOUS MATERIAL FOR TACK COAT	GAL	80	$5.35	$ 428.00	5	$ 26.75	5.00	$ 26.75	0.00	$ -
20	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	140	$123.00	$ 17,220.00	0	$ -	0.00	$ -	0.00	$ -
21	TYPE SP 12.5 NON WEAR COURSE MIX (3,C)	TON	180	$114.00	$ 20,520.00	205	$ 23,370.00	205.00	$ 23,370.00	0.00	$ -
22	CONCRETE CURB AND GUTTER	LIN FT	30	$150.00	$ 4,500.00	0	$ -	0.00	$ -	0.00	$ -
23	12" HDPE STORM SEWER- TEMPORARY	LIN FT	228	$32.00	$ 7,296.00	69	$ 2,208.00	69.00	$ 2,208.00	0.00	$ -
24	18" HDPE STORM SEWER	LIN FT	169	$41.00	$ 6,929.00	100	$ 4,100.00	100.00	$ 4,100.00	0.00	$ -
25	18" METAL FLARED END SECTION	EACH	1	$455.00	$ 455.00	0	$ -	0.00	$ -	0.00	$ -
26	12" RC PIPE STORM SEWER CLASS V	LIN FT	71	$62.00	$ 4,402.00	0	$ -	0.00	$ -	0.00	$ -
27	18" RC PIPE STORM SEWER CLASS V	LIN FT	43	$72.00	$ 3,096.00	24	$ 1,728.00	24.00	$ 1,728.00	0.00	$ -
28	18" RC FLARED END SECTION W/ TRASH GUARD	EACH	1	$1,890.00	$ 1,890.00	1	$ 1,890.00	1.00	$ 1,890.00	0.00	$ -
29	CONSTRUCT 4' DIAMETER PRECAST STORM STRUCTURE	EACH	2	$4,048.00	$ 8,096.00	0	$ -	0.00	$ -	0.00	$ -
30	CONSTRUCT 2' x 3' CATCH BASIN	EACH	2	$2,729.00	$ 5,458.00	0	$ -	0.00	$ -	0.00	$ -
31	CONNECT TO EXISTING STORM SEWER PIPE	EACH	1	$1,300.00	$ 1,300.00	0	$ -	0.00	$ -	0.00	$ -
32	CONNECT TO EXISTING STORM SEWER STRUCTURE	EACH	2	$1,800.00	$ 3,600.00	0	$ -	0.00	$ -	0.00	$ -
33	CONNECT TO EXISTING SANITARY SEWER PIPE	EACH	1	$3,700.00	$ 3,700.00	1	$ 3,700.00	1.00	$ 3,700.00	0.00	$ -
34	CONNECT TO EXISTING SANITARY SEWER STRUCTURE	EACH	2	$5,500.00	$ 11,000.00	2	$ 11,000.00	2.00	$ 11,000.00	0.00	$ -
35	6' DIA SANITARY SEWER STRUCTURE	EACH	6	$12,910.00	$ 77,460.00	6	$ 77,460.00	6.00	$ 77,460.00	0.00	$ -
36	6' DIA SANITARY SEWER MANHOLE - DROP STRUCTURE	EACH	1	$57,177.00	$ 57,177.00	1	$ 57,177.00	1.00	$ 57,177.00	0.00	$ -
37	6' DIA SANITARY STRUCTURE OVERDEPTH (>12' DEPTH)	LIN FT	131	$606.00	$ 79,386.00	131	$ 79,386.00	131.00	$ 79,386.00	0.00	$ -
38	PIPE JACKING 42" STEEL CASING	LIN FT	115	$2,930.00	$ 336,950.00	115	$ 336,950.00	115.00	$ 336,950.00	0.00	$ -
39	8" DIP SANITARY SEWER W/ LINER	LIN FT	92	$208.00	$ 19,136.00	54	$ 11,232.00	54.00	$ 11,232.00	0.00	$ -
40	30" PVC PS-115 SANITARY SEWER PIPE	LIN FT	1142	$325.00	$ 371,150.00	1142	$ 371,150.00	1,142.00	$ 371,150.00	0.00	$ -
41	30" PVC C-900 DR-18 SANITARY SEWER PIPE (25'-30' DEPTH)	LIN FT	151	$800.00	$ 120,800.00	151	$ 120,800.00	151.00	$ 120,800.00	0.00	$ -
42	30" PVC C-900 DR-18 SANITARY SEWER PIPE (30'-35' DEPTH)	LIN FT	150	$800.00	$ 120,000.00	150	$ 120,000.00	150.00	$ 120,000.00	0.00	$ -
43	30" PVC C-900 DR-18 SANITARY SEWER PIPE (35'-40' DEPTH)	LIN FT	130	$800.00	$ 104,000.00	130	$ 104,000.00	130.00	$ 104,000.00	0.00	$ -
44	30" PVC C-900 DR-18 SANITARY SEWER PIPE (40'-45' DEPTH)	LIN FT	580	$800.00	$ 464,000.00	599	$ 479,200.00	599.00	$ 479,200.00	0.00	$ -
45	8" PVC PLUG	EACH	2	$268.00	$ 536.00	2	$ 536.00	2.00	$ 536.00	0.00	$ -
46	30" PVC PLUG	EACH	1	$3,290.00	$ 3,290.00	1	$ 3,290.00	1.00	$ 3,290.00	0.00	$ -
47	CONNECT TO EXISTING WATERMAIN	EACH	7	$1,600.00	$ 11,200.00	7	$ 11,200.00	7.00	$ 11,200.00	0.00	$ -
48	16" BUTTERFLY VALVE AND BOX (OWNER SUPPLIED)	EACH	5	$1,594.00	$ 7,970.00	5	$ 7,970.00	5.00	$ 7,970.00	0.00	$ -
49	20" BUTTERFLY VALVE AND BOX (OWNER SUPPLIED)	EACH	4	$2,156.00	$ 8,624.00	4	$ 8,624.00	4.00	$ 8,624.00	0.00	$ -
50	INSTALL HYDRANT AND GATE VALVE	EACH	4	$8,953.00	$ 35,812.00	4	$ 35,812.00	4.00	$ 35,812.00	0.00	$ -
51	6" DIP CL 52 WATERMAIN	LIN FT	26	$62.00	$ 1,612.00	39	$ 2,418.00	39.00	$ 2,418.00	0.00	$ -
52	8" PVC C-900 DR-18 WATERMAIN OPEN CUT	LIN FT	60	$62.00	$ 3,720.00	60	$ 3,720.00	60.00	$ 3,720.00	0.00	$ -
53	16" PVC C-900 DR-18 WATERMAIN OPEN CUT	LIN FT	3050	$95.00	$ 289,750.00	3050	$ 289,750.00	3,050.00	$ 289,750.00	0.00	$ -

54	20" PVC C-900 DR-18 WATERMAIN OPEN CUT	LIN FT	1200	$155.00	$ 186,000.00	1200	$ 186,000.00	1,200.00	$ 186,000.00	0.00	$ -
55	16" PVC C-900 DR-18 WATERMAIN TRENCHLESS INSTALLATION	LIN FT	90	$385.00	$ 34,650.00	95	$ 36,575.00	95.00	$ 36,575.00	0.00	$ -
56	20" PVC C-900 DR-18 WATERMAIN TRENCHLESS INSTALLATION	LIN FT	1150	$320.00	$ 368,000.00	1118	$ 357,760.00	1,118.00	$ 357,760.00	0.00	$ -
57	16" PLUG WITH BLOWOFF VALVE	EACH	1	$3,122.00	$ 3,122.00	1	$ 3,122.00	1.00	$ 3,122.00	0.00	$ -
58	DUCTILE IRON FITTINGS	POUND	20540	$7.85	$ 161,239.00	13890	$ 109,036.50	13,890.00	$ 109,036.50	0.00	$ -
59	IMPROVED PIPE FOUNDATION - 24" THICK	LIN FT	1389	$0.01	$ 13.89	1142	$ 11.42	1,142.00	$ 11.42	0.00	$ -
60	INSTALL STRUCTURE SIGN POST AND MARKER	EACH	12	$190.00	$ 2,280.00	12	$ 2,280.00	12.00	$ 2,280.00	0.00	$ -
61	ANTI-SEEPAGE COLLAR	EACH	6	$2,000.00	$ 12,000.00	6	$ 12,000.00	6.00	$ 12,000.00	0.00	$ -
62	RANDOM RIPRAP CLASS III (GRANITE)	TON	20	$105.00	$ 2,100.00	8	$ 840.00	8.00	$ 840.00	0.00	$ -
63	TEMPORARY CONSTRUCTION ENTRANCE - MAINTAINED	LUMP SUM	1	$7,200.00	$ 7,200.00	1	$ 7,200.00	1.00	$ 7,200.00	0.00	$ -
64	MNDOT SEED MIXTURE 25-151 & HYDRAULIC SOIL STABILIZER	ACRE	0.2	$9,878.00	$ 1,975.60	1.7	$ 16,792.60	1.20	$ 11,853.60	0.50	$ 4,939.00
65	MNDOT SEED MIXTURE - 25-131 & STRAW MULCH	ACRE	4.7	$6,174.00	$ 29,017.80	1.19	$ 7,348.67	1.19	$ 7,348.67	0.00	$ -
66	MNDOT SEED MIXTURE - 35-621 & STRAW MULCH	ACRE	1.8	$7,373.00	$ 13,271.40	0.54	$ 3,981.42	0.54	$ 3,981.42	0.00	$ -
67	MNDOT SEED MIXTURE - 34-271 & STRAW MULCH	ACRE	1.4	$7,500.00	$ 10,500.00	1.5	$ 11,250.00	1.50	$ 11,250.00	0.00	$ -
68	BALE BARRIERS - MAINTAINED	LIN FT	3302	$3.35	$ 11,061.70	665	$ 2,227.75	665.00	$ 2,227.75	0.00	$ -
69	SILT FENCE, TYPE MS - MAINTAINED	LIN FT	3400	$2.20	$ 7,480.00	3595	$ 7,909.00	3,595.00	$ 7,909.00	0.00	$ -
70	SEDIMENT CONTROL LOG - MAINTAINED	LIN FT	821	$2.90	$ 2,380.90	160	$ 464.00	160.00	$ 464.00	0.00	$ -
71	STORM DRAIN INLET PROTECTION - MAINTAINED	EACH	9	$462.80	$ 4,165.20	7	$ 3,239.60	7.00	$ 3,239.60	0.00	$ -
72	CULVERT PROTECTION - MAINTAINED	EACH	3	$350.00	$ 1,050.00	0	$ -	0.00	$ -	0.00	$ -
73	ROLLED EROSION PREVENTION CATEGORY 25	SQ YD	500	$2.30	$ 1,150.00	500	$ 1,150.00	500.00	$ 1,150.00	0.00	$ -
74	REMOVE TEMPORARY ACCESS	LUMP SUM	1	$18,000.00	$ 18,000.00	0	$ -	0.00	$ -	0.00	$ -
				TOTAL BASE BID:	**$ 3,442,325.99**		**$ 3,218,103.41**		**$ 3,211,226.41**		**$ 6,877.00**
				TOTAL ORIGINAL CONTRACT:	**$ 3,442,325.99**						

LINE NO.	ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE	COMPLETED TO DATE		Less Previous Payments		PAY REQUEST #8 October 2026	
CHANGE ORDER #1						QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
CO1.1	30" PVC C-900 DR-18 SANITARY SEWER PIPE (40'-45' DEPTH)	LIN FT	40	$800.00	$ 32,000.00	40	$ 32,000.00	40.00	$ 32,000.00	0.00	$ -
CO1.2	8" SANITARY SEWER PIPE	LIN FT	80	$365.00	$ 29,200.00	80	$ 29,200.00	80.00	$ 29,200.00	0.00	$ -
CO1.3	8" DIP SANITARY SEWER W/ LINER	LIN FT	-40	$208.00	$ (8,320.00)	0	$ -	0.00	$ -	0.00	$ -
CO1.4	MODIFY SANITARY MANHOLE 16	LUMP SUM	1	$1,550.00	$ 1,550.00	1	$ 1,550.00	1.00	$ 1,550.00	0.00	$ -
CO1.5	REMOVE EXISTING 30" C900 SANITARY SEWER PIPE	LUMP SUM	1	$4,814.00	$ 4,814.00	1	$ 4,814.00	1.00	$ 4,814.00	0.00	$ -
				TOTAL CHANGE ORDER #1:	**$ 59,244.00**		**$ 67,564.00**		**$ 67,564.00**		**$ -**
				TOTAL REVISED CONTRACT:	**$ 3,501,569.99**		**$ 3,285,667.41**		**$ 3,278,790.41**		**$ 6,877.00**

CONTRACT SUMMARY

ORIGINAL CONTRACT AWARD AMOUNT	**$ 3,442,325.99**
TOTAL CHANGE ORDER:	**$ 59,244.00**
TOTAL REVISED CONTRACT:	**$ 3,501,569.99**

	COMPLETED TO DATE	LESS PREVIOUS PAYMENTS	PAY REQUEST #8 (FINAL)
SUBTOTAL	**$ 3,285,667.41**	**$ 3,278,790.41**	**$ 6,877.00**
CURRENT RETAINAGE (0%)	**$ -**	**2% $ 65,575.81**	0% **$ -**
TOTAL CURRENT PAY REQUEST	**$ 3,285,667.41**	**$ 3,213,214.60**	**$ 72,452.81**

STAFF REPORT **Agenda Item: 6.n**

Council Meeting: November 12, 2026	**Prepared By:** Kevin Mattson, Public Works Director,
Topic: CR 116 & Hunters Ridge Turn Lane Improvements - Pay Request 4 & FINAL	**Action Required:** Approval

Summary
Council should review and consider the attached engineering memorandum.

Staff recommends approval of Pay Request 4 & FINAL to SR Weidema, Inc. in the amount of $20,384.64.

Financial/Budget
This project is funded via Bellwether and Hope Meadows development escrows.

Options
Approve Pay Request 4 & FINAL for the CR 116 & Hunters Ridge Turn Lane Improvements to SR Weidema, Inc. in the amount of $20,384.64.

Modify.

Decline.

Recommendation
Approve Pay Request 4 & FINAL for the CR 116 & Hunters Ridge Turn Lane Improvements to SR Weidema, Inc. in the amount of $20,384.64.

Council Action
Consider a motion to approve Pay Request 4 & FINAL for the CR 116 & Hunters Ridge Turn Lane Improvements to SR Weidema, Inc. in the amount of $20,384.64.

Attachments
1. CR116 and Hunters Ridge Turn Lane Pay Request 4 and Final.pdf

Stantec

Memo

To:	Kevin Mattson, PE, PW Director	From:	Nick Wyers, PE
Project/File:	193807336	Date:	November 3, 2026

Subject: Pay Request #4 (Final) to SR Weidema, Inc. – County Road 116 and Hunters Ridge Turn Lane Improvements

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Council Action Requested

Staff recommends that City Council approve pay application #4 and final for the County Road 116 and Hunters Ridge Turn Lane Improvements project to SR Weidema, Inc. in the amount of $20,384.64.

Summary

The contractor S.R. Weidema has completed all work, restoration, and punch list items. Pay Application #4 includes final as-built quantities and the retainage reduced to 0%. The signed payment request form and pay application are attached for review. Below is a summary of the work completed to date:

Total Contract Value to Date	$636,744.93
Work Completed to Date	$594,323.74
0% Retainage	$0.00
Amount Paid to Date	$573,939.10
Total Pay App #4	$20,384.64

Engineer's Recommendation

We recommend approving Pay Request #4 to SR Weidema, Inc. in the amount of $20,384.64.

SECTION 00 62 76

APPLICATION FOR PAYMENT FORM

OWNER: City of Corcoran
PROJECT: Coutny Road 116 and Hunters Ridge Turn Lane Improvements
CONTRACTOR: S R Weidema, Incorporated

PAY ESTIMATE NO. 4

Original Contract Amount:		$ 622,966.93
Contract Changes approved to Date (List Change Order Numbers):	CO #1	$ 13,778.00
Revised Contract Price :		$ 636,744.93
Work Completed to Date (attached):		$ 594,323.74
Retainage to Date, 0%:		$ -
Work Completed to Date Less Retainage to Date:		$ 594,323.74
Total Amount Previously Certified:		$ 573,939.10
Payment Request This Estimate:		$ 20,384.64

I declare under penalty of perjury that this account, claim, or demand is just and correct and that no part of it has been paid.

SR Weidema, Inc

CONTRACTOR

CERTIFICATE OF CONTRACTOR

I hereby certify that the work and the materials supplied to date, as shown on the request for payment, represents the actual value of accomplishment under the terms of the contract dated between the City of Corcoran (OWNER)
and S R Weidema, Incorporated (CONTRACTOR) and all authorized changes therto:

SR Weidema

By Andy Burke

Title Project Manager

Approval:

(CONTRACTOR) Andy Burke Date 11/03/2026

STANTEC CONSULTING SERVICES, INC. Wyers, Nick Digitally signed by Wyers, Nick DN: CN="Wyers, Nick", OU=Internal, OU=users, OU=stantec, DC=corp, DC=ads Date: 2026.11.03 13:33:53-06'00' Date 11/03/2026

END OF SECTION

Pay Request #4
City of Corcoran
County Road 116 and Hunters Ridge Turn Lane Improvements
193807336
11/2/2026

LINE NO.	ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE	COMPLETED TO DATE		Less Previous Payments		PAY REQUEST #4 October 2026	
BASE BID:						QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
1	MOBILIZATION	LUMP SUM	1	$23,000.00	$ 23,000.00	1	$ 23,000.00	1.0	$ 23,000.00	0.00	$ -
2	CLEAR & GRUB TREE	EACH	18	$440.00	$ 7,920.00	29	$ 12,760.00	29.0	$ 12,760.00	0.00	$ -
3	PAVEMENT MARKING REMOVAL	LIN FT	4,391	$0.80	$ 3,512.80	1459	$ 1,167.20	1,459.0	$ 1,167.20	0.00	$ -
4	REMOVE SIGN	EACH	10	$40.00	$ 400.00	10	$ 400.00	10.0	$ 400.00	0.00	$ -
5	SALVAGE SIGN	EACH	5	$40.00	$ 200.00	5	$ 200.00	5.0	$ 200.00	0.00	$ -
6	SALVAGE AND REINSTALL MAILBOX	EACH	3	$170.00	$ 510.00	1	$ 170.00	1.0	$ 170.00	0.00	$ -
7	REMOVE PIPE CULVERTS	LIN FT	455	$15.00	$ 6,825.00	455	$ 6,825.00	455.0	$ 6,825.00	0.00	$ -
8	REMOVE 4" SCH. 40 DRAIN TILE	LIN FT	95	$7.00	$ 665.00	95	$ 665.00	95.0	$ 665.00	0.00	$ -
9	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	2,589	$4.00	$ 10,356.00	2547	$ 10,188.00	2,547.0	$ 10,188.00	0.00	$ -
10	REMOVE BITUMINOUS PAVEMENT	SQ YD	2,260	$6.00	$ 13,560.00	1860	$ 11,160.00	1,860.0	$ 11,160.00	0.00	$ -
11	MILL BITUMINOUS SURFACE (2.0")	SQ YD	1,260	$6.50	$ 8,190.00	1745	$ 11,342.50	1,745.0	$ 11,342.50	0.00	$ -
12	STRIP, STOCKPILE, AND RESPREAD TOPSOIL	LUMP SUM	1	$6,500.00	$ 6,500.00	1	$ 6,500.00	1.0	$ 6,500.00	0.00	$ -
13	GRANULAR BORROW	TON	50	$22.00	$ 1,100.00	0	$ -	0.0	$ -	0.00	$ -
14	COMMON EXCAVATION - ONSITE (EV) (P)	CU YD	350	$3.50	$ 1,225.00	362	$ 1,267.00	362.0	$ 1,267.00	0.00	$ -
15	COMMON EXCAVATION - OFFSITE (EV) (P)	CU YD	1,350	$24.25	$ 32,737.50	1350	$ 32,737.50	1,350.0	$ 32,737.50	0.00	$ -
16	SUBGRADE EXCAVATION (EV)	CU YD	150	$25.70	$ 3,855.00	56	$ 1,439.20	0.0	$ -	56.00	$ 1,439.20
17	STABILIZING AGGREGATE, 3" MINUS	TON	270.00	$40.00	$ 10,800.00	270	$ 10,800.00	89.2	$ 3,567.60	180.81	$ 7,232.40
18	GEOTEXTILE FABRIC, TYPE 5 NON-WOVEN (P)	SQ YD	4,340	$2.00	$ 8,680.00	3970	$ 7,940.00	3,970.0	$ 7,940.00	0.00	$ -
19	SELECT GRANULAR BORROW MOD 5%	TON	510	$12.00	$ 6,120.00	270	$ 3,240.00	270.0	$ 3,240.00	0.00	$ -
20	AGGREGATE BASE CLASS 5, 80% CRUSHED	TON	2,480	$21.00	$ 52,080.00	2210	$ 46,410.00	2,210.0	$ 46,410.00	0.00	$ -
21	BITUMINOUS MATERIAL FOR TACK COAT	GAL	460	$3.70	$ 1,702.00	500	$ 1,850.00	500.0	$ 1,850.00	0.00	$ -
22	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)	TON	847	$93.50	$ 79,194.50	702.72	$ 65,704.32	702.7	$ 65,704.32	0.00	$ -
23	TYPE SP 12.5 WEARING COURSE MIXTURE (3,C)	TON	946	$106.70	$ 100,938.20	962.35	$ 102,682.75	962.4	$ 102,682.75	0.00	$ -
24	AGGREGATE SURFACING CLASS 2, 100% CRUSHED LIMESTONE	TON	180	$45.00	$ 8,100.00	36.56	$ 1,645.20	36.6	$ 1,645.20	0.00	$ -
25	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	25	$200.00	$ 5,000.00	0	$ -	0.0	$ -	0.00	$ -
26	WATER FOR DUST CONTROL	MGAL	25	$100.00	$ 2,500.00	0	$ -	0.0	$ -	0.00	$ -
27	1.5" CLEAR WASHED ROCK	TON	40	$50.00	$ 2,000.00	18.23	$ 911.50	18.2	$ 911.50	0.00	$ -
28	12" RC FLARED END SECTION	EACH	1	$1,050.00	$ 1,050.00	1	$ 1,050.00	1.0	$ 1,050.00	0.00	$ -
29	12" RC FLARED END SECTION W/ TRASH GUARD	EACH	1	$1,550.00	$ 1,550.00	1	$ 1,550.00	1.0	$ 1,550.00	0.00	$ -
30	12" RCP SEWER CLASS V	LIN FT	64	$100.00	$ 6,400.00	64	$ 6,400.00	64.0	$ 6,400.00	0.00	$ -
31	15" RC FLARED END SECTION	EACH	1	$1,100.00	$ 1,100.00	1	$ 1,100.00	1.0	$ 1,100.00	0.00	$ -
32	15" RC FLARED END SECTION W/ TRASH GUARD	EACH	1	$1,700.00	$ 1,700.00	1	$ 1,700.00	1.0	$ 1,700.00	0.00	$ -
33	15" RCP SEWER CLASS V	LIN FT	456	$96.00	$ 43,776.00	528	$ 50,688.00	528.0	$ 50,688.00	0.00	$ -
34	36" X 22" RC ARCH PIPE FLARED END SECTION W/ TRASH GUARD	EACH	1	$3,900.00	$ 3,900.00	1	$ 3,900.00	1.0	$ 3,900.00	0.00	$ -
35	36" X 22" RC ARCH PIPE FLARED END SECTION	EACH	1	$2,200.00	$ 2,200.00	1	$ 2,200.00	1.0	$ 2,200.00	0.00	$ -
36	36" X 22" RC ARCH PIPE SEWER CLASS V	LIN FT	48	$310.00	$ 14,880.00	48	$ 14,880.00	48.0	$ 14,880.00	0.00	$ -
37	CONNECT TO EXISTING STORM SEWER PIPE	EACH	1	$3,750.00	$ 3,750.00	1	$ 3,750.00	1.0	$ 3,750.00	0.00	$ -
38	CONSTRUCT DRAINAGE STRUCTURE SPECIAL 48"	EACH	3	$4,000.00	$ 12,000.00	3	$ 12,000.00	3.0	$ 12,000.00	0.00	$ -
39	24" CMP FLARED END SECTION	EACH	3	$450.00	$ 1,350.00	3	$ 1,350.00	3.0	$ 1,350.00	0.00	$ -
40	24" METAL FLARED END SECTION W/ TRASH GUARD	EACH	4	$605.00	$ 2,420.00	4	$ 2,420.00	4.0	$ 2,420.00	0.00	$ -
41	24" CMP STORM SEWER	LIN FT	37	$125.00	$ 4,625.00	20	$ 2,500.00	20.0	$ 2,500.00	0.00	$ -
42	24" STORM DUAL WALL PIPE	LIN FT	152	$125.00	$ 19,000.00	117	$ 14,625.00	117.0	$ 14,625.00	0.00	$ -
43	4" PVC PERFORATED DRAIN TILE PIPE SCH 40	LF	484	$19.00	$ 9,196.00	484	$ 9,196.00	484.0	$ 9,196.00	0.00	$ -
44	4" PVC SOLID DRAIN TILE PIPE SCH 40	LF	172	$9.00	$ 1,548.00	180	$ 1,620.00	180.0	$ 1,620.00	0.00	$ -
45	4" PVC DRAIN TILE CLEANOUT	EACH	6	$195.00	$ 1,170.00	6	$ 1,170.00	6.0	$ 1,170.00	0.00	$ -
46	4" PRECAST CONCRETE HEADWALL	EACH	3	$390.00	$ 1,170.00	2	$ 780.00	2.0	$ 780.00	0.00	$ -
47	CONNECT TO EXISTING 4" DRAIN TILE PIPE	EACH	2	$100.00	$ 200.00	2	$ 200.00	2.0	$ 200.00	0.00	$ -

48	TRAFFIC CONTROL	LUMP SUM	1	$2,550.00	$ 2,550.00	1	$ 2,550.00	1.0	$ 2,550.00	0.00	$ -
49	INSTALL SIGN TYPE C AND POST	EACH	9	$400.00	$ 3,600.00	9	$ 3,600.00	9.0	$ 3,600.00	0.00	$ -
50	SIGN PANELS TYPE C	SQ FT	36	$30.00	$ 1,080.00	36	$ 1,080.00	36.0	$ 1,080.00	0.00	$ -
51	INSTALL TELSPAR POST	EACH	2	$250.00	$ 500.00	2	$ 500.00	2.0	$ 500.00	0.00	$ -
52	INSTALL SALVAGED SIGN	EACH	2	$250.00	$ 500.00	2	$ 500.00	2.0	$ 500.00	0.00	$ -
53	INSTALL SALVAGED SIGN ON TELSPAR POST	EACH	2	$300.00	$ 600.00	2	$ 600.00	2.0	$ 600.00	0.00	$ -
54	CONCRETE DRAINAGE FLUME	LIN FT	20	$30.30	$ 606.00	20	$ 606.00	20.0	$ 606.00	0.00	$ -
55	CONCRETE CURB AND GUTTER DESIGN B424	LIN FT	433	$26.35	$ 11,409.55	591	$ 15,572.85	591.0	$ 15,572.85	0.00	$ -
56	CONCRETE CURB AND GUTTER DESIGN B618	LIN FT	68	$50.30	$ 3,420.40	68	$ 3,420.40	68.0	$ 3,420.40	0.00	$ -
57	CONCRETE CURB AND GUTTER DESIGN SURMOUNTABLE	LIN FT	283	$24.25	$ 6,862.75	280	$ 6,790.00	280.0	$ 6,790.00	0.00	$ -
58	CONCRETE CURB AND GUTTER DESIGN RIBBON	LIN FT	88	$38.65	$ 3,401.20	87	$ 3,362.55	87.0	$ 3,362.55	0.00	$ -
59	6" CONCRETE WALK	SQ FT	365	$15.55	$ 5,675.75	434.5	$ 6,756.48	434.5	$ 6,756.48	0.00	$ -
60	TRUNCATED DOMES	SQ FT	42	$50.50	$ 2,121.00	44	$ 2,222.00	44.0	$ 2,222.00	0.00	$ -
61	RANDOM RIP RAP CLASS III (GRANITE)	TON	18	$105.00	$ 1,890.00	18	$ 1,890.00	18.0	$ 1,890.00	0.00	$ -
62	STABILIZED CONSTRUCTION EXIT - MAINTAINED	LUMP SUM	1	$1,500.00	$ 1,500.00	1	$ 1,500.00	1.0	$ 1,500.00	0.00	$ -
63	STORM DRAIN INLET PROTECTION - MAINTAINED	EACH	3	$400.00	$ 1,200.00	0	$ -	0.0	$ -	0.00	$ -
64	CULVERT PROTECTION - MAINTAINED	EACH	10	$550.00	$ 5,500.00	5	$ 2,750.00	5.0	$ 2,750.00	0.00	$ -
65	SILT FENCE, TYPE MS - MAINTAINED	LIN FT	1,626	$2.30	$ 3,739.80	2170	$ 4,991.00	2,170.0	$ 4,991.00	0.00	$ -
66	SEDIMENT CONTROL LOG TYPE STRAW - MAINTAINTED	LIN FT	1,899	$2.35	$ 4,462.65	0	$ -	0.0	$ -	0.00	$ -
67	ROLLED EROSION PREVENTION CATEGORY 25 - NATURAL	SQ YD	6,290	$1.65	$ 10,378.50	5475	$ 9,033.75	5,475.0	$ 9,033.75	0.00	$ -
68	HYDRAULIC STABLIZED MATRIX	POUND	220	$2.30	$ 506.00	0	$ -	0.0	$ -	0.00	$ -
69	SEED MIXTURE 25-141	POUND	100	$4.10	$ 410.00	98	$ 393.60	96.0	$ 393.60	0.00	$ -
70	SEED MIXTURE 25-131	POUND	11	$18.50	$ 203.50	0	$ -	0.0	$ -	0.00	$ -
71	REPAIR EXISTING IRRIGATION SYSTEM	LUMP SUM	1	$1,300.00	$ 1,300.00	1	$ 1,300.00	1.0	$ 1,300.00	0.00	$ -
72	6" SOLID LINE (WHITE) MULTI-COMPONENT GROUND IN	LIN FT	5,176	$0.82	$ 4,244.32	4047	$ 3,318.54	4,047.0	$ 3,318.54	0.00	$ -
73	24" SOLID LINE (YELLOW) PREFORM THERMO GROUND IN	LIN FT	266	$19.90	$ 5,293.40	180	$ 3,582.00	180.0	$ 3,582.00	0.00	$ -
74	24" SOLID LINE (WHITE) PREFORM THERMO GROUND IN	LIN FT	27	$19.90	$ 537.30	71	$ 1,412.90	71.0	$ 1,412.90	0.00	$ -
75	6" DOTTED LINE (WHITE) MULTI-COMPONENT GROUND IN	LIN FT	348	$0.82	$ 285.36	328	$ 268.96	328.0	$ 268.96	0.00	$ -
76	4" DOUBLE SOLID LINE (YELLOW) MULTI-COMPONENT GROUND IN	LIN FT	4,047	$1.35	$ 5,463.45	3993	$ 5,390.55	3,993.0	$ 5,390.55	0.00	$ -
77	PAVEMENT MESSAGE (WHITE) (LT ARROW) PREF THERM GR IN	EACH	5	$307.00	$ 1,535.00	5	$ 1,535.00	5.0	$ 1,535.00	0.00	$ -
78	PAVEMENT MESSAGE (WHITE) (RT ARROW) PREF THERM GR IN	EACH	5	$307.00	$ 1,535.00	5	$ 1,535.00	5.0	$ 1,535.00	0.00	$ -
				TOTAL BASE BID:	**$ 622,966.93**		**$ 580,545.74**		**$ 571,874.14**		**$ 8,671.60**
				TOTAL ORIGINAL CONTRACT:	**$ 622,966.93**		**$ 580,545.74**		**$ 571,874.14**		**$ 8,671.60**

LINE NO.	ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE	COMPLETED TO DATE		Less Previous Payments		PAY REQUEST #4	
CHANGE ORDER #1						QUANTITY	COST	QUANTITY	COST	QUANTITY	COST
CO1.1	12"x 12" PLASTIC CATCH BASIN	EA	1	$350.00	$ 350.00	1	$ 350.00	1.0	$ 350.00	0.00	$ -
CO1.2	CONNECT TO EXISTING DRAIN TILE	EA	1	$525.00	$ 525.00	1	$ 525.00	1.0	$ 525.00	0.00	$ -
CO1.3	4" PERFORATED DRAIN TILE WITH ROCK	LF	510	$25.30	$ 12,903.00	510	$ 12,903.00	510.0	$ 12,903.00	0.00	$ -
				TOTALCHANGE ORDER #1	**$ 13,778.00**		**$ 13,778.00**		**$ 13,778.00**		**$ - **
				TOTAL REVISED CONTRACT:	**$ 636,744.93**		**$ 594,323.74**		**$ 585,652.14**		**$ 8,671.60**

CONTRACT SUMMARY

ORIGINAL CONTRACT AWARD AMOUNT	$ 622,966.93
TOTAL CHANGE ORDER	$ 13,778.00
TOTAL REVISED CONTRACT	$ 636,744.93

	COMPLETE TO DATE	LESS PREVIOUS PAYMENTS	PAY REQUEST #4
SUBTOTAL	$ 594,323.74	$ 585,652.14	$ 8,671.60
CURRENT RETAINAGE (0%)	$ -	$ 11,713.04	$ -
TOTAL CURRENT PAY REQUEST	$ 594,323.74	$ 573,939.10	$ 20,384.64
AMOUNT PREVIOUSLY CERTIFIED			

STAFF REPORT **Agenda Item: 6.o**

Council Meeting: November 12, 2026	**Prepared By:** Jessica Christensen Buck, Parks and Recreation Manager
Topic: Heritage Park Improvements - Pay Request #14 (Building)	**Action Required:** Approval

Summary
Council should review and consider the attached architect memorandum. Staff recommends approval of Pay Application #14 to Valint Construction Services in the amount of $100,470.24.

Financial/Budget
Pay Request #14 to Valint Construction Services is $100,470.24. Staff anticipates upon completion of phase 1 of Heritage Park, that $1.25 million will be available for use in the Park Dedication Fund.

Options
Approve Pay Request #14 for the Heritage Park Improvements to Valint Construction Services in the amount of $100,470.24.
Decline.

Recommendation
Approve Pay Request #14 for the Heritage Park Improvements to Valint Construction Services in the amount of $100,470.24.

Council Action
Consider a motion to approve Pay Request #14 for the Heritage Park Improvements to Valint Construction Services in the amount of $100,470.24.

Attachments
1. Pay Application #14 (Building).pdf

Architect's Memo

Project:
City of Corcoran Community Park Building
20200 County Road 50
Corcoran, MN 55340

From Architect:
Oertel Architects, Ltd.
1795 St. Clair Avenue
St. Paul, MN 55105

Contractor:
Valint Construction Services, LLC
3550 38th Avenue S., Suite C
Fargo, ND 58104

Subject Pay Application #14

Date: October 1, 2026

Architect's Project Number: 24-26

Council Action Requested:

Staff recommends the City Council approve Pay Application #14 for the Corcoran Community Park Building project to Valint Construction Services in the amount of $ 100,470.24.

Summary:

Pay request #14 includes project work completed by Valint Construction Services and their subcontractors throughout the month of August. Valint's subcontractors completed the polished and stained floor finish on the concrete floor slab. All of the sheet metal / roofing related work has been completed. The interior painting and tile work has been completed. The interior partition and the metal countertops have been installed. The majority of work remaining to be completed on site is punch-list, corrective actions. General Conditions for the project were also billed for ongoing submittals, shop drawings, project management, and job supervision.

Below is a summary of work completed to date:

Total Contract Value to Date:	$ 2,270,363.66
Work Completed to Date:	$ 2,235,333.26
5% Retainage:	$ 94,019.51
Amount Paid to Date:	$ 2,040,843.51
Total Pay Application #14:	$ 100,470.24

1795 ST. CLAIR AVENUE, ST. PAUL, MN 55105
p: (651) 696-5186 www.oertelarchitects.com

Attachments:

- Pay Application #14

Issued by:

Eric Werner – Oertel Architects, Ltd.

APPLICATION AND CERTIFICATE FOR PAYMENT

To: City of Corcoran
8200 County Rd. 116
Corcoran, MN 55340

Project: Corcoran Community Park Building

Application No: 14
Application Date: 9/30/2026
Period From: 09/01/26
Period To: 09/30/26
Project No: #2520

From: Valint Construction Services, LLC
3550 38th Avenue S, Suite C
Fargo, ND 58104

Contract For: Construction Management

Contract Date: 7/14/2025

CONTRACTOR'S APPLICATION FOR PAYMENT

Change Order Summary	Additions	Deductions
Total Changes Approved in Previous Months by Owner	$ 55,238.66	$ -
Approved This Month		
Totals for Month	$ -	$ -
Totals To Date	$ 55,238.66	$ -
NET CHANGES by Change Order		$ 55,238.66

Application is made for payment, as shown below, in connection with the contract. Continuation Sheet is Attached

1	**Original Contract Sum(from data sheet)**		$ 2,215,125.00
2	**Current Month Approved Change Orders(from Summary)**		$ -
3	**Previous Approved Change Orders (from Summary)**		$ 55,238.66
4	**Contract Sum to Date** (Line 1, 2 & 3)		$ 2,270,363.66
5	**Total Completed & Stored to Date**		$ 2,235,333.26
	(pulled from data sheet)		
6	**Retainage**		
	a. 5% of Completed Work	$ 94,019.51	
	(pulled from data sheet)		
	Total Retainage		$ 94,019.51
7	**Total Earned Less Retainage**		$ 2,141,313.75
8	**Less Previous Certificates for Pmt**		$ 2,040,843.51
9	**Current Payment Due**		$ 100,470.24
10	**Balance to Finish, Plus Retainage**		$ 129,049.91

The undersigned Contractor certifies that to the best of the Contractor's Knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due

State of: North Dakota
County of: Cass
Subscribed and sworn to before me this 30th day of September, 2026

Notary Public: Ben Beyer
My Commission Expires: 06/22/2030

BEN BEYER
Notary Public
State of North Dakota
My Commission Expires June 22, 2030

Contractor: Valint Construction Services, LLC

By: [signature] Date: 9/30/2026

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the contract documents, based on on-site observations and the date comprising the above application, the Architect certifies to the owner that to the best of the architect's knowledge, information and belief the work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the contractor is entitled to payment of the AMOUNT CERTIFIED

AMOUNT CERTIFIED $ 100,470.24

ARCHITECT
By: [signature] Date: October 1, 2026

This certificate is not negotiable. The AMOUNT CERTIFIED is payable to the Contractor named herein. Issuance, payment and acceptance are without prejudice to any rights of the Owner or Contractor under this contract

Valint Construction Services, LLC
3550 38th Avenue S, Suite C
Fargo, ND 58104

APPLICATION FOR PAYMENT

Application No: **14**
Application Date: 9/30/2026
Period from: 09/01/26
Period to: 09/30/26
Project No: #2520

			Work Completed								
Div. No.	Description of Work	Scheduled Value (total pulls to Application)	From Previous Application	Change Orders Previous Periods	Current Month Approved Change Orders	Revised Contract Price	This Period	Total Completed & Stored to Date (E+F+G) (total pulls to application)	Percentage of Completion (I/D)	Balance to Finish	Retainage (5% of Completed to Date)
	Div. 03 0000										
03 0013	Concrete (General)	-				-		-		-	-
03 3000	Cast in Place Concrete (ES Concrete)	81,815.02	81,465.02	(350.00)	768.00	82,233.02	768.00	82,233.02	100%	-	4,111.65
03 3543	Polished Concrete Finish (Sterling Stone & Tile)	13,726.25				13,726.25	13,726.25	13,726.25	100%	-	686.31
	Div. 04 0000										
04 0013	Masonry (General)	-				-		-		-	-
04 2000	Unit Masonry (CMU) (Brother Built Masonry)	109,150.89	108,593.33	(557.56)		108,593.33		108,593.33	100%	-	5,429.67
04 2219	Insulated Concrete Unit Masonry (Brother Built Masonry)	Incl. 04 2000				-		-		-	-
	Div. 05 0000										
05 0013	Metals (General)	-				-		-		-	-
05 1200	Structural Steel - Materials (Mid America Steel)	20,077.13	20,077.13			20,077.13		20,077.13	100%	-	1,003.86
05 1200	Structural Steel - Labor (Allowance)	3,880.00	3,880.00			3,880.00		3,880.00	100%	-	194.00
05 5000	Miscellaneous Metals (Mid America Steel)	Incl. 05 1200				-		-		-	-
	Div. 06 0000										
06 0013	Wood, Plastics, and Composites (General)	-				-		-		-	-
06 1000	Carpentry - Material (Casselton Lumber)	65,000.00	100,304.37	35,304.37		100,304.37		100,304.37	100%	-	5,015.22
06 1100	Carpentry - Labor (All Pro Framing)	39,230.00	43,730.00	4,500.00		43,730.00		43,730.00	100%	-	2,186.50
06 1753	Metal-Plate-Connected Wood Trusses (Fargo Truss)	17,434.54	17,997.13	562.59		17,997.13		17,997.13	100%	-	899.86
06 2000	Carpentry Installation (O'Malley Finish Carpentry)	20,571.00	10,362.60	(5,666.46)		14,904.54	4,541.94	14,904.54	100%	-	745.23
06 2000-2	Carpentry - Siding (Tacheny Exteriors)	Incl. 07 4113				-		-		-	-
	Div. 07 0000										
07 0013	Thermal and Moisture Protection (General)	-				-		-		-	-
07 0543	Thermal Clips - Installation (All Pro Framing)	Incl. 06 2000				-		-		-	-
07 0543	Thermal Clips - Material	Incl. 06 2000				-		-		-	-
07 2100	Thermal Insulation & Waterproofing (Northland Companies)	54,881.00	17,289.00	(37,592.00)		17,289.00		17,289.00	100%	-	864.45
07 2726	Fluid-Applied Air & Vapor Barrier Membrane (C&S Management)	20,500.00	20,500.00			20,500.00		20,500.00	100%	-	1,025.00
07 4113	Standing Seam Metal Roofing (Tacheny Exteriors)	244,994.85	243,288.91	10,193.21		255,188.06	11,899.15	255,188.06	100%	-	12,759.40
07 5323	EPDM Roofing (Tacheny Exteriors)	Incl. 07 4113				-		-		-	-
07 6200	Sheet Metal Flashings and Trim (Tacheny Exteriors)	Incl. 07 4113				-		-		-	-
07 9200	Joint Sealants	-				-		-		-	-
	Div. 08 0000										
08 0013	Openings (General)	-				-		-		-	-
08 1113	Hollow Metal Doors and Frames (Twin City Hardware)	38,513.35	39,413.25	899.90		39,413.25		39,413.25	100%	-	1,970.66
08 3313	Overhead Coiling Counter Doors (Metro Garage Door)	7,650.00	7,650.00			7,650.00		7,650.00	100%	-	382.50
08 4113	Aluminum Framed Entrances and Storefronts (Brin Glass)	159,470.00	161,870.00	2,400.00		161,870.00		161,870.00	100%	-	8,093.50
08 5623	Awning Pass Windows (Brin Glass)	Incl. 08 4113				-		-		-	-
08 7100	Door Hardware (Twin City Hardware)	Incl. 08 1113				-		-		-	-
08 8000	Glass & Glazing (Brin Glass)	Incl. 08 4113				-		-		-	-
	Div. 09 0000										
09 0013	Finishes (General)	-				-		-		-	-
09 2116	Gypsum Board Assemblies (Perfect Wall)	34,607.86	36,155.86	1,548.00		36,155.86		36,155.86	100%	-	1,807.79
09 3000	Tiling (Superset Tile)	31,000.00	30,520.07			31,000.00	479.93	31,000.00	100%	-	1,550.00
09 5426	Linear Wood Ceilings (Twin City Acoustics)	198,300.00	198,300.00			198,300.00		198,300.00	100%	-	9,915.00
09 6513	Resilient Base and Accessories (Superset Tile)	995.00	995.00			995.00		995.00	100%	-	49.75
09 7720	Decorative FRP - Material (Construction Supply)	5,865.00	9,806.43	3,941.43		9,806.43		9,806.43	100%	-	490.32
09 7720	Decorative FRP - Install (O'Malley Finish Carpentry)	Incl. 06 2023				-		-		-	-
09 9100	Painting (Reinhardt & Sons)	19,880.00	17,820.00	408.00		20,288.00	2,468.00	20,288.00	100%	-	1,014.40

Valint Construction Services, LLC
3550 38th Avenue S, Suite C
Fargo, ND 58104

APPLICATION FOR PAYMENT

Application No: **14**
Application Date: 9/30/2026
Period from: 09/01/26
Period to: 09/30/26
Project No: #2520

			Work Completed								
Div. No.	Description of Work	Scheduled Value (total pulls to Application)	From Previous Application	Change Orders Previous Periods	Current Month Approved Change Orders	Revised Contract Price	This Period	Total Completed & Stored to Date (E+F+G) (total pulls to application)	Percentage of Completion (I/D)	Balance to Finish	Retainage (5% of Completed to Date)
	Div. 10 0000										
10 0013	Specialties (General)	-				-		-		-	-
10 1416	Plaque (Construction Supply)	2,595.92				2,595.92	2,595.92	2,595.92	100%	-	129.80
10 1419	Dimensional Letter & Custom Signage (Construction Supply)	3,655.12	4,854.38	1,199.26		4,854.38		4,854.38	100%	-	242.72
10 1423	Panel Signage (Tri-State Specialties)	862.77				862.77	862.77	862.77	100%	-	43.14
10 2800	Toilet Accessories (Tri-State Specialties)	18,994.05	18,994.05			18,994.05		18,994.05	100%	-	949.70
10 2814	Adult Changing Stations (Tri-State Specialties)	Incl. 10 2800				-		-		-	-
10 4400	Fire Extinguishers & Cabinets (Construction Supply)	594.72	594.72			594.72		594.72	100%	-	29.74
10 6500	Operable Partition (Acoustic Associates)	21,893.00	17,593.00			21,893.00	4,300.00	21,893.00	100%	-	1,094.65
	Div. 12 0000										
12 0013	Furnishings (General)	-				-		-		-	-
12 3535	Solid Polymer Fabrications (Granite-Tops)	6,870.00	6,870.00			6,870.00		6,870.00	100%	-	343.50
12 3616	Metal Countertops (LSV Metals)	6,320.00				6,320.00	6,320.00	6,320.00	100%	-	316.00
	Div. 22 0000										
22 0013	Plumbing (General)	-				-		-		-	-
22 0500	Common Results for Plumbing (Finken Plumbing)	108,454.00	122,824.00	14,370.00		122,824.00		122,824.00	100%	-	6,141.20
22 0519	Underground Rough-In	Incl. 22 0500				-		-		-	-
22 0523	Above Ground Rough-In	Incl. 22 0500				-		-		-	-
22 0700	Plumbing Insulation	Incl. 22 0500				-		-		-	-
22 4000	Plumbing Fixtures	Incl. 22 0500				-		-		-	-
	Div. 23 0000										
23 0013	Heating, Ventilating, and Air Conditioning (General)	-				-		-		-	-
23 0500	Common Work Results For HVAC (Falcon Mechanical)	180,000.00	167,380.00	2,380.00		182,380.00	15,000.00	182,380.00	100%	-	9,119.00
23 0593	Testing, Adjusting, and Balancing for HVAC	Incl. 23 0500				-		-		-	-
23 0700	HVAC Insulation	Incl. 23 0500				-		-		-	-
23 1123	Natural-Gas Piping	Incl. 23 0500				-		-		-	-
23 2300	Refrigerant Piping	Incl. 23 0500				-		-		-	-
23 3113	Ductwork	Incl. 23 0500				-		-		-	-
23 3713	Diffusers, Registers, and Grilles	Incl. 23 0500				-		-		-	-
23 5400	Furnaces	Incl. 23 0500				-		-		-	-
23 6200	Packaged Compressor and Condenser Units	Incl. 23 0500				-		-		-	-
23 7200	Air-to-Air Energy Recovery Equipment	Incl. 23 0500				-		-		-	-
23 8233	Heating Terminal Units	Incl. 23 0500				-		-		-	-
	Div. 26 0000										
26 0013	Electrical (General)	-				-		-		-	-
26 0500	Common Work Results for Electrical (Honda Electric)	148,600.00	146,713.34	8,838.74		157,438.74		146,713.34	93%	10,725.40	7,335.67
26 0519	Electrical Power Conductors and Cables	Incl. 26 0500				-		-		-	-
26 0526	Grounding and Bonding for Electrical Systems	Incl. 26 0500				-		-		-	-
26 0529	Hangers and Supports for Electrical Systems	Incl. 26 0500				-		-		-	-
26 0533	Raceway and Boxes for Electrical Systems	Incl. 26 0500				-		-		-	-
26 0553	Identification for Electrical Systems	Incl. 26 0500				-		-		-	-
26 0923	Lighting Control Devices	Incl. 26 0500				-		-		-	-
26 2416	Panelboards	Incl. 26 0500				-		-		-	-
26 2726	Wiring Devices	Incl. 26 0500				-		-		-	-
26 2816	Enclosed Switches and Circuit Breakers	Incl. 26 0500				-		-		-	-
26 2913	Enclosed Controllers	Incl. 26 0500				-		-		-	-
26 5119	Interior Lighting	Incl. 26 0500				-		-		-	-
26 5619	Exterior Lighting	Incl. 26 0500				-		-		-	-

Valint Construction Services, LLC
3550 38th Avenue S, Suite C
Fargo, ND 58104

APPLICATION FOR PAYMENT

Application No: **14**
Application Date: 9/30/2026
Period from: 09/01/26
Period to: 09/30/26
Project No: #2520

			Work Completed								
Div. No.	Description of Work	Scheduled Value (total pulls to Application)	From Previous Application	Change Orders Previous Periods	Current Month Approved Change Orders	Revised Contract Price	This Period	Total Completed & Stored to Date (E+F+G) (total pulls to application)	Percentage of Completion (I/D)	Balance to Finish	Retainage (5% of Completed to Date)
	Div. 31 0000										
31 0013	Earthwork (General)	-				-		-		-	-
31 1000	Earthwork & Clearing (Fehn Companies)	32,879.00	42,659.00	9,780.00		42,659.00		42,659.00	100%	-	2,132.95
31 2200	Grading	Incl. 31 1000				-		-		-	-
31 2316	Excavation	Incl. 31 1000				-		-		-	-
31 2323	Fill	Incl. 31 1000				-		-		-	-
	Div. 32 0000										
32 0013	Exterior Improvements (General)	-				-		-		-	-
32 3500	Site Screening Devices - Material (CityScapes)	34,342.74	38,334.29	6,091.55		40,434.29	2,100.00	40,434.29	100%	-	2,021.71
32 3500	Site Screening Devices - Install (O'Malley Finish Carpentry)	Incl. 06 2023				-		-		-	-
100	Hard Construction Costs	1,753,603.21				1,812,622.24		1,801,896.84	99%	10,725.40	90,094.84
102	General Conditions	367,259.41	320,075.37	(8,243.41)	(768.00)	358,248.00	34,867.63	354,943.00	99%	3,305.00	-
103	Contingency (Allowance)	20,000.00				20,000.00		-	0%	20,000.00	-
104	Construction Management, Overhead & Profit	74,262.38	74,500.00	5,231.04		79,493.42	3,993.42	78,493.42	99%	1,000.00	3,924.67
150	**Contract Totals**	2,215,125.00	2,131,410.25	55,238.66	-	2,270,363.66	103,923.01	2,235,333.26	98%	35,030.40	94,019.51

STAFF REPORT **Agenda Item: 6.p**

Council Meeting: November 12, 2026	**Prepared By:** Jay Tobin, City Administrator
Topic: BKV Group - Civic Campus Schematic Design Services and Contractual Invoice Payments	**Action Required:** Approval

Summary

On April 9, 2026, the City Council unanimously approved Resolution 2026-31, authorizing BKV Group to complete professional services through the Schematic Design phase of the Civic Campus project for a fee not to exceed $335,395.

The purpose of this work was to further evaluate the City's facility needs, refine the project scope and design, and develop construction cost and supporting financial information necessary to inform Council's decisions.

At the October 22 Council meeting, payment of two BKV invoices totaling $179,573 was placed on hold pending additional information regarding services performed and associated work products.

Following that meeting, Finance Director Matt Gsellmeier and I met with BKV representatives to review the questions raised. BKV subsequently provided its November 9 memorandum outlining the services performed, project milestones, deliverables, and invoicing.

Staff is providing that memorandum, the completed Schematic Design drawings, and Kraus-Anderson's final construction cost estimate as supporting documentation for the Council record.

Staff requests that Council remove the existing payment hold and authorize processing of outstanding and remaining invoices associated with the City's previously approved professional services agreements, consistent with their respective authorized contract amounts.

Discussion

The Council's April 9 authorization allowed the project team to advance the Civic Campus through Schematic Design and develop the operational, technical, and financial information necessary to evaluate the proposed facilities.

Throughout this process, BKV worked with City staff, departmental leadership, elected officials, and Kraus-Anderson to refine the project scope, evaluate alternatives, and develop the following work products:

1. Facility Programming and Operational Needs: Refinement of City Hall, Police Department, and Utilities Department space requirements, departmental relationships, public access, security, and operational needs.
2. Site and Building Design: Evaluation of site configurations, building arrangements, floor plans, circulation, architectural concepts, and associated infrastructure.
3. Architectural and Engineering Documentation: Schematic design drawings and preliminary structural, mechanical, electrical, plumbing, accessibility, life-safety, and security considerations.
4. Construction Cost and Budget Development: Coordination with Kraus-Anderson to evaluate construction costs, contingencies, escalation, project scope, and anticipated overall project costs.
5. Council and Stakeholder Engagement: Departmental workshops, building tours, design reviews, and presentations throughout the Schematic Design process.

The completed Schematic Design package, dated September 10, 2026, was provided to the City and supported Kraus-Anderson's October 8 final construction cost estimate.

That estimate identifies a proposed facility totaling approximately 76,878 gross square feet, with the following estimated costs:

- Base construction costs: $32,597,888
- Construction contingencies, escalation, and related costs: $6,247,634
- Total construction budget: $38,845,522
- Estimated owner/soft costs: $7,404,366
- Total estimated project cost: $46,249,888

These figures represent planning estimates, not bid results or final contracted construction costs. The Kraus-Anderson documentation provides the underlying assumptions and additional detail regarding estimated project costs.

Together, the completed Schematic Design documents and construction cost estimate provide the City with a documented assessment of the proposed facilities, operational requirements, design alternatives, and anticipated costs. These materials remain available to inform future Council decisions regarding the City's facility needs.

The reverse-referendum petition has affected the options available to the Council regarding how the Civic Campus may proceed. However, it does not change the work previously authorized or the City's responsibility to fulfill its existing contractual obligations.

BKV Invoicing and Contractual Obligations

BKV has confirmed that the invoices under consideration are associated with two separate professional services agreements.

Project 2747.02 – Police & City Hall Schematic Design

The City Council authorized a professional services fee not to exceed $335,395 through Resolution 2026-31.

As previously reported, BKV had billed $306,091 through September 15, representing 91.26% of the authorized fee. Invoice #69562 includes an additional $11,529 in professional services and $120.20 in reimbursable mileage, bringing total professional services billed to $317,620, or 94.70% of the authorized fee.

Invoices associated with this agreement include:

- Invoice #68817: $126,518 – Previously processed.
- Invoice #69056: $126,517 – Payment held October 22.
- Invoice #69295: $53,056 – Payment held October 22.
- Invoice #69562: $11,649.20 – Included on the November 12 financial claims list.

The two invoices held following the October 22 meeting total $179,573.

Project 2747.01b – City Facilities SNA Study, Phase 2

BKV has separately confirmed a contract amount of $49,170, with $29,170 previously billed. Invoice #69617, totaling $20,000 and included on the November 12 financial claims list, represents final billing under this separate agreement.

The two invoices included on the November 12 financial claims list total $31,649.20.

The Council is not being asked to authorize additional professional services or increase the previously approved contractual commitments. Rather, staff is requesting authorization to process the outstanding invoices and complete payment of the City's existing obligations, consistent with the terms of the respective agreements.

Financial/Budget

The April 9 Council authorization identified available 2025A bond proceeds and the Long Range Planning Fund as funding sources for the Schematic Design agreement.

Finance staff previously reallocated invoice #68817 ($126,518) from Fund 401 (Long Range Planning) to Fund 435 (2025A Bonds) to utilize available bond proceeds and preserve Long Range Planning Fund capacity.

The two invoices currently held for payment total $179,573. Two additional invoices totaling $31,649.20 are included on the November 12 financial claims list.

The total of these outstanding invoices is $211,222.20, associated with the City's two existing professional services agreements.

Any remaining invoicing necessary to close out the authorized agreements will be reviewed and processed consistent with their terms, authorized amounts, and established City financial procedures.

Approval of this action does not authorize additional design services, increase the City's existing contractual commitments, or commit the City to any particular course of action regarding the Civic Campus.

Options

1) Approve: Remove the October 22 payment hold and authorize payment of outstanding and remaining invoices under the existing agreements, subject to authorized contract amounts. (Staff Recommendation)

2) Approve with Conditions: Authorize payment of the four identified invoices totaling $211,222.20, with any remaining invoices requiring separate Council approval.

3) Table: Maintain the payment hold pending additional information or clarification.

Recommendation

Staff recommends that the City Council remove the October 22, 2026 payment hold on BKV Group invoices #69056 and #69295 and authorize staff to process and pay outstanding and remaining invoices associated with the City's previously authorized professional services agreements for Project 2747.02 and Project 2747.01b, including invoices #69562 and #69617 on the November 12 financial claims list, consistent with their respective authorized contract amounts.

Council Action

Staff recommends that the City Council remove the October 22, 2026 payment hold on BKV Group invoices #69056 and #69295 and authorize staff to process and pay outstanding and remaining invoices associated with the City's previously authorized professional services agreements for Project 2747.02 and Project 2747.01b, including invoices #69562 and #69617 on the November 12 financial claims list, consistent with their respective authorized contract amounts.

Attachments

1. 261109 Corcoran Civic Campus - SD Services and Invoicing Summary.pdf
2. 2747.02_Corcoran_Schematic Design Drawings.pdf
3. 2747.02 Corcoran Civic Campus Project Manual.pdf
4. 2747.02 Corcoran Civic Campus_SD Landscape Diagrams.pdf
5. 2747.02 Corcoran Civic Campus_SD Storm Water Memo.pdf
6. CCHPD - Final SD Estimate Deliverable _2026.10.8 (1).pdf

BKV GROUP

ARCHITECTURE
INTERIOR DESIGN
URBAN DESIGN
LANDSCAPE ARCHITECTURE
ENGINEERING
CONSTRUCTION ADMINISTRATION
BRANDED ENVIRONMENTS
SUSTAINABLE DESIGN

November 9, 2026

Jay Tobin, City Administrator
City of Corcoran
8200 County Road 116
Corcoran, MN 55340

RE: City of Corcoran Civic Campus, BKV Group Commission No. 2747.02
Schematic Design Services and Invoicing Summary

Dear Mr. Tobin:

Per your request, BKV Group has prepared this memorandum to provide a summary of the professional services completed during the Schematic Design phase of the City's Police and City Hall project, together with supporting information regarding our progress invoices.

On April 9, 2026, the City Council unanimously adopted Resolution 2026-31, authorizing the engagement of BKV Group for professional services through the Schematic Design phase of the Civic Campus project. The authorization was based on BKV Group's April 2, 2026 proposal, which established a Schematic Design professional services fee of $335,395. City Council Meeting Minutes and associated Staff Report are attached for reference.

Working collaboratively with City administration, departmental leadership, elected officials, and the Construction Manager, BKV Group advanced the project through an iterative planning and design process intended to establish the building's functional organization, site configuration, architectural character, preliminary engineering systems, and anticipated construction costs. The resulting Schematic Design documents provide a coordinated foundation for subsequent project development and informed City decision-making.

SCHEMATIC DESIGN SCOPE AND DELIVERABLES

As outlined in our April 2, 2026 proposal, the Schematic Design phase included the following principal services and deliverables:

- Confirmation and refinement of City Hall, Police Department, and supporting departmental space requirements and operational needs.
- Development and evaluation of alternative site configurations, building arrangements, and functional relationships.
- Preparation and refinement of schematic site plans, building floor plans, and departmental layouts.
- Exploration of building massing, exterior architectural character, and preliminary building material concepts.
- Development of preliminary structural, mechanical, electrical, plumbing, and other building systems strategies.
- Preliminary building code, accessibility, life-safety, and security planning considerations.

- Coordination with civil engineering and landscape architecture disciplines regarding site development, utilities, circulation, and related infrastructure.
- Coordination with the Construction Manager regarding project scope, construction cost, schedule, and budget alignment.
- Preparation of Schematic Design drawings, systems narratives, and related documentation for City and Council review.

The completed Schematic Design package, dated September 10, 2026, was provided to the City and subsequently supported the October 8, 2026 construction cost estimate review with Kraus-Anderson.

STAKEHOLDER ENGAGEMENT AND DESIGN DEVELOPMENT

Throughout the Schematic Design phase, BKV Group facilitated regular coordination and design workshops with City staff, departmental stakeholders, elected officials, and other project participants. These meetings provided opportunities to review alternatives, evaluate operational requirements, refine the building program, and progressively develop the design.

The principal project workshops, presentations, and reviews included:

- May 4, 2026 – Program & Operational Review
- May 15, 2026 – Site Planning and Building Stacking
- June 3, 2026 – Site Plan Refinements and Concept Planning
- June 10, 2026 – Site Plan Refinements and Concept Planning
- June 12, 2026 – Building Tours with City Council
- June 18, 2026 – Utilities Department Needs Assessment
- June 25, 2026 – Planning Workshop
- July 2, 2026 – Planning Workshop
- July 16, 2026 – Floor Plan Review
- July 20, 2026 – Workshop in Preparation for Council Meeting
- July 23, 2026 – City Council Meeting
- July 27, 2026 – Police Department Floor Plan Review
- August 6, 2026 – Floor Plan Review
- August 13, 2026 – Floor Plan Refinements
- August 19, 2026 – Utilities and Police Department Plan Refinements
- August 27, 2026 – City Hall Department Plan Refinements
- September 3, 2026 – Floor Plan Review
- September 10, 2026 – Floor Plan Review and City Council Meeting
- October 8, 2026 – Schematic Design Cost Estimate Review with Kraus-Anderson

These activities were supplemented by ongoing coordination among BKV Group's architectural, interior design, engineering, and site design disciplines, together with City staff and the Construction Manager.

SUMMARY OF PROFESSIONAL SERVICES AND PROGRESS INVOICING

The following summarizes the principal professional services and design activities undertaken during the Schematic Design phase, organized by the corresponding progress invoicing periods. The invoices reflect cumulative billing against the established Schematic Design phase compensation.

Invoice No. 68817 — July 15, 2026

Services from project initiation through July 15, 2026
Invoice Amount: $126,518.00
Cumulative Schematic Design Fee Billed: $126,518.00 (37.72%)

Principal activities included:

- Project initiation and coordination with City administration, departmental leadership, and the Construction Manager regarding project objectives, schedule, and design priorities.
- Review and confirmation of previously developed City Hall and Police Department space programs, including departmental functions, operational requirements, and preliminary building relationships.
- Development of the Utilities Department's space program and associated functional requirements.
- Initial evaluation of site planning alternatives, building configurations, and departmental stacking concepts.
- Development of preliminary building floor plans addressing departmental adjacencies, public and staff circulation, and separation of public and secure functions.
- Coordination with civil engineering and landscape architecture disciplines regarding preliminary site access, circulation, building placement, and site development considerations.
- Initial exploration of exterior building massing, architectural character, and conceptual material approaches.
- Participation in building tours with City Council members and project stakeholders to inform planning and design considerations.
- Facilitation of planning workshops and stakeholder discussions to review alternatives, confirm project priorities, and guide initial design development.
- Initial review of building code, accessibility, and life-safety considerations associated with proposed building configurations.

Invoice No. 69056 – August 15, 2026

Services from July 16 through August 15, 2026
Invoice Amount: $126,517.00
Cumulative Schematic Design Fee Billed: $253,035.00 (75.44%)

Principal activities included:

- Continued development and refinement of City Hall, Police Department, and supporting departmental floor plans based on stakeholder feedback and evolving project requirements.
- Evaluation of planning alternatives and refinements to departmental organization, functional relationships, and building configurations.
- Further development of public, staff, and secure circulation strategies, including operational adjacencies and access considerations.
- Refinement of building floor plans to improve functional efficiency and support alignment with the City's project goals and anticipated construction budget.
- Continued coordination with civil engineering and landscape architecture disciplines regarding site configuration, access, circulation, and related site development considerations.
- Further development of exterior building massing, architectural character, and preliminary building material concepts.
- Ongoing evaluation of building code and life-safety considerations associated with floor plan and building configuration refinements.
- Preparation of design materials and participation in the July 23 City Council meeting to communicate planning alternatives and project direction.

- Facilitation of subsequent departmental floor plan reviews and design workshops, including the July 27 Police Department review and August 6 and August 13 plan refinement meetings.
- Coordination among architectural, interior design, and engineering disciplines to advance the developing Schematic Design documentation.

Invoice No. 69295 – September 15, 2026

Services from August 16 through September 15, 2026
Invoice Amount: $53,056.00
Cumulative Schematic Design Fee Billed: $306,091.00 (91.26%)

Principal activities included:

- Continued refinement of City Hall, Police Department, and supporting departmental floor plans based on stakeholder review and feedback.
- Evaluation and incorporation of planning efficiencies and building area reductions to better align the project with its established construction budget.
- Further development of building organization, departmental relationships, circulation, and functional planning.
- Development of exterior and interior architectural renderings to communicate the proposed design to City leadership and stakeholders.
- Refinement of exterior building elevations, architectural massing, and preliminary material concepts.
- Continued development and coordination of the schematic site plan, including civil engineering considerations.
- Preparation and refinement of preliminary life-safety plans and building code information reflecting the evolving design.
- Integration of architectural, interior design, and engineering considerations into the developing Schematic Design documentation.
- Preparation and coordination of materials supporting the September 10 Schematic Design milestone and City Council presentation.

Invoice No. 69562 – October 15, 2026

Services from September 16 through October 15, 2026
Invoice Amount: $11,649.20, including $120.20 in reimbursable expenses
Cumulative Schematic Design Fee Billed: $317,620.00 (94.70%)

Principal activities included:

- Coordination with structural, mechanical, and electrical engineering disciplines regarding preliminary building systems and their integration into the architectural design.
- Development and coordination of preliminary engineering systems narratives supporting construction cost estimating.
- Refinement of exterior building renderings and preliminary exterior material selections for evaluation and pricing.
- Continued coordination and refinement of Schematic Design drawings, documentation, and supporting technical information for construction cost evaluation.
- Refinement of building code and life-safety information to reflect the developed floor plans and building configurations.
- Development of preliminary interior material concepts, room finish information, and furniture planning.
- Coordination with the Construction Manager regarding the Schematic Design package and associated construction cost evaluation.

REMAINING SCHEMATIC DESIGN BILLING

As of the October 15, 2026 invoice, BKV Group has invoiced $317,620 of the authorized $335,395 Schematic Design professional services fee, representing 94.70% of the phase compensation.

The Schematic Design package has been completed and provided to the City. Final billing for the phase remains outstanding, including consultant services for which invoices have recently been received, along with associated design coordination and Schematic Design closeout services. These remaining fees will be included in a subsequent invoice, bringing total professional services billing to the previously authorized Schematic Design fee of $335,395.

CLOSING

BKV Group appreciates the opportunity to have supported the City of Corcoran through the Schematic Design phase and the collaboration of City administration, departmental leadership, elected officials, and the broader project team throughout this process.

We trust this summary provides the additional information needed to document the professional services completed, clarify the associated progress invoices, and support the City's review and processing of the outstanding payments.

Please let us know if any additional clarification would be helpful.

Sincerely,
BKV Group



Michael Healy, AIA
Project Manager, Partner

ATTACHMENTS: City Council Meeting Minutes & Staff Report – April 9, 2026
Invoices #68817, #69056, #69295, and #69562

COPIES TO: Paul Michell, BKV Group – Vice President of Government, Managing Partner

City of Corcoran
City Council Minutes
April 09, 2026, 7pm

The Corcoran City Council met on April 09, 2026, in Corcoran, Minnesota. The City Council meeting was held in person and the public was present in person. The meeting was also available to view online through electronic means using live streaming service through Granicus.

Mayor McKee, Councilors Friedrich, Lanterman, Nichols, and Vehrenkamp were present.

Also present: City Administrator Tobin, Finance Director Gsellmeier, City Clerk Johnson, Community Director Davis McKeown, Public Works Director Mattson, Public Safety Director Gottschalk, and City Attorney Thames.

1. **Call to Order / Roll Call**
   Mayor McKee called the meeting to order at 7:00 pm.
2. **Pledge of Allegiance**
   Mayor McKee invited all in attendance to rise and join in the Pledge of Allegiance.
3. **Agenda Approval**
   Mayor McKee stated that Item 6i and 12a were revised.
   MOTION: made by Nichols, seconded by Friedrich to approve the agenda as amended.
   Voting Aye: McKee, Friedrich, Lanterman, Nichols, and Vehrenkamp.
   (Motion carries: 5:0)
4. **Presentations**
   a. City Campus Video
      Mayor McKee, Mayor of Corcoran gave presentation.
5. **Open Forum**
   Mayor McKee invited residents to come forward to address the Council during Open Forum for any items not included on the agenda. City Administrator Tobin explained the instructions to participate in the public comment opportunity. No Public Comment.
6. **Consent Agenda**
   a. City Council Meeting Minutes Approval
      Action – Approved March 26, 2026 City Council Minutes.
   b. Financial Claims
      Action – Approved Financial Claims for April 09, 2026.
   c. See My Legacy
      Action – pulled by Councilor Nichols.
   d. CenterPoint Easement – Heritage Park
      Action – Approved the CenterPoint utility easement on the Eastern parcel of Heritage Park.
   e. Police Officer Hiring Authorization
      Action – Approved the authorization for staff to conduct police officer hiring processes and extend up to two full-time traditional or ICPOET police officer job offers with lateral entry considerations as appropriate .
   f. Old Settlers, Horseshoe, & Trail Street Improvements – Approve Plans/Specs; Authorize Bids
      Action – Approved the plans and specifications and authorize bids for the Old Settlers, Horseshoe, and Trail Street Improvements project.
   g. Municipal State Aid Street Assignment Resolution
      Action – pulled by Councilor Friedrich.
   h. Public Works Facility Fund Closeout – Insulate Lean-To Structure
      Action- Approved the authorization of staff to direct the remaining public works facility fund balance of approximately $56,890.53 towards fully insulating the public works building lean-to structure.

City of Corcoran
City Council Minutes
April 09, 2026, 7pm

i. Public Works Equipment Pre-Order
Action – pulled by Councilor Friedrich.
j. Heritage Park Improvements – Pay Request #8 (Building)
Action – Approved Pay Request #8 for the Heritage Park Improvements to Valint Construction Services in the amount of $165,995.20.
k. Personnel Policy – Recruitment and Retention Policy Amendments
Action – pulled by Councilor Lanterman

MOTION: made by Nichols , seconded by Vehrenkamp to approve consent agenda items 6a, 6b, 6d-6f, item 6h and and 6j.
Voting Aye: McKee, Friedrich, Lanterman, Nichols, and Vehrenkamp.
(Motion carries: 5:0)
Councilor Nichols acknowledged Katherine Drivas for the Heritage Park donation.
MOTION: made by Nichols, seconded by Vehrenkamp to approve consent item 6c. Adopted Resolution 2026-29 Approving the Recoginition of the 2026 Quarter 1 Heritage Park Donations.
Voting aye: McKee, Friedrich, Lanterman, Nichols, and Vehrenkamp.
(Motion carries 5:0)
Councilor Friedrich pointed out language in Resolution 2026-28. An administrative correction will be made.
MOTION: made by Friedrich, seconded by Lanterman to approve consent item 6g. Adopted Resolution 2026-28 to Approve Establishing Municipal State Aid Steets in the City of Corcoran.
Voting Aye: McKee, Friedrich, Lanterman, Nichols, and Vehrenkamp.
(Motion carries: 5:0)
Councilor Friedrich asked for clarification on the estimate for the dump truck purchase.
MOTION: made by Friedrich, seconded by Lanterman to approve consent item 6i. Approving the pre-order for a public works single-axle dump truck for an estimated net amount of $350,000.
Voting Aye: McKee, Friedrich, Lanterman, Nichols, and Vehrenkamp.
(Motion carries 5:0)
Councilor Lanterman discussed consent item 6k The Recruitment and Retention Policy Amendments.
MOTION: made by McKee, seconded by Nichols to approve consent item 6k The Recruitment and Retention Policy Amendments.
Voting Aye: McKee, Friedrich, Lanterman, Nichols, and Vehrenkamp.
(Motion carries: 5:0)

7. Planning - None

8. Unfinished Business

a. Civic Campus Update and Resolution 2026-31 Authorizing Engagement of Professional Services Contract
City Administrator gave presentation to Council.

MOTION: made by Lanterman, seconded by Vehrenkamp to adopt Resolution 2026-31 Approving the Authorization Engagement of Professional Services Contract for Completion of Work Through the Schematic Design Phase of the Civic Campus Project.
Voting Aye: McKee, Friedrich, Lanterman, Nichols, and Vehrenkamp.
(Motion carries: 5:0)

9. New Business - None

City of Corcoran
City Council Minutes
April 09, 2026, 7pm

10. Staff Update

Administrator Tobin requested that the council create a subcommittee to work with staff to advise on personnel policies. Mayor McKee and Councilmember Vehrenkamp will represent the council on the subcommittee.

Administrator Tobin gave update on park project and upcoming spring and summer recreation programs.

11. Council Reports

Councilor Vehrenkamp gave updates

Easter egg hunt at Lions Park

Hanover Fire Department pancake breakfast

West Suburban pancake breakfast on Sunday, April 12th

12. City Council Schedule

13. Adjournment

MOTION: made by Lanterman, seconded by Nichols to adjourn.

Voting Aye: McKee, Friedrich, Lanterman, Nichols, and Vehrenkamp.

(Motion carries 5:0)

Mayor McKee adjourned the meeting at 8:25 p.m. April 09, 2026.

Respectfully submitted,

Karen Heiden

Karen Heiden – Deputy Clerk

STAFF REPORT **Agenda Item: 8.a**

Council Meeting: April 9, 2026	**Prepared By:** Jay Tobin, City Administrator
Topic: Civic Campus Update and Resolution 2026-31 Authorizing engagement of professional services contract.	**Action Required:** Approval

Summary

BKV Group and Kraus Anderson have provided expert professional services in the first two phases of the Civic Campus Project. BKV Group was selected in a competitive RFP process from amongst a dozen highly qualified submissions, after thorough interviews with the top four submissions. They finished the first phase of the Civic Campus Project with completion of both the Facilities Condition Assessment and Space Needs Analysis. Those two products have provided critical data equipping staff and council to make necessary decisions with a clear understanding of the current condition of all city capital assets as well as the current and future space needs for operationally delivering city services. Council authorized personal services contract for phase two of the project which includes: conceptual design, community engagement, project cost estimating, and engagement support. Also facilitating professional community survey services with Community Perceptions. As phase two continues, three of seven planned community open houses have been completed with four remaining in the coming months. Staff and council members visited 8 city campuses to tour facilities, garner lessons learned from their staff and see how different designs impact operations and service delivery. The community survey is scheduled to be mailed to arrive in resident mailboxes approximately April 13th, as coordination/collaboration with Kraus Anderson's marketing team has resulted in a professionally produced 90+ second informational video on the project that will be accessible on city social media sites by April 10th.

As directed by Council, City Staff has aggressively pursued external funding options at the state and federal level currently totaling $30.6M in external funding requests to help finance the construction of the Civic Campus Project. In order to stay on the glide path necessary to meet external funding stream requirements, staff requests approval of Resolution 2026-31 Authorizing engagement of professional services contract for completion of work through the schematic design phase of the civic campus project. BKV Group's Architect Services and Kraus Anderson's Construction Manager as Agent Services will begin immediately to ensure that the city has the necessary schematic design work complete by the last scheduled public engagement at "Night to Unite".

External Funding requests are as follows:

- STATE BONDING: The city has secured support for $10M request State Bonding for a "West Metro Regional Public Training Facility" as a portion of the Civic Campus project from Senator Warren Limmer and Representative Kristin Robbins with bills in the house (HF4032) and the senate (SF4193).

- COMMUNITY PROJECT FUNDING: The city has secured support for $18.6M in requests for Community Project Funding from U.S. Representative Kelly Morrison which have been submitted to the House Appropriations Committee for: Corcoran Public Safety Infrastructure Project for $5,000,000; Corcoran Multi-Agency Skills Training and Emergency Response Facility Project for $10,000,000; Corcoran Community Spaces Project for $3,590,000

-CONGRESSIONALLY DIRECTED SPENDING: The city has submitted requests for $2M in Congressionally Directed Spending from U.S. Senator Tina Smith, and U.S. Senator Amy Klobuchar for support of a Regional Emergency Operations Center & Interoperable Communications Systems.

To remain on the glidepath of eligibility for any of these external funding streams, staff requests approval of Resolution 2026-31 Authorizing engagement of professional services contract for completion of work through the schematic design phase of the civic campus project to continue the city's due diligence in refining the scope and cost of all project components for the Civic Campus.

Financial/Budget
The cost of professional services contract for Construction Manager as Agent services with Kraus Anderson through schematic design phase is proposed fee of $30,000.00 to be covered within the scope of the facilities portion of 2025A Bond proceeds (reducing current balance of approximately $184,378.40 to $154,878.40). The cost of professional services contract for Architect services with BKV Group through schematic design phase is proposed fee of $335,395.00 to be covered with balance of facilities portion of 2025A Bond proceeds (spending down remaining balance after Kraus Anderson of $154,878.40) with remaining balance to be covered by Long-Range Planning Fund (anticipated remaining balance of $180,517.00 to come from Long-Range Planning Fund with current balance of approximately $1.9M).

Recommendation
Approve Resolution 2026-31 Authorizing engagement of professional services contract for completion of work through the schematic design phase of the civic campus project.

Council Action
Approve Resolution 2026-31 Authorizing engagement of professional services contract for completion of work through the schematic design phase of the civic campus project.

Attachments
1. BKV_Proposal_for_Corcoran.pdf
2. Resolution 2026-31 Authorizing Engagement of Professional Services - 4.3.26.docx
3. Corcoran_Civic_Campus_FINAL as of 4.3.26.pdf
4. Kraus Anderson Proposal for Corcoran 4.3.2026 Final.pdf

BKV Group
222 North Second Street
Suite 101
Minneapolis, MN 55401

City of Corcoran - MN
8200 Cty Rd 116
Corcoran, MN 55340

Invoice number 68817
Date 07/15/2026

Project **2747.02 Corcoran-Police & City Hall-MN**

Professional Services Through 07/15/2026:

001 - ARCHITECTURE DESIGN FEE

	Contract Amount	Percent Complete	Total Billed	Prior Billed	Current Billed
03 Schematic Design	282,289.00	37.04	104,567.00	0.00	104,567.00
Total	282,289.00		104,567.00	0.00	104,567.00

002 - LANDSCAPE DESIGN FEE

	Contract Amount	Percent Complete	Total Billed	Prior Billed	Current Billed
03 Schematic Design	18,365.00	41.33	7,591.00	0.00	7,591.00
Total	18,365.00		7,591.00	0.00	7,591.00

003 - INTERIOR DESIGN FEE

	Contract Amount	Percent Complete	Total Billed	Prior Billed	Current Billed
03 Schematic Design	34,741.00	41.33	14,360.00	0.00	14,360.00
Total	34,741.00		14,360.00	0.00	14,360.00

Fee Subtotal	**335,395.00**	**37.72**	**126,518.00**	**0.00**	**126,518.00**

001 - ARCHITECTURE DESIGN FEE

Invoice Total **$126,518.00**

BKV Group
222 North Second Street
Suite 101
Minneapolis, MN 55401

City of Corcoran - MN
8200 Cty Rd 116
Corcoran, MN 55340

Invoice number 69056
Date 08/15/2026

Project **2747.02 Corcoran-Police & City Hall-MN**

Professional Services Through 08/15/2026:

001 - ARCHITECTURE DESIGN FEE

	Contract Amount	Percent Complete	Total Billed	Prior Billed	Current Billed
03 Schematic Design	282,289.00	74.09	209,134.00	104,567.00	104,567.00
Total	282,289.00		209,134.00	104,567.00	104,567.00

002 - LANDSCAPE DESIGN FEE

	Contract Amount	Percent Complete	Total Billed	Prior Billed	Current Billed
03 Schematic Design	18,365.00	82.67	15,182.00	7,591.00	7,591.00
Total	18,365.00		15,182.00	7,591.00	7,591.00

003 - INTERIOR DESIGN FEE

	Contract Amount	Percent Complete	Total Billed	Prior Billed	Current Billed
03 Schematic Design	34,741.00	82.67	28,719.00	14,360.00	14,359.00
Total	34,741.00		28,719.00	14,360.00	14,359.00

Fee Subtotal	**335,395.00**	**75.44**	**253,035.00**	**126,518.00**	**126,517.00**

001 - ARCHITECTURE DESIGN FEE

Invoice Total **$126,517.00**

Outstanding Invoices

Invoice No.	Invoice Date	Balance
68817	07/15/2026	$126,518.00
	Total	**$126,518.00**

BKV Group
222 North Second Street
Suite 101
Minneapolis, MN 55401

City of Corcoran - MN
8200 Cty Rd 116
Corcoran, MN 55340

Invoice number 69295
Date 09/15/2026

Project **2747.02 Corcoran-Police & City Hall-MN**

Professional Services Through 09/15/2026:

001 - ARCHITECTURE DESIGN FEE

		Contract Amount	Percent Complete	Total Billed	Prior Billed	Current Billed
03 Schematic Design		282,289.00	89.62	252,985.00	209,134.00	43,851.00
	Total	282,289.00		252,985.00	209,134.00	43,851.00

002 - LANDSCAPE DESIGN FEE

		Contract Amount	Percent Complete	Total Billed	Prior Billed	Current Billed
03 Schematic Design		18,365.00	100.00	18,365.00	15,182.00	3,183.00
	Total	18,365.00		18,365.00	15,182.00	3,183.00

003 - INTERIOR DESIGN FEE

		Contract Amount	Percent Complete	Total Billed	Prior Billed	Current Billed
03 Schematic Design		34,741.00	100.00	34,741.00	28,719.00	6,022.00
	Total	34,741.00		34,741.00	28,719.00	6,022.00
	Fee Subtotal	**335,395.00**	**91.26**	**306,091.00**	**253,035.00**	**53,056.00**

001 - ARCHITECTURE DESIGN FEE

Invoice Total **$53,056.00**

Outstanding Invoices

Invoice No.	Invoice Date	Balance
69056	08/15/2026	$126,517.00
	Total	**$126,517.00**

BKV Group
222 North Second Street
Suite 101
Minneapolis, MN 55401

City of Corcoran - MN
8200 Cty Rd 116
Corcoran, MN 55340

Invoice number 69562
Date 10/15/2026

Project **2747.02 Corcoran-Police & City Hall-MN**

Professional Services Through 10/15/2026:

001 - ARCHITECTURE DESIGN FEE

	Contract Amount	Percent Complete	Total Billed	Prior Billed	Current Billed
03 Schematic Design	282,289.00	93.70	264,514.00	252,985.00	11,529.00
Total	282,289.00		264,514.00	252,985.00	11,529.00

002 - LANDSCAPE DESIGN FEE

	Contract Amount	Percent Complete	Total Billed	Prior Billed	Current Billed
03 Schematic Design	18,365.00	100.00	18,365.00	18,365.00	0.00
Total	18,365.00		18,365.00	18,365.00	0.00

003 - INTERIOR DESIGN FEE

	Contract Amount	Percent Complete	Total Billed	Prior Billed	Current Billed
03 Schematic Design	34,741.00	100.00	34,741.00	34,741.00	0.00
Total	34,741.00		34,741.00	34,741.00	0.00

Fee Subtotal	**335,395.00**	**94.70**	**317,620.00**	**306,091.00**	**11,529.00**

001 - ARCHITECTURE DESIGN FEE

Expenses

Travel-Mileage	120.20
Expense Subtotal	120.20
Invoice Total	**$11,649.20**

Outstanding Invoices

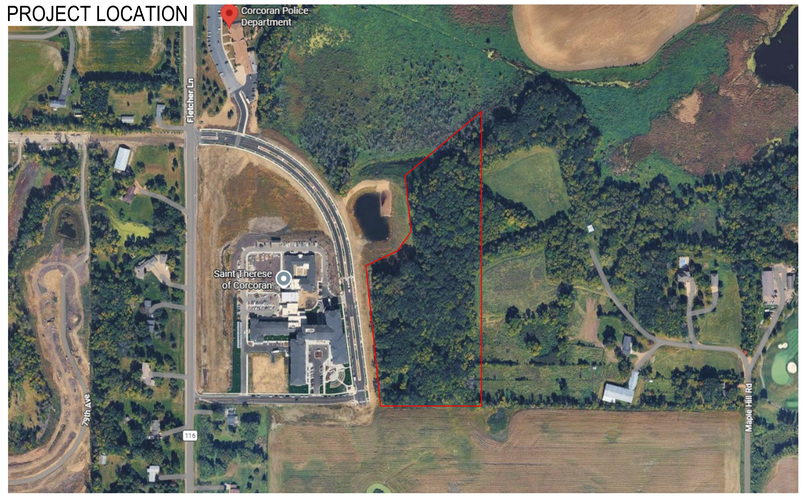
Invoice No.	Invoice Date	Balance
69056	08/15/2026	$126,517.00
69295	09/15/2026	$53,056.00
	Total	**$179,573.00**

CORCORAN NEW CITY HALL & POLICE FACILITY (SCHEMATIC DESIGN)

CITY OF CORCORAN, MN.



PROJECT LOCATION



SHEET INDEX

SHEET NUMBER	SHEET NAME	SCHEMATIC DESIGN
1 - GENERAL		
G100	COVER SHEET	X
G120	CODE SUMMARY	X
G121	CODE PLAN - SITE	X
G122	LIFE SAFETY PLAN - LEVEL 1, LEVEL 2 & LEVEL 3	X
G130	SYMBOLS & ABBREVIATIONS	X
2 - CIVIL		
C-003	EXISTING CONDITIONS	X
C-101	SITE PLAN	X
C-301	GRADING PLAN	X
4 - ARCHITECTURE		
A010	ARCHITECTURAL SITE PLAN	X
A100	LEVEL 1 - OVERALL FLOOR PLAN	X
A100.1	LEVEL 2 & 3 - OVERALL FLOOR PLAN	X
A140	OVERALL ROOF PLAN	X
A300	LEVEL 1 - OVERALL REFLECTED CEILING PLAN	X
A401	OVERALL EXTERIOR ELEVATIONS	X
A402	OVERALL EXTERIOR ELEVATIONS	X
A501	BUILDING SECTIONS	X
A502	BUILDING SECTIONS	X
A503	BUILDING SECTIONS	X
A601	CONSTRUCTION TYPES - EXTERIOR & INTERIOR PARTITIONS	X
5 - INTERIORS		
I000	INTERIOR MATERIAL IDENTIFICATION LIST	X
I001	INTERIOR MATERIAL IDENTIFICATION LIST	X
I050	INTERIOR ROOM FINISH SCHEDULE	X
I400	LEVEL 1 - FURNITURE PLAN - FOR REF. ONLY	X
I401	LEVEL 2 - FURNITURE PLAN - FOR REF. ONLY	X
I402	LEVEL 3 - FURNITURE PLAN - FOR REF. ONLY	X

PROJECT TEAM

CITY OF CORCORAN:
8200 County Road 116
Corcoran, Minnesota 55340
Phone: 763.420.2288
Contact: Jay Tobin - City Administrator,
Matt Gottschalk - Chief of Police

Architect:
Boarman Kroos Vogel Group, Inc
222 North Second Street
Minneapolis, Minnesota 55401
Phone: 612.339.3752
Fax: 612.339.6212
Contact: Michael Healy

Civil:
STANTEC
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Plymouth, Minnesota 55447
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Contact: Kyle Olson

Mechanical Engineering:
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Fax: 612.339.6212
Contact: Alex Swaka

Electrical Engineering:
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222 North Second Street
Minneapolis, Minnesota 55401
Phone: 612.339.3752
Fax: 612.339.6212
Contact: Chad Kurdi

BKV GROUP

Architecture
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Landscape Architecture
Engineering

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612.339.3752

www.bkvgroup.com

CONSULTANTS

PROJECT TITLE

CORCORAN NEW CITY HALL & POLICE FACILITY

ISSUE #	DATE	DESCRIPTION
2	09/10/2026	SCHEMATIC DESIGN

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	2747-02

SHEET TITLE

COVER SHEET

SHEET NUMBER

G100

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Autodesk Docs://2747.02 Corcoran Police and City Hall/2747.02 Corcoran_P&CH_A&I_2025.rvt
9/14/2026 11:31:59 AM

GOVERNING CODES, LAWS & AGENCIES:

CODES AND REFERENCE MANUALS – 2020 MSBC

Codes:

- Minn. Rule 1315, Commercial Energy Code.
  - Incorporates the 2023 National Energy Code
- Minn. Rule 1323, Commercial Energy Code.
  - Incorporates the 2024 International Energy Conservation Code – code commercial provisions, with amendments.
  - The building is located in ASHRAE climate zone 6 – per ASHRAE 90.1 section 5.1.4 climate.
- Minn. Rule 1341, Minnesota Accessibility Code.
  - Incorporates Chapter 11 of the 2018 International Building Code; and the 2009 ICC/ANSI A117.1, both with amendments.
- Minn. Rule 1346, Minnesota Mechanical Code.
  - Incorporates the 2018 International Mechanical Code and the 2018 International Fuel Gas Code, both with amendments.
- 4714.0050 TITLE; INORPORATION BY REFERENCE. Chapters 2 to 11, and 17 of the 2018 edition of the Uniform Plumbing Code (UPC) as promulgated by the International Association of Plumbing and Mechanical Officials (IAPMO), Ontario, California, and UPC appendices A, B and I, except for IS 12-2006, IS 13-2006, IS 26-2006, SIS 1-2003, and SIS 2-2003 of appendix I, are incorporated by reference and made part of the Minnesota Plumbing Code except as qualified by the applicable provisions in chapter 1300, and as amended by this chapter.
- 2020 Minesota State Building Code (2018 IBC Amended)

The project consists of a new construction (3) story building including an enclosed parking garage for public safety vehicles.

1	**Occupancy Classification** (Chapter 3)	Primary Occupancy: **B & A-3** Secondary Occupancy: **S-2**
2	**Type of Construction** (Chapter 6)	**Type II-B** Building will be provided with NFPA 13 Sprinkler System
3	**Allowable Area** (IBC 506.2)	Building **IIB** with **B, A-3** and **S-2** occupancy: II-B_a (A-3) = 28,500sf. • Actual Area = 5,221sf. II-B_a (S-2) = 78,000sf. • Actual Area = 21,966sf. II-B_a (B) = 69,000sf. • Actual Area = 46,836sf. Building is based on A separated mixed occupancy, three-story building. **Building complies with Allowable Area for Type IIB Construction.**

4	**Allowable Height** (Chapter 5)	Building **Type II-B** with **B, A-3** and **S-2** occupancy: A_a = 75ft • Actual Stories = 3 and Height = 36ft above grade plane **Building is new and complies with Allowable Height and Stories for Type IIB Construction.**	
5	**Fire Resistance of Building Elements** (Chapter 6)	Building Element Structural Frame Bearing wall – Exterior Bearing walls – Interior Nonbearing walls – Exterior Nonbearing walls – Interior Floor Construction Roof Construction	**II-B (Hours)** 0 0 0 0 (30' ≤ X) 0 0 0
6	**Opening Protection at Exterior Walls** (IBC Section 705.8)	2020 MN Building Code, Table 602 Fire separation on all sides of the building exceed 20'-0"	
7	**Fire Barriers** (IBC Section 707)	Fire barrier types noted below. See Table 716.1(2) for ratings of openings and for opening size limitation. a. Interior Exit Stairs and Ramps (IBC 712 and 1023): 2hr b. Exit passageways (IBC 1024): **N/A** c. Horizontal exits (IBC 1026): **N/A** d. Trash Access Rooms (IBC 713): **N/A** e. Trash Termination Rooms (IBC 713): **N/A**	
8	**Vertical Openings**	Building Element Shaft Rating (IBC 713.4) Waste and Linen Chutes (IBC 713.13) Waste and Linen Chute Access Rooms (IBC 713.13.3) Waste and Linen Chute Discharge Rooms (IBC 713.13.4) Elevator Shaft (IBC 713.14)	Rating **1hr** **N/A** **N/A** **N/A** **1hr**
9	**Fire Partitions** (IBC 708.1, 708.3, 711.2.4.3)	Floors and Partitions separating Dwelling Units and Sleeping Rooms, and Floors and Partitions separating Dwelling Units and Sleeping Rooms from other occupancies.	Rating (A3 & B) **1hr**
10	**Corridors** (Table 1020.1)	Rating for: S-2 = 0 Minute (With sprinkler system)	Rating for: B = 0 Minute (With sprinkler system)
11	**Fire and Draft Stops** (Section 718)	Provide in compliance with IBC 718	
12	**Means of Egress**	Exit Element Exit Door (Minimum) (Section 1010.1.1)	Dimension 32" (2'-8")

		Corridor (Minimum) (Section 1011.2)	44" (3'-8") – maintain 22" beyond projection of in-swinging door
		Stairway (Minimum)	44" (3'-8")
		Stairway width for Accessible means of Egress (Minimum) (Section 1011.2)	44" (3-8") – (Sprinklered building – IBC 1009.3 Exception #2) Minimum width of 48" is not required in sprinklered buildings.
		Area of Refuge (IBC 1009.3.3 Exception #5 and 1009.4.2 Exception #2)	Areas of Refuge are not required in buildings equipped with an NFPA 13 sprinkler system.
		Guard Height (Minimum) (Section 1015.3)	42" (3'-6")
		Egress Stair Height (Minimum) (Section 1011.3)	80" (6'-8")
		Egress Ceiling Height (Minimum) (Section 1003.2)	90" (7'-6")
		Dead End Corridor Distance w/Sprinkler (Section 1020.4)	S-2: 50' Max B: 50' Max A-3: 25' Max
		Common Path Distance w/ Sprinkler (Section 1006.2.1)	S-2: 100' Max B: 100' Max A-3: 75' Max
		Exit Access Travel Distance w/ Sprinkler (Section 1017.2)	S-2: 400' Max B: 300' Max A-3: 250' Max
13	**Occupant Load**	See Code Plans for exit access travel and number of occupants	
14	**Fire Extinguisher**	Provide Fire Extinguishers in compliance with IBC 906 and NFPA 10. Maximum Travel Distance to a Fire Extinguisher shall not exceed 75'.	
15	**Interior Finishes** (Chapter 8)	Occupancy Group **B:** Stairways, ramps, passageways Corridors, exit access stairways, exit access ramps Rooms, enclosed spaces **A-3:** Stairways, ramps, passageways Corridors, exit access stairways, exit access ramps Rooms, enclosed spaces **S-2:** Stairways, ramps, passageways Corridors, exit access stairways, exit access ramps Rooms, enclosed spaces	Rating B C C B B C C C C
17	**Roof Access**	Access to roof top mechanical units per MSBC 1300.4500 and Mechanical Code.	

19	**Accessibility**	Common Area	All public use and common use area are required to be designed and constructed to comply with MNSC 1341, State Accessibility Code.
		Parking	See site plan for parking locations and counts.

END OF CODE SUMMARY

Code Summary
2730.01 – Corcoran Police

CODE PLAN GENERAL NOTES

1. LIFE SAFETY PLANS ARE INTENDED TO BE PRINTED IN COLOR FOR CLARITY.
2. HIGHEST REQUIRED HOURLY RATING FOR ANY INDIVIDUAL WALL WILL BE SHOWN WHERE MULTIPLE REQUIRED RATINGS OCCUR.
3. EXIT ACCESS TRAVEL DISTANCE PER IBC 1016.1 (W/ SPRINKLER SYSTEM):
   - B OCCUPANCY **300** FEET
   - A-3 OCCUPANCY **250** FEET
   - S-2 OCCUPANCY **400** FEET
1. MAXIMUM TRAVEL DISTANCE TO FIRE EXTINGUISHER PER IFC 906.3 IS **75** FEET.
2. PROVIDE FIRE PROTECTION TO RATING INDICATED ON LIFE SAFETY PLANS FOR STEEL COLUMNS, BEAMS & BEARING ANGLES SUPPORTING BUILDING ELEMENTS PER IBC 704 (SEE STRUCTURAL)
3. ASSEMBLY OCCUPANT LOADS SHALL BE POSTED BY SIGNAGE AT TIME OF FINAL BUILDING INSPECTION
4. PROVIDE IDENTIFICATION MARKINGS ON ALL WALLS REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS PER MBC 703.7.

NSF AREA BY BUILDING OCCUPANCY

B	LEVEL 1	16599 SF
S-2	LEVEL 1	21750 SF
B	LEVEL 2	18787 SF
A-3	LEVEL 3	4820 SF
B	LEVEL 3	9524 SF
TOTAL BUILDING NSF		71480 SF

GSF AREA BY BUILDING BY OCCUPANCY

B	LEVEL 1	18903 SF
S-2	LEVEL 1	21962 SF
B	LEVEL 2	18787 SF
A-3	LEVEL 3	5221 SF
B	LEVEL 3	9178 SF
TOTAL BUILDING GSF		74051 SF

OCCUPANCY CLASSIFICATION	AREA
COMMUNITY ROOM (A-OCCUPANCY)	3438 SF
COUNCIL CHAMBER (A-OCCUPANCY)	1901 SF
GARAGE (S2-OCCUPANCY)	15907 SF
GARAGE (S2-OCCUPANCY)	5683 SF
GUN RANGE (B-OCCUPANCY)	4670 SF
K9 (B-OCCUPANCY)	295 SF
OFFICE (B-OCCUPANCY)	13717 SF
OFFICE (B-OCCUPANCY)	18801 SF
OFFICE (B-OCCUPANCY)	9050 SF
STAIRWELL (B-OCCUPANCY)	580 SF

*GSF AREA BY LEVEL

Level	Area
LEVEL 1	42,317 SF
LEVEL 2	19,550 SF
LEVEL 3	16,103 SF
TOTAL GSF	77,969 SF

BKV GROUP
Architecture
Interior Design
Landscape Architecture
Engineering

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CONSULTANTS

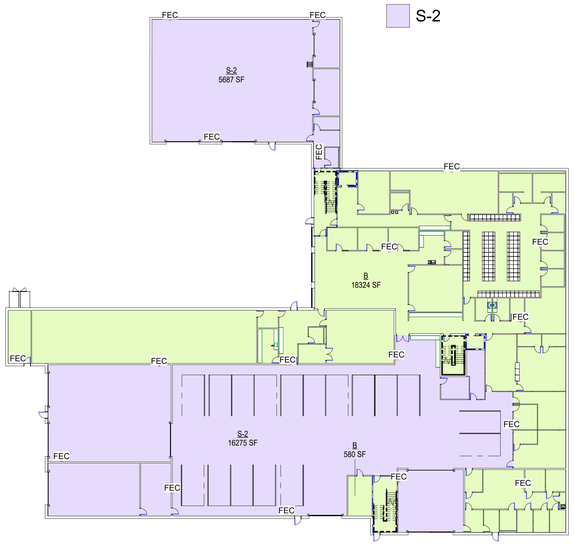
PROJECT TITLE

CORCORAN NEW CITY HALL & POLICE FACILITY

ISSUE #	DATE	DESCRIPTION
2	09/10/2026	SCHEMATIC DESIGN

Building Area Legend

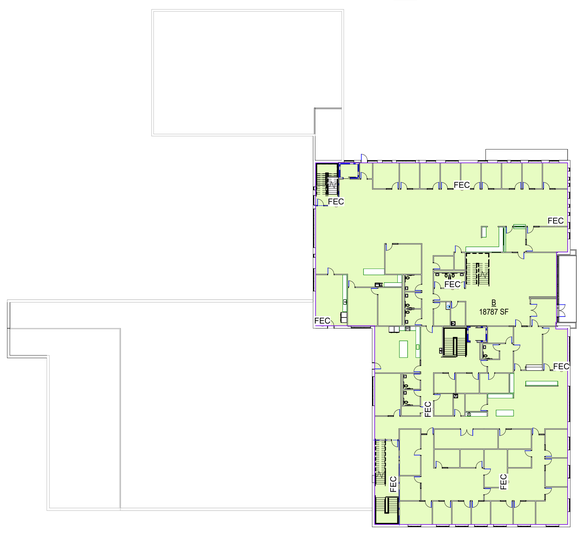
B
S-2



2 G120 LEVEL 1 - CODE PLAN
1" = 30'-0"

Building Area Legend

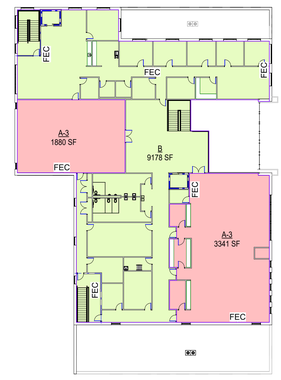
B



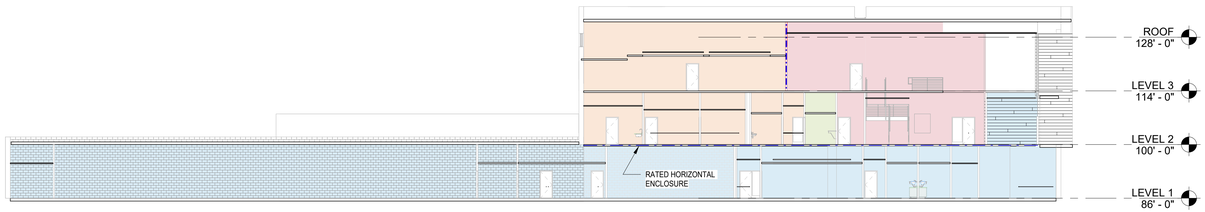
3 G120 LEVEL 2 - CODE PLAN
1" = 30'-0"

Building Area Legend

A-3
B



4 G120 LEVEL 3 - CODE PLAN
1" = 30'-0"



1 G120 BUILDING SECTION - CODE SECTION
1/16" = 1'-0"

Plumbing Fixture Calculations (Table 2902.1)

LEVEL 1							WC				Lavatory				Bath/ Shower	Drinking Fountain		Others
				Occupant Load			WC Ratios*		Required		Lav. Ratios**		Required					
	Classification	Area	SF/ Occu	Total	M	F	M	F	M	F	M	F	M	F		Ratio	Required	
BUSINESS	B	16718	150	111.453	56	56	100	100	0.560	0.560	100	100	0.560	0.560	n/a	1000	0.111	
CONFERENCE ROOMS /	B	2307	15	153.800	77	77	100	100	0.770	0.770	100	100	0.770	0.770	n/a	1000	0.154	
LOCKER ROOMS / EXERCISE ROOMS	B	4956	50	99.120	50	50	100	100	0.500	0.500	100	100	0.500	0.500	n/a	1000	0.099	
STORAGE ROOMS	B	5339	300	17.797	9	9	100	100	0.090	0.090	100	100	0.090	0.090	n/a	1000	0.018	
Parking	s-2	20717	200	103.585	52	52	100	100	0.520	0.520	100	100	0.520	0.520	n/a	1000	0.104	
ASSEMBLY - UNCONCENTRATED	A-3	4820	15	321.333	161	161	100	100	1.610	1.610	100	100	1.610	1.610	n/a	1000	0.321	
Total Required (fractional):				807.088	405	405			4.050	4.050			4.050	4.050			0.807	
Total Required:									5	5			5	5			1	

*1 per 25 for first 50, 1 per 50 thereafter at Business Occupancy
**1 per 40 for first 80, 1 per 80 thereafter at Business Occupancy
***Urinals may be substituted for up to 67% of WC at Assembly occupancies & up to 50% of WC at all other occupancies

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	AK
CHECKED BY	MH
COMMISSION NUMBER	2747-02

SHEET TITLE

CODE SUMMARY

SHEET NUMBER

G120

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CODE PLAN GENERAL NOTES

1. LIFE SAFETY PLANS ARE INTENDED TO BE PRINTED IN COLOR FOR CLARITY.
2. HIGHEST REQUIRED HOURLY RATING FOR ANY INDIVIDUAL WALL WILL BE SHOWN WHERE MULTIPLE REQUIRED RATINGS OCCUR.
3. EXIT ACCESS TRAVEL DISTANCE PER IBC 1016.1 IS 250 FEET AT R-2, 400 FEET AT S-2.
4. MAXIMUM TRAVEL DISTANCE TO FIRE EXTINGUSHER PER IFC 906.3 IS 75 FEET.
5. SEE SHEET G120 FOR COMPLETE CODE SUMMARY
6. PROVIDE 2-WAY COMMUNICATION AT ELEVATOR LANDINGS PER IBC 1007.8.
7. PROVIDE FIRE PROTECTION TO RATING INDICATED ON LIFE SAFETY PLANS FOR STEEL COLUMNS, BEAMS & BEARING ANGLES SUPPORTING BUILDING ELEMENTS PER IBC 704 (SEE STRUCTURAL)
8. ASSEMBLY OCCUPANT LOADS SHALL BE POSTED BY SIGNAGE AT TIME OF FINAL BUILDING INSPECTION.
9. PROVIDE IDENTIFICATION MARKINGS ON ALL WALLS REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS PER MBC 703.7.

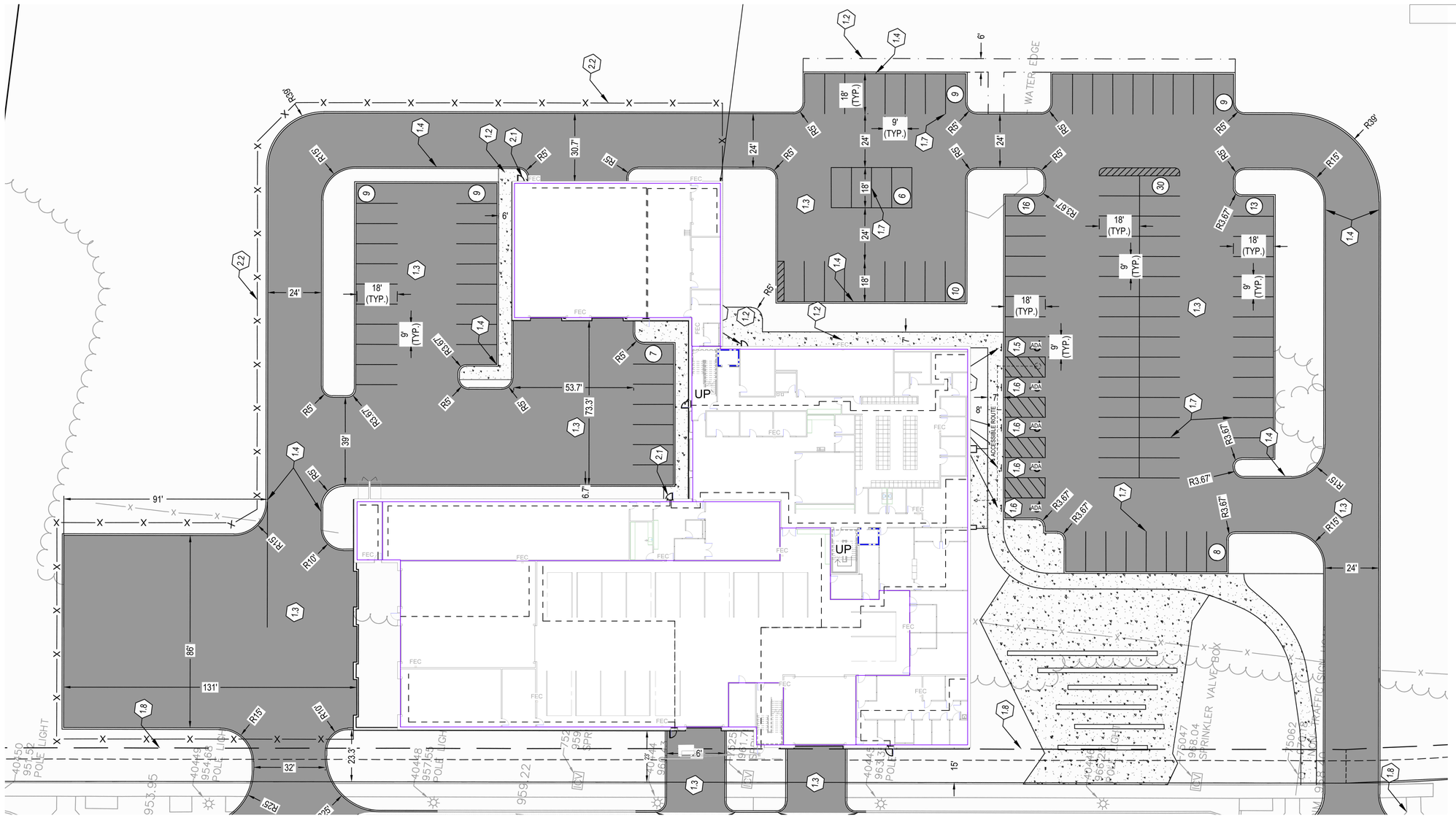
LIFE SAFETY PLAN LEGEND

- 1 HR FIRE BARRIER
- 30 MIN CORRIDOR, 20 MIN DOORS, 20 MIN WINDOWS
- SEPARATED OCCUPANCY
- SP / SPC — STANDPIPE / STANDPIPE CABINET
- FE / FEC — FIRE EXTINGUISHER: SEE FLOOR PLANS FOR FIRE EXTINGUISHER TYPES AND LOCATIONS
- EXIT TRAVEL DISTANCE
- ## — NUMBER OF OCCUPANTS EXITING
- (##) — OCCUPANT LOAD

LIFE SAFETY ROOM TAG:

Name	INDICATES ROOM NAME
101	INDICATES ROOM NUMBER
150 SF	INDICATES ROOM SQUARE FOOTAGE
SF/OCC 20	INDICATES SQUARE FOOTAGE PER OCCUPANT
10 OCC	INDICATES OCCUPANT LOAD

KEYNOTES - ARCHITECTURAL SITE



1 G121 SITE - CODE PLAN
1" = 20'-0"

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

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Minneapolis, MN
55401
612.339.3752

www.bkvgroup.com

CONSULTANTS

PROJECT TITLE

CORCORAN NEW CITY HALL & POLICE FACILITY

ISSUE #	DATE	DESCRIPTION
2	09/10/2026	SCHEMATIC DESIGN

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	AK JH
CHECKED BY	MH
COMMISSION NUMBER	2747-02

SHEET TITLE

CODE PLAN - SITE

SHEET NUMBER

G121

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C / B / A

TRUE NORTH PLAN NORTH

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CODE PLAN GENERAL NOTES

1. LIFE SAFETY PLANS ARE INTENDED TO BE PRINTED IN COLOR FOR CLARITY.
2. HIGHEST REQUIRED HOURLY RATING FOR ANY INDIVIDUAL WALL WILL BE SHOWN WHERE MULTIPLE REQUIRED RATINGS OCCUR.
3. EXIT ACCESS TRAVEL DISTANCE PER IBC 1016.1 IS 250 FEET AT R-2, 400 FEET AT S-2.
4. MAXIMUM TRAVEL DISTANCE TO FIRE EXTINGUISHER PER IFC 906.3 IS 75 FEET.
5. SEE SHEET G120 FOR COMPLETE CODE SUMMARY
6. PROVIDE 2-WAY COMMUNICATION AT ELEVATOR LANDINGS PER IBC 1007.8.
7. PROVIDE FIRE PROTECTION TO RATING INDICATED ON LIFE SAFETY PLANS FOR STEEL COLUMNS, BEAMS & BEARING ANGLES SUPPORTING BUILDING ELEMENTS PER IBC 704 (SEE STRUCTURAL)
8. ASSEMBLY OCCUPANT LOADS SHALL BE POSTED BY SIGNAGE AT TIME OF FINAL BUILDING INSPECTION
9. PROVIDE IDENTIFICATION MARKINGS ON ALL WALLS REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS PER MBC 703.7.

LIFE SAFETY PLAN LEGEND

- 1 HR FIRE BARRIER
- 30 MIN CORRIDOR, 20 MIN DOORS, 20 MIN WINDOWS
- SEPARATED OCCUPANCY
- SP / SPC — STANDPIPE / STANDPIPE CABINET
- FE / FEC — FIRE EXTINGUISHER: SEE FLOOR PLANS FOR FIRE EXTINGUISHER TYPES AND LOCATIONS
- EXIT TRAVEL DISTANCE
- ## — NUMBER OF OCCUPANTS EXITING
- (##) — OCCUPANT LOAD

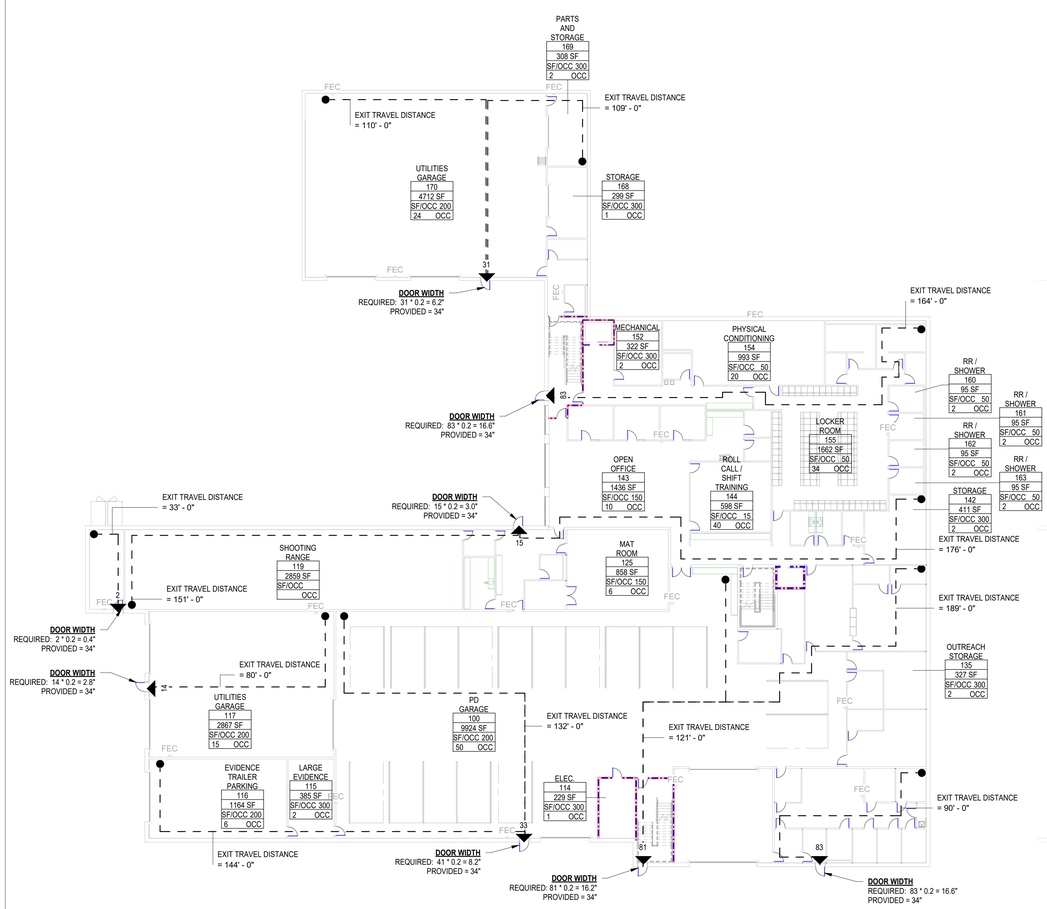
LIFE SAFETY ROOM TAG:

Name	INDICATES ROOM NAME
101	INDICATES ROOM NUMBER
150 SF	INDICATES ROOM SQUARE FOOTAGE
SF/OCC 20	INDICATES SQUARE FOOTAGE PER OCCUPANT
10 OCC	INDICATES OCCUPANT LOAD

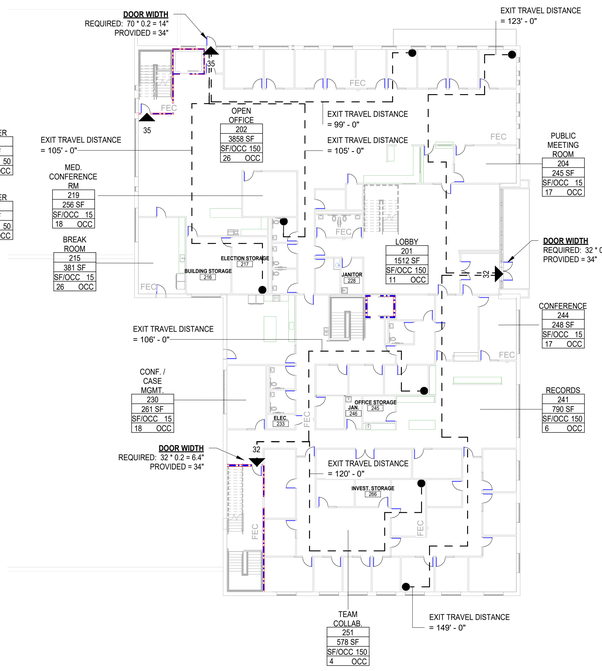
KEYNOTES - ARCHITECTURAL SITE

Area Schedule (Code Plans)

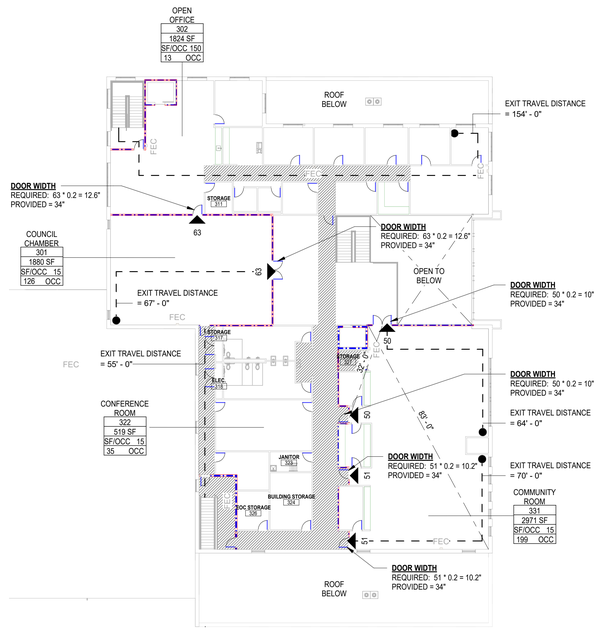
Name	IBC_Number of Occupants	AREA
OFFICE (B-OCCUPANCY)	166	13717 SF
GARAGE (S2-OCCUPANCY)	81	15907 SF
GUN RANGE (B-OCCUPANCY)	15	4670 SF
STAIRWELL (B-OCCUPANCY)	5	580 SF
OFFICE (B-OCCUPANCY)	126	16801 SF
OFFICE (B-OCCUPANCY)	61	9050 SF
COUNCIL CHAMBER (A-OCCUPANCY)	269	1901 SF
COMMUNITY ROOM (A-OCCUPANCY)	199	3438 SF
GARAGE (S2-OCCUPANCY)	31	5683 SF
K9 (B-OCCUPANCY)	2	295 SF



1 G122 CODE & LIFE SAFETY PLAN - LEVEL 1
1" = 20'-0"



2 G122 CODE & LIFE SAFETY PLAN - LEVEL 2
1" = 20'-0"



3 G122 CODE & LIFE SAFETY PLAN - LEVEL 3
1" = 20'-0"

BKV GROUP

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Interior Design
Landscape Architecture
Engineering

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CONSULTANTS

PROJECT TITLE

CORCORAN NEW CITY HALL & POLICE FACILITY

ISSUE #	DATE	DESCRIPTION
2	09/10/2026	SCHEMATIC DESIGN

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	AK
CHECKED BY	MH
COMMISSION NUMBER	2747-02

SHEET TITLE

LIFE SAFETY PLAN - LEVEL 1, LEVEL 2 & LEVEL 3

SHEET NUMBER

G122

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A

A/E	ARCHITECT / ENGINEER
ABV	ABOVE
ACC	ACCESSIBLE)(ORIES)
ACOUS	ACOUSTIC(AL)
ACT	ACOUSTIC CEILING TILE (REFER TO MATERIAL ID)
ADD	ADDENDUM
ADDL	ADDITIONAL
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
AFS	ALUMINUM FRAMED STOREFRONT
ALUM	ALUMINUM
ALT	ALTERNATE
ANOD	ANODIZED
AP	ACCESS PANEL (REFER TO MATERIAL ID)
APC	ARCHITECTURAL PRECAST CONCRETE
APPROX	APPROXIMATE(LY)
ARCH	ARCHITECTURAL)
ASR	ASPHALT SHINGLE ROOFING
AV	AUDIO VISUAL
AVG	AVERAGE
AWB	AIR & WATER BARRIER

B

BC	BRICK COURSE
BD	BOARD
BKG	BACKING
BLDG	BUILDING
BLK C.	BLOCK COURSE
BPL	BASEPLATE
BR	BEDROOM
BRG	BEARING
BSMT	BASEMENT
BTWN	BETWEEN
BUR	BUILT UP ROOFING (REFER TO MATERIAL ID)

C

C	COURSE
CAB	CABINET
CALC	CALCULATE(ED)(ION)
CCTV	CLOSED CIRCUIT TELEVISION
CEM	CEMENT
CFCI	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
CG	CORNER GUARD
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLOS	CLOSET
CLR	CLEAR(ANCE)
CMU	COCNRETE MASONRY UNIT (REFER TO MATERIAL ID)
CONC	CONCRETE
CONF	CONFERENCE
COND	CONDITION
CONN	CONNECT(ED)(ION)
CONST	CONSTRUCTION
CONT	CONTINU(E)(OUS)(ATION)
COORD	COORDINATE
CORR	CORRIDOR
CPT	CARPET (REFER TO MATERIAL ID)
CT	CERAMIC TILE (REFER TO MATERIAL ID)
CTR	CENTER
CTRL	CONTROL
CU	CUBIC
CU FT	CUBIC FEET
CU IN	CUBIC INCH(ES)
CU YD	CUBIC YARD

D

D	DEEP, DEPTH
DBL	DOUBLE
DEFS	DIRECT-APPLIED EXTERIOR FINISH SYSTEM
DEG	DEGREE(S)
DEMO	DEMO(LISH)(LITION)(ition)
DEPT	DEPARTMENT
DIA	DIAMETER
DIAG	DIAGONAL
DIFF	DIFFUSER
DIM	DIMENSION
DIST	DISTRIBUT(E)(ION)
DIV	DIVI(DE)(DED)(DER)(SION)
DN	DOWN
DOC	DOCUMENT(S)
DR	DOOR
DS	DOWNSPOUT
DWG(S)	DRAWING(S)

E

EA	EACH
EDPM	ETHYLENE PROPYLENE DIENE MONOMER
EIFS	EXTERIOR INSULTION FINISH SYSTEM (REFER TO MATERIAL ID)
EJ	EXPANSION JOINT (REFER TO MATERIAL ID)
EL	ELEVATION
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR
ENCL	ENCLOS(E)(ED)(URE)
ENTR	ENTRANCE
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMAT(E)(ED)
EXCL	EXCLUD(E)(ED)(ING)
EXIST	EXISTING
EXP	EXPAN(D)(SION)
EXT	EXTERIOR

F

FAB	FABRICAT(E)(ED)
FB	FACE BRICK (REFER TO MATERIAL ID)
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER (REFER TO MATERIAL ID)
FEC	FIRE EXTINGUISHER CABINET (REFER TO MATERIAL ID)
FF	FINISH FLOOR
FFE	FINISH FLOOR ELEVATION
FIN	FINISH(ED)
FLOUR	FLOURESCENT
FLR	FLOOR(ING)
F.O.	FACE OF
FOS	FACE OF STUD
FOSH	FACE OF SHEATHING
FOW	FACE OF WALL
FP	FIREPROOF(ING)
FRMG	FRAMING
FRT	FIRE RETARDANT TREATED WOOD
FS	FULL SIZE
FSDG	FIBER-CEMENT SIDING (REFER TO MATERIAL ID)
FSP	FIRE STANDPIPE
FT (')	FOOT, FEET
FT²	SQUARE FEET
FTG	FOOTING
FUR	FURRING
FUT	FUTURE

G

GA	GAUGE
GAL	GALLON(S)
GALV	GALVANIZED
GB	GRAB BAR (REFER TO MATERIAL ID)
GC	GENERAL CONTRACTOR
GL	GLASS (REFER TO MATERIAL ID)
GR	GRADE
GSF	GROSS SQUARE FOOTAGE
GSKT	GASKET
GYP	GYPSUM
GYP BD	GYPSUM BOARD (REFER TO MATERIAL ID)

H

H	HIGH, HEIGHT
HB	HOSE BIB
HCWD	HOLLOW CORE WOOD
HD	HEAVY DUTY
HDR	HEADER
HDW	HARDWARE
HM	HOLLOW METAL
HO	HOLD OPEN
HORZ	HORIZONTAL
HR	HOUR
HT	HEIGHT

I

ID	INSIDE DIAMETER / DIMENSION
IN (")	INCH(ES)
INCL	INCLUDE(DED)(DING)(SIVE)
INFO	INFORMATION
INSUL	INSULAT(E)(ED) (REFER TO MATERIAL ID)
INT	INTERIOR

J

JAN	JANITOR
JB	JUNCTION BOX
JST	JOIST
JT	JOINT

K

KIT	KITCHEN
KO	KNOCK OUT
KP	KICK PLATE

L

L	LONG, LENGTH
LAB	LABORATORY
LAM	LAMINATE(ED)(ION)
LAV	LAVATORY
LB(S)	POUND(S)
LF	LINEAR FOOT, FEET
LT	LIGHT
LTG	LIGHTING
LVL	LEVEL
LVR	LOUVER (REFER TO MATERIAL ID)

M

MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MED	MEDIUM
MEMB	MEMBRANE
MEZZ	MEZZANINE
MFD	MANUFACTURED
MGR	MANAGER
MIN	MINIMUM
MIR	MIRROR (REFER TO MATERIAL ID)
MISC	MISCELLANEOUS
MKR	MARKER
MKBD	MARKER BOARD (REFER TO MATERIAL ID)
MO	MASONRY OPENING
MOD	MODULAR
MP	METAL PANEL (REFER TO MATERIAL ID)
MR	MOISTURE RESISTANT
MTD)	MOUNTE(D)
MTG	MOUNTING
MTL	METAL
MUL	MULLION

N

NA	NOT APPLICABLE
NEC	NECESSARY
NIC	NOT IN CONTRACT
NOM	NOMINAL
NR	NON RATED
NRC	NOISE REDUCTION COEFFICIENT
NSF	NET SQUARE FOOTAGE
NTS	NOT TO SCALE

O

OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER / DIMENSION
OF	OUTSIDE FACE
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
OFS	OVERFLOW SCUPPER
OH	OVERHEAD
OHD	OVERHEAD DOOR (REFER TO MATERIAL ID)
OPNG	OPENING
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
OZ	OUNCE

P

PBD	PARTICLE BOARD
PC	PRECAST CONCRETE
PED	PEDESTAL
PERF	PERFORATE(D)
PERIM	PERIMETER
PERM	PERMANENT(LY)
PREFIN	PREFINISH(ED)
PL	PLATE
PLAS	PLASTER (REFER TO MATERIAL ID)
PLAM	PLASTIC LAMINATE (REFER TO MATERIAL ID)
PLYWD	PLYWOOD
PNL	PANEL (REFER TO MATERIAL ID)
PNLG	PANELING
PPT	PRESSURE-PRESERVATIVE TREATED
PREF	PREFERR(ANCE)(ED)
PREFAB	PREFABRICATE(D)
PROJ	PROJECT(ION)(OR)
PROP	PROPERTY
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POST TENSION(ED)(ING)
PTD	PAINT(ED) (REFER TO MATERIAL ID)
PTN	PARTITION

Q

QT	QUARRY TILE (REFER TO MATERIAL ID)
QTY	QUANTITY

R

R	RISER
RAD	RADIUS, RADII
RB	RESILIENT BASE (REFER TO MATERIAL ID)
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFER(ENCE)
REFR	REFRIGERAT(OR)(ED)
REINF	REINFORCE(ED)(ING)(EMENT)XP(D)
REQ(D)	REQUIRE(D)
REV	REVIS(E)(ED)(ION)
RM	ROOM
RO	ROUGH OPENING
RVL	REVEAL
RWL	RAIN WATER LEADER

S

SBLK	SPLASH BLOCK
SCHED	SCHEDULE
SCWD	SOLID CORE WOOD
SD	SOAP DISPENSER (REFER TO MATERIAL ID)
SF	SQUARE FOOT/FEET
SHT	SHEET
SHTG	SHEATHING
SHWR	SHOWER
SIM	SIMILAR
SLNT	SEALANT (REFER TO MATERIAL ID / SPECIFICATIONS)
SMF	SHEET METAL FLASHING
SOG	SLAB ON GRADE
SP	STANDPIPE
SPEC(S)	SPECIFICATION(S)
SPKR	SPEAKER
SQ	SQUARE
SS	SOLID SURFACE (REFER TO MATERIAL ID)
SST	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STN	STONE
STRUCT	STRUCTUR(E)(AL)
SUSP	SUSEN(D)(DED)(SION)
SYM	SYMMETR(Y)(ICAL)
SYS	SYSTEM(S)

T

T	TREAD
T&G	TONGUE AND GROOVE
TEL	TELEPHONE
TEMP	TEMPORARY
THK	THICK(NESS)
THRES	THRESHOLD
TKBD	TACKBOARD (REFER TO MATERIAL ID)
T.O.	TOP OF
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
TT	TERRAZZO TILE (REFER TO MATERIAL ID)
TV	TELEVISION
TYP	TYPICAL
TWF	THRU WALL FLASHING

U

UH	UNIT HEATER
UL	UNDERWRITERS LABORATORY
UNFIN	UNFINISH(ED)
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
UTIL	UTILITY

V

VB	VAPOR BARRIER (REFER TO MATERIAL ID)
VCT	VINYL COMPOSITE TILE (REFER TO MATERIAL ID)
VEN	VENEER
VENT	VENTILAT(ION)(OR)
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VOL	VOLUME
VR	VAPOR RETARDER (REFER TO MATERIAL ID)

W

W	WIDE, WIDTH
W/	WITH
W/O	WITHOUT
WC	WALL COVERING (REFER TO MATERIAL ID)
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WH	WATER HEATER
WP	WATERPROOF(ING) (REFER TO MATERIAL ID)
WPT	WORK(ING) POINT
WSCT	WAINSCOT
WT	WEIGHT

Y

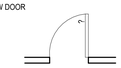
YD	YARD

SYMBOLS

~	APPROXIMATE(LY)
@	AT
&	AND
∟	ANGLE
⌀ Ø	DIAMETER
#	NUMBER
/	PER
⊥	PERPENDICULAR
±	PLUS OR MINUS
Ç	CENTERLINE
P̄L	PROPERTY LINE

DOOR OPENING SYMBOLS

NEW DOOR



EXISTING DOOR



EXISTING DOOR TO BE REMOVED



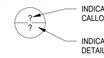
WINDOW & OTHER OPENING SYMBOLS

EXTERIOR WINDOW AND LOUVER IDENTIFICATION TAGS ARE INDICATED ON THE EXTERIOR ELEVATIONS.

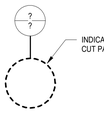
REFERENCE SYMBOLS

REFERENCE SYMBOLS INDICATE THAT ADDITIONAL INFORMATION CONCERNING THE PART OF THE WORK REFERENCED MAY BE FOUND AT THE LOCATION INDICATED BY THE SYMBOL AND AS DESCRIBED BELOW.

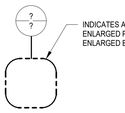
DETAIL CALLOUT:



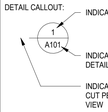
DETAIL:



DETAIL PLAN OR ELEVATION:



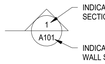
DETAIL CALLOUT:



BUILDING SECTION:



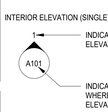
WALL SECTION:



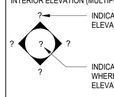
EXTERIOR ELEVATION:



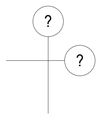
INTERIOR ELEVATION (SINGLE):



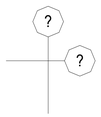
INTERIOR ELEVATION (MULTIPLE):



NEW GRID LINES:



EXISTING GRID LINES:



REVISION:



REVISION CLOUD:



KEYNOTE:



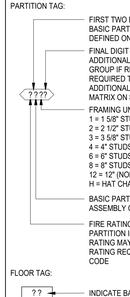
WINDOW TAG:



ELEVATION LEVEL:

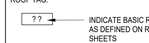


PARTITION TAG:



FLOOR TAG:

ROOF TAG:



EXISTING WALL TO REMAIN

EXISTING WALL TO BE REMOVED

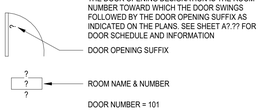
ROOM NAME & NUMBER

ROOM NAMES AND ROOM NUMBERS ARE SHOWN ON 1/8" SCALE FLOOR PLANS. WHERE 1/8" SCALE ENLARGED FLOOR PLANS ARE NOT PROVIDED FOR AN AREA, SEE 1/4" SCALE FLOOR PLANS FOR ROOM NAMES AND NUMBERS. WHERE SUCH DESIGNATIONS ARE DUPLICATED ON OTHER PLANS OF DIFFERENT SCALES, SUCH DESIGNATIONS ARE PROVIDED FOR REFERENCE ONLY.



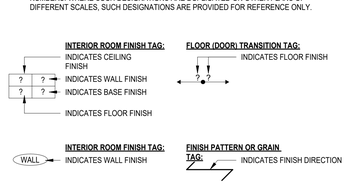
DOOR NUMBERING SYSTEM

DOOR NUMBERS ARE TYPICALLY SHOWN ON 1/8" SCALE ENLARGED FLOOR PLANS. WHERE 1/8" SCALE ENLARGED FLOOR PLANS ARE NOT PROVIDED FOR AN AREA, SEE 1/4" SCALE FLOOR PLANS FOR DOOR NUMBERS. WHERE DOOR OPENING DESIGNATIONS ARE DUPLICATED ON OTHER PLANS OF DIFFERENT SCALES, SUCH DESIGNATIONS ARE PROVIDED FOR REFERENCE ONLY.



INTERIOR ROOM FINISH & FLOOR TRANSITION TAGS

INTERIOR ROOM FINISH TAGS AND FLOOR (DOOR) TRANSITION TAGS ARE SHOWN ON 1/8" SCALE FLOOR PLANS. WHERE 1/8" SCALE ENLARGED FLOOR PLANS ARE NOT PROVIDED FOR AN AREA, SEE 1/4" SCALE FLOOR PLANS FOR ROOM NAMES AND NUMBERS. WHERE SUCH DESIGNATIONS ARE DUPLICATED ON OTHER PLANS OF DIFFERENT SCALES, SUCH DESIGNATIONS ARE PROVIDED FOR REFERENCE ONLY.



SHEET NOTES

A. THE PURPOSE OF THIS SHEET IS TO ILLUSTRATE AND DEFINE TYPICAL GRAPHICS SYMBOLS AND SYSTEMS OF GRAPHIC SYMBOLS WHICH MAY OCCUR ON THE ARCHITECTURAL DRAWINGS.
B. THE ILLUSTRATION OF A SYMBOL OR SYSTEM OF SYMBOLS ON THIS SHEET DOES NOT NECESSARILY INDICATE THAT THE BUILDING ITEM OR SYSTEM DESCRIBED BY THE SYMBOL IS USED AS PART OF THE WORK OF THIS PROJECT. REFER TO THE PLANS, ELEVATIONS, SECTIONS, SCHEDULES, DETAILS, AND SPECIFICATIONS TO DETERMINE THE SCOPE OF THE WORK.
C. SYMBOLS ARE NOT DRAWN TO SCALE. TO DETERMINE ACTUAL SIZES OF ELEMENTS REPRESENTED BY SYMBOLS, REFER TO THE SPECIFICATIONS AND OTHER DRAWINGS AS MAY APPLY.
D. FOR INFORMATION REGARDING SYMBOLS WHICH ARE USED AS ABBREVIATIONS, REFER TO THE ARCHITECTURAL ABBREVIATIONS SHOWN ON SHEET A?.?.
E. CERTAIN SYMBOLS MAY INCORPORATE SPECIAL ABBREVIATIONS AS PART OF THE SYMBOL. SUCH ABBREVIATIONS ARE AS DEFINED ON THIS SHEET.
F. HATCHED AREAS ARE SHOWN FOR REFERENCE ONLY AND ARE GENERALLY OUTSIDE OF PROJECT SCOPE

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CONSULTANTS

PROJECT TITLE

CORCORAN NEW CITY HALL & POLICE FACILITY

ISSUE #	DATE	DESCRIPTION
2	09/10/2026	SCHEMATIC DESIGN

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	2747-02

SHEET TITLE

SYMBOLS & ABBREVIATIONS

SHEET NUMBER

G130

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C:\Autodesk\DOCS\Docs\Stantec Consulting\190300956_Corcoran_Public_Safety\Project Files\5_DESIGN\1_CAD\3 PLANSHEETS\C-003 EXISTING CONDITIONS.dwg

950.58
SPRINKLER VALVE BOX

75391
950.57
SPRINKLER VALVE BOX

40450
951.52
POLE LIGHT

RIM 953.35

40449
954.68
POLE LIGHT

RIM 955.39

40448
957.55
POLE LIGHT

RIM 959.22

75274
959.70
SPRINKLER VALVE BOX

40444
960.43
POLE LIGHT

75259
961.76
SPRINKLER VALVE BOX

40445
963.35
POLE LIGHT

40446
966.25
POLE LIGHT

75047
968.04
SPRINKLER VALVE BOX

50496
968.05
HYDRANT

40447
969.37
POLE LIGHT

RIM 968.40

RIM 969.32

75062
970.18
NON-TRAFFIC SIGN UGAS

75073
979.40

WATER EDGE

WATER EDGE

N

GRAPHIC SCALE
30 0 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND

- PROPERTY BOUNDARY
- EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- EXISTING FENCE LINE
- EXISTING STORM SEWER
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB AND GUTTER
- EXISTING ROAD CENTERLINE
- EXISTING TREE LINE
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT SURFACE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING SANITARY MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EXISTING FLARED END SECTION
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING ELECTRICAL PEDESTAL
- EXISTING SIGN
- EXISTING LIGHT POLE
- EXISTING HYDRANT

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG

GOPHER STATE ONE CALL

TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

Stantec
733 S MARQUETTE AVE
SUITE 1000
MINNEAPOLIS, MN 55402
WWW.STANTEC.COM

CLIENT:
BKV GROUP

CORCORAN PUBLIC SAFETY

8200 COUNTY RD 116
CORCORAN, MN 55340

PROJECT TITLE:

ISSUE NO:	DESCRIPTION:	DATE:
1	SCHEMATIC DESIGN	08/26/2026

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

NOT FOR CONSTRUCTION

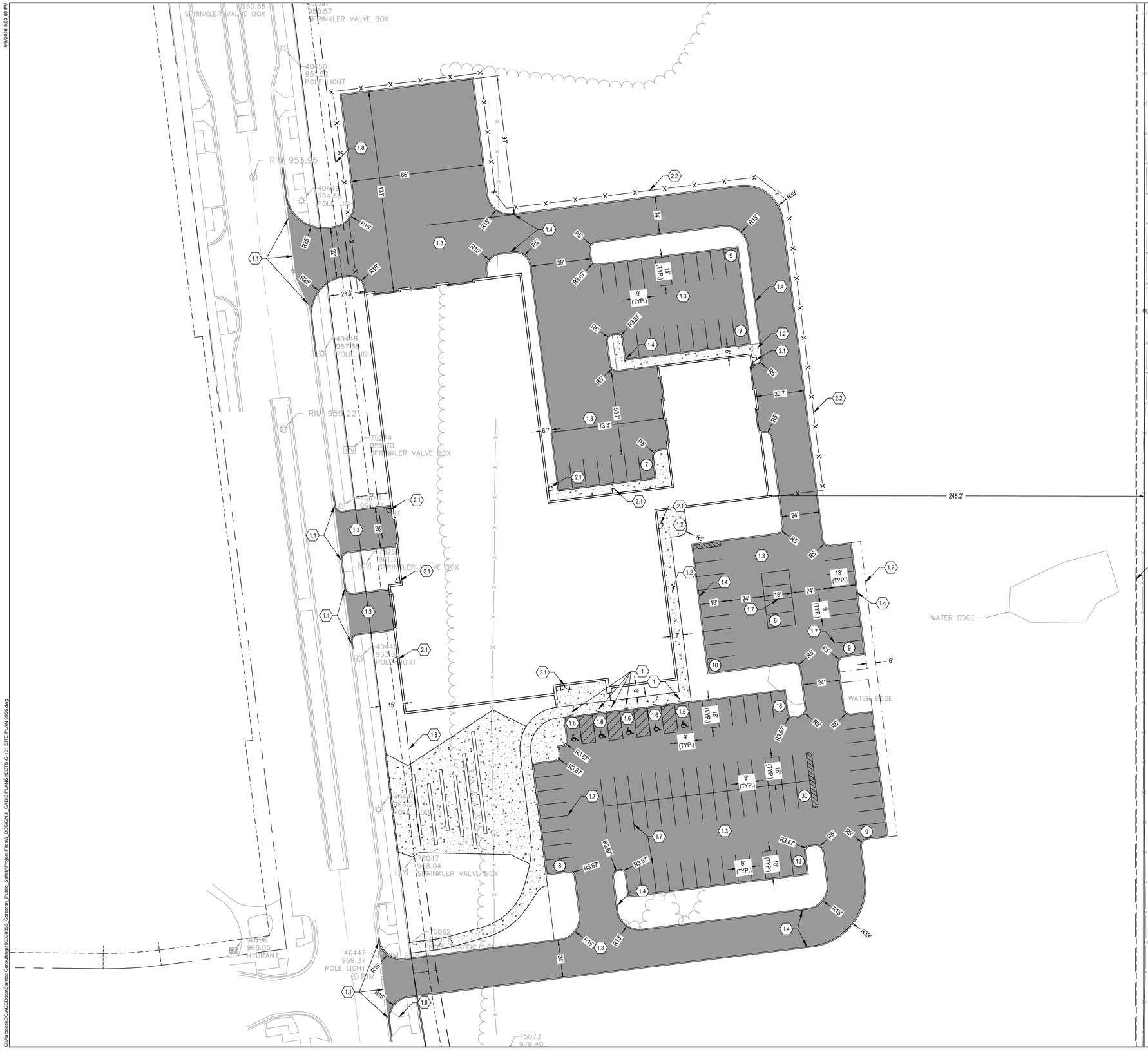
LICENSE NO.:
DATE:

PROJECT NO.:	190300956	
DWN BY: JAL	CHK'D BY: DL	APP'D BY: DL
ISSUE DATE:	08/26/2026	
ISSUE NO.:	1	

SHEET TITLE:
EXISTING CONDITIONS

SHEET NO.:
C-003

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LEGEND

- PROPERTY BOUNDARY
- EASEMENT LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- CURB AND GUTTER
- ROAD CENTERLINE
- BITUMINOUS PAVEMENT
- CONCRETE SIDEWALK
- ADA STALL
- PROPOSED PARKING COUNT
- SIGN
- SITE FENCE
- FUTURE SIDEWALK

KEYNOTES

1. STANTEC DESIGN ITEM
   - 1.1. MATCH EXISTING
   - 1.2. CONCRETE SIDEWALK
   - 1.3. BITUMINOUS PAVEMENT
   - 1.4. B612 CURB AND GUTTER
   - 1.5. HANDICAP ACCESSIBLE PARKING STALL WITH ACCESS AISLE AND SIGN
   - 1.6. VAN ACCESSIBLE PARKING STALL WITH ACCESS AISLE AND SIGN
   - 1.7. 4" WHITE PAINT STRIPE (TYP.)
   - 1.8. 15' BUILDING SETBACK
   - 1.9. 10' PARKING SETBACK
2. DESIGN BY OTHERS
   - 2.1. DOOR LOCATION - SEE ARCH./STRUC. PLANS
   - 2.2. FENCE - SEE ARCH./STRUC. PLANS

SITE ANALYSIS TABLE			
ADDRESS	OFF THE INTERSECTION OF CITY CENTER DR AND 79TH PLACE		
EXISTING ZONING	DOWNTOWN MIXED USE (DMU)		
PROPOSED ZONING	DOWNTOWN MIXED USE (DMU)		
PROPOSED USE	CITY/PUBLIC BUILDING		
LOT AREA SUMMARY			
LOT NUMBER	TOTAL AREA (AC.)	IMPERVIOUS AREA (AC.)	PERVIOUS AREA (AC.)
EXISTING PARCEL SUMMARY	57.51	0	57.51
PROPOSED USE	57.51	3.12	54.39
BUILDING SUMMARY			
LOT NUMBER	BUILDING FOOTPRINT (SF)	GROSS FLOOR AREA (SF)	# OF STORIES
PROPOSED USE	40,968	78,163	3
PARKING SUMMARY			
TOTAL PARKING	REQUIRED	PROPOSED	
PROPOSED USE	N/A	119	
ACCESSIBLE PARKING	REQUIRED	PROPOSED	
PROPOSED USE	5	5	
GREENSPACE SUMMARY			
	CODE REQUIREMENT	PROPOSED	
IMPERVIOUS AREA (INCL. BLDG.)	N/A	5%	
PERVIOUS AREA	N/A	95%	
BUILDING AREA	N/A	2%	
SETBACK SUMMARY			
	REQUIRED	PROPOSED	
FRONT	15' MAX	44.4'	
SIDE	10'	267.5'	
REAR	10'	219.5'	

NOTES:

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BKV GROUP

PROJECT TITLE:

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LICENSE NO.:
DATE:

PROJECT NO.: 190300956

DWN BY:	CHK'D BY:	APP'D BY:
JAL	DL	DL

ISSUE DATE: 08/26/2026

ISSUE NO.: 1

SHEET TITLE:

SITE PLAN

SHEET NO.:

C-101

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N

GRAPHIC SCALE

30 0 30 60

(IN FEET)

1 inch = 30 ft.

LEGEND

- PROPERTY BOUNDARY
- EASEMENT LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- SECTION LINE
- 901 EXISTING MINOR CONTOUR
- 900 EXISTING MAJOR CONTOUR
- EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EXISTING FLARED END SECTION
- EXISTING HYDRANT
- 901 PROPOSED MINOR CONTOUR
- 900 PROPOSED MAJOR CONTOUR
- GRADING LIMITS
- CONSTRUCTION LIMITS
- FL=XX.XX FLOW LINE ELEVATION
- FG=XX.XX FINISHED GRADE ELEVATION
- ME=XX.XX MATCH EXISTING ELEVATION
- 1.00% SURFACE GRADE & FLOW DIRECTION
- 3.0:1 SURFACE SLOPE (H:V) & FLOW DIRECTION

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ISSUE DATE:	08/26/2026	
ISSUE NO.:	1	

SHEET TITLE:

GRADING PLAN

SHEET NO.:

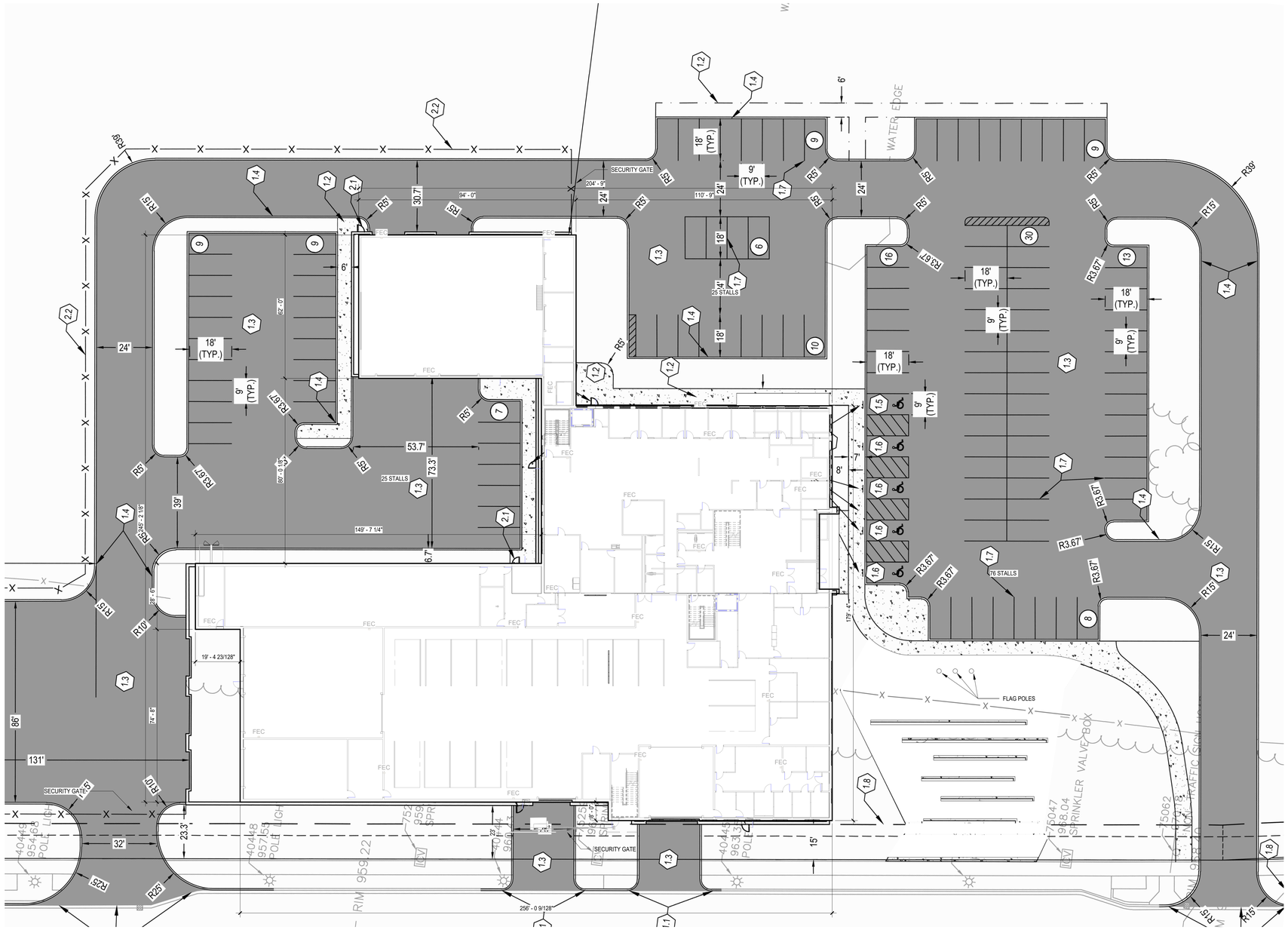
C-301

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SITE PLAN GENERAL NOTES

1. REFER TO SITE SURVEY FOR EXISTING TOPOGRAPHY, UTILITIES, AND OTHER PERTINENT INFORMATION.
2. DO NOT SCALE THE DRAWINGS. WHERE DIMENSIONS ARE NOT PROVIDED OR ARE UNCLEAR, REQUEST CLARIFICATION FROM THE ARCHITECT.
3. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
4. REFER TO 'C' SERIES (CIVIL) DRAWINGS FOR SITE DEMOLITION, EROSION CONTROL, SITE GRADING, UTILITIES, STORMWATER, AND SITE PAVING.
5. REFER TO 'L' SERIES (LANDSCAPE) DRAWINGS FOR LANDSCAPE PLANTINGS, SPECIALITY PAVING, FLAG POLES, AND SITE FURNISHINGS.
6. REFER TO 'E' SERIES (ELECTRICAL) DRAWINGS FOR SITE LIGHTING AND SITE POWER.
7. REFER TO 'T' SERIES (TECHNOLOGY) DRAWINGS FOR SITE SECURITY AND ACCESS CONTROL.
8. REFER TO 'M' SERIES (MECHANICAL) DRAWINGS FOR BUILDING STORM WATER, SEWER, AND OTHER CONNECTION LOCATIONS.
9. REFER TO GEOTECHNICAL REPORT PROVIDED IN PROJECT MANUAL FOR MORE INFORMATION.
10. CONCRETE APRONS/STOOPS AT EXTERIOR SIDE OF DOOR THRESHOLDS AND SILLS SHALL BE 1/2 INCH LOWER THAN INTERIOR FLOOR. AND SLOPE AWAY FROM BUILDING AT 1/4 INCH PER FOOT MINIMUM.
11. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF TEN FEET MEASURED FROM THE PERPENDICULAR FACE OF THE BUILDING WALL. REFER TO CIVIL FOR ADDITIONAL GRADING REQUIREMENTS.
12. FINISHED FLOOR ELEVATION 100' - 0" = XXXX' - XX".

KEYNOTES - ARCHITECTURAL SITE



1 A010 ARCHITECTURAL SITE PLAN
1" = 20'-0"

TRUE NORTH PLAN NORTH

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

222 North Second Street
Long & Kees Bldg
Suite 101
Minneapolis, MN
55401
612.339.3752

www.bkvgroup.com

CONSULTANTS

PROJECT TITLE

CORCORAN NEW CITY HALL & POLICE FACILITY

ISSUE #	DATE	DESCRIPTION
2	09/10/2026	SCHEMATIC DESIGN

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	AK
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COMMISSION NUMBER	2747-02

SHEET TITLE

ARCHITECTURAL SITE PLAN

SHEET NUMBER

A010

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1 A100 LEVEL 1 - OVERALL FLOOR PLAN 3/32" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. GENERAL NOTES APPLY TO ALL DRAWING SHEETS.
2. DO NOT SCALE THE DRAWINGS. WHERE DIMENSIONS ARE NOT PROVIDED OR ARE UNCLEAR, REQUEST CLARIFICATION FROM THE ARCHITECT.
3. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ELEVATIONS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES UPON DISCOVERY.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL BUILDING CODES. COMPLIANCE WITH ALL APPLICABLE CODES WILL BE REQUIRED TO BE MET OR EXCEEDED.
5. REFER TO REFLECTED CEILING PLANS FOR CEILING HEIGHTS AND CEILING FINISHES.
6. REFER TO CODE PLANS FOR LOCATIONS OF RATED WALLS, SMOKE BARRIERS, FIRE EXTINGUISHER CABINETS, ETC.
7. REFER TO INTERIOR FINISH PLANS AND ROOM FINISH SCHEDULE FOR ROOM FINISHES.
8. REFER TO INTERIOR FURNITURE PLANS FOR FURNITURE/FIXTURE LAYOUT.
9. REFER TO SHEET G140 FOR TYPICAL MOUNTING ELEVATIONS.
10. ARCHITECTURAL FINISHED FLOOR ELEVATIONS ARE TO TOP OF CONCRETE SLAB OR TOPPING.
11. UNLESS NOTED OTHERWISE, ALL NON-RATED INTERIOR WALLS SHALL BE TYPE "S4", EXTENDING UP TO UNDERSIDE OF FLOOR OR ROOF ABOVE WITH MINERAL WOOL ACOUSTIC BATT INSULATION. SCRIBE GYPSUM BOARD TO IRREGULARITIES OF DECK ABOVE AND SEAL AROUND ALL PENETRATIONS WITH ACOUSTIC SEALANT.
12. PLAN DIMENSIONS ARE TO FINISHED SURFACE OF MASONRY WALLS, OR CENTERLINE OF STUDS AT METAL STUD INTERIOR WALLS, UNLESS NOTED OTHERWISE. REFER TO SHEET A602 CONSTRUCTION ASSEMBLY TYPES FOR MORE INFORMATION.
13. COORDINATE ALL LOCATIONS FOR IN-WALL BLOCKING AND/OR WALL BACKING FOR ITEMS SUCH AS TOILET ACCESSORIES, GRAB BARS, CASEWORK, WALL-MOUNTED FIXTURES, MARKER BOARDS, VISUAL DISPLAY BOARDS, AUDIO-VISUAL EQUIPMENT, HANDRAILS, ETC. INSTALL FIRE-RESISTIVE TREATED WOOD BLOCKING OR METAL BACKING PLATES IN METAL STUD PARTITIONS.
14. TRANSITIONS BETWEEN FINISH FLOOR ELEVATION(S) SHALL NOT EXCEED 1/2 INCH, UNLESS NOTED OTHERWISE.
15. PROVIDE 4 INCH HIGH CONCRETE HOUSEKEEPING PADS BELOW ALL FLOOR-MOUNTED INTERIOR MECHANICAL AND ELECTRICAL EQUIPMENT. VERIFY EXACT SIZES AND LOCATIONS WITH AFFECTED TRADES.
16. CONTRACTOR SHALL COORDINATE ALL REQUIRED FLOOR/WALL/ROOF PENETRATION SIZES AND LOCATIONS WITH ASSOCIATED TRADES PRIOR TO CUTTING.
17. CONTRACTOR SHALL INSTALL CONTINUOUS PERFORATED DRAIN TILE AROUND THE OUTSIDE PERIMETER OF BUILDING. REFER TO FOUNDATION DETAILS AND SPECIFICATION FOR MORE INFORMATION. SEE PLUMBING DRAWINGS FOR SUMP LOCATION.

KEYNOTES - ARCHITECTURAL

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Interior Design
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55401
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CHECKED BY	MH
COMMISSION NUMBER	2747-02

SHEET TITLE

LEVEL 1 - OVERALL FLOOR PLAN

SHEET NUMBER

A100

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TRUE NORTH PLAN NORTH

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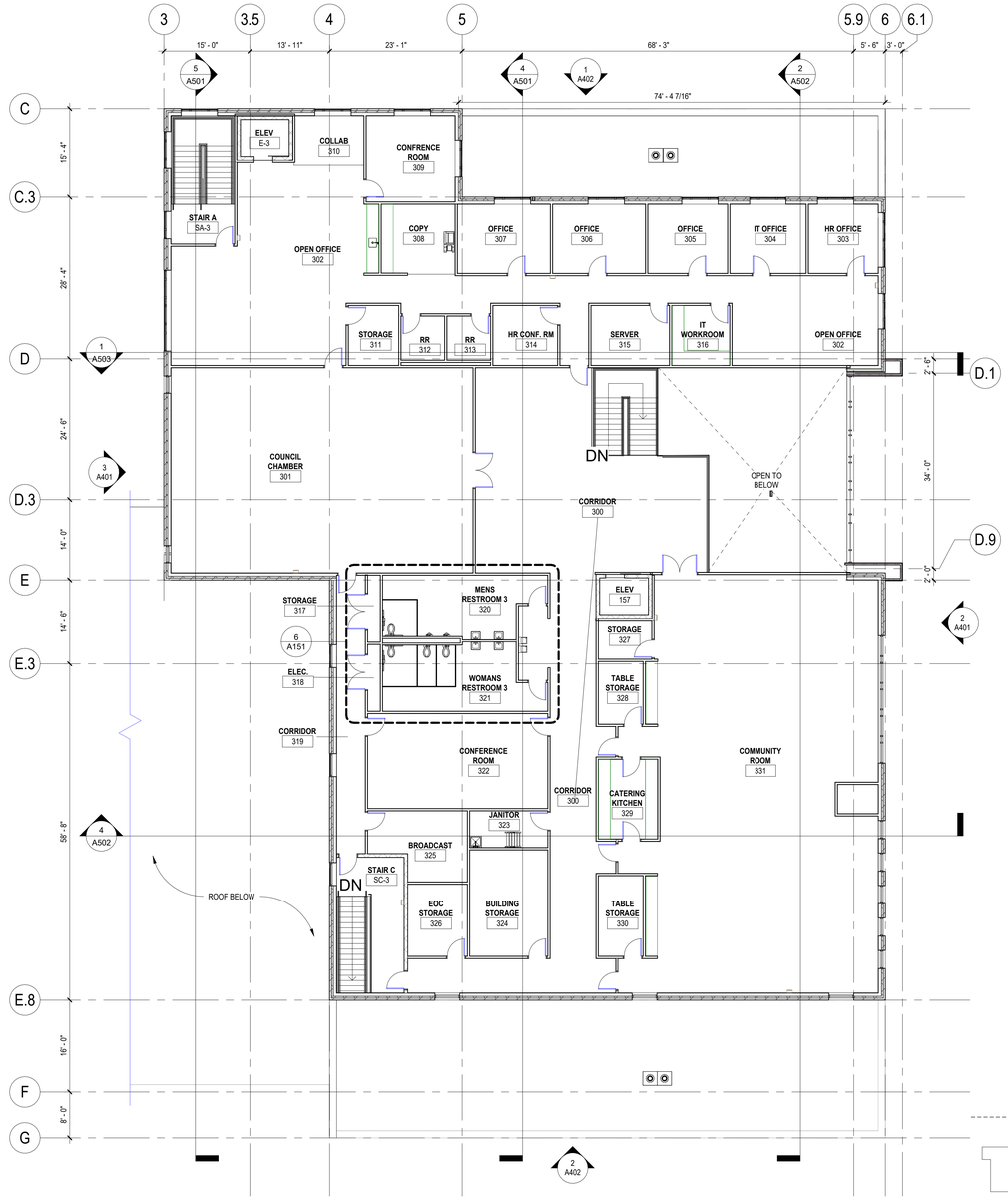
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13. COORDINATE ALL LOCATIONS FOR IN-WALL BLOCKING AND/OR WALL BACKING FOR ITEMS SUCH AS TOILET ACCESSORIES, GRAB BARS, CASEWORK, WALL-MOUNTED FIXTURES, MARKER BOARDS, VISUAL DISPLAY BOARDS, AUDIO-VISUAL EQUIPMENT, HANDRAILS, ETC. INSTALL FIRE-RESISTIVE TREATED WOOD BLOCKING OR METAL BACKING PLATES IN METAL STUD PARTITIONS.
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15. PROVIDE 4 INCH HIGH CONCRETE HOUSEKEEPING PADS BELOW ALL FLOOR-MOUNTED INTERIOR MECHANICAL AND ELECTRICAL EQUIPMENT. VERIFY EXACT SIZES AND LOCATIONS WITH AFFECTED TRADES.
16. CONTRACTOR SHALL COORDINATE ALL REQUIRED FLOOR/WALL/ROOF PENETRATION SIZES AND LOCATIONS WITH ASSOCIATED TRADES PRIOR TO CUTTING.
17. CONTRACTOR SHALL INSTALL CONTINUOUS PERFORATED DRAIN TILE AROUND THE OUTSIDE PERIMETER OF BUILDING. REFER TO FOUNDATION DETAILS AND SPECIFICATION FOR MORE INFORMATION. SEE PLUMBING DRAWINGS FOR SUMP LOCATION.



1 A100.1 LEVEL 2 - OVERALL FLOOR PLAN
3/32" = 1'-0"



2 A100.1 LEVEL 3 - OVERALL FLOOR PLAN
3/32" = 1'-0"

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CHECKED BY	MH
COMMISSION NUMBER	2747-02

SHEET TITLE

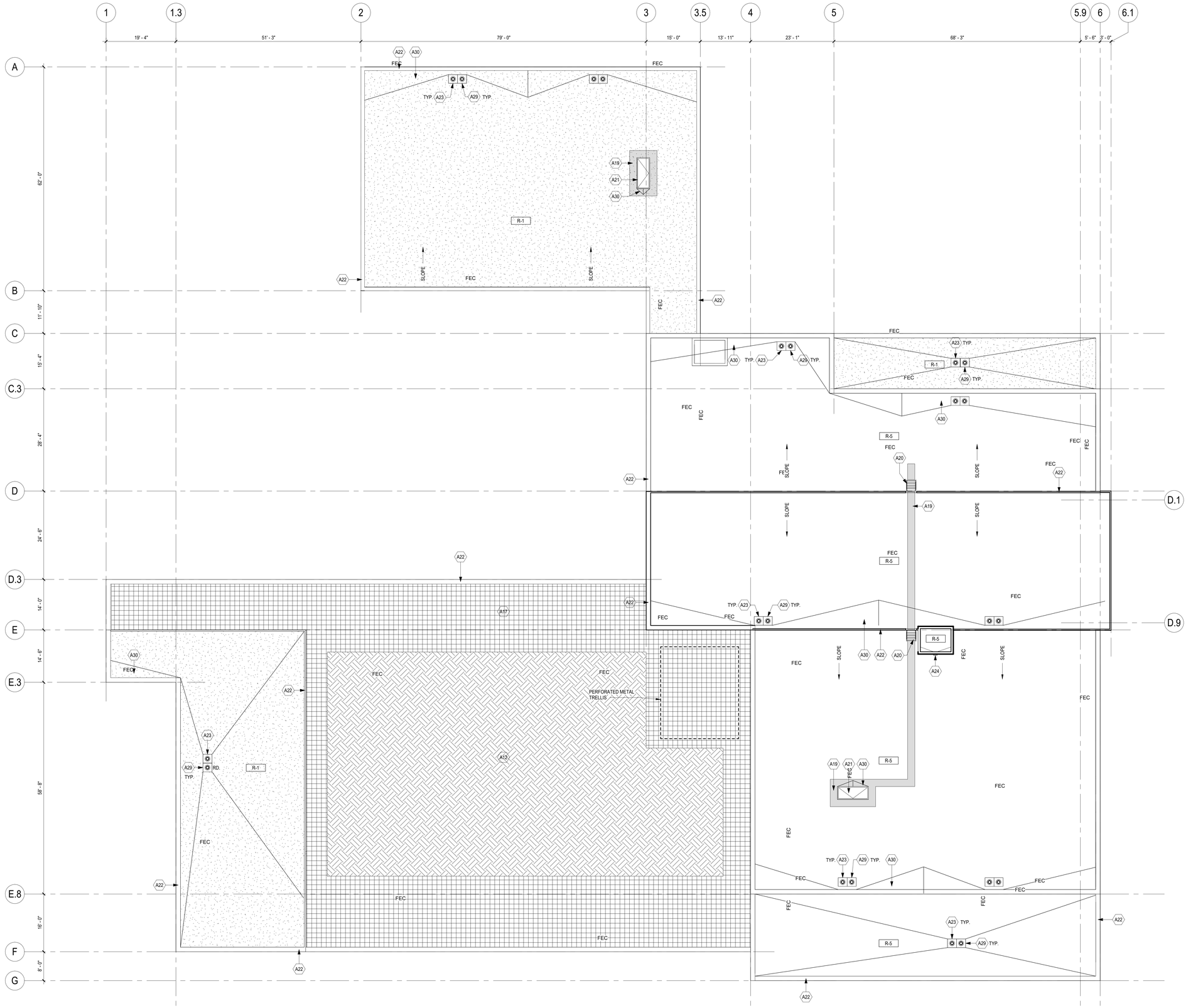
LEVEL 2 & 3 - OVERALL FLOOR PLAN

SHEET NUMBER

A100.1

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1 A140 OVERALL ROOF PLAN
3/32" = 1'-0"

ROOF PLAN GENERAL NOTES

1. DO NOT SCALE DRAWINGS.
2. ROOF SLOPES ARE INDICATED WITH ARROWS. POINTING IN THE DOWNWARD SLOPE DIRECTION. TYPICAL ROOF SLOPES (STRUCTURE) ARE 1/4" PER FOOT U.N.O.
3. ROOF INSULATION AND CRICKETS SHALL BE TAPERED TO DRAIN AT 1/4" PER FOOT EXCEPT WHERE NOTED OTHERWISE.
4. ROOF INSULATION OVER SLOPED ROOF STRUCTURE SHALL BE A CONSTANT THICKNESS TO MEET OVERALL MINIMUM R-VALUE REQUIRED AS DETAILED ON SHEET A801, WITH THE EXCEPTION OF AREAS WITH TAPERED INSULATION, CRICKETS AND/OR ROOF DRAINS.
5. INSULATION THICKNESS AT ROOF DRAINS SHALL BE 3" MINIMUM
6. INSULATION THICKNESS NOTED ON PLANS REPRESENTS ADDITIONAL INSULATION THICKNESS BEYOND MINIMUM R-VALUE THICKNESS REQUIRED FOR THE ROOF ASSEMBLY.
7. COORDINATE ALL ROOF PENETRATIONS AND CURBS RELATED TO ROOF MOUNTED EQUIPMENT WITH MECHANICAL, PLUMBING, ELECTRICAL, AND OTHER TRADES. NOT ALL PENETRATIONS AND ROOF - MOUNTED ITEMS MAY BE INDICATED ON THIS DRAWING.
8. REFER TO ARCHITECTURAL FLOOR PLANS FOR OVERALL BUILDING DIMENSIONS.
9. INSTALL CRICKETS WHERE NEEDED TO SHED WATER AWAY FROM EQUIPMENT, CURBS, OR OTHER ROOF-MOUNTED ITEMS. SLOPE CRICKETS A MINIMUM OF 1/4" PER FOOT.
10. AT ALL ROOFTOP MECHANICAL EQUIPMENT CURBS, PROVIDE FULL DEPTH INSULATION INSIDE OF ROOF CURBS AND WRAPS AROUND SUPPLY AND RETURN DUCTS AS THEY PENETRATE THE ROOF STRUCTURE.
11. VERIFY LOCATION OF ALL STRUCTURE COMPONENTS BELOW ROOF DRAIN LOCATIONS PRIOR TO INSTALLATION.
12. SEE A660 SERIES SHEETS FOR TYPICAL ROOF DETAILS.

KEYNOTES - ROOF PLAN	
A12	RAISED LANDSCAPE BED. INTERNAL ROOF DRAIN & OVERFLOW (BEYOND)
A17	CONCRETE PAVER & PEDESTAL SYSTEM. INTERNAL ROOF DRAIN & OVERFLOW (BEYOND).
A19	24" X 24" ROOF WALKWAY PADS
A20	ROOF ACCESS LADDER
A21	ROOF HATCH EQUIPMENT ACCESS 30" X 96"
A22	PREFINISHED METAL PARAPET COPING
A23	ROOF DRAIN
A24	SCUPPER CONDUCTOR & DOWNSPOUT
A29	OVERFLOW DRAIN
A30	PROVIDE CRICKETS AS REQUIRED TO PROVIDE POSITIVE SLOPE TO DRAIN

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SHEET TITLE

OVERALL ROOF PLAN

SHEET NUMBER

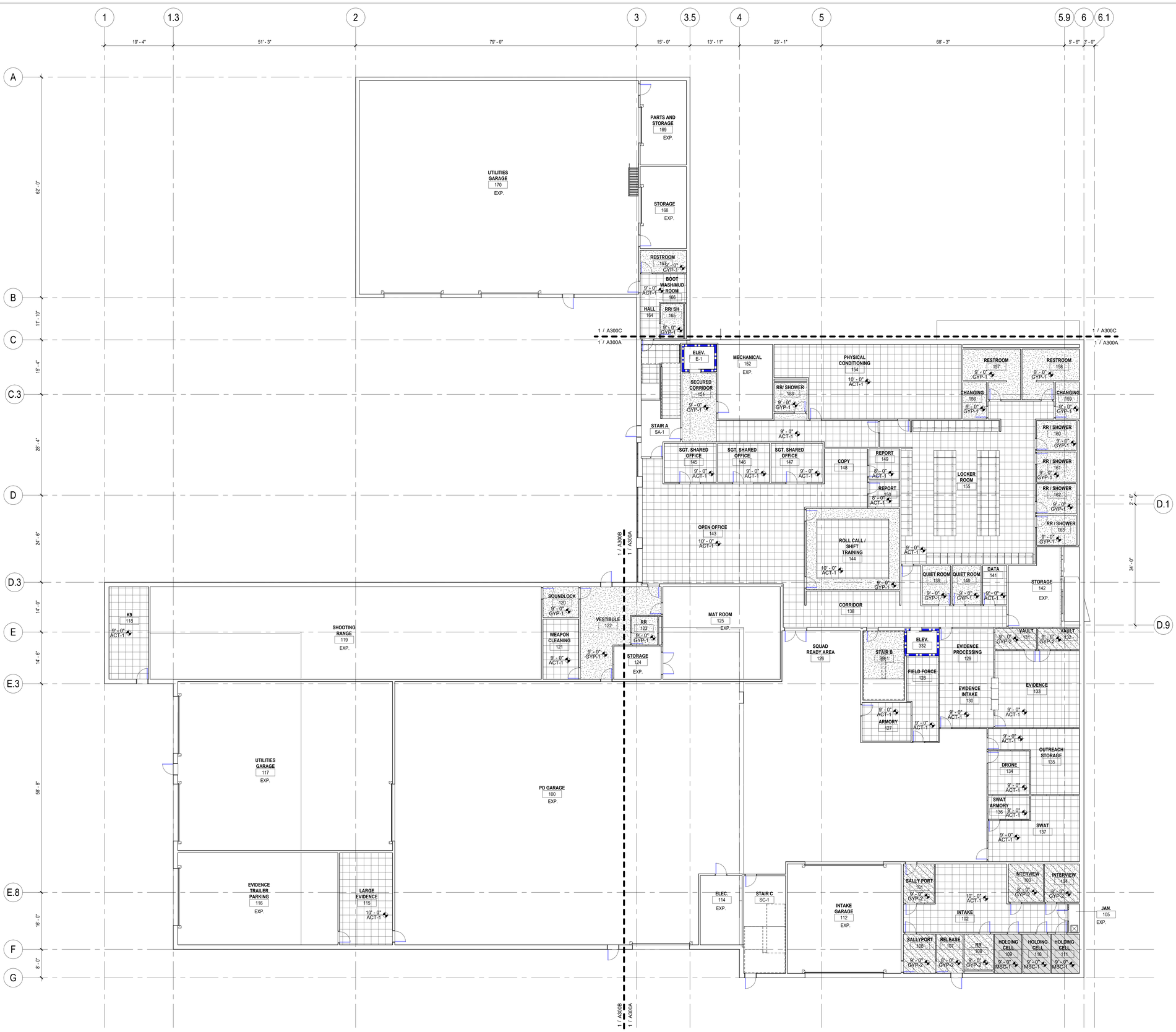
A140

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C B A

TRUE NORTH PLAN NORTH

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1 / A300 LOWER LEVEL - OVERALL REFLECTED CEILING PLAN

3/32" = 1'-0"

GENERAL RCP NOTES

1. DO NOT SCALE DRAWINGS.
2. LOCATION OF DEVICES AND EQUIPMENT SHOWN ON DRAWINGS OF OTHER DISCIPLINES ARE SCHEMATIC AND GENERAL. SPECIFIC LOCATIONS OR GUIDELINES INDICATED ON THE ARCHITECTURAL DRAWINGS SHALL GOVERN THE LOCATION OF EXPOSED WORK OF ALL TRADES.
3. INSTALL SPRINKLER HEADS, SMOKE ALARMS, LIGHT FIXTURES AND OTHER EXPOSED FIXTURES/DEVICES AT CENTER OF ACOUSTICAL TILE (WHERE OCCURS), AT CENTER OF SOFFIT (WHERE OCCURS), OR AT CENTER OF ROOM, UNO. IF DIMENSION TO LOCATE A SPECIFIC DEVICE IS GIVEN IN ONE DIRECTION, CONTRACTOR TO CENTER THE DEVICE ON CEILING OR SOFFIT IN OTHER DIRECTION
4. REMOVE ALL BARCODE, TAGS, ETC. FROM CONDUIT, PIPING AND DUCTWORK PRIOR TO INSTALLATION. ROTATE PERMANENT MARKINGS TO CONCEAL.
5. ALL CEILING HEIGHTS INDICATED ARE FROM TOP OF FINISHED FLOOR, UNO.
6. AT ALL EXPOSED CEILING CONDITIONS, COORDINATE ALL WIRING, CONDUIT, DUCTS, ETC FOR AN ORGANIZED FINISHED LOOK.
7. REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL FOR ADDITIONAL INFORMATION.
8. SEE INTERIOR ELEVATIONS/ SECTIONS/ DETAILS FOR ADDITIONAL INFORMATION ON FINISHED SOFFIT, BULKHEAD, CEILING, ETC.
9. PAINT ALL GYPSUM BOARD CEILINGS, REFER TO INTERIOR ROOM FINISH SCHEDULE.
10. INSTALL MECHANICAL AND PLUMBING WORK TIGHT TO STRUCTURAL ELEMENTS TO MAINTAIN MAXIMUM CEILING HEIGHT UNLESS NOTED OTHERWISE.
11. LIGHT FIXTURES SHOWN FOR REFERENCE ONLY, SEE ELECTRICAL DRAWINGS FOR FIXTURE TYPE.

KEYNOTES - REFLECTED CEILING PLAN

REFLECTED CEILING PLAN LEGEND

NOTE: SEE SECURITY ENCLOSURE PLANS (G400 SERIES) FOR SECURE CEILING INFORMATION

ACT-1: LAY-IN ACOUSTIC CEILING PANEL, 24" x 24"
PROVIDE HOLD-DOWN CLIPS WHERE INDICATED

GYP-1: GYPSUM BOARD CEILING (NON-SECURE)

GYP-2: GYPSUM BOARD CEILING (SECURE)

WDC-1: WOOD VENEER SOFFIT

EXP — EXPOSED TO STRUCTURE ABOVE

INDICATES WALLS WHICH DO NOT EXTEND UP TO UNDERSIDE OF STRUCTURE. EXTEND WALL TO 6 INCHES MINIMUM ABOVE FINISHED CEILINGS

MSC-1: ALUMINUM PANEL (SECURE)

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PROJECT TITLE

CORCORAN NEW CITY HALL & POLICE FACILITY

ISSUE #	DATE	DESCRIPTION
2	09/10/2026	SCHEMATIC DESIGN

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LEVEL 1 - OVERALL REFLECTED CEILING PLAN

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A300

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1 A401 EXTERIOR IMAGE - OVERALL
1" = 30'-0"



2 A401 EXTERIOR IMAGE - SOUTH
1/8" = 1'-0"



3 A401 EXTERIOR IMAGE - NORTH
1/8" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

1. DO NOT SCALE THE DRAWINGS. WHERE DIMENSIONS ARE NOT PROVIDED OR ARE UNCLEAR, REQUEST CLARIFICATION FROM THE ARCHITECT.
2. REFER TO CIVIL DRAWINGS FOR GRADE ELEVATION AROUND THE PERIMETER OF THE BUILDING.
3. REFER TO STRUCTURAL DRAWINGS FOR FOOTING DEPTHS AND TYPES.
4. REFER TO PLUMBING DRAWINGS FOR LOCATIONS OF HOSE BIBS, ROOF OVERFLOW DRAINS, ETC.
5. REFER TO ELECTRICAL DRAWINGS FOR EXTERIOR LIGHT FIXTURE TYPES AND LOCATIONS.
6. REFER TO ARCHITECTURAL FLOOR PLANS AND WALL SECTIONS FOR WALL TYPES.

KEYNOTES - EXTERIOR ELEVATION

MATERIAL LEGEND	
MP-1	COMPOSITE METAL PANEL - SMOOTH (BLACK)
MP-2	METAL PANEL - HORIZONTAL RIBBED (DARK GRAY)
MP-3	COMPOSITE METAL PANEL - SMOOTH (RUST)
MP-4	METAL PANEL - SMOOTH (WOOD)
MP-5	COMPOSITE METAL PANEL - SMOOTH (SILVER)
MP-6	METAL PANEL - VERTICAL RIBBED (SILVER)
GL-1	GLAZING - TRANSLUCENT
GL-2	GLAZING - BALLISTIC
GL-3	GLAZING - FRITTED PATTERN
GL-4	GLAZING - CLEAR LOW IRON
PC-1	GLAZING - PRECAST CONCRETE
ST-1	STONE CLADDING

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OVERALL EXTERIOR ELEVATIONS

SHEET NUMBER

A401

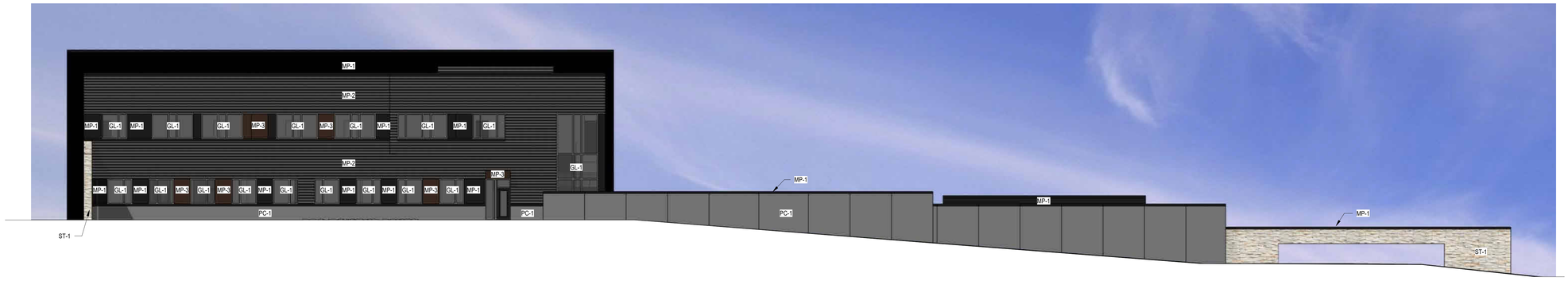
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EXTERIOR ELEVATION GENERAL NOTES

1. DO NOT SCALE THE DRAWINGS. WHERE DIMENSIONS ARE NOT PROVIDED OR ARE UNCLEAR, REQUEST CLARIFICATION FROM THE ARCHITECT.
2. REFER TO CIVIL DRAWINGS FOR GRADE ELEVATION AROUND THE PERIMETER OF THE BUILDING.
3. REFER TO STRUCTURAL DRAWINGS FOR FOOTING DEPTHS AND TYPES.
4. REFER TO PLUMBING DRAWINGS FOR LOCATIONS OF HOSE BIBS, ROOF OVERFLOW DRAINS, ETC.
5. REFER TO ELECTRICAL DRAWINGS FOR EXTERIOR LIGHT FIXTURE TYPES AND LOCATIONS.
6. REFER TO ARCHITECTURAL FLOOR PLANS AND WALL SECTIONS FOR WALL TYPES.

KEYNOTES - EXTERIOR ELEVATION



1 A402 EXTERIOR IMAGE - EAST
1/8" = 1'-0"



2 A402 EXTERIOR IMAGE - WEST
1/8" = 1'-0"

MATERIAL LEGEND

MP-1	COMPOSITE METAL PANEL - SMOOTH (BLACK)
MP-2	METAL PANEL - HORIZONTAL RIBBED (DARK GRAY)
MP-3	COMPOSITE METAL PANEL - SMOOTH (RUST)
MP-4	METAL PANEL - SMOOTH (WOOD)
MP-5	COMPOSITE METAL PANEL - SMOOTH (SILVER)
MP-6	METAL PANEL - VERTICAL RIBBED (SILVER)
GL-1	GLAZING - TRANSLUCENT
GL-2	GLAZING - BALLISTIC
GL-3	GLAZING - FRITTED PATTERN
GL-4	GLAZING - CLEAR LOW IRON
PC-1	GLAZING - PRECAST CONCRETE
ST-1	STONE CLADDING

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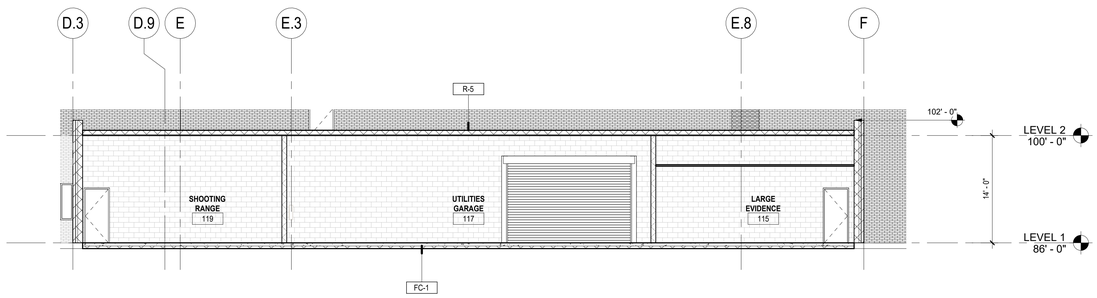
OVERALL EXTERIOR ELEVATIONS

SHEET NUMBER

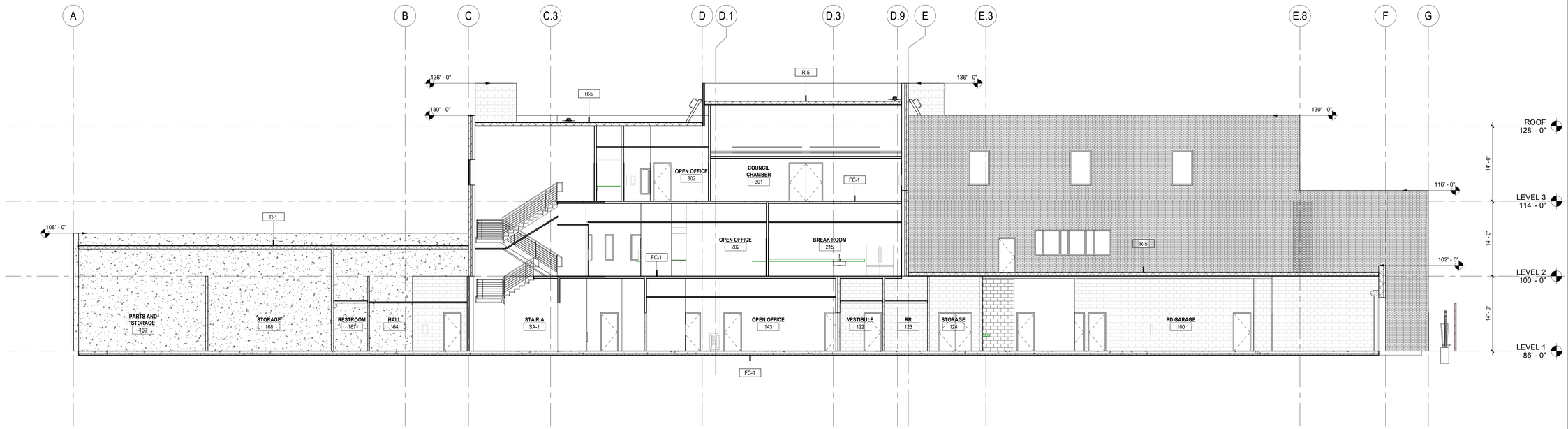
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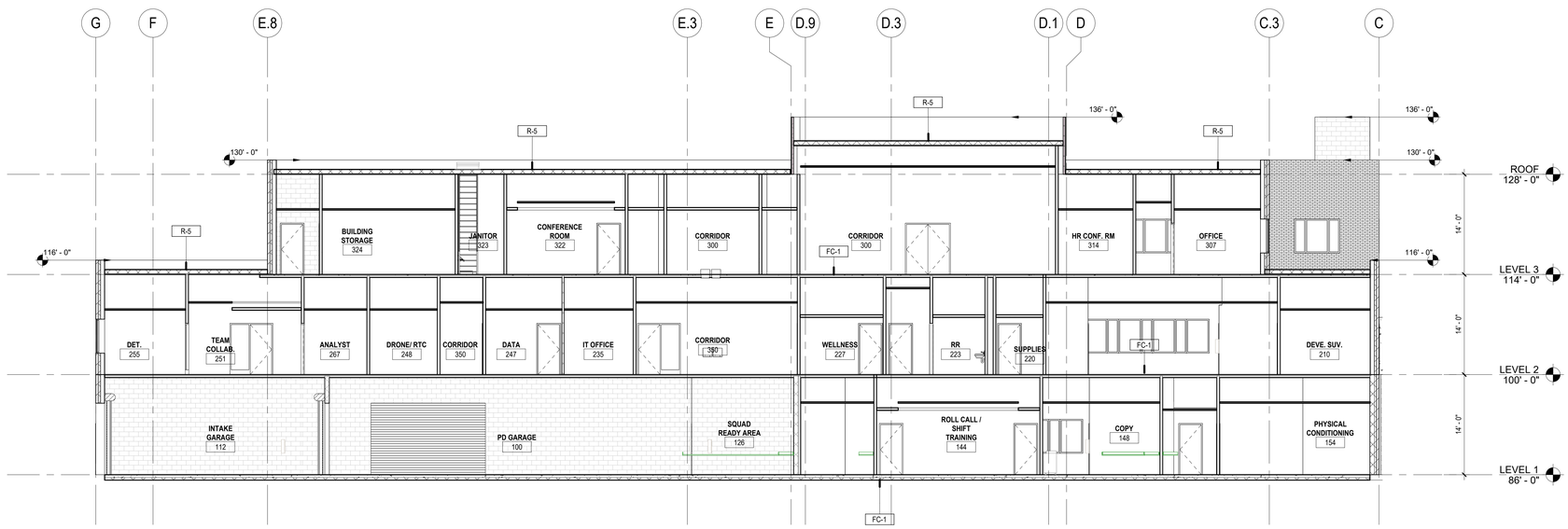
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1 / A501 BUILDING SECTION @ GARAGE
1/8" = 1'-0"



5 / A501 BULDING SECTION 1
1/8" = 1'-0"



4 / A501 BUILDING SECTION 2
1/8" = 1'-0"

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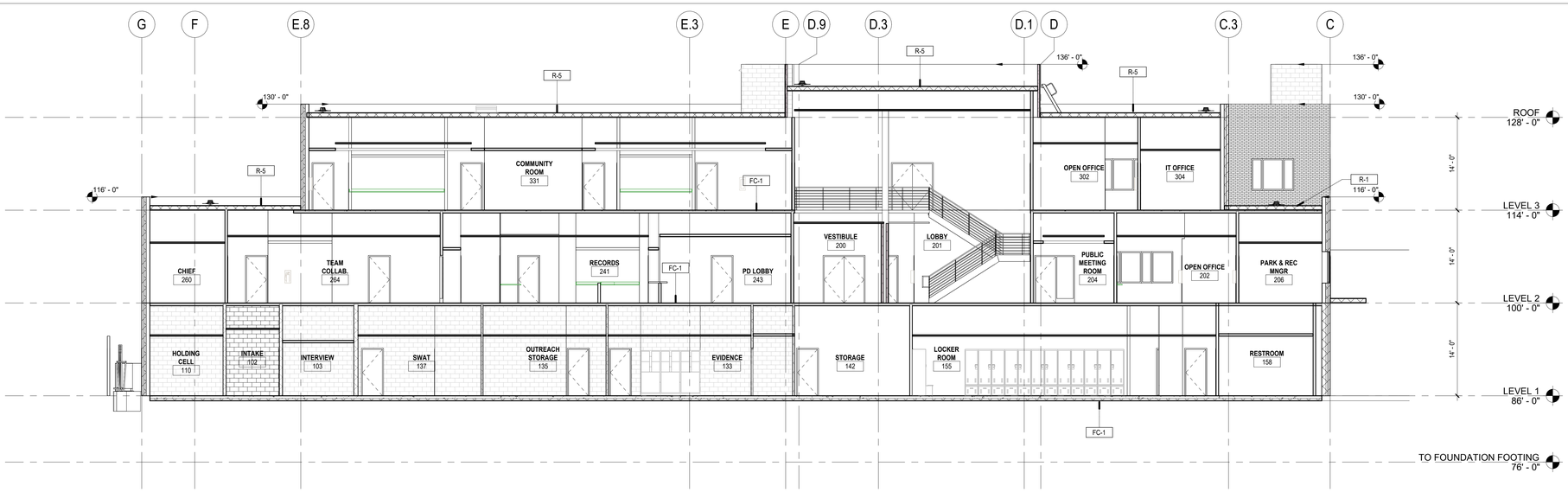
BUILDING SECTIONS

SHEET NUMBER

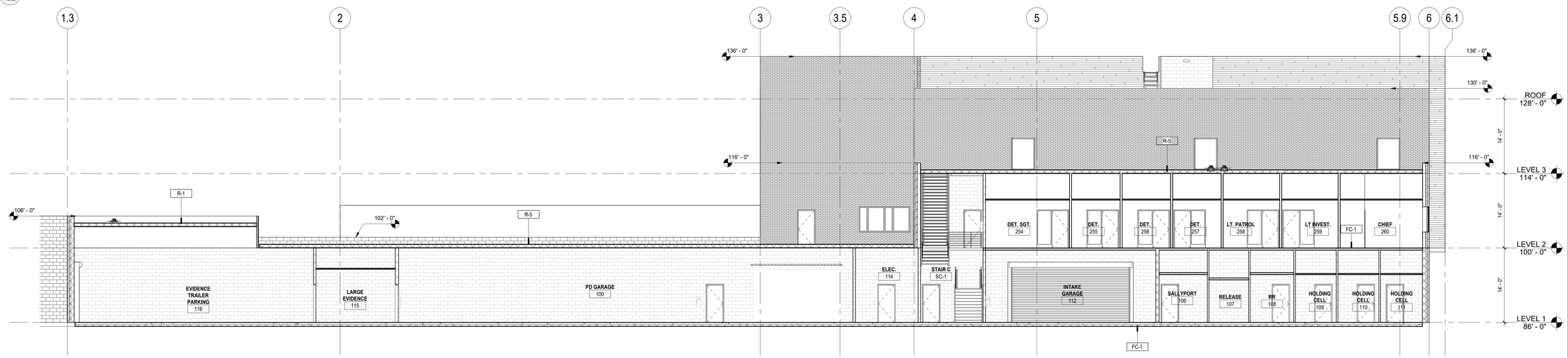
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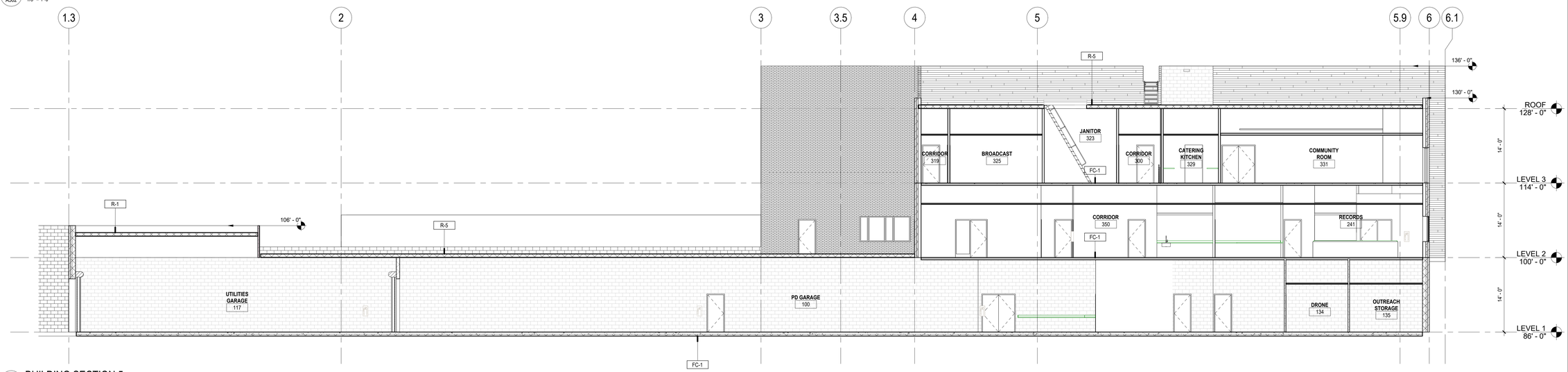
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2 A502 BUILDING SECTION 3
1/8" = 1'-0"



3 A502 BUILDING SECTION 4
1/8" = 1'-0"



4 A502 BUILDING SECTION 5
1/8" = 1'-0"

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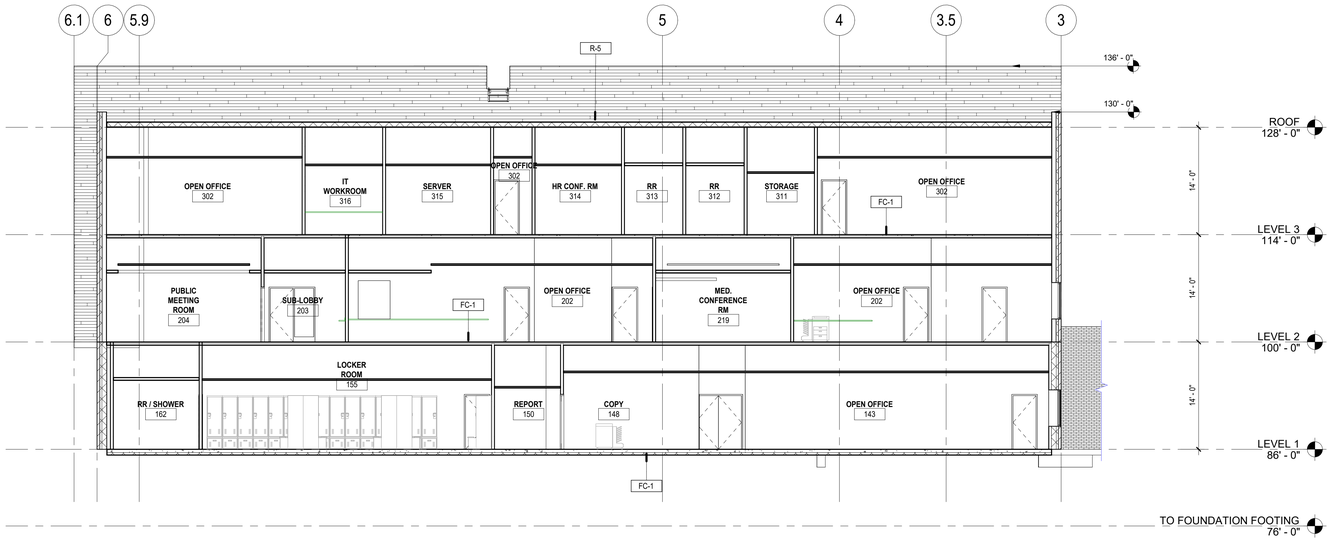
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SHEET NUMBER

A502

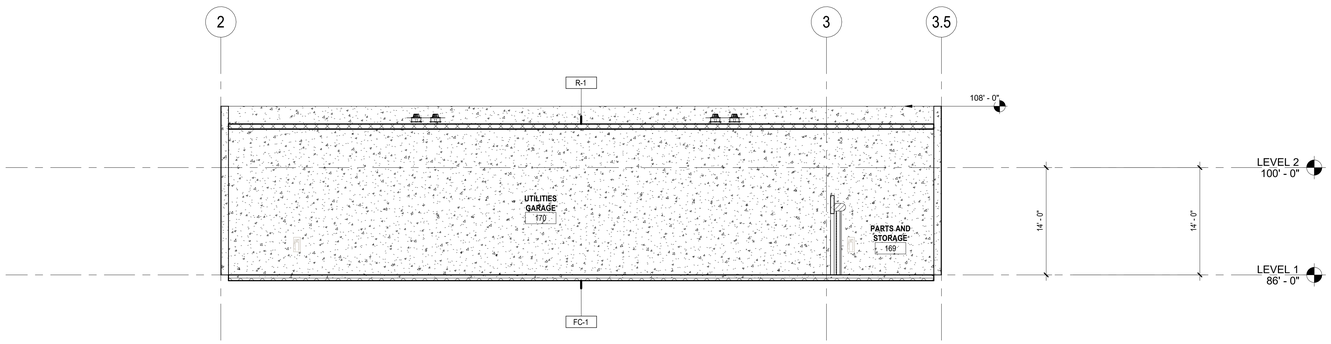
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1 A503 1/8" = 1'-0"

BUILDING SECTION 6



2 A503 1/8" = 1'-0"

BUILDNG SECTION @ UTILITIES GARAGE

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SHEET TITLE

BUILDING SECTIONS

SHEET NUMBER

A503

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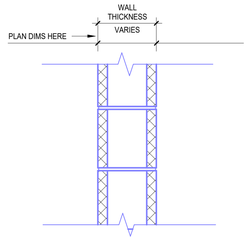
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M MASONRY PARTITION

NOTES:

1. REFER TO CODE PLAN FOR FIRE PARTITION RATINGS & LOCATIONS, AND ADDITIONAL FIRE-RESISTANCE INFORMATION

2. SEE SECURITY ENCLOSURE PLANS FOR ADDITIONAL INFORMATION



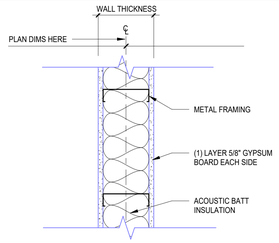
WALL TYPE	THICKNESS		AVAILABLE FIRE-RESISTANCE RATING	MINIMUM STC RATING	UL LISTING	COMMENT
	ACTUAL	NOMINAL				
M4	3 5/8"	4"	1 HR (SOLID BLOCK ONLY)			RATING ACHEIVED USING ASTM EQUIVALENT THICKNESSES
M8	7 5/8"	8"	2 HR		UL-U905	
M12	11 5/8"	12"	2 HR		UL-U905	

S STEEL CONSTRUCTION PARTITION

NOTES:

1. REFER TO CODE PLAN FOR FIRE PARTITION RATINGS & LOCATIONS, AND ADDITIONAL FIRE-RESISTANCE INFORMATION

2. ACOUSTIC BATT INSULATION AT ALL INTERIOR PARTITIONS UNLESS NOTED OTHERWISE



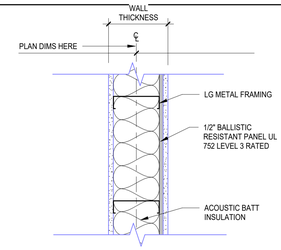
WALL TYPE	THICKNESS	STUD	SPACING	AVAILABLE FIRE-RESISTANCE RATING	MINIMUM STC RATING	UL LISTING	COMMENT
S4	4 7/8"	3 5/8"	16" O.C.		44	UL-U419	
S6	7 1/4"	6"	16" O.C.		44	UL-U419	

SB STEEL CONSTRUCTION PARTITION (BALLISTIC)

NOTES:

1. REFER TO CODE PLAN FOR FIRE PARTITION RATINGS & LOCATIONS, AND ADDITIONAL FIRE-RESISTANCE INFORMATION

2. ACOUSTIC BATT INSULATION AT ALL INTERIOR PARTITIONS UNLESS NOTED OTHERWISE



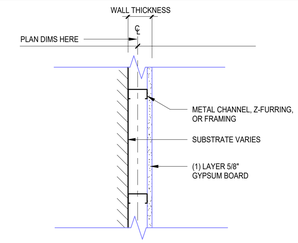
WALL TYPE	THICKNESS	STUD	SPACING	AVAILABLE FIRE-RESISTANCE RATING	MINIMUM STC RATING	UL LISTING	COMMENT
SB4	VARIES	3 5/8"	SEE SPEC				
SB6	VARIES	6"	SEE SPEC				

T METAL FURRING PARTITION

NOTES:

1. REFER TO CODE PLAN FOR FIRE PARTITION RATINGS & LOCATIONS, AND ADDITIONAL FIRE-RESISTANCE INFORMATION

2. ACOUSTIC BATT INSULATION AT ALL INTERIOR PARTITIONS UNLESS NOTED OTHERWISE



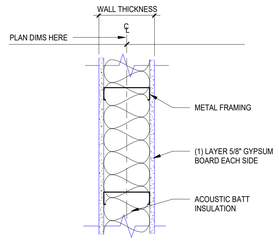
WALL TYPE	THICKNESS	STUD	SPACING	AVAILABLE FIRE-RESISTANCE RATING	MINIMUM STC RATING	UL LISTING	COMMENT
T1	1 1/2"	7/8"	SEE SPEC				
T3	3 1/8"	2 1/2"	SEE SPEC				
T4	4 1/4"	3 5/8"	SEE SPEC				
T6	6 5/8"	6"	SEE SPEC				

SR STEEL CONSTRUCTION - FIRE RATED PARTITION

NOTES:

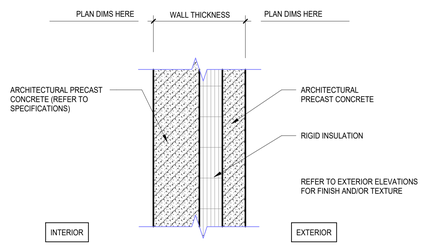
1. REFER TO CODE PLAN FOR FIRE PARTITION RATINGS & LOCATIONS, AND ADDITIONAL FIRE-RESISTANCE INFORMATION

2. ACOUSTIC BATT INSULATION AT ALL INTERIOR PARTITIONS UNLESS NOTED OTHERWISE



WALL TYPE	THICKNESS	STUD	SPACING	AVAILABLE FIRE-RESISTANCE RATING	MINIMUM STC RATING	UL LISTING	COMMENT
SR3	4 7/8"	3 5/8"	16" O.C.	1 HR	48	UL-U419	
SR6	7 1/4"	6"	16" O.C.	1 HR	48	UL-U419	

PC INSULATED PRE-CAST CONCRETE WALL PANEL

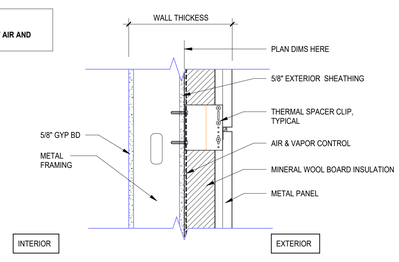


WALL TYPE	TOTAL THICK	MATERIAL	MOISTURE CONTROL	INSULATION			MOIST / VAPOR CONTROL	AVAILABLE FIRE RESISTANCE	COMMENT
				TYPE	THICK	R			
PC-12	12"	PC CONC	NA	VERIFY SPEC	VERIFY SPEC	VERIFY	NA	NA	

MPS METAL PANEL W/ STEEL STUD BACK-UP

NOTES:

1. SEAL ALL SEAMS AT AIR AND VAPOR CONTROL

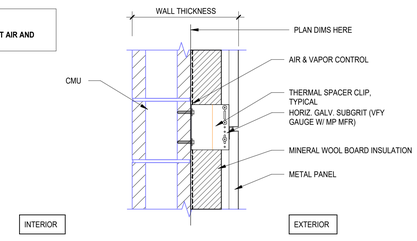


WALL TYPE	TOTAL THICK	EXTERIOR FINISH		INSULATION			AIR / VAPOR CONTROL	BACK-UP WALL		AVAILABLE FIRE RESISTANCE	COMMENT
		MATERIAL	THICK	TYPE	THICK	R		SHTG	STUDS		
MPS-1	1'- 1 1/2"	METAL PANEL	SEE SPEC	VERIFY SPEC	4"	VERIFY	VERIFY SPEC	GYP SHTG	6" MTL	NA	NFPA 285
MPS-2	1'- 3 1/2"	METAL PANEL	SEE SPEC	VERIFY SPEC	4"	VERIFY	VERIFY SPEC	GYP SHTG	8" MTL	NA	NFPA 285

MPM METAL PANEL W/ MASONRY BACK-UP

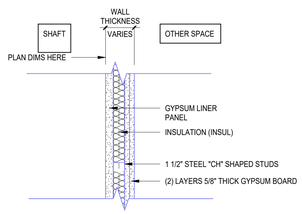
NOTES:

1. SEAL ALL SEAMS AT AIR AND VAPOR CONTROL



WALL TYPE	TOTAL THICK	EXTERIOR FINISH		INSULATION			AIR / VAPOR CONTROL	BACK-UP WALL	AVAILABLE FIRE RESISTANCE	COMMENT
		MATERIAL	THICK	TYPE	THICK	R		MASONRY THICKNESS		
MPM-1	1'-1 7/8"	METAL PANEL	SEE SPEC	VERIFY SPEC	4.5"	VERIFY	VERIFY SPEC	7-5/8"	NA	NFPA 285
MPM-2	1'-5 7/8"	METAL PANEL	SEE SPEC	VERIFY SPEC	4.5"	VERIFY	VERIFY SPEC	11-5/8"	NA	NFPA 285

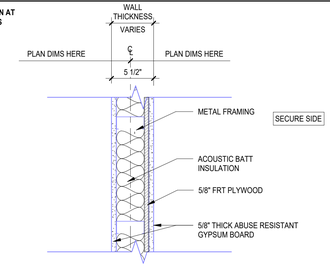
H METAL SHAFT PARTITION



WALL TYPE	THICK	STUD	SPACING	FIRE RATING	RESISTANCE RATING	STC		COMMENT
						W/O INSUL	W/ INSUL	
	3 3/4"	1 1/2" CH	SEE STRUCT	2 HR	UL-U428 WP7051	NA	50-54	

SX1 STEEL SECURITY CONSTRUCTION PARTITION

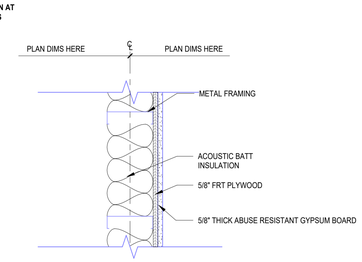
NOTE: ACOUSTIC BATT INSULATION AT ALL INTERIOR PARTITIONS UNLESS NOTED OTHERWISE



WALL TYPE	THICK	STUD	SPACING	FIRE RATING	RESISTANCE RATING	STC		SOUND TEST	COMMENT
						W/O INSUL	W/ INSUL		
	5 1/2"	3 5/8"	SEE STRUCT	1 HR	UL-U423	NA	NA	NA	

SXT STEEL SECURITY CONSTRUCTION PARTITION

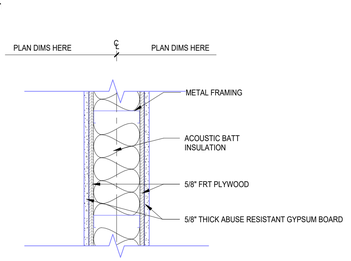
NOTE: ACOUSTIC BATT INSULATION AT ALL INTERIOR PARTITIONS UNLESS NOTED OTHERWISE



WALL TYPE	THICK	STUD	SPACING	FIRE RATING	RESISTANCE RATING	STC		SOUND TEST	COMMENT
						W/O INSUL	W/ INSUL		
	4 7/8"	3 5/8"	SEE STRUCT	NA	NA	NA	NA	NA	

SX2 STEEL SECURITY CONSTRUCTION PARTITION

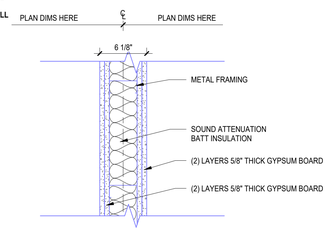
NOTE: ACOUSTIC BATT INSULATION AT ALL INTERIOR PARTITIONS UNLESS NOTED OTHERWISE



WALL TYPE	THICK	STUD	SPACING	FIRE RATING	RESISTANCE RATING	STC		SOUND TEST	COMMENT
						W/O INSUL	W/ INSUL		
	6 1/8"	3 5/8"	SEE STRUCT	1 HR	UL-U423	NA	NA	NA	

C1 STEEL ACOUSTIC CONSTRUCTION PARTITION

NOTES:
1. ACOUSTIC BATT INSULATION AT ALL INTERIOR PARTITIONS UNLESS NOTED OTHERWISE
2. ALL PENETRATIONS THROUGH WALL TO BE SEALED WITH ACOUSTICAL SEALANT



WALL TYPE	THICK	STUD	SPACING	FIRE RATING	RESISTANCE RATING	STC		SOUND TEST	COMMENT
						W/O INSUL	W/ INSUL		
	6 1/8"	3 5/8"	SEE SPEC	1 HR	UL-U423	NA	64	RAL-TL-87-142	

GENERAL PARTITION NOTES

1. ALL FIRE-RATED OR SMOKE-RATED PARTITIONS SHALL EXTEND TO UNDERSIDE OF THE FLOOR OR ROOF ASSEMBLY ABOVE AND TERMINATE PER FIRE-PROOFING SYSTEM MANUFACTURE'S INSTALLATION REQUIREMENTS.
2. COORDINATE WITH G-SERIES LIFE SAFETY PLANS FOR LOCATIONS OF FIRE-RATED AND/OR SMOKE-RATED ASSEMBLIES.
3. UNLESS NOTED OTHERWISE - CONTRACTOR SHALL ASSUME ALL INTERIOR PARTITIONS EXTEND TO THE UNDERSIDE OF THE FLOOR OR ROOF ASSEMBLY ABOVE.
4. PARTITIONS SCHEDULED TO EXTEND TO UNDERSIDE OF STRUCTURAL DECK ABOVE MAY CONFLICT WITH STRUCTURAL ELEMENTS SUCH AS JOIST. IN THOSE INSTANCES, THE CONTRACTOR SHALL COORDINATE WITH TYPICAL DETAILS PROVIDED TO MAINTAIN CONTINUITY OF THE ASSEMBLY FROM FLOOR TO STRUCTURE ABOVE.
5. WHERE CLEAR DIMENSIONS ARE SPECIFIED ON DRAWINGS, CONTRACTOR SHALL LAYOUT PARTITIONS TO ACCOUNT FOR THICKNESS OF SPECIFIED FINISHES AND COORDINATE WITH THE INTERIOR FINISH PLANS AND FINISH DETAILS.
6. REFER TO THE INTERIOR ELEVATIONS. INTERIOR FINISH PLANS AND FINISH SCHEDULE FOR WALL FINISHES.
7. UNLESS NOTED OTHERWISE - TYPICAL INTERIOR PARTITION TYPE IS **'0S4'** AND SHALL EXTEND TO UNDERSIDE OF STRUCTURE ABOVE.
8. REFER TO STRUCTURAL DRAWINGS FOR INTERIOR PARTITION REINFORCING REQUIREMENTS.
9. REFER TO SECURITY ENCLOSURE DETAILS FOR PARTITION REQUIREMENTS WITHIN DETENTION/HOLDING AREAS.

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CONSULTANTS

PROJECT TITLE

CORCORAN NEW CITY HALL & POLICE FACILITY

ISSUE #	DATE	DESCRIPTION
1	08/05/2026	60% SCHEMATIC DESIGN
2	09/10/2026	SCHEMATIC DESIGN

CERTIFICATION

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CONSTRUCTION TYPES - EXTERIOR & INTERIOR PARTITIONS

SHEET NUMBER

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Master Interiors Material ID

Project Name: Corcoran Police & City Hall

Section	Mat ID	Description	Manufacturer / Product / Model / Finish	Project Application / Notes	Rep Contact
03 35 00	**Concrete Finishing**				
	CS-1	Penetrating Liquid Densifier/Sealer Floor Treatment	Euclid Chemical Company (The): EUCO DIAMOND HARD	BOH	
	CS-2	Penetrating Epoxy Sealer	Euclid Chemical Company (The): EUCO #512 VOX EPOXY SEALER		
	CS-3	Clear, water-based, 40 percent alkyl alkoxysilane penetrating sealer	BARACADE SILANE 40 WB by The Euclid Chemical Company MasterProtect H 400 (formerly Enviroseal 40) by Master Builders. Protectosil® AQUA-TRETE® 40, Evonik Degussa A&S Division	POLICE GARAGE	
06 20 23	**Interior Finish Carpentry**				
BANQ-#	Custom Banquette seating / Custom Booth Seating		Frame Finish: Upholstery: Construction; See Elevations / Section Details Installation Notes:	COMMUNITY ROOM	
08 44 09	**Architectural Woodwork**				
PLAM-#	**Plastic Laminate Casework (Common Areas)**				
	PLAM-1	Plastic Laminate	Manufacturer: Wilsonart or similar Type: HPL Laminate Color: From Full Product Line Finish: TBD	CABINETS	lynette.stende@wilsonart.com
	PLAM-2	Plastic Laminate	Manufacturer: Wilsonart or similar Type: HPL Laminate Color: From Full Product Line Finish: TBD	CABINETS	lynette.stende@wilsonart.com
	Plastic Laminate Countertops (Common Areas)				
	PLAM-3	Plastic Laminate	Manufacturer: Wilsonart or similar Type: HPL Laminate Color: From Full Product Line Finish: TBD	VE ALTERNATE COUNTERTOP	lynette.stende@wilsonart.com
GR-#	**Grommets**				
	GR-1	Grommet	Manufacturer: Mockett Product: PS-2B - 2-1/2" Flush Mount Desk Grommet, 1 Slot Finish: Matte Black Notes:		
PULL-#	**Cabinet hardware and accessories**				
	PULL-1	Cabinet Pull	Manufacturer: Richelieu ALLOWANCE $6/PULL Product: TBD Product Number: TBD Finish: TBD Size:	COMMUNITY & BREAK ROOMS	
	PULL-2	Cabinet Pull	Manufacturer: Richelieu ALLOWANCE $3.5/PULL Product: TBD Product Number: TBD Finish: TBD Size:	BOH - MILLWORK PULL	
	PULL-3	Cabinet Pull	Manufacturer: Doug Mockett Product: Elongated Frame Pull Product Number: DP138 Finish: Satin Nickel Size: 1-31/32" x 6-5/16"	INTAKE AREA	
BRAC-#	**Support Brackets**				
	BRAC-1	Hidden in-wall support bracket	Manufacturer: Iron Supports Product: Floating Countertop Wall Bracket Finish: Matte Black		
	BRAC-2	Surface mounted bracket	Manufacturer: Iron Supports Product: Standard Front Mount Countertop L Bracket Finish: Matte Black		
WDB-#	**Wood Wall and Base Trim**				
	WDB-1	Wood Base	Species: Grade: Cut: Size: Stain:	LOBBY / PUBLIC	
WDB-#	**Wood Veneer Casework**				
	WD-1	Project Wood/Wood Veneer	Species: Grade: Cut: Stain:	PD LOBBY & PUBLIC LOBBY	
	WD-2	Project Wood/Wood Veneer	Species: Oak Grade: Grade A Cut: Stain: Stained to Match PLAM-1	DOORS	
	WD-3	Project Wood/Wood Veneer	Species: Poplar Grade: Grade A Cut: Stain: Stained to Match PLAM-1	TRIM	
	WD-4	Project Wood/Wood Veneer	Species: Poplar Grade: Grade A Cut: Stain: Painted to Match PT-1	TRIM	
PNLG-#	**Wood Veneer Paneling**				
	PNLG-1	Paneling			
WDC-#	**Miscellaneous Decorative Wood**				
	WDC-1	Wood Decorative Screen @ Ceiling & Wall			
06 61 16	**Cast Polymer Solid Surfacing**				
SSR-#					
	SSR-1	Solid Surfacing Acrylic	Manufacturer: Corian Color: TBD Thickness: 1/2" | Edge Profile: Square, 1/8" Top & Bottom Radius	INTERIOR WINDOW SILLS	kim@hilmark.com
08 80 00	**Glazing**				
FILM-#		Decorative Film Overlay			
	FILM-1	Interior Window Film	Manufacturer: Decorative Films (Solyx) Product: SXJ-0598 Dual Misty Frost Gradient Notes: Custom design	OFFICE DOORS & SIDELIGHTS	Austin Custom@decorativefilm.com
08 83 00	**Mirrors**				
MIR-#	**Mirror**				
	MIR-1	Unframed - Laminated	Edges: pencil polished edges Mounting: J-channels	FITNESS & LOCKER ROOMS	
09 30 00	**Tiling**				
TL-#	**Tile**				
	TL-1	Tile	Manufacturer: ALLOWANCE: $4.5 SQFT PRODUCT Series: Color: Size: Install: Grout:	FLOOR TILE - MAIN LOBBY, PD LOBBY, LOBBY STAIRS	
	TL-2	Tile	Manufacturer: ALLOWANCE: $4.5 SQFT PRODUCT Series: Color: Size: Install: Grout:	RESTROOM FLOOR	
	TL-3	Tile	Manufacturer: ALLOWANCE: $4.5 SQFT PRODUCT Series: Color: Size: Install: Grout:	SHOWER FLOOR	
	TL-4	Tile	Manufacturer: ALLOWANCE: $10 SQFT PRODUCT Series: Color: Size: Install: Grout:	RESTROOM & SHOWER WALLS	
	TL-5	Tile	Manufacturer: ALLOWANCE: $10 SQFT PRODUCT Series: Color: Size: Install: Grout:	PD KITCHEN & COFFEE BAR	
	TL-6	Tile	Manufacturer: ALLOWANCE: $10 SQFT PRODUCT Series: Color: Size: Install: Grout:	CITY KITCHEN & COFFEE BAR	
	TL-7	Tile	Manufacturer: ALLOWANCE: $5.5 SQFT PRODUCT Series: Color: Size: Install: Grout:	TRAINING/ DRINKING FOUNTAIN	
TLT-#	**Tile Trim**				
	TLT-1	Tile Trim (WALL TILE EDGE)	Manufacturer: Schluter Systems Profile: JOLLY Finish: TBD		kkeenan@schluter.com
	TLT-2	Tile Trim (FLOOR TILE TRANSITION)	Manufacturer: Schluter Systems Profile: SCHIENE Finish: TBD		kkeenan@schluter.com
	TLT-3	Tile Trim (COVE)	Manufacturer: Schluter Systems Profile: DILEX Finish: TBD		kkeenan@schluter.com
	TLT-4	Tile Trim (STAIR TREAD)	Manufacturer: Schluter Systems Profile: SCHIENE Finish: TBD	PUBLIC LOBBY STAIRS	kkeenan@schluter.com
	TLT-5	Tile Trim (STAIR TREAD)	Manufacturer: Schluter Systems Profile: QUADEC-K Finish: TBD		kkeenan@schluter.com
TLB-#	**Tile Base**				
		Tile Base	Manufacturer: Series: Color: Size: Install: Grout:	MAIN LOBBY, PD LOBBY, LOBBY STAIRS	

Section	Mat ID	Description	Manufacturer / Product / Model / Finish	Project Application / Notes	Rep Contact
09 51 13	**Acoustical Panel Ceilings**				
APC-#	**Acoustical Panel**				
	APC-1	Acoustical Panel Ceiling System	Manufacturer: Impact Acoustic Product/Series: Ceiling Panel Round Size: 600x24mm Color: Suspension System:		
09 51 23	**Acoustical Tile Ceilings**				
ACT-#	**Acoustical Tile**				
	ACT-1	Acoustical Tile Ceiling System	Manufacturer: Armstrong Product: Ultima Tegular (1912) Edge Profile: Tegular | Tile Color: White Tile Size: 24" x 24" | 3/4" Thickness Grid System: Tegular | Grid Color: White NRC: 0.75 | 35 CAC | Light Reflectance: 88%	2' X 2'	
09 57 53	**Security Metal Ceilings**				
	MSC-1	Metal Secuity Ceiling	Manufacturer: Trusbilt Security Ceilings Product: TrussDek	HOLDING CELL, HARD INTERVIEW	
09 65 00	**Resilient Flooring**				
RF-#	**Resilient Flooring**				
	RF-1	Resilient Flooring	Manufacturer: ALLOWANCE: $3/SQFT Series: LVT Color: Size: Install: Thickness:	CITY & PD BREAKROOMS	
	RF-2	Resilient Flooring	Manufacturer: ALLOWANCE: $5/SQFT Series: VCT Static Control Color: Size: Install: Thickness:	DATA & SERVER ROOMS	
	RF-3	Resilient Flooring	Manufacturer: ALLOWANCE: $3/SQFT Series: LVT Color: Size: Install: Thickness:	BOH	
	RF-4	Resilient Flooring	Manufacturer: ALLOWANCE: $5/SQFT Series: Rubber Color: Size: Install: Thickness:	BOH STAIR LANDINGS	kirsten.maltzen@tarkett.com
RB-#	**Resilient Base**				
	RB-1	Resilient Base	Manufacturer: Tarkett or Similar Type: Traditional Vinyl 1/8" Series: Color: TBD Size:	Straight @ carpet	kirsten.maltzen@tarkett.com
	RB-2	Resilient Base	Manufacturer: Tarkett or Similar Type: Traditional Vinyl 1/8" Series: Color: TBD Size:	Cove @ resilient flooring	kirsten.maltzen@tarkett.com
RTS#	**Resilient Transitions**				
	RTS-1	Resilient Floor Transition Carpet to Resilient	Manufacturer: Tarkett Product: Johnsonite Adaptors Profile: TBD		kirsten.maltzen@tarkett.com
	RTS-2	Resilient Floor Transition Carpet to Concrete	Manufacturer: Tarkett Product: Johnsonite Reducers Profile: TBD		kirsten.maltzen@tarkett.com
	RTS-3	Resilient Floor Transition Resilient to Concrete	Manufacturer: Tarkett Product: Johnsonite Reducers Profile: TBD		kirsten.maltzen@tarkett.com
	RTS-4	Resilient Floor Transition Resilient to Tile	Manufacturer: Tarkett Product: Johnsonite Adaptors Profile: TBD		kirsten.maltzen@tarkett.com
	RTS-5	Resilient Floor Transition Rubber to Resilient	Manufacturer: Tarkett Product: Johnsonite T-Mouldings Profile: TBD		kirsten.maltzen@tarkett.com
	RTS-6	Resilient Floor Transition Carpet to Carpet	Manufacturer: Tarkett Product: Johnsonite Adaptors Profile: TBD		kirsten.maltzen@tarkett.com
	RTS-7	Resilient Floor Transition Carpet to Tile	Manufacturer: Tarkett Product: Johnsonite Slim Line Transitions Profile: TBD		kirsten.maltzen@tarkett.com
RA#	**Resilient Accessories**				
	RA-1	Resilient Stair Treads / Risers	Manufacturer: Tarkett Product: Johnsonite Angle Fit Rubber Stair Tread with Integrated Riser Color: TBD Profile: TBD Notes: D61 to include grip and vision strips	BOH STAIRS	kirsten.maltzen@tarkett.com
09 65 66	**Resilient Athletic Surfacing**				
	RAS-1	Athletic Flooring	Manufacturer: Ecore Athletic or Similar Type: Series: Color: Size:	FITNESS FLOORING	
	RAS-1	Athletic Flooring	Manufacturer: Ecore Athletic or Similar Type: Series: Color: Size:	FITNESS POWERLIFTING MATT	
09 67 23	**Resinous Flooring**				
	EPF-1	Epoxy Flooring	Manufacturer: Dur-a-Flex/Sherwin Williams Product: Deco Flake System 1/4" Color: TBD Texture: Anti-Slip / Grit Finish Notes: Include 4" integral base	PD EVIDENCE GARAGE & K9 Epoxy Floorings - Integrated base	Tyler Day tyler.day@sherwin.com
09 68 00	**Carpeting**				
CPT-#	**Carpeting**				
	CPT-1	Carpet	Manufacturer: ALLOWANCE: $40/YD PRODUCT Series: Color: Size: Install: Thickness:	WALK OFF	
	CPT-2	Carpet	Manufacturer: ALLOWANCE: $30/YD PRODUCT Series: Color: Size: Install: Thickness:	PD PRIVATE & OPEN OFFICE	
	CPT-3	Carpet	Manufacturer: ALLOWANCE: $30/YD PRODUCT Series: Color: Size: Install: Thickness:	PD CONFERENCE	
	CPT-4	Carpet	Manufacturer: ALLOWANCE: $30/YD PRODUCT Series: Color: Size: Install: Thickness:	CITY PRIVATE & OPEN OFFICE	
	CPT-5	Carpet	Manufacturer: ALLOWANCE: $30/YD PRODUCT Series: Color: Size: Install: Thickness:	CITY CONFERENCE	
	CPT-6	Carpet	Manufacturer: ALLOWANCE: $30/YD PRODUCT Series: Color: Size: Install: Thickness:	TRAINING ROOM	
	CPT-7	Carpet	Manufacturer: ALLOWANCE: $35/YD PRODUCT Series: Color: Size: Install: Thickness:	LOCKER ROOMS	
09 72 00	**Wall Coverings**				
WC-#	**Wall Coverings**				
	WC-1	Wallcovering	Manufacturer: ALLOWANCE $25/YD PRODUCT Series: Color: Size:	PD CONFERENCE	
	WC-2	Wallcovering	Manufacturer: ALLOWANCE $25/YD PRODUCT Series: Color: Size:	CITY CONFERENCE	
	WC-3	Wallcovering	Manufacturer: ALLOWANCE $25/YD PRODUCT Series: Color: Size:	MOTHER'S ROOM & WELLNESS ROOM	
	WC-4	Wallcovering	Manufacturer: ALLOWANCE $25/YD PRODUCT Series: Color: Size:	COUNCIL CHAMBERS	
	WC-5	Wallcovering	Manufacturer: ALLOWANCE $25/YD PRODUCT Series: Color: Size:	PD CORRIDORS	jessica.nalipinski@wolfgordon.com
	WC-6	Wallcovering	Manufacturer: ALLOWANCE $25/YD PRODUCT Series: Color: Size:	FITNESS	

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CONSULTANTS

PROJECT TITLE

CORCORAN NEW CITY HALL & POLICE FACILITY

ISSUE #	DATE	DESCRIPTION
2	09/10/2026	SCHEMATIC DESIGN

CERTIFICATION

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COMMISSION NUMBER	2747-02

SHEET TITLE

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Section	Mat ID	Description	Manufacturer / Product / Model / Finish	Project Application / Notes	Rep Contact
09 77 33	**FRP Wall Paneling**				
	FRP-1	Fiberglass Reinforced Panels	Manufacturer: Glasteel .090" or equal Color: White Caulk: To Match Color Panel Size: 4' x 8'	JANITOR	
09 80 15	**Acoustic Coating Coating**				
ASF-#	**Acoustic Ceiling Coating**				
	ASF-1	Acoustic Spray-on System	ICC, K-13 (Basis-of-Design) ICC; SonaSpray ThermaCoustic Industries, TC-417	DT TRAINING	
09 84 33	**Acoustic Wall Paneling**				
AWP-#	**Acoustic Wall Panels**				
	AWP-1	Acoustical Wall and Ceiling Panel	Manufacturer: Armstrong Tectum Product: Size: Color:	INTERVIEW ROOM	
	AWP-2	Acoustical Wall and Ceiling Panel	Manufacturer: Product: Size: Color:	COUNCIL CHAMBERS	
09 91 23	**Interior Painting**				
	PT-1	Interior Paint	Manufacturer: Sherwin Williams Color: Finish/Sheen:	Substrate(s): Environment: WET OR DRY WALL	
	PT-2	Interior Paint	Manufacturer: Sherwin Williams Color: Finish/Sheen:	CEILING	
	PT-3	Interior Paint	Manufacturer: Sherwin Williams Color: Finish/Sheen:	ACCENT WALL PAINT	
	PT-4	Interior Paint	Manufacturer: Sherwin Williams Color: Finish/Sheen:		
	PT-5	Interior Paint	Manufacturer: Sherwin Williams Color: Finish/Sheen:		
	PT-6	Interior Paint	Manufacturer: Sherwin Williams Color: Finish/Sheen:		
	PT-7	Interior Paint	Manufacturer: Sherwin Williams Color: Finish/Sheen:		
	PT-8	Interior Paint	Manufacturer: Sherwin Williams Color: Finish/Sheen:		
	PT-9	Interior Paint	Manufacturer: Sherwin Williams Color: Finish/Sheen:		
	PT-10	Interior Paint	Manufacturer: Sherwin Williams Color: Finish/Sheen:	HOLLOW METAL FRAME & DOORS	
10 11 00	**Visual Display Units**				
	TKBD-1	Bulletin boards	Manufacturer: Platinum Visual Systems Product: Platinum Visual DTS Colored Cork Tackboard Color: Potato Skin Size: TBD		
	WHBD-1	Marker Board	Manufacturer: Skyline Design Product: Define Glassboard	Frameless with Magnetic Backing Type: Starphire Low-Iron Tempered Safety Glass Size: See Drawings | 1/4" Thickness Color: Standard White Installation: Edge Grip Hardware and Accessories: Black Magnets, Starter Kit and Rail	
10 21 13	**Toilet Compartments**				
	TCOMP-1	Toilet Compartments (Phenolic Core)	Mounting (floor, Ceiling, Overhead braced)		
10 26 00	**Wall and Door Protection**				
ARWP-#	**Abuse Resistant Wall Protection**				
WGC-#	**Wall Corner Guards**				
	WCG-1	Wall Corner Guard	Manufacturer: Product: Size: Color:		
WG-#	**Wall Guards**				
10 28 00	**Toilet & Bath Accessories**				
GB-#	**Grab Bars**				
	GB-1	12 inches	Manufacturer: Bobrick Model: 5806 Series OR B-6806 Series Finish: Stainless Steel Notes: Refer to Architectural Units plans and elevations for locations		
	GB-2	18 inches			
	GB-3	24 inches			
	GB-4	36 inches			
	GB-5	42 inches			
TA-#	**Toilet Accessories**				
	TA-1	Toilet Paper holder	Manufacturer: Bobrick or equal Model: Finish: Notes:		
	TA-2	Trash Semi Recessed	Manufacturer: Bobrick or equal Model: Finish: Notes:		
	TA-3	Soap Dispenser	Manufacturer: Bobrick or equal Model: Finish: Notes:		
	TA-4	Sanitary Napkin Disposal	Manufacturer: Bobrick or equal Model: Finish: Notes:		
	TA-5	Broom Holder	Manufacturer: Bobrick or equal Model: Finish: Notes:	JANITORS CLOSET	
	TA-6	Baby Changing Station	Manufacturer: Bobrick or equal Model: Finish: Notes:		
	TA-7	ADA Folding Shower Seat	Manufacturer: Bobrick or equal Model: Finish: Notes:		
	TA-8	Shower Curtain Rod	Manufacturer: Bobrick or equal Model: Finish: Notes:		
	TA-9	Solid Plastic Pedestal Bench	Manufacturer: Bobrick or equal Model: Finish: Notes:		
	TA-10	Robe Hook	Manufacturer: Bobrick or equal Model: Finish: Notes:		
	TA-11	Coat Hook	Manufacturer: Bobrick or equal Model: Finish: Notes:		
	TA-12	Belt Hook	Manufacturer: Bobrick or equal Model: Finish: Notes:	PD RESTROOMS	
	TA-13	Stainless Steel Shelf	Manufacturer: Bobrick or equal Model: Finish: Notes:		
	TA-14	Paper Towel Dispenser	Manufacturer: Bobrick or equal Model: Finish: Notes:		
	TA-15	Mirror	Manufacturer: Bobrick or equal Model: Finish: Black Frame Notes:	RESTROOM / / WELLNESS	
	TA-16	Adult Changing Station?	Manufacturer: Bobrick or equal Model: Finish: Notes:		
	DRY-1	Electric Hand dryer	Manufacturer: Bobrick or equal Model: Finish: Notes:		
11 68 23	**Gymnasium Equipment**				
	MAT-1	Athletic Flooring - Heavy	Manufacturer: AK Athletics Series: Wrestling Mat - Custom Color:TBD Size: Wall to Wall in room Install: AK Athletics Mat Tape Thickness: 1.58"	Defensive Tactical - Mat Floor	
	MAT-2	Athletic Wall Padding - Heavy	Manufacturer: AK Athletics Series: Wood Backed Gym Wall Padding Panels 2' x 6' Color: TBD Size: 2' x 6' Install: Direct to wall Thickness: 2"	Defensive Tactical - Wall Padding	

Section	Mat ID	Description	Manufacturer / Product / Model / Finish	Project Application / Notes	Rep Contact
12 20 00	**Window Treatments**				
WT-#	**Window Treatments**				
	WT-1	Roller Shades, Manual	Manufacturer: SWF Contract Product: Color: Finish:		
	WT-2	Roller Shades, Motorized	Manufacturer: SWF Contract Product: Color: Finish:	MAIN LOBBY	
12 36 16	**Metal Countertops**				
	SST-1	Stainless Steel Countertop	Manufacturer: ChemTops Product: Stainless Steel 316		
12 36 53	**Laboratory Worksurfaces**				
	SSC-1	Composite Countertop	Manufacturer: ChemTops Product: Solicor-CR Color: Graphite Thickness: 1" | Edge Profile: 1/8" Bevel Sheet Size: 5'x10'		
12 36 61	**Engineered Stone Countertops**				
SSQ-#	**Quartz Solid Surface Countertops**				
	SSQ-1	Solid Surfacing, Quartz	Manufacturer: Caesarstone or Similar Product: Color: Finish: Thickness: Edge Profile:	COUNTER TOPS	

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INTERIOR ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	Floor Material	Base Material	Wall Material	Ceiling Material	COMMENTS
100	PD GARAGE	CS	RB	PT	EXPOSED	
101	SALLY PORT	CPT	RB	PT	MSC	
102	INTAKE	CS	--	PT	MSC	PLAM MILLWORK AND STAINLESS STEEL COUNTER
103	INTERVIEW	CS	--	AWP/PT	MSC	AWP TO BE DIRECT ATTACHED TO WALLS AT PERIMETER OF ROOM FROM CEILING TO 7'-0"AFF
104	INTERVIEW	CS	--	AWP/PT	MSC	AWP TO BE DIRECT ATTACHED TO WALLS AT PERIMETER OF ROOM FROM CEILING TO 7'-0"AFF
105	JAN.	CS	RB	PT/FRP	EXPOSED	FRP AT MOP SINK
106	SALLYPORT	CPT	RB	PT	MSC	
107	RELEASE	CS	RB	PT	MSC	
108	RR	TL	TLT	TL / PT	MSC	
109	HOLDING CELL	CS	--	PT	MSC	
110	HOLDING CELL	CS	--	PT	MSC	
111	HOLDING CELL	CS	--	PT	MSC	
112	INTAKE GARAGE	CS	--	PT	EXPOSED	
114	ELEC.	CS	RB	PT	EXPOSED	
115	LARGE EVIDENCE	EPF	EPF	PT	ACT	
116	EVIDENCE TRAILER PARKING	EPF	EPF	PT	EXPOSED	
117	UTILITIES GARAGE	CS	RB	PT	EXPOSED	
118	K9	EPF	EPF	PT	ACT	
119	SHOOTING RANGE	CS	RB	PT	EXPOSED	
120	SOUNDLOCK	CS	RB	PT	PT	
121	WEAPON CLEANING	CS	RB	PT	ACT	PLAM MILLWORK AND COMPOSITE COUNTER
122	VESTIBULE	CPT	RB	PT	PT	PLAM MILLWORK AND COMPOSITE COUNTER
123	RR	TL	TLT	TL / PT	PT	
124	STORAGE	CS	RB	PT	EXPOSED	
125	MAT ROOM	MAT	--	MAT	EXPOSED/ASF	
126	SQUAD READY AREA	CS	RB	PT	EXPOSED	PLAM MILLWORK AND SOLID SURFACE COUNTER
127	ARMORY	CS	RB	PT	ACT	
128	FIELD FORCE	CS	RB	PT	ACT	
129	EVIDENCE PROCESSING	RF	RB	PT	ACT	
130	EVIDENCE INTAKE	RF	RB	PT	ACT	
131	VAULT	CS	RB	PT	MSC	
132	VAULT	CS	RB	PT	MSC	
133	EVIDENCE	RF	RB	PT	ACT	PLAM MILLWORK AND STAINLESS STEEL COUNTER
134	DRONE	CS	RB	PT	ACT	
135	OUTREACH STORAGE	CS	RB	PT	ACT	
136	SWAT ARMORY	CS	RB	PT	ACT	
137	SWAT	CS	RB	PT	ACT	
138	CORRIDOR	CPT	RB	WC	ACT	
139	QUIET ROOM	CPT	RB	WC	ACT	PLAM WILLWORK AND QUARTZ COUNTER
140	QUIET ROOM	CPT	RB	WC	ACT	PLAM WILLWORK AND QUARTZ COUNTER
141	DATA	RF	RB	PT	ACT	
142	STORAGE	RF	RB	PT	EXPOSED	
143	OPEN OFFICE	CPT	RB	WC	ACT	
144	ROLL CALL / SHIFT TRAINING	CPT	RB	PT	ACT	
145	SGT. SHARED OFFICE	CPT	RB	PT	ACT	
146	SGT. SHARED OFFICE	CPT	RB	PT	ACT	
147	SGT. SHARED OFFICE	CPT	RB	PT	ACT	
148	COPY	CPT	RB	PT	ACT	PLAM MILLWORK AND QUARTZ COUNTER
149	REPORT	CPT	RB	PT	ACT	
150	REPORT	CPT	RB	PT	ACT	
151	SECURED CORRIDOR	CPT	RB	PT	ACT	
152	MECHANICAL	CS	RB	PT	EXPOSED	
153	RR/ SHOWER	TL	TLT	TL / PT	PT	QUARTZ COUNTER AND PLAM APRON AND PANEL
154	PHYSICAL CONDITIONING	RAS	RB	PT	ACT	
155	LOCKER ROOM	CPT	RB	PT	ACT	
156	CHANGING	CPT	RB	PT	PT	BENCH AND ROBE HOOKS (2)
157	ELEV	TL	--	--	--	FOR WALLS, CEILINGS, & HANDRAILS SELECT FINISH FROM MANUFACTURER STANDARD FINISHES
157	RESTROOM	TL	TLT	TL / PT	PT	QUARTZ COUNTER AND PLAM APRON AND PANEL
158	RESTROOM	TL	TLT	TL / PT	PT	QUARTZ COUNTER AND PLAM APRON AND PANEL
159	CHANGING	CPT	RB	PT	PT	BENCH AND ROBE HOOKS (2)
160	RR / SHOWER	TL	TLT	TL / PT	PT	QUARTZ COUNTER AND PLAM APRON AND PANEL
161	RR / SHOWER	TL	TLT	TL / PT	PT	QUARTZ COUNTER AND PLAM APRON AND PANEL
162	RR / SHOWER	TL	TLT	TL / PT	PT	QUARTZ COUNTER AND PLAM APRON AND PANEL
163	RR / SHOWER	TL	TLT	TL / PT	PT	QUARTZ COUNTER AND PLAM APRON AND PANEL
164	HALL	CPT	RB	PT	ACT	
165	RR/ SH	TL	TLT	TL / PT	PT	
166	BOOT WASH/MUD ROOM	CS	RB	PT	ACT	
167	RESTROOM	TL	TLT	TL / PT	PT	
168	STORAGE	CS	RB	PT	EXPOSED	
169	PARTS AND STORAGE	CS	RB	PT	EXPOSED	
170	UTILITIES GARAGE	CS	RB	PT	EXPOSED	
178	STAIR	TL	WDB	WC/PT	PT	
200	VESTIBULE	CPT	RB	PT	WDC	
201	LOBBY	TL	WDB	WDC	WDC	
202	OPEN OFFICE	CPT	RB	PT	ACT	PLAM MILLWORK AND QUARTZ COUNTER
203	SUB-LOBBY	TL	WDB	PT	PT	PLAM MILLWORK AND QUARTZ COUNTER
204	PUBLIC MEETING ROOM	CPT	RB	WC/PT	ACT	
205	CONSTRUCTION SERVICE MGR.	CPT	RB	PT	ACT	
206	PARK & REC MNGR	CPT	RB	PT	ACT	
207	COMM. DEVEL.	CPT	RB	PT	ACT	
208	PLANNER	CPT	RB	PT	ACT	
209	DIR. SUPR.	CPT	RB	PT	ACT	
210	DEVE. SUV.	CPT	RB	PT	ACT	
211	DIST. LEAD	CPT	RB	PT	ACT	
212	PW DIR.	CPT	RB	PT	ACT	
213	COMM. DEV. DIR.	CPT	RB	PT	ACT	
214	VEST.	CPT	RB	PT	ACT	
215	BREAK ROOM	RF	RB	PT	ACT	PLAM MILLWORK AND QUARTZ COUNTER
216	BUILDING STORAGE	CS	RB	PT	ACT	
217	ELECTION STORAGE	CS	RB	PT	ACT	
218	BUILDING STORAGE	CPT	RB	PT	ACT	PLAM MILLWORK AND QUARTZ COUNTER
219	MED. CONFERENCE RM	CPT	RB	WC/PT	ACT	
220	SUPPLIES	CPT	RB	PT	PT	
221	PHONE	CPT	RB	WC/PT	ACT	
222	RR	TL	TLT	TL / PT	PT	
223	RR	TL	RB	TL / PT	PT	
224	RR	TL	TLT	TL / PT	PT	
225	RR	TL	TLT	TL / PT	PT	
226	RR	TL	TLT	TL / PT	PT	
227	WELLNESS	CPT	RB	WC/PT	ACT	PLAM MILLWORK AND QUARTZ COUNTER
228	JANITOR	CS	RB	PT	EXPOSED	FRP AT MOP SINK
229	BREAK ROOM	RF	RB	PT	ACT	PLAM MILLWORK AND QUARTZ COUNTER. PENDANT LIGHTS AT ISLAND
230	CONF. / CASE MGMT.	CPT	RB	WC/PT	ACT	
231	RR	TL	TLT	TL / PT	PT	
232	RR	TL	TLT	TL / PT	PT	
233	ELEC.	CS	RB	PT	EXPOSED	
235	IT OFFICE	CPT	RB	PT	ACT	
236	SOCIAL WORKER	CPT	RB	WC/PT	ACT	
237	INTERVIEW	RF	RB	AWP/PT	ACT	

INTERIOR ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	Floor Material	Base Material	Wall Material	Ceiling Material	COMMENTS
238	WAITING ROOM	CPT	RB	PT	ACT	
239	RR	TL	TLT	TL / PT	PT	
240	INTERVIEW	RF	RB	AWP/PT	ACT	
241	RECORDS	CPT	RB	WC/PT	ACT	PLAM MILLWORK AND QUARTZ COUNTER. GLASS PARTITION WITH DECORATIVE FILM
242	MAIL/ COPY	CPT	RB	PT	PT	PLAM MILLWORK AND QUARTZ COUNTER
243	PD LOBBY	TL	WDB	WC/PT	PT	PLAM MILLWORK AND QUARTZ COUNTER
244	CONFERENCE	CPT	RB	WC/PT	ACT	
244	ELEV.	TL	--	--	--	FOR WALLS, CEILINGS, & HANDRAILS SELECT FINISH FROM MANUFACTURER STANDARD FINISHES
245	OFFICE STORAGE	CPT	RB	PT	ACT	
246	JAN.	CS	RB	PT	EXPOSED	FRP AT MOP SINK
247	DATA	CS	RB	PT	ACT	
248	DRONE/ RTC	CPT	RB	PT	ACT	
249	ADMIN. MNGR.	CPT	RB	PT	ACT	
251	TEAM COLLAB.	CPT	RB	WC/PT	ACT	
252	DIGITAL EVIDENCE EXAM	RF	RB	PT	ACT	PLAM MILLWORK AND COMPOSITE COUNTER
253	DET.	CPT	RB	PT	ACT	
254	DET. SGT.	CPT	RB	PT	ACT	
255	DET.	CPT	RB	PT	ACT	
256	DET.	CPT	RB	PT	ACT	
257	DET.	CPT	RB	PT	ACT	
258	LT. PATROL	CPT	RB	PT	ACT	
259	LT INVEST.	CPT	RB	PT	ACT	
260	CHIEF	CPT	RB	PT	ACT	
261	DEPUTY CHIEF	CPT	RB	PT	ACT	
262	DEPUTY CHIEF	CPT	RB	PT	ACT	
263	ARCH. STOR.	RF	RB	PT	ACT	
264	TEAM COLLAB.	CPT	RB	WC/PT	PT	
265	SRO/ DTF	CPT	RB	PT	ACT	
266	INVEST. STORAGE	CPT	RB	PT	ACT	
267	ANALYST	CPT	RB	PT	ACT	
300	CORRIDOR	CPT	RB	WC/PT	ACT	
301	COUNCIL CHAMBER	CPT	RB	AWP/PT	PT	
302	OPEN OFFICE	CPT	RB	PT	ACT	PLAM MILLWORK AND QUARTZ COUNTER
303	HR OFFICE	CPT	RB	PT	ACT	
304	IT OFFICE	CPT	RB	PT	ACT	
305	OFFICE	CPT	RB	PT	ACT	
306	OFFICE	CPT	RB	PT	ACT	
307	OFFICE	CPT	RB	PT	ACT	
308	COPY	CPT	RB	PT	ACT	
309	CONFRENCE ROOM	CPT	RB	WC/PT	ACT	
310	COLLAB	CPT	RB	PT	PT	
311	STORAGE	CS	RB	PT	ACT	
312	RR	TL	TLT	TL / PT	PT	
313	RR	CS	TLT	TL / PT	PT	
314	HR CONF. RM	CPT	RB	WC/PT	ACT	
315	SERVER	RF	RB	PT	ACT	
316	IT WORKROOM	RF	RB	PT	ACT	PLAM MILLWORK AND COMPOSITE COUNTER
317	STORAGE	CS	RB	PT	ACT	
318	ELEC.	CS	RB	PT	EXPOSED	
319	CORRIDOR	CPT	RB	PT	ACT	
320	MENS RESTROOM 3	TL	TLT	TL / PT	PT	QUARTZ COUNTER AND PLAM APRON AND PANEL
321	WOMANS RESTROOM 3	TL	TLT	TL / PT	PT	QUARTZ COUNTER AND PLAM APRON AND PANEL
322	CONFERENCE ROOM	CPT	RB	WC/PT	ACT	
323	JANITOR	CS	RB	PT	EXPOSED	FRP AT MOP SINK
324	BUILDING STORAGE	CS	RB	PT	ACT	
325	BROADCAST	CPT	RB	PT	ACT	
326	EOC STORAGE	CS	RB	PT	ACT	
327	STORAGE	CS	RB	PT	ACT	
328	TABLE STORAGE	CS	RB	PT	ACT	
329	CATERING KITCHEN	RF	RB	PT	ACT	PLAM MILLWORK AND QUARTZ COUNTER
330	TABLE STORAGE	CS	RB	PT	ACT	
331	COMMUNITY ROOM	CPT	RB	WC	ACT	PLAM MILLWORK AND QUARTZ COUNTER
332	ELEV.	TL	--	--	--	FOR WALLS, CEILINGS, & HANDRAILS SELECT FINISH FROM MANUFACTURER STANDARD FINISHES
350	CORRIDOR	CPT	RB	WC/PT	ACT	
367	ELEV.	RF	--	--	--	FOR WALLS, CEILINGS, & HANDRAILS SELECT FINISH FROM MANUFACTURER STANDARD FINISHES
400	ELEV.	RF	--	--	--	FOR WALLS, CEILINGS, & HANDRAILS SELECT FINISH FROM MANUFACTURER STANDARD FINISHES
428	ELEV	RF	--	--	--	FOR WALLS, CEILINGS, & HANDRAILS SELECT FINISH FROM MANUFACTURER STANDARD FINISHES
SA-1	STAIR A	RF	RB	PT	EXPOSED	
SA-2	STAIR A	RF	RB	PT	EXPOSED	
SA-3	STAIR A	RF	RB	PT	EXPOSED	
SB-1	STAIR B	RF	RB	PT	EXPOSED	
SB-2	STAIR B	RF	RB	PT	EXPOSED	
SC-1	STAIR C	RF	RB	PT	EXPOSED	
SC-2	STAIR C	RF	RB	PT	EXPOSED	
SC-3	STAIR C	RF	RB	PT	EXPOSED	

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CONSULTANTS

PROJECT TITLE

CORCORAN NEW CITY HALL & POLICE FACILITY

ISSUE #	DATE	DESCRIPTION
2	09/10/2026	SCHEMATIC DESIGN

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	2747-02

SHEET TITLE

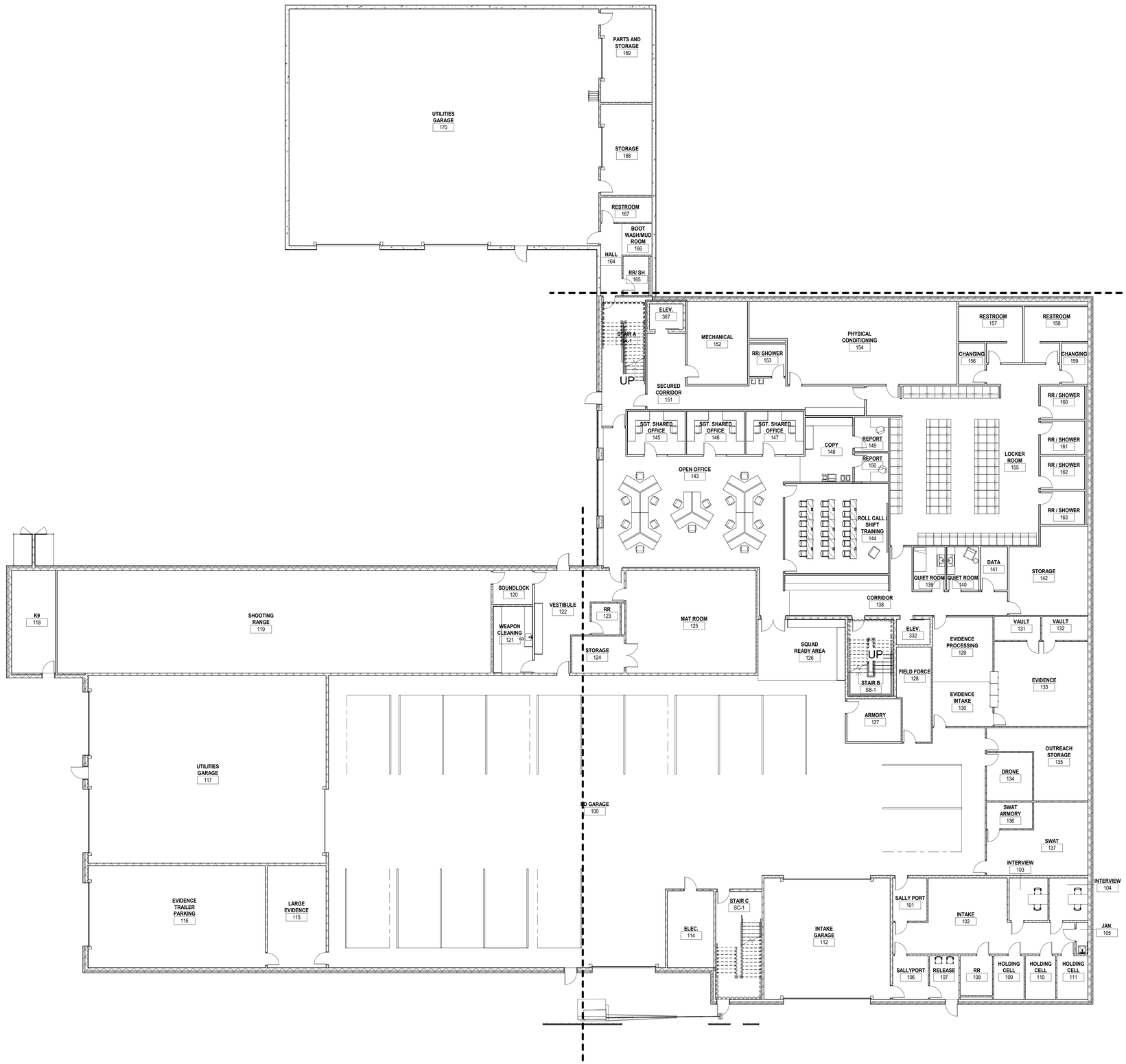
INTERIOR ROOM FINISH SCHEDULE

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1 I400 LEVEL 1 - FURITURE PLAN - FOR REF. ONLY
3/32" = 1'-0"

FURNITURE PLAN GENERAL NOTES

1. FURNITURE PLANS ARE FOR REFERENCE ONLY. THE OWNER SHALL PREPARE A SEPARATE PURCHASING CONTRACT TO DELIVER THE FURNITURE WITHIN THE CONTRACT PERIOD. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR DELIVERY OF FURNITURE AND IDENTIFY THIS MILESTONE WITH CONSTRUCTION SCHEDULE.
2. INDOOR FLUSH OUT: ALL FURNITURE SHALL BE DELIVERED, UNPACKED, AND PLACED PRIOR TO THE PRE-OCCUPANCY FLUSH OUT PERIOD. GENERAL CONTRACTOR SHALL TRACK FURNITURE DELIVERY AS A PREDECESSOR TO THE PRE-OCCUPANCY INDOOR FLUSH OUT PERIOD.

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C A B
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1 / I401 LEVEL 2 - FURITURE PLAN - FOR REF. ONLY
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PROJECT TITLE

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ISSUE #	DATE	DESCRIPTION
2	09/10/2026	SCHEMATIC DESIGN

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LEVEL 2 - FURNITURE PLAN - FOR REF. ONLY

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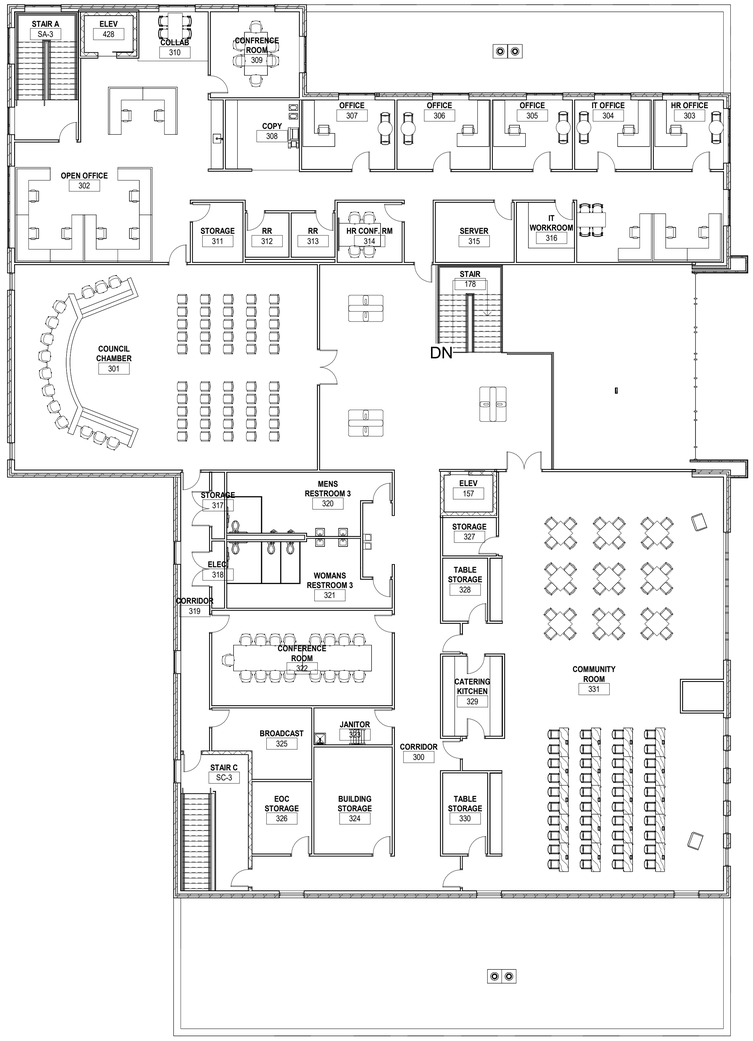
C A B

TRUE NORTH PLAN NORTH

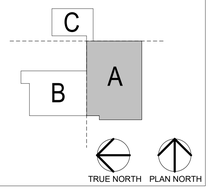
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FURNITURE PLAN GENERAL NOTES

1. FURNITURE PLANS ARE FOR REFERENCE ONLY. THE OWNER SHALL PREPARE A SEPARATE PURCHASING CONTRACT TO DELIVER THE FURNITURE WITHIN THE CONTRACT PERIOD. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR DELIVERY OF FURNITURE AND IDENTIFY THIS MILESTONE WITH CONSTRUCTION SCHEDULE.
2. INDOOR FLUSH OUT: ALL FURNITURE SHALL BE DELIVERED, UNPACKED, AND PLACED PRIOR TO THE PRE-OCCUPANCY FLUSH OUT PERIOD. GENERAL CONTRACTOR SHALL TRACK FURNITURE DELIVERY AS A PREDECESSOR TO THE PRE-OCCUPANCY INDOOR FLUSH OUT PERIOD.



1 / I402 LEVEL 3 - FURITURE PLAN - FOR REF. ONLY
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PROJECT TITLE

CORCORAN NEW CITY HALL & POLICE FACILITY

ISSUE #	DATE	DESCRIPTION
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LEVEL 3 - FURNITURE PLAN - FOR REF. ONLY

SHEET NUMBER

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Corcoran Civic Campus

Corcoran, Minnesota



PRELIMINARY PROJECT MANUAL

Schematic Design

September 10, 2026

BOARMAN KROOS VOGEL GROUP, INC.
Minneapolis | Chicago | Washington DC | Dallas

Architecture / Engineering / Interior Design / Landscape

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009 Landscape Discipline Narrative
010 Architectural Outline Specifications

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003 – TEAM DIRECTORY

A. Project Owner:

City of Corcoran
8200 County Road 116
Corcoran, MN 55340
Contact: Jay Tobin, City Administrator

B. Architect, Structural, Mechanical and Plumbing, Electrical, Interior Design, Landscape Architecture:

BKV Group
222 North Second Street
Minneapolis, Minnesota 55401
Phone: (612) 339-3752
Contact: Paul Michell, Vice President Government

C. Civil Engineer:

Stantec
One Carlson Parkway North
Suite 100
Plymouth, MN 55447
Phone: (612) 308-3287
Contact: Dan Lavender, PE

END OF TEAM DIRECTORY

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004 - ARCHITECTURAL NARRATIVE

Project General Description:

A. Corcoran Civic Campus is new construction of a 78,000 gross square feet, 3-story, municipal building for City Hall and Police Department functions located in Corcoran, MN. The project is being developed on a greenfield site.

END OF ARCHITECTURAL NARRATIVE

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005 – INTERIOR DESIGN DISCIPLINE NARRATIVE

1.1 Interior Design Description

A. Refer to Interior Design Drawings.

END OF INTERIOR DESIGN DISCIPLINE NARRATIVE

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006 - STRUCTURAL DISCIPLINE NARRATIVE

1.1 Structural Systems Description

A. Construction Type IIB, fully sprinklered.

1.2 Construction System

A. Foundations / At-Grade Level
   1. Allowable Soil Bearing Pressure =TBD
   2. Reinforced concrete strip footings under perimeter frost walls.
   3. Reinforced concrete or reinforced concrete masonry foundation walls.
   4. Reinforced concrete spread footings at interior columns/piers.
   5. Reinforced concrete slabs on grade.
      a. 4” thick with minimum 10 mil vapor barrier at office.
      b. 5” thick at vehicular parking.

B. Elevated Floor Slabs
   1. Composite Deck and Steel Framing.
      a. 1.5” composite deck with 3.5” NW concrete over flutes.

C. Roof
   1. Open Web Steel joist supported by hot rolled HSS columns and WF beams.
      a. Exposed structural system.

D. Elevator and Stair Shafts
   1. Concrete masonry walls and steel framed stairs / landings.

E. Lateral System
   1. Wind loads are resisted by CMU shear walls.
   2. There are no seismic requirements for this building.

F. Storm Shelter
   1. Size TBD.
   2. Required by code.
   3. Concrete masonry walls and cast in place concrete cap.

1.3 Building Codes

A. 2020 Minnesota Building Code (2018 IBC Basis)
   1. ACI 318-14 Concrete

2. AISC 360-16 Specifications for Structural Steel Buildings
3. ASCE 7-16 Minimum Design Loads for Buildings
4. SDI RD-17 Roof Deck
5. SDI C-17 Composite Deck
6. TMS 402-16 Masonry

1.4 Special Conditions and Requirements

1. Security Walls
    a. Extend to structure or to horizontal security barrier.
    b. MX type – Primary – 60 minute containment
        1) Fully grouted
        2) #4 vertical bars @ 8” on center
        3) #3 horizontal bars @ 32” on center in addition to standard joint reinforcement @ 16”on center.
    c. MD type – Secondary – 30 minute containment
        1) Fully grouted
        2) #4 vertical bars @ 16” on center
        3) #3 horizontal bars @ 8’-0” on center in addition to standard joint reinforcement @ 16”on center.
    d. Confirm all security wall types with security plans.

1.5 Design Loads

1. Dead Loads –
    a. Roof Loads – Flat Roof, Solar Ready
        1) Steel Joist
            a) Varibale depth OWSJ, Steel Deck = 15 psf
        2) Roofing = min 2 psf, max 10 psf
        3) Ceiling / Insulation = min 2 psf, max 5 psf
        4) Mech/Electrical = min 1 psf, max 5 psf
        5) Solar Allowance = 10 psf
2. Live Loads –
    a. Roof:
        1) Code Defined Flat Roof Snow Load = 42 psf + snow drift
    b. Floor:
        1) Live Load = 100 psf
        2) Stairs = 100 psf

3) Stair Tread = 300 lb concentrated load

3. Wind Loads
   a. Ultimate Design Wind Speed, Vult = 122 mph
   b. Risk Category = IV
   c. Wind Exposure = B
   d. Internal Pressure Coefficient = +- 0.18
   e. Direction Coefficient, Kd= 0.85 (enclosed building)
4. Seismic
   a. None.
5. Snow Load/Drift
   a. Ground Snow Load, pg = 50 psf

1.6 Soils Information

1. Geotechnical Information
   a. Report: TBD
   b. Date: TBD
   c. Recommendation:
      1) Allowable soil bearing pressure: TBD

END OF STRUCTURAL DISCIPLINE NARRATIVE

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007 - MECHANICAL and PLUMBING DISCIPLINE NARRATIVE

Mechanical and Plumbing Systems, General:

A. Applicable Codes and Standards:
   1. 2020 Minnesota Building Code
      a. The 2026 Minnesota Building Code will be taking effect in late 2026, but it has not been published yet. Project will likely need to comply with the new code when it is released. This may include new Mechanical, Plumbing and Energy Codes as well.
   2. 2020 Minnesota Mechanical and Fuel Gas Code
   3. 2020 Minnesota Fire Code
   4. 2020 Minnesota Plumbing Code
   5. 2024 Minnesota Commercial Energy Code (ASHRAE 90.1 2019 with Minnesota Amendments)
   6. NFPA Standard 13, "Standard for the Installation of Sprinkler Systems."
   7. NFPA Standard 14, "Standard for the Installation of Standpipe, Private Hydrant, and Hose Systems."
   8. NFPA Standard 90A, 90B, Standards for HVAC System Installation.
   9. SMACNA Duct Construction Standards, 1985 edition.

B. Sustainability:
   1. This project shall comply with the 2024 Minnesota Commercial Energy Code, which is based on ASHRAE 90.1-2019.
   2. It is assumed that the project is not required to meet any additional sustainability standards beyond the baseline energy code.

Division 21 – Fire Protection System

A. Wet-Pipe Fire Protection System: Contractor to provide a wet-pipe system layout and design hydraulically calculated from the street based on hydrant flow test taken at hydrant identified by the local Fire Chief.
   1. Provide a dry pipe sprinkler system to serve the law enforcement garage, utilities garage and intake garage spaces.

B. Contractor is responsible for obtaining a hydrant flow test. It is assumed for this narrative that no fire pump will be required. Flow test will ultimately confirm or deny this assumption.

C. Hazard density shall be determined by Factory Mutual and current owner insurance carrier recommendations.

D. Fire protection system to be designed in accordance with NFPA 13 and NFPA 24.

E. Provide Siamese connection on address side of building.

F. Approved schedule 40 black pipe mains distribution throughout with schedule 10 branch mains and runouts to heads. Approved flexible runouts to fire sprinkler heads are acceptable in laying ceiling areas.

G. No exposed sprinkler piping in finished office areas.

H. Sprinkler piping serving the Tornado Shelter areas shall be constructed with breakaway fittings.

I. Pipe sleeves through concrete floors provided by and coordinated by FP contractor.

J. Sprinkler head types:
   1. Law Enforcement Garage, Utilities Garage and Intake Garage Spaces: Dry type side wall and pendent head.
   2. Office Areas/Finished Spaces: Concealed and Semi-recessed.
   3. Secure Areas: Tamper resistant penal style sprinkler heads.
   4. Jail Cell and other Secure Areas: Tamper resistant sprinkler heads.

Division 22 - Plumbing Systems

A. Utilities:
   1. General:
      a. Mechanical trade shall be responsible for providing the following services into the building from 5 feet outside of building:
      b. Provide a 6" sanitary sewer connection to the building. Piping will be extend by Civil to within 5' of the building and the plumbing contractor will tie into this with all the proposed plumbing fixtures.
      c. Plumber is responsible to extend the pipes 5' from the building exterior. The proposed roof area will required either (2) 12" line or (3) 10" storm lines. Plumbing contractor to extend connections to all roof drains.
      d. Provide a 3" domestic water line from the utility in the street, stubbed into the water room. Provide valving, meter and backflow prevention as required by the AHJ.
      e. Provide a 8" fire water line from the utility in the street, stubbed into the water room. Piping will be extended by Civil to within 5' of the building and the fire protection contractor will tie in from there. Provide backflow prevention as required by the city and Fire Marshall.
      f. Gas utility company to provide a natural gas service to the site. Anticipated gas pressure from the utility is a regulator at the building that will deliver 2 PSI gas to the building. Gas company to provide a gas meter, regulator and accessories. Contractor to extend gas piping from the meter to serve all gas fired equipment.

B. Domestic Water and Recirculating hot water.
   5. Domestic cold, hot and re-circulating hot water will be extended from the service entrance to the plumbing fixtures and plumbing equipment. Refer to architectural floor plans for location/quantity of fixtures.

6. Insulate cold, hot and hot water recirculation piping in accordance with the Energy Code.

K. Domestic Water Piping:
1. Above ground, 2-1/2" NPS and less: Type L Copper with copper solder-joint fittings and soldered joints. Solder will be in accordance with the MN Plumbing Code. Copper domestic water riser mains to the top floor and copper branch piping to fixtures sized per the local plumbing code.
2. Above ground piping larger than 3" NTS and larger: Type L hard copper tube with mechanical grooved-end joint fittings.
3. Domestic water piping systems shall have a minimum working pressure of 125-psig.
4. Ball valves shall be used in domestic water piping 3-inches and less. Butterfly valves shall be used for sizes 4-inches and larger.
5. Domestic water piping will be insulated with fiberglass insulation with a foil scrim-kraft vapor barrier jacket covering. Insulation and thicknesses as required by the Energy Code for re-circulated hot water systems, to prevent thermal losses on hot piping, and to prevent condensation on cold piping.
6. Piping will be concealed within building shafts, walls, and above ceiling spaces in finished areas. Piping will be exposed in mechanical rooms and other spaces without finished ceilings.
7. Fixture shut offs: Required on all plumbing fixtures. Brass shutoffs, no plastic shutoffs.
8. Interior Hose Bibs: Cold and hot water in the Law Enforcement Garage and Utility Garage spaces.
9. Exterior Wall Hydrants: Frost-proof brass with tamper proof key.
   a. Building: Minimum one on each façade.
10. Garage Hose Reels: Provide with domestic water hose reels in the garage spaces as required. Provide hard-piped water line to feed each hose reel.
11. Detention Areas: Install shut offs capable of shutting off the entire cell area. Shut offs include hot water, cold water and recirculating water. Shutoffs shall consist of solenoid valves with the controls operated from the intake area.

L. Domestic Water Piping Installation:
1. Domestic water piping systems will be sized per the Plumbing Code based on fixture demand and available working pressure.
2. Install aboveground domestic water piping level and plumb, parallel to building lines.
3. Install piping adjacent to equipment and machines to allow service and maintenance.
4. Connect domestic water piping to service piping with shutoff valve, and extend and connect to the plumbing equipment.
5. Install shut offs at each domestic water riser including: hot water, cold water, re-circulating hot water.
6. Plumbing Fixtures: Cold- and hot-water supply piping in sizes required by plumbing code.
7. Equipment: Cold- and hot-water supply piping sized per equipment connections. Provide shutoff valve and union for each connection. Use flanges instead of unions for NPS 2-1/2 and larger.
8. No piping allowed in exterior walls unless specifically identified on the plans.

9. Install hangers for copper tubing with the following maximum horizontal spacing and minimum rod diameters:
    a. NPS 3/4 and Smaller: 60 inches with 3/8-inch rod.
    b. NPS 1 and NPS 1-1/4: 72 inches with 3/8-inch rod.
    c. NPS 1-1/2 and NPS 2: 96 inches with 3/8-inch rod.
    d. NPS 2-1/2: 108 inches with 1/2-inch rod.
    e. NPS 3 to NPS 5: 10 feet with 1/2-inch rod.
10. Tornado Shelter:
    a. Provide with additional piping protection at the ICC 500 tornado shelter. Protection consists of a steel welded box to protect the penetrations into the shelter.
    b. Provide a water supply line that is dedicated for the shelter area, run underground from the main water service room to the shelter area.

M. Irrigation:
1. Provide a tap off of the main domestic water service to allow for irrigation. Assumption for the irrigation design is 25 GPM, 1-1/2" in size. Provide a RPZ backflow preventer and valve for the irrigation contractor to tie into.

N. Sanitary Drainage and Vent System:
1. Sanitary waste and vent piping will extend above and below grade from floor drains and equipment to a Civil connection at 5'0" from foundation wall.
    a. Piping will be below grade, or concealed within building ceiling and wall cavities. No piping allowed in exterior walls. Piping may be exposed in mechanical rooms and unfinished storage rooms
    b. Aboveground, soil and waste piping NPS 4 and smaller shall be any of the following:
        1) Service class, cast-iron soil and fittings; gaskets; and gasketed joints.
        2) Hubless cast-iron soil pipe and fittings and solvent stack fittings; standard, shielded, stainless-steel couplings; and hubless-coupling joints. Drain piping in area separation walls hubless cast iron only.
    c. Underground, soil, waste and vent piping NPS 4 and smaller shall be any of the following:
        1) Service class, cast-iron soil and fittings; gaskets; and gasketed joints.
        2) Hubless cast-iron soil pipe and fittings and solvent stack fittings; standard, shielded, stainless-steel couplings; and hubless-coupling joints.
    d. Sanitary Waste and Vent Installation:
        1) Sanitary Waste and Vent piping systems will be sized, based on fixture unit demand, and installed per the Plumbing Code.
        2) Connect soil and waste piping to exterior sanitary sewerage piping. Use transition fitting to join dissimilar piping materials.

3) Install cast-iron soil piping according to CISPI's "Cast Iron Soil Pipe and Fittings Handbook," Chapter IV, "Installation of Cast Iron Soil Pipe and Fittings."

4) Install cast-iron soil piping according to CISPI's "Cast Iron Soil Pipe and Fittings Handbook," Chapter IV, "Installation of Cast Iron Soil Pipe and Fittings."

5) Install cleanouts at grade and extend to where building sanitary drains connect to building sanitary sewers.

6) Install soil and waste drainage and vent piping at the following minimum slopes, unless otherwise indicated:

   a) Building Sanitary Drain: 2 percent (1/4" per lineal foot) downward in direction of flow. Project may utilize a 1 percent (1/8") slope if approved in advance with the local AHJ.

   b) Horizontal Sanitary Drainage Piping: 2 percent (1/4" per lineal foot) downward in direction of flow. Project may utilize a 1 percent (1/8") slope if approved in advance with the local AHJ.

   c) Vent Piping: 1 percent (1/8" per lineal foot) downward in direction of upward flow.

7) Connect drainage and vent piping to the following:

   a) Plumbing Fixtures: Connect drainage piping as required by plumbing code.

   b) Plumbing Fixtures and Equipment: Connect atmospheric vent piping as required, but not smaller than required by authorities having jurisdiction.

   c) Plumbing Specialties: Connect drainage and vent piping as required by plumbing code.

   d) Equipment: Connect drainage piping as required. Provide shutoff valve, if indicated, and union for each connection. Use flanges instead of unions for connections NPS 2-1/2 and larger.

8) Install hangers for cast-iron soil piping with the following maximum horizontal spacing and minimum rod diameters:

   a) NPS 1-1/2 and NPS 2: 60 inches with 3/8-inch rod.

   b) NPS 3: 60 inches with 1/2-inch rod.

   c) NPS 4: 60 inches with 5/8-inch rod.

9) Test sanitary drainage and vent piping and prepare written inspection reports according to the required procedures of Authorities Having Jurisdiction.

O. Storm Water Drain System:

1. Storm water drain piping will extend from roof drains internally through the building ultimately to connect to a storm retention tank that is being provided by Civil. Piping will

combine together internally to the building but may penetrate the retention tank multiple time as required.

a. Above grade horizontal storm water collection piping below the roof level will be service weight cast-iron pipe and fittings. When the vertical drop exceeds 12 feet, the piping will transition to Schedule 40 grooved, galvanized pipe with mechanical pipe couplings and fittings, and molded synthetic rubber gaskets.

b. Below grade storm water piping will be either:

1) Service weight cast-iron with hub-and-spigot compression joints.

c. Roof drains will be cast-iron body types, with dome strainers. Roof drain bodies will be insulated with 3/4-inch thickness of flexible elastomeric cellular insulation.

d. Roof drain down comers, horizontal storm water piping to the connection to main vertical piping, and 5 feet of vertical piping past the connection will be insulated with fiberglass insulation with a foil-scrim-kraft vapor barrier jacket covering. Insulation thicknesses will be as required to prevent condensation on cold piping.

e. Overflow storm water collection piping similar to above. Overflow system will have lambs tongue discharge to grade with splash block, approximately 18" above finished grade, in a location that will be visible to maintenance personnel.

P. Compressed Air Piping:

1. General service compressed air system:

a. Central station air compressor with refrigerated air dryer and filtration.

b. Compressed air piping with drops to quick-disconnects in the law enforcement garage and utility garage spaces.

c. Overhead compressed air piping to retractable hose reels with 100' hoses in the law enforcement garage.

Q. Plumbing Fixtures:

1. Commercial quality plumbing fixtures and trim will be provided for the base building according to programmed need.

2. Regulatory Requirements: Comply with requirements in "Accessible and Usable Buildings and Facilities"[; Public Law 90-480, "Architectural Barriers Act"; and Public Law 101-336, "Americans with Disabilities Act";] for plumbing fixtures for people with disabilities

3. Regulatory Requirements: Comply with requirements in Public Law 102-486, "Energy Policy Act," about water flow and consumption rates for plumbing fixtures.

4. NSF Standard: Comply with NSF 61, "Drinking Water System Components–Health Effects," for fixture materials that will be in contact with potable water.

5. Plumbing Fixtures, Basis of Design Products: Provide plumbing fixtures of the following types.

a. Water Closets: Wall-hung, vitreous china, manual flush-valve, and wall carrier, 1.28 GPF.

b. Urinals: Wall-hung, vitreous china, manual flush-valve, and carrier, 0.5 GPF.

c. Public Lavatories: Undermount type. Manual type faucet shall be ADA, with a 0.5 GPM low flow aerator.
   1) ASSE 1070 compliant thermostatic mixing valves shall be provided under each lavatory fixture.

d. Showers: Thermostatically/Pressure balanced mixing valve, shower head, ADA hand held shower with diverter valve and floor drain. Shower enclosure to be built in place.
   1) Provide linear trench drain in each shower stall. Design intent is for each shower to be finished with tile.

e. Kitchen/ Break Sinks: Kitchen stainless steel single and double bowl sink, #18 gauge, fully undercoated for sound. Undermount, stainless steel sink or approved equal. Faucet with high arch, swing spout, ADA with pullout and 1.5 GPM aerator restrictor. Single level with integral removable spray head.

f. Washer Box: hot and cold water connections with integral waste standpipe connection.

g. Electric Water Cooler, dual-height with bottle filler, no-lead with integral chiller.

h. Floor Drains – Floor Drains in common toilet rooms.

i. Detention Fixtures
   1) Offset combination toilet / lavatory: Stainless steel wall mounted comby unit. Offset toilet bowl. Ligature resistant. Stainless steel ADA grab bar as required. Push buttons for tempered hot water and cold water. Basis of Design Acorn 1449 Series.
   2) Combination toilet / lavatory: Stainless steel wall mounted comby unit. Offset toilet bowl. Ligature resistant. Push buttons for tempered hot water and cold water. Basis of Design Acorn 1418 Series.
   3) Showers: Stainless steel, ADA compliant cabinet style shower. Recessed mounting into floor and block wall. Shower control panel – rear mounted. Push buttons for tempered hot water and cold water. Basis of Design Acorn 1736ADA-A series.

j. Trench Drains – Provide a long linear trench drain at each garage. Drains shall be a minimum of 8” in width. Manufactured precast polymer drain body with heavy duty industrial rated grate.

k. Janitors Sink – 24x24 floor mounted utility sink; Utility faucet with hose connection.

l. Wall Hydrants – Provide frost-proof hose bibbs with vacuum breaker at the perimeter. Provide with locking recessed box.

m. Hose Bibbs – Provide with hose bibbs in each utility room, water service room and garage area.

6. Miscellaneous:
   a. Provide approved plumbing connections as required for garbage disposal units at all kitchen/break sinks.

b. Provide recessed wall box with water supply line and hammer arrestor at each coffee machine.

c. Provide a flammable liquids separator to intercept any liquids that fall on the law enforcement garage, utility garage and intake areas before they enter the sanitary sewer system. Interceptor shall be located in the garage areas and shall be provided with a flammable waste vent that routes independently up through the roof.

d. Floor Drains –Floor drain with nickel bronze grate serving public restrooms.

e. Hub Drains - Service equipment.

f. K9 Areas:

1) At K9 areas, provide a hose bibb fixture and trench drain at each room, to facilitate cleaning of the areas.

2) Provide a commercial dog grooming station, with cold water and hot water connections for grooming. Provide a floor drain and hose bibb in the room as well.

g. Commercial laundry equipment:

1) Provide domestic cold, hot and recirculating water to the commercial laundry equipment as required by appliance manufacturer.

2) Provide a laundry trough system behind the appliances to receive the laundry discharge. Trough shall drain to the sanitary sewer system.

h. Eyewash Station:

1) Provide a combination eyewash/drench shower, with thermostatic mixing valve for tempered water. Provide with a standalone electric instantaneous hot water heater dedicated to the fixture.

i. Thermostatic Mixing Valves:

1) Each jail cell will be provided with it's own new Thermostatic Mixing Valve. Mixing valve shall provide tempered hot and cold water to each jail cell plumbing fixture. Mixing valves shall be located in the plumbing chases behind each jail cell block or in another secure accessible location near the cell.

R. Plumbing Equipment:

1. Design intent is to provide a gas fired storage tank type hot water heater plant. Preliminary water heater size (2) @ 199,000 BTUH, 100 gallons each. Basis of design AO Smith BTH-199.

2. Domestic Water Softeners: Provide triplex water softener with brine tank and dual resin tanks. Provide softener system with integral valve and controls.

a. Water hardness in the city of Corcoran is listed at 18+ grains.

3. Drain tile sump pump: Provide a fiberglass basin and sump pump to protect the building addition footings and foundations. Drain tile discharge shall be pumped to the stormwater system.

4. Elevator sump pump: Provide a fiberglass basin and sump pump to remove any water that builds up in the elevator shaft. Sump and pump shall be located remote from the elevator shaft itself and shall discharge into the sanitary sewer system.
5. Provide a gas-fired hot water pressure washer. Basis of design Hotsy 1800 series. Unit is stationary, provide with hard-piped natural gas line and venting to the exterior as required.
    a. Provide high pressure water piping with flexible hose connections and spray wands in the law enforcement garage and utility garage spaces.
6. Provide with a new air compressor, to feed compressed air lines in the garage spaces. Basis of design Gardner Denver VR7-8/R-30D compressor. Provide compressed hard piping to feed flexible hose reels in the garages as required. Provide an additional compressed air line to feed the maintenance room and gun cleaning areas.

S. Gas Piping:
1. Gas meter and regulator shall be located at the building exterior.
2. Provide approved gas piping to gas fired equipment.
3. Provide pressure reducing valves ahead of each piece of equipment, to appropriately reduce gas pressure.
4. Provide regulator vent piping to atmosphere. Vent limiting regulators where listed and approved.
5. Provide approved wall box and approved gas quick connection for residential gas appliances where required. See architectural plan for gas appliance types, quantities, and locations.
6. Provide underground buried gas piping to feed all site appliances that require gas.
7. Extend gas piping to serve the backup emergency generator. This line shall tap off before any other appliances and shall receive a dedicated line from the gas service entrance.
8. Provide natural gas piping to the patio areas for the installation of gas-fired BBQ grill appliances and firepits as required.

Division 23 – HVAC Systems

C. Load Calculations:
1. Heating/cooling load estimates will done on a square foot basis and plumbing load calculations will be performed during the Schematic Development phase to establish conservative rough estimates and enable preliminary sizing of mechanical equipment. Heating/cooling load calculations will be developed on a room-by-room basis as part of Design Development and vetted during the Construction Document phases of this project to finalize the size of mechanical system piping, ductwork and equipment.
2. Calculations to establish design heating and cooling loads will be performed using an industry recognized load design software based on historical local weather data.

D. HVAC Systems Design Criteria:
1. Minneapolis, MN ASHRAE Design Conditions.
    a. Outdoor Summer: 90.8°Fdb / 73.3°Fwb
        1) Based on ASHRAE 90.1 table 6.4.2.1 – 0.4%.

b. Indoor Cooling: 70°Fdb
c. Winter: -10.6.0°Fdb
    1) Based on ASHRAE 90.1 table 6.4.2.1
d. Indoor Heating: 72°Fdb

2. Indoor Design Conditions (Office/Admin/Training/Common Areas):
    a. Interior Spaces:
        1) Summer: 72°Fdb/55% RH
        2) Winter: 70°Fdb/30% RH
3. Indoor Design Conditions (Law Enforcement Garage, Utility Garage, Intake Garage, Maintenance, Storage):
    a. Interior Spaces:
        1) Summer: No Cooling
        2) Winter: 50°Fdb
4. Indoor Design Conditions (Shooting Range):
    a. Interior Spaces:
        1) Summer: 72°Fdb/55% RH
        2) Winter: 50°Fdb
5. Outside Air Ventilation Requirements:
    a. General: In accordance with the local mechanical and energy code requirements, HVAC calculations are based on ASHRAE Standard 62.1 formulas and design criteria.
    b. Each space requires minimum OA as determined by the mechanical code and ASHRAE Standard 62.1 ventilation rate procedure.
6. Exhaust Requirements:
    a. Public Toilet Rooms 50 CFM continuous per water closet/urinal/shower OR 70 CFM intermittent per water closet/urinal/shower.
    b. Janitor Closets: 1.0 CFM/SF.
    c. Garages: 0.75 CFM/SF
    d. Evidence Storage: 1.0 CFM/SF
    e. Shooting Range: 1.0 CFM/SF – Laminar Flow across shooting line
    f. Jail Cells with Plumbing Fixtures: 1.0 CFM/SF
    g. Weapon Cleaning Areas: 1.0 CFM/SF, with exhaust register located at the cleaning area.

E. Ductwork and Insulation:
1. Ductwork: Low pressure supply air, return air, and exhaust air ductwork will be fabricated of galvanized sheet metal in rectangular and round shapes according to SMACNA Duct Construction Standards for 2-inch and 4-inch Pressure Classification, and for Class A duct

sealing. Insulated flexible ducts will be used for connections from supply air ducts to air outlets.

2. All supply ductwork, exposed return ductwork, exposed exhaust ductwork will be insulated with external fiberglass duct insulation with a foil-scrim-kraft vapor barrier jacket covering. Insulation thicknesses will be as required to prevent condensation and to prevent thermal losses on hot piping. Thicknesses will be as required by the Energy Code.
3. Air distribution will generally be through ceiling mounted supply diffusers and return/exhaust grilles. Amenity area supply and returns diffusers will be coordinated with architecture and interiors to maintain the desired design aesthetic.
    a. Provide linear slot diffusers as the basis of design in the perimeter area and lobby areas.
    b. Basis of design is exposed spiral duct with duct mounted spiral diffusers in the fitness rooms with and other exposed ceiling areas.
    c. General office areas to receive 2x2 ACT ceiling grid 4-way diffusers.
4. Supply air, return air, and exhaust air duct will be provided with fire and smoke dampers where required by the building code at rated wall penetrations.

F. Basis of Design Mechanical Systems (VAV with Hot Water) - Office Areas:
1. The design intent is to provide a variable air volume (VAV) packaged rooftop units. RTUs shall be hydronic heat, DX cooling with economizer. Units shall include 4" MERV-13 final filters and 2" MERV-8 pre-filters. Units shall include supply fan with VFD, and return fans with VFDs. Units to be connected to the building management system. Units shall include a double wall insulated cabinet, with modular type construction. Units shall be capable of demand control ventilation on spaces with high occupancy, a CO2 sensor will be provided in these spaces to control the outside air damper. RTUs to include an integral energy recovery wheel (or plate) to precondition the incoming outdoor air with the building relief. Provide with modulating hot gas reheat coil for dehumidification control.
    a. Based on initial estimates, the total cooling tonnage in the office areas is approximately 80 tons. Design intent is to split up the building into 2 RTUs, roughly 40 tons each. Approximately 28,000 CFM total across the 2 RTUs.
    b. The hydronic hot water heating coils shall be fed from the building boiler plant, and will include a dedicated pump and glycol loop for this rooftop mounted unit for freeze protection.
    c. Units shall be capable of ramping up the outdoor air quantity to react to localized CO2 sensors in the larger occupancy spaces, to provide demand control ventilation sequence of operation.
2. Provide a hydronic heating boiler and pumping plant to serve all the heating needs of the building. Boiler plant shall be minimum 95+% efficient, set up to run on natural gas. Boilers shall include their own individual ECM type primary circulating pumps, and building management system compatibility. Boilers shall be sized for full N+1 design meaning one of the boilers shall be fully redundant, and they will operate in a lead/lag configuration. Provide with building secondary pumping loop. Secondary pumps shall be base mounted, end suction type, with VFDs. A differential pressure sensor shall be

installed approximately 2/3 of the distance down the furthest run. Design intent is for the boiler plant to operate at 160 deg supply water and 140 deg return water.

a. Based on initial estimates, the preliminary boiler sizing is at (3) boilers at 1,000,000 BTU each.

3. Provide individual single duct VAV terminal boxes for each HVAC zone. Each box shall include hydronic reheat. Basis of design Titus DESV boxes with hydronic reheat.
4. Provide hydronic fin-tube radiation at perimeter office and public areas, controlled by their own thermostat. Fin-tube radiation to be sized for the envelope heating load. Provide with slope-top cover that extends wall to wall. Provide with 2-way or 3-way hydronic modulating valves as required.
5. Central boiler plant shall also serve the in-floor heat system, and snow-melt systems, see descriptions below.
6. Hydronic Pipe Material shall be of the following types:
   a. ASTM A 53, Schedule 40, black steel with threaded or mechanical grooved joint fittings, 3" and smaller.
   b. ASTM A 53, Schedule 40, black welded steel pipe and fittings, 4" and larger piping.
   c. ASTM B 88, Type L, drawn-temper copper tubing, 3" and smaller.
7. Hydronic Specialties shall include:
   a. Pump suction diffusers
   b. Diaphragm expansion tank
   c. Air separators
   d. Triple duty valves
   e. Calibrated balancing valves.
   f. Three-way valves will be used throughout so that the system flow can bypass the coils during low load conditions.
8. Provide a gas-fired steam humidification generator to supply steam to the RTUs. Basis of the design Dristeem GTS.
   a. Provide a short absorption manifold mounted in the ductwork at the supply duct for each RTU. Basis of design is Dristeem Ultra-sorb.

T. Alternate #1 Mechanical System (Geothermal) - Office Areas:

1. As an alternate to the VAV system described above, provide a distributed geothermal water source heat pump system. System shall consist of:

   a. Provide (2) deep geothermal wells, basis of design Darcy Solutions, 12" diameter in size. Well depth shall be approximately 400'. A stainless steel heat exchanger shall be dropped into the bottom of the well to exchange heat with the aquifer. A submersible pump shall be lowered into the well to circulate well water over the heat exchanger. Each pump shall be 10hp.

      1) As an alternate, (3) 8" diameter wells can be utilized if there is a cost benefit to 3 smaller wells.

b. Fluid in the geothermal wellfield system shall contain 30% propylene glycol.

c. Provide interconnecting piping between the vertical wellfield, HDPE, 4" in size for supply and return. Each well shall receive it's own 4" line back to and from the building. Provide a set of horizontal supply and return manifolds in the mechanical room, each with isolation and balancing valves.

d. Provide a set of inline variable speed pumps to circulate water between the geothermal wellfields and the mechanical room. Pumps shall be provided with VFDs for balancing. Basis of design shall be Bell and Gossett e-80x pumps.

e. Provide an intermediate plate and frame heat exchanger to isolate the well water and the building water loop. Basis of design shall be Bell and Gossett GPX heat exchanger.

f. Provide a separate set of inline variable speed pumps to circulate water throughout the building loop. Piping inside the building shall be insulated Type L copper. Pumps shall be provided with VFDs for variable speed pumping control. Basis of design shall be Bell and Gossett e-80x pumps.

g. Provide a set of distributed water source heat pumps throughout the office areas. Heat pumps shall have ECM motors and a mix of 2-way and 3-way valves to allow for the pumping minimum flow. Provide a strainer at each WSHP, and isolation valve kits. Basis of design shall be ClimateMaster Tranquility 24, 2-stage units, with ECM motors. Approximately 35 WSHPs total.

h. Provide hydronic accessories on each side of the loop: expansion tank, air separator, balancing valves.

U. Mechanical Systems – Law Enforcement Garage, Utilities Garage and Intake Garage Spaces:

9. Provide a packaged gas-fired direct makeup air heating unit to provide conditioned makeup air to the garage. Unit to mount on garage roof and include curb, 2" MERV-8 inlet filters, motorized damper and packaged controls. MAU to be sized at 0.75 CFM/SF of garage area. MAU shall be provided with a VFD to be capable of running at a low minimum speed constantly and only ramp up to full capacity when gas is detected.

1. Primary form of heat for the law enforcement garage is the in-floor heat system, see description below.

2. Provide high/low exhaust ductwork throughout the garage, connected to a roof mounted PRV exhaust fan on the opposite end of the garage vs the MAU. Fan to be spun aluminum downblast style fan with ECM motor, curb and motorized damper. PRV to be sized at 0.75 CFM/SF of garage area. Fan shall be capable of running at a low minimum speed constantly and only ramp up to full capacity when gas is detected.

3. Provide garage CO/NO2 gas detection system to provide full coverage of the garage areas. Sensors shall control the MAU and PRV by enabling them to operate when elevated gas levels are detected. Interlock with MAU and PRV dampers.

4. At vehicle sally port and processing garage spaces, provide high/low exhaust duct, connected to roof PRVs. Provide a gas-fired unit heater in each garage, and gravity intake hood with motorized damper at the roof. In-floor heat is not required in these 2 spaces.
5. Provide a dedicated ceiling cassette style mini-split heat pump to condition the animal control room. Cassette unit shall include a small ventilation duct attachment to pull in fresh air from the roof. Provide a separate ceiling bathroom style exhaust fan to exhaust the space to the roof.

V. In-Slab Radiant Heating:
1. Law Enforcement Garage, Utilities Garage, Intake Garage Infloor Heating Systems:
   a. Provide a full in-floor heating system that covers all indoor garage areas. System shall be sized at approximately 20 BTU/SF.
   b. Systems shall tie into the primary building hot water system. In-floor heat system operates at a lower temperature than the building heat loop, and requires a separate ECM circulator pump and 3-way valve to mix the water to the correct temperature for each space.
   c. Extend hydronic piping to a set of stainless steel heating manifolds at each garage space, located in the nearest heated space. Assume 12" pipe spacing on the tubes. Underslab insulation to be provided by the architect.
   d. Insulate hydronic heating piping per the Energy Code.
   e. Insulation shall be provided below in-floor heat slab to direct heat upwards into spaces above.
   f. Provide a space thermostat for each in-floor heat manifold to control floor temperature.
2. Snowmelt Systems:
   a. Provide snow melt for the full width of the garage doors, that extends 10' from the garage doors on both sides. Snow melt shall tie into the primary hot water heat system in the building, with a dedicated heat exchanger, pump and accessories to create a glycol heating loop. Provide heating manifolds/loops for the following exterior areas:
      1) Law Enforcement Garage
      2) Utilities Garage
      3) Intake Garage
      4) Evidence Trailer
      5) Sidewalks
         a) Provide snow melt for approximately 1000 SF of exterior sidewalks at the front entrances. Snow melt shall tie into the primary hot water heat system in the building, with a dedicated heat exchanger, pump and accessories to create a glycol heating loop.
   b. Extend hydronic piping to a stainless steel heating manifold, located in the nearest heated space. Assume 12" pipe spacing on the tubes. Underslab insulation to be provided by the architect.

c. Provide an in-slab temperature/moisture sensor to control the snowmelt heat system, 1 per in-slab heating area.

d. Provide 1 in-line hydronic circulating pump at each manifold. Provide pump with either an ECM motor or VFD.

e. Insulate hydronic heating piping per the Energy Code.

W. Shooting Range:

1. Provide an air cooled dedicated outdoor air system (DOAS) specifically for the shooting range. Unit shall be sized at 1 CFM/SF of the entire range area. Unit shall be air cooled, packaged DX, 100% outdoor air, with 2" MERV-8 and 4" MERV-13 filters. Provide a supply air VFD to modulate airflow to the range. Unit shall deliver conditioned dehumidified air to the range via a set of laminar air diffusers behind the shooting line. System shall be designed to produce a laminar airflow across the shooting line to avoid particulate from recirculating back up into the shooters. DOAS unit shall run at a low constant speed and shall ramp up to full design speed when the shooting range is occupied.

2. On the far end of the range, an exhaust plenum shall be installed and ducted up to the roof. A utility set style exhaust fan shall be mounted on the roof to exhaust the range. This fan shall run constantly at a low speed and shall ramp up to full speed when the range is occupied.

X. Holding Cells:

1. Each holding cell shall be provided with supply air from the VAV unit. Cells shall be exhausted only, with no recirculation back to the RTU. Cells shall be provided with exhaust air behind the holding cells. An integral exhaust air grille will be provided that is integral to the combination toilet/lav fixture to let air back into the plumbing chase.

Y. Evidence Processing and Storage:

1. A fume exhaust hood is being provided by others. Provide exhaust ductwork and roof fan as required by fume exhaust hood mfg to provide laminar flow across the hood. This is in addition to the regular supply air system.
2. Provide exhaust air in the evidence storage room at a rate of 1 CFM/SF.
3. Provide exhaust air in the Drug storage room at a rate of 1 CFM/SF.

Z. Laundry:

1. Provide exhaust and makeup air provisions for the station laundry appliances as required. This shall include a dedicated dryer exhaust line for each dryer, gas piping for gas-fired dryer fixtures, and makeup air transfer grilles to adjacent spaces as needed.

AA. Elevators:

1. Provide a wall mounted packaged air conditioning unit mounted to the elevator over-run above the roof. Basis of design shall be the Bard W12AF-1-03 with electric heat.

BB. Vestibules:

1. Provide hydronic cabinet unit heater at each vestibule. Heater shall be recessed wall mount type or ceiling type as required by architecture. Provide with wall mounted thermostat.
    a. Secure vestibule entering the holding area shall be provided with a ceiling mounted cabinet unit heater, to better avoid any physical damage from inmates as they enter the facility.

CC. Storage and Mechanical Rooms:
1. Provide a hydronic horizontal unit heater for each storage/mechanical room space. Provide with hard-wired wall thermostat.

DD. Electrical Room, IT room:
1. Provide a split system heat pump at the communications room and the electrical room. Provide with remote condensing unit, mounted on the roof. Provide with a hardwired 7-day programmable thermostat, mounted on the wall. Unit shall be equipped with a low ambient kit capable to allow low ambient operation.

EE. Server Room:
1. Provide a split system computer room air conditioner (CRAC) unit dedicated to serve the server room. Owner's IT staff will provide a list of equipment to facilitate sizing of the CRAC unit. A remote condensing unit shall be provided on the roof for the unit. Unit shall be capable of operating in cooling mode down to -20 deg F and shall be powered by the backup generator.

FF. Tornado Shelter:
1. Provide with additional ductwork and piping protection at the ICC 500 tornado shelter. Protection consists of a steel welded box to protect the penetrations into the shelter including the life safety dampers if required.
2. Provide a standalone electric heating/cooling system to serve the storm shelter areas. In the event of a tornado, this area should be able to operate without interruption that may come with being tied to the general HVAC systems.

GG. Building Control System:
1. Provide a direct digital control (DDC) system to control, monitor and alarm the AHUs, RTUs, split system heat pumps, make-up air unit, exhaust fans, domestic water heaters, recirculating pumps, and other mechanical equipment.
    a. Provide full DDC coverage for the entire building HVAC systems.
2. Control system shall consist of sensors, indicators, actuators, final control elements, interface equipment, other apparatus, accessories, and software connected to distributed controllers operating in multi-user, multitasking environment on token-passing network and programmed to control mechanical systems. An operator workstation permits interface with the network via dynamic color graphics with each mechanical system, building floor plan, and control device depicted by point-and-click graphics.
3. All coils will be controlled using modulating control valves. The VAV box reheat coils and other terminal heating equipped will have automatic flow control valves.

HH. Automatic Control System Testing:

1. The Automatic Control System will be started and verified by the System Installer and by the Mechanical Design Engineer to assure proper operation and conformance with requirements.

II. System Start-Up, Testing And Training:

1. Equipment Startup and Testing:
   a. Equipment startup and testing will be accomplished by the Mechanical Contractor. Each piece of equipment will be started and checked out according to manufacturer's recommendation to assure proper operation.
2. Testing and Balancing:
   a. HVAC air and water systems will be tested, adjusted, and balanced by an AABC certified agency independent of the Mechanical Contractor.
3. Commissioning:
   a. Provide the code required building systems commissioning as required by the energy code. Commissioning shall be performed by the owner's 3rd party commissioning agent. Contractor is required to participate and provide supplemental information and assistance to the agent as needed.
4. Owner Training:
   a. The Mechanical Contractor will demonstrate the operation and maintenance procedures of each mechanical system or equipment item for the Owner's representative.

END OF MECHANICAL and PLUMBING DISCIPLINE NARRATIVE

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008 - ELECTRICAL DISCIPLINE NARRATIVE

1.1 GENERAL PROVISIONS

A. Scope: The work covered by this outline specification shall include labor, materials, equipment, and services to furnish and install a complete electrical system for the new building.

B. The work shall include, but not necessarily be limited to the following systems:

1. Electrical service.
2. Electrical secondary distribution system.
3. Complete lighting and power system including light fixtures, motor starters, disconnects, branch circuits, devices, etc.
4. Intelligent, addressable fire alarm system.
5. Connection of equipment furnished and installed under other divisions of work.
6. Power connection to equipment controller in accordance with Supplier and Local requirements.
7. Infrastructure for low voltage systems:
    a. Fire Alarm system
    b. Telephone/Data
    c. Security (Card readers & CCTV)
    d. A/V System

1.2 CODES AND STANDARDS

A. The completed installation shall conform to all Federal, State and Local codes, ordinances, and regulations including:

1. UL Underwriters Laboratories
2. IEEE Institute of Electrical and Electronic Engineers
3. NEMA National Electrical Manufacturers Association
4. ANSI American National Standards Institute
5. NFPA National Fire Protection Agency
    a. 70 – 2020 National Electric Code (NEC)
    b. 72 – National Fire and Signaling Code
    c. 101 – Life Safety Code
    d. 110 – Standard for Emergency and Standby Power Systems

B. Obtain all necessary permits and inspections required by the governing authorities having jurisdiction over this work.

C. Coordinate all aspects of the electrical, telephone and other utility services with the appropriate serving utility. No additional compensation will be allowed to the contractor for additional work or equipment, which is a result of policies of the serving utility.

1.3 SUSTAINABILITY

A. Potential sustainable strategies:

1. Light Pollution Reduction:
   a. Eliminate light trespass from the building site, improve night sky access, and reduce development impact on nocturnal environments.
      1) Downlight building signage.
      2) Cut-off fixtures for security and pole-mounted lights.
2. Daylight Harvesting:
   a. Provide daylight sensors in open offices, large meeting areas and large public spaces with substantial daylighting.
      1) Daylight dimming: Provide LED dimming Drivers within fixtures nearest windows.
3. Lighting Controllability:
   a. Provide wall-mounted passive infrared occupancy sensors in private offices, small conference rooms, and small storage/maintenance rooms.
   b. Provide ceiling-mounted dual-technology occupancy sensors in large open office, breakroom, conference room areas and other large areas. Provide local wall switch override control of areas.

1.4 MATERIALS

A. Wire shall be copper or aluminum with 600V THHN/THWN insulation. Wire size #10AWG and smaller shall be solid. Wire size larger than #10AWG shall be stranded. Wire size shall be no smaller than #12AWG except for control wire, which can be #14AWG.

B. Conduit below grade and in the floor slab shall be PVC Schedule 80. Conduit exposed to weather shall be IMC. Conduit exposed within the building shall be EMT. Conduit concealed in frame walls or above ceiling can be EMT. Fittings for IMC shall be threaded and fittings for EMT steel setscrew type. All empty conduit shall have pull strings.

C. Panelboards shall be 208/120V, three phase, four wire, 42 or 84 poles, copper bus, main circuit breakers and bolt-on branch circuit breakers. Panelboards feeding electronic type equipment shall be electronic grade. Verify mounting type (surface or recessed) with the project conditions. Provide typed directory on panelboard cover at the end of the project. Balance loads on panelboards to within 15% at the completion of the project. Label all panelboards.

D. Receptacles in bathrooms, areas with sinks, garages, and on the exterior shall be GFCI type.

E. Disconnect/Safety switches shall be 600V, heavy duty type. In wet locations switches shall be NEMA 3R. Label all disconnect/safety switches.

F. Grounding shall be per Article 250 of the National Electrical Code.

1.5 UTILITY SERVICES

A. One (1) Dominion Energy Virginia (DEV) provided pad mounted service transformer will be located on the property. All primary cable installation will be by the utility company.

B. From the utility transformer, provide service laterals, insulated conductors in underground rigid PVC Schedule 80 conduit to service disconnect means in the building.

C. The service entrance panelboard shall utilize circuit breakers for the main and feeder devices.

1.6 NORMAL POWER DISTRIBUTION SYSTEM

A. Provide one (1) 800A, 208Y/120V, 3P, 4W UL Label service entrance rated enclosed disconnect switch serving the main distribution panelboard via 800 Amp automatic transfer switch (ATS).

B. Provide one (1) 800A, 208Y/120V, 3P, 4W service entrance-rated main distribution panelboard to serve the owner equipment, lighting panelboard, receptacle panelboard, and mechanical panelboards. Provide the main distribution panelboard in the main electrical room.

C. Provide two (2) 400A, 208Y/120V, 3P, 4W panelboards that are fed from the main distribution panelboard to serve the mechanical equipment.

D. Provide one (1) 225A, 208/120V, 3P, 4W panelboard to feed the lighting loads.

E. Provide one (1) 225A, 208/120V, 3P, 4W panelboard to feed the receptacles loads.

F. Branch circuits will be type THWN wiring in EMT conduit with continuous grounding conductors. Device boxes shall be stamped steel.

1.7 EMERGENCY POWER DISTRIBUTION SYSTEM

A. Provide 200 kW, 208Y/120V, 3P, 4W emergency/standby natural gas powered generator to feed life safety and legally required systems. Provide a weatherproof enclosure for the generator.

B. Provide one (1) 800A 208Y/120V, 3P automatic transfer switch (ATS) serving the main distribution panelboard.

C. Provide one (1) 100A 208Y/120V, 3P automatic transfer switch (ATS) serving life safety loads.

D. Provide one (1) 100A, 208/120V, 3P, 4W panelboard to feed the emergency/life safety loads.

1.8 EMERGENCY LIGHTING SYSTEMS

A. Exit signs shall have LED lamps and be connected to emergency generator.

B. LED emergency lights shall be utilized to obtain 1 foot candle for egress lighting and be connected to emergency generator.

1.9 NORMAL LIGHTING SYSTEMS

A. All fixtures shall be LEDs.

1. Open office areas shall be direct/indirect linear pendants, LED fixtures running the length of the office and mounted on 12-foot centers.
2. Private offices and conference rooms shall be specification grade recessed volumetric, LED lamp fixtures.
3. Secured areas shall be security grade vandal-resistant LED fixtures with two acrylic diffusers. Fixture shall be recessed LED or corner-mounted LED type.
4. Storage and maintenance areas shall be lensed LED strip fixtures.

B. Provide daylighting controls per sustainability guidelines.

C. Provide lighting controls per sustainability guidelines.

1.10 SITE LIGHTING

A. Parking lot area lighting shall be 25-foot round steel poles with LED fixtures placed 50 feet on center.

B. Walkways and plazas area lighting shall be 12-foot round steel poles with LED fixtures placed 20 feet on center.

C. Provide LED wall-pack at every egress door with integral photocell.

1.11 SIGNAL SYSTEMS

A. Fire Alarm System:

1. An addressable, intelligent fire alarm system shall be provided for the building. Manual stations, heat detectors, ceiling mounted smoke detectors, duct smoke detectors, tamper switch and flow switch connects and audio/visual signaling appliances shall be provided as required.
2. Actuation of the fire alarm system shall cause the signaling devices to go into alarm.
3. Air handlers shall be de-energized if their respective duct smoke detectors are actuated. Tamper switches shall cause a supervisory trouble alarm if the respective valve is closed.

B. Infrastructure for Telephone/Data Systems:

1. Provide deep two-gang box at 18” with 1” conduit stubbed to accessible ceiling space for each device. Assume (1) device in each private office and conference room. Provide dual channel floor boxes or poke-throughs in open office areas for feeding workstations.
2. Provide cable tray from head end room above accessible ceiling space in main corridors.

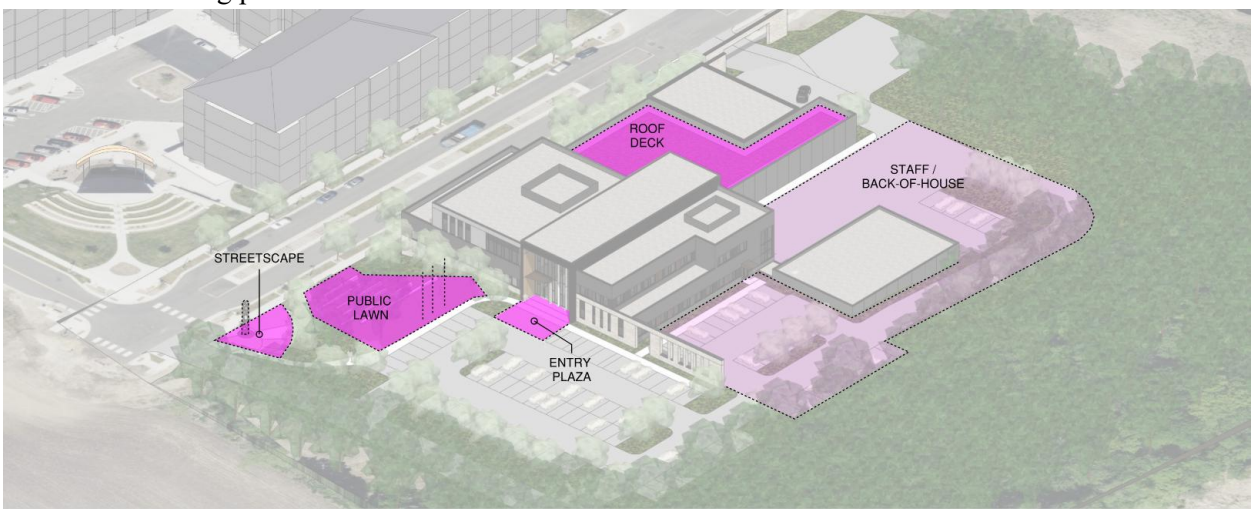
END OF ELECTRICAL DISCIPLINE NARRATIVE

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009 - LANDSCAPE DISCIPLINE NARRATIVE

1.1 Landscape Description

PART 1 - OVERVIEW:
The site is designed with a hierarchy of circulation and access, incorporating multiple entry points that accommodate public visitors while maintaining controlled access areas for City employees and service operations. A defining feature of the site is the significant grade change between the primary public entry at the southwest corner of the property and the main building entrance. Rather than treating this elevation change as a barrier, the design transforms it into an occupiable public landscape that extends the experience of the existing park and bandshell located across the street.



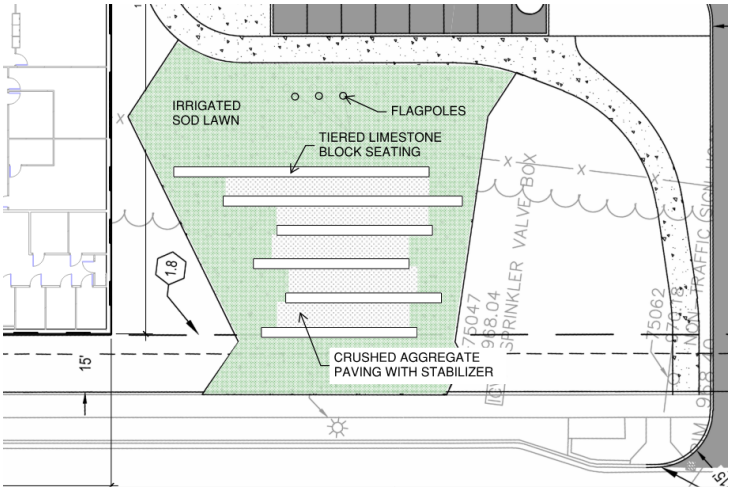
PART 2 - SITE CIRCULATION:
A network of cast-in-place concrete sidewalks will connect the various site amenities, building entrances, and public spaces, creating an accessible pedestrian network.

PART 3 - PLANTING AND VEGETATION:

PART 4 - All landscaped planting areas shall be irrigated. Irrigation systems shall consist of pop-up rotary spray heads within turf lawn areas and drip irrigation systems within mass planting beds to promote efficient water use and healthy plant establishment. All mass planting beds shall be provided with a minimum of 12 inches of prepared planting soil to support long-term plant health and growth and shall be finished with a minimum 3-inch layer of shredded hardwood mulch to aid in moisture retention, weed suppression, and soil temperature regulation. Where planting beds adjoin lawn or native seed areas, steel edging shall be installed to create a clean visual separation and minimize maintenance requirements.ENTRY PLAZA:
The Front Entry Plaza serves as a welcoming arrival space that complements the character and materiality of the building architecture. The plaza will be paved with stone unit pavers selected to coordinate with the

architectural stone finishes, creating a cohesive and durable pedestrian environment. Limestone block seating will be integrated throughout the plaza to provide informal gathering and resting opportunities for visitors. Fixed site furnishings including (7) bike parking and trash and recycling receptacles, will be strategically located to support daily use.

PART 5 - PUBLIC LAWN:
The proposed grade change is designed to create occupiable public open space, extending the existing public park and bandshell experience across the street. The area will feature an irrigated sod lawn with integrated limestone slab benches that provide amphitheater-style seating along the hillside. Crushed aggregate paving with a stabilizing binder will be installed between the tiered stone seating terraces to improve accessibility and durability. Three flagpoles will be located at the top of the slope, serving as a visual landmark within the landscape.



PART 6 - STREETSCAPE PLAZA:
A public art memorial will serve as a focal point with accent lighting, providing a meaningful cultural and community landmark along the corridor. Decorative paving will add visual character while complementing the surrounding architectural and landscape elements.



PART 7 - ROOF DECK:
The Roof Deck Amenity Space is envisioned as a flexible outdoor gathering area. The roof deck will include a pedestal paving system that provides an outdoor seating area. Above the seating area there will be a structure that will provide Shading and Screening privacy from the building across the street. Landscaped areas are anticipated to incorporate a vegetative roof assembly, utilizing either modular trays or mat system. Raised seat wall planters will further define activity areas while integrating planting into the amenity space. Along the perimeter of the roof deck, a 3-foot-wide decorative rock band will provide a clean transition adjacent to building edges and planting zones. Steel edging will be installed at all material transitions to create crisp separations between paving, planting, and decorative stone areas.



PART 8 - STAFF / BACK-OF-HOUSE:
Upper and lower staff parking areas will accommodate employee vehicle access and include bicycle parking and strategically located trash and recycling receptacles. Due to the significant grade changes across the site, an extensive retaining wall system will be incorporated to establish functional parking and service areas, provide safe and efficient circulation, and minimize disturbance to adjacent landscape areas.

END OF LANDSCAPE DISCIPLINE NARRATIVE

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010 – OUTLINE SPECIFICATIONS

PART 1 - DIVISION 00 - BIDDING AND CONTRACTING REQUIREMENTS

A. To be determined.

PART 2 - DIVISION 01 – GENERAL

A. Anticipated Applicable Building Codes:

1. 2020 Minnesota State Building Code , including:
    a. 2020 Minnesota Building Code Administration
    b. 2020 Minnesota Provisions to the State Building Code
    c. 2020 Minnesota Building Code
    d. 2020 Minnesota Elevator and Related Devices Code
    e. 2020 Minnesota Energy Code
    f. 2020 Minnesota Accessibility Code
    g. 2020 Minnesota Mechanical and Fuel Gas Codes

PART 3 - DIVISION 02 – EXISTING CONDITIONS

A. Geotechnical Data: Not available at this time.

PART 4 - DIVISION 03 – CONCRETE

A. Cast-in-Place Concrete: See Structural Narrative.

PART 5 - DIVISION 04 – MASONRY

A. Brick Veneer Masonry: Assembly of face brick veneer masonry, wall ties and accessories.

1. Face Brick Units: Grade: SW; Type: FBS.
    a. Size (Modular): 3-5/8 inches wide by 2-2/3 inches high by 7-5/8 inches long.
    b. Size (Utility): 3-5/8 inches wide by 3-5/8 inches high by 11-5/8 inches long.
    c. Size (Norman): 3-5/8 inches wide by 2-2/3 inches high by 11-5/8 inches long.
    d. Units sourced regionally within 500 miles of the Project site.
2. Design Brick Colors: Two colors, designated as FB-1 and FB-2.
3. Mortar: ASTM C 270, Proportion Specification, pigmented; Type N above grade.

B. CMU Foundation Walls and Shafts: Assemblies of load-bearing reinforced concrete unit masonry, extending full height of story to underside of concrete floor slab or roof structure above with solid mortar joint at top of wall; including egress stair and elevator shafts.

1. Fire-Rated Assemblies: Matching UL tested assemblies, ASTM E 119.
2. CMU: ASTM C90, 2150 psi, normal or lightweight units.
3. Grout: ASTM C 476.
4. Mortar: ASTM C 270, Proportion Specification; Type S for reinforced masonry.

C. CMU Exterior Back-Up Walls and Crash Walls: Assemblies of non-load-bearing reinforced concrete unit masonry, extending full height of story to underside of concrete floor slab or roof structure above with soft joint, including top-of-wall lateral wind load supports secured to overhead structure and allowing for limited vertical movement in concrete building.

1. Fire-Rated Assemblies: Matching UL tested assemblies, ASTM E 119.
2. CMU: ASTM C90, 2150 psi, normal or lightweight units.
3. Grout: ASTM C 476.
4. Mortar: ASTM C 270, Proportion Specification; Type S for reinforced masonry.

D. CMU Interior Partitions: Assemblies of non-load-bearing reinforced concrete unit masonry, extending full height of story to underside of concrete floor slab or roof structure above with soft joint at top-of-wall.

1. Fire-Rated Assemblies: Matching UL tested assemblies, ASTM E 119.
2. CMU: ASTM C90, 2150 psi, normal or lightweight units.
3. Grout: ASTM C 476.
4. Mortar: ASTM C 270, Proportion Specification; Type S for reinforced masonry.

E. Stone Masonry Veneer: Mortar set limestone. Comply with ASTM C 568. With adjustable stone veneer anchors, embedded flashing and accessories.

1. Basis-of-Design:: Arriscraft, Adair Limestone

PART 6 - DIVISION 05 – METALS

A. Miscellaneous Structural Steel Framing: Load-supporting assemblies of fabricated structural steel shapes, AISC 360-16; connections, and accessories; shop prepared and primed surfaces.

1. W-Shapes: ASTM A 992; or ASTM A 572, Grade 50 (345).
2. Channels, Angles, Plate and Bar: ASTM A 36.
3. Corrosion-Resisting Structural Steel: ASTM A 588, Grade 50.
4. Cold-Formed Hollow Structural Sections: ASTM A 500, Grade B, structural tubing.

B. Steel Joist Framing: Assemblies of prefabricated K-series steel joists, LH- and DLH-series long-span steel joists, joist girders, and accessories; fabricated per SJI Specifications.

C. Steel Roof Decking: Fabricated steel deck panels, without top-flange stiffening grooves, fabricated to comply with SDI Specifications; and accessories.

1. Material: Galvanized-steel sheet: ASTM A 653, Structural Steel (SS), Grade 33, G60 zinc coating.

D. Steel Floor Decking: Fabricated composite steel deck panels, with integrally embossed or raised pattern ribs and interlocking side laps, fabricated to comply with SDI Specifications; and accessories.

E. Cold-Formed Metal Framing: Exterior wall, non-load-bearing wall framing, assemblies of products complying with AISI S100 and AISI S200; including steel studs, steel track, deflection tracks, and supplementary framing and furring channels.

1. Following will be indicated on Structural Drawings:
    a. Design loads.
    b. Shear walls / diagonal strapped framing.
    c. Steel stud bearing wall framing schedule (for reference – do not use stud spacings and cavities smaller than indicated unless approved otherwise by Architect.
2. Diagonal Strapped Framing: Erection loads and calculations shall include:
    a. Frame loads on transfer slab based on lateral and gravity components.
    b. Diaphragm transfer loads and detailing for each type for lateral bracing element for a typical level.
    c. Transfer loads and detailing of horizontal bracing forces to complete load path to adjacent diagonal trapping.
    d. Diagonal Strapping compacity, loading, and connections for each loading range.
    e. Lateral drift values for full bracing frame and per level for each load lateral case.
    f. Through-slab connection transfer for chord elements at each load range.

F. Metal Fabrications: Assemblies of shop fabricated and miscellaneous steel items.

1. Fabrications Includes:
    a. Elevator steel framing and supports.
    b. Shelf angles.
    c. Loose bearing and leveling plates.
    d. Loose steel lintels.
    e. Metal ladders.
    f. Anchor bolts, steel pipe sleeves, and wedge-type inserts indicated to be cast into concrete or built into unit masonry.
    g. Slotted channel framing.
    h. Metal grating.
    i. Metal bollards.
    j. Metal trash enclosures and gates.
2. Interior Finishes: Shop prep and prime; field painted.

3. Exterior Finishes: Galvanized and painted.

G. Metal Stairs: Fabricated steel shapes, steel plate stringers, with concrete-filled metal pan treads and landings, and accessories.

1. NAAMM Class: Service; NOMMA Type 2 welds.

H. Metal Pipe and Tube Railings: Interior and Exterior fabricated assemblies of steel tube railings, connections, and accessories; including barrier gates.

1. Interior Finishes: Shop prep and prime; field painted.

2. Exterior Finishes: Galvanized and painted.

I. Decorative Metal Railings: Fabricated assemblies of steel bars and shapes, connections, and accessories.

1. Interior Finishes: Shop prep and prime; field painted.

PART 7 - DIVISION 06 – WOOD, PLASTICS, & COMPOSITES

A. Miscellaneous Rough Carpentry: DOC PS 20 and applicable rules of grading agencies.

1. Framing with dimension wood lumber.

2. Framing with engineered wood products.

3. Rooftop equipment bases and support curbs.

4. Wood blocking, cants, and nailers.

B. Fire-Retardant (FRT) Treatments for Wood Framing and Sheathing:

1. Provide only FRT wood lumber and plywood sheathing products that include integral termite-resistant borate preservative chemicals in the FRT formulation and are warranted to resist attack from subterranean termites when used for sill plates and wood framed structure over concrete foundation walls or concrete slabs in direct contact with ground and where wood framing occurs within 8 inches of exterior finish grade.

2. Acceptable FRT (no Substitutions):

a. Hoover Treated Wood Products, Pyro-Guard plus FRT.

b. Dricon, Fire Retardant Treated Wood.

3. Fire-retardant treatment shall not promote corrosion of metal fasteners.

C. Wood-Preservative-Treated Lumber:

1. Preservative Treatment by Pressure Process (PPT): AWPA U1; Use Category UC2 for interior construction not in contact with ground, Use Category UC3b for exterior construction not in contact with ground, and Use Category UC4a for items in contact with ground.

2. Application: Preservative treat wood items indicated on the Drawings, and the following:

a. Wood cants, nailers, curbs, equipment support bases, blocking, stripping, and similar members in connection with roofing, flashing, vapor barriers, and waterproofing.

b. Wood sills, sleepers, blocking, stripping, and similar concealed members in contact with masonry or concrete.

D. Wood Composite Patio Decking: Composite plastic lumber: of solid shapes made from a mixture of cellulose fiber and polyethylene or polypropylene; complying with deck standard ICC-ES AC109 or ICC-ES AC17; metal framing anchors, and concealed deck fasteners

E. Sheathing:

1. **XGYP-1**: Exterior Glass-Mat Gypsum Wall Sheathing: Complying with ASTM C 1177; 5/8 inch thick.
2. Wall Sheathing: APA Rated plywood or OSB, Expsoure-1.
3. Roof Sheathing: APA Rated plywood or OSB, Expsoure-1.
4. Subflooring: APA Rated plywood sheathing, Sturd-I-Floor, Exposure-1.
5. Fire-rated OSB Structural Sheathing: Louisiana Pacific Corporation, LP-FlameBlock.

F. Interior Finish Carpentry:

1. Bulletin boards.
2. Framing for booth seating and upholstery. Assemblies of wood framing, panels and custom upholstery.
   a. Upholstery and Fabric: Division 12.
3. Slat wall paneling.

G. Architectural Woodwork: Shop fabricated products complying with AWI/AWS Custom Grade. Fabrications include:

1. **PLAM-#** Plastic Laminate Materials: Products indicated in Materials ID List. High-pressure decorative laminate sheets complying with NEMA LD 3 and performance standards of AWS 2014.
   a. Plastic laminate casework, and cabinet hardware.
   b. Plastic laminate countertops.
2. **WD-#** Wood Materials: Products indicated in Materials ID List.
   a. Wood veneer casework and cabinets for transparent finish.
   b. Wood veneer casework and cabinets for paint finish.
   c. Wood trim for transparent finish.
3. Booth Seating and Upholstery: Assemblies of wood framing, panels and custom upholstery.

H. Wood Wall Paneling:

1. **PNLG-#**: Products indicated in Materials ID List.

PART 8 - DIVISION 07 – THERMAL AND MOISTURE PROTECTION

A. Bituminous Dampproofing: Cold-applied, emulsified- asphalt, Type II.

1. Acceptable Products:
    a. Carlisle Coatings and Waterproofing; Barricoat.
    b. Henry Company, Type 1-Henry® 795 Foundation Coating – Spray Grade.
    c. Karnak Chemical: 100 Non-Fibered Emulsion Dampproofing; 220 Fibered Emulsion Dampproofing.
    d. Sika; MasterSeal 610 Non-Fibered; MasterSeal 614 Long-Fibered; MasterSeal 615 Short-Fibered.
    e. W.R. Meadows Incorporated; SEALMASTIC Emulsion.
    f. W.R Meadows, Precon Pre-Applied/Underslab Waterproofing Membrane.

B. Pre-Applied (Blind-Side) Horizontal (Under-Slab) and Vertical Waterproofing: Assembly of adhesive-coated HDPE sheet anchored to vertical soil retention system; molded-sheet drainage panels, and accessories.

1. Acceptable Products:
    a. AVM Industries, Aussie Skin 550G.
    b. Carlisle, Miraply H.
    c. GCP Applied Technologies, PREPRUF 300R.
    d. Henry, Blueskin Preseal 435
    e. Polyguard, Underseal Underslab Membrane.
    f. Sika, Sikaproof A+12
    g. W.R Meadows, PRECON Pre-Applied/Underslab Waterproofing Membrane.

C. Self-Adhering Sheet Waterproofing: Assembly of self-adhering membrane, rigid insulation, and molded sheet drainage panels, for below-grade, vertical applications.

1. American Hydrotech, Inc.; VM 75.
2. Carlisle Coatings & Waterproofing Inc.; CCW MiraDRI 860/861.
3. Grace, W. R. & Co.; Bituthene 3000.
4. Henry Company; Blueskin WP 200.

D. Water Repellants: Silane, Penetrating Water Repellent: Clear, containing a minimum of 40 percent solids of alkylalkoxysilane; with alcohol, mineral spirits, water, or other proprietary solvent carrier; and with 400 g/L or less of VOCs.

1. Acceptable Product: Master-Builders-Solutions MasterProtect H 400.

E. Thermal Insulation:

1. Insulation products shall be approved for use in wall assemblies complying with NFPA 285.

2. Extruded Polystyrene (XPS) Foam-Plastic Board Insulation: Product complying with ASTM C 578, Type IV, 25 psi.
    a. Applications: Below-grade walls, and under slabs on grade other than waterproofing applications.
3. Extruded Polystyrene (XPS) Foam-Plastic Board Insulation: Product complying with ASTM C 578, Type VI 40 psi.
    a. Applications: Under slabs on grade other than waterproofing applications.
4. Polyisocyanurate Board Insulating Sheathing: Glass mat faced polyisocyanurate foam board insulation, complying with ASTM C1289 Type II, Class 2, Grade 2 consisting of a Class A closed cell polyisocyanurate foam core laminated between a coated glass mat facer on each side of board.
    a. Applications: Exterior wall insulating sheathing and masonry wall cavity insulation.
5. Polyisocyanurate Board Insulating Sheathing: ASTM C 1289, foil faced, Type I, Class 1 or 2.
    a. Applications: Exterior wall insulating sheathing and masonry wall cavity insulation.
6. Semi-Rigid Stone-Wool Insulation Board: Unfaced, ASTM C 612, Type II with maximum flame-spread and smoke-developed indexes of 15 and zero, respectively, per ASTM E 84; passing ASTM E 136 for combustion characteristics.
    a. Applications: Exterior cavity wall and rainscreen cladding insulation.
7. Mineral-Wool Board: Unfaced, ASTM C 612, Types IVB; with maximum flame-spread and smoke-developed indexes of 15 and zero, respectively, per ASTM E 84; passing ASTM E 136 for combustion characteristics.
    a. Applications: Exterior wall insulating sheathing.
8. Mineral-Wool Board: Faced, ASTM C 612, Types IA and IB; with maximum flame-spread and smoke-developed indexes of 15 and zero, respectively, per ASTM E 84; passing ASTM E 136 for combustion characteristics.
    a. Applications: Parking deck ceilings.
9. Mineral-Wool Board: Faced, ASTM C 612, Types IA and IB; with maximum flame-spread and smoke-developed indexes of 15 and zero, respectively, per ASTM E 84; passing ASTM E 136 for combustion characteristics.
    a. Applications: Plenum.
10. Mineral Wool Batt Thermal Insulation: Unfaced, ASTM C 665, Type I (blankets without membrane facing).
    a. Application: Steel stud-framed fire-resistance-rated exterior walls.
11. Closed-Cell Polyurethane Foam Insulation: ASTM C 1029, Type II.
    a. Ignition barrier coating.
12. Low-Pressure, Polyurethane Foam Insulation: Complying with ASTM C 1029, and with AAMA document 812-04.

a. Applications: Insulation for filling gaps in openings and penetrations.

F. Air and Water Barrier Assembly: Continuous, [vapor permeable] [vapor impermeable] air and water barrier, and accessories, that provides a complete barrier to air and water leakage through the building enclosure.

1. Membrane Type: EIFS Compatible, fluid-applied.
2. Membrane Type: Self-adhering sheet.
3. Membrane Type: Mechanically-attached air and water barrier, with textured drainable surface.

G. Formed Metal Wall Panels: Manufactured metal panels; [galvanized steel] [aluminum].

1. **Basis-of-Design** (Concealed Fastener): Elevate Una-Clad Metal Products, Delta Series.
2. Finish (Aluminum): Two-Coat Fluoropolymer: AAMA 2605.
3. Fasteners: Concealed, galvanized steel.
4. Panel Support System: Thermally broken Z-girts.
5. Installation: Rain-screen assembly.

H. Aluminum-Composite Wall Panels: Factory-formed metal-faced composite wall panels fabricated from two metal facings bonded to solid, extruded fire-resistant thermoplastic core; formed into profiles; metal flashing and trim; attachment accessories.

1. **Basis-of-Design**: Alcan Composites, Alucobond.
2. Fasteners: Concealed, galvanized steel.
3. Panel Support System: Thermally broken Z-girts.
4. Installation: Rain-screen assembly.

I. Metal Soffit Panels: Flush-profile, solid perforated, aluminum panels formed with vertical panel edges and a flat pan between panel edges; with flush joint between panels.

1. Finish: Two-Coat Fluoropolymer: AAMA 2605..

J. EPDM Membrane Roofing System, Fully Adhered: Assembly of EPDM roof membrane, substrate board, vapor retarder, roof insulation, base flashings, cover board, walkways, and auxiliary roofing materials.

1. Structural Roof Deck: Metal decking.
2. EPDM Roofing Membrane: Roofing manufacturer's non-reinforced, uniform, flexible EPDM sheet complying with ASTM D 4637, Type I.
3. Acceptable Products:
   a. Carlisle SynTec, Sure-Seal.
   b. Elevate, RubberGard EPDM.
   c. Johns Manville, JM EPDM NR.

d. Mule-Hide Reinforced EPDM.

4. Membrane Thickness: 60 mils, nominal.

5. Membrane Exposed Color: Black.

6. Roof Insulation: Rigid base and tapered polyisocyanurate board insulation, R-30 above roof deck.

K. Vegetated Roof Assemblies: Pre-grown mats for continuous-coverage assembly consisting of manufacturer's standard vegetated roof assembly components, for installation over [roofing] [waterproofing] system.

1. System will be component of Project stormwater management system.

2. Basis-of-Design: Sempergreen, [Sedum-Mix Blanket].

3. System Components:

a. Plants: Selected by [Architect] [Manufacturer for project location].

b. Growing medium.

c. Moisture retention mat.

d. Drainage panels.

e. Root barrier.

f. Miscellaneous materials and accessories.

g. Vegetation-free zone components.

4. Leak detection system, including testing.

5. Structural Waterproofing: Hot-fluid-applied, Division 07.

L. Vegetated Roof Assemblies: Thin-profile assembly of modular vegetated roof trays including growing media, root barrier, geocomposite drainage panels, geotextiles, erosion control matting and accessories; and vegetation-free zone components.

1. Acceptable Products:

a. Columbia Green Technologies.

b. Live Roof.

2. Roof Assemblies: Division 07.

3. Structural Waterproofing: Division 07.

M. Sheet Metal Flashing and Trim - Flat Roof: [Galvanized steel], [Prefinished aluminum] fabrications and accessories.

1. Roof drainage scuppers, downspouts, splash blocks.

a. Internal roof drains and secondary overflow drains are in Plumbing Specifications.

2. Roof parapet copings.

3. Sheet metal flashing and trim.

N. Manufactured Copings

1. **Basis-of-Design**: Metal-Era, LLC.
2. Products fabricated by installer or other fabricator will not be acceptable unless fabricator can demonstrate to Architect's satisfaction that products have been tested for resistance in accordance with Test Method RE-3 of ANSI/SPRI ES-1.

O. Roof Accessories:

1. Prefabricated roof curbs.
2. Roof access hatches; rated and non-rated.

P. Penetration Firestopping:

1. Penetrations in fire-resistance-rated walls.
2. Penetrations in horizontal assemblies.
3. Penetrations in smoke barriers.

Q. Joint Firestopping:

1. Joints in or between fire-resistance-rated constructions.
2. Joints at exterior curtain-wall/floor intersections.
3. Joints in smoke barriers.

R. Joint Sealants: All sealants Low- / No-VOC per SCAQMD Rule 1168.

1. Single-Component, Stain-Resistant, Low-Modulus Neutral-Curing, Silicone Sealant: Tremco, Spectrem 1.
   a. Applications: Exterior vertical control and expansion joints in unit masonry.
2. Single-Component, Medium-Modulus Neutral-Curing, Silicone Sealant: Tremco, Spectrem 2.
   a. Applications: Exterior secondary and primary window, curtainwall and storefront seals to membranes.
3. Single-Component, Stain-Resistant, Moisture-Curing or Neutral-Curing, Silicone Sealant: Dow, Dowsil, 756 SMS Building Sealant.
   a. Applications: Exterior joints in metal panel substrates; Exterior joints in porous stone.
4. Polymer Joint Sealant: Titebond Weathermaster.
   a. Applications: Exterior joints between fiber cement and adjacent materials.
5. Silicone Joint Sealant - Fire Resistant: Dow DOWSIL 756 SMS.
6. Pourable Self-Leveling Polyurethane. Master Builders SCS; MasterSeal SL 1.
7. Acoustical Joint Sealant : Pecora; AC-20 FTR Fire-Rated Acoustical Sealant.

8. Acrylic-Latex Non-Sag Joint Sealant with Silicone Additive: Pecora Corporation; AC-20 +Silicone.
9. Silicone Sanitary Joint Sealant: Dow; DOWSIL 786.
10. Joint sealant backing, primers, and accessory materials.

PART 9 - DIVISION 08 – OPENINGS

A. Hollow Metal Doors and Frames[and sidelights]: ANSI/SDI A250.8 series.
   1. Exterior hollow metal doors and frames; Level 3, Physical Performance Level A (Extra Heavy Duty), Model 2.
   2. Interior hollow metal doors and frames; Level 2, Physical Performance Level B (Heavy Duty), Model 2.
   3. Interior hollow metal knock-down frames.
   4. Fire-Rated Door Assemblies: NFPA 80.

B. Hollow Metal Unit Entry Doors (Energy Efficient): 1-3/4" thick Level 2 and Level B heavy-duty insulated metal door with 20-minute fire rating, smooth finish texture.
   1. **Basis-of-Design Product:** Daybar Industries, LS18-F 2-Panel Decorator Series.

C. Interior Wood Doors: Factory pre-finished products.
   1. Acceptable Manufacturers:
      a. Masonite.
      b. Lynden Doors.
      c. Bayer Built Woodworks.
      d. VT Industries.
   2. Interior Solid Core Flush Wood Doors: Wood Veneer Face 5-Ply, Factory Primed 1-3/4" Solid and Mineral Core Wood Doors.
   3. WDMA I.S.1-A Performance Grade:
      a. Common Areas: Extra Heavy Duty.
   4. Fire-Rated Door Assemblies: NFPA 80.
   5. Finishes:
      a. Factory stain and transparent finish.

D. Access Doors and Frames. Manufactured wall and ceiling access doors and frames; fire-rated and non-fire-rated.
   1. Lockable.
   2. Factory primed, field finished.

E. High-Speed Coiling Doors: Overhead motorized insulated high-speed coiling door formed with curtain of interlocking insulated aluminum slats and high-speed variable frequency direct drive motor.

1. **Basis-of-Design**: Overhead Door Corp, RapidShield Series Model 998.

F. Overhead Coiling Grilles: Open-curtain coiling grille with a curtain having a network of horizontal rods that interconnect with vertical links; prefinished aluminum.

G. Sectional Doors: Assemblies of hinged horizontal insulated door sections, vertically lifting, with door sections attached to tracks with rollers, counterbalance lifting mechanism, and accessories.

1. **Basis-of-Design**: Overhead Door Corp, Thermacore series.

H. Aluminum Framed Entrances and Storefronts: Assemblies of thermally-broken aluminum framing, mechanically retained glazed lites; field assembled and glazed by assembly methods selected by Contractor;

1. Entrances: Standard glazed entrance doors for automatic operation, matching storefront; wide stile, 1-3/4" door thickness.
2. Interior Framing: Matching exterior storefront, except non-thermal.
3. Framing Finish: Clear anodized; color as selected by Architect from manufacturer's full range.
4. Exterior Glazing: Low-E Insulating Glazing Units (IGU), 1-Inch Thick; Safety Glazing where required by Code.
5. Interior Glazing: Monolithic Glazing, 1/4-Inch Thick; Safety Glazing where required by Code.

I. Automatic Entrances: Exterior and interior, sliding, power-operated automatic entrances; including doors, sidelites, framing, headers, carrier assemblies, roller tracks, door operators, activation and safety devices, and accessories.

J. Glazed Aluminum Curtain Walls: Exterior assemblies of 4-sided mechanically retained glazing installed integral into thermally-broken aluminum curtain wall framing system, with concealed fasteners; field assembled and glazed by Contractor:

1. Framing Finish:
   a. Two-coat fluoropolymer finish system.
   b. [Three-Coat fluoropolymer finish system with two color coats and one clear coating.]

K. Door Openings Hardware: BKV will retain a certified Door Hardware consultant to assist with developing the Door Hardware Groups.

L. Glazing: Glass units, glazing materials and accessories.

1. **GL-1** Clear Monolithic Glass: ASTM C1048, Class 1 clear, Quality q3 glazing select;
   a. Thickness: 1/4 inch.

b. Applications: Interior locations not requiring safety glazing.

2. **GL-1T** Clear Tempered Monolithic Glass: ASTM C1048, Class 1 clear, Quality q3 glazing select,
   a. Kind FT fully tempered (Safety), where required by Code.
   b. Thickness: 1/4 inch.
   c. Applications:
      1) Interior aluminum-framed entrances and storefronts.
      2) Interior wood and hollow metal doors and framing.

3. **GL-21** Exterior Insulating Glazing Units (IGU): Factory-assembled units consisting of sealed lites of glass separated by a dehydrated interspace, qualified according to ASTM E 2190, and complying with other requirements specified.
   a. **Basis-of-Design**: PPG Industries, Solarban 67; or Viracon VE1-2M.
   b. Sealing System: Dual seal, with manufacturer's standard primary and secondary.
   c. Spacer: Manufacturer's black polymeric spacer material and construction.
   d. Desiccant: Molecular sieve or silica gel, or blend of both.
   e. Standard IGU Makeup: Overall Unit Thickness: 1 inch.
      1) Thickness of Each Lite: 1/4 inch.
      2) Outdoor Lite: Class 1 (clear) float glass; Kind HT (tempered).
         a) Low-E Coating: Sputtered on second surface.
      3) Interspace Content: Air.
      4) Indoor Lite: Class 1 (clear) float glass; Kind HT (tempered).
   f. High STC Applications Acoustical IGU Makeup: Overall Unit Thickness: 1 inch.
      1) Outdoor Lite: 1/4 inch Thick Class 1 (clear) float glass; Kind HT (tempered).
         a) Low-E Coating: Sputtered on second surface.
      2) Interspace Content: Air.
      3) Indoor Lite: 3/8 inch Class 1 (clear) float glass; Kind HT (tempered).
   g. Exterior Applications:
      1) Aluminum-framed Entrances and Storefronts.
      2) Glazed Aluminum Curtain Walls.

4. **GL-21T** Exterior Insulating Glazing Units (IGU) - Fully Tempered: Factory-assembled units consisting of sealed lites of glass separated by a dehydrated interspace, qualified according to ASTM E 2190, and complying with other requirements specified.
   a. Kind FT - Fully Tempered (Safety), where required by Code.
   b. **Basis-of-Design**: PPG Industries, Solarban 67; or Viracon VE1-2M.
   c. Sealing System: Dual seal, with manufacturer's standard primary and secondary.
   d. Spacer: Manufacturer's black polymeric spacer material and construction.

e. Desiccant: Molecular sieve or silica gel, or blend of both.

f. Standard IGU Makeup:

1) Overall Unit Thickness: 1 inch.

2) Thickness of Each Lite: 1/4 inch.

3) Outdoor Lite: Class 1 (clear) float glass; Kind FT (fully tempered).

a) Low-E Coating: Sputtered on second surface.

4) Interspace Content: Air.

5) Indoor Lite: Class 1 (clear) float glass; Kind FT (fully tempered).

g. High STC Applications Acoustical IGU Makeup:

1) Overall Unit Thickness: 1 inch .

2) Outdoor Lite: 1/4 inch Thick Class 1 (clear) float glass;

5. Kind FT (fully tempered).

a) Low-E Coating: Sputtered on second surface.

2) Interspace Content: Air.

3) Indoor Lite: 3/8 inch Class 1 (clear) float glass; Kind FT (fully tempered).

b. Exterior Applications:

1) Balcony/Patio Doors.

2) Aluminum-framed Entrances and Storefronts.

3) Glazed Aluminum Curtain Walls.

6. Bird-Safe Glazing: Provide products that meet or exceed the American Bird Conservancy's minimum standard for effective bird collision deterrent materials; one of the following:

a. Viracon Silk-Screen: V901 Dark Gray Viraspan, with silk-screen pattern of 1/8 inch wide horizontal lines alternating with 1/2 inch spaces, equating to 20 percent coverage (screen 2256).

b. Insulated Ornilux glass.

M. Decorative Glazing Films: Decorative window film overlay of patterned, dimensionally stable, surface-treated polyester film, tinted multiple colors, with pressure-sensitive, clear adhesive back for adhering to glass and releasable protective backing.

1. **FILM-#:** Window film products indicated in Materials ID List.

N. Mirrors:

1. **MIR**-# Product(s) as indicated on Material ID List.

O. Architectural Louvers: Manufactured, fixed, high-efficiency stormproof, horizontal drainable-blade, pre-finished extruded aluminum louvers; minimum depth of 5 inches.

1. Finish: 2-coat high-performance organic fluoropolymer AAMA 2605, not less than 70 percent PVDF resin.

2. Provide insect screen at each exterior louver.

PART 10 - DIVISION 09 – FINISHES

A. Gypsum Board Assemblies: Assemblies of non-combustible, non-load-bearing steel framing supporting interior gypsum board, including single- and multi-layer gypsum panel applications; acoustical insulation and sealant.

1. Gypsum Wallboard: 5/8 inch, Type X Fire-Rated Core.
2. Mold And Moisture Resistant Gypsum Wallboard: 5/8 inch, Type X Fire-Rated Core.
    a. Mold/Mildew Resistance: 10 when tested in accordance with ASTM D 3273.
3. Tile Backer Board: 5/8-Inch Dens Shield Tile Backer.
4. Cement Board: 1/2- or 5/8-Inch thickness per Drawings.

B. Non-Structural Metal Framing: Standard steel framing of studs and runners, flat backing plates, furring channels and accessories.

1. Deflection Joint Head Track: Double runner.
2. Firestop tracks at fire-rated partitions.
3. Resilient Furring Channels: 1/2-inch-deep, steel sheet single leg resilient channel designed to reduce sound transmission.
    a. **Basis-of-Design**: Clark Dietrich, RC Deluxe.

C. Gypsum Board Shaft Wall Assemblies: Assemblies of gypsum liner panels, gypsum board, non-structural metal framing; vertical shaft and horizontal configurations.

D. Interior Gypsum Board Ceilings: Gypsum Board: 5/8 inch, Type X, sag resistant for commercial ceilings; metal framing and suspension system components.

E. Exterior Gypsum Board for Ceilings and Soffits: ASTM C1396, with manufacturer's standard edges.

1. Core: Weather- and sag-resistant, fire-resistance rated Type X gypsum core.
2. Surface Paper: Chemically treated water-repellent paper on front, back and long edges.
3. Thickness: 5/8 inch.

F. Resilient Wall/Ceiling Acoustical Isolation Clips: Engineered product of molded rubber and galvanized steel mount, designed to reduce the transmission of airborne and impact sound through gypsum board wall and ceiling assemblies, and to engage drywall furring channels.

1. Acceptable Products:
    a. ClarkDietrich; Sound Clip (CDSC).
    b. Kinetics Noise Control; IsoMax Clip.
    c. Pac-International; RSIC-1.
    d. Pliteq Inc.; GenieClip RST.

G. Tiling: Decorative tiling assemblies for concrete floors, wood floors, and framed walls.

1. **TL-#** Floor and wall tile products as indicated in Materials ID List.
2. **TLB-#** Tile base products as indicated in Materials ID List.
3. **TLT-#** Metal Tile Trim: Schluter profile products as indicated in Materials ID List.

H. Acoustical Ceiling Systems: Assemblies of acoustical panels and steel suspension system.

1. **ACP-#:** Products indicated on Materials ID List.

I. Decorative Metal Ceilings: Metal ceiling assemblies of decorative panels and specialty carriers design to engage panels.

J. Decorative Wood Ceilings [and Wall Panels]: [Acoustical] Wood ceilings [and wall panels], and heavy duty suspension systems.

K. Resilient Flooring:

1. **RF-#** Products indicated in Materials ID List on Interior Design Drawings.

L. Resilient Wall Base:

1. **RB-#** Resilient base products indicated in the Materials ID List.

M. Resilient Flooring Transitions:

1. **TS-#** Transition products indicated in Materials ID List.

N. Carpeting:

1. **CPT-#** Products indicated in Materials ID List.
2. Provide products complying with CRI's "Green Label Plus" program.

O. Wall Coverings:

1. **WC-#** Vinyl / Textile wall coverings products indicated in Materials ID List.

P. Fiberglass Reinforced Plastic Sanitary Wall Paneling:

1. **FRP-#** Product(s) indicated in Materials ID List.

Q. Applied Film Wall Finishes: Architectural decorative graphic film applied to prepared walls.

R. Acoustical Wall Paneling: Shop-fabricated acoustic wall panels of recycled plastic with decorative fabric surface facing, for back-mounted concealed attachment to finished walls and supported by wall construction

1. **AWP-#** Acoustic wall products indicated on Materials ID List.
2. **FABR-#** Fabric facing products indicated on Materials ID List.

S. Exterior Painting and Coating:

1. Cement Board Siding: Exterior water-based, exterior, 100 percent acrylic, alkali resistant.

2. Galvanized Metals: Galvanized metal primer; 100 percent acrylic topcoats.

T. Interior Painting and Coating: Water based, low-odor / low-voc.

1. PT-colors and sheen Products as indicated on Materials ID List on Interior Design Drawings.
2. Smooth wall and ceiling finishes at common areas, corridors, and at Units.
3. Primers: Interior block filler; latex primer/sealer; latex stain blocking.
4. Ceilings: Interior high-build latex flat paint.
5. Metal Doors and Frames, Metal Fabrications Interior latex, light industrial coating, semigloss finish.
6. Interior Steel Handrails: Epoxy-acrylic coating, gloss finish.
7. Parking Garage: Interior zone/traffic marking paint, reflective glass bead finish.

U. High-Performance Coating: Shop surface prep and prime, epoxy-urethane finish coating system.

1. Substrate: Exposed exterior steel shapes.
2. Surface Preparation: Shop SSPC-SP 6/NACE 3, Commercial Blast Cleaning.
3. Shop Zinc-Rich Primer: SSPC-Paint 20; Vehicle Type: Inorganic, Type-1.
4. Epoxy Intermediate Coating: Polymide epoxy, 2-part multi-surface epoxy.
5. Urethane Topcoating: Aliphatic acrylic polyurethane, 2 components, high solids.

PART 11 - DIVISION 10 – SPECIALTIES

A. Visual Display Specialties: Framed tackboard assembly, factory fabricated, plastic-impregnated-cork tackboard panel on core indicated, with integral wood frame.

1. Products indicated on Materials ID List.

B. Signage:

1. Exterior illuminated building signage.
2. Exterior non-illuminated letters.
3. Amenity name and unit number plaques.
4. Interior directional signage.
5. Code required egress and accessibility signs.
6. Site Signage: Traffic signage, parking signage, accessible stall signage.
7. Site Monument Sign: Reinforced unit masonry, in-ground lighting, with buried electrical power conduit.

C. Toilet Compartments: Floor mounted and overhead braced.

1. Material: Stainless steel.

D. Wall and Door Protection: Products as indicated in Materials ID List on Interior Design Drawings.

1. Wall corner guards; surface-mounted clear plastic corner guards.
2. Wall corner guards; surface-mounted stainless steel corner guards.

E. Toilet and Bath Accessories:

1. Stainless steel; Bobrick:
   a. Grab bars.
   b. Warm air hand dryer.
   c. Toilet tissue roll dispenser.
   d. Paper towel dispenser.
   e. Feminine product dispensers/disposals.
   f. Soap dispenser.
   g. Waste receptacles.
   h. Custodial Accessories: Utility Shelving; mop and Broom Holder.

F. Fire Protection Specialties:

1. Fire Extinguisher Cabinets: Semi-recessed with flat trim, solid door style, with graphic identification.
   a. Door and Trim Material: Aluminum.
2. Fire Extinguishers:
   a. Multipurpose dry-chemical type, steel container: UL-rated 4-A:60-B:C, 10-lb capacity.
   b. Wet-chemical type, UL-rated 2-A:1-B:C:K, 1.6-gal. capacity, NFPA-10 Class K standard, for kitchen applications.
3. Mounting Bracket: Standard galvanized steel, baked-enamel finish, sized for fire extinguishers indicated.

G. Lockers: Single tier, with end panels, sloping tops; on concrete base; hardware and accessories; accessible units.

1. Material: Metal lockers with baked enamel finish.

H. Flagpoles: Cone-tapered flagpoles fabricated from one-piece seamless extruded aluminum tubing with natural satin waxed finish, ground-set, with internal rotating halyard, metal foundation tube with flashing collar, fiberglass or PVC sleeve, and cast-metal shoe base.

1. Acceptable Manufacturer: Eagle Mountain.
2. Exposed Height: 30 feet, or variable heights indicated on the Drawings.
3. Integral Flag Lighting System: LED dome light and rotating truck assembly with underground low-voltage power supply module, PVC conduit and wiring.

4. Owner-Furnished Material: Flags.

I. Fire Department Key Lock Boxes: Knox Box.

J. Sidewalk Bicycle Racks: Modular manufactured, prefinished metal, in-ground mounted vertical bike rack assemblies. Provide all accessories required for complete installation.

1. **Basis-of-Design**: DERO Bike Rack Company, Downtown Rack.
2. Finish: Factory powder coat on galvanized steel tubing, color as selected by Architect.

PART 12 - DIVISION 11 – EQUIPMENT

A. Electric Vehicle Charging Units: Manufactured charging station consisting of prefinished aluminum enclosure with interactive LED lighting, smart card activation, plug connection, integral wireless data communication; including cable rack, wall mounting bracket, fasteners and accessories.

1. **Basis-of-Design:** SemaConnect, ChargePro Wall Mount.

B. Parking Control Equipment:

1. Automatic barrier gates.
2. Vehicle detectors.
3. Entry terminal ticket dispensers.
4. Exit terminals.
5. Fee computers.
6. Parking facility management software.

C. Dog Wash Station: Manufactured assembly of welded high-density polyethylene wash tub, ramp, and accessories for washing dogs.

1. **Basis-of-Design**: Poly Pet Tubs, Model PRD-48X.

D. Dog Wash Station: Manufactured assembly of welded stainless steel wash tub, ramp, and accessories for washing dogs.

1. **Basis-of-Design**: Petlift, AquaQuest series; 48 inches.
2. Material: 16 Gauge, type 304 stainless steel.
3. Provide telescoping full extension ramp with non-slip rubber padding.
4. Include two types of animal restraints.
5. Adjustable feet for proper water drainage.

PART 13 - DIVISION 12 – FURNISHINGS

A. **WT-#** Window Treatment: Product(s) as indicated on Material ID List.

1. Manual Roller Window Shades: Assemblies of fabric shade cloth, rollers, fascia, rails, operating hardware, and mounting accessories.
2. Motorized Roller Window Shades: Window treatment assembly consisting of flexible shade band fabric, attached to and supported by a roller supported by brackets; terminating in a bottom rail. Operating hardware and controls permit maneuvering of the shade band.

B. **SSQ-#**: Quartz Solid Surfacing Countertops: Products as indicated in Materials ID List.
1. Manufactured solid sheets consisting of quartz aggregates bound together in a plastic resin matrix, ANSI SS1; with integral anti-microbial protection, formed into flat slabs.
2. Thicknesses: 3/4 inch unless otherwise indicated on Drawing details.
3. Edge Detail: Square with eased edges.

C. **SSR-#**: Cast Polymer Solid Surfacing Material: Products as indicated in Materials ID List.
1. Manufactured shapes consisting of non-porous, cast polymeric resin with fillers ANSI Z124.3 or ANSI Z124; with shop-applied edges and of configurations indicated.
2. AWS/AWI Grade: Custom.
3. Thickness: 1/2 inch, unless otherwise indicated.
4. Edge Detail: Square with eased edges.

D. Custom Upholstery Seating: Booth seating assemblies of wood framing, panels and custom upholstery.
1. **FABR-#:** Fabric products indicated on Material ID List.
2. Booth Seating: Division 06.
   a. Seat springs, medium firmness.
   b. Filler: Urethane foam, high resiliency, grade HR; 2.25 density.

PART 14 - DIVISION 13 – SPECIAL CONSTRUCTION

PART 15 - DIVISION 14 – VERTICAL TRANSPORTATION

A. MRL Electric Traction Elevators: Manufacturer's building-supported standard machine-room-less traction, low-rise to mid-rise passenger and service elevator systems, including standard components as required for a complete system; complying with ASME A17.1/CSA B44 and requirements of local Authorities Having Jurisdiction.
1. Acceptable Products:
   a. Kone Inc., EcoSpace MonoSpace.
   b. Otis Elevator Co., Gen2 [with ReGen drive].
   c. Schindler Elevator Corp. 3300 / 400AE.
   d. Thyssen Krup Elevators, Synergy.

2. Acceptable Product: Specified by Elevator consultant to BKV Group.
3. Acceptable Product: Non-Proprietary Elevators: Provide elevators as follows:
    a. Manufactured with interchangeable equipment, and that do not require specialized diagnostic equipment.
    b. All programming tools required are supplied to the owner along with complete instructions on their use.
    c. Replacement parts for our equipment are available from numerous sources, and all manufacturer specific products are available to any qualified elevator contractor
    d. Provide manufacturer's standard elevator systems. Where components are not otherwise indicated, provide standard components published by manufacturer as included in standard pre-engineered elevator systems and as required for complete system.

B. Source Limitations: Obtain elevators from single manufacturer.
1. Major elevator components, including pump-and-tank units, plunger-cylinder assemblies, controllers, signal fixtures, door operators, car frames, cars, and entrances, shall be manufactured by single manufacturer.
2. **ELEV-1**: Elevator Description: Passenger, Class A.
    a. Rated Load: 3500 lb.
    b. Rated Speed: 250 fpm
    c. Operation System: Selective-collective automatic operation.
    d. Auxiliary Operations:
        1) [Standby power operation.]
        2) [Standby-powered lowering.]
    e. Security Features: Card-reader operation.
    f. Openings: Front and Rear.
    g. Car Enclosures: Manufacturer’s standard finishes as follows:
        1) Front Walls (Return Panels): Satin stainless steel, No. 4 finish.
        2) Car Fixtures: Satin stainless steel, No. 4 finish.
        3) Side and Rear Wall Panels: Applied plastic laminate panel.
        4) Reveals: Black.
        5) Door Faces (Interior): Satin stainless steel, No. 4 finish.
        6) Door Sills: Aluminum.
        7) Ceiling: Satin stainless steel, No. 4 finish, with six recessed LED downlights.
        8) Car Clear Height under Ceiling: 8’- 0”.
        9) Handrails: 1/2 by 2 inches rectangular satin stainless steel, No. 4 finish, at rear of car.
        10) Car Flooring: Resilient.

a) Plywood Subfloor for Carpet or Resilient Flooring: Exterior, underlayment grade plywood, not less than 5/8-inch nominal thickness.

11) Car Flooring: Recessed and prepared to receive porcelain tile.

a) Elevator car floor, floor members and plywood subfloor shall support Rated Load with deflection limited to L/960 to prevent cracking of large format tile.

b) Floor Thickness, Including Tile Setting Materials: 1/2 inch above plywood subfloor.

c) Plywood Subfloor for Porcelain Tile: Exterior, C-C Plugged grade plywood, not less than 7/8-inch nominal thickness.

h. Hoistway Entrances:

1) Type: Single-speed side sliding.

2) Opening Dimensions: 3’- 6” wide by 7’- 0” high.

3) Frames at First Floor: Satin stainless steel, No. 4 finish.

4) Frames at Other Floors: Satin stainless steel, No. 4 finish.

5) Doors at First Floor: Satin stainless steel, No. 4 finish.

6) Doors at Other Floors: Satin stainless steel, No. 4 finish.

7) Sills: Aluminum.

i. Hall Fixtures: Satin stainless steel, No. 4 finish.

j. Provide inspection certificate in each car, mounted under acrylic cover with frame made from satin stainless steel, No. 4 finish.

k. Hoistway Entrances:

1) Type: Single-speed side sliding.

2) Opening Dimensions: 4’- 0” wide by 8’- 0” high.

3) Frames at First Floor: Satin stainless steel, No. 4 finish.

4) Frames at Other Floors: Satin stainless steel, No. 4 finish.

5) Doors at First Floor: Satin stainless steel, No. 4 finish.

6) Doors at Other Floors: Satin stainless steel, No. 4 finish.

7) Sills: Aluminum.

l. Hall Fixtures: Satin stainless steel, No. 4 finish.

m. Provide inspection certificate in each car, mounted under acrylic cover with frame made from satin stainless steel, No. 4 finish.

n. Provide hooks for protective pads in service car and one complete set of full-height protective pads.

o. Elevator Machines: Variable-voltage, variable-frequency, ac-type hoisting machines or variable-voltage dc-type hoisting machines and solid-state power converters.

p. Provide [regenerative] [or] [nonregenerative] system.

q. Operation Systems: Manufacturer's standard microprocessor-based primary and auxiliary operation systems as required to provide type of operation indicated

1) Security Features: Card-Reader, and key-switch operation.

r. Door Re-opening Devices: Infrared array, and nudging feature.

s. Car Enclosures: Enameled-steel car enclosures to receive removable wall panels, with car roof, access doors, power door operators, and ventilation.

t. Hoistway Entrance Assemblies: Manufacturer's horizontal-sliding, door-and-frame hoistway entrances, with track systems, hardware, sills, and accessories. Frame size and profile shall accommodate hoistway wall construction.

u. Fire-Rated Hoistway Entrance Assemblies: NFPA 80, and acceptable to authorities close-to-neutral pressure, NFPA 252 or UL 10B.

v. Signal Equipment: Hall-call and car-call buttons that light when activated and remain lit until call has been fulfilled; lighted elements LEDs.

PART 16 - DIVISION 21 – FIRE PROTECTION

A. See Mechanical and Plumbing Design Narrative.

PART 17 - DIVISION 22 - PLUMBING

A. See Mechanical and Plumbing Design Narrative.

PART 18 - DIVISION 23 – HVAC

A. See Mechanical and Plumbing Design Narrative.

PART 19 - DIVISION 26 – ELECTRICAL

A. See Electrical Design Narrative.

PART 20 - DIVISION 27 – COMMUNICATIONS

A. See Electrical Design Narrative.

PART 21 - DIVISION 28 – ELECTRONIC SAFETY AND SECURITY

A. See Electrical Design Narrative.

PART 22 - DIVISION 31 – EARTHWORK

A. See Civil Design Documents.

B. Site Clearing: Project Work Includes:

1. Protecting existing vegetation indicated to remain.
2. Removing existing vegetation indicated.
3. Removing above- and below-grade site improvements.
4. Disconnecting, capping or sealing, and modifying site utilities.
5. Temporary erosion and sedimentation control.

C. Earth Moving: Project Work Includes:

1. Excavating and filling for rough grading the Site.
2. Preparing subgrades for slabs-on-grade walks pavements and plants.
3. Excavating and backfilling for buildings and structures.
4. Drainage course for concrete slabs-on-grade.
5. Subbase course for concrete walks and pavements.
6. Subbase course for asphalt paving.
7. Subsurface drainage backfill for walls and trenches.
8. Excavating and backfilling trenches for utilities and pits for buried utility structures.

PART 23 - DIVISION 32 – SITE IMPROVEMENTS

A. See Civil Design Documents.

B. Concrete Paving: Ready-mixed concrete:

1. Driveways: [Mn/DOT Mix No. 3F52A].
2. Parking Areas: [Mn/DOT Mix No. 3F52A].
3. Curbs and Gutters: [Mn/DOT Mix No. 3F32].
4. Walks: [Mn/DOT Mix No. 3F52A/3F32A].

C. Decorative Concrete Paving: Colored decorative concrete paving, integrally colored by adding a color pigment and ready-mixed concrete, ASTM C 94.

D. Asphalt Paving: Hot-mix asphalt paving.

1. Duty Levels:
   a. Heavy Duty Mn/DOT Mix No. SPWEA340E.
   b. Light Duty [Mn/DOT Mix No. SPWEA340B].

E. Parking Bumpers: [Precast concrete, steel-reinforced], [Recycled resilient wheel stops],72 inches long; with mounting hardware [and adhesive].

F. Outdoor Pavement Markings: Alkyd-resin paint, lead and chromate free, ready mixed, complying with AASHTO M 248, Type as required for project conditions; colors complying with FS TT-P-1952.

1. Color: White.

G. Chain-Link Fencing: Assembly of chain link fabric, posts and rails, tension wire, fittings and accessories, including privacy slats.

H. Decorative Metal Fencing: Metallic-coated-steel tubular picket fencing complying with ASTM F 2408; and swing gates.

1. Acceptable Product: Ameristar, Montage series.

I. Segmental Retaining Walls: Freestanding retaining walls built from dry-laid concrete units designed specifically for constructing segmental retaining walls; earth-reinforced.

1. Concrete Units: ASTM C 1372, max water absorption not to exceed 7 percent by weight.
2. Comply with NCMA's "Design Manual for Segmental Retaining Walls."

J. Irrigation Systems: Performance-based irrigation system serving the following:

1. Grade level plantings, including trees, forbs, and grasses.
2. Vegetated roof assembly.
3. Green trellis wall planter base.

K. Lawns and Grasses:

1. Planting area and surface preparation.
2. Topsoil: ASTM D 5268, pH range of 5.5 to 7, 4 percent organic material minimum.
3. New Sod: Certified turfgrass sod complying with ASPA specifications for machine-cut thickness, size, strength, moisture content, and mowed height, and free of weeds and undesirable native grasses

L. Landscaping:

1. Plantings include trees, forbs, and grasses; sedums for vegetated roofing.
2. Planting and Soils:
    a. Planting soils.
    b. Organic mulches.
    c. Tree grates: Neenah Foundry.
    d. Shade trees.
    e. Small upright trees.
    f. Forbs and grasses.

M. Native Grasses and Forbs:

1. Planting area preparation.
2. Native Seed: Complying with MNDOT Spec. 3876 and the MNDOT Seeding Manual, current edition.
    a. Seed Mixes: Indicated on Drawings.
3. Plugs.
4. Cover crops.

PART 24 - DIVISION 33 – UTILITIES

A. See Civil Design Documents.

B. Foundation Subdrainage: Perforated PE Pipe and fittings, ASTM F 405 or AASHTO M 252, Type CP; corrugated, for coupled joints; and geotextile filter fabric sock of nonwoven, needle-punched continuous filament.

C. Water Utilities: New work and modifications to existing watermain pipe utilizing plant fabricated pipe, hydrants, valves and other appurtenant materials, as required to accommodate new facility, for conveyance of fire and domestic water service.

D. Sanitary Sewerage Utilities: New work and modifications to existing sanitary sewerage utilities, as required to accommodate new facility.

E. Storm Drainage Utilities: New work and modifications to existing storm drainage utilities, as required to accommodate new facility.

F. Electrical Utilities: New work and modifications to existing electrical utilities, as required to accommodate new facility.
    1. Project Work Includes:

G. Communications Utilities: New Work And Modifications To Existing Cable And Telephone utilities, as required to accommodate new facility.

H. Stormwater Management System: Work includes implementation of Best Management Practices (BMPs) designed according to the following (Minnesota Stormwater Manual):
    1. A parking lot.
        a. Infiltrators.
        b. Swales and strips.
        c. Filters.
    2. An ultra-urban setting.
        a. Infiltrators.
        b. Filters.
    3. A site with limited infiltration capacity.
        a. Pollution preventions [and public education].

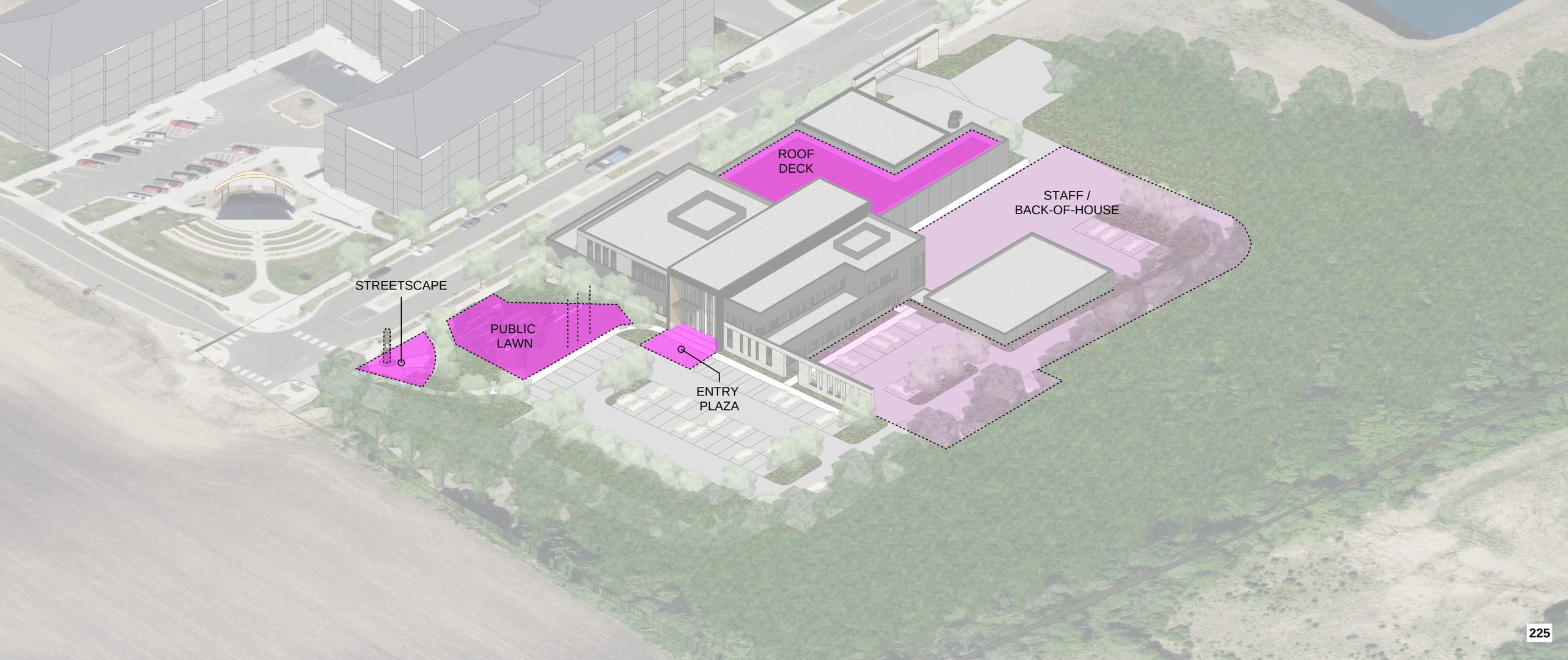
b. Swales and strips.
c. Filters.
d. Constructed basins.
e. Manufactured devices.

4. A retrofit site.
   a. Pollution preventions [and public education].
   b. Infiltrators.
   c. Swales and strips.
   d. Filters.
   e. Storage, harvesting and reuse.

5. Constructed ponds in a new development.
   a. Infiltrators.
   b. Swales and strips.
   c. Filters.
   d. Constructed basins.

END OF OUTLINE SPECIFICATIONS

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ROOF
DECK
STAFF /
BACK-OF-HOUSE
STREETSCAPE
PUBLIC
LAWN
ENTRY
PLAZA

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

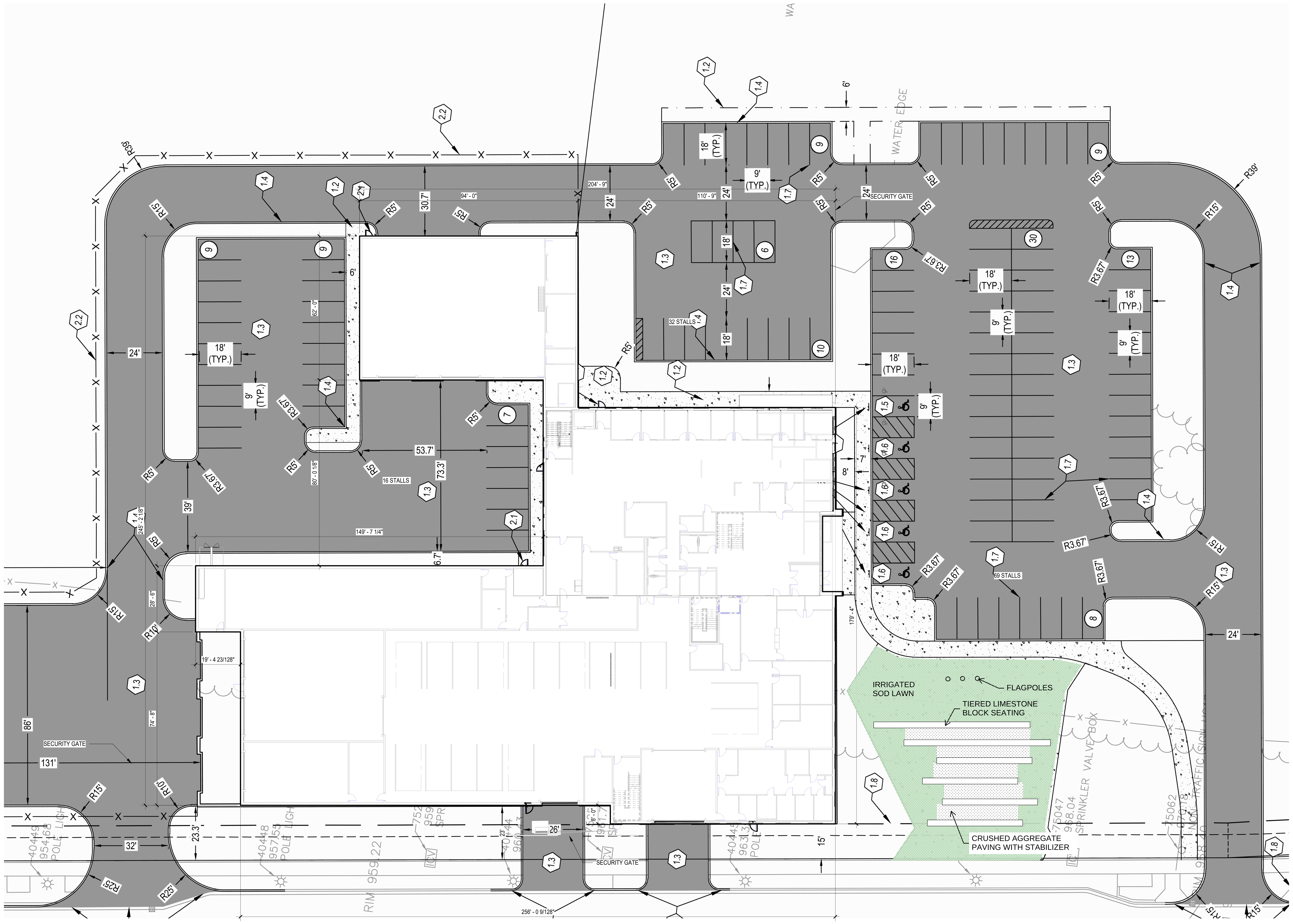
222 North Second Street
Long & Kees Bldg
Suite 101
Minneapolis, MN
55401
612.339.3752

www.bkvgroup.com

SITE PLAN GENERAL NOTES

1. REFER TO SITE SURVEY FOR EXISTING TOPOGRAPHY, UTILITIES, AND OTHER PERTINENT INFORMATION.
2. DO NOT SCALE THE DRAWINGS. WHERE DIMENSIONS ARE NOT PROVIDED OR ARE UNCLEAR, REQUEST CLARIFICATION FROM THE ARCHITECT.
3. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
4. REFER TO 'C' SERIES (CIVIL) DRAWINGS FOR SITE DEMOLITION, EROSION CONTROL, SITE GRADING, UTILITIES, STORMWATER, AND SITE PAVING.
5. REFER TO 'L' SERIES (LANDSCAPE) DRAWINGS FOR LANDSCAPE PLANTINGS, SPECIALITY PAVING, FLAG POLES, AND SITE FURNISHINGS.
6. REFER TO 'E' SERIES (ELECTRICAL) DRAWINGS FOR SITE LIGHTING AND SITE POWER.
7. REFER TO 'T' SERIES (TECHNOLOGY) DRAWINGS FOR SITE SECURITY AND ACCESS CONTROL.
8. REFER TO 'M' SERIES (MECHANICAL) DRAWINGS FOR BUILDING STORM WATER, SEWER, AND OTHER CONNECTION LOCATIONS.
9. REFER TO GEOTECHNICAL REPORT PROVIDED IN PROJECT MANUAL FOR MORE INFORMATION.
10. CONCRETE APRONS/STOOPS AT EXTERIOR SIDE OF DOOR THRESHOLDS AND SILLS SHALL BE 1/2 INCH LOWER THAN INTERIOR FLOOR. AND SLOPE AWAY FROM BUILDING AT 1/4 INCH PER FOOT MINIMUM.
11. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF TEN FEET MEASURED FROM THE PERPENDICULAR FACE OF THE BUILDING WALL. REFER TO CIVIL FOR ADDITIONAL GRADING REQUIREMENTS.
12. FINISHED FLOOR ELEVATION 100' - 0" = XXXX' - XX".

KEYNOTES - ARCHITECTURAL SITE



1 A010 ARCHITECTURAL SITE PLAN
1" = 20'-0"

TRUE NORTH PLAN NORTH

Autodesk Docs://2747.02 Corcoran Police and City Hall/2747.02 Corcoran_P&CH_A&I_2025.rvt
9/10/2026 10:57:08 AM

CONSULTANTS

PROJECT TITLE

CORCORAN NEW CITY HALL & POLICE FACILITY

ISSUE #	DATE	DESCRIPTION
2	09/10/2026	SCHEMATIC DESIGN

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	AK
CHECKED BY	Checker
COMMISSION NUMBER	2747-02

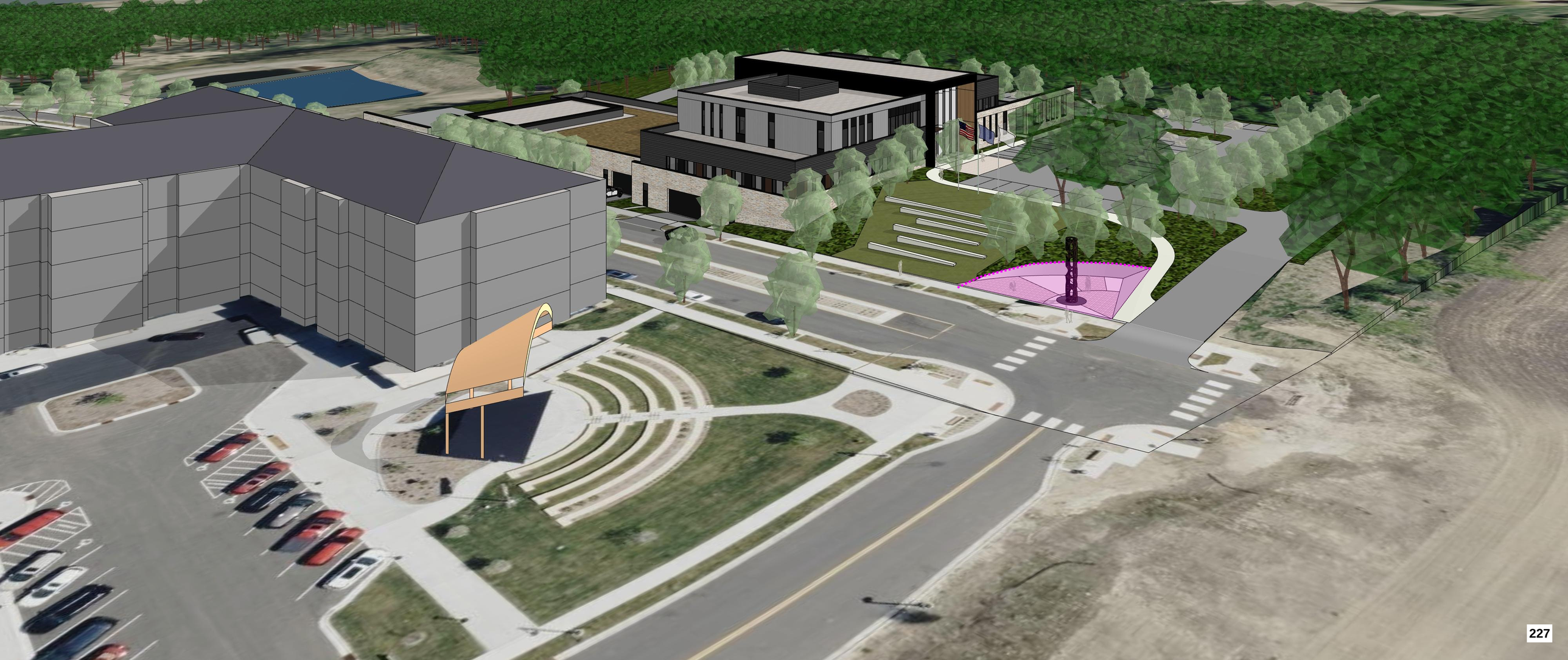
SHEET TITLE

ARCHITECTURAL SITE PLAN

SHEET NUMBER

A010

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Stantec

Memo

To:	City of Corcoran	From:	Dan Lavender Stantec
Project/File:	190300956	Date:	September 14, 2026

Reference: Corcoran Civil Campus – Stormwater Narrative

Upon approval of the conceptual civil engineering drawings for the proposed Corcoran Civil Campus, Stantec will advance design to account for appropriate stormwater management best management practices. We plan to analyze the existing stormwater basin, including the iron-enhanced filtration shelf constructed as part of the City infrastructure project to the North. Our approach will be to evaluate the existing stormwater system and determine whether the filtration bench can be expanded and pond storage volume increased to meet both City and watershed requirements.

If expanding the existing City pond and basin is determined to be infeasible or insufficient to meet these requirements, additional stormwater management measures may be necessary. These could include on-site BMPs, water reuse, green roof collection systems, and evapotranspiration methods. These approaches will be managed with architectural and budgetary constraints to the most practical extent.

Respectfully,

Stantec Consulting Services Inc.



Dan Lavender PE
Principal, Practice Leader
Mobile: 612-308-3287
dan.lavender@stantec.com

stantec.com

Corcoran - City Hall and Police Department

City of Corcoran

10/8/2026

Description	Corcoran - City Hall & Police Department Revised Space Needs Programming	Corcoran - City Hall & Police Department Preliminary SD Estimate Update	Corcoran - City Hall & Police Department Final SD Estimate Update	Corcoran - City Hall & Police Department Current Overall Budget	
Update Date	03/29/26	08/11/26	09/28/26	01/01/04	Place Date in Update Column, Column K will autofill
PROJECT REVENUE / FUNDING			X	DO NOT MODIFY	Mark w/ "X" to specify which update carries forward
TOTAL PROJECT REVENUE	**$0**	**$0**	**$0**	**$0**	
Project Revenue Proportions	*#DIV/0!*	*#DIV/0!*	*#DIV/0!*	*#DIV/0!*	*Estimate Update / Current Overall Budget*
PROJECT AREA BREAKDOWN					
City Hall	*13,876*	*17,087*	*15,699*	*15,699*	
Public Safety - Admin/Ops	*36,633*	*22,781*	*20,520*	*20,520*	
City Hall / Public Safety - Shared	*8,740*	*13,924*	*12,789*	*12,789*	
Public Safety Field Operations & Training	*29,686*	*17,962*	*19,980*	*19,980*	*BVK Final SD Estimate Set - 2026.9.10*
Utilities Garages		*7,147*	*7,890*		
Total GSF	*88,935*	*78,901*	*76,878*	*76,878*	
Site Area (Acres)	*Assumed 3-4*	*3.67*	*4.92*	*4.92*	
CONSTRUCTION COSTS					
Site	$2,849,478	$4,575,329	$4,694,691	$4,694,691	
New Construction	$33,532,659			$0	
City Hall		$6,250,701	$6,081,643	$6,081,643	
Public Safety - Admin/Ops		$6,657,532	$6,438,234	$6,438,234	Final SD Estimate
City Hall / Public Safety - Shared		$6,602,109	$6,029,694	$6,029,694	
Public Safety Field Operations & Training		$6,306,912	$6,857,274	$6,857,274	
Utilities Garages		$2,399,746	$2,496,352	$2,496,352	
Value Engineering / Outstanding Scopes of Work				$0	See CCHPD VM Worksheet
Design Contingency	$2,910,571	$2,623,386	$1,629,894	$1,629,894	Concept Estimate | SD Prelim. = 8% | SD Final = 5%
Escalation	$1,571,708	$2,124,943	$2,053,667	$2,053,667	Concept Estimate = 4% | SD = 6% (Spring 2028 Const. Start)
Total Bid Day	$40,864,416	$37,540,658	$36,281,449	$36,281,449	
Construction Contingency					
Remaining Contingency	$2,043,221	$1,877,033	$1,814,072	$1,814,072	5% of 'Total Bid Day'
Pending Changer Orders				$0	PCO Log Totals
Executed Change Orders				$0	Executed Change Orders
General Conditions	$560,000	$750,000	$750,000	$750,000	Assumes a 24-month Project Schedule
CONSTRUCTION COSTS SUBTOTAL	**$43,467,637**	**$40,167,691**	**$38,845,522**	**$38,845,522**	
Construction Cost / GSF	$489	$509	$505	$505	Construction Costs Subtotal / Total GSF
Percent Construction Cost	83%	84%	84%	84%	Construction Costs Subtotal / Total Project Cost
SOFT COSTS	**$8,693,527**				**Eqaul to 20% of Const. Costs Subtotal**
Design Fees and Reimbursable					
A/E Fee - BKV		$2,209,223	$2,136,504	$2,136,504	Estimate - Confirm w/ BKV
A/E Reimbursable		$50,000	$50,000	$50,000	
Construction Management Services & Fee				$0	
Construction Management Services & Fee		$3,083,128	$3,083,128	$3,083,128	Estimate - Assumes a 24-month Project Schedule
Permits, Plan Reviews & Fees					
Building Permit & Plan Review		$182,250	$182,250	$182,250	Per City of Corcoran - 2026 Fee Schedule
Plumbing Plan Review & Plumbing Permit		$15,000	$15,000	$15,000	Per State of MN DoLI Plumbing Calculator
Dept. of Health (DOH) - Food Service Plan		N/A	N/A	$0	N/A
Dept. of Health (DOH) - Water Main				$0	Calculate via State/City Permit calculator
City Project Review & Inspection Fee		$15,000	$15,000	$15,000	Per City of Corcoran - 2026 Fee Schedule
State Surcharge		$5,000	$5,000	$5,000	
Metropolitan Council SAC		$75,000	$75,000	$75,000	Estimate
WREC / WAC				$0	City Based Utility Costs
SREC / SAC				$0	City Based Utility Costs
Trunk Utilities (Storm, Sanitary, Water)				$0	City Based Utility Costs; Often a Rural Cost
Park Dedication Fee				$0	Reference City Planning / Permitting costs
City/County Road Special Assessment				$0	Determined by City / County Rd Impacts
Sign Permits				$0	Calculate via State/City Permit calculator
Utilities - Connections					
Power		$25,000	$25,000	$25,000	Estimate - Confirm w/ City or Local Utility
Gas		$25,000	$25,000	$25,000	Estimate - Confirm w/ City or Local Utility
Fiber		$50,000	$50,000	$50,000	Estimate - Confirm w/ City or Local Utility
Phone		$15,000	$15,000	$15,000	Estimate - Confirm w/ City or Local Utility
Pre-Construction Surveys & Studies					
Site Survey		$50,000	$50,000	$50,000	Estimate
Geotechnical Survey - Soil Borings		$30,000	$30,000	$30,000	Estimate
Environmental Study (EAW Ph1/Ph2)		$7,500	$7,500	$7,500	Estimate
Wetland Delineation, Watershed, MPCA		$10,000	$10,000	$10,000	Estimate
Traffic & Parking Study		N/A	N/A	$0	N/A
Hazardous Material Survey		N/A	N/A	$0	N/A
Testing & Inspections					
Construction Surveying		$25,000	$25,000	$25,000	Estimate
Construction Testing & Inspections		$150,000	$150,000	$150,000	Estimate - KA to Solicit Quote at Final Schematic Design
Building Enclosure Consulting, Observation & Testing		$35,000	$35,000	$35,000	Estimate - KA to Solicit Quote at Final Schematic Design
HVAC - Commissioning		$100,000	$100,000	$100,000	Estimate - KA to Solicit Quote at Final Schematic Design
Bidding, Legal, Finance & Misc.					
Bid Advertisement, Printing, Plan Distribution		$5,000	$5,000	$5,000	Verify w/ Owner
Bond Issuance Fees				$0	Verify w/ Owner
Legal Fee Allowance				$0	Verify w/ Owner
Salary Chargeback				$0	Verify w/ Owner
Builders Risk Insurance		$35,000	$35,000	$35,000	Verify w/ Owner
Land Purchase				$0	Verify w/ Owner; May be separate Budget
Land Acquisition Expenses				$0	Verify w/ Owner; May be separate Budget
City Purchase Orders					
Final Cleaning		N/A	N/A	$0	WS 01J - Final Cleaning
Abatement		N/A	N/A	$0	N/A
Moving, Storage, Transition		$75,000	$75,000	$75,000	Verify w/ Owner
Signage		N/A	N/A	$0	
Misc. Owner Expenditure				$0	Verify w/ Owner
Soft Cost Contingency		$156,803	$154,985	$154,985	2.5% of Soft Costs (Excluding FF&E)
FF&E Expenses					
Furniture Allowance/Costs		$1,000,000	$1,000,000	$1,000,000	Estimate
Specialty Equipment (i.e.. Weight Rm)				$0	

Equipment Allowance					$0	
Technology Allowance					$0	
Furnishings / Consultant Fees		N/A	N/A		$0	In BKV Fee Above
FFE Contingency		$50,000	$50,000		$50,000	5% of FF&E Expenses
SOFT COSTS SUBTOTAL	**$8,693,527**	**$7,478,904**	**$7,404,366**		**$7,404,366**	
Soft Costs / SF	*$98*	*$95*	*$96*		*$96*	
Percent Soft Costs	*17%*	*16%*	*16%*		*16%*	
TOTAL PROJECT COSTS	**$52,161,165**	**$47,646,595**	**$46,249,888**		**$46,249,888**	**Construction Costs + Soft Costs**
Project Cost / GSF	*$587*	*$604*	*$602*		*$602*	*Total Project Cost / Total GSF*
PROJECT COST BREAKOUTS						
Total Cost Project Range (+/- 10%)						
Low Range	$46,945,048	$42,881,936	$41,624,899			
Mid Range	$52,161,165	$47,646,595	$46,249,888			
High Range	$57,377,281	$52,411,255	$50,874,877			
Total $/SF Project Range (+/- 10%)						
Low Range	$528	$543	$541			
Mid Range	$587	$604	$602			
High Range	$645	$664	$662			
Projected Escalation (Assumed 4% YoY)						
2029		$49,552,459	$48,099,884			
2030		$51,534,557	$50,023,879			
2031		$53,595,940	$52,024,834			
2032		$55,739,777	$54,105,827			
2033		$57,969,368	$56,270,061			
2034		$60,288,143	$58,520,863			
2035		$62,699,669	$60,861,697			
2036		$65,207,656	$63,296,165			
2037		$67,815,962	$65,828,012			
2038		$70,528,600	$68,461,132			
2039		$73,349,744	$71,199,578			
2040		$76,283,734	$74,047,561			
2041		$79,335,083	$77,009,463			
2042		$82,508,487	$80,089,842			
2043		$85,808,826	$83,293,436			
2044		$89,241,179	$86,625,173			
2045		$92,810,826	$90,090,180			

KRAUS-ANDERSON®

Corcoran Police & City Hall SD Estimate

Client: City of Corcoran
Architect: BKV Group
Location: Corcoran, MN

Date:
Project Start:
Document Date:09-10-2026
Schematic Design - 100%

Item Description		QTY	UOM	Unit Price	Total
EXISTING CONDITIONS		76,878	GSF	$2.78	$213,526
SITEWORK/BUILDING EARTHWORK		76,878	GSF	$51.96	$3,994,844
FOUNDATION / SOG		76,878	GSF	$15.00	$1,153,480
BUILDING STRUCTURE		76,878	GSF	$50.51	$3,883,296
EXTERIOR ENCLOSURE		76,878	GSF	$48.12	$3,699,738
ROOF		76,878	GSF	$25.57	$1,966,116
INTERIOR CONSTRUCTION		76,878	GSF	$72.18	$5,549,100
EQUIPMENT FURNITURE		76,878	GSF	$13.65	$1,049,490
CONVEYING SYSTEMS		76,878	GSF	$4.68	$360,000
FIRE PROTECTION		76,878	GSF	$5.00	$384,390
PLUMBING		76,878	GSF	$16.32	$1,254,374
HVAC		76,878	GSF	$44.17	$3,395,969
ELECTRICAL		76,878	GSF	$48.20	$3,705,409
AUDIO / VISUAL		76,878	GSF	$14.17	$1,089,677
ELECTRONIC SAFETY & SECURITY		76,878	GSF	$8.94	$686,977
GENERAL REQUIREMENTS		76,878	GSF	$0.80	$61,502
ALLOWANCE		76,878	GSF	$1.95	$150,000
	Subtotal	76,878	GSF	$424.02	$32,597,888

Item Description	QTY	UOM	Unit Price	Total
01 Site	**214,157**	**SF**	**21.92**	**$4,694,691**
EXISTING CONDITIONS	214,157	SF	1.00	$213,526
SITEWORK/BUILDING EARTHWORK	214,157	SF	17.64	$3,777,019
FOUNDATION / SOG	214,157	SF	0.23	$50,250
EXTERIOR ENCLOSURE	214,157	SF	0.76	$163,562
ROOF	214,157	SF	0.02	$3,550
EQUIPMENT FURNITURE	214,157	SF	0.47	$100,000
ELECTRICAL	214,157	SF	1.81	$386,785
02 City Hall	**15,699**	**GSF**	**387.39**	**$6,081,643**
BUILDING STRUCTURE	15,699	GSF	64.76	$1,016,680
EXTERIOR ENCLOSURE	15,699	GSF	66.82	$1,049,022
ROOF	15,699	GSF	18.02	$282,868
INTERIOR CONSTRUCTION	15,699	GSF	93.80	$1,472,565
EQUIPMENT FURNITURE	15,699	GSF	11.04	$173,265
FIRE PROTECTION	15,699	GSF	5.39	$84,631
PLUMBING	15,699	GSF	19.15	$300,665
HVAC	15,699	GSF	42.96	$674,416
ELECTRICAL	15,699	GSF	41.54	$652,166
AUDIO / VISUAL	15,699	GSF	14.17	$222,519
ELECTRONIC SAFETY & SECURITY	15,699	GSF	8.94	$140,285
GENERAL REQUIREMENTS	15,699	GSF	0.80	$12,559
03 Public Safety Admin/Ops	**20,520**	**GSF**	**313.75**	**$6,438,234**
SITEWORK/BUILDING EARTHWORK	20,520	GSF	3.06	$62,728
FOUNDATION / SOG	20,520	GSF	18.32	$375,884
BUILDING STRUCTURE	20,520	GSF	37.54	$770,249
EXTERIOR ENCLOSURE	20,520	GSF	25.94	$532,314
ROOF	20,520	GSF	2.90	$59,415
INTERIOR CONSTRUCTION	20,520	GSF	88.19	$1,809,642
EQUIPMENT FURNITURE	20,520	GSF	4.47	$91,800
FIRE PROTECTION	20,520	GSF	5.39	$110,620
PLUMBING	20,520	GSF	19.15	$392,996
HVAC	20,520	GSF	42.96	$881,523
ELECTRICAL	20,520	GSF	41.93	$860,429
AUDIO / VISUAL	20,520	GSF	14.17	$290,853
ELECTRONIC SAFETY & SECURITY	20,520	GSF	8.94	$183,365
GENERAL REQUIREMENTS	20,520	GSF	0.80	$16,416
04 Public Safety Field Operations & Training	**19,980**	**GSF**	**343.21**	**$6,857,274**
SITEWORK/BUILDING EARTHWORK	19,980	GSF	6.06	$121,011

Item Description	QTY	UOM	Unit Price	Total
FOUNDATION / SOG	19,980	GSF	19.52	$389,955
BUILDING STRUCTURE	19,980	GSF	50.76	$1,014,097
EXTERIOR ENCLOSURE	19,980	GSF	37.61	$751,372
ROOF	19,980	GSF	49.77	$994,307
INTERIOR CONSTRUCTION	19,980	GSF	22.82	$455,971
EQUIPMENT FURNITURE	19,980	GSF	30.48	$608,975
FIRE PROTECTION	19,980	GSF	4.31	$86,168
PLUMBING	19,980	GSF	8.01	$160,040
HVAC	19,980	GSF	36.69	$733,012
ELECTRICAL	19,980	GSF	53.29	$1,064,644
AUDIO / VISUAL	19,980	GSF	14.17	$283,199
ELECTRONIC SAFETY & SECURITY	19,980	GSF	8.94	$178,540
GENERAL REQUIREMENTS	19,980	GSF	0.80	$15,984
05 City Hall/Public Safety Shared	**12,789**	**GSF**	**471.48**	**$6,029,694**
SITEWORK/BUILDING EARTHWORK	12,789	GSF	0.78	$9,959
FOUNDATION / SOG	12,789	GSF	10.74	$137,387
BUILDING STRUCTURE	12,789	GSF	59.76	$764,265
EXTERIOR ENCLOSURE	12,789	GSF	67.88	$868,122
ROOF	12,789	GSF	22.07	$282,257
INTERIOR CONSTRUCTION	12,789	GSF	131.51	$1,681,908
EQUIPMENT FURNITURE	12,789	GSF	5.90	$75,450
CONVEYING SYSTEMS	12,789	GSF	28.15	$360,000
FIRE PROTECTION	12,789	GSF	5.39	$68,944
PLUMBING	12,789	GSF	19.15	$244,933
HVAC	12,789	GSF	42.96	$549,405
ELECTRICAL	12,789	GSF	41.54	$531,279
AUDIO / VISUAL	12,789	GSF	14.17	$181,273
ELECTRONIC SAFETY & SECURITY	12,789	GSF	8.94	$114,282
GENERAL REQUIREMENTS	12,789	GSF	0.80	$10,231
ALLOWANCE	12,789	GSF	11.73	$150,000
06 Utilities Garages	**7,890**	**GSF**	**316.39**	**$2,496,352**
SITEWORK/BUILDING EARTHWORK	7,890	GSF	3.06	$24,127
FOUNDATION / SOG	7,890	GSF	25.35	$200,005
BUILDING STRUCTURE	7,890	GSF	40.30	$318,004
EXTERIOR ENCLOSURE	7,890	GSF	42.50	$335,346
ROOF	7,890	GSF	43.56	$343,719
INTERIOR CONSTRUCTION	7,890	GSF	16.35	$129,015
FIRE PROTECTION	7,890	GSF	4.31	$34,027

Item Description	QTY	UOM	Unit Price	Total
PLUMBING	7,890	GSF	19.74	$155,739
HVAC	7,890	GSF	70.67	$557,613
ELECTRICAL	7,890	GSF	26.63	$210,106
AUDIO / VISUAL	7,890	GSF	14.17	$111,834
ELECTRONIC SAFETY & SECURITY	7,890	GSF	8.94	$70,505
GENERAL REQUIREMENTS	7,890	GSF	0.80	$6,312
Subtotal	76,878	GSF	424.02	$32,597,888

Row #	Item Description	QTY	UOM	Unit Price	Total
1	**01 Site**				
2	**01 EC - EXISTING CONDITIONS**				
3	**31 A - Site Clearing & Earthwork**				
4	Grub Trees/Shrubs/Foliage	213,526.00	SF	$1.00	$213,526
5	**Site Clearing & Earthwork Total**	**214,157.00**	**SF**	**$1.00**	**$213,526**
6	**EXISTING CONDITIONS Total**	**214,157.00**	**SF**	**$1.00**	**$213,526**
7	**02 SW - SITEWORK/BUILDING EARTHWORK**				
8	**31 A - Site Clearing & Earthwork**				
9	Site Grading	170,586.00	SF	$2.00	$341,172
10	Strip & Stockpile Topsoil (Assuming 6")	4,745.02	CY	$5.50	$26,098
11	Finish Grade Topsoil	1,601.24	CY	$5.50	$8,807
12	Export Excess Topsoil	3,143.78	CY	$11.00	$34,582
13	Cut & Export Grade Cuts	22,965.00	CY	$17.18	$394,625
14	Crushed Aggregate Paving w/Stabilizer - Assuming 8"	35.08	CY	$80.00	$2,807
15	Dewatering System	1.00	EX		
16	Excludes Soil Corrections	1.00	EX		
17	Add for export of contaminated soils	1.00	EX		
18	SWPPP Allowance	1.00	ALW	$25,000.00	$25,000
19	**Site Clearing & Earthwork Total**	**214,157.00**	**SF**	**$3.89**	**$833,090**
20	**32 A - Asphalt Paving**				
21	Bit. Paving @ Parking - LD Thick	1,978.00	SY	$35.00	$69,230
	Add for aggregate subbase				
22	Bit. Paving @ Parking - HD Thick	6,336.00	SY	$45.00	$285,120
	Add for aggregate subbase				
23	Aggregate Base - Assuming 6"	1,662.82	CY	$25.00	$41,571
	Add for aggregate subbase				
24	Striping/Stall	113.00	EA	$15.00	$1,695
25	Striping/ADA Stall	5.00	EA	$50.00	$250
26	Striping/Crosshatch Area	881.00	SF	$2.00	$1,762
27	ADA Signs	5.00	EA	$500.00	$2,500
28	Precast Parking Bumper	118.00	EA	$100.00	$11,800
29	**Asphalt Paving Total**	**214,157.00**	**SF**	**$1.93**	**$413,928**
30	**32 B - Concrete Paving**				
31	Site Concrete Paving 8" Apron	1,649.00	SF	$22.00	$36,278
32	Site Concrete Paving 8" Apron at Entrances	2,153.00	SF	$22.00	$47,366
33	Concrete Curb & Gutter	3,595.00	LF	$30.00	$107,850
34	Aggregate Subbase - Assuming 6"	116.53	CY	$25.00	$2,913
35	Concrete Sidewalk - 5" Unreinforced	9,719.00	SF	$13.00	$126,347
36	Add for Color and Stamped Finish @ Concrete Walks	2,431.00	SF	$10.00	$24,310
37	Aggregate Base - Assuming 6"	215.98	CY	$25.00	$5,399
38	**Concrete Paving Total**	**214,157.00**	**SF**	**$1.64**	**$350,464**

Row #	Item Description	QTY	UOM	Unit Price	Total
39	**32 B1 - Site Concrete Walls/Structures**				
40	CIP Concrete Site Walls - 12" x 8' Tall w/Footing (Standard Finish)	175.00	LF	$800.00	$140,000
41	Tiered Limestone Block Seating	735.00	SF	$125.00	$91,875
42	Tiered Limestone Block Seating - Foundation Wall - 16" x 4'	65.33	CY	$1,000.00	$65,333
43	Tiered Limestone Block Seating - Wall Footing - 3' x 12"	32.67	CY	$750.00	$24,500
44	**Site Concrete Walls/Structures Total**	**214,157.00**	**SF**	**$1.50**	**$321,708**
45	**32 D - Fence Package**				
46	Security Fence	697.00	LF	$200.00	$139,400
47	Vertical Pivot Gate	2.00	EA	$75,000.00	$150,000
48	Out Door Dog Kennels	2.00	ALW	$10,000.00	$20,000
49	**Fence Package Total**	**214,157.00**	**SF**	**$1.44**	**$309,400**
50	**32 F - Landscape & Irrigation**				
51	Irrigation Package - Lawns/Turf	25,309.00	SF	$1.00	$25,309
52	Sod	2,812.11	SY	$9.00	$25,309
53	Trees/Shrubs Allowance	1.00	ALW	$100,000.00	$100,000
54	Erosion Control Blanket	1.00	ALW	$4,000.00	$4,000
55	Wood Mulch, 3" Depth	119.10	CY	$65.00	$7,742
56	Weed Barrier.Landscape Fabric	11,850.00	SF	$0.20	$2,370
57	**Landscape & Irrigation Total**	**214,157.00**	**SF**	**$0.77**	**$164,730**
58	**32 G - Site Improvement Package**				
59	Flag Poles	3.00	LS	$7,500.00	$22,500
60	Pipe Bollards	16.00	EA	$700.00	$11,200
61	**Site Improvement Package Total**	**214,157.00**	**SF**	**$0.16**	**$33,700**
62	**33 A - Site Utilities Package**				
63	Utility Allowance	1.00	ALW	$350,000.00	$350,000
64	Under Ground Storm Storage	2.00	ALW	$500,000.00	$1,000,000
65	**Site Utilities Package Total**	**214,157.00**	**SF**	**$6.30**	**$1,350,000**
66	**SITEWORK/BUILDING EARTHWORK Total**	**214,157.00**	**SF**	**$17.64**	**$3,777,019**
67	**03 FS - FOUNDATION / SOG**				
68	**03 A - Concrete**				
69	Wall Footings at Feature Wall - 7'x18" (142 LF)	55.00	CY	$550.00	$30,250
70	Foundation Wall at Feature Wall - 14" x 4' (567 SF)	25.00	CY	$800.00	$20,000
71	**Concrete Total**	**214,157.00**	**SF**	**$0.23**	**$50,250**
72	**FOUNDATION / SOG Total**	**214,157.00**	**SF**	**$0.23**	**$50,250**
73	**05 EE - EXTERIOR ENCLOSURE**				
74	**03 B - Structural Precast**				
75	Precast Wall Penls - 12" Insulated - Formliner Finish	1,669.00	SF	$98.00	$163,562
76	**Structural Precast Total**	**214,157.00**	**SF**	**$0.76**	**$163,562**
77	**EXTERIOR ENCLOSURE Total**	**214,157.00**	**SF**	**$0.76**	**$163,562**

Row #	Item Description	QTY	UOM	Unit Price	Total
78	**06 R - ROOF**				
79	**07 H - Roofing**				
80	T.O.W. Coping at Precast Feature Wall	142.00	LF	$25.00	$3,550
81	**Roofing Total**	**214,157.00**	**SF**	**$0.02**	**$3,550**
82	**ROOF Total**	**214,157.00**	**SF**	**$0.02**	**$3,550**
83	**08 EF - EQUIPMENT FURNITURE**				
84	**12 G1 - Site Furnishings**				
85	Monument Sign Allowance	1.00	ALW	$100,000.00	$100,000
86	**Site Furnishings Total**	**214,157.00**	**SF**	**$0.47**	**$100,000**
87	**EQUIPMENT FURNITURE Total**	**214,157.00**	**SF**	**$0.47**	**$100,000**
88	**15 E - ELECTRICAL**				
89	**26 A - Electrical**				
90	Site Electrical Distribution/Pedestrian Lighting	214,157.00	SF	$0.80	$171,086
91	Site Lighting	27.00	EA	$7,988.83	$215,698
92	**Electrical Total**	**214,157.00**	**SF**	**$1.81**	**$386,785**
93	**ELECTRICAL Total**	**214,157.00**	**SF**	**$1.81**	**$386,785**
94	**01 Site Total**	**214,157.00**	**SF**	**$21.92**	**$4,694,691**

Row #	Item Description	QTY	UOM	Unit Price	Total
96	**02 City Hall**				
97	**04 BS - BUILDING STRUCTURE**				
98	**03 A - Concrete**				
99	Slab on Metal Deck 7 1/2" Total Thickness	14,987.00	SF	$8.00	$119,896
100	Concrete Topping Slabs @ Roof 2"	3,358.00	SF	$5.00	$16,790
101	**Concrete Total**	**15,699.00**	**GSF**	**$8.71**	**$136,686**
102	**04 A - Masonry**				
103	08" Interior CMU Wall	974.00	SF	$30.00	$29,220
104	**Masonry Total**	**15,699.00**	**GSF**	**$1.86**	**$29,220**
105	**05 A - Structural Steel Material**				
106	Structural Steel Floor Framing - Assuming 10#/SF	74.94	TN	$4,000.00	$299,740
107	Add for Misc. Connections/Plates/Bolts	5.25	TN	$4,000.00	$20,983
108	Structural Steel Roof Framing - Assuming 8#/SF	35.10	TN	$4,000.00	$140,384
109	Add for Misc. Connections/Plates/Bolts	2.46	TN	$4,000.00	$9,828
110	Metal Floor Deck	14,987.00	SF	$5.00	$74,935
111	Metal Roof Deck	8,774.00	SF	$5.00	$43,870
112	**Structural Steel Material Total**	**15,699.00**	**GSF**	**$37.57**	**$589,740**
113	**05 B - Structure Steel Erection**				
114	Roof Framing Erection	37.55	TN	$1,600.00	$60,080
115	Floor Framing Erection	80.18	TN	$1,600.00	$128,288
116	Metal Floor Deck Erection	14,987.00	SF	$1.00	$14,987
117	Metal Roof Deck Erection	8,774.00	SF	$1.00	$8,774
118	**Structure Steel Erection Total**	**15,699.00**	**GSF**	**$13.51**	**$212,129**
119	**05 C - Cold Formed Metal Framing**				
120	Framed Feature Wall at City Council Chamber	223.00	SF	$35.00	$7,805
121	**Cold Formed Metal Framing Total**	**15,699.00**	**GSF**	**$0.50**	**$7,805**
122	**06 B - Wood Framing**				
123	Pergola at Outdoor Roof Break Area	548.00	SF	$75.00	$41,100
124	**Wood Framing Total**	**15,699.00**	**GSF**	**$2.62**	**$41,100**
125	**BUILDING STRUCTURE Total**	**15,699.00**	**GSF**	**$64.76**	**$1,016,680**
126	**05 EE - EXTERIOR ENCLOSURE**				
127	**04 B - Exterior Stone**				
128	Exterior Stone Veneer	363.00	SF	$60.00	$21,780
129	**Exterior Stone Total**	**15,699.00**	**GSF**	**$1.39**	**$21,780**
130	**06 A - Carpentry Package**				
131	Exterior Blocking (windows, doors, etc.)	15,699.00	GSF	$0.20	$3,140
132	**Carpentry Package Total**	**15,699.00**	**GSF**	**$0.20**	**$3,140**
133	**07 B - Insulation**				
134	Spray Foam Insulation 6"	8,240.00	SF	$9.00	$74,160
135	**Insulation Total**	**15,699.00**	**GSF**	**$4.72**	**$74,160**
136	**07 D - Exterior Weather Barrier**				
137	Weather Barrier (Peel & Stick)	8,240.00	SF	$4.67	$38,522

Row #	Item Description	QTY	UOM	Unit Price	Total
138	**Exterior Weather Barrier Total**	**15,699.00**	**GSF**	**$2.45**	**$38,522**
139	**07 F - Metal Panel/Roof**				
140	MP-1	4,155.00	SF	$60.00	$249,300
141	MP-2	3,257.00	SF	$30.00	$97,710
142	MP-3	325.00	SF	$80.00	$26,000
143	MP-5	211.00	SF	$80.00	$16,880
144	**Metal Panel/Roof Total**	**15,699.00**	**GSF**	**$24.84**	**$389,890**
145	**08 A - Door/Frame/Hardware Package**				
146	HM Frames (Galv.)	1.00	EA	$440.00	$440
147	HM Doors (Galv.)	1.00	EA	$660.00	$660
148	Door Hardware	1.00	EA	$1,650.00	$1,650
149	Add for Exit Device Hardware	1.00	EA	$1,500.00	$1,500
150	Doors/Frames/Hardware Installation	1.00	EA	$1,000.00	$1,000
151	**Door/Frame/Hardware Package Total**	**15,699.00**	**GSF**	**$0.33**	**$5,250**
152	**08 F - Entrances/Storefront/Curtainwall**				
153	Exterior Glazing	1,571.00	SF	$80.00	$125,680
154	Exterior Aluminum Single Doors	1.00	EA	$7,000.00	$7,000
155	**Entrances/Storefront/Curtainwall Total**	**15,699.00**	**GSF**	**$8.45**	**$132,680**
156	**08 G - Automatic Entrances**				
157	Automatic Door Operators	1.00	EA	$4,000.00	$4,000
158	**Automatic Entrances Total**	**15,699.00**	**GSF**	**$0.25**	**$4,000**
159	**09 A - Drywall**				
160	Cold Formed Metal Framing Backup Walls - 6" MS, Ext Gyp, Int Gyp	8,240.00	SF	$25.00	$206,000
161	Add Mineral Wool	8,240.00	SF	$15.00	$123,600
162	**Drywall Total**	**15,699.00**	**GSF**	**$20.99**	**$329,600**
163	**10 M - Exterior Specialty**				
164	Exterior Building Signage	1.00	ALW	$50,000.00	$50,000
165	**Exterior Specialty Total**	**15,699.00**	**GSF**	**$3.18**	**$50,000**
166	**EXTERIOR ENCLOSURE Total**	**15,699.00**	**GSF**	**$66.82**	**$1,049,022**
167	**06 R - ROOF**				
168	**06 A - Carpentry Package**				
169	Roof Blocking - Top of Wall	428.00	LF	$16.00	$6,848
170	**Carpentry Package Total**	**15,699.00**	**GSF**	**$0.44**	**$6,848**
171	**07 H - Roofing**				
172	EPDM - 60 Mil	8,774.00	SF	$30.00	$263,220
173	T.O.W. Coping	428.00	LF	$25.00	$10,700
174	Walkway Pads	24.00	SF	$25.00	$600
175	Roof Ladder	1.00	EA	$1,500.00	$1,500
176	**Roofing Total**	**15,699.00**	**GSF**	**$17.58**	**$276,020**
177	**ROOF Total**	**15,699.00**	**GSF**	**$18.02**	**$282,868**
178	**07 IC - INTERIOR CONSTRUCTION**				

Row #	Item Description	QTY	UOM	Unit Price	Total
179	**04 B - Exterior Stone**				
180	Interior Stone	1,484.50	SF	$65.00	$96,493
181	**Exterior Stone Total**	**15,699.00**	**GSF**	**$6.15**	**$96,493**
182	**06 A - Carpentry Package**				
183	Interior Blocking & Backing	15,699.00	GSF	$2.00	$31,398
184	**Carpentry Package Total**	**15,699.00**	**GSF**	**$2.00**	**$31,398**
185	**06 C - Finish Carpentry**				
186	Council Chamber Desks	36.00	LF	$250.00	$9,000
187	Built In Bench	14.00	LF	$250.00	$3,500
188	Wood Wall Paneling	1,484.50	SF	$75.00	$111,338
189	Wood Wall Paneling at Desks	109.00	SF	$75.00	$8,175
190	**Finish Carpentry Total**	**15,699.00**	**GSF**	**$8.41**	**$132,013**
191	**06 E - Plastic Fabrication**				
192	FRP Paneling	108.00	SF	$15.00	$1,620
193	**Plastic Fabrication Total**	**15,699.00**	**GSF**	**$0.10**	**$1,620**
194	**07 K - Joint Sealant**				
195	Joint Sealants	15,699.00	GSF	$0.88	$13,815
196	**Joint Sealant Total**	**15,699.00**	**GSF**	**$0.88**	**$13,815**
197	**08 A - Door/Frame/Hardware Package**				
198	HM Frames	50.00	EA	$440.00	$22,000
199	HM Framed Sidelites/Borrow lite Frames	13.00	EA	$495.00	$6,435
	See 08 F for glazing in HM Frames				
200	HM Doors	10.00	EA	$550.00	$5,500
201	Wood Doors	40.00	EA	$660.00	$26,400
202	Door Hardware	50.00	EA	$1,650.00	$82,500
203	Doors/Frames/Hardware Installation	63.00	EA	$1,000.00	$63,000
204	**Door/Frame/Hardware Package Total**	**15,699.00**	**GSF**	**$13.11**	**$205,835**
205	**08 C - Access Doors**				
206	Access Doors and Panels	15,699.00	GSF	$0.15	$2,355
207	**Access Doors Total**	**15,699.00**	**GSF**	**$0.15**	**$2,355**
208	**08 G - Automatic Entrances**				
209	Automatic Door Operators	1.00	EA	$4,000.00	$4,000
210	**Automatic Entrances Total**	**15,699.00**	**GSF**	**$0.25**	**$4,000**
211	**08 I - Windows**				
212	Transaction Window	1.00	EA	$1,500.00	$1,500
213	**Windows Total**	**15,699.00**	**GSF**	**$0.10**	**$1,500**
214	**08 K - Interior Glass**				
215	Interior Glass (In Borrowed Lite Frame)	280.00	SF	$55.00	$15,400
216	**Interior Glass Total**	**15,699.00**	**GSF**	**$0.98**	**$15,400**
217	**09 A - Drywall**				
218	3-5/8" MS, R-11 Batt Ins. 5/8" Type X Gyp Both Sides	19,106.00	SF	$15.36	$293,468
219	3-5/8" MS, 5/8" Type X Gyp One Side	2,614.00	SF	$9.12	$23,840

Row #	Item Description	QTY	UOM	Unit Price	Total
220	Suspended Drywall Ceilings (w/Framing)	880.00	SF	$17.00	$14,960
221	Gyp Soffit/Soffit Wall	374.00	SF	$20.00	$7,480
222	**Drywall Total**	**15,699.00**	**GSF**	**$21.64**	**$339,748**
223	**09 B - Tile**				
224	Floor Tile	881.00	SF	$20.00	$17,620
225	Tile Base	317.00	LF	$20.00	$6,340
226	Add for Shower Floors (Includes Mortar Bed, Curb, Waterproofing)	1.00	ALW	$5,000.00	$5,000
227	Wall Tile	3,187.00	SF	$20.00	$63,740
228	**Tile Total**	**15,699.00**	**GSF**	**$5.90**	**$92,700**
229	**09 C - Ceiling & Acoustical Treatment**				
230	ACT01	11,627.00	SF	$6.50	$75,576
231	Council Chamber Ceiling	1,884.00	SF	$75.00	$141,300
232	Acoustic Wall Panels	1,226.00	SF	$35.00	$42,910
233	**Ceiling & Acoustical Treatment Total**	**15,699.00**	**GSF**	**$16.55**	**$259,786**
234	**09 D - Flooring**				
235	Resilient Floor	629.00	SF	$10.00	$6,290
236	Resilient Floor Tile at Stairs	388.00	SF	$10.00	$3,880
237	Resilient Base & Accessories	2,885.00	LF	$3.58	$10,328
238	Carpet Tile	1,320.00	SY	$50.00	$66,000
239	Entrance Carpet Tile	5.00	SY	$100.00	$500
240	**Flooring Total**	**15,699.00**	**GSF**	**$5.54**	**$86,998**
241	**09 H - Fluid Applied**				
242	Baracade WB 244 - Sealed Concrete	614.00	SF	$2.58	$1,584
243	**Fluid Applied Total**	**15,699.00**	**GSF**	**$0.10**	**$1,584**
244	**09 K - Painting & Wall Covering**				
245	Painting	15,699.00	GSF	$3.46	$54,319
246	Wall Covering	1,968.00	SF	$12.00	$23,616
247	**Painting & Wall Covering Total**	**15,699.00**	**GSF**	**$4.96**	**$77,935**
248	**10 A - Information Specialties**				
249	Visual Diplay Boards	15,699.00	GSF	$0.25	$3,925
250	**Information Specialties Total**	**15,699.00**	**GSF**	**$0.25**	**$3,925**
251	**10 B - Signage**				
252	Signage	52.00	EA	$200.00	$10,400
253	Signage at City Council Chamber Feature Wall	1.00	EA	$2,500.00	$2,500
254	Signage Installation	53.00	EA	$50.00	$2,650
255	**Signage Total**	**15,699.00**	**GSF**	**$0.99**	**$15,550**
256	**10 C - Toilet Partitions**				
257	Toilet Partitions	15,699.00	GSF	$0.50	$7,850
258	**Toilet Partitions Total**	**15,699.00**	**GSF**	**$0.50**	**$7,850**
259	**10 E - Accordian & Folding Partitions**				
260	Operable Partitions (Moderfold or Sim.)	549.00	SF	$125.00	$68,625

Row #	Item Description	QTY	UOM	Unit Price	Total
261	**Accordian & Folding Partitions Total**	**15,699.00**	**GSF**	**$4.37**	**$68,625**
262	**10 F - Wall/Door Protection**				
263	Wall Protection - .040"	376.00	SF	$8.00	$3,008
264	Corner Guards	18.00	EA	$75.00	$1,350
265	Wall Protection - .040" Install	28.00	EA	$100.00	$2,800
266	**Wall/Door Protection Total**	**15,699.00**	**GSF**	**$0.46**	**$7,158**
267	**10 G - Toilet/Bath/Laundry Accessories**				
268	Toilet, Bath, and Laundry Accessories	15,699.00	GSF	$0.25	$3,925
269	**Toilet/Bath/Laundry Accessories Total**	**15,699.00**	**GSF**	**$0.25**	**$3,925**
270	**10 I - Safety & Fire Protection**				
271	Fire Protection Specialties	15,699.00	GSF	$0.15	$2,355
272	**Safety & Fire Protection Total**	**15,699.00**	**GSF**	**$0.15**	**$2,355**
273	**INTERIOR CONSTRUCTION Total**	**15,699.00**	**GSF**	**$93.80**	**$1,472,565**
274	**08 EF - EQUIPMENT FURNITURE**				
275	**11 E - Residential**				
276	Residential Equipment	1.00	EX		
277	**Residential Total**	**15,699.00**	**GSF**		
278	**12 B - Window Treatment**				
279	Window Treatment Package	1,571.00	SF	$25.00	$39,275
280	**Window Treatment Total**	**15,699.00**	**GSF**	**$2.50**	**$39,275**
281	**12 C - Manufactured Casework**				
282	Plam Base Cabinet	127.00	LF	$300.00	$38,100
283	Plam Wall Cabinet	112.00	LF	$250.00	$28,000
284	Casework Installation	239.00	LF	$75.00	$17,925
285	**Manufactured Casework Total**	**15,699.00**	**GSF**	**$5.35**	**$84,025**
286	**12 D - Countertop**				
287	Quartz Counter	363.00	SF	$130.00	$47,190
288	Solid Surface Countertop at Restrooms	37.00	SF	$75.00	$2,775
289	**Countertop Total**	**15,699.00**	**GSF**	**$3.18**	**$49,965**
290	**12 E - Furnishings & Accessories**				
291	Furnishing Package - By Owner	1.00	EX		
292	**Furnishings & Accessories Total**	**15,699.00**	**GSF**		
293	**EQUIPMENT FURNITURE Total**	**15,699.00**	**GSF**	**$11.04**	**$173,265**
294	**11 FP - FIRE PROTECTION**				
295	**21 A - Fire Protection**				
296	Fire Protection Package	15,699.00	GSF	$5.39	$84,631
297	Fire Pumps	1.00	EX		
298	Fire Suppression Water Storage	1.00	EX		
299	**Fire Protection Total**	**15,699.00**	**GSF**	**$5.39**	**$84,631**
300	**FIRE PROTECTION Total**	**15,699.00**	**GSF**	**$5.39**	**$84,631**
301	**12 P - PLUMBING**				

Row #	Item Description	QTY	UOM	Unit Price	Total
302	22 A - Plumbing				
303	Plumbing Package	15,699.00	GSF	$19.15	$300,665
304	Plumbing Total	15,699.00	GSF	$19.15	$300,665
305	PLUMBING Total	15,699.00	GSF	$19.15	$300,665
306	13 M - HVAC				
307	23 A - HVAC				
308	HVAC Package -Ductwork & Equipment	15,699.00	GSF	$27.42	$430,478
309	HVAC Package - Piping & Equipment	15,699.00	GSF	$10.05	$157,842
310	HVAC Package - Temp Contols	15,699.00	GSF	$5.48	$86,096
311	HVAC Total	15,699.00	GSF	$42.96	$674,416
312	HVAC Total	15,699.00	GSF	$42.96	$674,416
313	15 E - ELECTRICAL				
314	26 A - Electrical				
315	Main Electrical Distribution	15,699.00	GSF	$7.46	$117,055
316	Lighting & Controls	15,699.00	GSF	$20.24	$317,722
317	Power Distibution	15,699.00	GSF	$8.52	$133,778
318	Power To Mechanical Equipment	15,699.00	GSF	$5.33	$83,611
319	Electrical Total	15,699.00	GSF	$41.54	$652,166
320	ELECTRICAL Total	15,699.00	GSF	$41.54	$652,166
321	16 EAV - AUDIO / VISUAL				
322	27 A - Communications				
323	Voice & Data - Rough In Only	15,699.00	GSF	$1.00	$15,699
324	Communications Total	15,699.00	GSF	$1.00	$15,699
325	27 A1 - Audio/Visual				
326	Audio/Visual - Rough In	15,699.00	GSF	$0.50	$7,850
327	AV Technology Package	15,699.00	GSF	$12.67	$198,971
328	Audio/Visual Total	15,699.00	GSF	$13.17	$206,820
329	AUDIO / VISUAL Total	15,699.00	GSF	$14.17	$222,519
330	17 ESS - ELECTRONIC SAFETY & SECURITY				
331	28 A - Electronic Safety & Security				
332	Electronic Safety and Security - Card Access	15,699.00	GSF	$1.00	$15,699
333	Electronic Safety and Security - Fire Alarm	15,699.00	GSF	$3.50	$54,947
334	Electronic Safety and Security	15,699.00	GSF	$4.44	$69,640
335	Electronic Safety & Security Total	15,699.00	GSF	$8.94	$140,285
336	ELECTRONIC SAFETY & SECURITY Total	15,699.00	GSF	$8.94	$140,285
337	18 GR - GENERAL REQUIREMENTS				
338	01 J - Final Clean				
339	Final Clean	15,699.00	GSF	$0.80	$12,559
340	Final Clean Total	15,699.00	GSF	$0.80	$12,559
341	GENERAL REQUIREMENTS Total	15,699.00	GSF	$0.80	$12,559

Row #	Item Description	QTY	UOM	Unit Price	Total
342	**02 City Hall Total**	**15,699.00**	**GSF**	**$387.39**	**$6,081,643**

Row #	Item Description	QTY	UOM	Unit Price	Total
344	**03 Public Safety Admin/Ops**				
345	**02 SW - SITEWORK/BUILDING EARTHWORK**				
346	**31 A - Site Clearing & Earthwork**				
347	Footing/Foundation Excavation (Per SF of Footprint)	20,520.00	SF	$2.50	$51,300
348	Pad Footing Excavation	14.00	EA	$350.00	$4,900
349	Import & Place Sand Subbase at Slabs on Grade (6" Typ)	261.13	CYIP	$25.00	$6,528
350	**Site Clearing & Earthwork Total**	**20,520.00**	**GSF**	**$3.06**	**$62,728**
351	**SITEWORK/BUILDING EARTHWORK Total**	**20,520.00**	**GSF**	**$3.06**	**$62,728**
352	**03 FS - FOUNDATION / SOG**				
353	**03 A - Concrete**				
354	SOG Vapor Barrier	11,281.00	SF	$0.75	$8,495
355	Slab on Grade 4"	11,281.00	SF	$5.50	$62,032
356	Slab on Grade 5" - Stoop	19.00	SF	$7.00	$133
357	Column Footings - 5' Sq x 12" (14 EA)	13.00	CY	$700.00	$9,100
358	Piers - 16" Sq x 4' (14 EA)	4.00	CY	$1,200.00	$4,800
359	Wall Footings - 2' x 12" (11 LF) - Stoop	1.00	CY	$550.00	$550
360	Wall Footings - 3' x 12" (178 LF)	20.00	CY	$550.00	$11,000
361	Wall Footings - 10' x 24" (214 LF)	158.00	CY	$550.00	$86,900
362	Foundation Walls - 8" x 4' (42 SF) - Stoop	1.00	CY	$800.00	$800
363	Foundation Walls - 12" x 4' (289 SF)	11.00	CY	$800.00	$8,800
364	Foundation Walls - 14" x 4' (585 SF)	25.00	CY	$800.00	$20,000
365	Foundation Walls - 18" x 14' (2,964 SF)	165.00	CY	$800.00	$132,000
366	Holding Cell Concrete Benches	3.00	EA	$1,750.00	$5,250
367	**Concrete Total**	**20,520.00**	**GSF**	**$17.05**	**$349,860**
368	**07 A - Waterproofing**				
369	Waterproofing	3,253.00	SF	$8.00	$26,024
370	**Waterproofing Total**	**20,520.00**	**GSF**	**$1.27**	**$26,024**
371	**FOUNDATION / SOG Total**	**20,520.00**	**GSF**	**$18.32**	**$375,884**
372	**04 BS - BUILDING STRUCTURE**				
373	**03 A - Concrete**				
374	Concrete Topping Slabs 3" (Floor Structure)	8,625.00	SF	$5.50	$47,438
375	Concrete Topping Slabs @ Roof 2"	1,837.00	SF	$5.00	$9,185
376	**Concrete Total**	**20,520.00**	**GSF**	**$2.76**	**$56,623**
377	**03 B - Structural Precast**				
378	Precast Double Tee Floor System - 42" Up to 108' Span	8,625.00	SF	$32.00	$276,000
379	**Structural Precast Total**	**20,520.00**	**GSF**	**$13.45**	**$276,000**
380	**04 A - Masonry**				
381	04" Interior CMU Wall - Solid Grout	4,649.00	SF	$25.00	$116,225
382	08" Interior CMU Wall	1,789.00	SF	$45.00	$80,505

Row #	Item Description	QTY	UOM	Unit Price	Total
383	08" Interior CMU Wall - Solid Grout	1,133.00	SF	$50.00	$56,650
384	**Masonry Total**	**20,520.00**	**GSF**	**$12.35**	**$253,380**
385	**05 A - Structural Steel Material**				
386	Structural Steel Floor Framing - Assuming 5#/SF	21.56	TN	$4,000.00	$86,250
387	Add for Misc. Connections/Plates/Bolts	1.51	TN	$4,000.00	$6,037
388	Structural Steel Roof Framing - Assuming 8#/SF	7.35	TN	$4,000.00	$29,392
389	Add for Misc. Connections/Plates/Bolts	0.51	TN	$4,000.00	$2,058
390	Metal Roof Deck	1,837.00	SF	$5.00	$9,185
391	**Structural Steel Material Total**	**20,520.00**	**GSF**	**$6.48**	**$132,922**
392	**05 B - Structure Steel Erection**				
393	Roof Framing Erection	7.86	TN	$1,600.00	$12,576
394	Floor Framing Erection	23.07	TN	$1,600.00	$36,912
395	Metal Roof Deck Erection	1,837.00	SF	$1.00	$1,837
396	**Structure Steel Erection Total**	**20,520.00**	**GSF**	**$2.50**	**$51,325**
397	**BUILDING STRUCTURE Total**	**20,520.00**	**GSF**	**$37.54**	**$770,249**
398	**05 EE - EXTERIOR ENCLOSURE**				
399	**03 B - Structural Precast**				
400	Precast Wall Penls - 12" Insulated - Formliner Finish	1,285.00	SF	$98.00	$125,930
401	**Structural Precast Total**	**20,520.00**	**GSF**	**$6.14**	**$125,930**
402	**04 B - Exterior Stone**				
403	Exterior Stone Veneer	433.00	SF	$60.00	$25,980
404	Exterior Stone Veneer on Foundation Wall	220.00	SF	$60.00	$13,200
405	**Exterior Stone Total**	**20,520.00**	**GSF**	**$1.91**	**$39,180**
406	**06 A - Carpentry Package**				
407	Exterior Blocking (windows, doors, etc.)	20,520.00	GSF	$0.20	$4,104
408	**Carpentry Package Total**	**20,520.00**	**GSF**	**$0.20**	**$4,104**
409	**07 B - Insulation**				
410	Spray Foam Insulation 6"	2,585.00	SF	$9.00	$23,265
411	**Insulation Total**	**20,520.00**	**GSF**	**$1.13**	**$23,265**
412	**07 D - Exterior Weather Barrier**				
413	Weather Barrier (Peel & Stick)	2,585.00	SF	$4.67	$12,085
414	**Exterior Weather Barrier Total**	**20,520.00**	**GSF**	**$0.59**	**$12,085**
415	**07 F - Metal Panel/Roof**				
416	MP-1	117.00	SF	$60.00	$7,020
417	MP-2	1,373.00	SF	$30.00	$41,190
418	MP-3	134.00	SF	$80.00	$10,720
419	MP-6	528.00	SF	$30.00	$15,840
420	**Metal Panel/Roof Total**	**20,520.00**	**GSF**	**$3.64**	**$74,770**
421	**08 A - Door/Frame/Hardware Package**				
422	HM Frames (Galv.)	2.00	EA	$440.00	$880
423	HM Doors (Galv.)	2.00	EA	$660.00	$1,320
424	Door Hardware	2.00	EA	$1,650.00	$3,300

Row #	Item Description	QTY	UOM	Unit Price	Total
425	Add for Exit Device Hardware	2.00	EA	$1,500.00	$3,000
426	Doors/Frames/Hardware Installation	2.00	EA	$1,000.00	$2,000
427	**Door/Frame/Hardware Package Total**	**20,520.00**	**GSF**	**$0.51**	**$10,500**
428	**08 F - Entrances/Storefront/Curtainwall**				
429	Exterior Glazing	976.00	SF	$80.00	$78,080
430	Exterior Aluminum Single Doors	1.00	EA	$7,000.00	$7,000
431	**Entrances/Storefront/Curtainwall Total**	**20,520.00**	**GSF**	**$4.15**	**$85,080**
432	**08 G - Automatic Entrances**				
433	Automatic Door Operators	1.00	EA	$4,000.00	$4,000
434	**Automatic Entrances Total**	**20,520.00**	**GSF**	**$0.19**	**$4,000**
435	**09 A - Drywall**				
436	Cold Formed Metal Framing Backup Walls - 6" MS, Ext Gyp, Int Gyp	2,585.00	SF	$25.00	$64,625
437	Add Mineral Wool	2,585.00	SF	$15.00	$38,775
438	**Drywall Total**	**20,520.00**	**GSF**	**$5.04**	**$103,400**
439	**10 M - Exterior Specialty**				
440	Exterior Building Signage	1.00	ALW	$50,000.00	$50,000
441	**Exterior Specialty Total**	**20,520.00**	**GSF**	**$2.44**	**$50,000**
442	**EXTERIOR ENCLOSURE Total**	**20,520.00**	**GSF**	**$25.94**	**$532,314**
443	**06 R - ROOF**				
444	**06 A - Carpentry Package**				
445	Roof Blocking - Top of Wall	105.00	LF	$16.00	$1,680
446	**Carpentry Package Total**	**20,520.00**	**GSF**	**$0.08**	**$1,680**
447	**07 H - Roofing**				
448	EPDM - 60 Mil	1,837.00	SF	$30.00	$55,110
449	T.O.W. Coping	105.00	LF	$25.00	$2,625
450	**Roofing Total**	**20,520.00**	**GSF**	**$2.81**	**$57,735**
451	**ROOF Total**	**20,520.00**	**GSF**	**$2.90**	**$59,415**
452	**07 IC - INTERIOR CONSTRUCTION**				
453	**06 A - Carpentry Package**				
454	Interior Blocking & Backing	20,520.00	GSF	$2.00	$41,040
455	**Carpentry Package Total**	**20,520.00**	**GSF**	**$2.00**	**$41,040**
456	**06 C - Finish Carpentry**				
457	Wood Wall Paneling	212.00	SF	$75.00	$15,900
458	**Finish Carpentry Total**	**20,520.00**	**GSF**	**$0.77**	**$15,900**
459	**06 E - Plastic Fabrication**				
460	FRP Paneling	143.00	SF	$15.00	$2,145
461	**Plastic Fabrication Total**	**20,520.00**	**GSF**	**$0.10**	**$2,145**
462	**07 K - Joint Sealant**				
463	Joint Sealants	20,520.00	GSF	$0.88	$18,058
464	**Joint Sealant Total**	**20,520.00**	**GSF**	**$0.88**	**$18,058**

Row #	Item Description	QTY	UOM	Unit Price	Total
465	**08 A - Door/Frame/Hardware Package**				
466	HM Frames	83.00	EA	$440.00	$36,520
467	HM Framed Sidelites/Borrow lite Frames	22.00	EA	$495.00	$10,890
	See 08 F for glazing in HM Frames				
468	HM Doors	49.00	EA	$550.00	$26,950
469	Wood Doors	34.00	EA	$660.00	$22,440
470	Add for Detention Door	8.00	EA	$8,500.00	$68,000
471	Door Hardware	83.00	EA	$1,650.00	$136,950
472	Doors/Frames/Hardware Installation	105.00	EA	$1,000.00	$105,000
473	**Door/Frame/Hardware Package Total**	**20,520.00**	**GSF**	**$19.82**	**$406,750**
474	**08 C - Access Doors**				
475	Access Doors and Panels	20,520.00	GSF	$0.15	$3,078
476	**Access Doors Total**	**20,520.00**	**GSF**	**$0.15**	**$3,078**
477	**08 G - Automatic Entrances**				
478	Automatic Door Operators	1.00	EA	$4,000.00	$4,000
479	**Automatic Entrances Total**	**20,520.00**	**GSF**	**$0.19**	**$4,000**
480	**08 I - Windows**				
481	Transaction Window	1.00	EA	$1,500.00	$1,500
482	**Windows Total**	**20,520.00**	**GSF**	**$0.07**	**$1,500**
483	**08 K - Interior Glass**				
484	Interior Glass (In Borrowed Lite Frame) - Ballistic	99.00	SF	$500.00	$49,500
485	Interior Glass (In Borrowed Lite Frame)	402.00	SF	$55.00	$22,110
486	**Interior Glass Total**	**20,520.00**	**GSF**	**$3.49**	**$71,610**
487	**09 A - Drywall**				
488	3-5/8" MS, R-11 Batt Ins. 5/8" Type X Gyp Both Sides	24,309.00	SF	$15.36	$373,386
489	3-5/8" MS, 5/8" Type X Gyp One Side	3,840.00	SF	$9.12	$35,021
490	Suspended Drywall Ceilings (w/Framing)	1,397.00	SF	$17.00	$23,749
491	Gyp Soffit/Soffit Wall	362.00	SF	$20.00	$7,240
492	Gyp Ceiling - Detention	700.00	SF	$35.00	$24,500
493	**Drywall Total**	**20,520.00**	**GSF**	**$22.61**	**$463,896**
494	**09 B - Tile**				
495	Floor Tile	952.00	SF	$20.00	$19,040
496	Tile Base	407.00	LF	$20.00	$8,140
497	Add for Shower Floors (Includes Mortar Bed, Curb, Waterproofing)	1.00	ALW	$5,000.00	$5,000
498	Wall Tile	4,288.00	SF	$20.00	$85,760
499	**Tile Total**	**20,520.00**	**GSF**	**$5.75**	**$117,940**
500	**09 C - Ceiling & Acoustical Treatment**				
501	ACT01	15,452.00	SF	$6.50	$100,438
502	MSC-1 Aluminum Secured Ceiling	252.00	SF	$100.00	$25,200
503	Acoustic Wall Panels	1,168.00	SF	$35.00	$40,880
504	**Ceiling & Acoustical Treatment Total**	**20,520.00**	**GSF**	**$8.11**	**$166,518**
505	**09 D - Flooring**				

Row #	Item Description	QTY	UOM	Unit Price	Total
506	Resilient Floor	2,007.00	SF	$10.00	$20,070
507	Resilient Floor Tile	145.00	SF	$10.00	$1,450
508	Resilient Base & Accessories	4,574.00	LF	$3.58	$16,375
509	Carpet Tile	1,478.00	SY	$50.00	$73,900
510	**Flooring Total**	**20,520.00**	**GSF**	**$5.45**	**$111,795**
511	**09 H - Fluid Applied**				
512	Baracade WB 244 - Sealed Concrete	2,186.00	SF	$2.58	$5,640
513	**Fluid Applied Total**	**20,520.00**	**GSF**	**$0.27**	**$5,640**
514	**09 K - Painting & Wall Covering**				
515	Painting	20,520.00	GSF	$3.46	$70,999
516	Wall Covering	7,733.00	SF	$12.00	$92,796
517	**Painting & Wall Covering Total**	**20,520.00**	**GSF**	**$7.98**	**$163,795**
518	**10 A - Information Specialties**				
519	Visual Diplay Boards	20,520.00	GSF	$0.25	$5,130
520	**Information Specialties Total**	**20,520.00**	**GSF**	**$0.25**	**$5,130**
521	**10 B - Signage**				
522	Signage	86.00	EA	$200.00	$17,200
523	Signage Installation	86.00	EA	$50.00	$4,300
524	**Signage Total**	**20,520.00**	**GSF**	**$1.05**	**$21,500**
525	**10 C - Toilet Partitions**				
526	Toilet Partitions	20,520.00	GSF	$0.75	$15,390
527	**Toilet Partitions Total**	**20,520.00**	**GSF**	**$0.75**	**$15,390**
528	**10 F - Wall/Door Protection**				
529	Wall Protection - .040"	2,003.00	SF	$8.00	$16,024
530	Corner Guards	31.00	EA	$75.00	$2,325
531	Wall Protection - .040" Install	82.00	EA	$100.00	$8,200
532	**Wall/Door Protection Total**	**20,520.00**	**GSF**	**$1.29**	**$26,549**
533	**10 G - Toilet/Bath/Laundry Accessories**				
534	Toilet, Bath, and Laundry Accessories	20,520.00	GSF	$0.25	$5,130
535	**Toilet/Bath/Laundry Accessories Total**	**20,520.00**	**GSF**	**$0.25**	**$5,130**
536	**10 I - Safety & Fire Protection**				
537	Fire Protection Specialties	20,520.00	GSF	$0.15	$3,078
538	**Safety & Fire Protection Total**	**20,520.00**	**GSF**	**$0.15**	**$3,078**
539	**10 J - Locker**				
540	Lockers w/ Built in Bench	87.00	EA	$1,500.00	$130,500
541	Installation	87.00	EA	$100.00	$8,700
542	**Locker Total**	**20,520.00**	**GSF**	**$6.78**	**$139,200**
543	**INTERIOR CONSTRUCTION Total**	**20,520.00**	**GSF**	**$88.19**	**$1,809,642**
544	**08 EF - EQUIPMENT FURNITURE**				
545	**12 B - Window Treatment**				
546	Window Treatment Package	976.00	SF	$25.00	$24,400
547	**Window Treatment Total**	**20,520.00**	**GSF**	**$1.19**	**$24,400**

Row #	Item Description	QTY	UOM	Unit Price	Total
548	12 C - Manufactured Casework				
549	Plam Base Cabinet	62.00	LF	$300.00	$18,600
550	Transaction Counter	22.00	LF	$300.00	$6,600
551	Plam Wall Cabinet	53.00	LF	$250.00	$13,250
552	Plam Base Island	25.00	LF	$300.00	$7,500
553	Casework Installation	162.00	LF	$75.00	$12,150
554	Manufactured Casework Total	20,520.00	GSF	$2.83	$58,100
555	12 D - Countertop				
556	Solid Surface Countertop	124.00	SF	$75.00	$9,300
557	Countertop Total	20,520.00	GSF	$0.45	$9,300
558	EQUIPMENT FURNITURE Total	20,520.00	GSF	$4.47	$91,800
559	11 FP - FIRE PROTECTION				
560	21 A - Fire Protection				
561	Fire Protection Package	20,520.00	GSF	$5.39	$110,620
562	Fire Protection Total	20,520.00	GSF	$5.39	$110,620
563	FIRE PROTECTION Total	20,520.00	GSF	$5.39	$110,620
564	12 P - PLUMBING				
565	22 A - Plumbing				
566	Plumbing Package	20,520.00	GSF	$19.15	$392,996
567	Plumbing Total	20,520.00	GSF	$19.15	$392,996
568	PLUMBING Total	20,520.00	GSF	$19.15	$392,996
569	13 M - HVAC				
570	23 A - HVAC				
571	HVAC Package -Ductwork & Equipment	20,520.00	GSF	$27.42	$562,674
572	HVAC Package - Piping & Equipment	20,520.00	GSF	$10.05	$206,314
573	HVAC Package - Temp Contols	20,520.00	GSF	$5.48	$112,535
574	HVAC Total	20,520.00	GSF	$42.96	$881,523
575	HVAC Total	20,520.00	GSF	$42.96	$881,523
576	15 E - ELECTRICAL				
577	26 A - Electrical				
578	Main Electrical Distribution	20,520.00	GSF	$7.46	$153,002
579	Lighting & Controls	20,520.00	GSF	$20.24	$415,291
580	Power Distibution	20,520.00	GSF	$8.52	$174,859
581	Power To Mechanical Equipment	20,520.00	GSF	$5.33	$109,287
582	VR Setup	1.00	ALW	$7,988.83	$7,989
583	Electrical Total	20,520.00	GSF	$41.93	$860,429
584	ELECTRICAL Total	20,520.00	GSF	$41.93	$860,429
585	16 EAV - AUDIO / VISUAL				
586	27 A - Communications				
587	Voice & Data - Rough In Only	20,520.00	GSF	$1.00	$20,520
588	Communications Total	20,520.00	GSF	$1.00	$20,520

Row #	Item Description	QTY	UOM	Unit Price	Total
589	27 A1 - Audio/Visual				
590	Audio/Visual - Rough In	20,520.00	GSF	$0.50	$10,260
591	AV Technology Package	20,520.00	GSF	$12.67	$260,073
592	Audio/Visual Total	20,520.00	GSF	$13.17	$270,333
593	AUDIO / VISUAL Total	20,520.00	GSF	$14.17	$290,853
594	17 ESS - ELECTRONIC SAFETY & SECURITY				
595	28 A - Electronic Safety & Security				
596	Electronic Safety and Security - Card Access	20,520.00	GSF	$1.00	$20,520
597	Electronic Safety and Security - Fire Alarm	20,520.00	GSF	$3.50	$71,820
598	Electronic Safety and Security	20,520.00	GSF	$4.44	$91,025
599	Electronic Safety & Security Total	20,520.00	GSF	$8.94	$183,365
600	ELECTRONIC SAFETY & SECURITY Total	20,520.00	GSF	$8.94	$183,365
601	18 GR - GENERAL REQUIREMENTS				
602	01 J - Final Clean				
603	Final Clean	20,520.00	GSF	$0.80	$16,416
604	Final Clean Total	20,520.00	GSF	$0.80	$16,416
605	GENERAL REQUIREMENTS Total	20,520.00	GSF	$0.80	$16,416
606	03 Public Safety Admin/Ops Total	20,520.00	GSF	$313.75	$6,438,234

Row #	Item Description	QTY	UOM	Unit Price	Total
608	**04 Public Safety Field Operations & Training**				
609	**02 SW - SITEWORK/BUILDING EARTHWORK**				
610	**31 A - Site Clearing & Earthwork**				
611	Footing/Foundation Excavation (Per SF of Footprint)	19,980.00	SF	$2.50	$49,950
612	Import & Place Sand Subbase at Slabs on Grade (6" Typ)	442.43	CYIP	$25.00	$11,061
613	**Site Clearing & Earthwork Total**	**19,980.00**	**GSF**	**$3.05**	**$61,011**
614	**32 D - Fence Package**				
615	In Door Dog Kennels	4.00	ALW	$15,000.00	$60,000
616	**Fence Package Total**	**19,980.00**	**GSF**	**$3.00**	**$60,000**
617	**SITEWORK/BUILDING EARTHWORK Total**	**19,980.00**	**GSF**	**$6.06**	**$121,011**
618	**03 FS - FOUNDATION / SOG**				
619	**03 A - Concrete**				
620	SOG Vapor Barrier	19,113.00	SF	$0.75	$14,392
621	Slab on Grade 5"	13,169.00	SF	$7.00	$92,183
622	Slab on Grade 5" - Stoop	79.00	SF	$7.00	$553
623	Slab on Grade 4"	5,944.00	SF	$5.50	$32,685
624	Basement Foundation Walls - 18" x 14' (1,224 SF)	68.00	CY	$700.00	$47,600
625	Column Footings - 5' Sq x 12" (3 EA)	3.00	CY	$700.00	$2,100
626	Piers - 16" Sq x 4' (3 EA)	1.00	CY	$1,200.00	$1,200
627	Wall Footings - 2' x 12" (44 LF) - Stoop	3.00	CY	$550.00	$1,650
628	Wall Footings - 3' x 12" (983 LF)	109.00	CY	$550.00	$59,950
629	Wall Footings - 10' X 24" (61 LF)	45.00	CY	$550.00	$24,750
630	Wall Footings - 10' X 24" (78 LF) - Storm Shelter	58.00	CY	$550.00	$31,900
631	Foundation Walls - 8" x 4' (175 SF)	4.00	CY	$800.00	$3,200
632	Foundation Walls - 14" x 4' (1,957 SF)	85.00	CY	$800.00	$68,000
633	**Concrete Total**	**19,980.00**	**GSF**	**$19.03**	**$380,163**
634	**07 A - Waterproofing**				
635	Waterproofing	1,224.00	SF	$8.00	$9,792
636	**Waterproofing Total**	**19,980.00**	**GSF**	**$0.49**	**$9,792**
637	**FOUNDATION / SOG Total**	**19,980.00**	**GSF**	**$19.52**	**$389,955**
638	**04 BS - BUILDING STRUCTURE**				
639	**03 A - Concrete**				
640	Concrete Topping Slabs @ Roof 2"	14,095.00	SF	$5.00	$70,475
641	Cast In Place Cap at Storm Shelter	401.00	SF	$32.00	$12,832
642	**Concrete Total**	**19,980.00**	**GSF**	**$4.17**	**$83,307**
643	**03 B - Structural Precast**				
644	Precast Double Tee Roof System - 32" Up to 80' Span	11,219.00	SF	$25.00	$280,475
645	8" Precast Walls - At Storm Shelter	422.00	SF	$40.00	$16,880
646	**Structural Precast Total**	**19,980.00**	**GSF**	**$14.88**	**$297,355**
647	**04 A - Masonry**				

Row #	Item Description	QTY	UOM	Unit Price	Total
648	04" Interior CMU Wall	2,756.00	SF	$20.00	$55,120
649	04" Interior CMU Wall - Solid Grout	1,236.00	SF	$25.00	$30,900
650	06" Interior CMU Wall	3,395.00	SF	$25.00	$84,875
651	08" Interior CMU Wall	4,692.00	SF	$30.00	$140,760
652	**Masonry Total**	**19,980.00**	**GSF**	**$15.60**	**$311,655**
653	**05 A - Structural Steel Material**				
654	Structural Steel Roof Framing - Assuming 5#/SF at Double Tees Only	28.05	TN	$4,000.00	$112,190
655	Add for Misc. Connections/Plates/Bolts	1.96	TN	$4,000.00	$7,854
656	Structural Steel Roof Framing - Assuming 8#/SF	11.50	TN	$4,000.00	$46,016
657	Add for Misc. Connections/Plates/Bolts	0.81	TN	$4,000.00	$3,220
658	Metal Roof Deck	2,876.00	SF	$5.00	$14,380
659	**Structural Steel Material Total**	**19,980.00**	**GSF**	**$9.19**	**$183,660**
660	**05 B - Structure Steel Erection**				
661	Roof Framing Erection	42.32	TN	$1,600.00	$67,712
662	Metal Roof Deck Erection	2,876.00	SF	$1.00	$2,876
663	**Structure Steel Erection Total**	**19,980.00**	**GSF**	**$3.53**	**$70,588**
664	**07 J - Applied Fireproofing**				
665	Applied Fireproofing - Beams and Columns	16,883.00	SF	$4.00	$67,532
666	**Applied Fireproofing Total**	**19,980.00**	**GSF**	**$3.38**	**$67,532**
667	**BUILDING STRUCTURE Total**	**19,980.00**	**GSF**	**$50.76**	**$1,014,097**
668	**05 EE - EXTERIOR ENCLOSURE**				
669	**03 B - Structural Precast**				
670	Precast Wall Penls - 12" Insulated - Formliner Finish	6,234.00	SF	$98.00	$610,932
671	**Structural Precast Total**	**19,980.00**	**GSF**	**$30.58**	**$610,932**
672	**07 J1 - Firestopping**				
673	Firestopping	19,980.00	GSF	$4.00	$79,920
674	**Firestopping Total**	**19,980.00**	**GSF**	**$4.00**	**$79,920**
675	**08 A - Door/Frame/Hardware Package**				
676	HM Frames (Galv.)	2.00	EA	$440.00	$880
677	HM Doors (Galv.)	2.00	EA	$660.00	$1,320
678	Door Hardware	2.00	EA	$1,650.00	$3,300
679	Add for Exit Device Hardware	2.00	EA	$1,500.00	$3,000
680	Doors/Frames/Hardware Installation	2.00	EA	$1,000.00	$2,000
681	**Door/Frame/Hardware Package Total**	**19,980.00**	**GSF**	**$0.53**	**$10,500**
682	**08 E - Traffic Doors/Overhead/Folding/Coiling**				
683	OH Door - 22'x10'	1.00	EA	$12,500.00	$12,500
684	OH Door - 16'x10' - Hi Speed	2.00	EA	$18,000.00	$36,000
685	**Traffic Doors/Overhead/Folding/Coiling Total**	**19,980.00**	**GSF**	**$2.43**	**$48,500**
686	**08 F - Entrances/Storefront/Curtainwall**				
687	Exterior Glazing	19.00	SF	$80.00	$1,520

Row #	Item Description	QTY	UOM	Unit Price	Total
688	**Entrances/Storefront/Curtainwall Total**	**19,980.00**	**GSF**	**$0.08**	**$1,520**
689	**EXTERIOR ENCLOSURE Total**	**19,980.00**	**GSF**	**$37.61**	**$751,372**
690	**06 R - ROOF**				
691	**06 A - Carpentry Package**				
692	Roof Blocking - Top of Wall	712.00	LF	$16.00	$11,392
693	**Carpentry Package Total**	**19,980.00**	**GSF**	**$0.57**	**$11,392**
694	**07 H - Roofing**				
695	EPDM - 60 Mil	8,873.00	SF	$30.00	$266,190
696	Green Roof	5,222.00	SF	$75.00	$391,650
697	Walkway Pads	21.00	SF	$25.00	$525
698	Concrete Paver & Pedestal System	6,135.00	SF	$50.00	$306,750
699	T.O.W. Coping	712.00	LF	$25.00	$17,800
700	**Roofing Total**	**19,980.00**	**GSF**	**$49.19**	**$982,915**
701	**ROOF Total**	**19,980.00**	**GSF**	**$49.77**	**$994,307**
702	**07 IC - INTERIOR CONSTRUCTION**				
703	**05 D - Miscellaneous Metals**				
704	Interior Bollards	17.00	EA	$700.00	$11,900
705	**Miscellaneous Metals Total**	**19,980.00**	**GSF**	**$0.60**	**$11,900**
706	**06 A - Carpentry Package**				
707	Interior Blocking & Backing	19,980.00	GSF	$2.00	$39,960
708	**Carpentry Package Total**	**19,980.00**	**GSF**	**$2.00**	**$39,960**
709	**07 K - Joint Sealant**				
710	Joint Sealants	19,980.00	GSF	$0.88	$17,582
711	**Joint Sealant Total**	**19,980.00**	**GSF**	**$0.88**	**$17,582**
712	**08 A - Door/Frame/Hardware Package**				
713	HM Frames	25.00	EA	$440.00	$11,000
714	HM Doors	25.00	EA	$550.00	$13,750
715	Add for Storm Rating	4.00	EA	$5,000.00	$20,000
716	Door Hardware	25.00	EA	$1,650.00	$41,250
717	Doors/Frames/Hardware Installation	25.00	EA	$1,000.00	$25,000
718	**Door/Frame/Hardware Package Total**	**19,980.00**	**GSF**	**$5.56**	**$111,000**
719	**08 E - Traffic Doors/Overhead/Folding/Coiling**				
720	Interior OH Door - 22'x10'	1.00	EA	$11,000.00	$11,000
721	**Traffic Doors/Overhead/Folding/Coiling Total**	**19,980.00**	**GSF**	**$0.55**	**$11,000**
722	**09 A - Drywall**				
723	3-5/8" MS, R-11 Batt Ins. 5/8" Type X Gyp Both Sides	346.00	SF	$15.36	$5,315
724	Suspended Drywall Ceilings (w/Framing)	758.00	SF	$20.00	$15,160
725	**Drywall Total**	**19,980.00**	**GSF**	**$1.02**	**$20,475**
726	**09 B - Tile**				
727	Floor Tile	201.00	SF	$20.00	$4,020
728	Tile Base	101.00	LF	$20.00	$2,020

Row #	Item Description	QTY	UOM	Unit Price	Total
729	Wall Tile	1,000.00	SF	$20.00	$20,000
730	**Tile Total**	**19,980.00**	**GSF**	**$1.30**	**$26,040**
731	**09 C - Ceiling & Acoustical Treatment**				
732	ACT01	991.00	SF	$6.50	$6,442
733	Acoustic Wall Panels	1.00	ALW	$15,000.00	$15,000
734	**Ceiling & Acoustical Treatment Total**	**19,980.00**	**GSF**	**$1.07**	**$21,442**
735	**09 D - Flooring**				
736	Resilient Base & Accessories	1,556.00	LF	$3.58	$5,570
737	Carpet Tile	43.00	SY	$50.00	$2,150
738	**Flooring Total**	**19,980.00**	**GSF**	**$0.39**	**$7,720**
739	**09 E - Specialty Flooring**				
740	Athletic Rubber Flooring	857.00	SF	$35.00	$29,995
741	**Specialty Flooring Total**	**19,980.00**	**GSF**	**$1.50**	**$29,995**
742	**09 H - Fluid Applied**				
743	Thin Mil 2 Coat Epoxy Sealer	1,829.00	SF	$6.00	$10,974
744	Add Epoxy Cove Base	297.00	LF	$15.00	$4,455
745	Baracade WB 244 - Sealed Concrete	15,457.00	SF	$2.58	$39,879
746	**Fluid Applied Total**	**19,980.00**	**GSF**	**$2.77**	**$55,308**
747	**09 K - Painting & Wall Covering**				
748	Painting	19,980.00	GSF	$3.46	$69,131
749	**Painting & Wall Covering Total**	**19,980.00**	**GSF**	**$3.46**	**$69,131**
750	**10 B - Signage**				
751	Signage	27.00	EA	$200.00	$5,400
752	Signage Installation	27.00	EA	$50.00	$1,350
753	**Signage Total**	**19,980.00**	**GSF**	**$0.34**	**$6,750**
754	**10 C - Toilet Partitions**				
755	Toilet Partitions	19,980.00	GSF	$0.20	$3,996
756	**Toilet Partitions Total**	**19,980.00**	**GSF**	**$0.20**	**$3,996**
757	**10 F - Wall/Door Protection**				
758	Wall Protection - .040"	1,035.00	SF	$8.00	$8,280
759	Wall Protection - .040" Install	26.00	EA	$100.00	$2,600
760	**Wall/Door Protection Total**	**19,980.00**	**GSF**	**$0.54**	**$10,880**
761	**10 G - Toilet/Bath/Laundry Accessories**				
762	Toilet, Bath, and Laundry Accessories	19,980.00	GSF	$0.25	$4,995
763	**Toilet/Bath/Laundry Accessories Total**	**19,980.00**	**GSF**	**$0.25**	**$4,995**
764	**10 I - Safety & Fire Protection**				
765	Fire Protection Specialties	19,980.00	GSF	$0.15	$2,997
766	**Safety & Fire Protection Total**	**19,980.00**	**GSF**	**$0.15**	**$2,997**
767	**10 J - Locker**				
768	Lockers w/ Built in Bench	3.00	EA	$1,500.00	$4,500
769	Installation	3.00	EA	$100.00	$300
770	**Locker Total**	**19,980.00**	**GSF**	**$0.24**	**$4,800**

Row #	Item Description	QTY	UOM	Unit Price	Total
771	**INTERIOR CONSTRUCTION Total**	**19,980.00**	**GSF**	**$22.82**	**$455,971**
772	**08 EF - EQUIPMENT FURNITURE**				
773	**11 K - Athletic & Recreational**				
774	Gym Wall Pads 8' Tall	108.00	LF	$150.00	$16,200
775	**Athletic & Recreational Total**	**19,980.00**	**GSF**	**$0.81**	**$16,200**
776	**11 O - General Equipment**				
777	25 Yard Indoor Range Complete (6 Lanes) - Steel Trap Backstop **Room Size 50' Wide x 188' Long**	1.00	LS	$575,000.00	$575,000
778	**General Equipment Total**	**19,980.00**	**GSF**	**$28.78**	**$575,000**
779	**12 C - Manufactured Casework**				
780	Plam Base Cabinet	19.00	LF	$300.00	$5,700
781	Casework Installation	19.00	LF	$75.00	$1,425
782	**Manufactured Casework Total**	**19,980.00**	**GSF**	**$0.36**	**$7,125**
783	**12 D - Countertop**				
784	Solid Surface Countertop	38.00	SF	$75.00	$2,850
785	Gun Range Shooting Counter	78.00	SF	$100.00	$7,800
786	**Countertop Total**	**19,980.00**	**GSF**	**$0.53**	**$10,650**
787	**EQUIPMENT FURNITURE Total**	**19,980.00**	**GSF**	**$30.48**	**$608,975**
788	**11 FP - FIRE PROTECTION**				
789	**21 A - Fire Protection**				
790	Fire Protection Package	19,980.00	GSF	$4.31	$86,168
791	**Fire Protection Total**	**19,980.00**	**GSF**	**$4.31**	**$86,168**
792	**FIRE PROTECTION Total**	**19,980.00**	**GSF**	**$4.31**	**$86,168**
793	**12 P - PLUMBING**				
794	**22 A - Plumbing**				
795	Plumbing Package	19,980.00	GSF	$7.83	$156,540
796	Dog Wash	1.00	EA	$3,500.00	$3,500
797	**Plumbing Total**	**19,980.00**	**GSF**	**$8.01**	**$160,040**
798	**PLUMBING Total**	**19,980.00**	**GSF**	**$8.01**	**$160,040**
799	**13 M - HVAC**				
800	**23 A - HVAC**				
801	HVAC Package -Ductwork & Equipment	19,980.00	GSF	$13.71	$273,933
802	HVAC Package - Piping & Equipment	19,980.00	GSF	$1.83	$36,524
803	HVAC Package - Temp Contols	19,980.00	GSF	$1.83	$36,524
804	In Floor Heat	19,980.00	GSF	$18.28	$365,245
805	Snow Melt	758.00	GSF	$27.42	$20,785
806	**HVAC Total**	**19,980.00**	**GSF**	**$36.69**	**$733,012**
807	**HVAC Total**	**19,980.00**	**GSF**	**$36.69**	**$733,012**
808	**15 E - ELECTRICAL**				
809	**26 A - Electrical**				

Row #	Item Description	QTY	UOM	Unit Price	Total
810	Main Electrical Distribution	19,980.00	GSF	$7.46	$148,976
811	Generator	400.00	KW	$1,331.47	$532,588
812	Lighting & Controls	19,980.00	GSF	$12.78	$255,387
813	Power Distibution	19,980.00	GSF	$4.26	$85,129
814	Power To Mechanical Equipment	19,980.00	GSF	$2.13	$42,564
815	**Electrical Total**	**19,980.00**	**GSF**	**$53.29**	**$1,064,644**
816	**ELECTRICAL Total**	**19,980.00**	**GSF**	**$53.29**	**$1,064,644**
817	**16 EAV - AUDIO / VISUAL**				
818	**27 A - Communications**				
819	Voice & Data - Rough In Only	19,980.00	GSF	$1.00	$19,980
820	**Communications Total**	**19,980.00**	**GSF**	**$1.00**	**$19,980**
821	**27 A1 - Audio/Visual**				
822	Audio/Visual - Rough In	19,980.00	GSF	$0.50	$9,990
823	AV Technology Package	19,980.00	GSF	$12.67	$253,229
824	**Audio/Visual Total**	**19,980.00**	**GSF**	**$13.17**	**$263,219**
825	**AUDIO / VISUAL Total**	**19,980.00**	**GSF**	**$14.17**	**$283,199**
826	**17 ESS - ELECTRONIC SAFETY & SECURITY**				
827	**28 A - Electronic Safety & Security**				
828	Electronic Safety and Security - Card Access	19,980.00	GSF	$1.00	$19,980
829	Electronic Safety and Security - Fire Alarm	19,980.00	GSF	$3.50	$69,930
830	Electronic Safety and Security	19,980.00	GSF	$4.44	$88,630
831	**Electronic Safety & Security Total**	**19,980.00**	**GSF**	**$8.94**	**$178,540**
832	**ELECTRONIC SAFETY & SECURITY Total**	**19,980.00**	**GSF**	**$8.94**	**$178,540**
833	**18 GR - GENERAL REQUIREMENTS**				
834	**01 J - Final Clean**				
835	Final Clean	19,980.00	GSF	$0.80	$15,984
836	**Final Clean Total**	**19,980.00**	**GSF**	**$0.80**	**$15,984**
837	**GENERAL REQUIREMENTS Total**	**19,980.00**	**GSF**	**$0.80**	**$15,984**
838	**04 Public Safety Field Operations & Training Total**	**19,980.00**	**GSF**	**$343.21**	**$6,857,274**

Row #	Item Description	QTY	UOM	Unit Price	Total
840	**05 City Hall/Public Safety Shared**				
841	**02 SW - SITEWORK/BUILDING EARTHWORK**				
842	**31 A - Site Clearing & Earthwork**				
843	Footing/Foundation Excavation (Per SF of Footprint)	2,715.00	SF	$2.50	$6,788
844	Elevator Pit Excavation	2.00	EA	$800.00	$1,600
845	Import & Place Sand Subbase at Slabs on Grade (6" Typ)	62.85	CYIP	$25.00	$1,571
846	**Site Clearing & Earthwork Total**	**12,789.00**	**GSF**	**$0.78**	**$9,959**
847	**SITEWORK/BUILDING EARTHWORK Total**	**12,789.00**	**GSF**	**$0.78**	**$9,959**
848	**03 FS - FOUNDATION / SOG**				
849	**03 A - Concrete**				
850	SOG Vapor Barrier	2,715.00	SF	$0.75	$2,044
851	Slab on Grade 4"	2,715.00	SF	$5.50	$14,929
852	Slab on Grade 5" - At Stoop	19.00	SF	$7.00	$133
853	Basement Foundation Walls - 18" x 14' (1,079 SF)	60.00	CY	$700.00	$42,000
854	Column Footings - 5' Sq x 12" (3 EA)	3.00	CY	$700.00	$2,100
855	Piers - 16" Sq x 4' (3 EA)	1.00	CY	$1,200.00	$1,200
856	Wall Footings - 2' x 12" (11 LF) - Stoop	1.00	CY	$550.00	$550
857	Wall Footings - 3' x 12" (148 LF)	16.00	CY	$550.00	$8,800
858	Wall Footings - 10' X 24" (77 LF)	57.00	CY	$550.00	$31,350
859	Foundation Walls - 8" x 4' (42 SF) - Stoop	1.00	CY	$800.00	$800
860	Foundation Walls - 14" x 4' (135 SF)	6.00	CY	$800.00	$4,800
861	Foundation Walls - 12" x 4' (456 SF) - Elevator	17.00	CY	$800.00	$13,600
862	Mat Slab	7.00	CY	$400.00	$2,800
863	**Concrete Total**	**12,789.00**	**GSF**	**$9.78**	**$125,107**
864	**07 A - Waterproofing**				
865	Waterproofing	1,535.00	SF	$8.00	$12,280
866	**Waterproofing Total**	**12,789.00**	**GSF**	**$0.96**	**$12,280**
867	**FOUNDATION / SOG Total**	**12,789.00**	**GSF**	**$10.74**	**$137,387**
868	**04 BS - BUILDING STRUCTURE**				
869	**03 A - Concrete**				
870	Stair Pan Fill	84.00	VF	$100.00	$8,400
871	Slab on Metal Deck 7 1/2" Total Thickness	8,601.00	SF	$8.00	$68,808
872	Concrete Topping Slabs @ Roof 2"	8,231.00	SF	$5.00	$41,155
873	**Concrete Total**	**12,789.00**	**GSF**	**$9.26**	**$118,363**
874	**03 B - Structural Precast**				
875	Precast Double Tee Floor System - 42" Up to 108' Span	284.00	SF	$32.00	$9,088
876	**Structural Precast Total**	**12,789.00**	**GSF**	**$0.71**	**$9,088**
877	**04 A - Masonry**				
878	04" Interior CMU Wall	987.00	SF	$20.00	$19,740

Row #	Item Description	QTY	UOM	Unit Price	Total
879	06" Interior CMU Wall	456.00	SF	$25.00	$11,400
880	08" Interior CMU Wall	1,577.00	SF	$30.00	$47,310
881	**Masonry Total**	**12,789.00**	**GSF**	**$6.13**	**$78,450**
882	**05 A - Structural Steel Material**				
883	Structural Steel Floor Framing - Assuming 10#/SF	43.01	TN	$4,000.00	$172,020
884	Add for Misc. Connections/Plates/Bolts	3.01	TN	$4,000.00	$12,043
885	Structural Steel Roof Framing - Assuming 8#/SF	32.92	TN	$4,000.00	$131,696
886	Add for Misc. Connections/Plates/Bolts	2.30	TN	$4,000.00	$9,218
887	Structural Steel Roof Framing - at Canopy	0.64	TN	$4,000.00	$2,560
888	Add for Misc. Connections/Plates/Bolts	0.04	TN	$4,000.00	$179
889	Metal Floor Deck	8,317.00	SF	$5.00	$41,585
890	Metal Roof Deck	8,231.00	SF	$5.00	$41,155
891	**Structural Steel Material Total**	**12,789.00**	**GSF**	**$32.09**	**$410,456**
892	**05 B - Structure Steel Erection**				
893	Roof Framing Erection	35.23	TN	$1,600.00	$56,368
894	Roof Framing Erection at Canoopy	0.68	TN	$2,000.00	$1,360
895	Floor Framing Erection	46.02	TN	$1,600.00	$73,632
896	Metal Floor Deck Erection	8,317.00	SF	$1.00	$8,317
897	Metal Roof Deck Erection	8,231.00	SF	$1.00	$8,231
898	**Structure Steel Erection Total**	**12,789.00**	**GSF**	**$11.57**	**$147,908**
899	**BUILDING STRUCTURE Total**	**12,789.00**	**GSF**	**$59.76**	**$764,265**
900	**05 EE - EXTERIOR ENCLOSURE**				
901	**03 B - Structural Precast**				
902	Precast Wall Penls - 12" Insulated - Formliner Finish	850.00	SF	$98.00	$83,300
903	**Structural Precast Total**	**12,789.00**	**GSF**	**$6.51**	**$83,300**
904	**04 B - Exterior Stone**				
905	Exterior Stone Veneer	125.00	SF	$60.00	$7,500
906	**Exterior Stone Total**	**12,789.00**	**GSF**	**$0.59**	**$7,500**
907	**06 A - Carpentry Package**				
908	Exterior Blocking (windows, doors, etc.)	12,789.00	GSF	$0.20	$2,558
909	**Carpentry Package Total**	**12,789.00**	**GSF**	**$0.20**	**$2,558**
910	**07 B - Insulation**				
911	Spray Foam Insulation 6"	6,906.00	SF	$9.00	$62,154
912	**Insulation Total**	**12,789.00**	**GSF**	**$4.86**	**$62,154**
913	**07 D - Exterior Weather Barrier**				
914	Weather Barrier (Peel & Stick)	6,906.00	SF	$4.67	$32,286
915	**Exterior Weather Barrier Total**	**12,789.00**	**GSF**	**$2.52**	**$32,286**
916	**07 F - Metal Panel/Roof**				
917	Metal Fasica at Canopy	49.00	SF	$80.00	$3,920
918	Metal Soffit at Canopy	128.00	SF	$80.00	$10,240
919	MP-1	2,923.00	SF	$60.00	$175,380
920	MP-2	306.00	SF	$30.00	$9,180

Row #	Item Description	QTY	UOM	Unit Price	Total
921	MP-6	2,467.00	SF	$30.00	$74,010
922	**Metal Panel/Roof Total**	**12,789.00**	**GSF**	**$21.33**	**$272,730**
923	**08 A - Door/Frame/Hardware Package**				
924	HM Frames (Galv.)	2.00	EA	$440.00	$880
925	HM Doors (Galv.)	2.00	EA	$660.00	$1,320
926	Door Hardware	2.00	EA	$1,650.00	$3,300
927	Add for Exit Device Hardware	2.00	EA	$1,500.00	$3,000
928	Doors/Frames/Hardware Installation	2.00	EA	$1,000.00	$2,000
929	**Door/Frame/Hardware Package Total**	**12,789.00**	**GSF**	**$0.82**	**$10,500**
930	**08 F - Entrances/Storefront/Curtainwall**				
931	Exterior Glazing	1,164.00	SF	$80.00	$93,120
932	Exterior Aluminum Single Doors	2.00	EA	$7,000.00	$14,000
933	**Entrances/Storefront/Curtainwall Total**	**12,789.00**	**GSF**	**$8.38**	**$107,120**
934	**08 G - Automatic Entrances**				
935	Automatic Door Operators	1.00	EA	$4,000.00	$4,000
936	**Automatic Entrances Total**	**12,789.00**	**GSF**	**$0.31**	**$4,000**
937	**09 A - Drywall**				
938	Cold Formed Metal Framing Backup Walls - 6" MS, Ext Gyp, Int Gyp	6,906.00	SF	$25.00	$172,650
939	Cold Formed Metal Framing at Canopy	177.00	SF	$55.00	$9,735
940	Add Mineral Wool	6,906.00	SF	$15.00	$103,590
941	**Drywall Total**	**12,789.00**	**GSF**	**$22.36**	**$285,975**
942	**EXTERIOR ENCLOSURE Total**	**12,789.00**	**GSF**	**$67.88**	**$868,122**
943	**06 R - ROOF**				
944	**06 A - Carpentry Package**				
945	Roof Blocking - Top of Wall	392.00	LF	$16.00	$6,272
946	**Carpentry Package Total**	**12,789.00**	**GSF**	**$0.49**	**$6,272**
947	**07 H - Roofing**				
948	EPDM - 60 Mil	8,231.00	SF	$30.00	$246,930
949	EPDM - 60 Mil - Canopy	128.00	SF	$35.00	$4,480
950	T.O.W. Coping	392.00	LF	$25.00	$9,800
951	Walkway Pads	231.00	SF	$25.00	$5,775
952	Roof Ladder	1.00	EA	$1,500.00	$1,500
953	Roof Hatch	1.00	EA	$7,500.00	$7,500
954	**Roofing Total**	**12,789.00**	**GSF**	**$21.58**	**$275,985**
955	**ROOF Total**	**12,789.00**	**GSF**	**$22.07**	**$282,257**
956	**07 IC - INTERIOR CONSTRUCTION**				
957	**04 B - Exterior Stone**				
958	Interior Stone	1,569.00	SF	$65.00	$101,985
959	**Exterior Stone Total**	**12,789.00**	**GSF**	**$7.97**	**$101,985**
960	**05 E - Metal Stairs/Railings**				
961	Metal Stairs - Erection	84.00	VF	$600.00	$50,400

Row #	Item Description	QTY	UOM	Unit Price	Total
962	Metal Stairs - Material	84.00	VF	$1,500.00	$126,000
963	Stair Handrail/Guardrail - Material/Install	563.00	LF	$125.00	$70,375
964	Decorative Guardrail - Material/Install	45.00	LF	$200.00	$9,000
965	**Metal Stairs/Railings Total**	**12,789.00**	**GSF**	**$20.00**	**$255,775**
966	**06 A - Carpentry Package**				
967	Interior Blocking & Backing	12,789.00	GSF	$2.00	$25,578
968	**Carpentry Package Total**	**12,789.00**	**GSF**	**$2.00**	**$25,578**
969	**06 C - Finish Carpentry**				
970	Wood Wall Paneling	5,740.00	SF	$75.00	$430,500
971	**Finish Carpentry Total**	**12,789.00**	**GSF**	**$33.66**	**$430,500**
972	**06 E - Plastic Fabrication**				
973	FRP Paneling	169.00	SF	$15.00	$2,535
974	**Plastic Fabrication Total**	**12,789.00**	**GSF**	**$0.20**	**$2,535**
975	**07 K - Joint Sealant**				
976	Joint Sealants	12,789.00	GSF	$0.88	$11,254
977	**Joint Sealant Total**	**12,789.00**	**GSF**	**$0.88**	**$11,254**
978	**08 A - Door/Frame/Hardware Package**				
979	HM Frames	26.00	EA	$440.00	$11,440
980	HM Framed Sidelites/Borrow lite Frames	2.00	EA	$495.00	$990
981	HM Doors	12.00	EA	$550.00	$6,600
982	Wood Doors	14.00	EA	$660.00	$9,240
983	Door Hardware	26.00	EA	$1,650.00	$42,900
984	Doors/Frames/Hardware Installation	28.00	EA	$1,000.00	$28,000
985	**Door/Frame/Hardware Package Total**	**12,789.00**	**GSF**	**$7.75**	**$99,170**
986	**08 C - Access Doors**				
987	Access Doors and Panels	12,789.00	GSF	$0.15	$1,918
988	**Access Doors Total**	**12,789.00**	**GSF**	**$0.15**	**$1,918**
989	**08 F - Entrances/Storefront/Curtainwall**				
990	Interior Aluminum Single Doors	2.00	EA	$7,000.00	$14,000
991	**Entrances/Storefront/Curtainwall Total**	**12,789.00**	**GSF**	**$1.09**	**$14,000**
992	**08 G - Automatic Entrances**				
993	Automatic Door Operators	1.00	EA	$4,000.00	$4,000
994	**Automatic Entrances Total**	**12,789.00**	**GSF**	**$0.31**	**$4,000**
995	**08 K - Interior Glass**				
996	Interior Glass (In Borrowed Lite Frame)	48.00	SF	$55.00	$2,640
997	**Interior Glass Total**	**12,789.00**	**GSF**	**$0.21**	**$2,640**
998	**09 A - Drywall**				
999	3-5/8" MS, R-11 Batt Ins. 5/8" Type X Gyp Both Sides	8,474.00	SF	$15.36	$130,161
1000	3-5/8" MS, 5/8" Type X Gyp One Side	1,485.00	SF	$9.12	$13,543
1001	Suspended Drywall Ceilings (w/Framing)	520.00	SF	$17.00	$8,840
1002	Gyp Soffit/Soffit Wall	28.00	SF	$20.00	$560
1003	**Drywall Total**	**12,789.00**	**GSF**	**$11.97**	**$153,104**

Row #	Item Description	QTY	UOM	Unit Price	Total
1004	**09 B - Tile**				
1005	Floor Tile	1,491.00	SF	$20.00	$29,820
1006	Tile Base	93.00	LF	$20.00	$1,860
1007	Add for Shower Floors (Includes Mortar Bed, Curb, Waterproofing)	1.00	ALW	$5,000.00	$5,000
1008	Tile - Stair Flooring	156.00	SF	$40.00	$6,240
1009	Wall Tile	1,419.00	SF	$20.00	$28,380
1010	**Tile Total**	**12,789.00**	**GSF**	**$5.58**	**$71,300**
1011	**09 C - Ceiling & Acoustical Treatment**				
1012	ACT01	8,164.00	SF	$6.50	$53,066
1013	Woodworks Planks	1,822.00	SF	$62.00	$112,964
1014	MSC-1 Aluminum Secured Ceiling	654.00	SF	$100.00	$65,400
1015	Acoustic Wall Panels	1.00	ALW	$15,000.00	$15,000
1016	**Ceiling & Acoustical Treatment Total**	**12,789.00**	**GSF**	**$19.27**	**$246,430**
1017	**09 D - Flooring**				
1018	Resilient Floor Tile at Stairs	1,031.00	SF	$10.00	$10,310
1019	LVT	148.00	SF	$12.00	$1,776
1020	Resilient Base & Accessories	2,118.00	LF	$3.58	$7,582
1021	Carpet Tile	646.00	SY	$50.00	$32,300
1022	Entrance Carpet Tile	19.00	SY	$100.00	$1,900
1023	**Flooring Total**	**12,789.00**	**GSF**	**$4.21**	**$53,868**
1024	**09 E - Specialty Flooring**				
1025	Athletic Rubber Flooring	1,005.00	SF	$35.00	$35,175
1026	**Specialty Flooring Total**	**12,789.00**	**GSF**	**$2.75**	**$35,175**
1027	**09 H - Fluid Applied**				
1028	Baracade WB 244 - Sealed Concrete	1,616.00	SF	$2.58	$4,169
1029	**Fluid Applied Total**	**12,789.00**	**GSF**	**$0.33**	**$4,169**
1030	**09 K - Painting & Wall Covering**				
1031	Painting	12,789.00	GSF	$3.46	$44,250
1032	Wall Finish Allowance at Fireplace	1.00	ALW	$15,000.00	$15,000
1033	Wall Covering	3,703.00	SF	$12.00	$44,436
1034	**Painting & Wall Covering Total**	**12,789.00**	**GSF**	**$8.11**	**$103,686**
1035	**10 A - Information Specialties**				
1036	Visual Diplay Boards	12,789.00	GSF	$0.25	$3,197
1037	**Information Specialties Total**	**12,789.00**	**GSF**	**$0.25**	**$3,197**
1038	**10 B - Signage**				
1039	Signage	32.00	EA	$200.00	$6,400
1040	Signage Installation	32.00	EA	$50.00	$1,600
1041	**Signage Total**	**12,789.00**	**GSF**	**$0.63**	**$8,000**
1042	**10 C - Toilet Partitions**				
1043	Toilet Partitions	12,789.00	GSF	$0.75	$9,592
1044	**Toilet Partitions Total**	**12,789.00**	**GSF**	**$0.75**	**$9,592**

Row #	Item Description	QTY	UOM	Unit Price	Total
1045	10 F - Wall/Door Protection				
1046	Wall Protection - .040"	1,555.00	SF	$8.00	$12,440
1047	Corner Guards	29.00	EA	$75.00	$2,175
1048	Wall Protection - .040" Install	68.00	EA	$100.00	$6,800
1049	**Wall/Door Protection Total**	**12,789.00**	**GSF**	**$1.67**	**$21,415**
1050	10 G - Toilet/Bath/Laundry Accessories				
1051	Toilet, Bath, and Laundry Accessories	12,789.00	GSF	$0.25	$3,197
1052	**Toilet/Bath/Laundry Accessories Total**	**12,789.00**	**GSF**	**$0.25**	**$3,197**
1053	10 H - Manufactured Fireplaces/Stoves				
1054	Manufactured Fireplaces	1.00	EA	$17,500.00	$17,500
1055	**Manufactured Fireplaces/Stoves Total**	**12,789.00**	**GSF**	**$1.37**	**$17,500**
1056	10 I - Safety & Fire Protection				
1057	Fire Protection Specialties	12,789.00	GSF	$0.15	$1,918
1058	**Safety & Fire Protection Total**	**12,789.00**	**GSF**	**$0.15**	**$1,918**
1059	**INTERIOR CONSTRUCTION Total**	**12,789.00**	**GSF**	**$131.51**	**$1,681,908**
1060	08 EF - EQUIPMENT FURNITURE				
1061	12 B - Window Treatment				
1062	Window Treatment Package	1,164.00	SF	$25.00	$29,100
1063	**Window Treatment Total**	**12,789.00**	**GSF**	**$2.28**	**$29,100**
1064	12 C - Manufactured Casework				
1065	Plam Base Cabinet	57.00	LF	$300.00	$17,100
1066	Plam Wall Cabinet	29.00	LF	$250.00	$7,250
1067	Casework Installation	86.00	LF	$75.00	$6,450
1068	**Manufactured Casework Total**	**12,789.00**	**GSF**	**$2.41**	**$30,800**
1069	12 D - Countertop				
1070	Solid Surface Countertop	58.00	SF	$75.00	$4,350
1071	Stainless Steel Countertop	56.00	SF	$200.00	$11,200
1072	**Countertop Total**	**12,789.00**	**GSF**	**$1.22**	**$15,550**
1073	**EQUIPMENT FURNITURE Total**	**12,789.00**	**GSF**	**$5.90**	**$75,450**
1074	10 CS - CONVEYING SYSTEMS				
1075	14 B - Elevators				
1076	Elevator Package	6.00	ST	$60,000.00	$360,000
1077	**Elevators Total**	**12,789.00**	**GSF**	**$28.15**	**$360,000**
1078	**CONVEYING SYSTEMS Total**	**12,789.00**	**GSF**	**$28.15**	**$360,000**
1079	11 FP - FIRE PROTECTION				
1080	21 A - Fire Protection				
1081	Fire Protection Package	12,789.00	GSF	$5.39	$68,944
1082	**Fire Protection Total**	**12,789.00**	**GSF**	**$5.39**	**$68,944**
1083	**FIRE PROTECTION Total**	**12,789.00**	**GSF**	**$5.39**	**$68,944**
1084	12 P - PLUMBING				
1085	22 A - Plumbing				

Row #	Item Description	QTY	UOM	Unit Price	Total
1086	Plumbing Package	12,789.00	GSF	$19.15	$244,933
1087	**Plumbing Total**	**12,789.00**	**GSF**	**$19.15**	**$244,933**
1088	**PLUMBING Total**	**12,789.00**	**GSF**	**$19.15**	**$244,933**
1089	**13 M - HVAC**				
1090	**23 A - HVAC**				
1091	HVAC Package -Ductwork & Equipment	12,789.00	GSF	$27.42	$350,684
1092	HVAC Package - Piping & Equipment	12,789.00	GSF	$10.05	$128,584
1093	HVAC Package - Temp Contols	12,789.00	GSF	$5.48	$70,137
1094	**HVAC Total**	**12,789.00**	**GSF**	**$42.96**	**$549,405**
1095	**HVAC Total**	**12,789.00**	**GSF**	**$42.96**	**$549,405**
1096	**15 E - ELECTRICAL**				
1097	**26 A - Electrical**				
1098	Main Electrical Distribution	12,789.00	GSF	$7.46	$95,358
1099	Lighting & Controls	12,789.00	GSF	$20.24	$258,828
1100	Power Distibution	12,789.00	GSF	$8.52	$108,980
1101	Power To Mechanical Equipment	12,789.00	GSF	$5.33	$68,113
1102	**Electrical Total**	**12,789.00**	**GSF**	**$41.54**	**$531,279**
1103	**ELECTRICAL Total**	**12,789.00**	**GSF**	**$41.54**	**$531,279**
1104	**16 EAV - AUDIO / VISUAL**				
1105	**27 A - Communications**				
1106	Voice & Data - Rough In Only	12,789.00	GSF	$1.00	$12,789
1107	**Communications Total**	**12,789.00**	**GSF**	**$1.00**	**$12,789**
1108	**27 A1 - Audio/Visual**				
1109	Audio/Visual - Rough In	12,789.00	GSF	$0.50	$6,395
1110	AV Technology Package	12,789.00	GSF	$12.67	$162,089
1111	**Audio/Visual Total**	**12,789.00**	**GSF**	**$13.17**	**$168,484**
1112	**AUDIO / VISUAL Total**	**12,789.00**	**GSF**	**$14.17**	**$181,273**
1113	**17 ESS - ELECTRONIC SAFETY & SECURITY**				
1114	**28 A - Electronic Safety & Security**				
1115	Electronic Safety and Security - Card Access	12,789.00	GSF	$1.00	$12,789
1116	Electronic Safety and Security - Fire Alarm	12,789.00	GSF	$3.50	$44,762
1117	Electronic Safety and Security	12,789.00	GSF	$4.44	$56,731
1118	**Electronic Safety & Security Total**	**12,789.00**	**GSF**	**$8.94**	**$114,282**
1119	**ELECTRONIC SAFETY & SECURITY Total**	**12,789.00**	**GSF**	**$8.94**	**$114,282**
1120	**18 GR - GENERAL REQUIREMENTS**				
1121	**01 J - Final Clean**				
1122	Final Clean	12,789.00	GSF	$0.80	$10,231
1123	**Final Clean Total**	**12,789.00**	**GSF**	**$0.80**	**$10,231**
1124	**GENERAL REQUIREMENTS Total**	**12,789.00**	**GSF**	**$0.80**	**$10,231**
1125	**28 ALLOW - ALLOWANCE**				

Row #	Item Description	QTY	UOM	Unit Price	Total
1126	**92 ALLOW - Allowance**				
1127	Allowance	1.00	LS	$150,000.00	$150,000
1128	**Allowance Total**	**12,789.00**	**GSF**	**$11.73**	**$150,000**
1129	**ALLOWANCE Total**	**12,789.00**	**GSF**	**$11.73**	**$150,000**
1130	**05 City Hall/Public Safety Shared Total**	**12,789.00**	**GSF**	**$471.48**	**$6,029,694**

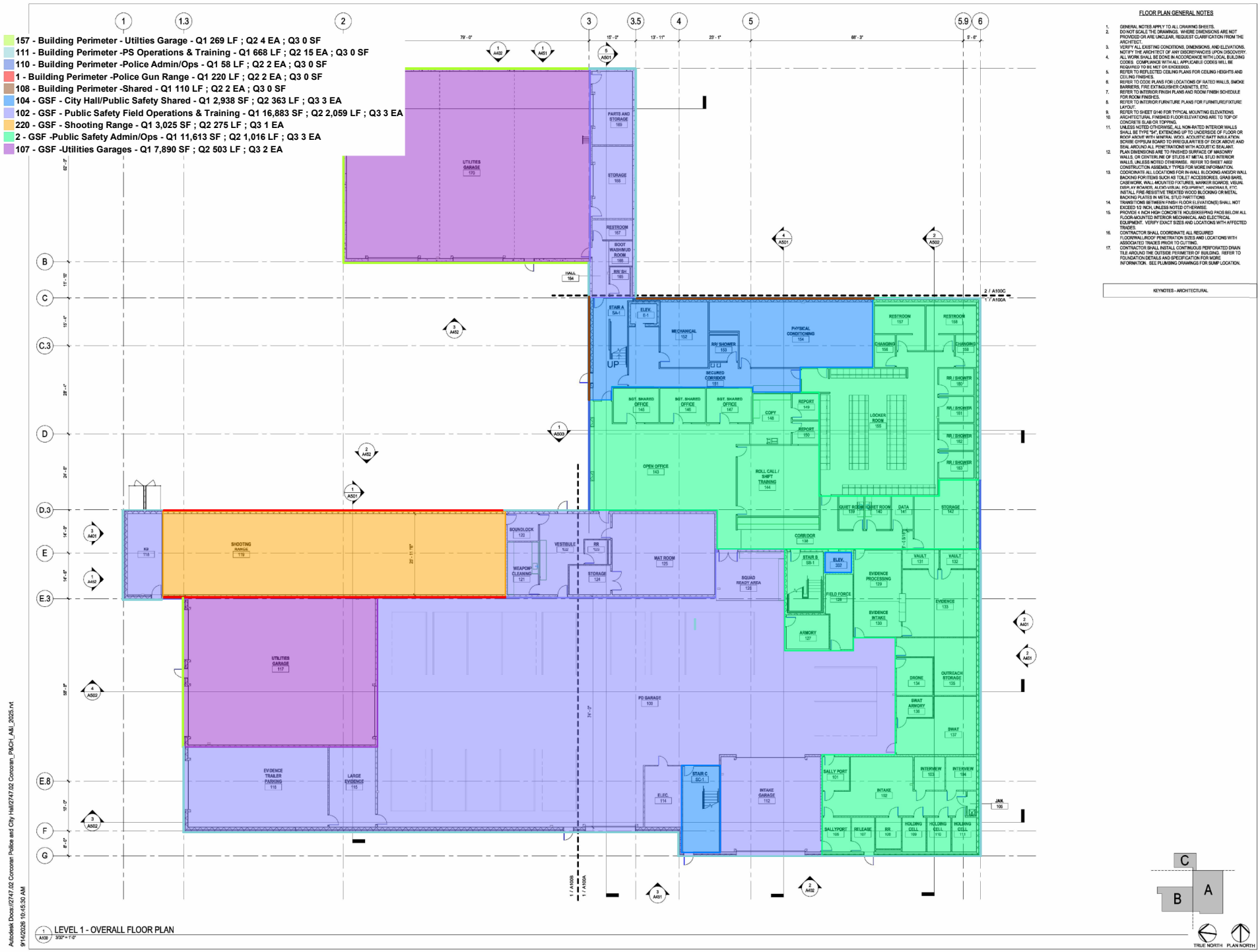
Row #	Item Description	QTY	UOM	Unit Price	Total
1132	**06 Utilities Garages**				
1133	**02 SW - SITEWORK/BUILDING EARTHWORK**				
1134	**31 A - Site Clearing & Earthwork**				
1135	Footing/Foundation Excavation (Per SF of Footprint)	7,890.00	SF	$2.50	$19,725
1136	Import & Place Sand Subbase at Slabs on Grade (6" Typ)	176.09	CYIP	$25.00	$4,402
1137	**Site Clearing & Earthwork Total**	**7,890.00**	**GSF**	**$3.06**	**$24,127**
1138	**SITEWORK/BUILDING EARTHWORK Total**	**7,890.00**	**GSF**	**$3.06**	**$24,127**
1139	**03 FS - FOUNDATION / SOG**				
1140	**03 A - Concrete**				
1141	SOG Vapor Barrier	7,607.00	SF	$0.75	$5,728
1142	Slab on Grade 5"	7,607.00	SF	$7.00	$53,249
1143	Slab on Grade 5" - Stoop	38.00	SF	$7.00	$266
1144	Wall Footings - 2' x 12" (21 LF) - Stoop	2.00	CY	$550.00	$1,100
1145	Wall Footings - 3' x 12" (231 LF)	26.00	CY	$550.00	$14,300
1146	Wall Footings - 10' x 24" (80 LF)	59.00	CY	$550.00	$32,450
1147	Foundation Walls - 8" x 4' (85 SF) - Stoop	2.00	CY	$800.00	$1,600
1148	Foundation Walls - 14" x 4' (125 SF)	41.00	CY	$800.00	$32,800
1149	Foundation Walls - 18" x 14' (1,114 SF)	62.00	CY	$800.00	$49,600
1150	**Concrete Total**	**7,890.00**	**GSF**	**$24.22**	**$191,093**
1151	**07 A - Waterproofing**				
1152	Waterproofing	1,114.00	SF	$8.00	$8,912
1153	**Waterproofing Total**	**7,890.00**	**GSF**	**$1.13**	**$8,912**
1154	**FOUNDATION / SOG Total**	**7,890.00**	**GSF**	**$25.35**	**$200,005**
1155	**04 BS - BUILDING STRUCTURE**				
1156	**03 A - Concrete**				
1157	Concrete Topping Slabs @ Roof 2"	7,694.00	SF	$5.00	$38,470
1158	**Concrete Total**	**7,890.00**	**GSF**	**$4.88**	**$38,470**
1159	**04 A - Masonry**				
1160	08" Interior CMU Wall	1,632.00	SF	$30.00	$48,960
1161	**Masonry Total**	**7,890.00**	**GSF**	**$6.21**	**$48,960**
1162	**05 A - Structural Steel Material**				
1163	Structural Steel Roof Framing - Assuming 8#/SF	30.78	TN	$4,000.00	$123,104
1164	Add for Misc. Connections/Plates/Bolts	2.15	TN	$4,000.00	$8,618
1165	Metal Roof Deck	7,694.00	SF	$5.00	$38,470
1166	**Structural Steel Material Total**	**7,890.00**	**GSF**	**$21.57**	**$170,192**
1167	**05 B - Structure Steel Erection**				
1168	Roof Framing Erection	32.93	TN	$1,600.00	$52,688
1169	Metal Roof Deck Erection	7,694.00	SF	$1.00	$7,694
1170	**Structure Steel Erection Total**	**7,890.00**	**GSF**	**$7.65**	**$60,382**

Row #	Item Description	QTY	UOM	Unit Price	Total
1171	**BUILDING STRUCTURE Total**	**7,890.00**	**GSF**	**$40.30**	**$318,004**
1172	**05 EE - EXTERIOR ENCLOSURE**				
1173	**03 B - Structural Precast**				
1174	Precast Wall Penls - 12" Insulated - Formliner Finish	2,927.00	SF	$98.00	$286,846
1175	**Structural Precast Total**	**7,890.00**	**GSF**	**$36.36**	**$286,846**
1176	**08 A - Door/Frame/Hardware Package**				
1177	HM Frames (Galv.)	2.00	EA	$440.00	$880
1178	HM Doors (Galv.)	2.00	EA	$660.00	$1,320
1179	Door Hardware	2.00	EA	$1,650.00	$3,300
1180	Add for Exit Device Hardware	2.00	EA	$1,500.00	$3,000
1181	Doors/Frames/Hardware Installation	2.00	EA	$1,000.00	$2,000
1182	**Door/Frame/Hardware Package Total**	**7,890.00**	**GSF**	**$1.33**	**$10,500**
1183	**08 E - Traffic Doors/Overhead/Folding/Coiling**				
1184	OH Door - 16'x10'	4.00	EA	$9,500.00	$38,000
1185	**Traffic Doors/Overhead/Folding/Coiling Total**	**7,890.00**	**GSF**	**$4.82**	**$38,000**
1186	**EXTERIOR ENCLOSURE Total**	**7,890.00**	**GSF**	**$42.50**	**$335,346**
1187	**06 R - ROOF**				
1188	**06 A - Carpentry Package**				
1189	Roof Blocking - Top of Wall	314.00	LF	$16.00	$5,024
1190	**Carpentry Package Total**	**7,890.00**	**GSF**	**$0.64**	**$5,024**
1191	**07 H - Roofing**				
1192	EPDM - 60 Mil	7,694.00	SF	$30.00	$230,820
1193	T.O.W. Coping	314.00	LF	$25.00	$7,850
1194	Green Roof	1,022.00	SF	$75.00	$76,650
1195	Walkway Pads	43.00	SF	$25.00	$1,075
1196	Concrete Paver & Pedestal System	296.00	SF	$50.00	$14,800
1197	Roof Hatch	1.00	EA	$7,500.00	$7,500
1198	**Roofing Total**	**7,890.00**	**GSF**	**$42.93**	**$338,695**
1199	**ROOF Total**	**7,890.00**	**GSF**	**$43.56**	**$343,719**
1200	**07 IC - INTERIOR CONSTRUCTION**				
1201	**05 D - Miscellaneous Metals**				
1202	Interior Bollards	12.00	EA	$700.00	$8,400
1203	**Miscellaneous Metals Total**	**7,890.00**	**GSF**	**$1.06**	**$8,400**
1204	**05 E - Metal Stairs/Railings**				
1205	Stairs/Platforms - Galvanized	2.00	EA	$7,500.00	$15,000
1206	**Metal Stairs/Railings Total**	**7,890.00**	**GSF**	**$1.90**	**$15,000**
1207	**06 A - Carpentry Package**				
1208	Interior Blocking & Backing	7,890.00	GSF	$2.00	$15,780
1209	**Carpentry Package Total**	**7,890.00**	**GSF**	**$2.00**	**$15,780**
1210	**07 K - Joint Sealant**				

Row #	Item Description	QTY	UOM	Unit Price	Total
1211	Joint Sealants	7,890.00	GSF	$0.88	$6,943
1212	**Joint Sealant Total**	**7,890.00**	**GSF**	**$0.88**	**$6,943**
1213	**08 A - Door/Frame/Hardware Package**				
1214	HM Frames	2.00	EA	$440.00	$880
1215	HM Doors	2.00	EA	$550.00	$1,100
1216	Door Hardware	2.00	EA	$1,650.00	$3,300
1217	Doors/Frames/Hardware Installation	2.00	EA	$1,000.00	$2,000
1218	**Door/Frame/Hardware Package Total**	**7,890.00**	**GSF**	**$0.92**	**$7,280**
1219	**08 E - Traffic Doors/Overhead/Folding/Coiling**				
1220	Interior OH Door - 16'x10'	3.00	EA	$8,000.00	$24,000
1221	**Traffic Doors/Overhead/Folding/Coiling Total**	**7,890.00**	**GSF**	**$3.04**	**$24,000**
1222	**09 D - Flooring**				
1223	Resilient Base & Accessories	493.00	LF	$3.58	$1,765
1224	**Flooring Total**	**7,890.00**	**GSF**	**$0.22**	**$1,765**
1225	**09 H - Fluid Applied**				
1226	Baracade WB 244 - Sealed Concrete	7,587.00	SF	$2.58	$19,574
1227	**Fluid Applied Total**	**7,890.00**	**GSF**	**$2.48**	**$19,574**
1228	**09 K - Painting & Wall Covering**				
1229	Painting	7,890.00	GSF	$3.46	$27,299
1230	**Painting & Wall Covering Total**	**7,890.00**	**GSF**	**$3.46**	**$27,299**
1231	**10 B - Signage**				
1232	Signage	4.00	EA	$200.00	$800
1233	Signage Installation	4.00	EA	$50.00	$200
1234	**Signage Total**	**7,890.00**	**GSF**	**$0.13**	**$1,000**
1235	**10 I - Safety & Fire Protection**				
1236	Fire Protection Specialties	7,890.00	GSF	$0.25	$1,973
1237	**Safety & Fire Protection Total**	**7,890.00**	**GSF**	**$0.25**	**$1,973**
1238	**INTERIOR CONSTRUCTION Total**	**7,890.00**	**GSF**	**$16.35**	**$129,015**
1239	**11 FP - FIRE PROTECTION**				
1240	**21 A - Fire Protection**				
1241	Fire Protection Package	7,890.00	GSF	$4.31	$34,027
1242	**Fire Protection Total**	**7,890.00**	**GSF**	**$4.31**	**$34,027**
1243	**FIRE PROTECTION Total**	**7,890.00**	**GSF**	**$4.31**	**$34,027**
1244	**12 P - PLUMBING**				
1245	**22 A - Plumbing**				
1246	Plumbing Package	7,890.00	GSF	$8.71	$68,686
1247	Hotsy	2.00	EA	$43,526.94	$87,054
1248	**Plumbing Total**	**7,890.00**	**GSF**	**$19.74**	**$155,739**
1249	**PLUMBING Total**	**7,890.00**	**GSF**	**$19.74**	**$155,739**
1250	**13 M - HVAC**				

Row #	Item Description	QTY	UOM	Unit Price	Total
1251	23 A - HVAC				
1252	HVAC Package -Ductwork & Equipment	7,890.00	GSF	$27.42	$216,350
1253	HVAC Package - Piping & Equipment	7,890.00	GSF	$10.05	$79,328
1254	HVAC Package - Temp Contols	7,890.00	GSF	$5.48	$43,270
1255	In Floor Heat	7,890.00	GSF	$18.28	$144,233
1256	Snow Melt	891.00	GSF	$27.42	$24,432
1257	Hotsy System	1.00	EA	$50,000.00	$50,000
1258	HVAC Total	7,890.00	GSF	$70.67	$557,613
1259	HVAC Total	7,890.00	GSF	$70.67	$557,613
1260	15 E - ELECTRICAL				
1261	26 A - Electrical				
1262	Main Electrical Distribution	7,890.00	GSF	$7.46	$58,830
1263	Lighting & Controls	7,890.00	GSF	$12.78	$100,851
1264	Power Distibution	7,890.00	GSF	$4.26	$33,617
1265	Power To Mechanical Equipment	7,890.00	GSF	$2.13	$16,808
1266	Electrical Total	7,890.00	GSF	$26.63	$210,106
1267	ELECTRICAL Total	7,890.00	GSF	$26.63	$210,106
1268	16 EAV - AUDIO / VISUAL				
1269	27 A - Communications				
1270	Voice & Data - Rough In Only	7,890.00	GSF	$1.00	$7,890
1271	Communications Total	7,890.00	GSF	$1.00	$7,890
1272	27 A1 - Audio/Visual				
1273	Audio/Visual - Rough In	7,890.00	GSF	$0.50	$3,945
1274	AV Technology Package	7,890.00	GSF	$12.67	$99,999
1275	Audio/Visual Total	7,890.00	GSF	$13.17	$103,944
1276	AUDIO / VISUAL Total	7,890.00	GSF	$14.17	$111,834
1277	17 ESS - ELECTRONIC SAFETY & SECURITY				
1278	28 A - Electronic Safety & Security				
1279	Electronic Safety and Security - Card Access	7,890.00	GSF	$1.00	$7,890
1280	Electronic Safety and Security - Fire Alarm	7,890.00	GSF	$3.50	$27,615
1281	Electronic Safety and Security	7,890.00	GSF	$4.44	$35,000
1282	Electronic Safety & Security Total	7,890.00	GSF	$8.94	$70,505
1283	ELECTRONIC SAFETY & SECURITY Total	7,890.00	GSF	$8.94	$70,505
1284	18 GR - GENERAL REQUIREMENTS				
1285	01 J - Final Clean				
1286	Final Clean	7,890.00	GSF	$0.80	$6,312
1287	Final Clean Total	7,890.00	GSF	$0.80	$6,312
1288	GENERAL REQUIREMENTS Total	7,890.00	GSF	$0.80	$6,312
1289	06 Utilities Garages Total	7,890.00	GSF	$316.39	$2,496,352

Row #	Item Description		QTY	UOM	Unit Price	Total
1291		Subtotal	76,878.00	GSF	$424.02	$32,597,888



FLOOR PLAN GENERAL NOTES

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2. DO NOT SCALE THE DRAWINGS. WHERE DIMENSIONS ARE NOT PROVIDED OR ARE UNCLEAR, REQUEST CLARIFICATION FROM THE ARCHITECT.
3. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ELEVATIONS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES UPON DISCOVERY
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL BUILDING CODES. COMPLIANCE WITH ALL APPLICABLE CODES WILL BE REQUIRED TO BE MET OR EXCEEDED.
5. REFER TO REFLECTED CEILING PLANS FOR CEILING HEIGHTS AND CEILING FINISHES.
6. REFER TO CODE PLANS FOR LOCATIONS OF RATED WALLS, SMOKE BARRIERS, FIRE EXTINGUISHER CABINETS, ETC.
7. REFER TO INTERIOR FINISH PLANS AND ROOM FINISH SCHEDULE FOR ROOM FINISHES.
8. REFER TO INTERIOR FURNITURE PLANS FOR FURNITURE/FIXTURE LAYOUT.
9. REFER TO SHEET G140 FOR TYPICAL MOUNTING ELEVATIONS.
10. ARCHITECTURAL FINISHED FLOOR ELEVATIONS ARE TO TOP OF CONCRETE SLAB OR TOPPING.
11. UNLESS NOTED OTHERWISE, ALL NON-RATED INTERIOR WALLS SHALL BE TYPE "5A", EXTENDING UP TO UNDERSIDE OF FLOOR OR ROOF ABOVE WITH MINERAL WOOL ACOUSTIC BATT INSULATION. SCRIBE GYPSUM BOARD TO IRREGULARITIES OF DECK ABOVE AND SEAL AROUND ALL PENETRATIONS WITH ACOUSTIC SEALANT.
12. PLAN DIMENSIONS ARE TO FINISHED SURFACE OF MASONRY WALLS, OR CENTERLINE OF STUDS AT METAL STUD INTERIOR WALLS, UNLESS NOTED OTHERWISE. REFER TO SHEET A602 CONSTRUCTION ASSEMBLY TYPES FOR MORE INFORMATION.
13. COORDINATE ALL LOCATIONS FOR IN-WALL BLOCKING AND/OR WALL BACKING FOR ITEMS SUCH AS TOILET ACCESSORIES, GRAB BARS, CASEWORK, WALL-MOUNTED FIXTURES, MARKER BOARDS, VISUAL DISPLAY BOARDS, AUDIO-VISUAL EQUIPMENT, HANDRAILS, ETC. INSTALL FIRE-RESISTIVE TREATED WOOD BLOCKING OR METAL BACKING PLATES IN METAL STUD PARTITIONS.
14. TRANSITIONS BETWEEN FINISH FLOOR ELEVATION(S) SHALL NOT EXCEED 1/2 INCH, UNLESS NOTED OTHERWISE.
15. PROVIDE 4 INCH HIGH CONCRETE HOUSEKEEPING PADS BELOW ALL FLOOR-MOUNTED INTERIOR MECHANICAL AND ELECTRICAL EQUIPMENT. VERIFY EXACT SIZES AND LOCATIONS WITH AFFECTED TRADES.
16. CONTRACTOR SHALL COORDINATE ALL REQUIRED FLOOR/WALL/ROOF PENETRATION SIZES AND LOCATIONS WITH ASSOCIATED TRADES PRIOR TO CUTTING.
17. CONTRACTOR SHALL INSTALL CONTINUOUS PERFORATED DRAIN TILE AROUND THE OUTSIDE PERIMETER OF BUILDING. REFER TO FOUNDATION DETAILS AND SPECIFICATION FOR MORE INFORMATION. SEE PLUMBING DRAWINGS FOR SUMP LOCATION.

KEYNOTES - ARCHITECTURAL

BKV GROUP
Architecture
Interior Design
Landscape Architecture
Engineering

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55401
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CONSULTANTS

PROJECT TITLE

CORCORAN NEW CITY HALL & POLICE FACILITY

ISSUE #	DATE	DESCRIPTION
2	09/18/2026	SCHEMATIC DESIGN

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	AK
CHECKED BY	MH
COMMISSION NUMBER	2747.02

SHEET TITLE

LEVEL 1 - OVERALL FLOOR PLAN

SHEET NUMBER

A100

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103 - GSF - City Hall - Q1 15,699 SF ; Q2 1,150 LF ; Q3 3 EA
104 - GSF - City Hall/Public Safety Shared - Q1 9,851 SF ; Q2 1,033 LF ; Q3 4 EA
2 - GSF -Public Safety Admin/Ops - Q1 8,906 SF ; Q2 420 LF ; Q3 1 EA

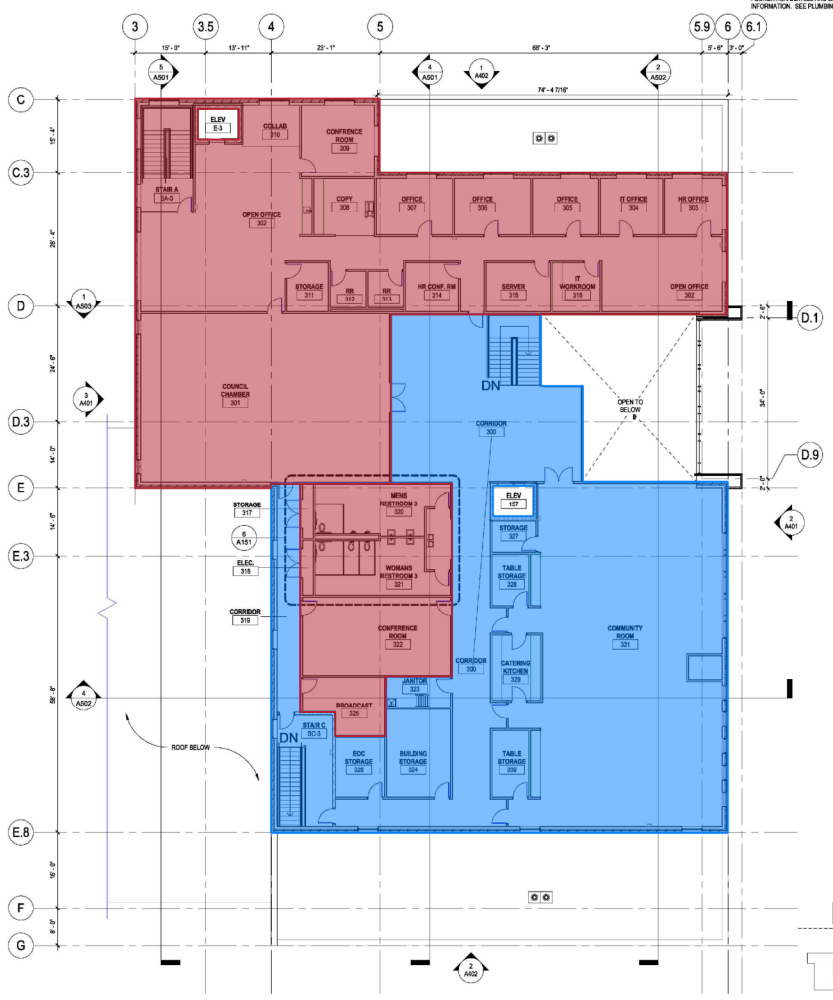
KEYNOTES - ARCHITECTURAL

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12. PLAN DIMENSIONS ARE TO FINISHED SURFACE OF MASONRY WALLS, OR CENTERLINE OF STUDS AT METAL STUD INTERIOR WALLS, UNLESS NOTED OTHERWISE. REFER TO SHEET A602 CONSTRUCTION ASSEMBLY TYPES FOR MORE INFORMATION.
13. COORDINATE ALL LOCATIONS FOR IN-WALL BLOCKING AND/OR WALL BACKING FOR ITEMS SUCH AS TOILET ACCESSORIES, GRAB BARS, CASEWORK, WALL-MOUNTED FIXTURES, MARKER BOARDS, VISUAL DISPLAY BOARDS, EQUIPMENT, AND SIMILAR. INSTALL FIRE-RESISTIVE TREATED WOOD BLOCKING OR METAL BACKING PLATES IN METAL STUD PARTITIONS.
14. TRANSITIONS BETWEEN FINISH FLOOR ELEVATION(S) SHALL NOT EXCEED 1/2 INCH, UNLESS NOTED OTHERWISE.
15. PROVIDE 4 INCH HIGH CONCRETE HOUSEKEEPING PADS BELOW ALL FLOOR-MOUNTED INTERIOR MECHANICAL AND ELECTRICAL EQUIPMENT. VERIFY EXACT SIZES AND LOCATIONS WITH AFFECTED TRADES.
16. CONTRACTOR SHALL COORDINATE ALL REQUIRED FLOOR/WALL/ROOF PENETRATION SIZES AND LOCATIONS WITH ASSOCIATED TRADES PRIOR TO CUTTING.
17. CONTRACTOR SHALL INSTALL CONTINUOUS PERFORATED DRAIN TILE AROUND THE OUTSIDE PERIMETER OF BUILDING. REFER TO FOUNDATION DETAILS AND SPECIFICATION FOR MORE INFORMATION. SEE PLUMBING DRAWINGS FOR SUMP LOCATION.



1 LEVEL 2 - OVERALL FLOOR PLAN
1/32" = 1'-0"



2 LEVEL 3 - OVERALL FLOOR PLAN
3/32" = 1'-0"

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Minneapolis, MN
55401
612.339.3752

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CONSULTANTS

PROJECT TITLE
CORCORAN NEW CITY HALL & POLICE FACILITY

ISSUE #	DATE	DESCRIPTION
2	09/18/2026	SCHEMATIC DESIGN

CERTIFICATION
NOT FOR CONSTRUCTION

DRAWN BY	AK
CHECKED BY	MH
COMMISSION NUMBER	2747.02

SHEET TITLE
LEVEL 2 & 3 - OVERALL FLOOR PLAN

SHEET NUMBER
A100.1

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174 - GSF -Site - Q1 214,157 SF ; Q2 1,971 LF ; Q3 1 EA



GRAPHIC SCALE
30 0 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND

- PROPERTY BOUNDARY
- EASEMENT LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- SECTION LINE
- 901 EXISTING MINOR CONTOUR
- 900 EXISTING MAJOR CONTOUR
- EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EXISTING FLARED END SECTION
- EXISTING HYDRANT
- 901 PROPOSED MINOR CONTOUR
- 900 PROPOSED MAJOR CONTOUR
- GRADING LIMITS
- CONSTRUCTION LIMITS
- FL=900.XX FLOW LINE ELEVATION
- FG=900.XX FINISHED GRADE ELEVATION
- ME=900.XX MATCH EXISTING ELEVATION
- 1.00% SURFACE GRADE & FLOW DIRECTION
- 3.0:1 SURFACE SLOPE (H:V) & FLOW DIRECTION

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG

GOPHER STATE ONE CALL

TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

Stantec
733 S MARQUETTE AVE
SUITE 1000
MINNEAPOLIS, MN 55402
WWW.STANTEC.COM

CLIENT: BKV GROUP

PROJECT TITLE: CORCORAN PUBLIC SAFETY
8200 COUNTY RD 116
CORCORAN, MN 55340

ISSUE NO.	DATE	DESCRIPTION
1	08/26/2026	SCHEMATIC DESIGN

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

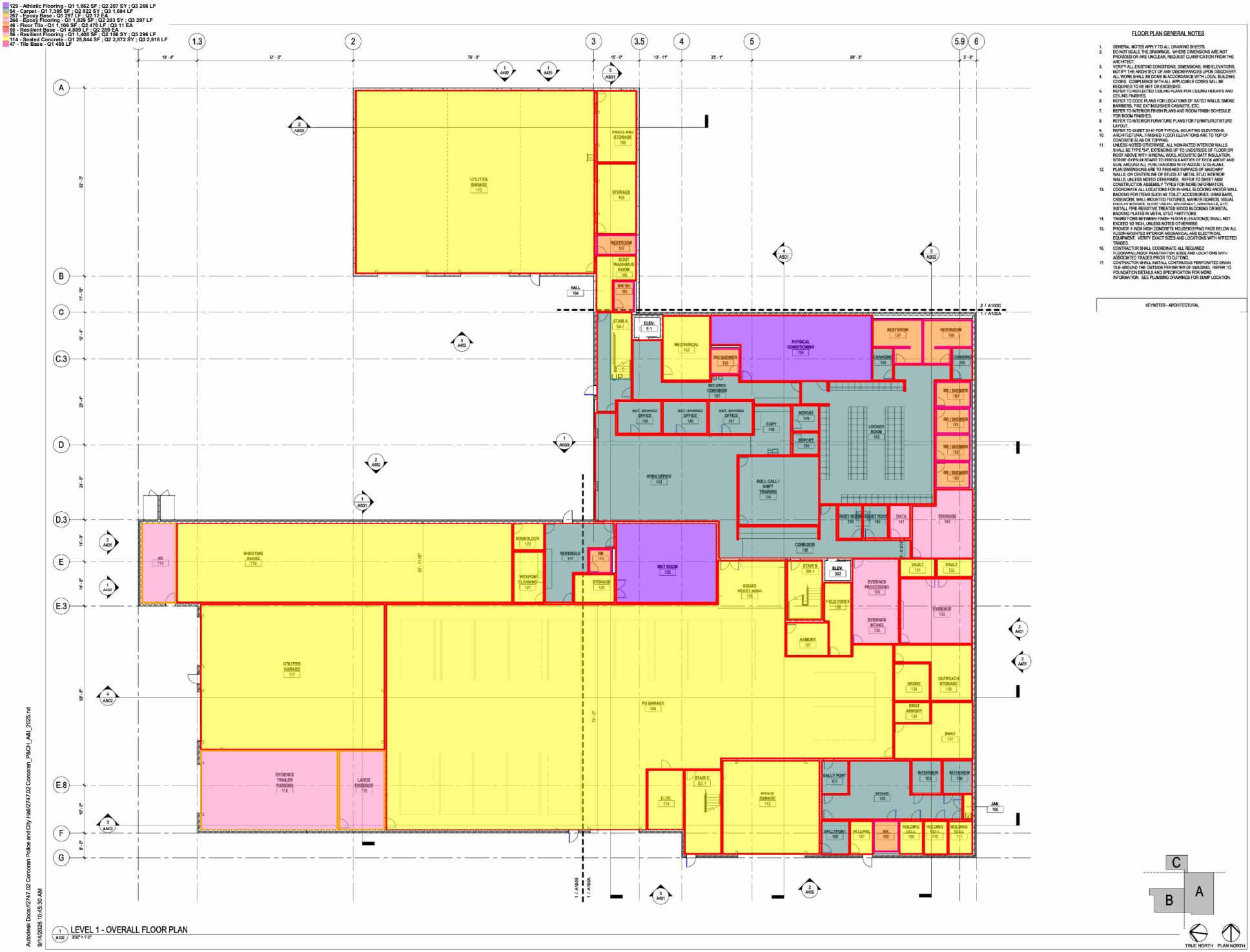
NOT FOR CONSTRUCTION

LIC. NO.:
DATE:

PROJECT NO.: 190300956

DWN BY:	CHK'D BY:	APP'D BY:
JAL	DL	DL

ISSUE DATE: 08/26/2026
ISSUE NO.: 1
SHEET TITLE: GRADING PLAN
SHEET NO.: C-301



1 A100 LEVEL 1 - OVERALL FLOOR PLAN
3/32" = 1'-0"

FLOOR PLAN GENERAL NOTES

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8. REFER TO INTERIOR FURNITURE PLANS FOR FURNITURE/FIXTURE LAYOUT.
9. REFER TO SHEET G140 FOR TYPICAL MOUNTING ELEVATIONS.
10. ARCHITECTURAL FINISHED FLOOR ELEVATIONS ARE TO TOP OF CONCRETE SLAB OR TOPPING.
11. UNLESS NOTED OTHERWISE, ALL NON-RATED INTERIOR WALLS SHALL BE TYPE "SA", EXTENDING UP TO UNDERSIDE OF FLOOR OR ROOF ABOVE WITH MINERAL WOOL ACOUSTIC BATT INSULATION. SCRIBE GYPSUM BOARD TO IRREGULARITIES OF DECK ABOVE AND SEAL AROUND ALL PENETRATIONS WITH ACOUSTICAL SEALANT.
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KEYNOTES - ARCHITECTURAL

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COMMISSION NUMBER	2747.02

SHEET TITLE

LEVEL 1 - OVERALL FLOOR PLAN

SHEET NUMBER

A100

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C A B A

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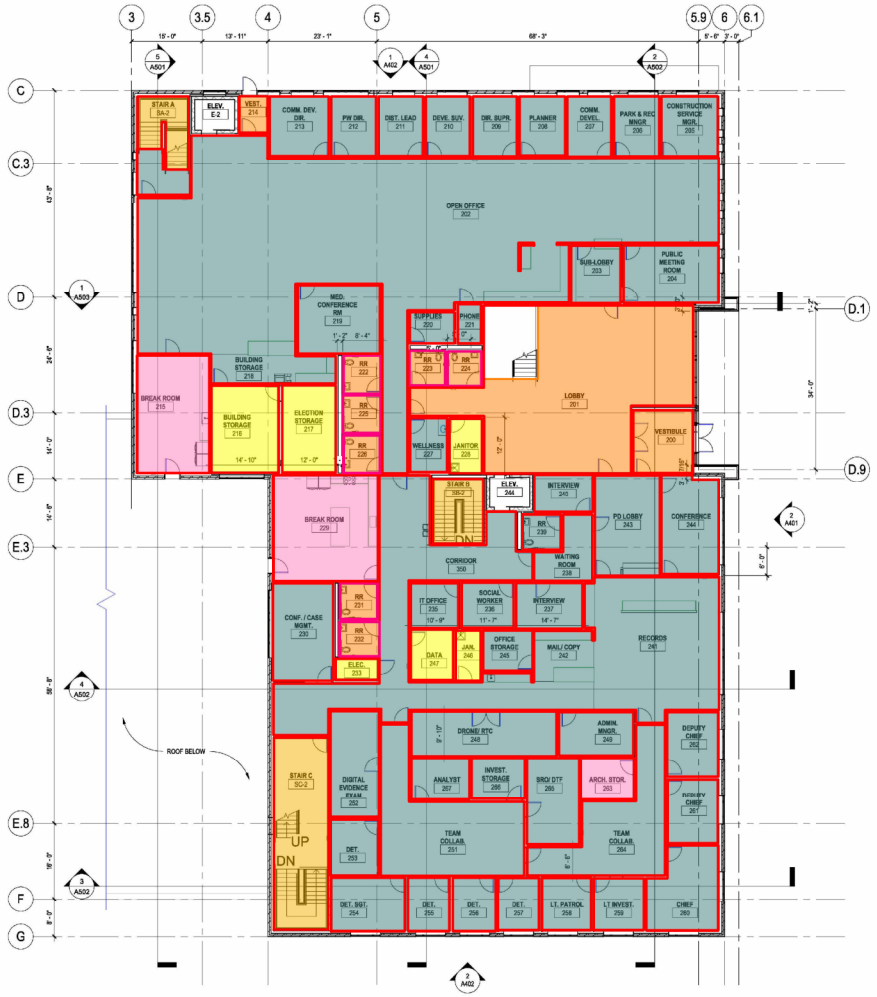
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54 - Carpet - Q1 23,991 SF ; Q2 2,666 SY ; Q3 5,116 LF
116 - Entrance Carpet Tile - Q1 215 SF ; Q2 24 SY ; Q3 79 LF
46 - Floor Tile - Q1 2,418 SF ; Q2 683 LF ; Q3 12 EA
117 - LVT - Q1 148 SF ; Q2 16 SY ; Q3 49 LF
55 - Resilient Base - Q1 6,738 LF ; Q2 527 EA
56 - Resilient Flooring - Q1 1,228 SF ; Q2 136 SY ; Q3 299 LF
114 - Sealed Concrete - Q1 1,615 SF ; Q2 179 SY ; Q3 618 LF
115 - Stair Flooring - Resilient - Q1 1,564 SF ; Q2 174 SY ; Q3 426 LF
215 - Stair Flooring - Tile - Q1 156 SF ; Q2 17 SY ; Q3 74 LF
47 - Tile Base - Q1 438 LF

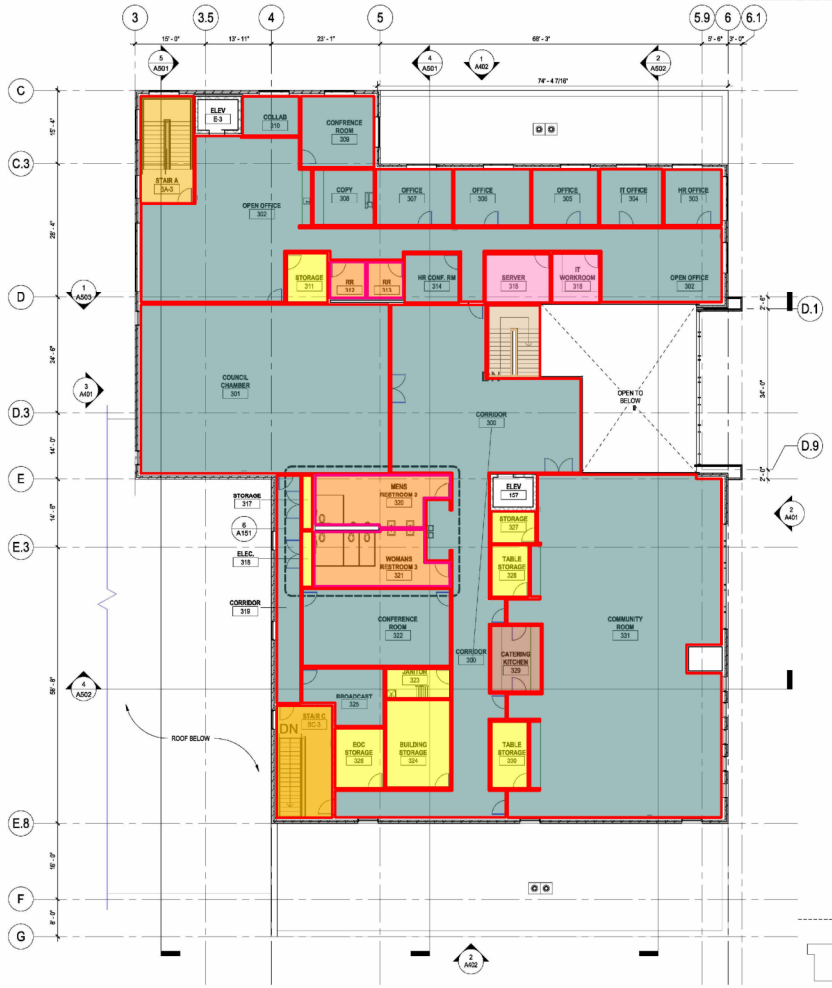
KEYNOTES - ARCHITECTURAL

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1 LEVEL 2 - OVERALL FLOOR PLAN
3/32" = 1'-0"



2 LEVEL 3 - OVERALL FLOOR PLAN
3/32" = 1'-0"

C
A
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LEVEL 2 & 3 - OVERALL FLOOR PLAN

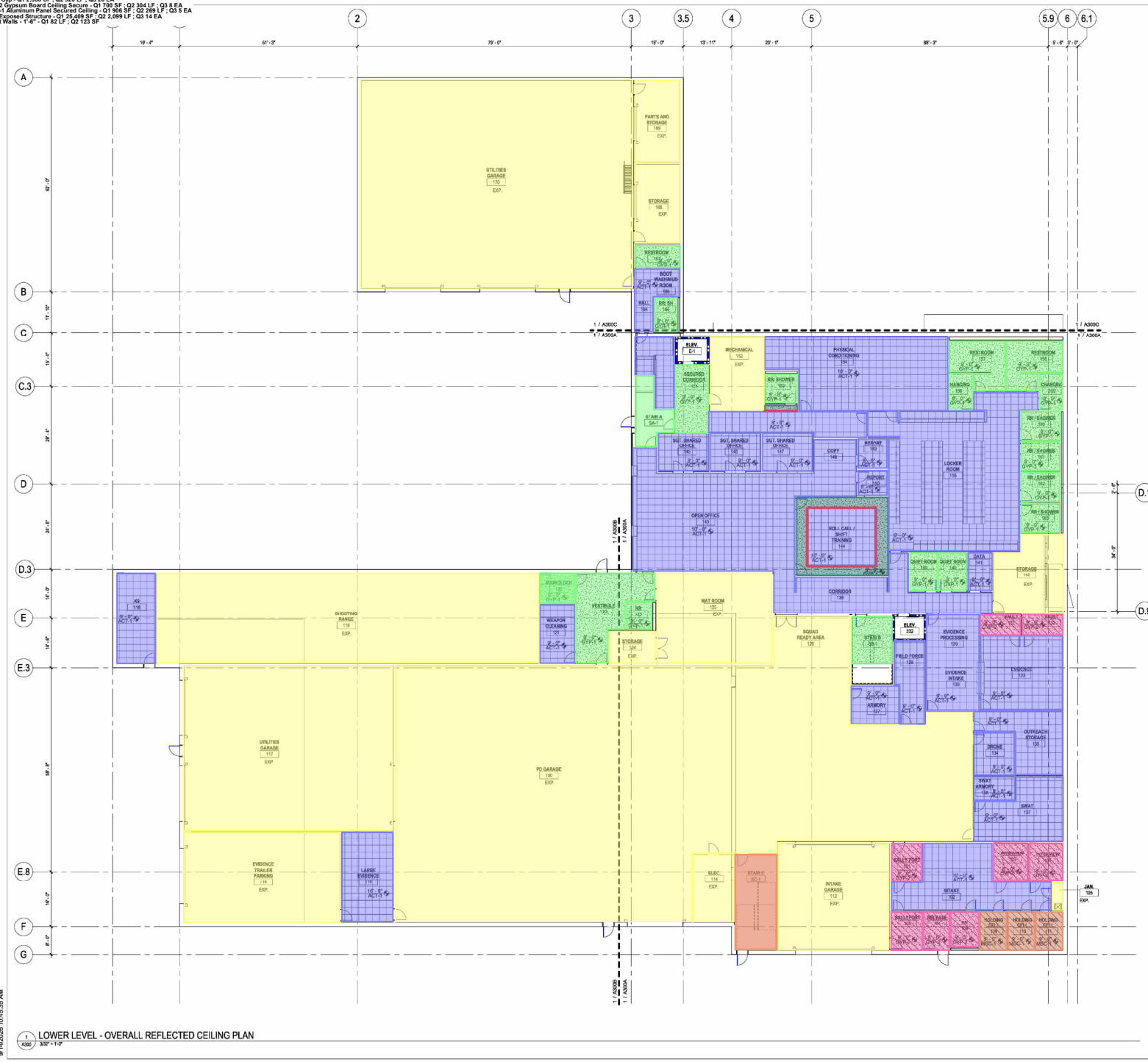
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49 - ACT S1 - Q1 10,104 SF ; Q2 2,291 LF ; Q3 26 EA
52 - Gyp Soffits - Q1 267 SF ; Q2 194 LF ; Q3 2 EA
51 - Gyp-1 Gyp - Q1 2,388 SF ; Q2 920 LF ; Q3 20 EA
221 - Gyp-2 Gypsum Board Ceiling Secure - Q1 700 SF ; Q2 304 LF ; Q3 8 EA
216 - MSC-1 Aluminum Panel Secured Ceiling - Q1 906 SF ; Q2 269 LF ; Q3 5 EA
53 - Paint Exposed Structure - Q1 25,409 SF ; Q2 2,099 LF ; Q3 14 EA
222 - Soffit Walls - 1'-6" - Q1 82 LF ; Q2 123 SF



1 LOWER LEVEL - OVERALL REFLECTED CEILING PLAN
A300 3/32" = 1'-0"

GENERAL RCP NOTES

1. DO NOT SCALE DRAWINGS
2. LOCATION OF DEVICES AND EQUIPMENT SHOWN ON DRAWINGS OF OTHER DISCIPLINES ARE SCHEMATIC AND GENERAL. SPECIFIC LOCATIONS OR GUIDELINES INDICATED ON THE ARCHITECTURAL DRAWINGS SHALL GOVERN THE LOCATION OF EXPOSED WORK OF ALL TRADES.
3. INSTALL SPRINKLER HEADS, SMOKE ALARMS, LIGHT FIXTURES AND OTHER EXPOSED FIXTURES/DEVICES AT CENTER OF ACOUSTICAL TILE (WHERE OCCURS), AT CENTER OF SOFFIT (WHERE OCCURS), OR AT CENTER OF ROOM, UNO. IF DIMENSION TO LOCATE A SPECIFIC DEVICE IS GIVEN IN ONE DIRECTION, CONTRACTOR TO CENTER THE DEVICE ON CEILING OR SOFFIT IN OTHER DIRECTION
4. REMOVE ALL BARCODE, TAGS, ETC. FROM CONDUIT, PIPING AND DUCTWORK PRIOR TO INSTALLATION. ROTATE PERMANENT MARKINGS TO CONCEAL.
5. ALL CEILING HEIGHTS INDICATED ARE FROM TOP OF FINISHED FLOOR, UNO.
6. AT ALL EXPOSED CEILING CONDITIONS, COORDINATE ALL WIRING, CONDUIT, DUCTS, ETC FOR AN ORGANIZED FINISHED LOOK.
7. REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL FOR ADDITIONAL INFORMATION.
8. SEE INTERIOR ELEVATIONS/ SECTIONS/ DETAILS FOR ADDITIONAL INFORMATION ON FINISHED SOFFIT, BULKHEAD, CEILING, ETC.
9. PAINT ALL GYPSUM BOARD CEILINGS, REFER TO INTERIOR ROOM FINISH SCHEDULE.
10. INSTALL MECHANICAL AND PLUMBING WORK TIGHT TO STRUCTURAL ELEMENTS TO MAINTAIN MAXIMUM CEILING HEIGHT UNLESS NOTED OTHERWISE.
11. LIGHT FIXTURES SHOWN FOR REFERENCE ONLY, SEE ELECTRICAL DRAWINGS FOR FIXTURE TYPE.

KEYNOTES - REFLECTED CEILING PLAN

REFLECTED CEILING PLAN LEGEND

NOTE: SEE SECURITY ENCLOSURE PLANS (G460 SERIES) FOR SECURE CEILING INFORMATION

- ACT-1: LAY-IN ACOUSTIC CEILING PANEL, 24" X 24" PROVIDE HOLD-DOWN CLIPS WHERE INDICATED
- GYP-1: GYPSUM BOARD CEILING (NON-SECURE)
- GYP-2: GYPSUM BOARD CEILING (SECURE)
- WDC-1: WOOD VENEER SOFFIT
- EXP — EXPOSED TO STRUCTURE ABOVE
- INDICATES WALLS WHICH DO NOT EXTEND UP TO UNDERSIDE OF STRUCTURE. EXTEND WALL TO 8 INCHES MINIMUM ABOVE FINISHED CEILINGS
- MSC-1: ALUMINUM PANEL (SECURE)

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PROJECT TITLE
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COMMISSION NUMBER	2747-02

SHEET TITLE
LEVEL 1 - OVERALL REFLECTED CEILING PLAN

SHEET NUMBER
A300

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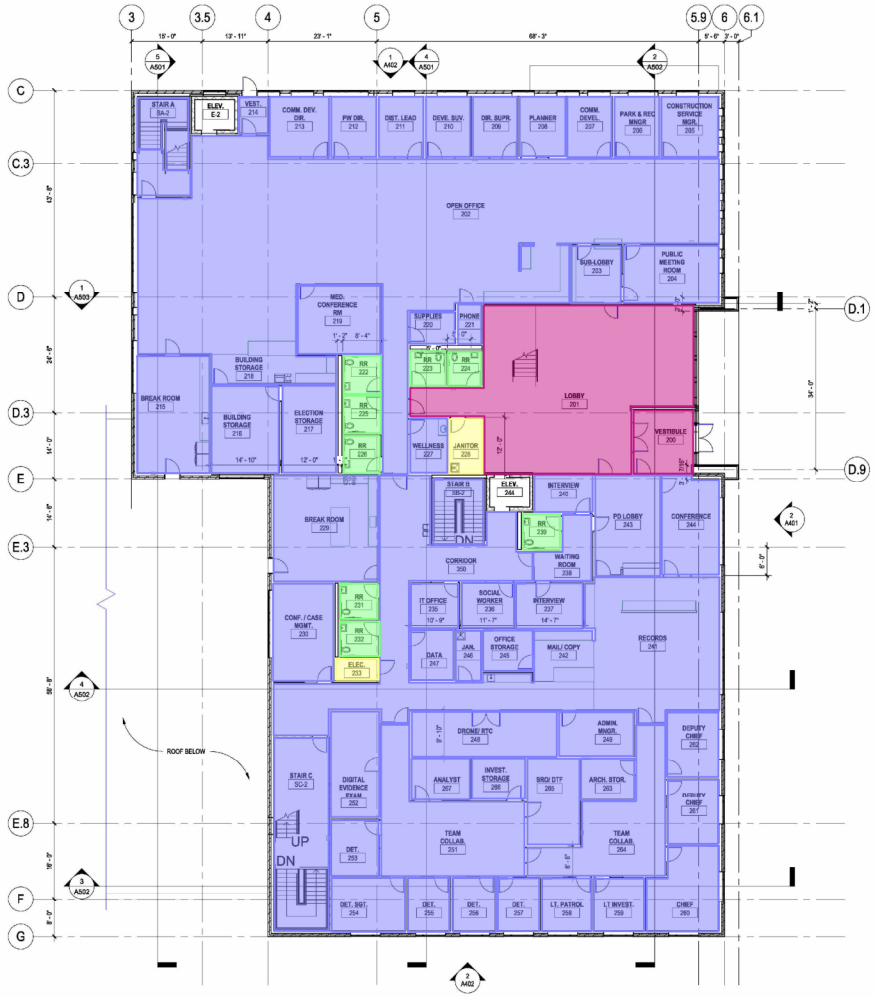
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49 - ACT 01 - Q1 26,130 SF ; Q2 6,113 LF ; Q3 83 EA
161 - Council Chamber Ceiling - Q1 1,878 SF ; Q2 177 LF ; Q3 1 EA
51 - Gyp-1 Gyp - Q1 1,168 SF ; Q2 468 LF ; Q3 12 EA
53 - Paint Exposed Structure - Q1 257 SF ; Q2 159 LF ; Q3 5 EA
194 - Wood ceiling - Q1 1,822 SF ; Q2 295 LF ; Q3 3 EA

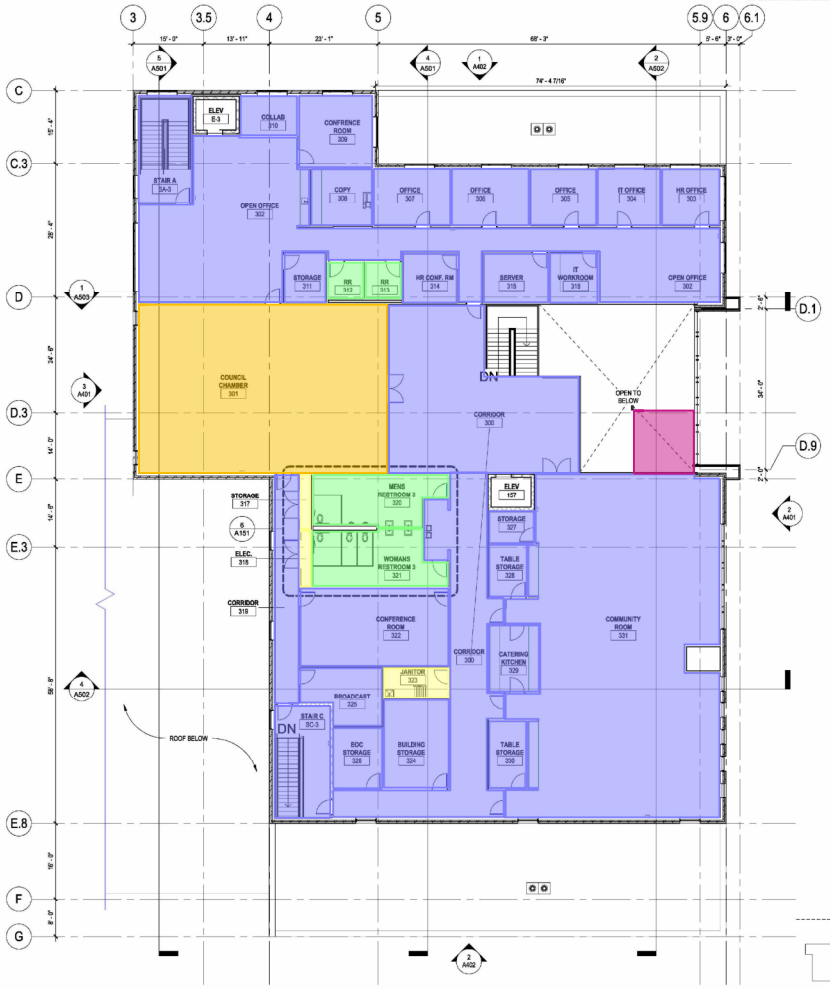
KEYNOTES - ARCHITECTURAL

FLOOR PLAN GENERAL NOTES

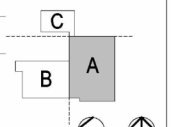
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1 LEVEL 2 - OVERALL FLOOR PLAN
3/32" = 1'-0"



2 LEVEL 3 - OVERALL FLOOR PLAN
3/32" = 1'-0"



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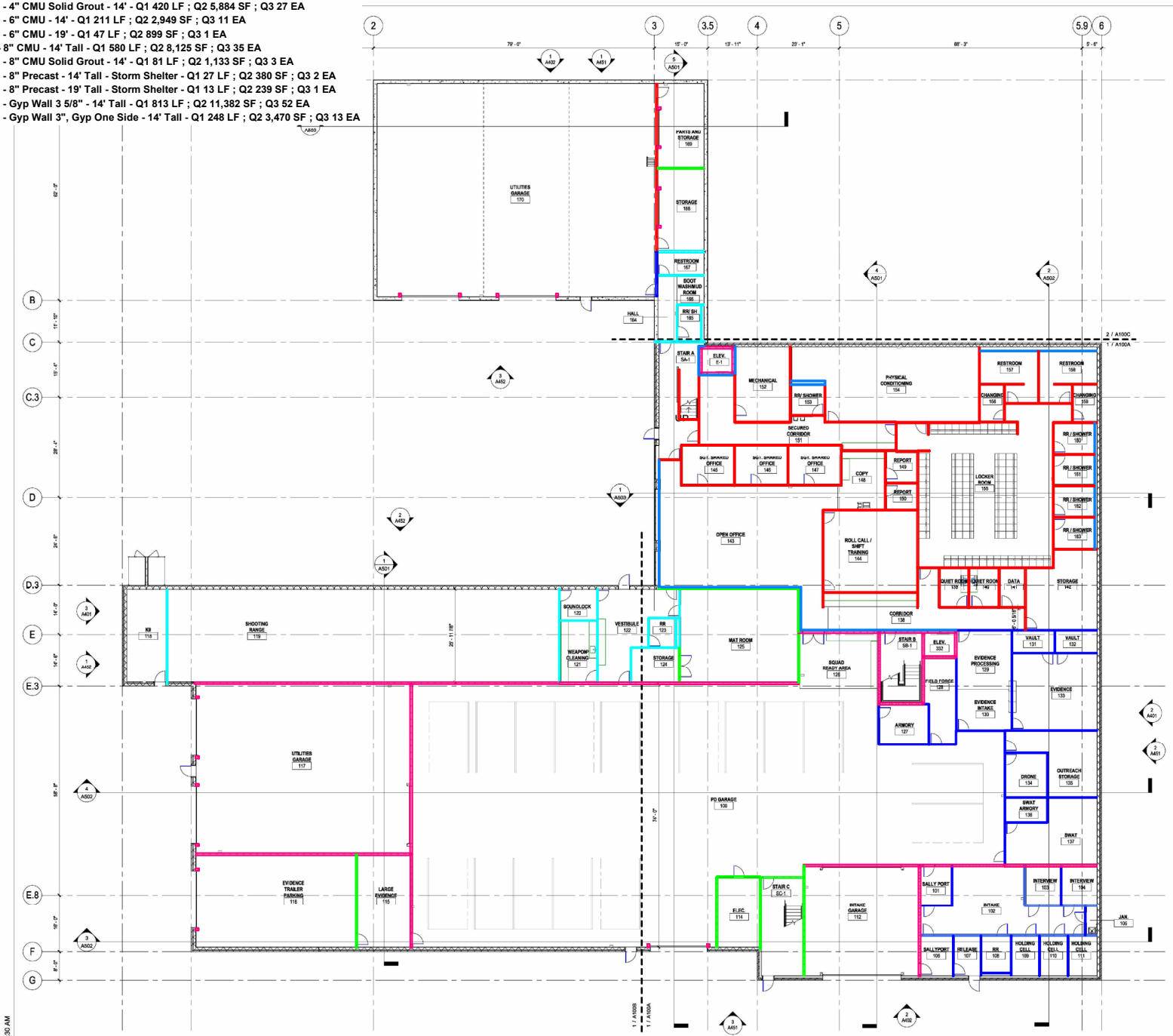
LEVEL 2 & 3 - OVERALL FLOOR PLAN

SHEET NUMBER

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224 - 4" CMU - 14' - Q1 197 LF ; Q2 2,756 SF ; Q3 14 EA
223 - 4" CMU Solid Grout - 14' - Q1 420 LF ; Q2 5,884 SF ; Q3 27 EA
225 - 6" CMU - 14' - Q1 211 LF ; Q2 2,949 SF ; Q3 11 EA
228 - 6" CMU - 19' - Q1 47 LF ; Q2 899 SF ; Q3 1 EA
43 - 8" CMU - 14' Tall - Q1 580 LF ; Q2 8,125 SF ; Q3 35 EA
217 - 8" CMU Solid Grout - 14' - Q1 81 LF ; Q2 1,133 SF ; Q3 3 EA
207 - 8" Precast - 14' Tall - Storm Shelter - Q1 27 LF ; Q2 380 SF ; Q3 2 EA
272 - 8" Precast - 19' Tall - Storm Shelter - Q1 13 LF ; Q2 239 SF ; Q3 1 EA
123 - Gyp Wall 3 5/8" - 14' Tall - Q1 813 LF ; Q2 11,382 SF ; Q3 52 EA
122 - Gyp Wall 3", Gyp One Side - 14' Tall - Q1 248 LF ; Q2 3,470 SF ; Q3 13 EA



LEVEL 1 - OVERALL FLOOR PLAN
1 A100 3/32" = 1'-0"

FLOOR PLAN GENERAL NOTES

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5. REFER TO REFLECTED CEILING PLANS FOR CEILING HEIGHTS AND CEILING FINISHES.
6. REFER TO CODE PLANS FOR LOCATIONS OF RATED WALLS, SMOKE BARRIERS, FIRE EXTINGUISHER CABINETS, ETC.
7. REFER TO INTERIOR FINISH PLANS AND ROOM FINISH SCHEDULE FOR ROOM FINISHES.
8. REFER TO INTERIOR FURNITURE PLANS FOR FURNITURE/FIXTURE LAYOUT.
9. REFER TO SHEET G1.10 FOR TYPICAL MOUNTING ELEVATIONS.
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11. UNLESS NOTED OTHERWISE, ALL NON-RATED INTERIOR WALLS SHALL BE TYPE "SA", EXTENDING UP TO UNDERSIDE OF FLOOR OR ROOF ABOVE WITH MINERAL WOOL ACOUSTIC BATT INSULATION. SCRIBE GYPSUM BOARD TO IRREGULARITIES OF DECK ABOVE AND SEAL AROUND ALL PENETRATIONS WITH ACOUSTIC SEALANT.
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13. COORDINATE ALL LOCATIONS FOR IN-WALL BLOCKING AND/OR WALL BACKING FOR ITEMS SUCH AS TOILET ACCESSORIES, GRAB BARS, CASEWORK, WALL-MOUNTED FIXTURES, MARKER BOARDS, VISUAL DISPLAY BOARDS, AUDIO VISUAL EQUIPMENT, HANDRAILS, ETC. INSTALL FIRE-RESISTIVE TREATED WOOD BLOCKING OR METAL BACKING PLATES IN METAL STUD PARTITIONS.
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KEYNOTES - ARCHITECTURAL

BKV GROUP
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Landscape Architecture
Engineering

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CONSULTANTS

PROJECT TITLE
CORCORAN NEW CITY HALL & POLICE FACILITY

ISSUE #	DATE	DESCRIPTION
2	09/19/2026	SCHEMATIC DESIGN

CERTIFICATION
NOT FOR CONSTRUCTION

DRAWN BY	AK
CHECKED BY	MN
COMMISSION NUMBER	2747.02

SHEET TITLE
LEVEL 1 - OVERALL FLOOR PLAN

SHEET NUMBER
A100

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TRUE NORTH PLAN NORTH

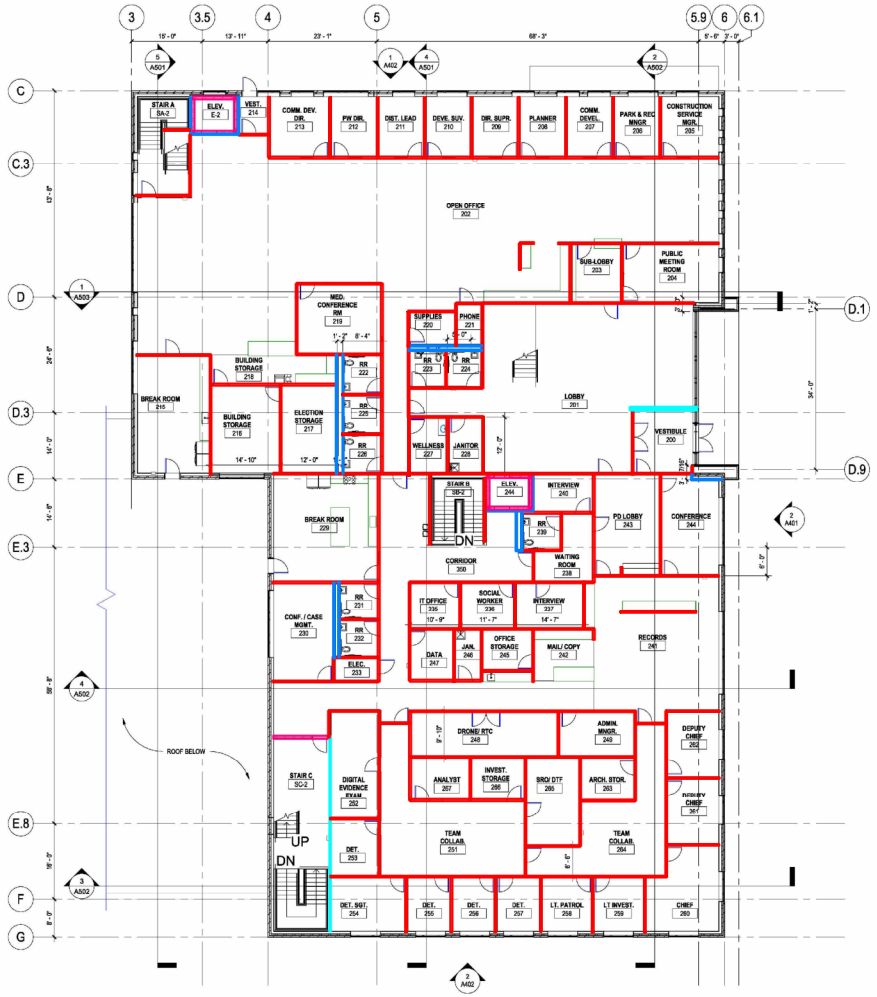
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224 - 4" CMU - 14' - Q1 70 LF ; Q2 987 SF ; Q3 4 EA
43 - 8" CMU - 14' Tall - Q1 176 LF ; Q2 2,469 SF ; Q3 19 EA
123 - Gyp Wall 3 5/8" - 14' Tall - Q1 2,682 LF ; Q2 37,542 SF ; Q3 162 EA
124 - Gyp Wall 3 5/8" - 18' Tall - Q1 174 LF ; Q2 3,126 SF ; Q3 5 EA
122 - Gyp Wall 3", Gyp One Side - 14' Tall - Q1 319 LF ; Q2 4,469 SF ; Q3 31 EA

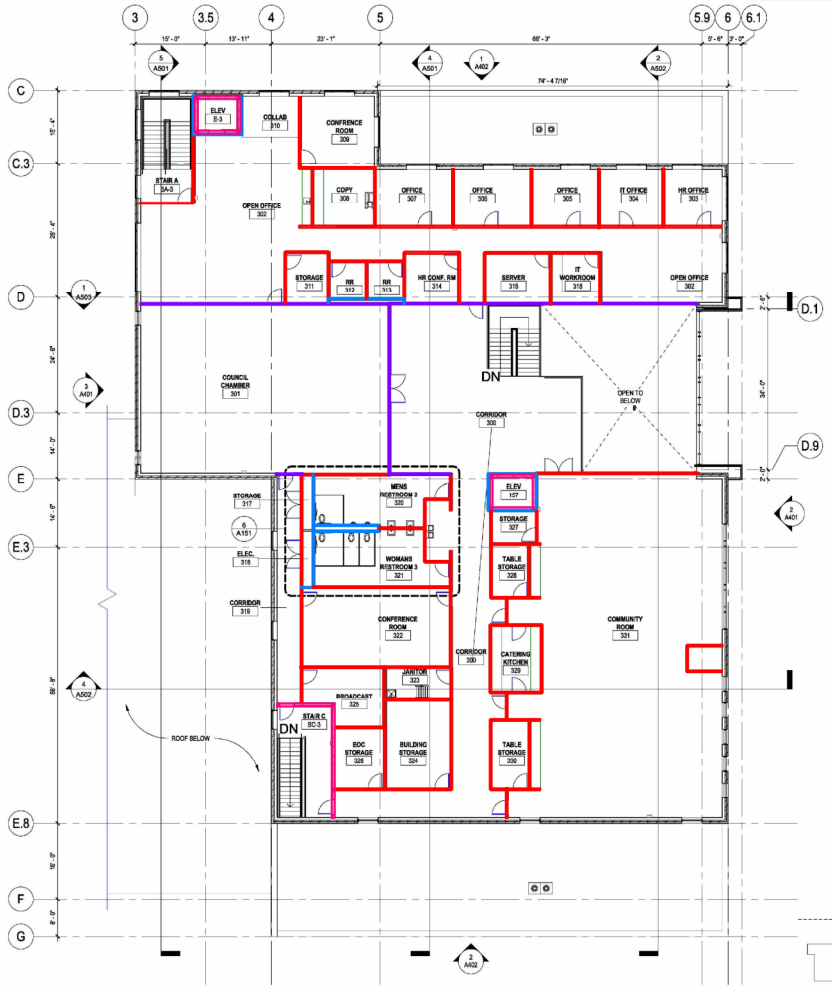
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2 LEVEL 3 - OVERALL FLOOR PLAN
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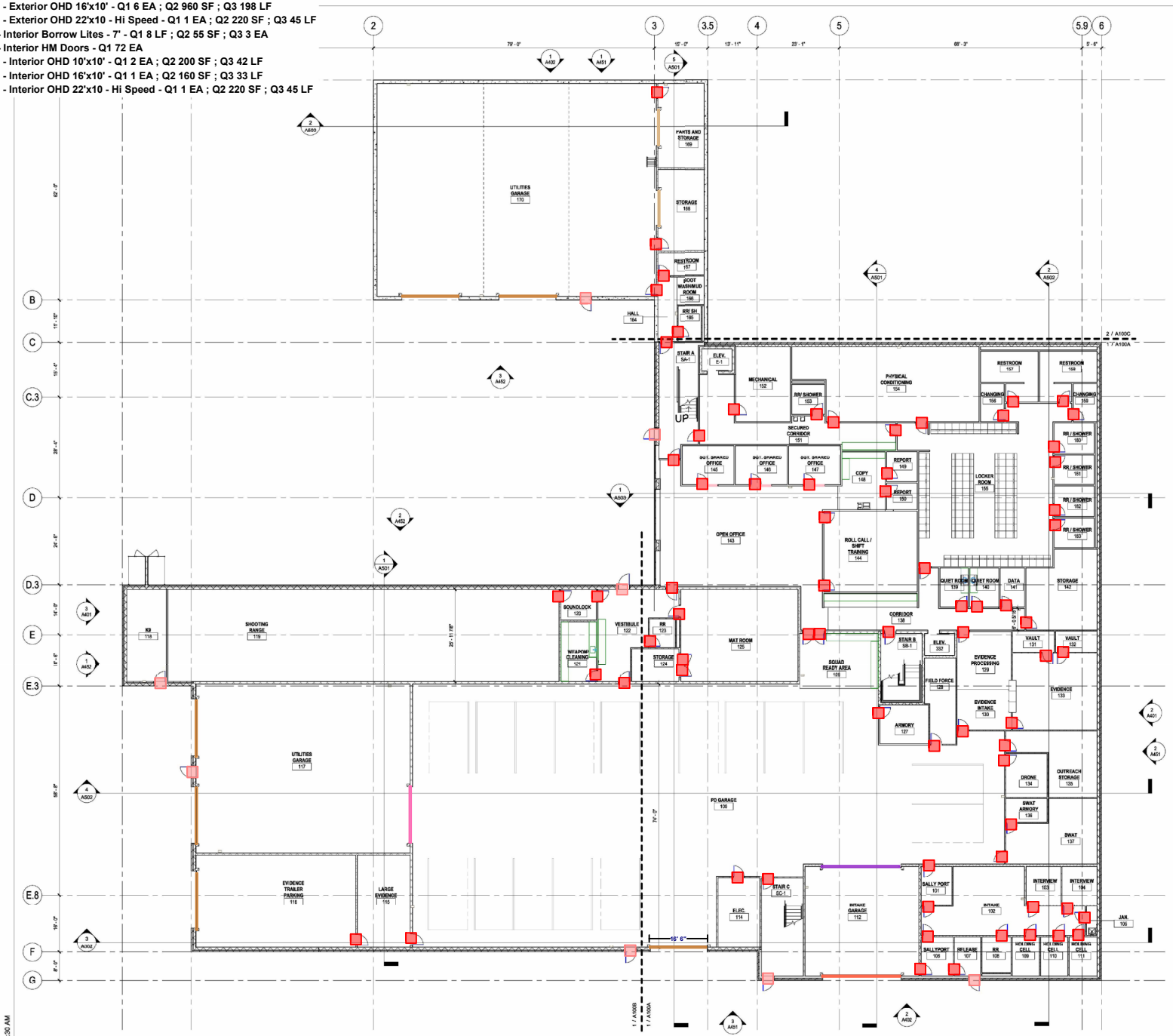
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37 - Exterior HM Doors - Q1 8 EA
166 - Exterior OHD 16'x10' - Q1 6 EA ; Q2 960 SF ; Q3 198 LF
165 - Exterior OHD 22'x10 - Hi Speed - Q1 1 EA ; Q2 220 SF ; Q3 45 LF
40 - Interior Borrow Lites - 7' - Q1 8 LF ; Q2 55 SF ; Q3 3 EA
41 - Interior HM Doors - Q1 72 EA
226 - Interior OHD 10'x10' - Q1 2 EA ; Q2 200 SF ; Q3 42 LF
118 - Interior OHD 16'x10' - Q1 1 EA ; Q2 160 SF ; Q3 33 LF
119 - Interior OHD 22'x10 - Hi Speed - Q1 1 EA ; Q2 220 SF ; Q3 45 LF



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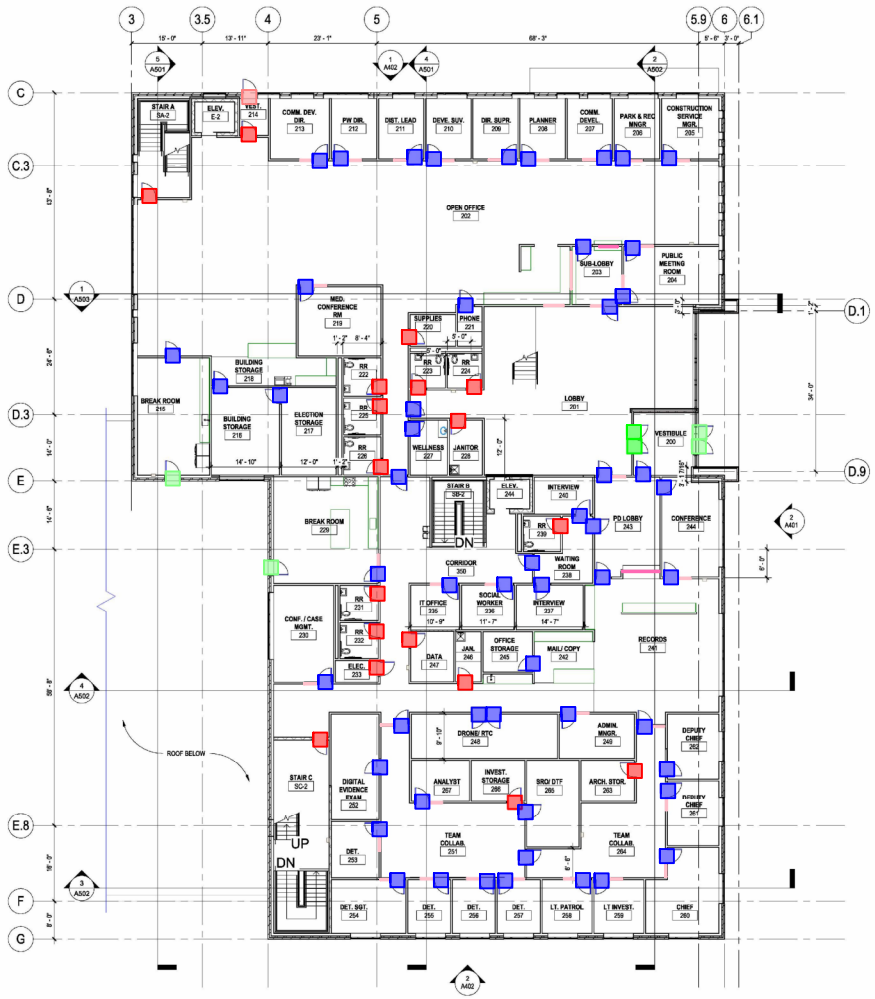
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36 - Exterior Alum Doors - Q1 4 EA
37 - Exterior HM Doors - Q1 1 EA
39 - Interior Alum Doors - Q1 2 EA
40 - Interior Borrow Lites - 7' - Q1 97 LF ; Q2 676 SF ; Q3 34 EA
41 - Interior HM Doors - Q1 26 EA
120 - Interior Transaction Window - Q1 12 LF ; Q2 48 SF ; Q3 2 EA
42 - Interior WD Doors - Q1 88 EA
121 - Operable Wall - 18' - Q1 31 LF ; Q2 549 SF

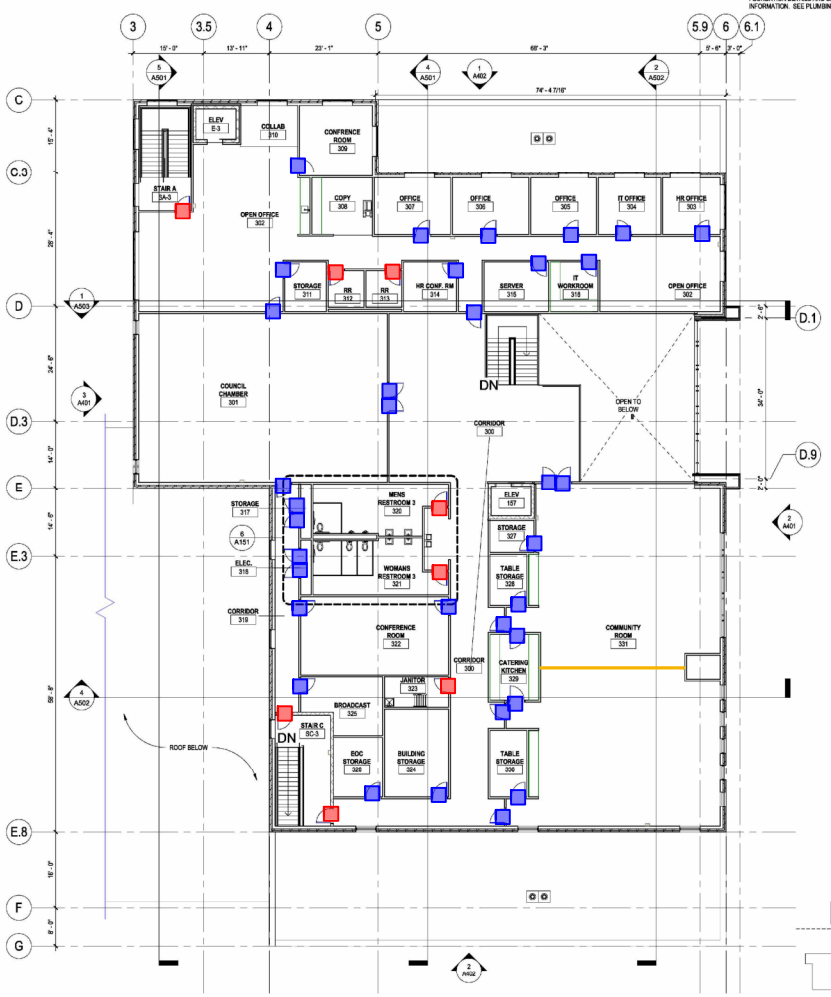
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3/32" = 1'-0"



2 LEVEL 3 - OVERALL FLOOR PLAN
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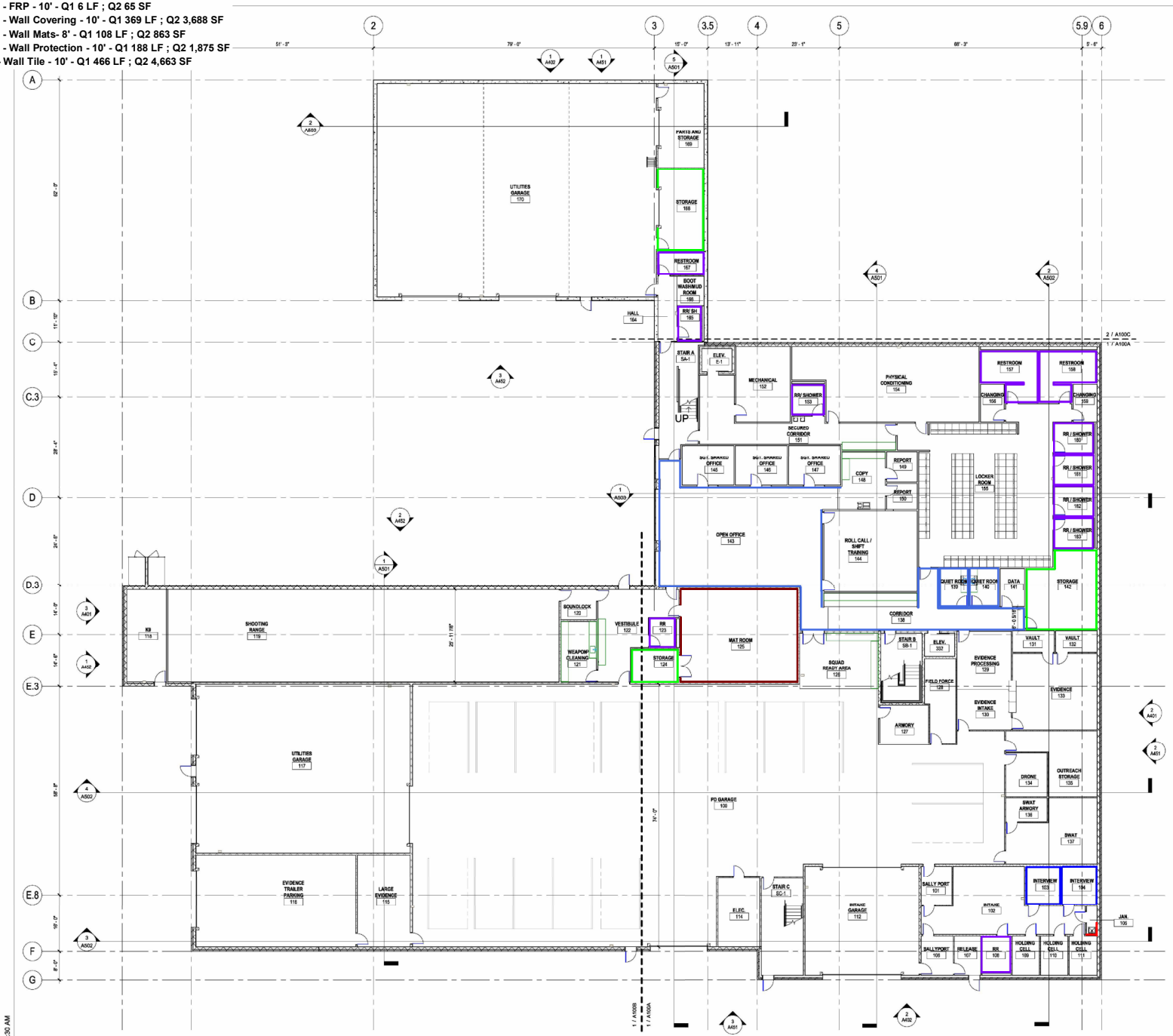
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LEVEL 2 & 3 - OVERALL FLOOR PLAN

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268 - AWP - 7' - Q1 80 LF ; Q2 561 SF
125 - FRP - 10' - Q1 6 LF ; Q2 65 SF
270 - Wall Covering - 10' - Q1 369 LF ; Q2 3,688 SF
269 - Wall Mats- 8' - Q1 108 LF ; Q2 863 SF
128 - Wall Protection - 10' - Q1 188 LF ; Q2 1,875 SF
48 - Wall Tile - 10' - Q1 466 LF ; Q2 4,663 SF



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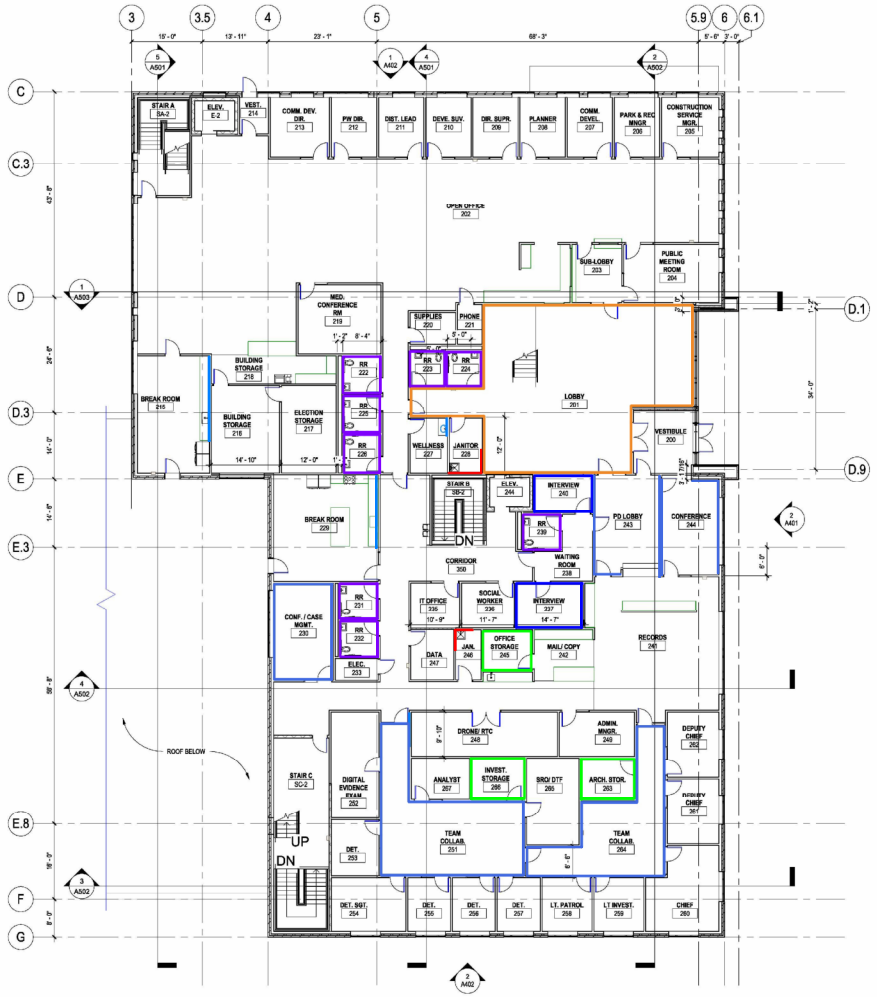
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125 - FRP - 10' - Q1 25 LF ; Q2 248 SF
197 - Feature wall behind council - Q1 19 LF ; Q2 223 SF
270 - Wall Covering - 10' - Q1 601 LF ; Q2 6,013 SF
227 - Wall Covering - 14' - Q1 264 LF ; Q2 3,703 SF
128 - Wall Protection - 10' - Q1 309 LF ; Q2 3,093 SF
48 - Wall Tile - 10' - Q1 512 LF ; Q2 5,118 SF
126 - Wall Tile - 2' - Q1 56 LF ; Q2 112 SF
191 - Wood Wall Paneling - 14' - Q1 190 LF ; Q2 2,662 SF
193 - Wood Wall Paneling - 18' - Q1 171 LF ; Q2 3,078 SF

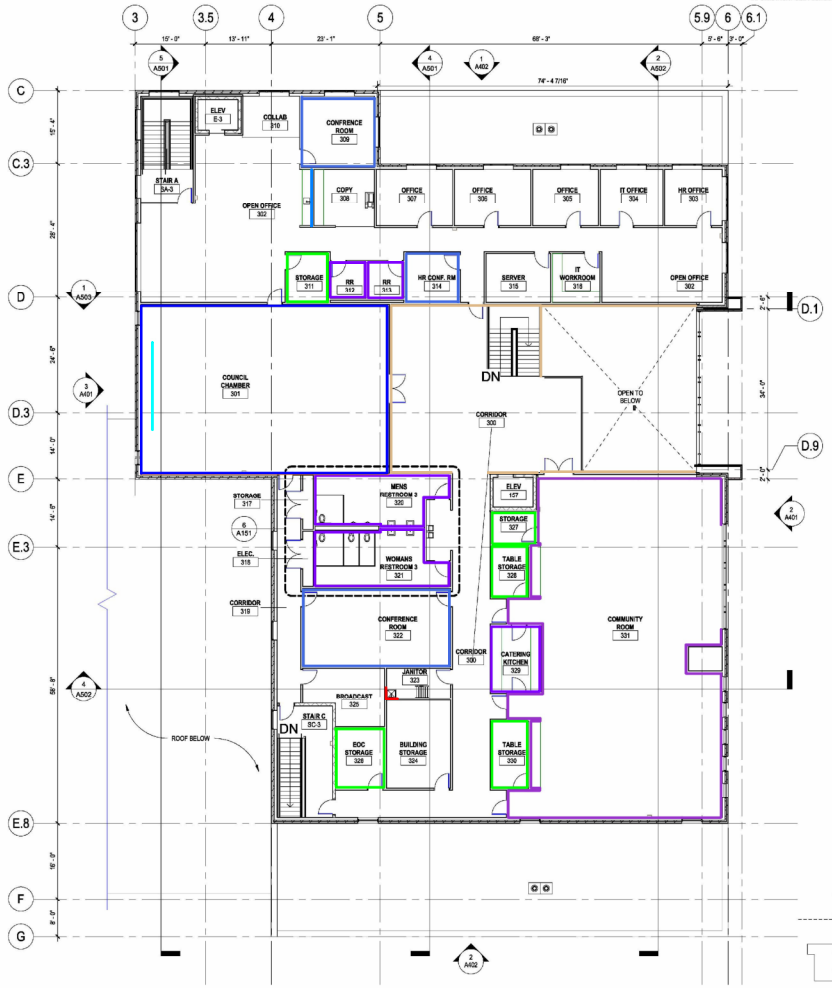
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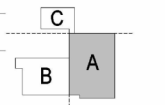
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LEVEL 2 - OVERALL FLOOR PLAN



LEVEL 3 - OVERALL FLOOR PLAN



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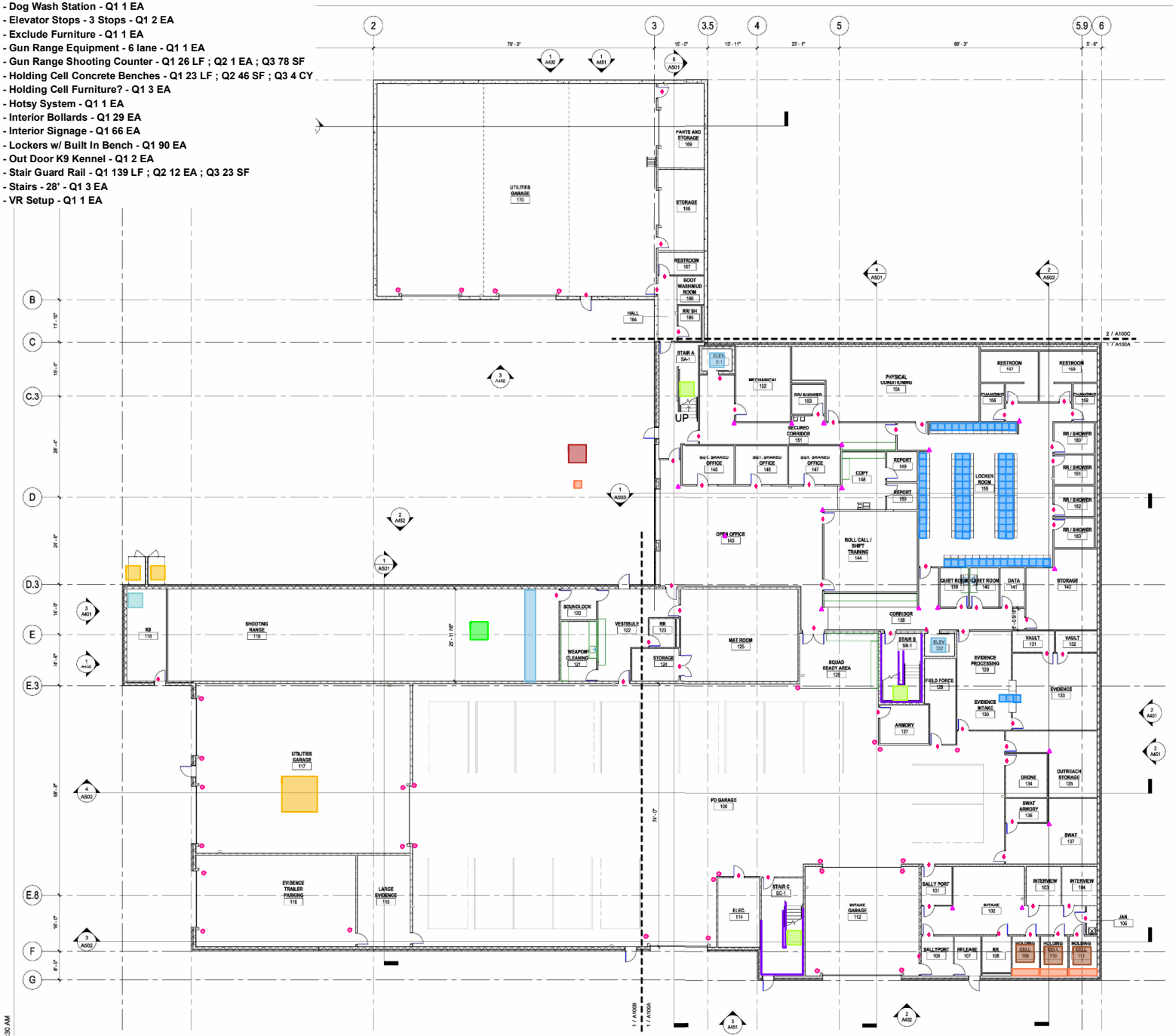
LEVEL 2 & 3 - OVERALL FLOOR PLAN

SHEET NUMBER

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153 - Corner Guards - Q1 18 EA
271 - Dog Wash Station - Q1 1 EA
142 - Elevator Stops - 3 Stops - Q1 2 EA
134 - Exclude Furniture - Q1 1 EA
136 - Gun Range Equipment - 6 lane - Q1 1 EA
154 - Gun Range Shooting Counter - Q1 26 LF ; Q2 1 EA ; Q3 78 SF
218 - Holding Cell Concrete Benches - Q1 23 LF ; Q2 46 SF ; Q3 4 CY
133 - Holding Cell Furniture? - Q1 3 EA
131 - Hotsy System - Q1 1 EA
152 - Interior Bollards - Q1 29 EA
130 - Interior Signage - Q1 66 EA
135 - Lockers w/ Built In Bench - Q1 90 EA
155 - Out Door K9 Kennel - Q1 2 EA
141 - Stair Guard Rail - Q1 139 LF ; Q2 12 EA ; Q3 23 SF
143 - Stairs - 28' - Q1 3 EA
219 - VR Setup - Q1 1 EA



LEVEL 1 - OVERALL FLOOR PLAN
1 A100 3/32" = 1'-0"

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LEVEL 1 - OVERALL FLOOR PLAN

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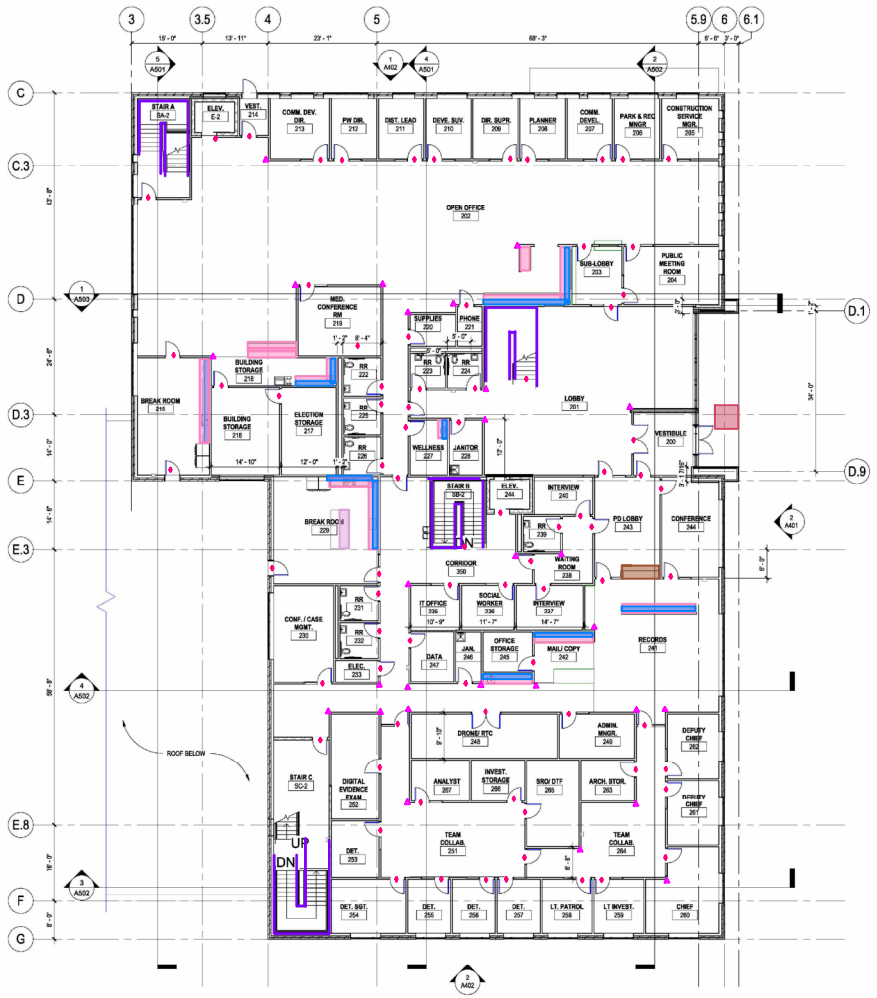
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70 - Base Cabinets - Q1 217 LF ; Q2 20 EA
138 - Base Cabinets w/stainless steel counter - Q1 28 LF ; Q2 2 EA
153 - Corner Guards - Q1 51 EA
196 - Council Chamber Desk - Q1 36 LF ; Q2 109 SF ; Q3 73 SF
144 - Council Chambers Build Out - Q1 1 EA
140 - Decorative Railing - Q1 45 LF ; Q2 3 EA ; Q3 7 SF
214 - Indoor Fireplace - Q1 1 EA
130 - Interior Signage - Q1 120 EA
190 - Island - Q1 8 LF ; Q2 1 EA
145 - Large Canopy Allowance - Q1 1 EA
139 - Restroom Lav - Q1 19 LF ; Q2 2 EA ; Q3 37 SF
141 - Stair Guard Rail - Q1 423 LF ; Q2 43 EA ; Q3 70 SF
137 - Transaction Counter - Q1 22 SF
72 - Wall Cabinets - Q1 194 LF ; Q2 17 EA

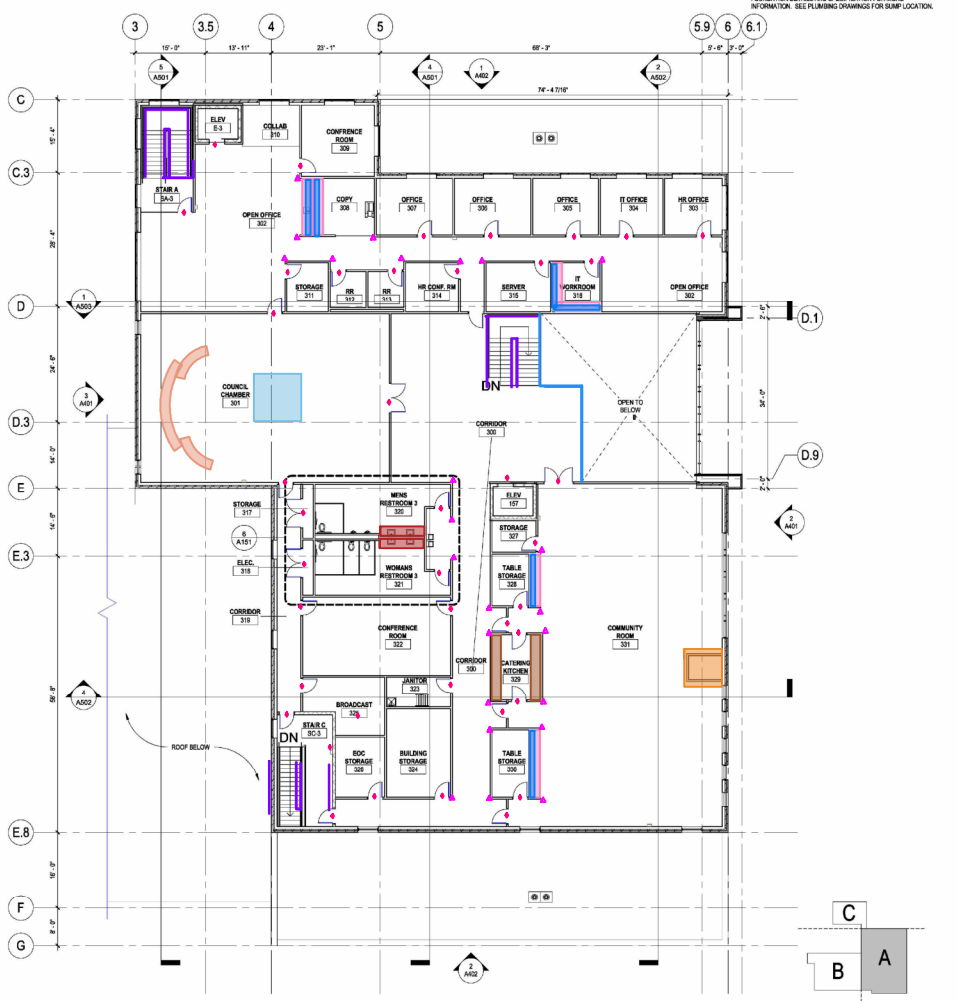
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1 LEVEL 2 - OVERALL FLOOR PLAN
3/32" = 1'-0"



2 LEVEL 3 - OVERALL FLOOR PLAN
3/32" = 1'-0"

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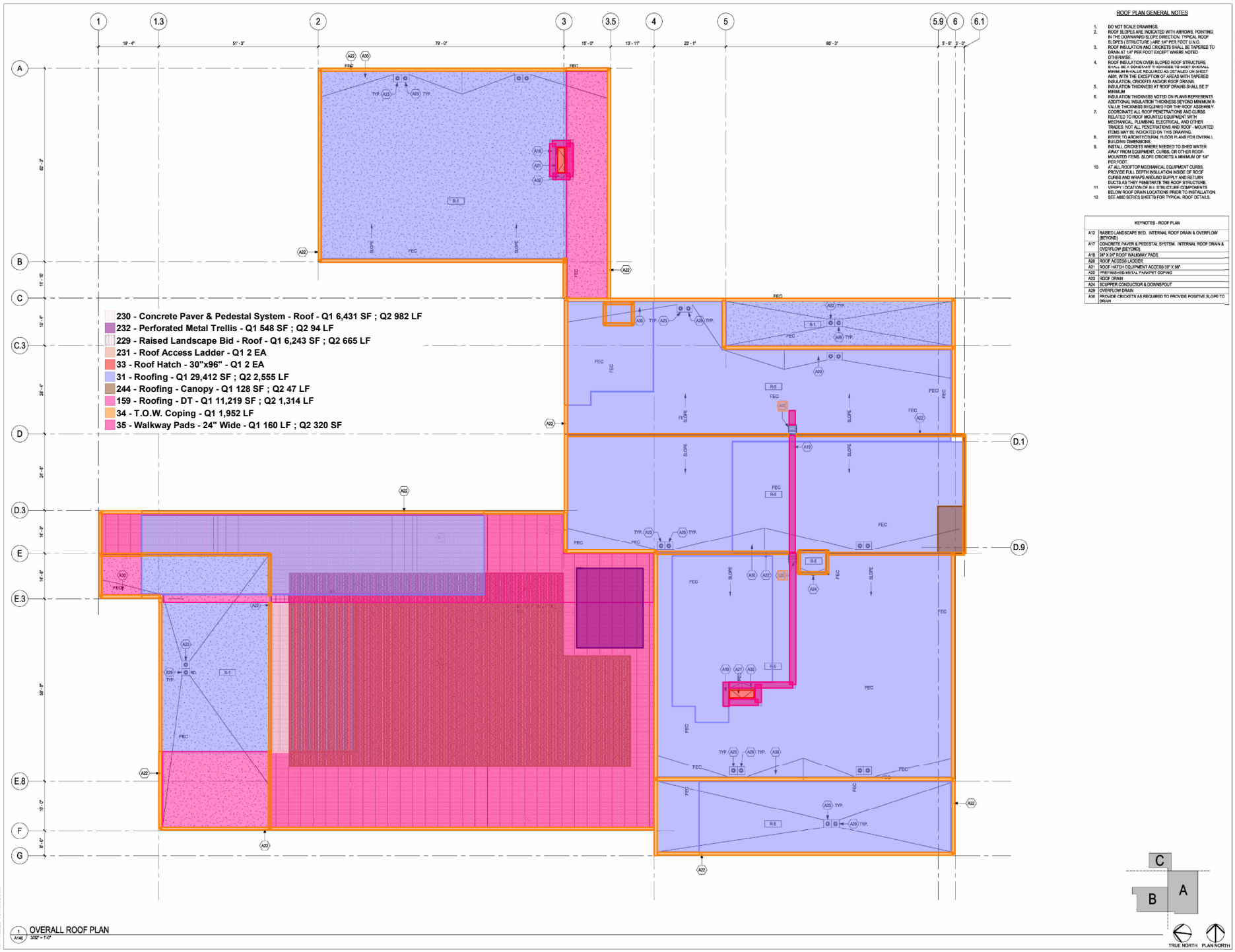
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OVERALL ROOF PLAN
A140 3/32" = 1'-0"

ROOF PLAN GENERAL NOTES

1. DO NOT SCALE DRAWINGS.
2. ROOF SLOPES ARE INDICATED WITH ARROWS, POINTING IN THE DOWNWARD SLOPE DIRECTION. TYPICAL ROOF SLOPES (STRUCTURE) ARE 1/4" PER FOOT U.N.O.
3. ROOF INSULATION AND CRICKETS SHALL BE TAPERED TO DRAIN AT 1/4" PER FOOT EXCEPT WHERE NOTED OTHERWISE.
4. ROOF INSULATION OVER SLOPED ROOF STRUCTURE SHALL BE A CONSTANT THICKNESS TO MEET OVERALL MINIMUM R-VALUE REQUIRED AS DETAILED ON SHEET A601, WITH THE EXCEPTION OF AREAS WITH TAPERED INSULATION, CRICKETS AND/OR ROOF DRAINS.
5. INSULATION THICKNESS AT ROOF DRAINS SHALL BE 3" MINIMUM
6. INSULATION THICKNESS NOTED ON PLANS REPRESENTS ADDITIONAL INSULATION THICKNESS BEYOND MINIMUM R-VALUE THICKNESS REQUIRED FOR THE ROOF ASSEMBLY.
7. COORDINATE ALL ROOF PENETRATIONS AND CURBS RELATED TO ROOF MOUNTED EQUIPMENT WITH MECHANICAL, PLUMBING, ELECTRICAL, AND OTHER TRADES. NOT ALL PENETRATIONS AND ROOF - MOUNTED ITEMS MAY BE INDICATED ON THIS DRAWING. REFER TO ARCHITECTURAL FLOOR PLANS FOR OVERALL BUILDING DIMENSIONS.
8. INSTALL CRICKETS WHERE NEEDED TO SHED WATER AWAY FROM EQUIPMENT, CURBS, OR OTHER ROOF-MOUNTED ITEMS. SLOPE CRICKETS A MINIMUM OF 1/4" PER FOOT.
9. AT ALL ROOFTOP MECHANICAL EQUIPMENT CURBS, PROVIDE FULL DEPTH INSULATION INSIDE OF ROOF CURBS AND WRAPS AROUND SUPPLY AND RETURN DUCTS AS THEY PENETRATE THE ROOF STRUCTURE.
10. VERIFY LOCATION OF ALL STRUCTURAL COMPONENTS BELOW ROOF DRAIN LOCATIONS PRIOR TO INSTALLATION.
11. SEE A600 SERIES SHEETS FOR TYPICAL ROOF DETAILS.

KEYNOTES - ROOF PLAN

A12	RAISED LANDSCAPE BED. INTERNAL ROOF DRAIN & OVERFLOW (BEYOND)
A17	CONCRETE PAVER & PEDESTAL SYSTEM. INTERNAL ROOF DRAIN & OVERFLOW (BEYOND)
A19	24" X 24" ROOF WALKWAY PADS
A20	ROOF ACCESS LADDER
A21	ROOF HATCH EQUIPMENT ACCESS 30" X 96"
A22	PREFINISHED METAL PARAPET COPING
A23	ROOF DRAIN
A24	SCUPPER CONDUCTOR & DOWNSPOUT
A29	OVERFLOW DRAIN
A30	PROVIDE CRICKETS AS REQUIRED TO PROVIDE POSITIVE SLOPE TO DRAIN

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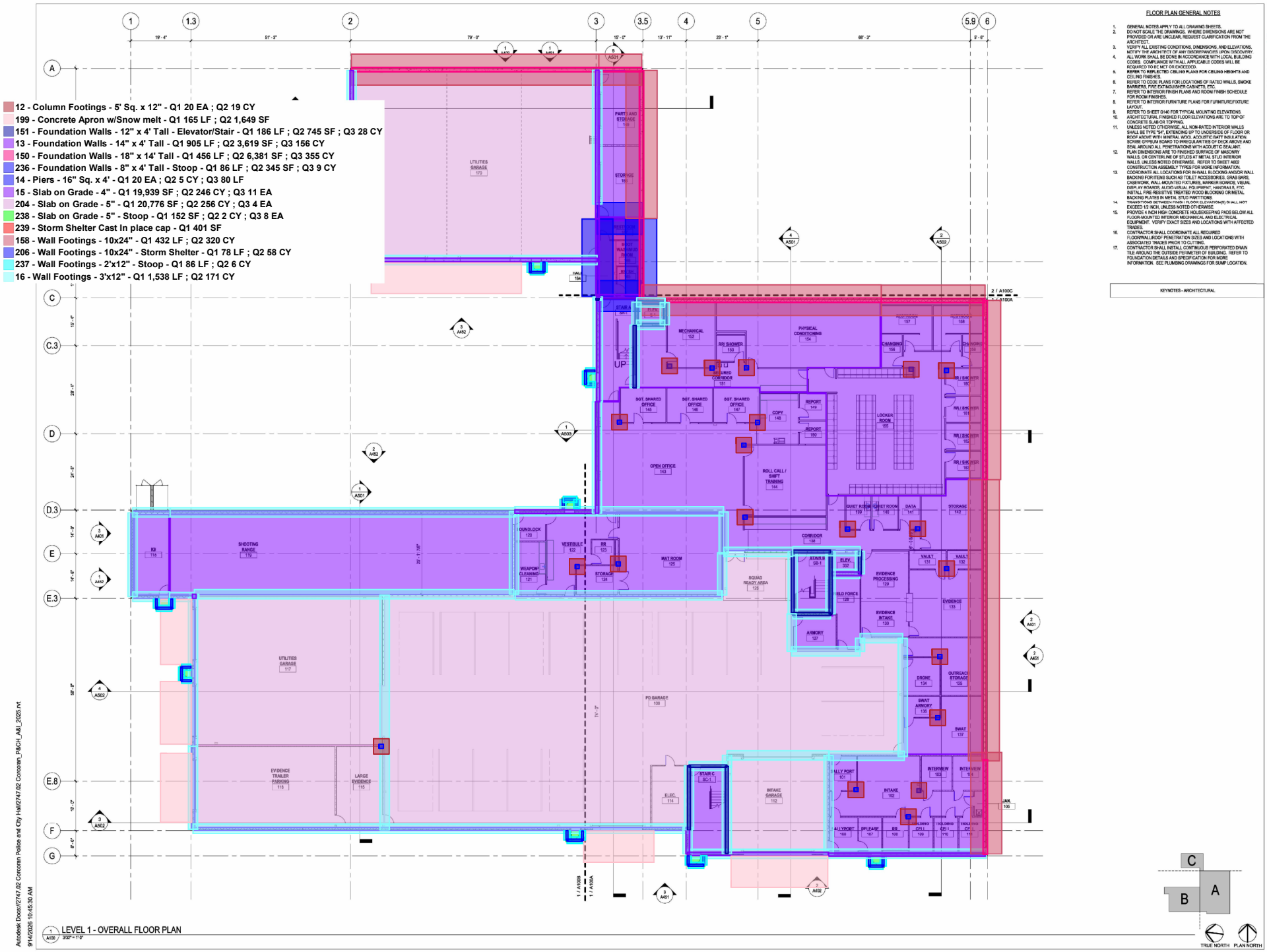
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OVERALL ROOF PLAN

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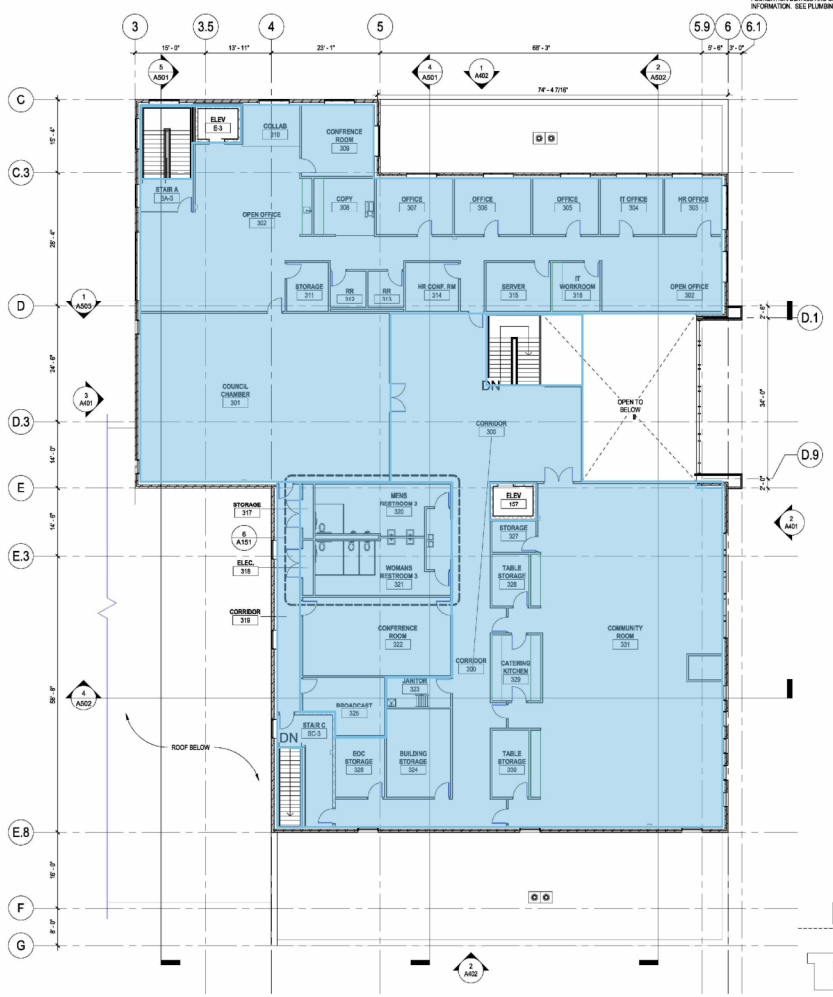
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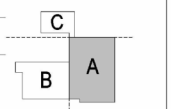


148 - Floor Structure - Q1 23,304 SF
160 - Floor Structure - Double Tees - Q1 8,909 SF

1 A100.1 LEVEL 2 - OVERALL FLOOR PLAN
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2 A100.1 LEVEL 3 - OVERALL FLOOR PLAN
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A100.1

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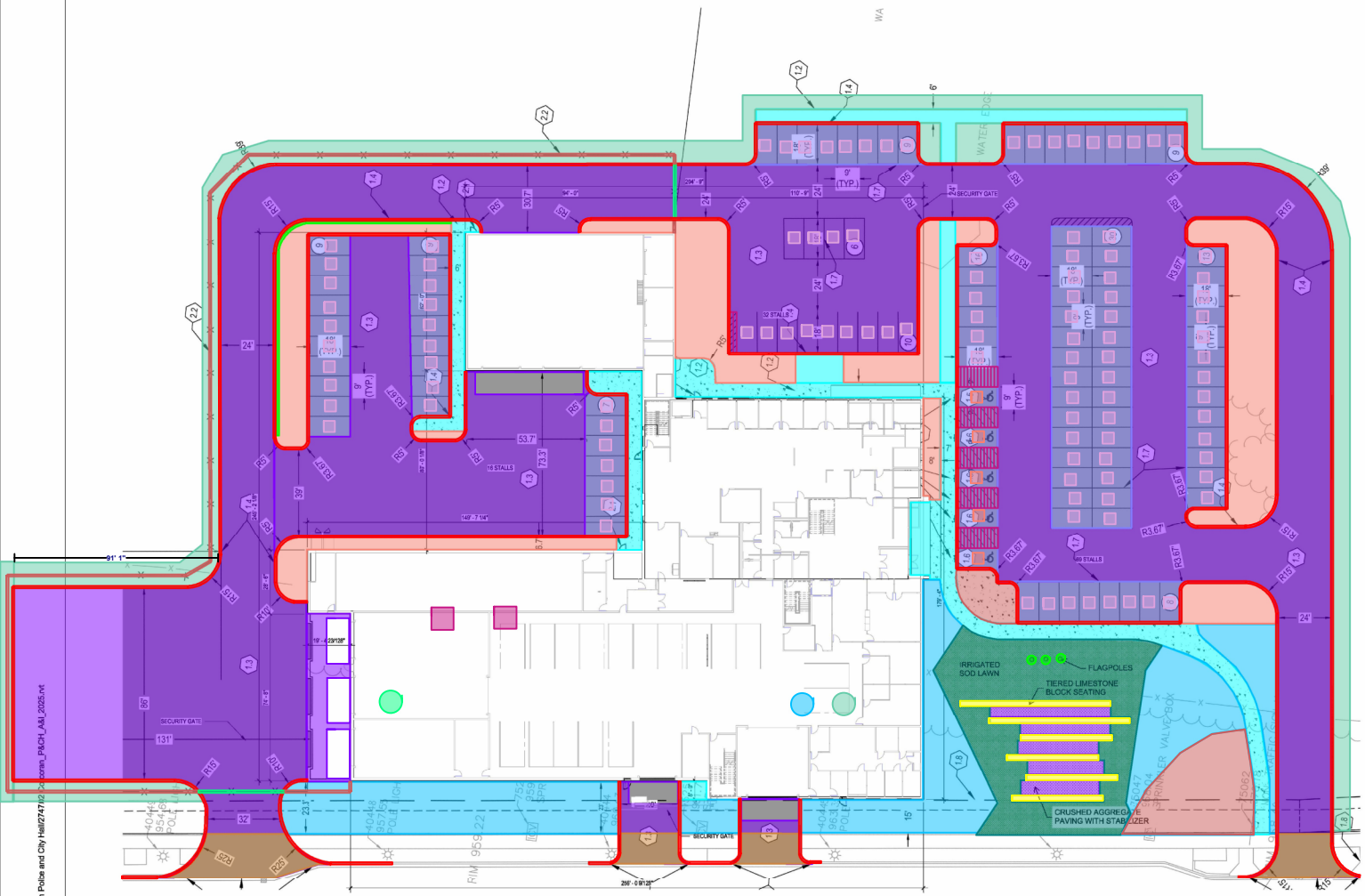
Autodesk Docs://2747.02 Corcoran Police and City Hall/2747.02 Corcoran_P&CH_A&I_2025.rvt
9/14/2026 10:45:32 AM

88 - Asphalt Paving - HD - Q1 57,027 SF ; Q2 6,336 SY
87 - Asphalt Paving - LD - Q1 17,800 SF ; Q2 1,978 SY
176 - Concrete Apron - 8" - Q1 2,163 SF ; Q2 239 SY ; Q3 33 CY
89 - Concrete Paving - Sidewalk - Q1 7,288 SF ; Q2 810 SY ; Q3 112 CY
177 - Concrete Paving - Sidewalk - Custom - Q1 2,431 SF ; Q2 270 SY ; Q3 38 CY
234 - Crushed Aggregate Paving w/Stabilizer - Q1 1,131 SF
91 - Curb & Gutter - Q1 3,595 LF ; Q2 107 EA
186 - Exterior Building Signage - Q1 1 EA
92 - Flag Pole - Q1 3 EA
188 - Fuel Island - Q1 1 EA
203 - Hatching - Q1 881 SF
235 - Irrigated Sod Lawn - Q1 4,822 SF
180 - Landscape Beds - Q1 10,719 SF
187 - Monument Sign - Q1 1 EA
201 - Parking Spaces - Q1 115 Ea
202 - Parking Spaces - ADA - Q1 5 EA
198 - Retaining Wall - Q1 166 LF ; Q2 3 EA
178 - Security Fence - Q1 697 LF
179 - Security Fence Auto Gate - Q1 64 LF ; Q2 2 EA
182 - Seed/Sod - Q1 10,795 SF
181 - Seed/Sod/Plants - Q1 9,692 SF
233 - Tiered Limestone Block Seating - Q1 294 LF ; Q2 735 SF
208 - Under Ground Storm Storage - Q1 2 EA
185 - Utility allowance - Q1 1 EA

SITE PLAN GENERAL NOTES

1. REFER TO SITE SURVEY FOR EXISTING TOPOGRAPHY, UTILITIES, AND OTHER PERTINENT INFORMATION.
2. DO NOT SCALE THE DRAWINGS. WHERE DIMENSIONS ARE NOT PROVIDED OR ARE UNCLEAR, REQUEST CLARIFICATION FROM THE ARCHITECT.
3. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
4. REFER TO 'C' SERIES (CIVIL) DRAWINGS FOR SITE DEMOLITION, EROSION CONTROL, SITE GRADING, UTILITIES, STORMWATER, AND SITE PAVING.
5. REFER TO 'L' SERIES (LANDSCAPE) DRAWINGS FOR LANDSCAPE PLANTINGS, SPECIALITY PAVING, FLAG POLES, AND SITE FURNISHINGS.
6. REFER TO 'E' SERIES (ELECTRICAL) DRAWINGS FOR SITE LIGHTING AND SITE POWER.
7. REFER TO 'T' SERIES (TECHNOLOGY) DRAWINGS FOR SITE SECURITY AND ACCESS CONTROL.
8. REFER TO 'M' SERIES (MECHANICAL) DRAWINGS FOR BUILDING STORM WATER, SEWER, AND OTHER CONNECTION LOCATIONS.
9. REFER TO GEOTECHNICAL REPORT PROVIDED IN PROJECT MANUAL FOR MORE INFORMATION
10. CONCRETE APRONS/STOOPS AT EXTERIOR SIDE OF DOOR THRESHOLDS AND SILLS SHALL BE 1/2 INCH LOWER THAN INTERIOR FLOOR, AND SLOPE AWAY FROM BUILDING AT 1/4 INCH PER FOOT MINIMUM.
11. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF TEN FEET MEASURED FROM THE PERPENDICULAR FACE OF THE BUILDING WALL. REFER TO CIVIL FOR ADDITIONAL GRADING REQUIREMENTS.
12. FINISHED FLOOR ELEVATION 100' - 0" = XXXX' - XX".

KEYNOTES - ARCHITECTURAL SITE



1 ARCHITECTURAL SITE PLAN
A010 1" = 20'-0"

TRUE NORTH PLAN NORTH

BKV GROUP
Architecture
Interior Design
Landscape Architecture
Engineering

222 North Second Street
Long & Kees Bldg
Suite 101
Minneapolis, MN
55401
612.339.3752

www.bkvgroup.com

CONSULTANTS

PROJECT TITLE

CORCORAN NEW CITY HALL & POLICE FACILITY

ISSUE #	DATE	DESCRIPTION
2	09/10/2026	SCHEMATIC DESIGN

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	AK
CHECKED BY	Checker
COMMISSION NUMBER	2747-02

SHEET TITLE

ARCHITECTURAL SITE PLAN

SHEET NUMBER

A010

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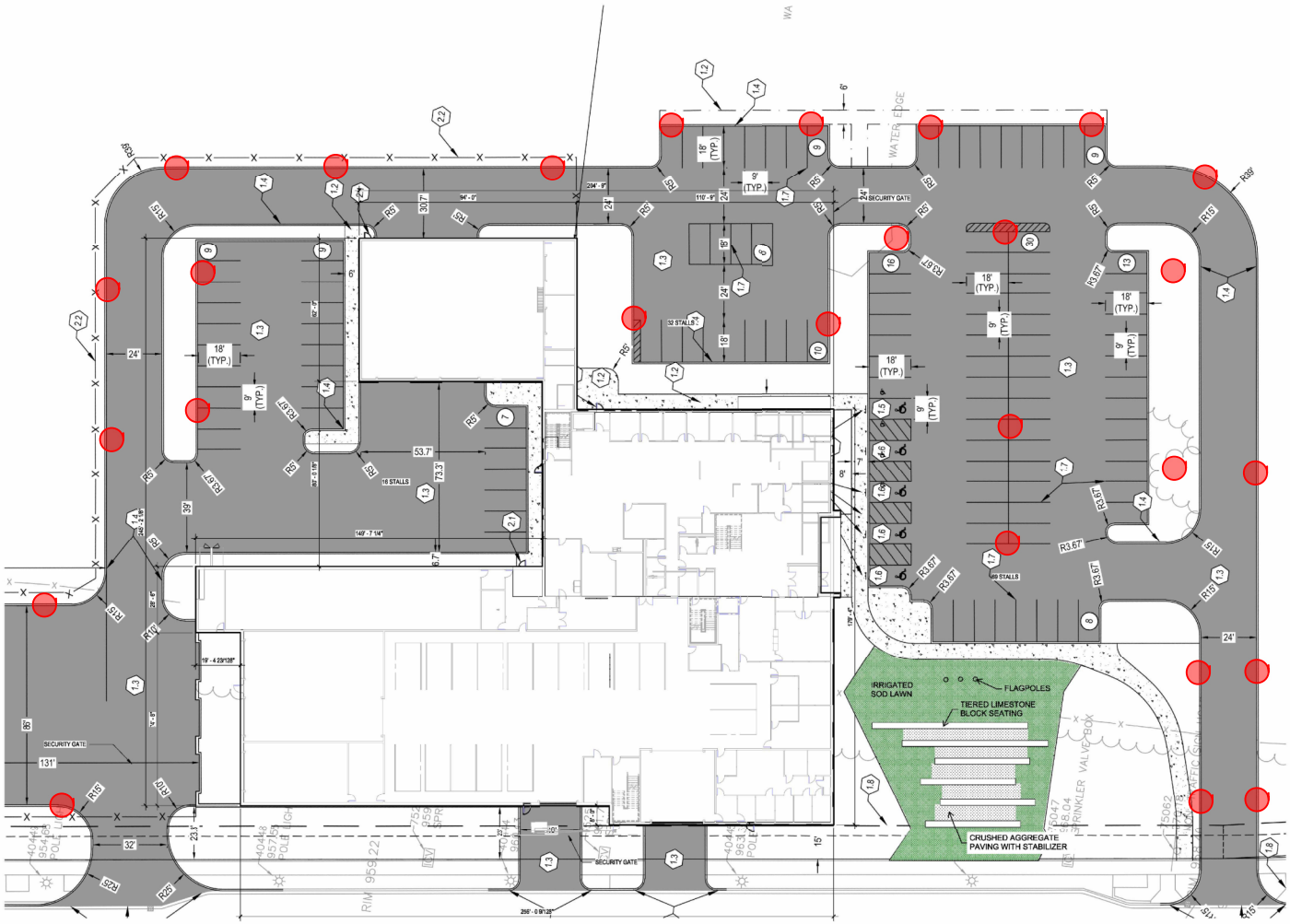
Autodesk Docs://2747.02 Corcoran Police and City Hall/2747x02_Corcoran_P&CH_A&I_2025.rvt
9/10/2026 10:57:08 AM

Copy of A010 ARCHITECTURAL SITE PLAN.pdf (26% of Scale); Takeoff in Active Area: All Areas; Corcoran Police & City Hall SD (100%); OST26CON; 10/2/2026 09:38 AM

SITE PLAN GENERAL NOTES

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2	09/10/2026	SCHEMATIC DESIGN

CERTIFICATION

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DRAWN BY	AK
CHECKED BY	Checker
COMMISSION NUMBER	2747-02

SHEET TITLE

ARCHITECTURAL SITE PLAN

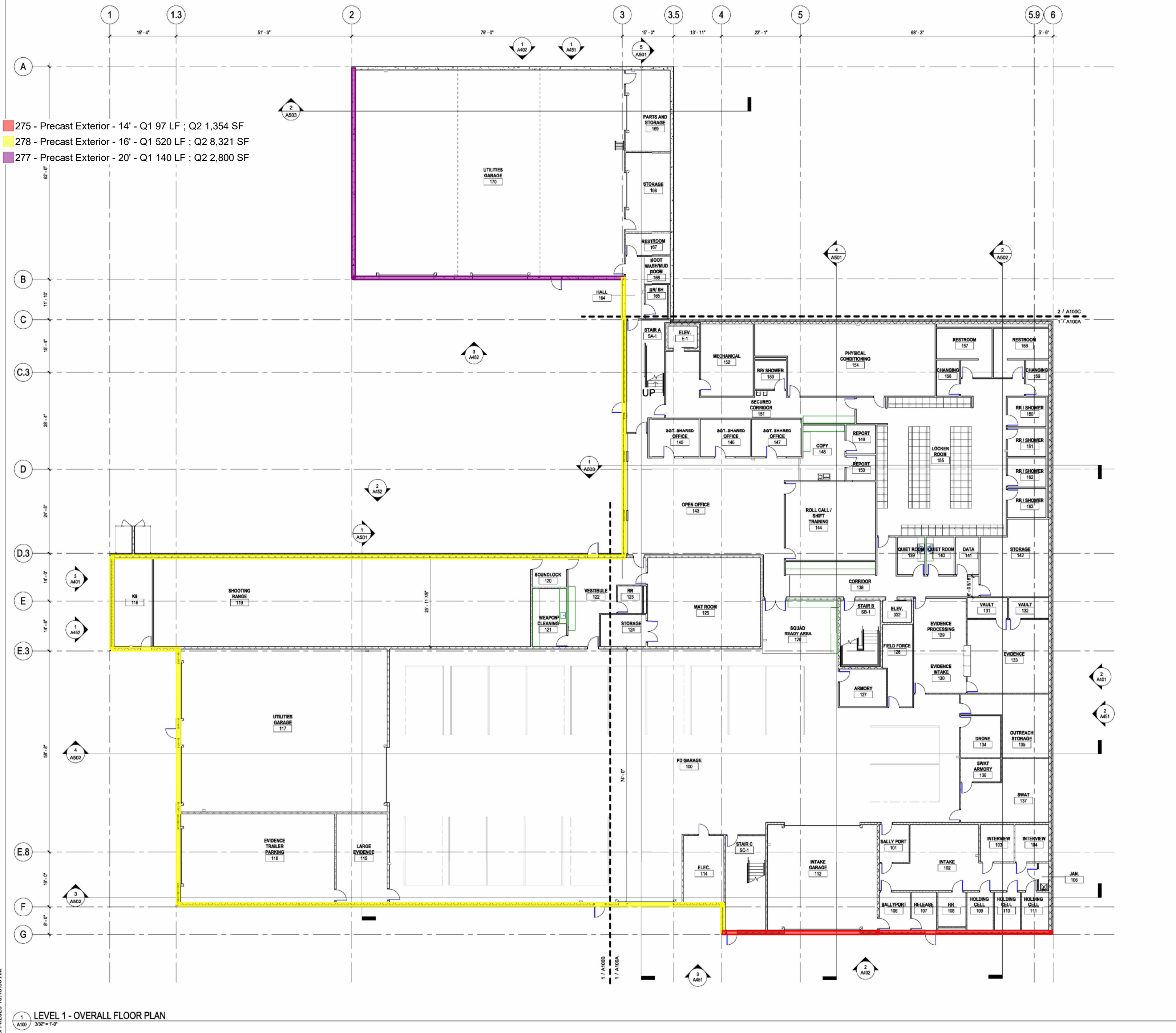
SHEET NUMBER

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Autodesk Docs://2747.02 Corcoran Police and City Hall/2747.02 Corcoran_P&CH_ABI_2025.rvt
9/10/2026 10:57:08 AM

275 - Precast Exterior - 14' - Q1 97 LF ; Q2 1,354 SF
278 - Precast Exterior - 16' - Q1 520 LF ; Q2 8,321 SF
277 - Precast Exterior - 20' - Q1 140 LF ; Q2 2,800 SF



1 LEVEL 1 - OVERALL FLOOR PLAN
A100 3/32" = 1'-0"

Autodesk Docs://2747.02 Corcoran Police and City Hall/2747.02 Corcoran_P&CH_A&I_2025.rvt
9/14/2026 10:45:30 AM

FLOOR PLAN GENERAL NOTES

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2. DO NOT SCALE THE DRAWINGS. WHERE DIMENSIONS ARE NOT PROVIDED OR ARE UNCLEAR, REQUEST CLARIFICATION FROM THE ARCHITECT.
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4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL BUILDING CODES. COMPLIANCE WITH ALL APPLICABLE CODES WILL BE REQUIRED TO BE MET OR EXCEEDED.
5. REFER TO REFLECTED CEILING PLANS FOR CEILING HEIGHTS AND CEILING FINISHES.
6. REFER TO CODE PLANS FOR LOCATIONS OF RATED WALLS, SMOKE BARRIERS, FIRE EXTINGUISHER CABINETS, ETC.
7. REFER TO INTERIOR FINISH PLANS AND ROOM FINISH SCHEDULE FOR ROOM FINISHES.
8. REFER TO INTERIOR FURNITURE PLANS FOR FURNITURE/FIXTURE LAYOUT.
9. REFER TO SHEET G140 FOR TYPICAL MOUNTING ELEVATIONS.
10. ARCHITECTURAL FINISHED FLOOR ELEVATIONS ARE TO TOP OF CONCRETE SLAB OR TOPPING.
11. UNLESS NOTED OTHERWISE, ALL NON-RATED INTERIOR WALLS SHALL BE TYPE "S4", EXTENDING UP TO UNDERSIDE OF FLOOR OR ROOF ABOVE WITH MINERAL WOOL ACOUSTIC BATT INSULATION. SCRIBE GYPSUM BOARD TO IRREGULARITIES OF DECK ABOVE AND SEAL AROUND ALL PENETRATIONS WITH ACOUSTIC SEALANT.
12. PLAN DIMENSIONS ARE TO FINISHED SURFACE OF MASONRY WALLS, OR CENTERLINE OF STUDS AT METAL STUD INTERIOR WALLS, UNLESS NOTED OTHERWISE. REFER TO SHEET A602 CONSTRUCTION ASSEMBLY TYPES FOR MORE INFORMATION.
13. COORDINATE ALL LOCATIONS FOR IN-WALL BLOCKING AND/OR WALL BACKING FOR ITEMS SUCH AS TOILET ACCESSORIES, GRAB BARS, CASEWORK, WALL-MOUNTED FIXTURES, MARKER BOARDS, VISUAL DISPLAY BOARDS, AUDIO-VISUAL EQUIPMENT, HANDRAILS, ETC. INSTALL FIRE-RESISTIVE TREATED WOOD BLOCKING OR METAL BACKING PLATES IN METAL STUD PARTITIONS.
14. TRANSITIONS BETWEEN FINISH FLOOR ELEVATION(S) SHALL NOT EXCEED 1/2 INCH, UNLESS NOTED OTHERWISE.
15. PROVIDE 4 INCH HIGH CONCRETE HOUSEKEEPING PADS BELOW ALL FLOOR-MOUNTED INTERIOR MECHANICAL AND ELECTRICAL EQUIPMENT. VERIFY EXACT SIZES AND LOCATIONS WITH AFFECTED TRADES.
16. CONTRACTOR SHALL COORDINATE ALL REQUIRED FLOOR/WALL/ROOF PENETRATION SIZES AND LOCATIONS WITH ASSOCIATED TRADES PRIOR TO CUTTING.
17. CONTRACTOR SHALL INSTALL CONTINUOUS PERFORATED DRAIN TILE AROUND THE OUTSIDE PERIMETER OF BUILDING. REFER TO FOUNDATION DETAILS AND SPECIFICATION FOR MORE INFORMATION. SEE PLUMBING DRAWINGS FOR SUMP LOCATION.

KEYNOTES - ARCHITECTURAL

BKV GROUP
Architecture
Interior Design
Landscape Architecture
Engineering

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CONSULTANTS

PROJECT TITLE

CORCORAN NEW CITY HALL & POLICE FACILITY

ISSUE #	DATE	DESCRIPTION
2	09/10/2026	SCHEMATIC DESIGN

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	AK
CHECKED BY	MH
COMMISSION NUMBER	2747-02

SHEET TITLE

LEVEL 1 - OVERALL FLOOR PLAN

SHEET NUMBER

A100

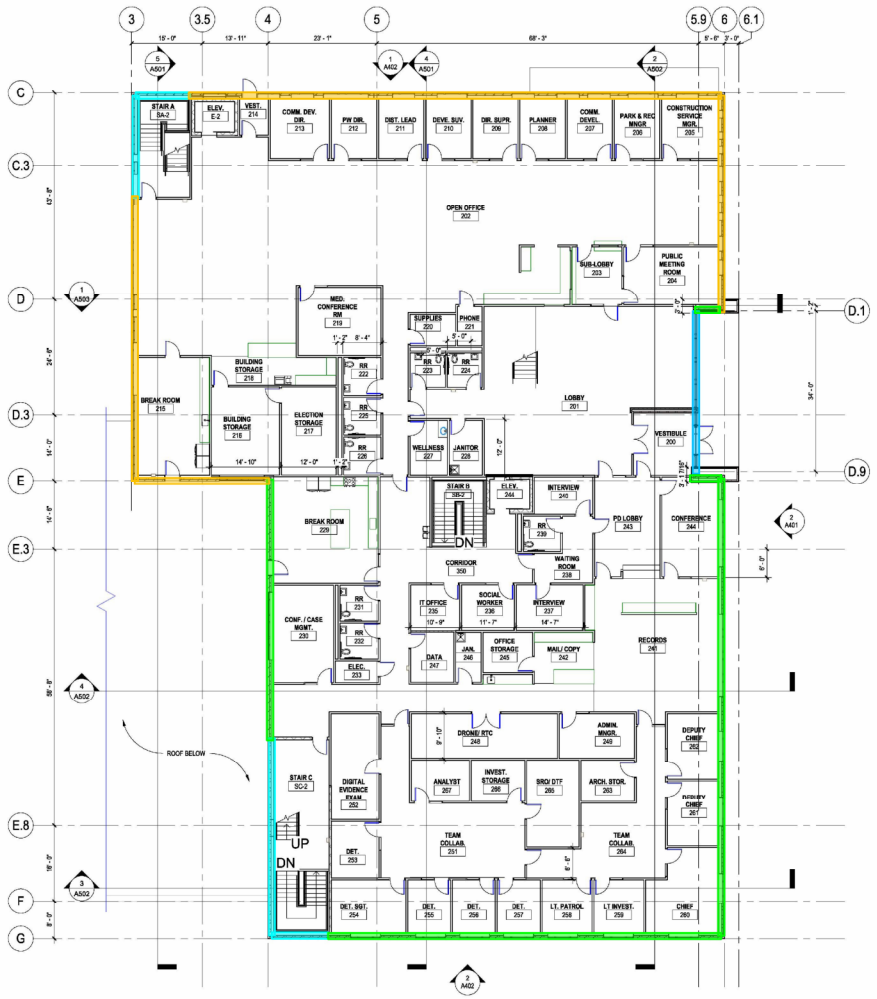
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167 - 001 - Stud Exterior at City Hall - 14" - Q1 533 LF ; Q2 7,468 SF
274 - 002 - Stud Exterior at Admin - 14" - Q1 248 LF ; Q2 3,471 SF ; Q3 5 EA
273 - 002 - Stud Exterior at Shared - 14" - Q1 335 LF ; Q2 4,690 SF
172 - Glazing Curtain Wall - 14" - Q1 68 LF ; Q2 952 SF

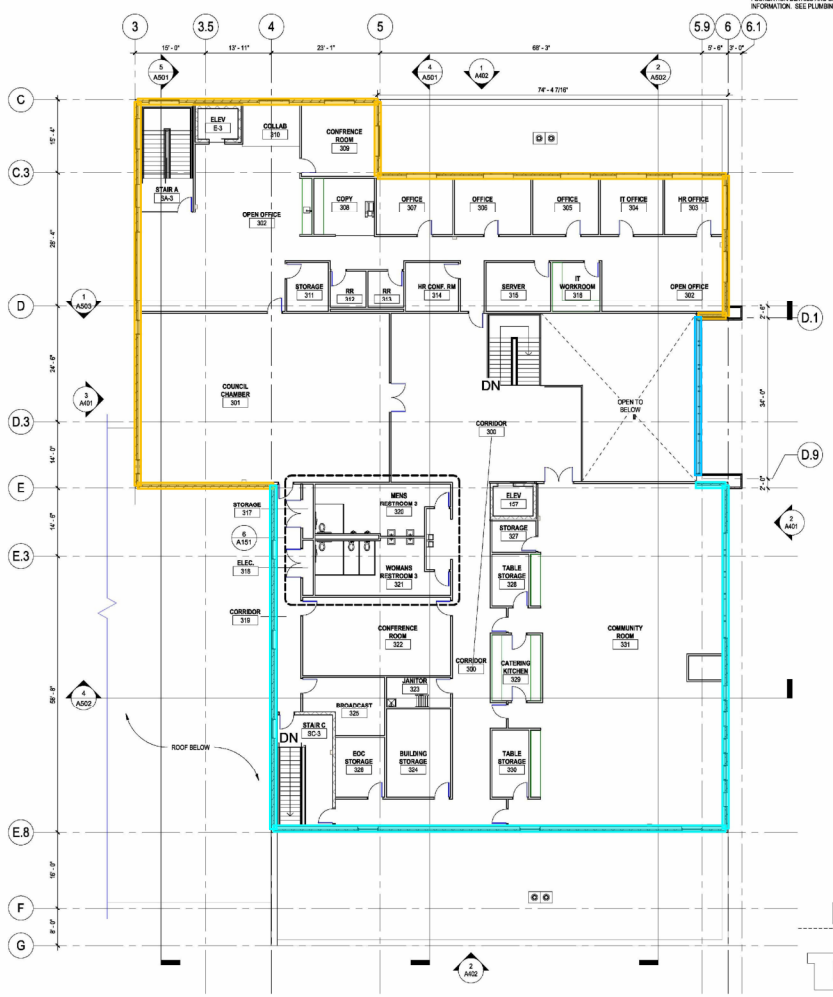
KEYNOTES - ARCHITECTURAL

FLOOR PLAN GENERAL NOTES

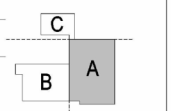
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1 LEVEL 2 - OVERALL FLOOR PLAN
3/32" = 1'-0"



2 LEVEL 3 - OVERALL FLOOR PLAN
3/32" = 1'-0"



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CONSULTANTS

PROJECT TITLE

CORCORAN NEW CITY HALL & POLICE FACILITY

ISSUE #	DATE	DESCRIPTION
2	09/18/2026	SCHEMATIC DESIGN

CERTIFICATION

NOT FOR CONSTRUCTION

DRAWN BY	AK
CHECKED BY	MN
COMMISSION NUMBER	2747.02

SHEET TITLE

LEVEL 2 & 3 - OVERALL FLOOR PLAN

SHEET NUMBER

A100.1

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9/14/2026 10:45:32 AM

184 - Demo - Grub Trees/Foliage - Q1 213,526 SF ; Q2 23,725 SY ; Q3 3,954 CY



GRAPHIC SCALE
30 0 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND

- PROPERTY BOUNDARY
- EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- EXISTING FENCE LINE
- EXISTING STORM SEWER
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB AND GUTTER
- EXISTING ROAD CENTERLINE
- EXISTING TREE LINE
- EXISTING CONCRETE SURFACE
- EXISTING ASPHALT SURFACE
- 901 EXISTING MINOR CONTOUR
- 900 EXISTING MAJOR CONTOUR
- EXISTING SANITARY MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EXISTING FLARED END SECTION
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING ELECTRICAL PEDESTAL
- EXISTING SIGN
- EXISTING LIGHT POLE
- EXISTING HYDRANT

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG

GOPHER STATE ONE CALL

TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

Stantec
733 S MARQUETTE AVE
SUITE 1000
MINNEAPOLIS, MN 55402
WWW.STANTEC.COM

CLIENT: BKV GROUP

PROJECT TITLE:
CORCORAN PUBLIC SAFETY
8200 COUNTY RD 116
CORCORAN, MN 55340

ISSUE NO.	DESCRIPTION:	DATE:
1	SCHEMATIC DESIGN	08/26/2026

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

NOT FOR CONSTRUCTION

LIC. NO.:
DATE:

PROJECT NO.: 190300956

DWN BY:	CHK'D BY:	APP'D BY:
JAL	DL	DL

ISSUE DATE: 08/26/2026
ISSUE NO.: 1
SHEET TITLE: EXISTING CONDITIONS
SHEET NO.: C-003

84 - Grading - Q1 170,586 SF ; Q2 18,954 SY
175 - Site Exclusions - Q1 1 EA



GRAPHIC SCALE
30 0 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND

- PROPERTY BOUNDARY
- EASEMENT LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- SECTION LINE
- 901 EXISTING MINOR CONTOUR
- 900 EXISTING MAJOR CONTOUR
- EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EXISTING FLARED END SECTION
- EXISTING HYDRANT
- 901 PROPOSED MINOR CONTOUR
- 900 PROPOSED MAJOR CONTOUR
- GRADING LIMITS
- CONSTRUCTION LIMITS
- ME=XXX.XX FLOW LINE ELEVATION
- FG=XXX.XX FINISHED GRADE ELEVATION
- ME=XXX.XX MATCH EXISTING ELEVATION
- 1.00% SURFACE GRADE & FLOW DIRECTION
- 3.0:1 SURFACE SLOPE (H:V) & FLOW DIRECTION

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SUITE 1000
MINNEAPOLIS, MN 55402
WWW.STANTEC.COM

CLIENT: BKV GROUP

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8200 COUNTY RD 116
CORCORAN, MN 55340

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JAL	DL	DL

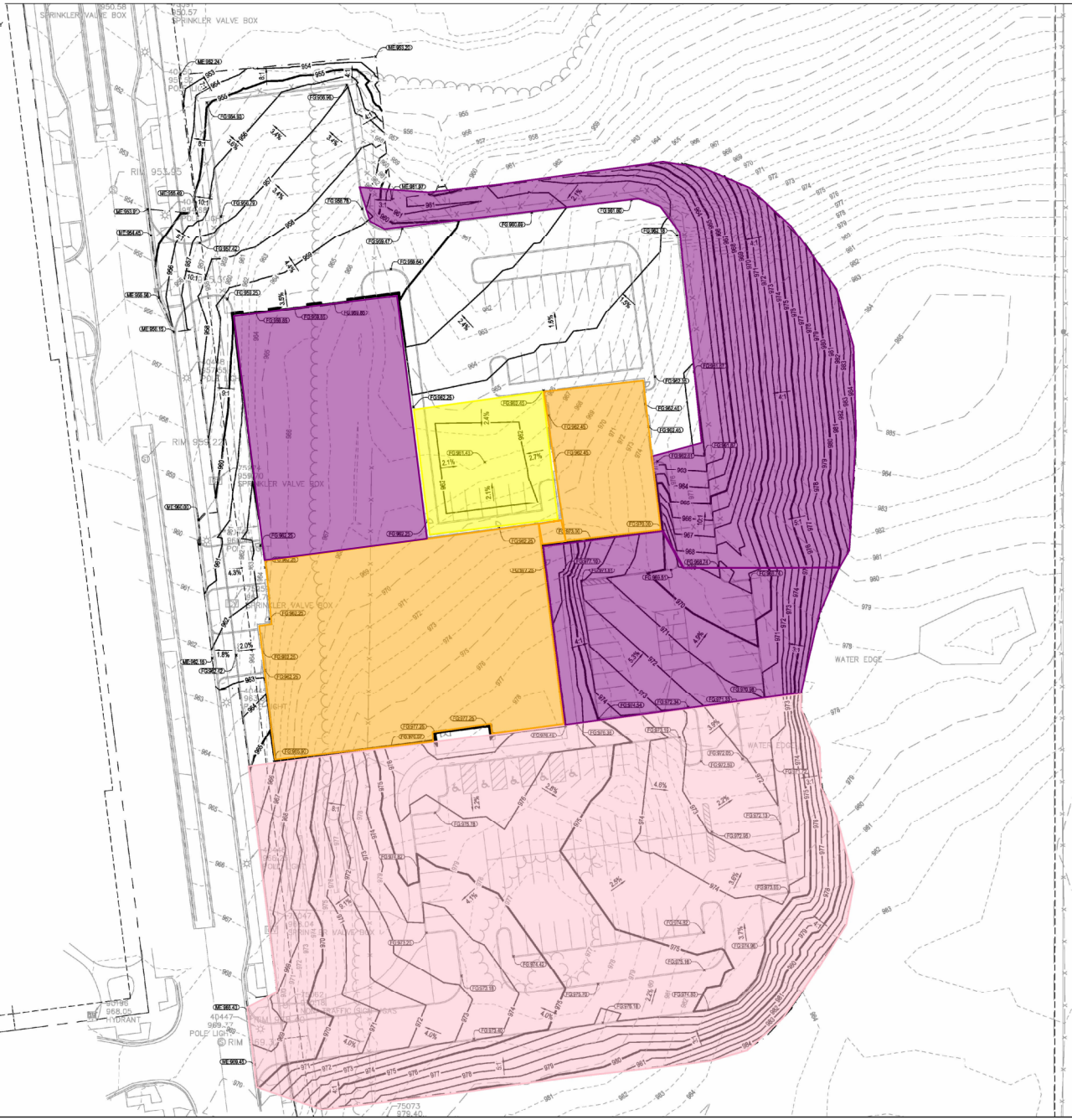
ISSUE DATE: 08/26/2026
ISSUE NO.: 1
SHEET TITLE: GRADING PLAN
SHEET NO.: C-301

240 - Dirt Cut - Export 2' - Q1 73,549 SF ; Q2 5,448 CY

241 - Dirt Cut - Export 4' - Q1 56,774 SF ; Q2 8,411 CY

242 - Dirt Cut - Export 5' - Q1 6,166 SF ; Q2 1,142 CY

243 - Dirt Cut - Export 8' - Q1 26,877 SF ; Q2 7,964 CY



GRAPHIC SCALE

30 0 30 60

(IN FEET)

1 inch = 30 ft.

LEGEND

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- RIGHT OF WAY LINE
- SECTION LINE
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MINNEAPOLIS, MN 55402
WWW.STANTEC.COM

CLIENT: BKV GROUP

PROJECT TITLE: CORCORAN PUBLIC SAFETY

8200 COUNTY RD 116
CORCORAN, MN 55340

ISSUE NO.	DESCRIPTION	DATE
1	SCHEMATIC DESIGN	08/26/2026

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LIC. NO.:

DATE:

PROJECT NO.:	190300956	
DWN BY: JAL	CHK'D BY: DL	APP'D BY: DL
ISSUE DATE:	08/26/2026	
ISSUE NO.:	1	

SHEET TITLE: GRADING PLAN

SHEET NO.: C-301

Copy of C-301 GRADING PLAN.pdf (30% of Scale); Takeoff in Active Area: All Areas; Corcoran Police & City Hall SD (100%); OST26CON; 10/2/2026 09:38 AM

262 - Foundation Walls - 14" x 4' Tall at Feature Wall - Q1 68 LF ; Q2 272 SF ; Q3 12 CY
26 - Glazing - Curtainwall - Q1 245 SF ; Q2 2 EA
29 - Glazing - Storefront Windows - Q1 216 SF ; Q2 5 EA
247 - MP-1 on Stud Framing - Q1 441 SF ; Q2 3 EA
249 - MP-1 on Stud Framing - 2'-8" - Q1 110 LF ; Q2 276 SF
248 - MP-1 on Stud Framing - 6'-8" - Q1 90 LF ; Q2 602 SF
255 - MP-2 on CMU - Elevator - Q1 353 SF ; Q2 5 EA
252 - MP-2 on Stud Framing - Q1 224 SF ; Q2 3 EA
256 - MP-6 on Stud Framing - Q1 263 SF ; Q2 2 EA
245 - Metal Panel at Canopy - Q1 49 SF ; Q2 2 EA
260 - ST-1 on - Q1 863 SF ; Q2 1 EA
254 - Stone - On Foundation Wall - Q1 220 SF ; Q2 1 EA
250 - Stone on Precast - Feature Wall - Q1 833 SF ; Q2 1 EA
246 - Stone on Stud Framing - Q1 79 SF ; Q2 3 EA
251 - T.O.W. Coping at Precast Feature Wall - Q1 68 LF
263 - Wall Footings - 7'x18" at Feature Wall - Q1 68 LF ; Q2 26 CY



1 A401 EXTERIOR IMAGE - OVERALL
1" = 32'-0"



2 A401 EXTERIOR IMAGE - SOUTH
3/32" = 1'-0"



3 A401 EXTERIOR IMAGE - NORTH
3/32" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

1. DO NOT SCALE THE DRAWINGS. WHERE DIMENSIONS ARE NOT PROVIDED OR ARE UNCLEAR, REQUEST CLARIFICATION FROM THE ARCHITECT.
2. REFER TO CIVIL DRAWINGS FOR GRADE ELEVATION AROUND THE PERIMETER OF THE BUILDING.
3. REFER TO STRUCTURAL DRAWINGS FOR FOOTING DEPTHS AND TYPES.
4. REFER TO PLUMBING DRAWINGS FOR LOCATIONS OF HOSE BIBS, ROOF OVERFLOW DRAINS, ETC.
5. REFER TO ELECTRICAL DRAWINGS FOR EXTERIOR LIGHT FIXTURE TYPES AND LOCATIONS.
6. REFER TO ARCHITECTURAL FLOOR PLANS AND WALL SECTIONS FOR WALL TYPES.

KEYNOTES - EXTERIOR ELEVATION

MATERIAL LEGEND

MP-1	COMPOSITE METAL PANEL - SMOOTH (BLACK)
MP-2	METAL PANEL - HORIZONTAL RIBBED (DARK GRAY)
MP-3	COMPOSITE METAL PANEL - SMOOTH (RUST)
MP-4	METAL PANEL - SMOOTH (WOOD)
MP-5	COMPOSITE METAL PANEL - SMOOTH (SILVER)
MP-6	METAL PANEL - VERTICAL RIBBED (SILVER)
GL-1	GLAZING - TRANSLUCENT
GL-2	GLAZING - BALLISTIC
GL-3	GLAZING - FRITTED PATTERN
GL-4	GLAZING - CLEAR LOW IRON
PC-1	GLAZING - PRECAST CONCRETE
ST-1	STONE CLADDING

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CONSULTANTS

PROJECT TITLE
CORCORAN NEW CITY HALL & POLICE FACILITY

ISSUE #	DATE	DESCRIPTION
2	09/10/2026	SCHEMATIC DESIGN

CERTIFICATION
NOT FOR CONSTRUCTION

DRAWN BY	AK
CHECKED BY	MS
COMMISSION NUMBER	2747-02

SHEET TITLE
OVERALL EXTERIOR ELEVATIONS

SHEET NUMBER
A401

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262 - Foundation Walls - 14" x 4' Tall at Feature Wall - Q1 74 LF ; Q2 296 SF ; Q3 13 CY
29 - Glazing - Storefront Windows - Q1 19 SF ; Q2 2 EA
258 - MP-1 on Precast - Q1 93 SF ; Q2 4 EA
247 - MP-1 on Stud Framing - Q1 2,139 SF ; Q2 3 EA
252 - MP-2 on Stud Framing - Q1 276 SF ; Q2 1 EA
256 - MP-6 on Stud Framing - Q1 202 SF ; Q2 1 EA
260 - ST-1 on - Q1 874 SF ; Q2 2 EA
259 - ST-1 on Precast - Q1 43 SF ; Q2 2 EA
250 - Stone on Precast - Feature Wall - Q1 836 SF ; Q2 1 EA
263 - Wall Footings - 7'x18" at Feature Wall - Q1 74 LF ; Q2 29 CY

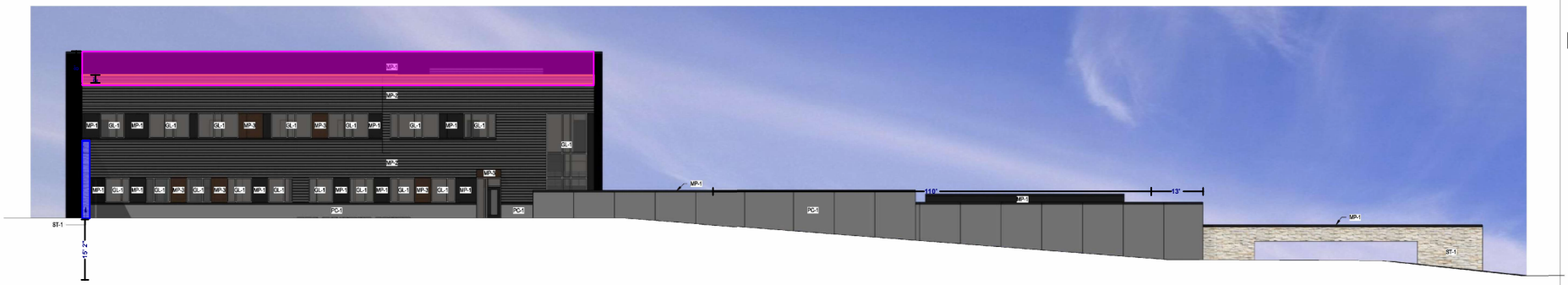
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GL-3	GLAZING - FRITTED PATTERN
GL-4	GLAZING - CLEAR LOW IRON
PC-1	GLAZING - PRECAST CONCRETE
ST-1	STONE CLADDING



1 A402 EXTERIOR IMAGE - EAST
3/32" = 1'-0"



2 A402 EXTERIOR IMAGE - WEST
3/32" = 1'-0"

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Interior Design
Landscape Architecture
Engineering

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CONSULTANTS

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CORCORAN NEW CITY HALL & POLICE FACILITY

ISSUE #	DATE	DESCRIPTION
2	09/10/2026	SCHEMATIC DESIGN

CERTIFICATION

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DRAWN BY	AK
CHECKED BY	MS
COMMISSION NUMBER	2747-02

SHEET TITLE

OVERALL EXTERIOR ELEVATIONS

SHEET NUMBER

A402

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STAFF REPORT **Agenda Item: 9.a**

Council Meeting: November 12, 2026	**Prepared By:** Jay Tobin, City Administrator
Topic: Economic Development Strategic Plan - Maxfield Research & Consulting	**Action Required:** Direction

Summary

BACKGROUND:

In December 2025, the City entered into an agreement with Maxfield Research & Consulting to prepare an Economic Development Strategic Plan. The study is intended to evaluate market conditions, identify opportunities for commercial and industrial development, assess fiscal considerations, and establish a framework for strengthening and diversifying the City's tax base.

Throughout 2026, Maxfield Research, together with its subcontractor, Prosser Public Advisors, has worked with City staff, the Planning Commission, City Council, local businesses, and residents to gather information and develop the plan.

Maxfield presented preliminary findings to the Planning Commission on October 1, 2026, and to the City Council on October 8, 2026.

DISCUSSION:

At its October 22, 2026, meeting, the City Council discussed questions and concerns regarding the Maxfield engagement, including the scope of work, project deliverables, expenditures, and supporting documentation. During that discussion, Council directed that payment of an outstanding consultant invoice be held pending further review.

Following the meeting, staff shared the questions and concerns raised with Maxfield Research and requested additional supporting information. Maxfield subsequently provided copies of project correspondence, invoices, and a summary of meetings conducted throughout the engagement.

Maxfield also provided a draft Economic Development Strategic Plan for review and has been preparing updated report materials and presentation documents for the November 12 meeting.

The draft strategy focuses on strengthening Corcoran's commercial and industrial tax base, supporting existing businesses, identifying development opportunities, and establishing priorities for future economic development activities. The proposed framework includes recommendations related to development readiness, infrastructure coordination, business retention and expansion, and long-term implementation priorities.

Mary Bujold, President of Maxfield Research & Consulting, is scheduled to attend the November 12 meeting to present the study findings, address questions, and receive Council feedback before finalizing the report.

The presentation also provides an opportunity for Council to review the additional documentation and consider any remaining questions regarding the consulting engagement.

Staff recommends that the City Council receive and discuss the draft Economic Development Strategic Plan, provide feedback regarding finalization of the report, and offer any additional direction concerning outstanding contractual matters.

Financial/Budget

The total contract amount for the Economic Development Strategic Plan is $50,205. Maxfield Research has confirmed that services provided by Prosser Public Advisors are included within the existing contract and will not result in additional charges to the City.

An outstanding invoice totaling $7,530.75, dated October 12, 2026, remains unpaid pursuant to the October 22 City Council discussion, pending further Council review and direction.

No additional expenditures are requested as part of this agenda item.

Options

The City Council may consider the following options:

1. Take No Action: Receive the presentation and draft Economic Development Strategic Plan without taking formal action at this time.
2. Provide Direction: Receive the presentation and provide direction to Maxfield Research & Consulting and City staff regarding additional information, revisions, or next steps necessary to finalize the Economic Development Strategic Plan.
3. Take Additional Action: Provide direction regarding the consulting agreement, outstanding deliverables, and invoice currently being held for payment, including authorizing payment, continuing the hold, or directing further review of contractual obligations.

Recommendation
Staff recommends that the City Council receive and discuss the draft Economic Development Strategic Plan, provide feedback regarding finalization of the report, and offer any additional direction concerning outstanding contractual matters.

Council Action

Receive the presentation, discuss the draft Economic Development Strategic Plan, and provide direction

regarding finalization of the report and outstanding contractual matters.

Attachments

1. City of Corcoran- Draft Economic Development Strategy Report_Version 2.0.pdf
2. Corcoran Meetings Summary.pdf
3. Combined Invoices to Date_Maxfield Research_Prosser Public Advisors.pdf
4. Draft City Council Presentation_ED Strategy_11_04_26_Revised.pdf
5. corcoran_visioning_session_stakeholder_input.pdf

CITY OF CORCORAN, MN

ECONOMIC DEVELOPMENT STRATEGY

(Draft)








CITY VISION

The City of Corcoran will become a vibrant, connected community while preserving its natural character and agricultural roots.

Maxfield Research & Consulting
Breaking Ground since 1983

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Economic Development Strategy (Draft)
City of Corcoran, MN

This economic development strategy provides a practical framework for the City of Corcoran, Minnesota to guide growth, support existing businesses, prepare for strategic investment and strengthen long-term community resilience. It is designed to aid Corcoran's transition from a primarily agricultural community to a rapidly growing city with expanding residential areas, business development opportunities, significant transportation needs and infrastructure planning responsibilities. However, it is also intended to support and value Corcoran residents' desire for a natural environment and maintenance of appropriate open spaces.

Corcoran's Current Mission and Values

Mission

The City of Corcoran will provide high-quality public services in a cost-effective, responsible, and professional manner in order to create a preferred environment to live, work, play, and conduct business.

Vision

The City of Corcoran will become a vibrant, connected community while preserving its natural character and agricultural roots.

Values

- *Honesty, Ethics and Integrity*
- *Efficient and Effective Service Delivery*
- *Community Safety*
- *Fiscal Responsibility*
- *Transparency*
- *Responsible Decision-Making*

Core Strategies

- *Enhance Corcoran's sense of place and identity*
- *Provide diverse community amenities and recreational opportunities*
- *Maintain excellence in safety and security for our community*

- *Ensure high-quality, market-driven growth*
- *Provide high-quality, innovative municipal services*

Primary Objective

"Grow the Base, not the Rate"

The primary objective of implementing an effective Economic Development Strategy is to increase the proportion of the commercial and industrial tax base against the residential tax base. In Minnesota, businesses pay higher property taxes than homeowners.

According to the MN Department of Revenue, commercial class buildings (office, industrial and retail are classed at 2% of their value while single-family properties are classed at 1% of their value. Apartment buildings are classed at 1.25% of their value. Commercial and industrial class buildings may have higher per property service uses for water, sewer, trash and street lighting, but residential properties, which are more numerous, have higher per capita service costs based on population according to the Minnesota Office of the State Auditor In a COCS (Cost of Community Services) analysis, commercial and industrial businesses often generate a ratio less than 1.0, where property tax revenues are higher per acre than residential (single-family and townhomes) often generate a ratio higher than 1.0%, because low-density housing spreads infrastructure costs over smaller tax bases, leading to a higher per-capita service cost.

The **ratio** calculation is:

$$\text{Ratio} = \frac{\text{Total Service Costs for Land Use}}{\text{Total Tax Revenue from Land Use}}$$

A more diversified property tax base (commercial/residential) will assist the city in being able to provide and maintain needed services in a health fiscal environment.

Strategic Context

Communities can align their economic development strategy with their comprehensive planning efforts to support their desired development objectives and achieve goals direct to transportation corridor planning, utility expansion and regional growth expectations. An effective strategy can help to balance commercial and industrial development opportunities, retain rural character, support residential and commercial growth for services and quality-of-life investments. Coordination with local and regional agencies

including Hennepin County, the Metropolitan Council, economic development organizations, property owners, employers, residents and neighboring communities is key to the process. The strategy must build on Corcoran's strengths and simultaneously consider ways to maintain a high quality of life while addressing the city's need for public and private investments to support its rapid growth and reduce the overall tax burden on residential property owners.

Looking to 2050, Corcoran is expected to remain one of the region's higher-growth suburban communities as planned residential development, household formation and utility-served growth areas continue to expand the city's population base. This growth will create stronger demand for local retail, services, medical care, childcare, recreation and employment opportunities, while also increasing pressure on expansion and upkeep of roads, utilities, public safety, parks and municipal operations. The City's economic development strategy should therefore treat population growth not only as a market opportunity, but also as a fiscal and infrastructure planning challenge. To maintain long-term resilience, Corcoran will need to balance its rapid residential growth with a larger and stronger commercial and industrial tax base by identifying key employment areas to support future businesses and ensure that development supports the City's vision of becoming a vibrant, connected community while preserving its rural character and natural assets.

Corcoran SVOR Analysis

(Strengths, Vulnerabilities, Opportunities, Risks)

In a SVOR Analysis, strengths and opportunities are positive factors. Risks cover internal and external factors and vulnerabilities are internal weaknesses or gaps that could exploit or cause difficulties if not addressed.

The SVOR Analysis provides an assessment of external and internal factors so that Corcoran can focus on accentuating the City's strengths and mitigating risks (internal and external) to have a strong position when engaging with stakeholders on key growth and development issues.

The following SVOR (Strengths, Vulnerabilities, Opportunities, Risks) analysis summarizes key factors shaping Corcoran's economic development strategy as the city manages rapid residential growth and critical needs for infrastructure expansion and focuses on diversifying its tax base.

Strengths	Vulnerabilities
• Large land area with room for planned growth, employment areas, and commercial development. • Strategic western Hennepin County location with access to regional travel corridors and neighboring employment centers. • Strong rural identity, open space, wetlands, agricultural heritage and quality-of-life appeal. • Growing residential base that can support new services, retail, restaurants and local employment. • Active comprehensive planning and development tracking processes that provide a foundation for coordinated growth.	• Limited commercial and industrial tax base compared with the city's residential market value. • Infrastructure development and timing, including roads, sewer, and water, is and will continue to place pressure on business development. • Limited concentrations of retail, office and industrial space to attract follow-on investment. • Public concerns about new developments. • General uncertainty for developers if zoning standards and business expectations are not clearly defined. • Capacity for growth may be constrained by the slow pace of development review, insufficient infrastructure planning and limited resident engagement.
Opportunities	**Risks**
• Use planned growth areas to create a stronger balance between residential, commercial and light industrial development. • Capture demand from population and household growth by attracting daily-needs businesses and community-serving amenities. • Prepare priority business and employment sites in advance of market demand through coordinated zoning, utilities transportation and development guidance. • Collaborate closely with Hennepin County and other key stakeholders such as the Metropolitan Council on	• Residential development pressure is consuming land, some of which could be used for future commercial and industrial development. • Infrastructure costs may increase faster than the tax base if job-producing development does not keep pace with residential growth. • Neighboring communities will continue to capture available commercial and industrial investment if Corcoran does not implement a cohesive strategy. • Community opposition to certain commercial or industrial formats

expansion support, infrastructure funding and regional access. • Differentiate Corcoran as a business-friendly community combining business readiness with rural character and environmental stewardship.	could delay projects without clear design and use standards. • Macroeconomic cycles, interest rates, construction costs and labor shortages may slow private investment and development absorption.

Vision

The Economic Development Strategy provides a guide for the city to achieve its Vision.

The city's current Vision statement is:

The City of Corcoran will become a vibrant, connected community while preserving its natural character and agricultural roots.

Additional characteristics and qualities that may be incorporated into a strategy to achieve the Vision include:

Position Corcoran as a well-planned, community-focused and business-ready city that supports local employers and businesses, attracts compatible investment, expands the commercial and industrial tax base, preserves valued rural and natural assets, values resident and stakeholder input, improves access to retail services, jobs, a diversity of housing and enhances amenities for residents.

Visioning Session

Maxfield Research and Consulting conducted an initial Visioning Session with City Council and public participants on February 12, 2026. The Visioning Session identifed items that would be included in the Economic Development Strategy. Several questions were posed to Council and participants in attendance using the "Mentimeter" on-line survey platform to elicit initial input. Not all questions received responses. (A full copy of the responses recorded is found in the Appendix. Participants that responded identified the following:

1) In one word, what should define Corcoran's future? (Responses are shown below)

The following had the highest responses

- Growth
- Community
- Intentional
- Diverse
- Responsible

Second Tier of Responses

Stewardship	Character	Safety	Home
Thoughtful Development	Gold Standard	Small Town Feel	Integrity
Preservation	Connected	Differentiation	Prosperity
Aspirational	Independence	Technology	Active
Rural-Feel	Resilience	Engaged	Volunteers
Needs			

2) Distribute 100 Points among these priorities for Corcoran's future:

Financial Stability	36 points
Retain and Attract Businesses	31 points
Think Outside the Box	19 points
Expand Community Services	14 points

3) To what extent do you agree these are key challenges for Corcoran? (On a scale of 1-10, with 1 as "strongly disagree" and 10 as "strongly agree."

Adapting to Changing Community Needs	6.5
Building a Strong Financial Base	7.6
Growing Our Business Base	7.7

4) What Bold Ideas and Changes should Corcoran consider for its future?

- Destination and identity-based commercial
- Have its own schools
- Event and entertainment businesses
- Transportation improvements; Become a destination instead of a drive-through city
- Secede from Hennepin County; Corcoran Post Office and Zip Code
- Corcoran Zip Code
- More restaurants and businesses so residents have options in town instead of traveling elsewhere

- Updating commercial, mixed-use & similar zoning districts to modernize and expand some uses that are low intensity, solid tax base and bring value to the community and more: re 2050 Comp Plan
- Consider proactive measures to attract diverse uses to the city
- Define how we want to be different than the suburbs
- Varied tax rates, actual homeownership by cessation of city property taxes when you own your own home; preservation of agricultural within city limits
- Acquire Medina
- Leave the constraints of the Met Council so we can build the city we desire; prioritize our rural character-what people want; explicitly define the way we want to be different from other suburbs.

Many of these bold ideas, identified at the onset of the process, were echoed in other stakeholder input sessions and in conversations with property owners.

Community/Stakeholder Input

Maxfield Research completed discussion sessions with residents and businesses in Corcoran regarding their input and feedback on their current views of their community, their vision for the future and their current concerns. This feedback was also provided through the Mentimeter on-line survey system.

When asked the question:

"What should Corcoran focus on over the next three to five years", participants provided the following responses:

- Streamline processes to result in reduced timelines for approval
- Parks/social/arts spaces; retail spaces; water in the north
- High-quality expansion with community focus to historical sites; not becoming Plymouth by adding mass; cheap housing developments;
- Focus on keeping property taxes low to keep legacy members
- Support existing businesses; help them to grow and support our community
- Attract new businesses to our community, creating a city center, bike paths, library, etc.; residents alone cannot sustain these significant tax increases
- Business development. Both commercial and industrial if there is interest. Promote community within our borders as much as possible.
- Housing diversity.

Stakeholders identified the following concerns about future development in Corcoran.

1) Higher property taxes

2) Getting the right types of development
3) Not enough land for development
4) Growing too fast

Stakeholders were asked to respond to this phrase.

"Corcoran should:"

- Focus on getting more businesses to come to Corcoran
- Find a meaningful way to engage residents that can keep them informed and excited about change that is coming
- Support community members that try to keep the rural feel while trying to provide an amenity and service to the community without costly time consuming hurdles
- Build out infrastructure before the expected growth occurs
- Get its own post office
- Corcoran should allow businesses to operate without imposing so many restrictions on what the business has to do to appease council members
- Work on slowing traffic on roads, add roundabouts, add more pedestrian walk paths
- Grow commercial and industrial guided properties to stabilize the tax base for residents
- Be more considerate of life-long residents wanting to develop larger farm areas
- Work with current businesses to understand what will complement their businesses as Corcoran grows.
- New City Campus
- Civic campus and local public safety training
- Expand City Center Drive and the Downtown Core
- Commercial Development
- We get our voice back and build a plan the city agrees with to keep our identity
- New Civic campus, other near term facility improvements or additions, built out parks and trails plan, finish all of Phase I of Heritage Park

It is important to establish a business expansion and retention program to accommodate companies that may have outgrown their current spaces and want to remain in the community. Supporting new business growth and development can result in additional workers in the city who will spend money on goods and services in addition to greater revenues because of higher property tax rates for commercial and industrial use.

Strategic Goals

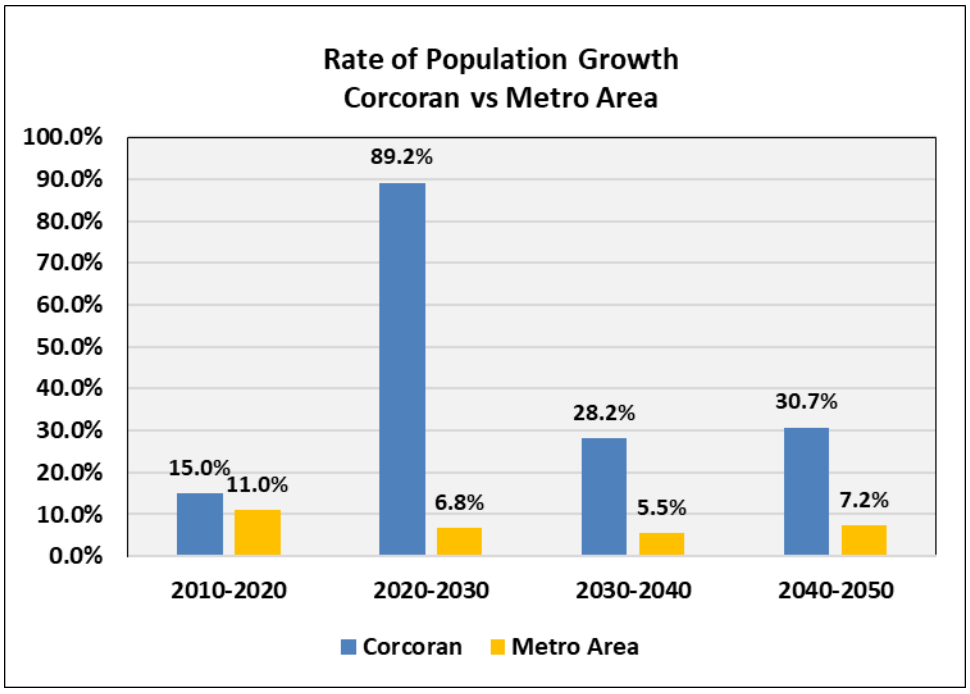
The following strategic goals support the input that was provided by community residents and business owners.

1. **Support existing Corcoran businesses.** Establish regular outreach to local businesses, farms, home-based businesses, contractors, industrial users, retailers, and service providers to identify needs, expansion opportunities and permitting or infrastructure barriers.
2. **Focus investment in planned growth areas.** Direct commercial, light industrial and mixed-use opportunities to areas consistent with Corcoran's land use plan, transportation network and utility extension priorities. **(See Node Analysis)**
3. **Prepare sites for job-producing development.** Advance site readiness by coordinating land use, zoning, roads, utilities, environmental review, parcel assembly and development guidance for priority employment areas. This can be reviewed and addressed/adjusted in the 2050 Comprehensive Plan.
4. **Expand commercial services for residents.** Encourage neighborhood-serving retail, restaurants, personal services, healthcare and other amenities that reduce travel demand and improve daily convenience for Corcoran residents.
5. **Strengthen partnerships for workforce and infrastructure.** Work with Hennepin County, the Metropolitan Council, regional organizations, schools, workforce partners, utilities and neighboring communities to support talent access, transportation improvements, sewer, water and funding opportunities.
6. **Preserve quality of place during growth.** Integrate trails, parks, natural resources, rural character, design standards and placemaking into economic development decisions so growth enhances Corcoran's identity and long-term livability.

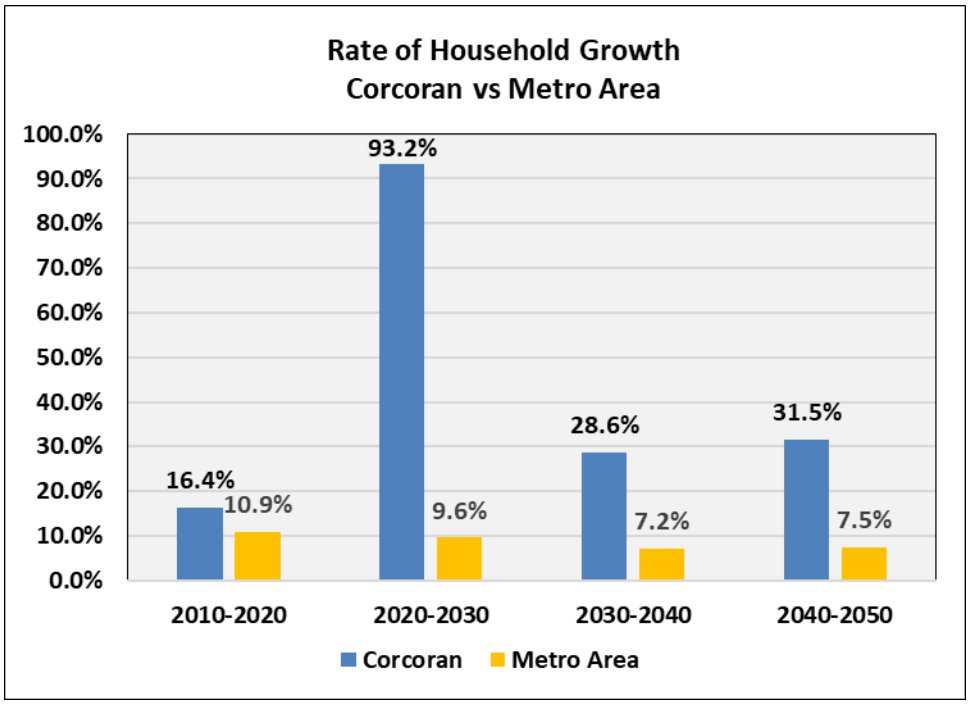
Population and Household Growth to 2050

The two charts below show the rapid growth that has occurred in Corcoran and the projected growth in population and households to 2050. Corcoran has already been identified by local and regional developers as a city that has ample land for new development, primarily residential. The substantial upward trajectory further demonstrates a new for a clear strategy to support additional revenue through balancing residential growth with commercial and industrial development. Corcoran's growth rate during this decade already shows how rapidly residential development has and will continue to occur. Regional residential developers have already identified communities on

the growth fringe of the Metro Area as potential targets for new single-family developments (Twin Cities Business Journal – October 16-22, 2026).



Sources: U.S. Census; Metropolitan Council



Sources: U.S. Census; Metropolitan Council

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Commercial and Industrial Market Conditions

The following tables and text summary show current and recent market performance for industrial, retail and medical office space for the Northwest sector of the Twin Cities. The Northwest sector of the Twin Cities includes the Cities of Dayton, Maple Grove, Brooklyn Park, Rogers, Corcoran, Brooklyn Center, Robbinsdale, New Hope, Golden Valley and Crystal. Most of the market activity is concentrated in the outlying communities that border I-94.

Industrial

In 2025, there was a modest shift away from traditional multitenant space (leased) toward owner-user build-to-suit space. This occurred due to less speculative building in the market and users seeking space that best meets their operational needs. These shifts can fluctuate depending on construction costs, available space options, mortgage interest rates and other factors.

According to Stack Industrial, a Twin Cities industrial and commercial brokerage firm, manufacturing growth remains a key driver of industrial demand despite a broader economic moderation. Manufacturing employment increased by 3,200 jobs in the Twin Cities between 2025 and 2026, raising total employment in this sector to an estimated 199,100 workers. Regional unemployment in the Metro remains below that of Minnesota and the U.S.

Active tenant requirements total an estimated 12.5 million square feet of space across the Twin Cities industrial market, reflecting a deep pipeline of demand entering the 2nd half of 2026. Of course, Distribution and Logistics remains the largest component at 43.5%, followed by Manufacturing & Production with 2.4 million square feet (22.7%), Consumer Retail and Recreation at 15.3% and Healthcare and Life Sciences (10.9%).

Demand remains concentrated among users most likely to drive long-term leasing and investment across the market. Demand remains concentrated in the Northwest and Southwest quadrants. The Northwest leads all other submarkets with demand strongest for Distribution & Logistics and Manufacturing and Production users. Demand in the Northwest submarket from Manufacturing users along accounts for more than 1.0 million square feet, while logistics users account for 842,500 square feet. Corcoran is more likely to capture demand in the Manufacturing sector while logistics users will continue to target cities that border I-94 Corridor such as Maple Grove, Dayton and Rogers. The Twin Cities

and especially the Northwest submarket continue to remain resilient and market fundamentals are anticipated to remain strong in the short- and long-term.

INDUSTRIAL MARKET TRENDS
NORTHWEST SUBMARKET
3rd QUARTER 2026

NW Submarket Industrial Sector	Total Multitenant Inventory 2026 (SF)	Vacancy Rate (%)			Net Absorption (SF) (Current)			2026 YTD Under Construction (SF)	2026 YTD Deliveries (SF)
		Q3 2026	Q2 2026	Q1 2026	Q3 2026	Q2 2026	Q1 2026		
Manufacturing	30,809,163	4.1	2.4	2.4	108,263	-6,597	261,722	---	175,600
Office Showroom	11,270,206	2.2	3.6	3.2	-96,326	-38,553	59,019	14,536	16,122
Warehouse	39,274,249	5.2	8.1	7.1	1,525,256	-77,399	174,989	607,084	741,948

Sources: Colliers; Maxfield Research and Consulting

Medical Office

The regional Twin Cities health care market ended the 1st half of 2026 with rising rental rates, tight overall vacancies, active investment sales and relatively flat absorption. During the 2nd half of 2026, commercial brokers expect to continue to see active leasing, pressure on rental rates and high investment sales velocity.

Off-campus vacancy rates were lower than on-campus vacancy rates. Off-campus vacancy rate increased just slightly to 6.5% while the on-campus vacancy rate rose to 8%, pushed higher by some on-campus locations with vacancy rates well above 10%.

Medical office development remained limited through the 1st half of 2026 and no new developments broke ground during this period. Lack of available space is particularly evident in the high-growth suburban markets of Maple Grove and Lakeville/Apple Vally, where expanding health care providers have few modern space options. Two major hospital expansion projects totaling more than 1.0 million square feet are underway, reinforcing long-term healthcare investment in the region.

In the northwest, Maple Grove (120,000 SF) had no vacancies and no availability for on-campus space in either the 2nd half of 2025 or the 1st half of 2026. North Memorial and West Health have space available, but most of the availability is further into the core (Robbinsdale for North Memorial and Plymouth for West Health). In the 2nd half of 2025, Summit Orthopedics opened an 80,000 SF building in Plymouth on Hwy 55.

Retail

Twin Cities Metro-wide retail vacancy rate improved to 5.8% in 2nd Quarter 2026, with suburban vacancy at 5.5% versus 13.3% for urban vacancy. Tenant demand is currently being driven by fitness, education and service sectors leading move-ins. While outcomes

are increasingly shaped by location and asset competitiveness, there are opportunities to capitalize on limited supply in markets with strong demand.

Most current construction activity remains tied to freestanding buildings, strip centers, neighborhood centers and mixed-use projects as large centers have become less desirable.

RETAIL MARKET TRENDS
NORTHWEST SUBMARKET
3rd QUARTER 2026

Retail Sector	Total Multitenant Inventory 2026 (SF)	Vacancy Rate (%)			Net Absorption (SF) (Current)			2026 YTD Under Construction (SF)	2026 YTD Deliveries (SF)
		Q3 2026	Q2 2026	Q12026	Q3 2026	Q2 2026	Q1 2026		
NW Suburban	14,397,670	3.7	4.3	4.2	310,965	-27,857	62,433	13,776	280,049

Sources: Colliers; Maxfield Research and Consulting

Commercial and Industrial Market Opportunities

Short-Term

Industrial Manufacturing/Production

Build-to-Suit
Multitenant
Medium to Large Size Users
Consider expansion options for existing industrial businesses
Locations currently zoned for light industrial use or mixed-use adjacent to light industrial that could be rezoned
Focus on locations in MUSA with options for appropriate locations outside of the MUSA (i.e. Emerging Development Node 4 – Co Rds 10/30, east of Co Rd 19; Development Node 6 – Hwy 55 and Co. Rd 19)
Users that have location criteria that allow a further distance from I-94 interchange

Medical Office

Single-User
Multitenant
Small to Medium Size Users
Proximity to Senior Housing and concentrated areas of residential development
Consider freestanding urgent care center/walk-in clinic (3,500 to 8,000 SF)

Retail Goods and Services

Freestanding Users

Convenience-oriented (gas, convenience store)
Food and Beverage
Fitness/Recreation/Entertainment (Indoor)
Traffic Volumes at or above 9,000 AADT daily, but will vary based on user and proximity to rooftops

Long-Term

Industrial Manufacturing/Production

Build-to-Suit
Medium to Large Size Users
Increase the amount of land zoned for industrial development on key corridors with consideration of planning for sufficient infrastructure to accommodate new development
Target agricultural land within the MUSA that can be zoned for light industrial Development (expand land available)

Medical Office/Office

Build-to-Suit
Medium Size Clinic Buildings, HMO and/or hospital affiliations
Clustered with other sites for retail and offices
Specialty clinics

Research and Development

Connections to other research and development industry clusters (bio-tech, IT and medical research)
Potential partnerships with university-based research institutions (U of M)
Access to a strong talent pool (IT, engineers, scientists)
Proximity to major infrastructure networks (transportation corridors, airports, etc.)
Land availability

Retail Goods and Services

As rooftops and employment increase, opportunities will increase for retail cluster development (concentrations of commercial retail at key nodes and high traffic areas)

Core Downtown and New Downtown Center (Mixed-Use)
Redevelopment and New Development

Planning for post-Co-Rd 10 improvements

Tax Capacity and Tax Levies

Tax capacity reflects the taxable value of property in the city and is a key indicator of how much local revenue can be generated to support services, infrastructure and public investments. A large and growing residential base in Corcoran increases overall market value but this is offset by a relatively limited commercial and industrial tax base, which places more pressure on homeowners when public service and infrastructure costs rise faster than higher tax-capacity development (commercial and industrial).

Tax Levies are the dollars collected by the City and other taxing jurisdictions to funds operations, debt service, infrastructure, public safety, parks, roads and other needs.

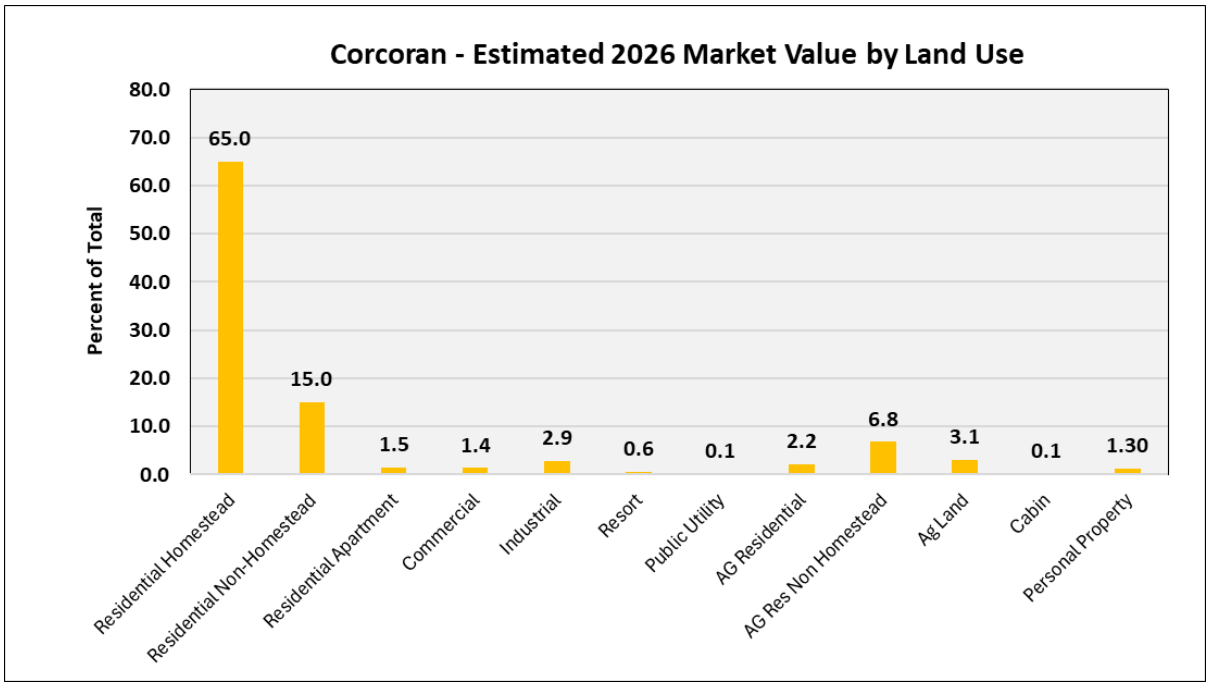
As Corcoran grows, levy decisions need to balance maintaining service levels, funding infrastructure expansion, supporting investments that broaden the city's long-term tax base and managing impacts to residential property owners and residents. Reducing tax levies or supporting an approach of suppressing tax increases in a strong expansion phase may result in an eventual reduction in services and a greater long-term cost to the city to "catch up" to its infrastructure and service needs (i.e. public safety, roads, water/sewer, office space, etc.)

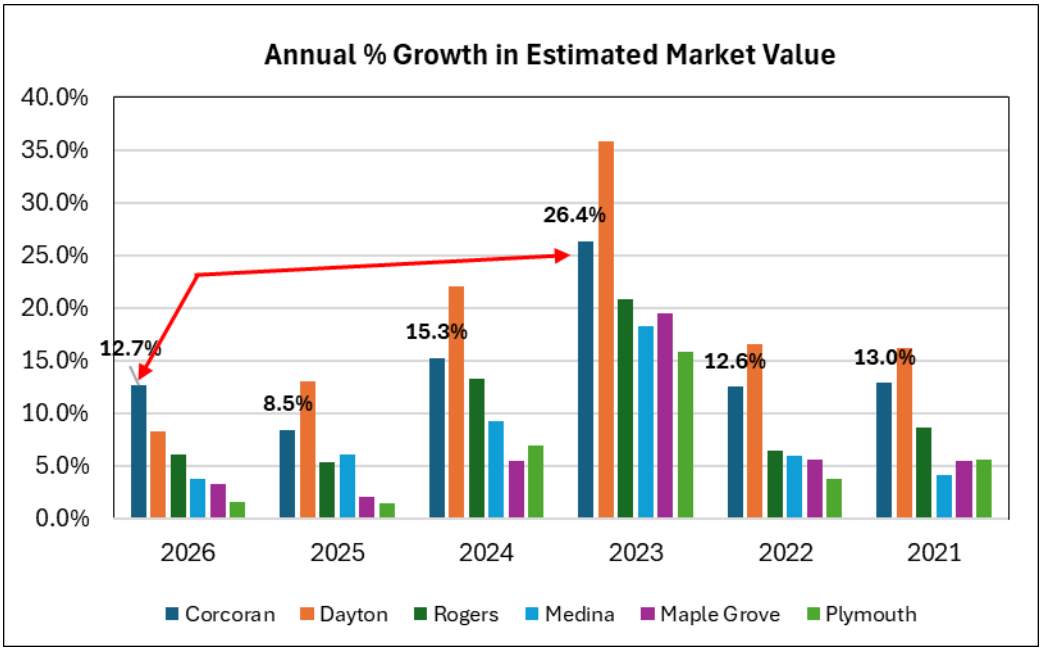
The following charts show 1) 10-year New Home Construction Totals; 2) a comparison of EMV (Estimated Market Value) as of 2026 for Corcoran and 3) a comparison percent of EMVs for various land use categories between Corcoran and adjacent cities.

According to the 2026 Hennepin County Assessment Report, Corcoran's median single-family home value for tax purposes climbed to $582,200 from $542,000 in 2025. This is an increase of 7.4%. The median single-family home market value is listed at $595,000 based on year-to-date sales in Corcoran as compiled by Hennepin County. Ten-year construction totals of new homes added in Hennepin County communities saw the following ranking:

10-Year New Home Construction Totals	
Dayton	2,234
Plymouth	1,925
Corcoran	1,571
Rogers	1,262
Maple Grove	1,223

Source: Hennepin County 2026 Assessment Report





Percent growth in EMV tracks the market values for varying classes of property. Strong market demand and high property appreciation increase the percent growth in estimated market value. While a higher residential EMV often produces more revenue for the City, it also places a greater burden on municipal services, increasing city costs to provide adequate services primarily to residents and also to businesses. In a typical suburban city, the share of municipal service needs generated by residents account for between 60% to 80% while commercial and industrial businesses account for between 20% to 40% of the service needs. This depends on the proportion of tax base allocated to residential versus C/I use. In Corcoran, the much higher residential base will have a weighting nearer the 80% versus the 60% level.

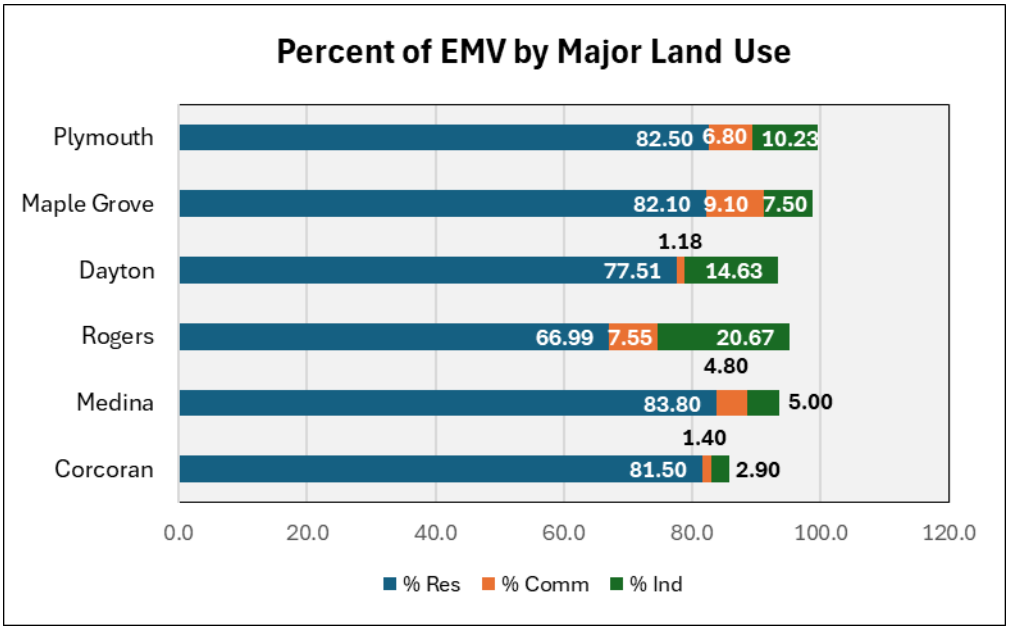
A community with a less balanced residential versus commercial base will continue to face cost increases to maintain the same level of services over time.

Percent of Estimated Market Value by Land Use Comparison
2026

	Corcoran	Medina	Rogers	Dayton	Maple Grove	Plymouth
	Percent of EMV					
Residential Homestead	65.00	63.90	53.75	64.27	66.00	65.00
Residential Non-Homestead	15.00	18.10	8.18	11.75	9.50	9.90
Residential Apartment	1.50	1.80	5.06	1.49	6.60	7.60
Commercial	1.40	4.80	7.55	1.18	9.10	6.80
Industrial	2.90	5.00	20.67	14.63	7.50	10.23
AG Res Homestead	2.20	0.90	0.56	0.86	0.00	0.00
AG Res Non Homestead Land	6.80	1.30	1.22	1.64	0.00	0.10
AG Land	3.10	2.50	1.72	2.25	0.30	0.10

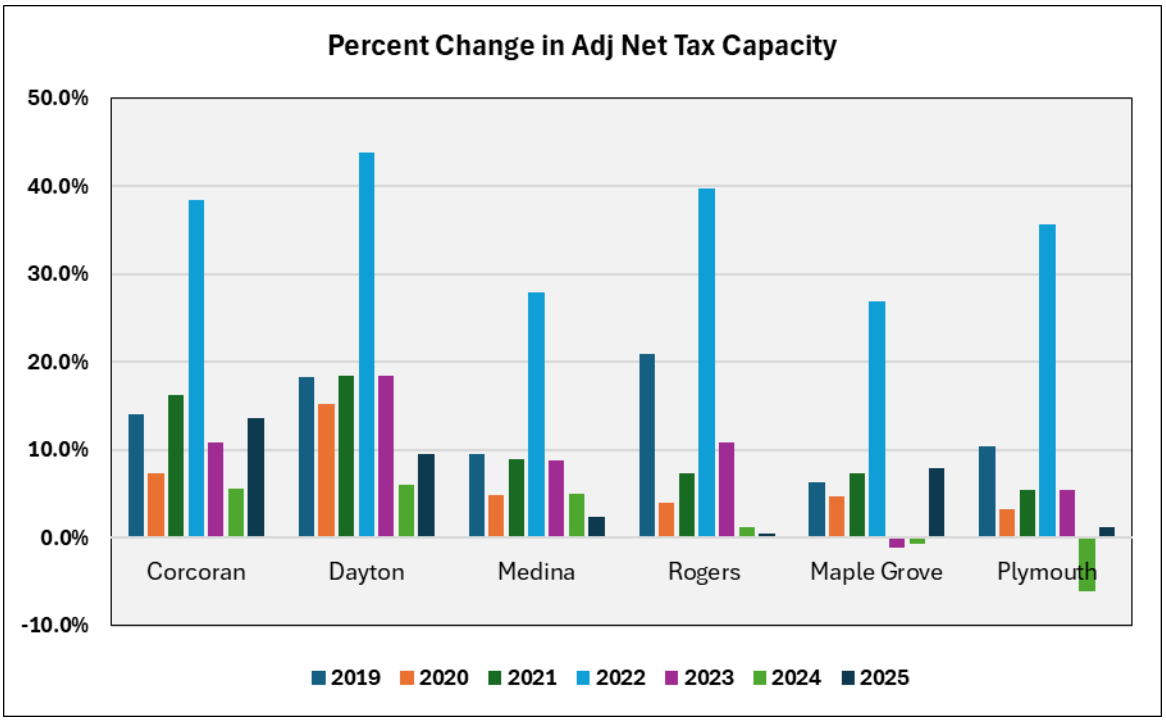
Note: Some smaller categories not included; therefore percentages do not total to 100.0

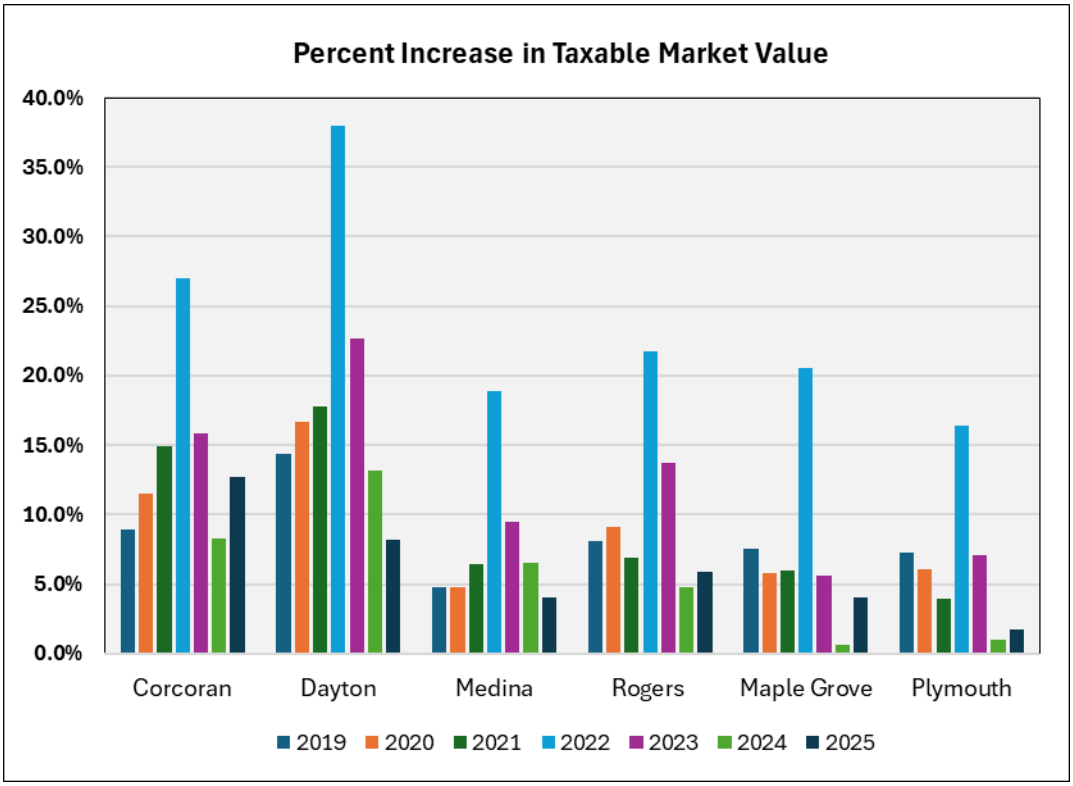
Sources: MN Department of Revenue; Hennepin County



Tax Capacity Comparison and Percent Increase

The chart below compares the dollar tax capacity levels for Corcoran and nearby cities along with the percent increase in adjusted net tax capacity and estimated market value from 2018 through 2025 (most recent full year available). Data was compiled from the MN Department of Revenue. A detailed table is provided in the Appendix.



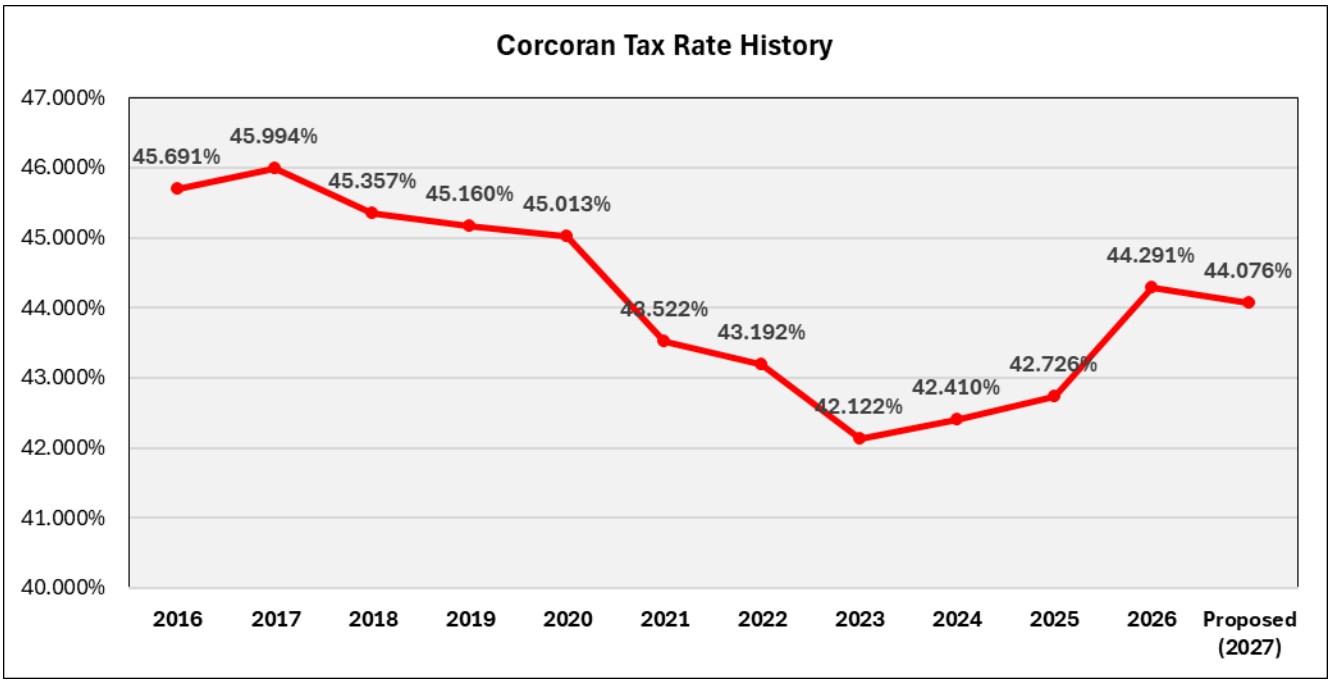

Percent Increase in Taxable Market Value
40.0%
35.0%
30.0%
25.0%
20.0%
15.0%
10.0%
5.0%
0.0%
Corcoran
Dayton
Medina
Rogers
Maple Grove
Plymouth
2019
2020
2021
2022
2023
2024
2025

In the economic development strategy, tax policy is directly connected to the need for:

- Diversifying the tax base to increase the proportion of commercial and industrial development to obtain more revenue to offset increasing municipal expenses as the
- Supporting existing commercial and light industrial areas for future growth and identifying new locations to add to this land use base
- Aligning infrastructure costs with future tax base growth
- Tracking whether new development helps reduce pressure on residential taxpayers while maintaining an appropriate level of services to the community's base.

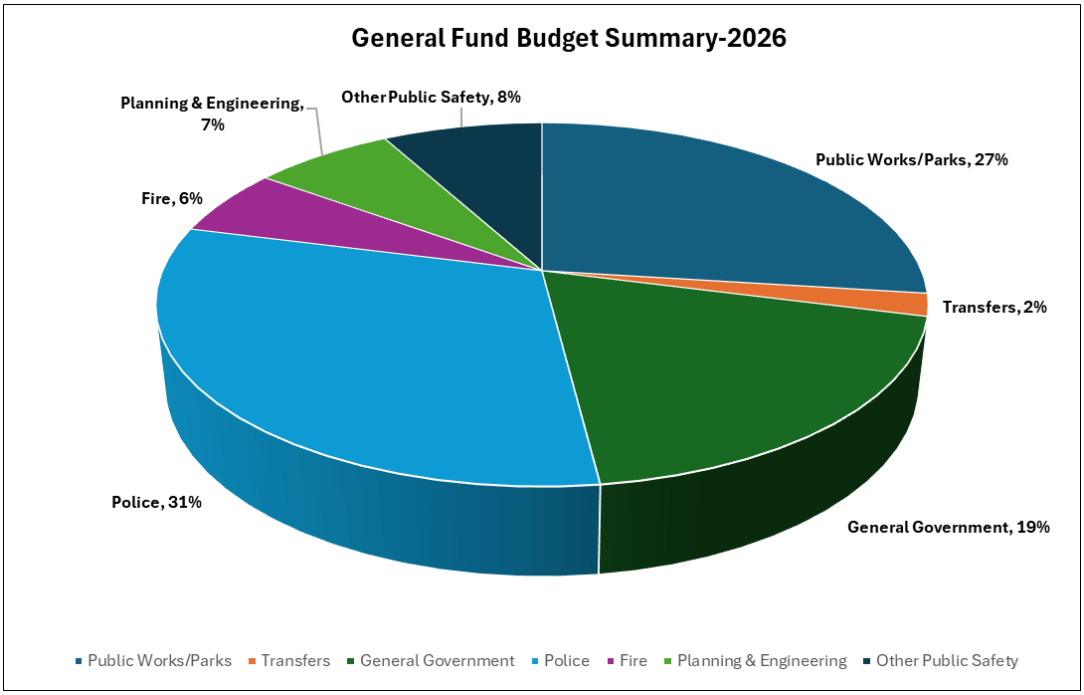
Tax Rate History

The chart below shows the tax rate history for Corcoran from 2016 through 2026, with the current proposed tax rate for 2027. The proposed 2027 tax rate is slightly lower than 2026 but reflects and is indicated to account for the projected 2027 expenditure needs. The tax rate in Corcoran decreased each year from 2017 through 2023 and then increased modestly in 2024 and 2025, with a much larger increase in 2026. The proposed 2027 tax rate is projected to be modestly lower than for 2026 but does not reflect significant cap ex or bonding expenses. Corcoran's taxable capacity has continued to rise substantially over the past 10 years (230% from 2016 through 2026), while its tax rate has fallen.



Source: City of Corcoran

2026 Historic and 2027 Projected Tax Revenues and Major Category Allocations

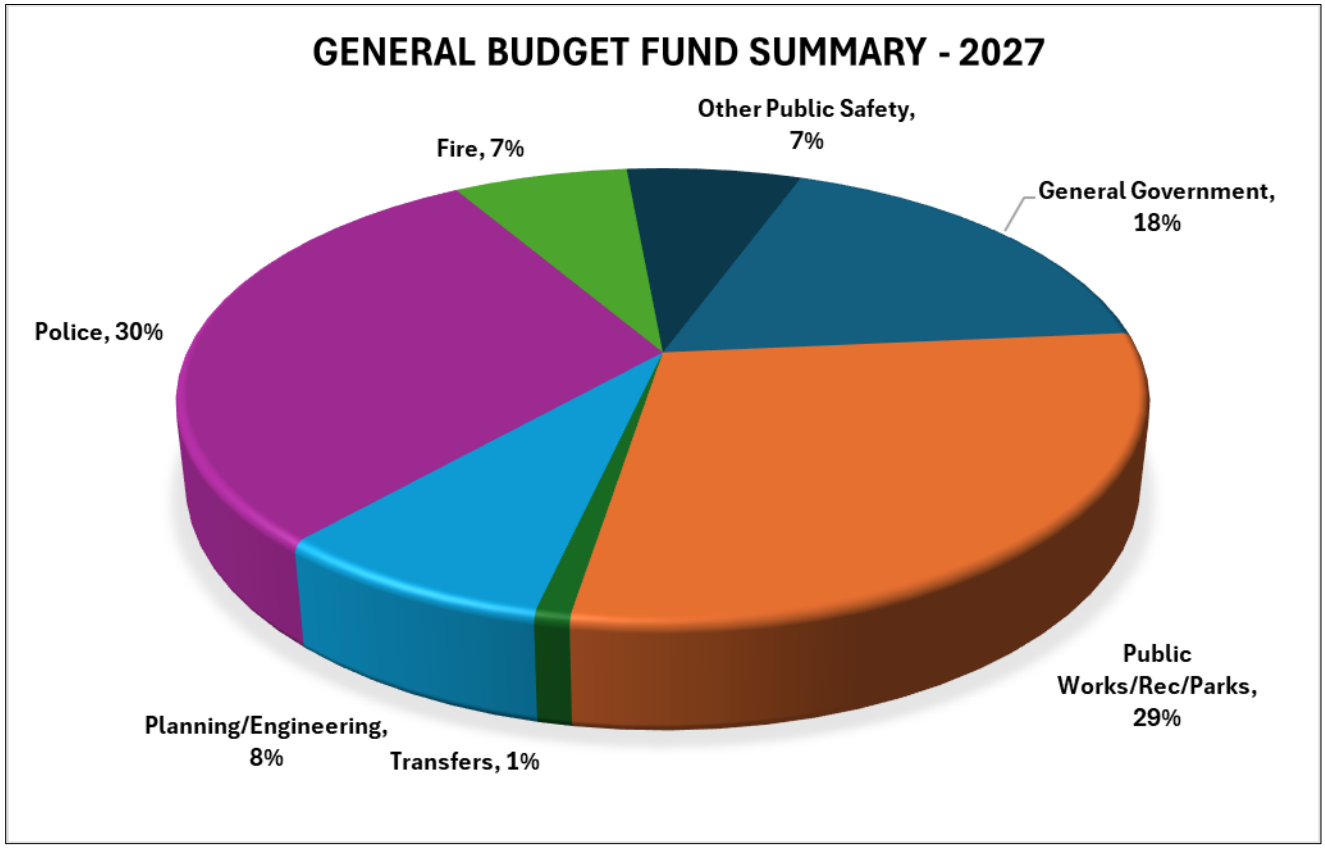


The proposed 2027 budget includes increases for the following items:

- Additional Staff Positions – four positions
- Increase in the Contract for Fire Services
- Additional Funds for Paved Streets
- Additional Funds for a Water Infrastructure Project

The proposed 2027 reflects the need for funds allocated to items to meet the needs of a rapidly growing community. Modest shifts are shown between government departments based on the current budget requests.

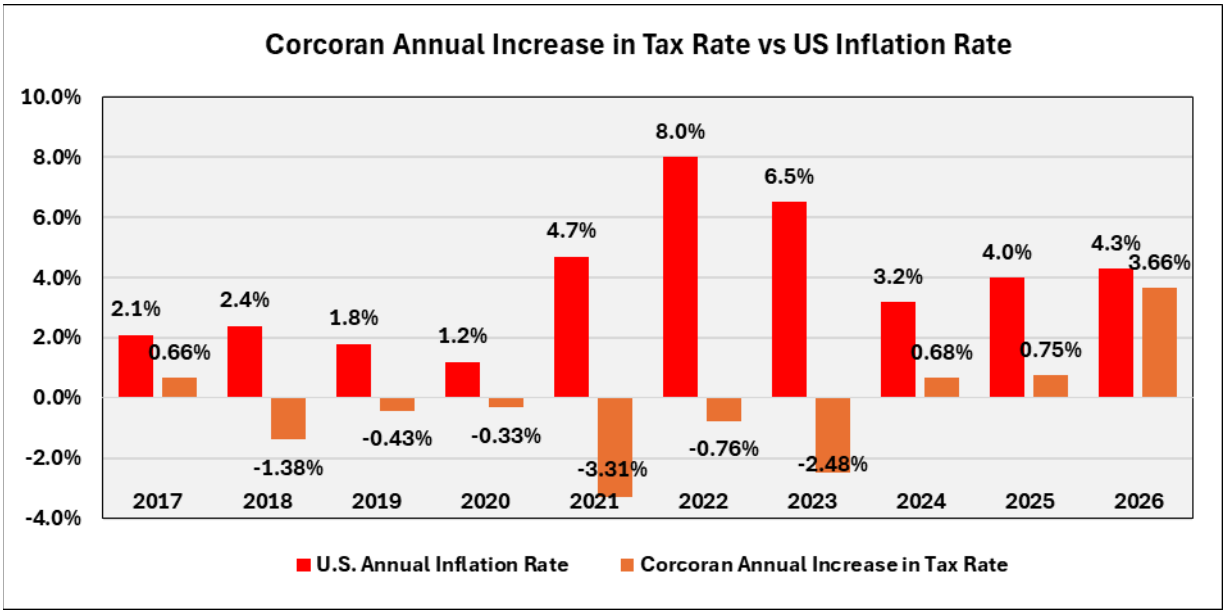
General Government	19%	18%
Transfers	2%	1%
Police	31%	30%
Other Public Safety	8%	7%
Planning/Engineering	7%	8%
Fire	6%	7%



Source: City of Corcoran

Corcoran Tax Rate versus Annual Inflation Rate

The chart below shows the annual US inflation rate from 2017 through 2026 (September) paired with the annual increase in the tax rate for Corcoran over the same period. As shown, there is no year during the period where the average annual increase in the tax rate for Corcoran was equal to or exceeded the US inflation rate. While each municipality identifies and prepares its own budget regarding its community needs, not keeping pace with inflation, especially during a significant period of growth can place the City in a challenging financial position over the long-term as it works to "catch up" with community service needs and to implement a comprehensive fiscal plan.



Sources: US Inflation Calculator; City of Corcoran

Tax Rate Comparison

Corcoran's tax rate compares favorably to nearby communities, but Corcoran's tax rate falls more heavily on residential homeowners as the proportion of residential value is the highest in Corcoran as compared to other nearby communities such as Maple Grove, Plymouth, Rogers and Dayton. Pressure on the demand for local services, fire, public safety, public works (infrastructure) and planning will continue to rise in the city, which is on a growth trajectory. Although the ***rate*** of population and household growth may not remain the same over the next 20 years, projections to 2050 show moderate to strong growth in population and households. Current employment in Corcoran has already surpassed the 2030 employment total originally projected through the Metropolitan Council's 2050 "Imagine 2050" forecasts.

Tax Rates for 2026

Homestead Property

Estimated Market Value (EMV) is set by the county assessor and is based on the actual market value.

Homestead Market Value Exclusion (HMVE) – subtracted from EMV (2026 thresholds: $38,000 max exclusion; $0 exclusion at $517,200+ EMV)

The Net Tax Capacity (NTC) is then multiplied by the consolidated tax capacity rate for your city, school district, and other special districts. This rate is typically 100%–140% of tax capacity in Hennepin County, depending on location.

Homestead Market Value Exclusion (HMVE)

The statutory homestead class rate for 2026–2027 in Hennepin County is **1.00% / 1.25%**, but your actual tax bill depends on your city, school district and other levies, which can push the effective rate into the 1.1%–1.4% range.

Commercial/Industrial Property Tax

Minnesota also levies a uniform statewide property tax, but it applies only to commercial-industrial property (28.313% of net tax capacity for taxes payable 2026)

Example of Property Taxes Payable Based on EMV

Corcoran Residential Homestead

2026 EMV		
Median EMV	$582,200	
1st $500,000	1.00%	$5,000
Above $500,000	1.25%	$1,028
Max Value for Exclusion	$517,200 (no exclusion thereafter)	
Total Estimated Property Tax (Base)		$6,028

Commercial/Industrial

2026 EMV		
Median EMV	$13,360,000	
1st $150,000 EMV	1.00%	$133,600
Above $150,000 EMV	1.50%	$198,150
Total Property Tax (Base)		$331,750

Level of Services Provided to Residential Versus Commercial/Industrial

The residential classification triggers a broader set of municipal obligations because:

- Housing is a core community function, so cities invest in amenities and services that improve quality of life for residents (parks, sports fields, walking trails, libraries).
- Residential properties are often the primary tax base for funding these services, so the city's role is to collect, allocate and manage property tax revenue to deliver essential public services and infrastructure that benefit residents.
- Commercial properties are primarily economic drivers, so the city's role is to regulate and support their operations rather than provide extensive public amenities.

Key Differences in Service Delivery

1. **Permitting & Regulation**
    - Residential: fewer departments involved, shorter review cycles.
    - Commercial/Industrial: multi-department review (building, fire, health, ADA) can add 30–90 days.
2. **Service Frequency & Intensity**
    - Residential: higher frequency of street cleaning, snow removal, and public safety presence.
    - Commercial/Industrial: service focus shifts to business operations, traffic flow, and safety compliance.
3. **Cost vs. Revenue Balance**
    - Residential: often net cost to the municipality.
    - Commercial/Industrial: often net revenue, offsetting other service costs.
4. **Risk & Safety Priorities**
    - Residential: emphasis on pedestrian safety, fire prevention, and community well-being.
    - Commercial/Industrial: emphasis on business continuity, hazard control, and compliance with occupational safety standards.

Maxfield Research & Consulting
Breaking Ground since 1983

Example of Fiscal Impact Analysis

METHOD FOR ESTIMATING FISCAL IMPACTS

A community generally has three basic revenue sources – property taxes, state aid and miscellaneous taxes and fees such as those paid for town government services. Property taxes however, account for a majority of municipal revenues. On the cost side, the three basic categories are schools, services (such as road maintenance, government, police, fire protection, sewer, water, recreation, waste removal), and debt service.

Calculating Revenues

Revenues to be considered are (a) property taxes generated by the new development, (b) miscellaneous revenues based on current patterns and proportions and (c) state aid (mainly for education) also based on current patterns and proportions.

Average Methods of Calculation include:

- Per Capita
- Service Standard
- Proportional Valuation

The example below shows an example calculation based on the proportional valuation of a new single-family unit as compared to a commercial property.

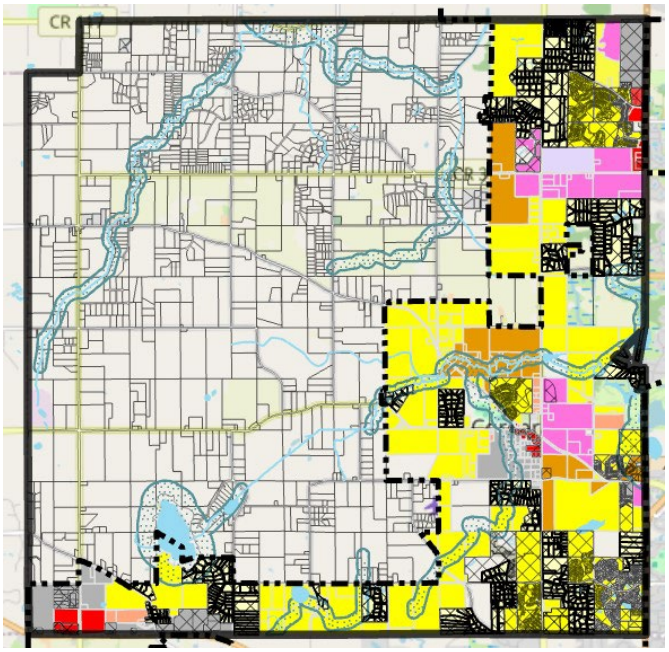
Example of Impact on Tax Revenues from New Residential/Commercial Development	
Example	
Revenue from New Residential Development	
Market Value of Development (Avg. Price of Single-Family Home)	$500,000
multipled by Assessment Ratio (Taxable Market Value)	100%
Actual Assessed Value	$500,000
multipled by Residential Tax Rate (per $1,000 of Value)	1.29%
Estimated Property Tax Revenue	$6,450.00
Miscellaneous Revenue	$5,591,167
Miscellaneous Revenue multipled by	
Residential Proportion of All Property	79.83%
Miscellaneous Revenue from Residential Use	$4,463,429
divided by Number of Residential Units	2,842
Miscellaneous Revenue per Housing Unit	$1,570.52
Number of New Homes	1.00
Estimated Additional Miscellaneous Revenue	$1,570.52
Total Estimated Revenue	**$8,020.52**
Example	
Revenue from New Commercial Development (65,729 square feet)	
Market Value of New Commercial Development	$2,058,000
mutiplied by Assessment Ratio (Taxable Market Value)	100%
Actual Assessed Value	$2,058,000
mutiplied by Tax Rate (42.47%)	34.29%
Estimated Property Tax Revenue	$70,568.82
Miscellaneous Property Tax Revenue	$5,591,167
Miscellaneous Revenue multipled by	
Commercial/Industrial Proportion of All Property	4.52%
divided by Total Square Footage of Commercial/Industrial Property	300,000
Miscellaneous Revenue from Commercial/Industrial Use	$0.84
Estimated Additional Miscellaneous Revenue	$0.84
Total Estimated Revenue	**$70,570**
Sources: Lincoln Institute; Maxfield Research and Consulting	

In addition to identifying the difference in property tax paid, the analysis also identifies the ratio of service use between residential and commercial/industrial properties. Generally, the service use ratio is 1.00 for residential properties and 0.70 for non-residential properties.

Land Use Considerations

Corcoran Basic Facts

- Population: 8,764 per City estimate for 2024
- Size
  - 36.08 square miles
  - 21,915.11 gross acres
  - 16,856.91 net acres
- Undeveloped Acres in MUSA (net)
  - Residential: 2,120.67
  - Mixed Use: 417.31
  - Commercial: 126.13
  - Business Park: 72.89
  - Industrial: 237.80
  - **Total: 2,974.80**



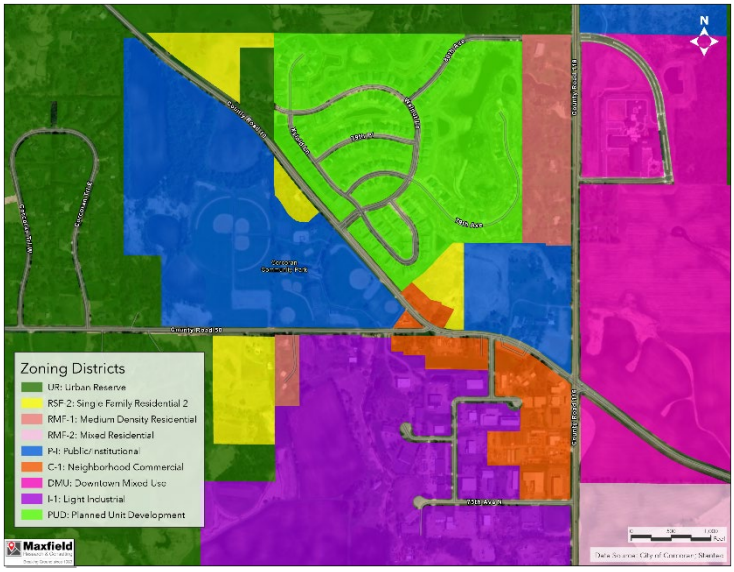
At this time, it is projected that there is sufficient land available in the MUSA to accommodate growth to reach the 2050 population and household projections. However, most of the land is zoned low- to medium-density residential. The pink areas are mixed-use, which support residential and commercial development; the red areas are commercial and the gray areas are industrial. Given current market conditions, there is a lag in the development of commercial uses while the City builds out its residential base and additional commercial development is in proximity (Maple Grove). Industrial is much less prevalent and industrial demand has remained strong in the Northwest Sector of the Twin Cities, supporting a potential rezoning of some mixed use parcels to industrial use in appropriate locations to increase the balance between residential values and industrial values for tax purposes.

Key Development Nodes

Node 1 – Historic Downtown (Existing Node)

Current Uses

- Retail Goods and Services
- Light Industrial
- Institutional
- Parks and Open Space
- Perimeter Single Family Residential and Agricultural Land



Market Opportunities

Redevelopment and Expansion of St. John the Apostle Church to accommodate more parishioners bringing more people to the area

Redevelopment of existing sites in the Core Downtown District to increase retail options; would require collaboration from existing parcel owners and potentially some assistance from the City with demolition and variances.

Potential to offer some existing industrial businesses an expansion opportunity on the 68-acre site. Need to identify those businesses and if there are ways to reconfigure sites in the existing industrial area to accommodate the needs of multiple businesses.

Challenges

Alignment changes and upgrades to County Road 10 planned in 2030 may limit current access to some parcels once completed.

Several existing industrial users have outgrown their current locations and there is insufficient parking for employees and customers.

Existing remaining industrial parcel of 68 acres has direct access to Larkin Road but would not have direct access to County Road 50 until other northern sites redevelop.

How to best utilize the existing 68 acres of land remaining in the industrially zoned area? Ideally, the City would want to retain this for industrial use to expand the C/I tax base for additional revenue. Converting to medium residential would provide a higher revenue base

than for C/I but this would not sufficiently enhance the City's revenue base, which is the desired objective.

Suggested Action Items

Engage with existing property/business owners to identify priority needs for expansion and relocation.

Identify those businesses that have an interest and capacity to expand and would want to relocate.

Identify potential relocation sites within the City (either in or out of the MUSA) that could satisfy business relocation needs.

Identify how use of the 68 acres could assist existing industrial businesses and alleviate some of the current challenges. What types of assistance are needed to accomplish the above? Funding, land use planning, engineering, resources needed to support relocation and reconfiguration.

Benefits

Retain existing industrial businesses and utilize existing land zoned for industrial to increase tax revenue.

Increase retail businesses in area already identified as Corcoran Downtown core.

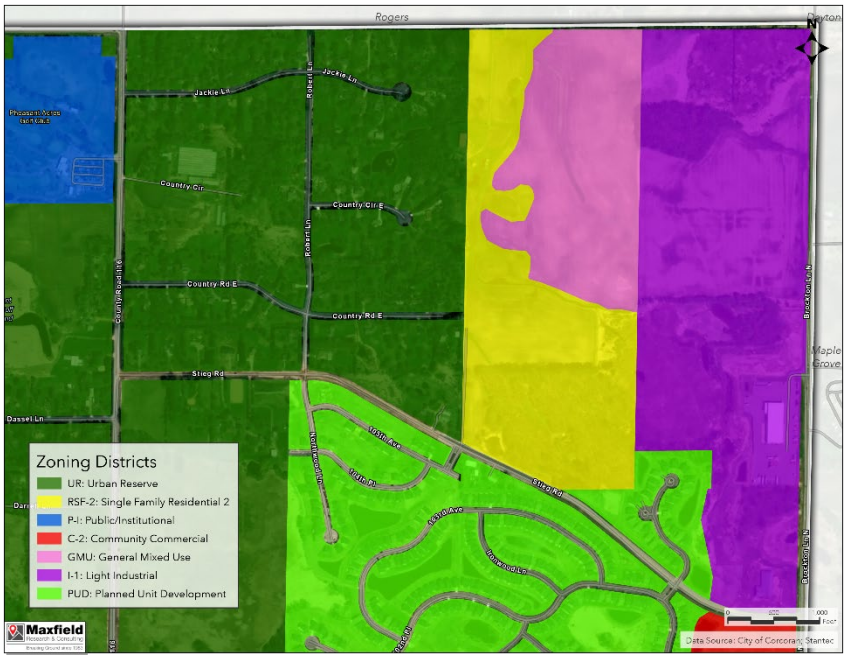
Road improvements may enhance ability to reconfigure parcels to improve traffic flows.

Set stage for future mixed-use development in Node 5 (Corcoran Town Center).

Node 2 – Corcoran Gateway (Existing Node)

Existing Uses

Light Industrial
Vacant Land
Single-Family Residential
Agricultural Land



Guided Land Use

Light Industrial
Mixed-Use
Single-Family Residential
Agricultural Land

Market Opportunities

Light Industrial development has already opened in this area and an additional phase is planned.

Adjacent guided mixed-use and single-family residential could be reguided to Light Industrial to capture additional Light Industrial to that would be compatible with the current development and capture additional tax revenue.

Urban Reserve could also be reguided for the 2050 plan to expand this area for mixed-use, high-density development and/or light industrial.

Area adjacent to the PUD is zoned for Commercial Development to serve existing residents and businesses.

This area can capitalize on its location near to I-94 and its demonstrated success.

Challenges

Residential use adjacent to additional Light Industrial may create some conflicts with neighbors.

History of resistance at increasing density in the area for commercial and industrial uses as it is near to residential development.

Cost of utilities in this area has proven to be more expensive.

Suggested Action Items

Meet with existing land owners to discuss re-guiding/rezoning property to target primarily industrial uses.

Identify needs for additional infrastructure (i.e. road improvements, etc.) to attract additional C/I users.

Discuss re-guiding options with interested developers and property owners to identify what may be needed to achieve desired development outcomes and benefit all parties.

City can play a collaborative and cooperative role in guiding community and development conversations to determine if a consensus can be achieved.

Benefits

Additional commercial and industrial uses in the area will increase tax revenue to the City and increase the balance of these uses against residential development to mitigate significant costs to residential property owners.

Focus

Node 3 – Rural Commercial and Industrial (Existing Node)

Existing Uses

Largely Agricultural Land
Rural Residential

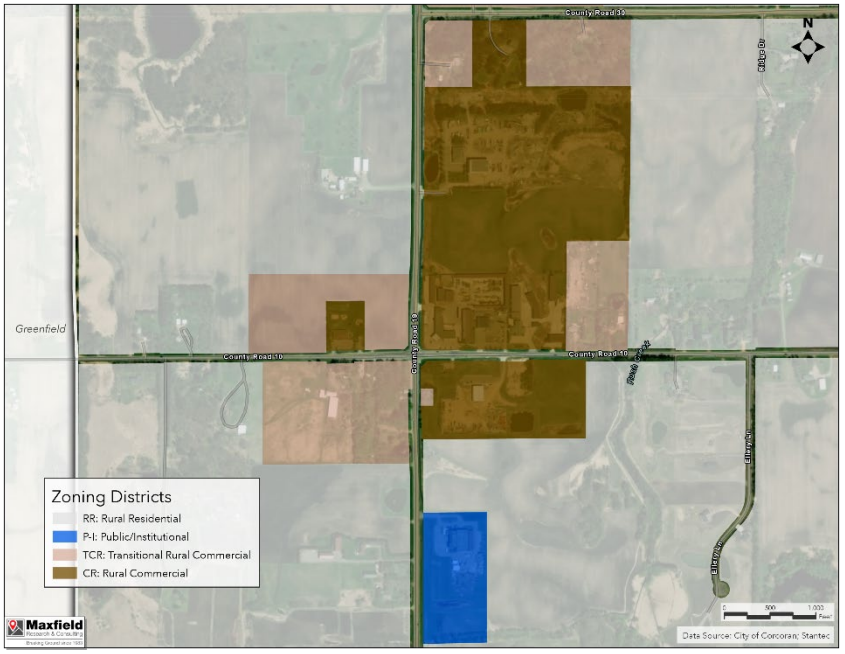
Guided Land Use

Commercial and Industrial (rural)

Market Opportunities

Location for Small to Mid-Size Industrial Businesses, those that require parcel sizes of less than 10 acres each.

Good location for Contractor Yards/operations, Small manufacturing



operations, Commercial Goods and Services and supported by County Road access. Outside the MUSA but can add commercial and industrial tax base to support revenue growth with appropriate businesses.

Challenges

Uses will have to be served by septic and well and therefore, sized appropriately to accommodate. May be an opportunity to cluster various businesses together with a larger system that each contributes to.

Depending on the number of uses that would locate in the area, transportation improvements will need to be addressed to expand the level of development in this area for the identified use.

Benefits

Less neighborhood opposition to new commercial and industrial development.

Additional increase in tax base for an area of the City that is outside the MUSA. No need to re-guide the location.

Action Steps

Identify potential users that may be interested in this location.

Engage with property owners and various developers to discuss planning for this area.

Identify infrastructure needs and how to plan for those to develop this area in the near-term rather than the long-term.

If funding gaps, identify how those can be addressed over the near-term and the capacity of new businesses to fund.

Node 4 – Mixed-Use Commercial and Residential (Emerging Node)

Existing Uses

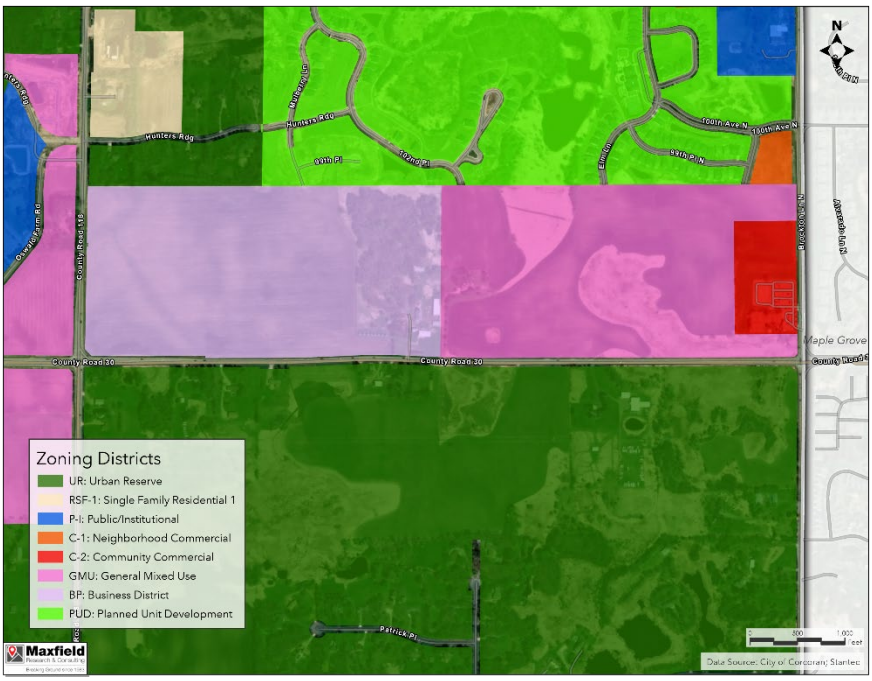
Limited Commercial
Vacant Land

Guided Land Use

Business Commercial
Retail Commercial
Medium to High-Density Residential

Market Opportunities

There is a high-density multifamily development currently proposed for the west side of the node east of County Road 116. The development is in the approval process.



There was a proposal for a gas station convenience store on County Road 101, north of County Road 30, but ultimately, the developer removed their application.

A new mixed development has been approved on the Hope Church property west of County Road 116 and north of County Road 30 to include medium and high-density residential and senior housing along with future business commercial.

Relatively close to transportation networks and within the larger labor shed commute area.

This location could also be appropriate for larger commercial businesses that would have a higher level of building finishes and amenities but accommodate jobs and may operate within the research and development sector.

Challenges

Traffic and infrastructure improvements will be needed to accommodate the level of development that could be supported by these land uses. How does the city plan for this and address this with potential developers? This is not currently in the City's CIP but needs to be addressed in order to attract the type of development the City desires.

Wetlands make the development of the larger property challenging. This needs some large scale site planning to have a reasonable utilization of the site vis a vis the costs involved with development.

The cost of utilities in this area is expensive.

Benefits

In the north end of the City, in the MUSA and close to other commercial developments in Maple Grove.

Development of this location with high-density multifamily, commercial retail and business park uses would boost the City's tax base.

This land is already guided for business park, commercial and high-density residential development.

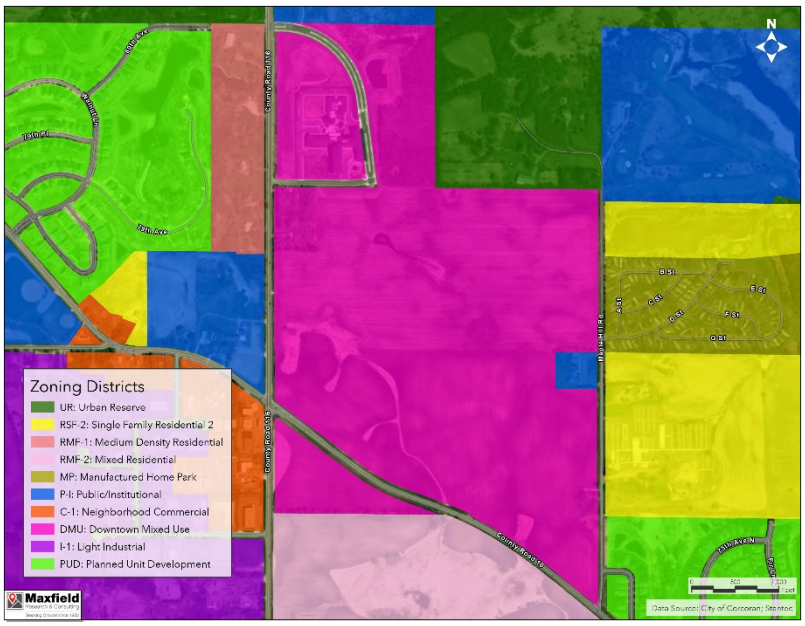
Action Steps

Work closely with existing landowners to identify market opportunities and collaborate with stakeholders to mitigate risks and opposition to guided land uses.

Streamline the development approval processes to encourage new development to locate in this area.

Identify appropriate grants and low cost funding sources to assist the City in closing financial gaps to obtain the type of uses that support the City's plan in this area for growth.

Node 5 – Corcoran Town Center (Future Node)



Existing Uses

Corcoran City Hall
St. Therese Senior Living
Vacant Agricultural Land

Guided Uses

Mixed Use (Office, Retail, Institutional, Medium and High-Density Residential)
Open Spaces

Market Opportunities

Corcoran City Hall and St. Therese Senior Living anchor the north end of this node; St. Therese is in the process of expanding independent living on their campus.

There is a proposal to create a new City Hall, which is currently in the planning stages.

Opportunity to create and attract a large mixed-use residential and commercial area with a focus as the central commercial entertainment district of the City. Development view is long-term.

This area can attract daily goods and services in addition to specialty goods that would draw people from outside of the community to the area. This may include specific destination venues.

Its location dovetails on Corcoran's existing historic Downtown and development in this area can enhance the historic Downtown while creating new uses in the area.

It is also tandem to proposed future development for the Corcoran Civic Campus.

Challenges

Most of the land is owned by one landowner with no clear plans or timeline to proceed with a mixed-use plan.

Access for commercial users is limited to County Roads 10 and 116. As Corcoran develops, traffic counts in this area will increase to attract commercial uses. In addition, residents will be attracted to this location for a variety of reasons.

It is not in proximity to Interstate 94. However, a high level of density at this location and a mix of uses to encourage destination travel could mitigate this.

Action Steps

Engage with the property owner and identify a master developer to consider a long-term plan for build-out of this site. Assist the property owner in discussions as to how the property may be released in phases and a plan for various uses on the Site.

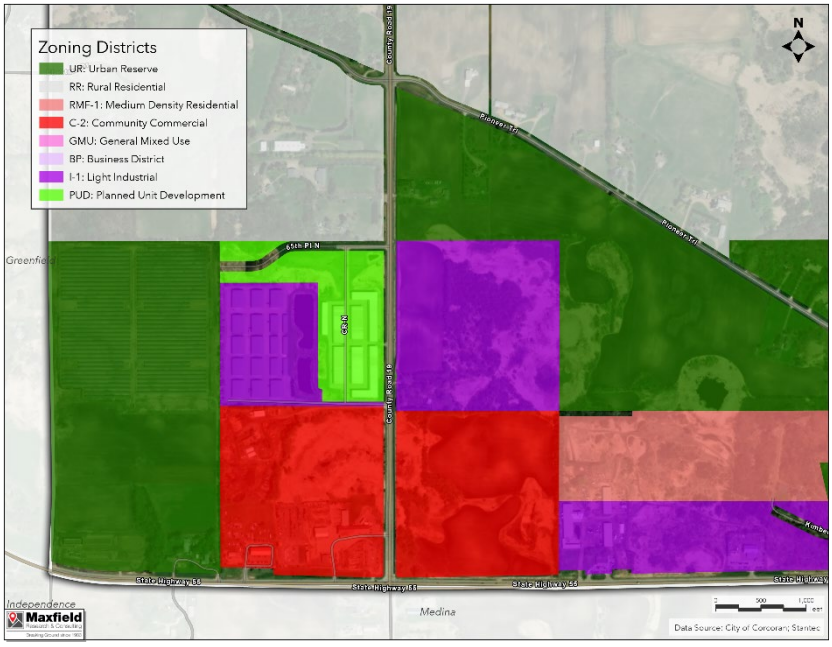
Identify public infrastructure and public uses that would be included in the development plan as well as the City's or other stakeholders' potential investment in public uses.

Review the previous plan. Identify modifications or prepare a new plan that addresses current market conditions and consumer and business preferences. This could be completed in conjunction with the 2050 Comprehensive Plan update.

Node 6 – SW Commercial/Industrial Area – Highway 55 (Existing Node)

Existing Uses

Commercial Businesses
Mini- and Self-Storage
Limited Light Industrial
Adjacent Single-Family Residential



Guided Land Use

Commercial and Industrial
Single-Family Residential

Market Opportunities

Light Industrial uses such as small to mid-size light manufacturing that is attracted to Highway 55 Corridor.

Commercial uses that would serve employees and residents in the area.

Challenges

Timeline for adequate sewer and water service is unclear. Metropolitan Council is in the process of completing a study regarding future sewer and water capacity in this area. The current timeframe was 2050 as a best case scenario.

Mini-storage was removed in this area as an approved use due to what is viewed as an oversupply of mini-storage facilities. The City prefers a broader base of commercial and industrial uses as this location.

How to incorporate this area into the 2050 Land Use plan in addition to identifying other ways to encourage C/I development in this area in the short term to take advantage of the Hwy 55 access?

Benefits

Increase tax revenues for the City as commercial and industrial development pays a higher rate.

Development of commercial and industrial businesses that would be attracted to Highway 55 access.

Action Steps

Continue to engage the Metropolitan Council to press for the study.

Incorporate this area into the 2050 Land Use Planning effort to further define how this area can develop in the future and when.

Engage with property owners to identify additional challenges and risks and potential market opportunities. Identify what property owners need and what the market is suggesting.

Identify potential redevelopment opportunities to expand the area for increased revenue generation but this requires more flexibility with the timeline for expansion of sewer and water services to this area that will be able to support a higher intensity of development.

Suggested Implementation Approach

Implementation will follow a 36-month economic development action plan that moves from organizational readiness and business engagement to site preparation, targeted investment and ongoing program delivery. The City Council will establish policy direction, approve funding and make required development decisions. The Economic Development Commission will guide economic development priorities and outreach, with the Planning Commission reviewing land use and zoning matters and City staff coordinating implementation.

It would be optimal if the plan were reviewed annually and coordinated with the approval of the annual operating budget, active development proposals and available funding opportunities if those are being considered. Community engagement and planning work for the Comprehensive Plan 2050 Plan can simultaneously support economic development efforts. Timeframes represent proposed work periods rather than commitments to approve private development or complete major infrastructure projects.

36-Month Suggested Implementation Plan

Months 1–6: Organize and Establish the Baseline

Key actions

- Compile baseline information on businesses, employment, commercial and industrial market value, available land guided for business use, utility service, transportation access and commercial service gaps.
- Review all six development nodes and establish preliminary priorities based on market potential, property owner interest, infrastructure requirements and compatibility with community character.
- Establish business and property owner contact lists; launch initial outreach.
- Review the development approval process and identify improvements that can be implemented without changing required public review or regulatory standards.
- Confirm implementation responsibilities, interdepartmental coordination and a quarterly reporting schedule.
- Prepare a staffing and support plan, including evaluation of needed government, community and other partner resources for implementation.

Lead and supporting partners

Lead Partners: Economic Development Commission; Planning Commission, City Council

Support Partners: City Administrator and designated implementation staff - Finance, Planning, Engineering and Public Works.

Deliverables and milestones by Month 6

- Council-approved 36-month implementation framework and first-year work program.
- Focus on one or two key locations.
- Baseline economic development dashboard.
- Staffing and resource recommendations with estimated costs and funding options for next year's budget cycle.
- Initial development process improvement recommendations.
- Implement initial improvements to application guidance, preapplication coordination and business assistance materials (may be moved to Months 7-12).

Months 7–12: Engage Stakeholders and Confirm Priorities

Key actions

- Conduct structured business retention and expansion outreach with existing businesses.
- Identify businesses seeking to expand and/or relocate within the City and document their business needs (space, access, infrastructure and workforce).
- Meet with property owners of key sites in each development node to establish interest, timing and potential development barriers.
- Engage with residents on growth-related concerns, desired commercial services, rural character preferences and community amenity expectations.
- Assess expansion and relocation options in Node 1, including the industrial land identified in the strategy, and evaluate compatible industrial growth opportunities in Node 2.
- Prepare preliminary access and utility constraints assessments for Nodes 3, 4 and 6, and initiate owner discussions regarding the long-term direction of Node 5.

Lead and supporting partners

Economic Development Commission along with designated implementation staff; Planning, Engineering and Public Works; business and property owners; residents; regional transportation and utility partners.

Deliverables and milestones by Month 12

- Business retention and expansion findings and follow-up register.
- Key opportunities and constraints summary for the selected priority properties in the key nodes.
- Confirmed priority sites and business attraction categories.
- Updated SVOR findings linked to specific implementation actions.
- First annual progress report and approved second-year work program.

Months 13–18: Site Readiness Assessments, Policies and Screening Plan for Funding

Key actions

- Prepare site-readiness assessments for priority parcels covering ownership, zoning, utilities, access, environmental constraints, parcel configuration and development requirements.
- Evaluate potential land use amendments and rezoning that may be needed to preserve or expand suitable commercial and industrial land, coordinated with the 2050 Comprehensive Plan update.
- Develop expansion or relocation concepts for interested businesses in Node 1 and industrial growth concepts for Node 2.
- Evaluate appropriately scaled development opportunities in Node 3, subject to well, septic, access and other applicable requirements.
- Prepare a coordinated site and infrastructure concept for the business park component of Node 4 that addresses wetlands, access, utilities.
- Review prior planning for Node 5 with the property owner and identify conditions needed to interest a master developer.
- Obtain updated regional utility planning information for Node 6 and distinguish feasible near-term uses from development dependent on future service.
- Prepare project-level funding and fiscal evaluation frameworks, including eligibility screening before identifying any grant or assistance sources as available.

Lead and supporting partners

Planning, Engineering, Public Works and Finance; designated implementation staff; Economic Development Commission; Planning Commission; property owners; developers; county, regional and state program representatives.

Deliverables and milestones by Month 18

- Priority site-readiness matrix with assigned next steps.
- Recommended land use and zoning actions for public review.
- Preliminary infrastructure scopes, cost ranges and sequencing.
- Funding opportunities matrix identifying eligibility, matching requirements and application timing.
- Node-specific development concepts or documented feasibility findings.

Months 19–24: Advance Priority Projects, Launch Targeted Marketing

Key actions

- Advance selected land use and zoning actions through the required review and approval processes.
- Coordinate engineering, environmental review and access planning for priority projects.
- Incorporate supported infrastructure projects into capital improvement programming, subject to funding and required approvals.
- Prepare funding applications for eligible projects and negotiate proposed cost-sharing arrangements where appropriate.
- Develop verified site information and targeted marketing materials for manufacturing, production, medical office and resident-serving commercial prospects.
- Conduct outreach to brokers, developers and businesses matched to site conditions and market opportunities.
- Connect employers with workforce and training resources identified through business outreach.
- Continue business retention visits, resident communication and quarterly progress reporting.

Lead and supporting partners

Designated implementation staff; Planning, Engineering, Public Works and Finance; Economic Development Commission; Planning Commission; City Council; property owners; developers; workforce and funding partners.

Deliverables and milestones by Month 24

- Documented decisions on priority land use and zoning proposals.
- Updated capital improvement recommendations and project funding plans.
- Submitted applications for eligible funding opportunities where warranted.
- Site marketing package and active prospect tracking system.
- Second annual progress report and approved third-year work program.

Months 25–30: Implement Funded Improvements and Convert Prospects

Key actions

- Advance funded and authorized infrastructure or site improvements into design, bidding or construction as appropriate to project readiness.
- Assist qualified business expansion, relocation and new development proposals through coordinated review without guaranteeing approvals.
- Match interested existing businesses with suitable expansion or relocation sites.
- Refine marketing based on prospect feedback, infrastructure availability and changing market conditions.
- Advance phased development discussions for Node 5 when owner participation and market interest support continued work.
- Reassess Node 6 opportunities using confirmed utility capacity and service timing; avoid commitments dependent on unconfirmed extensions.
- Monitor project costs, funding conditions, public infrastructure obligations and implementation risks.

Lead and supporting partners
City Administrator and designated implementation staff; Planning, Engineering, Public Works and Finance; business and property owners; developers; utility providers; City Council for required authorizations.

Deliverables and milestones by Month 30

- Project status register distinguishing planning, approved, funded, construction and completed stages.
- Documented business expansion and relocation progress.
- Updated prospect pipeline and marketing priorities.
- Infrastructure delivery and funding compliance updates.
- Midyear review identifying corrective actions and resource needs.

Months 31–36: Evaluate Results; Establish the Next Work Segments

Key actions

- Evaluate implementation results against the baseline and adopted annual targets.
- Assess changes in commercial and industrial land readiness, development activity, business retention, investment and tax-base composition.
- Distinguish completed development and realized revenues from approvals, proposed investment and projected future benefits.
- Review development process improvements using comparable application types and documented review periods.
- Update the six-node priority matrix to reflect owner interest, market demand, infrastructure timing and environmental constraints.
- Confirm ongoing staffing, operating resources, business outreach and reporting responsibilities.
- Prepare the next three-year implementation program and coordinate recommended investments with the budget, capital improvement program and comprehensive planning work.

Lead and supporting partners

City Administrator; designated implementation staff; Finance, Planning, Engineering and Public Works; Economic Development Commission; Planning Commission; City Council; community and development partners.

Deliverables and milestones by Month 36

- Three-year implementation evaluation and public progress summary.
- Updated economic development dashboard and node priority matrix.
- Recommended ongoing staffing and program budget.
- Proposed implementation program for Months 37–72.
- City Council consideration of the next work program and investment priorities.

Implementation Oversight and Decision Points

City staff will maintain a single action register in cooperation with the Economic Development Commission showing the responsible lead, target date, current status, resource requirements, dependencies and next decision for each priority action. Six-month update will identify completed work, delays and recommended adjustments. Annual reviews at Months 12, 24 and 36 will establish the next segments of the work program and budget priorities.

Projects will advance based on demonstrated owner participation, business and developer interest, market feasibility, infrastructure capacity, environmental review, funding availability and required approvals.

Major infrastructure completion, private development delivery and tax-base growth may extend beyond the 36-month period. The plan does not assume that utility services will be extended beyond the MUSA or that the Town Center District would be built out within three years.

Performance Measures

Baseline values will be established during Months 1–6. Staff will recommend annual numerical targets for the EDC and City Council consideration by Month 6 and update them during each annual review.

- **Business retention and expansion:** Business visits completed, assistance requests addressed, expansion and relocation cases advanced, and follow-up actions completed.
- **Development process:** Review periods for comparable application types, identifying applicant response time and external dependencies where available.
- **Community engagement and quality of place:** Engagement activities completed, concerns addressed and applicable design, buffering, natural resource and connectivity measures incorporated into projects.
- **Land use:** Commercial and industrial acreage preserved or added through approved planning and zoning actions.
- **Development activity:** Commercial and industrial square footage proposed, approved, under construction, completed and occupied, reported separately.
- **Private investment:** Committed investment distinguished from completed investment.

- **Infrastructure:** Projects advanced through feasibility, design, funding, construction and completion.
- **Tax-base diversification:** Commercial and industrial shares of estimated market value and tax capacity, using consistent annual data.
- **Commercial services:** Number of new resident-serving businesses opened and occupied.
- **Employment:** Verified jobs created or retained, reported separately from proposed employment.
- **Site readiness:** Acres and parcels assessed, barriers identified and items that need further investigation and resources applied; identify sites that can be moved up in rank to a "ready" level and/or other sites that require more work.
- **Funding:** Outside funding applied for, awarded and received, with required local contributions identified.

Tax-base growth will be evaluated alongside service costs, infrastructure obligations, assessment timing and other applicable fiscal factors. The implementation strategy is intended to increase the proportion of commercial and industrial development across the city to increase the revenue generated by non-residential uses and to mitigate substantial increases to residential property taxes.

Suggested Action Steps

1. Recommend authorization of a 36-month implementation framework; assign accountable elected officials' oversight, staff leads and supporting departments.
2. Recommend approving the first-year work program; evaluate staffing, support, local and regional resources and funding requirements.
3. Establish baseline measures; prioritize sites (those within existing nodes and those that may arise outside of the current identified development nodes).
4. Launch coordinated business, property owner and resident engagement, with early attention to business retention, expansion and development process improvements. Conduct stakeholder engagement as part of the 2050 Comprehensive Planning process in tandem with the ED effort.
5. Advance land use planning, infrastructure coordination and targeted marketing in the sequence established by the plan.
6. Review progress every six to 12 months; approve updated work programs and resource priorities at Months 12, 24 and 36.

Building and Implementing the Strategy

Making an investment in building and implementing the strategy will require the following resources:

Time (Elected Officials, City Staff, Businesses, Residents)

Financial Resources In conjunction with the annual City budgeting process and implementation of the plan, identify the needed financial resources (staffing, funding and other expenses) for each segment of the annual work plan. Resources needed are based on the proposed implementation plan for the next 36 months.

Ongoing Community, Business and Developer Relationship Building (a coordinated effort intended to support the Strategy to benefit the long-term health of the City by):

- Engaging with property owners in a collaborative approach toward sustainable development
- Promoting Corcoran to developers to achieve desired development targets
- Focusing on development proposals that support growth through sustainable development
- Increasing the amount of land available for commercial/industrial development, again to further diversify land use.

Long-Term Outcomes

- Spread the existing tax burden across a more diversified base to alleviate the current higher weighting on the residential base
- Create an overall higher revenue base for the city while mitigating increased demand for city services
- Increase retail services desired by residents and businesses
- Balance the long-term fiscal health of the city

APPENDIX

SELECTED FUNDING RESOURCES/PROGRAMS

The following programs were selected based on Corcoran's current growth trajectory and its current phase of development. Programs designed for significant redevelopment or revitalization were excluded.

Programs through MN DEED

Minnesota Job Creation Fund

Award Range: Up to $1M per project (project dependent)

Performance-based grant for companies making capital investment and creating qualifying full-time jobs in Minnesota. Awards are based on meeting job-creation and capital investment milestones.

Minnesota Investment Fund (MIF)

Award Range: Typical award amount is $500,000 per project

Eligibility: Local units of government apply on behalf of expanding/relocating Businesses

State financing tool awarded to local governments on behalf of business projects. Use for equipment, working capital, real estate or infrastructure supporting expansion/relocation.

https://mn.gov/deed/business/financing-business/deed-programs/mif/

Marketing to Site Selectors

Overview

It is not entirely possible to read the mind of a site selector. They are, after all, individuals with individual preferences. Some do not like to receive unsolicited inquiries. Others do not mind. Some do not like clever marketing pitches. Others find them entertaining.

Still, site selectors as a group tend to agree on certain basic guidelines that communities and economic development professionals should follow in their marketing efforts to companies and site professionals.

https://mn.gov/deed/government/shovel-ready/marketing/

Shovel-Ready Program Overview

The competition between communities nationwide to attract business startups, expansions and relocations (and jobs and tax base they bring with them) has never been more fierce.

Communities everywhere are looking for something that makes them stand out from the pack. Certified shovel-ready sites can give your community that competitive edge.

https://mn.gov/deed/government/shovel-ready/program-overview/

Transportation Economic Development Infrastructure (TEDI) Program

The Transportation Economic Development Infrastructure Program (TEDI) is a competitive grant program available to communities for road and public infrastructure projects that create jobs and support economic development.

Minnesota Department of Employment and Economic Development's (DEED) TEDI Program can be combined with the Minnesota Department of Transportation's (MnDOT), Transportation Economic Development Program (TED). The programs provide a portion of costs for trunk highway and other road and public infrastructure improvements.

For More Information
Contact Jeremy LaCroix, 651-259-7457.

Eligibility

Funds appropriated for the program must be used to fund predesign, design, acquisition of land, construction, reconstruction, and infrastructure improvements that will promote economic development, increase employment, and improve transportation systems to accommodate private investment and job creation.

Innovative Business Development Public Infrastructure

Program Overview

The Innovative Business Development Public Infrastructure (BDPI) program focuses on job creation and retention through the growth of new innovative businesses and organizations.

The program provides grants to local governmental units on a competitive basis statewide. The amount of a grant may not exceed 50% of the cost of the public infrastructure.

Eligibility

Local governmental units (city, county, townships, special district, or other political subdivision or public corporation) are eligible to apply for a grant.

Program Requirements

The projects must be of publicly owned infrastructure related to a development project, including projects that target manufacturing, technology, warehousing and distribution; research and development; innovative business incubator; agricultural processing; or industrial, office, or research park development that would be used by an innovative business. This is one way that communities can complete within the global economy.

Funds from this program can be used for wastewater collection and treatment systems, drinking water systems, storm sewers, utility extensions, telecommunications infrastructure, streets, roads, bridges, parking ramps, facilities that support basic science technology and clinical research, and research infrastructure.

The amount of a grant may not exceed 50 percent of the cost of the public infrastructure project.

Definition of an Innovative Business

For the purposes of this program, an Innovative Business is defined as a business that is engaged in, or is committed to engage in innovation in Minnesota in one of the following: using proprietary technology to add value to a product, process, or service in a high technology field; researching or developing a proprietary product, process or service in a high technology field; researching, developing, or producing a new proprietary technology for use in the fields of tourism, forestry, mining, transportation, or green manufacturing.

Definition of Proprietary Technology

Proprietary technology is defined as the technical innovations that are unique and legally owned or licensed by a business and includes, without limitation, those innovations that are patented, patent pending, a subject of trade secrets, or copyrighted.

Programs through Metropolitan Council

Metropolitan Council Livable Communities Program

To be eligible to apply for Livable Communities grants, the city must be enrolled in the Livable Communities program. If a county or development authority intends to apply for a Livable Communities grant, the project must be in a participating city. Corcoran would have to enroll to participate in programs for grant funding.

Cities that enroll must agree to have a planning framework that provides for the following:

Setting Affordable and Lifecyle Housing Goals for the planning decade

The goals are aspirational. While the Metropolitan Council monitors progress toward goals, there is no penalty for not meeting goals.

Questions about eligibility or if a community is interested in becoming a Livable Communities participant, they can contact the Livable Communities Manager, Emily Seddon at Emily.Seddon@metc.state.mn.us

Metropolitan Council Economic Competitiveness Local Governments

The Met Council is undertaking an effort to provide local governments with economic information and technical assistance. The goal is to give communities more insight into what drives the region's economy and their local economy. Communities may elect — but will not be required — to incorporate this information into local comprehensive plans.
New data for local governments

The Metropolitan Council is developing information and tools to help communities identify and analyze:

- The geographic distribution of businesses that drive the regional economy.
- The real estate requirements of these economic drivers.
- Sites for economic growth.
- Our region's freight and distribution system and connections to the global economy.
- The geography of the workforce and access to jobs.
-

The Council is working with partners, such as DEED, the University of Minnesota, MnSCU, GREATER MSP, and others to produce this information.

The Met Council also provides technical assistance for communities who seek advice on how to apply these resources to their local planning and development activities.

Programs through Hennepin County

Hennepin Planning Grants

In order to support the planning efforts of cities in Hennepin County:

Hennepin Planning Grants help cities plan for a vibrant future, shape land-use patterns, and guide private investment to best achieve community goals. Hennepin County seeks land use and development planning projects that address county priorities, including:

- Compact, efficient land use that promotes walking, biking, and transit use
- Economic growth, increased prosperity and economic inclusion
- Climate change mitigation and climate resilience
- Reducing disparities in housing, transportation and access to destinations

Who can apply?

City governments, or their related economic development, redevelopment, or port authority within Hennepin County. The applying entity must have approving authority, financial oversight, and implementation jurisdiction for the Hennepin Planning Grant project.

Types of projects

- Small Area Plans
- Station Area Plans
- Master Plans
- Green infrastructure or district system planning, such as for energy or stormwater

Contact:

Ryan Kelley – ryan.kelley@hennepin.us

Active Transportation Funding

In 2023, the Minnesota Legislature approved a new regional sales tax for the seven-county Twin Cities region to support various transportation improvements. A portion of this funding is dedicated to active transportation projects and will be distributed by the Transportation Advisory Board and administered by the Metropolitan Council.

This new funding source is expected to provide up to $24 million annually for active transportation initiatives. Learn more about the Regional Transportation Sales and Use Tax. 2024 projects are already underway. Projects for 2025 have been identified and funded.

Reestablishing an Economic Development Authority

Reestablishing an **Economic Development Authority (EDA)** can provide a community with a dedicated, legally empowered entity to coordinate and fund initiatives that stimulate economic growth, strengthen local businesses, and improve overall competitiveness.

Key benefits include:

1. **Strategic, targeted economic growth**
   An EDA can focus resources on business support, commercial corridor

improvements, workforce development, and innovation initiatives, creating a coordinated approach to economic revitalization. This allows for **strategic investments** that align with local business needs and community priorities.

2. **Expanded funding and investment capacity**
   In Minnesota, reestablishing an EDA can repurpose existing Housing & Redevelopment Authority (HRA) funds for business-focused programs while preserving affordable housing and redevelopment investments.

3. **Enhanced business ecosystem and competitiveness**
   EDAs can strengthen local business support organizations, expand technical assistance, and create learning opportunities for entrepreneurs. This helps attract and retain businesses, supports innovation, and improves the local economic climate.

4. Localized planning and implementation
Unlike general government agencies, EDAs are **locally driven** and can tailor development strategies to specific community conditions. They can plan, construct, and operate projects, issue bonds, and access state and federal programs. Source: Metropolitan Council.

5. Job creation and workforce development
By funding business growth, infrastructure, and workforce initiatives, EDAs contribute to **employment opportunities** and a more skilled labor force.

6. Improved data, research, and decision-making
EDAs can invest in economic data and research capabilities, enabling evidence-based planning and targeted interventions

7. Public-private partnership potential
EDAs can act as a neutral platform for collaboration between government, private sector, and community groups, leveraging multiple funding sources to maximize impact.

ECONOMIC DEVELOPMENT INCENTIVES

Minnesota Communities Comparative Analysis

Rogers · Maple Grove · Plymouth · Hanover · Dayton

State of Minnesota Economic Development Programs

Prepared for Review

June 2026

INCENTIVES COMPARISON MATRIX

State of Minnesota + Five Communities | 10 Incentive Categories

Incentive Category	State of Minnesota	Rogers	Maple Grove	Plymouth	Hanover	Dayton
Tax Increment Financing (TIF)	Cities may capture future property tax increments to fund public infrastructure, site work, land acquisition, redevelopment, and housing; multiple district types with statutory term limits.	Available for redevelopment, infrastructure, and site improvements.	Used for redevelopment, economic development, and related public infrastructure via pay-as-you-go reimbursement from increased property tax value; must meet a 'but for' test.	Commonly used for redevelopment and expansion where property value increases reimburse eligible public/infrastructure costs. Plymouth recently used a 20-year redevelopment TIF at Plymouth Plaza with $4.76M in approved TIF plan costs.	For certain project types a portion of taxes paid in a defined project area may be used to fund eligible improvements; require City Council action.	Available under Minnesota law for eligible public-purpose project categories per MN TIF statutes.
Property Tax Abatement	Local jurisdictions may abate, defer, or rebate portions of property tax to encourage development or redevelopment; statutory limits apply.	Available for qualifying for private development; terms per state statutes and local policy.	City refunds a portion of property taxes for a set period when a company improves vacant land or a building such that resulting property taxes increase;	State-authorized; typically tied to job creation and/or increased tax base; structured as a rebate/abatement of certain taxes for a limited period.	A tax-relief tool the city may use for qualifying projects; eligibility governed by state statutes.	Available under Minnesota law (MN Statutes 469.1812–1815) as a property-tax relief or deferral mechanism.

Incentive Category	State of Minnesota	Rogers	Maple Grove	Plymouth	Hanover	Dayton
			must meet a 'but for' test.			
Revolving Loan Fund (RLF)	EDA- or city-administered gap financing and low-interest loans for startups, expansions, real estate, equipment, or job creation.	Access to revolving loan programs through local partners and county CDA/EDA referrals.	Provides gap financing to businesses to support private investment, job creation/retention, business expansion, and to enhance the property tax base.	City/EDA loans or revolving loan funds may be available as gap financing or low-interest loans.	Maximum $100,000; interest at Prime minus 2%, minimum 2%, maximum 6%; available to qualified industrial or commercial buildings.	Not separately identified; access through state DEED revolving loan channels.
State DEED Programs	Cities provide local endorsement/resolution for Minnesota Investment Fund (MIF) loans, Job Creation Fund (JCF) performance-based grants, Greater MN Job Expansion Program sales-tax refunds, and SSBCI-funded financing programs.	Referral and access to MIF, JCF, DEED business financing, and business credits for eligible projects.	Multiple state and utility programs accessible to businesses in Maple Grove, including DEED programs.	State programs may be available; city/EDA endorsement typically required as part of the application.	Available via state channels; local EDA can facilitate access.	DEED awarded Dayton $2,035,101 (IBDPI grant) to fund public infrastructure improvements supporting the new Graco, Inc. facility, expected to retain/create jobs and expand Graco's Minnesota footprint.

Incentive Category	State of Minnesota	Rogers	Maple Grove	Plymouth	Hanover	Dayton
Public Infrastructure Support	Direct city funding or reimbursement for streets, utilities, environmental remediation, and site preparation to enable qualifying projects.	Infrastructure and site improvement funding is available through TIF and development agreements.	Public infrastructure improvements may be funded through TIF or direct city investment as part of an incentive package.	Utility/fee-related incentives including fee waivers, deferred payments, or utility-related support, sometimes handled under development agreements.	Infrastructure improvements may be negotiated as part of a development agreement.	DEED BDPI and IBDPI grants fund qualifying public infrastructure—streets, water, wastewater, storm sewers, and utility extensions—to support eligible economic development projects.
Financial / Project-Specific Incentives	Land write-downs (city-owned sites sold or leased below market); local tax exemptions were authorized; fee waivers and expedited permitting.	Local partnership programs for qualifying projects; project-specific terms negotiated with City.	Financial and tax incentives available for projects that align with the City's business subsidy policy, including incentives tied to hiring and wage goals.	Facade/exterior improvement grants or forgivable loans for downtown and/or commercial corridors or targeted redevelopment areas.	Rent Reimbursement Program: rental assistance equal to three months' rent or $2,400 (whichever is less) for new businesses; requires a minimum 12-month lease and business must remain open to the public for at least 12 months.	Project-specific incentives structured through development agreements; terms depend on Dayton's adopted programs.

Incentive Category	State of Minnesota	Rogers	Maple Grove	Plymouth	Hanover	Dayton
Facade / Building Improvement Grants	Targeted grants or forgivable loans for exterior/historic building rehabilitation; local programs vary by city.	Façade/improvement grants available through local partners.	Access to façade and building improvement support through Elevate Hennepin and partner programs.	Façade/exterior improvement grants or forgivable loans are sometimes offered for downtown or commercial corridor projects.	Hanover Matching Grant Program: 50% of façade improvement costs up to $15,000 total; structured as a mix of grant and EDA contribution for existing commercial/industrial buildings.	Not separately identified; may be accessed through county-level programs.
Business Technical Assistance	Enterprise/innovation supports including SBDC partnerships, incubator grants, small-business technical assistance, and workforce recruitment/training through DEED and regional partners.	No-cost business advising via Elevate Hennepin (up to 25 hours of advisors).	Elevate Hennepin provides no-cost business navigation, consulting, and workshops; connects businesses to loan opportunities via partners. SCORE and CEO growth series programs are also available.	Economic development and community development staff available to guide businesses through incentive eligibility and application steps.	EDA staff available for consultations; businesses encouraged businesses to begin conversations with the EDA on applicable programs.	City economic development contacts are available to discuss project specifics and program eligibility.
Federal & State Tax Credits	Low-Income Housing Tax Credit (LIHTC), Historic Tax Credit,	Access to state/federal credits	State and federal tax credit programs are accessible to	State-authorized tax credits available; city/EDA can provide	State and federal tax credits are available to qualifying businesses	Access via DEED and state channels

Incentive Category	State of Minnesota	Rogers	Maple Grove	Plymouth	Hanover	Dayton
	R&D Credit for Increasing Research Activities; administered at state/federal level and layered with local incentives.	through DEED referrals.	qualifying businesses in Maple Grove.	referrals to appropriate programs.	as part of a broader incentive package.	for qualifying projects.
Sector / Regional Grant Programs	Regional foundations, development corporations, utilities, and counties offer targeted grants, revolving funds, and site-assessment assistance for specific sectors or regions.	Guidance to regional/county programs and loan/grant resources through city and county partners.	Multiple state and utility programs are accessible to Maple Grove businesses via city and county partnerships.	Regional and county programs available; city/EDA can refer developers to appropriate resources.	Access to regional and county programs through EDA referrals.	DEED BDPI and IBDPI programs available as regional grant tools for public infrastructure tied to qualifying economic development.

Prosser Public Advisors – Key Financial Strategies

Financial Foundations	
Foundation Item	**Description**
Non-Annual Recurring Maintenance	Identifies government owned facilities (buildings, shelters, etc.) and forecasts recommended maintenance requirements including costs over facility life cycle. The information is aggregated by fund and incorporated into the financial plan.
Capital Improvement Plan	Forecast capital costs for new and replacement facilities and equipment over a ten to twenty year period. Includes potential funding sources.
Fleet Plan	A plan for vehicles and equipment that identifies when equipment will need to be replaced, refurbished or removed from fleet. This information is aggregated by fund. Plan should include annual operating costs including amortization, operation and maintenance costs.
Pavement Management System	Identifies annual maintenance program based on assessment of local government maintained streets focused on extending life of street investments. Typical maintenance program includes options ranging from sealing to complete street rebuild.
Energy Management System	Identifies government owned buildings, equipment, appurtenances that consume energy and develops a method to capture and record energy consumption. This information is used to assess return on investment calculation for equipment replacement, upgrade based on energy savings.
Fiscal Impact Analysis	Provides a basis of calculating the cost to serve (capital and operating) for various types of development and compares cost with anticipated revenue increment generated by development that can be used to pay for services.
Debt Management Plan	Details principal and interest costs for outstanding debt over the term of debt instrument. Identifies policies relating to issuance of new debt and refunding existing debt.
Utility Rate Policy	Provides guidance on establishing and changing rates based on bond requirements and operating needs. Should include factors that address funding for non-annual recurring maintenance not covered by debt issuance. Policy should also address frequency of utility rate analysis as part of budget process.
Customer Service System	Used to guide service performance and adjust service systems as needed.
Resident Survey	Survey residents for feedback on service levels, performance and features and is used to guide financial planning, communication and service performance

Life-cycle costs	Projects operating and maintenance costs of facilities over expected life. This is especially important when assessing benefit of investment in facility features that may reduce overall operating/maintenance costs within debt amortization period.

Corcoran - Kick-off w/Staff	12/30/2025	9:00am
Corcoran - Visioning Session	2/12/2026	5:30pm
Corcoran - Natalie - Node Discussion	4/13/2026	2:00pm
Meeting w/Staff	4/20/2026	3:00-4:00pm
City Council Workshop	5/14/2026	5:30pm
Planning Commission	6/4/2026	7:00pm-8:00pm
Community Engagement Meetings		
Businesses	5/19/2026	6:00-7:30pm
Residents	6/9/2026	6:00-7:30pm
Meeting with Jay Tobin	9/10/2026	1:00-2:30pm
Meeting w/Planning Commission	10/1/2026	7:00pm-8:00pm
Meeting w/City Council	10/8/2026	7:00pm-8:00pm
Meeting w/City Council	11/12/2026	

Meeting - Jim, Sanchayita, me

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Wayzata, MN 55391

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Maxfield Research & Consulting
Breaking Ground since 1983

Bill to
Natalie Davis
City of Corcoran
8200 County Road 116
Corcoran, MN 55340

Ship to
Natalie Davis
City of Corcoran
8200 County Road 116
Corcoran, MN 55340

Invoice details
Invoice no.: 1478
Terms: Net 15
Invoice date: 02/11/2026
Due date: 02/26/2026

Customer Number: 1832/02

#	Product or service	Description	Qty	Rate	Amount
1.	**Research and Consulting services**	For Research and Consulting Services to Complete a Strategic Economic Development Plan for the City of Corcoran, MN	1		$0.00
2.	**Sales**	Total contract value $50,205. This is progress billing For January 2026.		$1,506.15	$1,506.15

Ways to pay

VISA · DISCOVER · AMEX · BANK · PayPal · venmo

Please click on any of the above options to pay.
If you are sending a check please address it to Maxfield Research and Consulting and mail it to:

901 Twelve Oaks Center Dr. #922
Wayzata, MN 55391
Attention: Maxfield LLC

Total	**$1,506.15**
Payment	-$1,506.15
Balance due	**$0.00**

Paid in Full

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Corcoran, MN 55340

Invoice details
Invoice no.: 1518
Terms: Net 15
Invoice date: 04/21/2026
Due date: 05/06/2026

Customer Number: 1832/02

#	Product or service	Description	Qty	Rate	Amount
1.	**Research and Consulting services**	For Research and Consulting Services to Complete a Strategic Economic Development Plan for the City of Corcoran, MN. Total contract value $50,205.	1		$0.00
2.	**Sales**	Progress billing For February 2026.		$1,506.15	$1,506.15
3.	**Sales**	Progress billing For March 2026.		$5,020.50	$5,020.50

Ways to pay

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If you are sending a check please address it to Maxfield Research and Consulting and mail it to:

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Attention: Maxfield LLC

Total	**$6,526.65**
Payment	-$6,526.65
Balance due	**$0.00**

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City of Corcoran
8200 County Road 116
Corcoran, MN 55340

Ship to
Natalie Davis
City of Corcoran
8200 County Road 116
Corcoran, MN 55340

Invoice details
Invoice no.: 1530
Terms: Net 15
Invoice date: 05/22/2026
Due date: 06/06/2026

Customer Number: 1832/02

#	Product or service	Description	Qty	Rate	Amount
1.	**Research and Consulting services**	For Research and Consulting Services to Complete a Strategic Economic Development Plan for the City of Corcoran, MN. Total contract value $50,205.	1	$7,530.75	$7,530.75
2.	**Sales**	Progress billing For April 2026.			

Ways to pay

VISA MasterCard DISCOVER AMEX BANK PayPal venmo

Please click on any of the above options to pay.
If you are sending a check please address it to Maxfield Research and Consulting and mail it to:

901 Twelve Oaks Center Dr. #922
Wayzata, MN 55391
Attention: Maxfield LLC

Total	**$7,530.75**
Payment	-$7,530.75
Balance due	**$0.00**

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City of Corcoran
8200 County Road 116
Corcoran, MN 55340

Ship to
Natalie Davis
City of Corcoran
8200 County Road 116
Corcoran, MN 55340

Invoice details
Invoice no.: 1539
Terms: Net 15
Invoice date: 06/10/2026
Due date: 06/25/2026

Customer Number: 1832/02

#	Product or service	Description	Qty	Rate	Amount
1.	**Research and Consulting services**	For Research and Consulting Services to Complete a Strategic Economic Development Plan for the City of Corcoran, MN. Total contract value $50,205.	1	$12,551.25	$12,551.25
2.	**Sales**	Progress billing For May 2026.			

Ways to pay

VISA MasterCard DISCOVER AMEX BANK PayPal venmo

Please click on any of the above options to pay.
If you are sending a check please address it to Maxfield Research and Consulting and mail it to:

901 Twelve Oaks Center Dr. #922
Wayzata, MN 55391
Attention: Maxfield LLC

Total	**$12,551.25**
Payment	-$12,551.25
Balance due	**$0.00**

Paid in Full

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8200 County Road 116
Corcoran, MN 55340

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8200 County Road 116
Corcoran, MN 55340

Invoice details
Invoice no.: 1559
Terms: Net 15
Invoice date: 07/22/2026
Due date: 08/06/2026

Customer Number: 1832/02

#	Product or service	Description	Qty	Rate	Amount
1.	**Research and Consulting services**	For Research and Consulting Services to Complete a Strategic Economic Development Plan for the City of Corcoran, MN. Total contract value $50,205.	1	$7,530.75	$7,530.75
2.		Progress billing For June 2026.			

Ways to pay

VISA MC DISCOVER AMEX BANK PayPal venmo

Total	**$7,530.75**
Payment	-$7,530.75
Balance due	**$0.00**

Paid in Full

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Natalie Davis
City of Corcoran
8200 County Road 116
Corcoran, MN 55340

Ship to
Natalie Davis
City of Corcoran
8200 County Road 116
Corcoran, MN 55340

Invoice details
Invoice no.: 1569
Terms: Net 15
Invoice date: 08/07/2026
Due date: 08/22/2026

Customer Number: 1832/02

#	Product or service	Description	Qty	Rate	Amount
1.	**Research and Consulting services**	For Research and Consulting Services to Complete a Strategic Economic Development Plan for the City of Corcoran, MN. Total contract value $50,205.	1	$5,020.50	$5,020.50
2.		Progress billing For July 2026.			

Ways to pay

VISA MC DISCOVER AMEX BANK PayPal venmo

Total	**$5,020.50**
Payment	-$5,020.50
Balance due	**$0.00**

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Ship to
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City of Corcoran
8200 County Road 116
Corcoran, MN 55340

Invoice details
Invoice no.: 1597
Terms: Net 15
Invoice date: 10/12/2026
Due date: 10/27/2026

Customer Number: 1832/02

#	Product or service	Description	Qty	Rate	Amount
1.	**Research and Consulting services**	For Research and Consulting Services to Complete a Strategic Economic Development Plan for the City of Corcoran, MN. Total contract value $50,205. Total billed previously for work progress till July 2026: $40,666.05	1		$0.00
2.	**Sales**	Progress billing For August 2026.		$5,020.50	$5,020.50
3.	**Sales**	Progress billing For September 2026.		$2,510.25	$2,510.25

Ways to pay

VISA · DISCOVER · AMEX · BANK · PayPal · venmo

Total **$7,530.75**

Overdue 10/27/2026

View and pay

Prosser Public Advisors, LLC

INVOICE

Strategic Support for High Performing Communities

Jim Prosser, Principal

Email:prosser.jim@gmail.com

INVOICE:26-12

Maxfield Research & Consulting/Corcoran Economic Development Strategy

Description	Date	Hours	Amount
Discussion w/MB re: Project Planning meeting with City Staff	12/18/25	.75	$75
Project Planning meeting w/City Staff	12/30/25	1.25	$125
Planning for visioning sessions	1/2/26	1.50	$150
Phone call w/MB re: Capital Project impact Prep for Vision Sessions	2/5/26	2.25	$225
Review/ draft edits Visioning documents	2/11/26	1.75	$175
Virtual meeting re: Visioning Sessions; review PP for Visioning session	2/12/26	1.25	$125
Visioning Session w/ City Council	2/12/26	1.00	$100
Research non-economic development incentives	2/13/26	2.25	$225
Review Northland/Corcoran Financial Plan, City levy and budget information	2/19/26	2.75	$275
Call w/ MB re: development impact costs	4/13/26	.50	$50
Virtual meeting w/staff regarding development fiscal impacts	4/20/26	1.00	$100
Review and draft comments re: development budget impacts	5/6/26	2.25	$225
Phone call w/MB re: tax rate impacts for development options	5/12/26	.75	$75
City Council Workshop	5/14/26	1.00	$100
Collect and analyze data related to commercial/industrial market data	5/17/26	3.25	$325
Review updates to business public engagement materials	5/18/26	1.50	$150
Business Public Engagement session	5/19/26	1.50	$150
Prepare notes from Business Public Engagement	5/20/26	.50	$50
Resident Community Engagement	6/9/26	1.5	$150

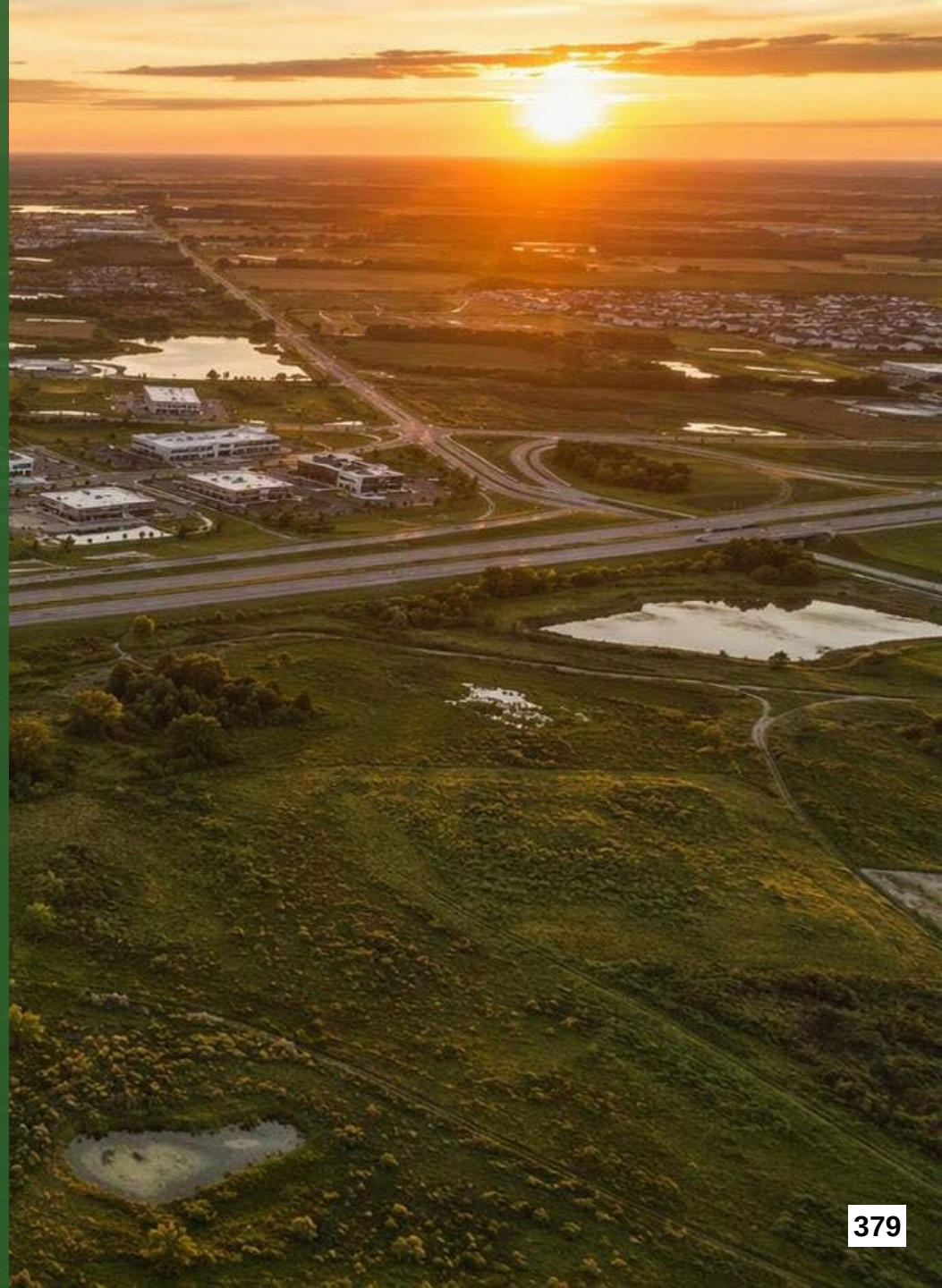
Description	Date	Hours	Amount
Collect, verify and analyze economic development incentives from comparison communities; Prepare exhibit	6/9/26-6/15/26	6.25	$625
Research development barriers and challenges	6/17/26	1.75	$175
Review Key Findings and discuss w/ MB	7/28/26	2.25	$225
Review/discuss draft Economic Development Strategic Plan	9/21/26-9/26/26	2.75	$275
Meeting w/ Jay Tobin	9/10/26	1.50	$150
Meeting w/ Planning Commission	10/1/26	1.00	$100
Meeting w/ City Council	10/8/26	1.00	$100
Total		45	$4500

CITY OF CORCORAN, MINNESOTA

Economic Development Strategic Plan

Building A Diversified Tax Base for Corcoran – A Growth Community

Prepared for Corcoran City | 2026



Grow the Base, Not the Rate

A deliberate commercial and industrial strategy is how Corcoran pays for the city it envisions.

City of Corcoran, Minnesota

The Core of Your Economic Development Plan

Each goal carries a measurable five-year outcome

01	**Establish Clear Direction**	Define where Corcoran is headed economically and what does success look like. The Strategic Plan should eliminate ambiguity and ensure that everyone understands the goal; dovetails with the 2050 Comprehensive Planning process	**Target: Where, What, How to increase the C/I base over the next five to ten years**
02	**Create Stakeholder Alignment**	City Council, Planning Commission, EDA, Planning staff and community partners are on the same page. Alignment reduces conflict, accelerates decision-making and builds trust across the community.	**Target: A clear understanding of the common goals and the path to achieve them**
03	**Reduce Development Friction**	Streamline processes, clarify procedures and create predictable pathways for businesses and developers. When development is easier, investment follows naturally. Practice effective public engagement.	**Target: Clear approval process and timeline for sites compatible with current guided land use**
04	**Driving Data Based Decisions**	Replace guesswork with evidence. A strategic plan grounds decisions in market realities and measurable performance indicators.	**Target: Development targets based on Market Dynamics**
05	**Guiding Resource Alignment**	Provide a framework for budget priorities, staffing needs and long-term capital investments. Ensure that scarce community resources deliver maximum community impact.	**Target: Commit target investments to achieve priority goals. Set clear timelines to reach objectives.**

Long-Term Outcomes

- Reduces Tax Burden on the Residential Base
- Creates A Higher Revenue Base While Mitigating Increased Demand For City Services
- Increases Retail Services Desired by Residents and Businesses
- Balances Long-Term Fiscal Health of the City



Strengths, Vulnerabilities, Opportunities, Risks (SVOR)

CORCORAN
MINNESOTA
RURAL ROOTS. BRIGHT FUTURE.

SVOR Analysis
City of Corcoran, MN

Key factors shaping Corcoran's economic development strategy



A VIBRANT, CONNECTED COMMUNITY

PRESERVING OUR NATURAL CHARACTER

STRENGTHS
What gives Corcoran a strong foundation?

- Large land area with room for planned growth, employment areas, and commercial development.
- Strategic western Hennepin County location with access to regional travel corridors and neighboring employment centers.
- Strong rural identity, open space, wetlands, agricultural heritage, and quality-of-life appeal.
- Growing residential base that can support new services, retail, restaurants and local employment.
- Active comprehensive planning and development tracking processes that provide a foundation for coordinated growth.

VULNERABILITIES
What challenges could limit our progress?

- Relatively limited commercial and industrial tax base compared with the city's residential market value.
- Infrastructure development and timing, including roads, sewer, and water, is and will continue to place pressure on business development.
- Limited concentrations of retail, office and industrial space to attract follow-on investment.
- Public concerns about new developments.
- General uncertainty for developers if zoning standards and business expectations are not clearly defined.
- Capacity for growth may be constrained by the slow pace of development review, insufficient infrastructure planning and limited resident engagement.

OPPORTUNITIES
Where can Corcoran grow and succeed?

- Use planned growth areas to create a stronger balance between residential, commercial and light industrial development.
- Capture demand from population and household growth by attracting daily-needs businesses and community-serving amenities.
- Prepare priority business and employment sites in advance of market demand through coordinated zoning, utilities, transportation and development guidance.
- Collaborate closely with Hennepin County and other key stakeholders such as the Metropolitan Council on expansion support, infrastructure funding and regional access.
- Differentiate Corcoran as a business-friendly community combining business readiness with rural character and environmental stewardship.

RISKS
What could threaten our success?

- Residential development pressure is consuming land that could be used for future commercial and industrial development.
- Infrastructure costs may increase faster than the tax base if job-producing development does not keep pace with residential growth.
- Neighboring communities will continue to capture available commercial and industrial investment if Corcoran does not implement a cohesive strategy.
- Community opposition to certain commercial or industrial formats could delay projects without clear design and use standards.
- Macroeconomic cycles, interest rates, construction costs and labor shortages may slow private investment and development absorption.

BUILDING ON OUR STRENGTHS. PLANNING FOR TOMORROW.
A resilient economy. A strong community. A lasting Corcoran.

CORCORAN

Competitive Position

What Corcoran offers an industrial or commercial investor today

Location

Location very near the I-94 Corridor – Metro access at reduced land costs than adjacent cities such as Maple Grove, Dayton and Rogers. (See Map on following Slide)

Buying power

Median household income of $163,396 and is projected to rise to $177,226 by 2030; high level of disposable income to expand the city's retail base. Complement what is already being provided elsewhere with items that businesses and residents want nearby.

Age Distribution

An hourglass punctuated by high growth among 75+ and 45 to 54 cohorts over the next five years although since 2010, growth was balanced across the age spectrum. Less diversity of housing product will affect the balance in the future.

Land

Large contiguous parcels still available — an advantage many adjacent suburbs no longer have; some limitations regarding in or outside of the MUSA



Northwest metro light-industrial product, the market Corcoran is positioned to capture.

Perception is 90% of Reality

Corcoran is in proximity to the Interstate 94 Corridor at several interchanges

Rte 1

Distance of 0.72 miles to I-94; Gateway Node
New industrial development adjacent land zoned for mixed-use

Rtes 2A/2B

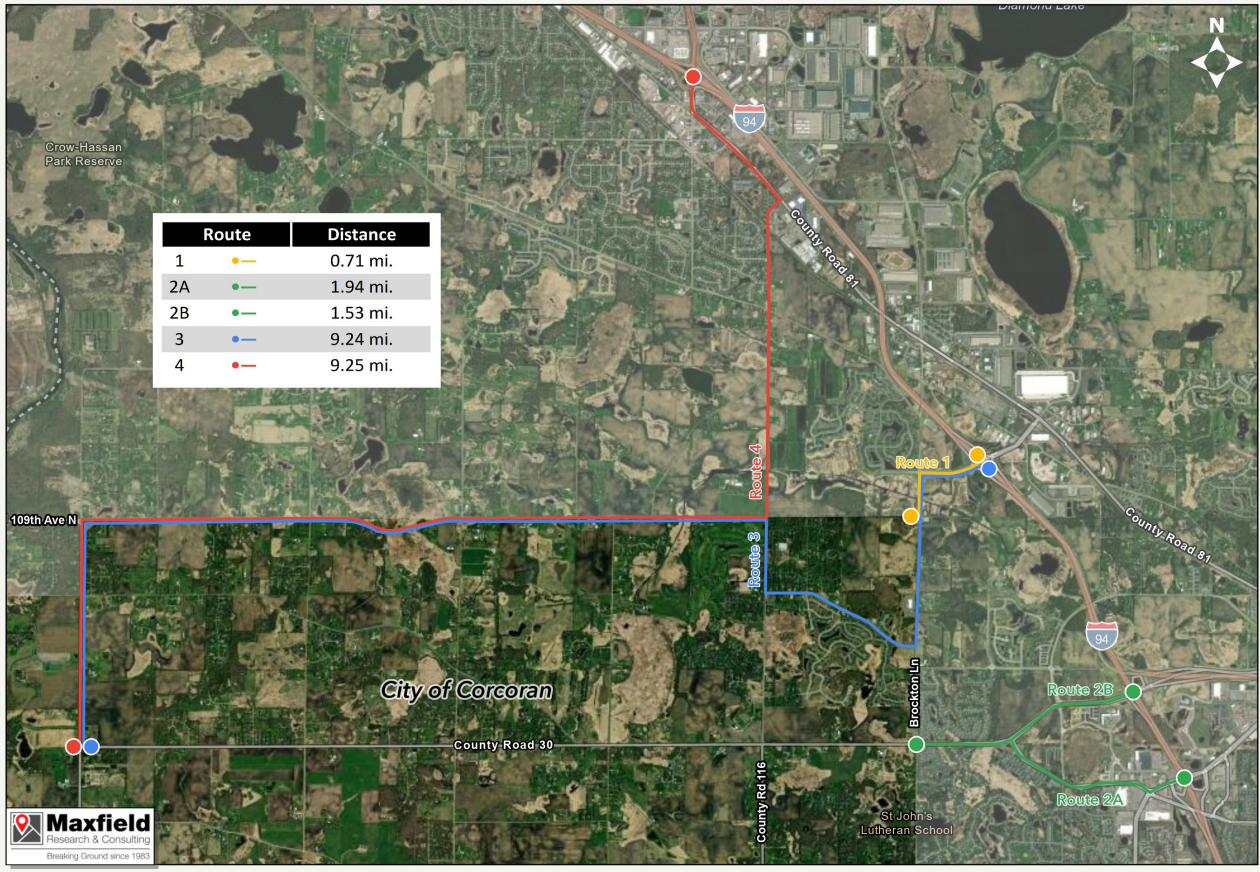
Distances of 1.94 and 1.53 miles; location to capture drive-through traffic and still in proximity to I-94

Rte 3

Distance of 9.24 miles; location to accommodate local and non-logistics industrial businesses

Rte 4

Distance of 9.25 miles; connections up into Rogers, St. Cloud and Fargo; avoid Maple Grove bottleneck



Constraints We Must Manage

Honest assessment of what stands between Corcoran and its next business

Lengthy approval times and processes discourage C/I

Sewer and water capacity, not interest, limits how quickly employment parcels can be delivered. Met Council system plans govern the staging.

Limited Shovel-ready inventory

Prospects arrive with tight timelines. Significant areas of land outside of the MUSA removes Corcoran from the shortlist before the conversation starts. How to put our best foot forward.

Thin commercial identity

No defined destination district means retail and service leakage to Rogers, Maple Grove and Plymouth.

Constrained Capacity and tools

A small staff competing against cities with dedicated EDA staff, established TIF districts and marketing budgets.

Growth-management tension

Residents value the rural character; a commercial and industrial strategy must be sited and designed to respect those values.

Infrastructure cost curve

Corridor and utility investments front-load cost years before the tax base materializes.

CORCORAN'S VISION

By 2035, Corcoran will achieve its goal of increasing light industrial and neighborhood commercial investment balanced with its growing residential base — with a tax base broad enough to fund the city its residents expect.

Targeted

Pursue the level of C/I development Corcoran can win

Ready

Focus on targeted prospects for priority sites

Balanced

Grow the levy base, not the levy rate

Partnered

Leverage county, state and private capital

Target Industries

Where Corcoran's land, location and labor shed give the City a credible win



Screening test

Pursue sectors that need affordable land more than freeway access and a variety of parcel sizes — the attributes Corcoran can offer better than its competitors.

Light manufacturing & fabrication

Metal and plastics fabrication, precision components — Minnesota's strongest export sector.

Research and Development

I-94 access serving the northwest metro and western I-94 Corridor without inner-ring land cost.

Construction trades & contractor yards

Serving the region's own building boom; needs yard space Corcoran uniquely still has.

High-Tech Manufacturing

Robotics, process control systems and advanced machinery production.

Neighborhood retail & services

Convenience goods, dining, medical, and other services sized to a residential base approaching 10,000.

Professional & flex office

Small-suite flex space for the city's own entrepreneurs and remote professionals.

Action Items-The Proactive Approach

What to Start Now, What to Stop Now, What to Continue or Improve

Start Now

Building the Foundation

1) Inventory and Document Corcoran's Assets; 2) Establish Baseline Metrics for accurate progress measurement; 3) Schedule stakeholder conversations to gather input from businesses, developers and community leaders.

Stop Now

Reacting

1) Reactive Decision-Making; 2) Inconsistent Messaging; 3) Neglecting Existing Businesses; 4) Transactional Approaches to Development Opportunities.

Continue and\or Improve

Communicating and Cultivating Partnerships

1) Regular Communication – add more structured feed-back loops; 2) Partnership Cultivation – Strengthen relationships with developers and landowners; regional ED organizations, county, state and federal agencies; 3) Professional Development – Keep learning about best practices and emerging trends in ED strategy.



Priority Initiatives

Eight actions that move the strategy from plan to reality

Development Review Speed

Guarantee a predictable entitlement timeline for developers. Incorporating a carefully managed public engagement early in the process typically removes barriers that can cause review delays.

Business Retention & Expansion Program

Structured annual visits with existing employers to surface expansion and retention risk early.

Marketing & brokerage

Work with MN DEED on a site selector and developer outreach program.

Financing toolkit

Adopt a screening mechanism to evaluate projects that may meet the “but for” test for new C & I Development; consider incentives such as TIF, local incentives, a revolving loan fund and grant dollars through the State/County.

Key Development Nodes

Refine and market key development nodes (single-use and mixed use) to expand opportunities for commercial and industrial development.

Utility staging plan

Sequence Sewer and Water extensions to business land in step with Met Council system capacity; regularly dialogue with the agency for planning purposes.

Site Readiness Program

Work with property owners to identify attractive locations for C/I development; Identify components needed to enhance site readiness for future prospects.

Corcoran Business Park

Master plan, entitle and phase a signature employment district with pre-approved design standards.

Implementation Roadmap

Phased over five years, sequenced for a proactive rather than reactive plan with capacity preceding recruitment

Phase 1

Year 1 — Foundation

Identify key action steps to support economic development goals; inventory commercial/industrial land and other potential sites; launch BR&E visits, re-establish EDA; identify resources (financial, community, governmental) to initiate the plan.

Phase 2

Years 2–3 — Capacity

Master-plan and entitle a new business/industrial park; stage utility extensions as appropriate; secure DEED and Hennepin County infrastructure grants.

Phase 3

Years 3–4 — Activation

Deliver pad-ready sites; launch broker and site-selector marketing; close first anchor industrial user; break ground on the commercial node.

Phase 4

Year 5+ — Momentum

Open additional land for expansion; quantify ED investments and gains; identify the next set of ED targets.



Sequencing principle

Land, policies, planning, and utilities must be in place to support active recruitment. Collaboration and communication with all stakeholders will enhance follow-through on the ED Plan.

Strategic Priorities

Where the city concentrates effort, capital and political capital

01	**Commercial Node** Owner: Planning Commission | Phase 1	Clearly define a priority commercial node to capture retail and service spending leaving the City; select a location or locations that already have capacity.
02	**Business Retention** Owner: EDA | Phase I	Implement a formal BR&E program – the employers already in Corcoran are the least expensivie growth available. Consider how to make a site or sites available for expansion.
03	**Tax Base Balance** Owner: EDA & Finance | Ongoing	Increase the assessed value mix of commercial and industrial development against residential so growth funds itself instead of disproportionately raising the residential burden.
04	**Institutional Capacity** Owner: City Council | Phase 1-2	Identify the appropriate resources needed to implement the ED Plan (marketing, staffing and incentive tools (with appropriate screening policy) so Corcoran can move at market speed.
05	**Land Readiness** Owner: Community Development | Phase 2	Collaborate with existing property owners to identify land available for development and infrastructure needs; consider targeted investment in site readiness to accelerate developer interest and commitment.

Sequenced so capacity is in place before active recruitment begins.

The Decision Framework

ADOPT	Consider adopting the Economic Development Strategic Plan as the city's guiding framework for commercial and industrial growth.
FUND	Develop an ED budget for a communication program, BR&E visits, marketing, master planning — the pre-development costs that make land marketable.
RESOURCES	Commit the resources necessary to implement the Economic Development Strategic Plan and align efforts to dovetail with the 2050 Comprehensive Planning Process.
DEVELOP	Develop a screening program and incentive tools where appropriate to achieve designated ED priorities; these could include grants, loan fund, tax increment financing, local incentives (land write-downs, fee waivers).

Every year Corcoran grows without an ED strategy is a year of additional C & I tax base ceded to neighboring cities.

How We Will Measure Success

Reported annually to the City Council and EDA

Metric	Baseline (2026)	5-Year Target
Commercial / industrial share of tax capacity	Narrow — residential dominant	**Doubled share of total tax capacity**
Entitled employment acreage	Limited and unplatted, guided through land use; inside and outside of MUSA	**150+ acres entitled**
Fully serviced, pad-ready acreage	60 Acres Available	**Short-term Plan to market to private developer**
New commercial square footage absorbed	Minimal annual absorption	**50,000 sq ft**
Jobs located in Corcoran	Largely a bedroom community	**1,500 net new jobs (based on current growth trends)**
Entitlement timeline for a qualified prospect	Case by case, varies	**Under 120 days, guaranteed**
BR&E visits completed annually	Informal / ad hoc	**20 to 30 visits per year**

Questions/Comments

Maxfield Research & Consulting

Breaking Ground since 1983

maxfieldresearch.com/

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Mentimeter

Welcome to the Corcoran Visioning Session

Today we will explore Corcoran's future. Your input will guide our direction and priorities as we prepare a strategic plan for the City.

8

Mentimeter

In one word, what should define Corcoran's future?



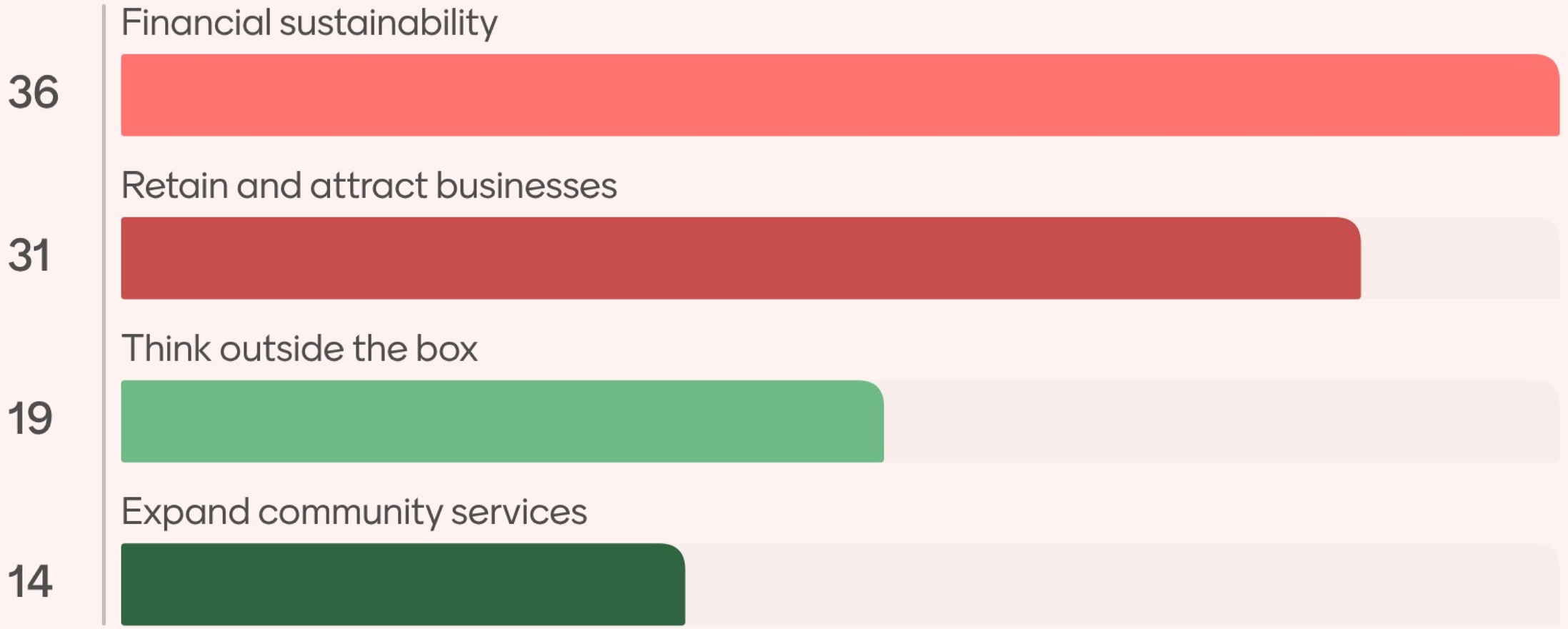
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Mentimeter

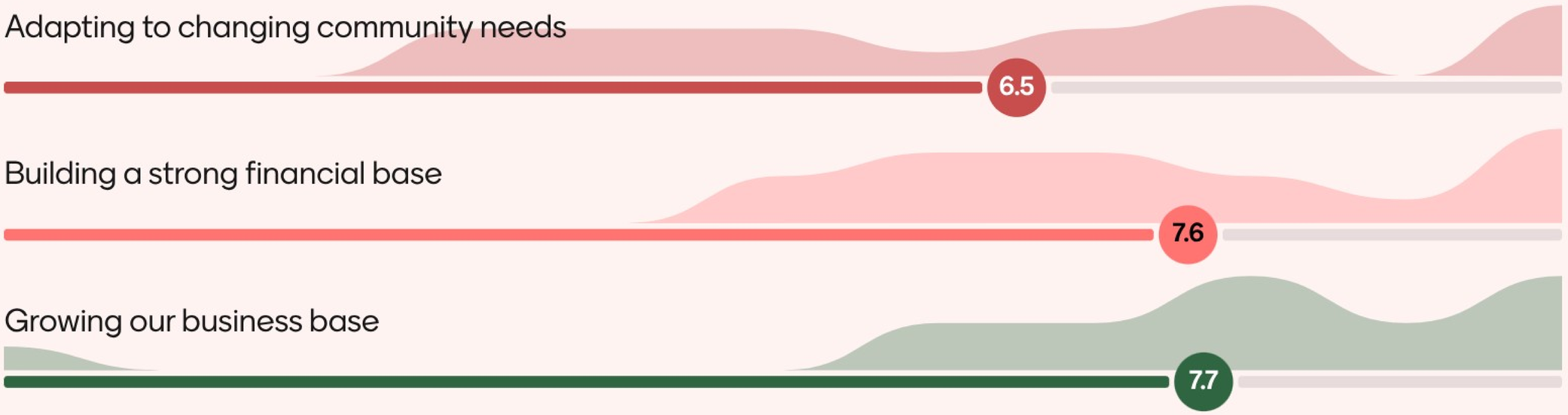
What are the best opportunities for Corcoran over the next three years?



Distribute 100 points among these priorities for Corcoran's future:



To what extent do you agree these are key challenges for Corcoran?



Mentimeter

What bold ideas or changes should Corcoran consider for its future?

Establish a Corcoran zip code

Destination and identity based commercial

Updating commercial, mixed use, & similar zoning districts to modernize, and expand some uses that are low intensity, solid tax base and bring value to the community. And more re: 2050 Comp Plan

Have it's own schools

-Secede from Hennepin County -Corcoran Zip Code and Post Office

Transportation improvements. Become a destination instead of a drive through city. We have an open slate.

More restaurants and businesses so residents have options in town vs. traveling elsewhere.

Event and entertainment businesses

1 12

What bold ideas or changes should Corcoran consider for its future?

Leave the constraints of MET council so we can build the city we desire. Prioritize our rural character - what people want Explicitly define the way we want to be different from other suburbs.

Consider proactive measures to attract diverse uses in the city

Varied tax rates, actual home ownership by cessation of city property taxes when own home, preservation of agriculture within city limits,

Define how we want to be different from suburbs

Consider proactive measures to attract diverse uses in the city

Acquire Medina

1

12

What is one thing you hope Corcoran achieves in the next 5 years?

New city campus

We get our voice back and build a plan the city agrees with to keep our identity.

New Civic Campus

Commercial development

City campus

Civic campus and local public safety training hub

Expand City Center Drive and the Downtown Core

New Civic Campus, other near term facility improvements or additions, build out parks and trails plan, finish all of phase 1 of Hertiage park

Mentimeter

What is one thing you hope Corcoran achieves in the next 5 years?

City campus

Commercial and Industrial developments

City campus and more paved roads.

Acquire Medina

STAFF REPORT **Agenda Item: 10.a**

Council Meeting: November 12, 2026	**Prepared By:** Matt Gsellmeier, Finance Director,
Topic: Public Hearing - St. Therese Conduit Bonds	**Action Required:**

Summary

Saint Therese of Corcoran, LLC, a Minnesota nonprofit limited liability company (the "Borrower"), whose sole member is Saint Therese Communities, a Minnesota nonprofit corporation and 501(c)(3) organization, has asked the City of Corcoran, Minnesota (the "City" or "Corcoran") to hold a public hearing and then adopt a resolution (the "Host Approval Resolution"). On October 8th the City Council approved resolution 2026-81 to hold a public hearing for the Notes. The resolution called for the public hearing to occur on November 12.

The resolution would (i) approve the issuance by the City of Medina, Minnesota (the "Issuer" or "Medina") of tax-exempt conduit revenue bonds or other obligations (the "Notes") under Minnesota Statutes, Chapter 462C (the "Act") and Minnesota Statutes, Sections 471.59 and 471.656, as amended (the "Joint Powers Act"); (ii) authorize a Joint Powers Agreement with the Issuer; and (iii) approve a housing program (the "Housing Program") for the Notes. The Notes would finance the expansion of an existing senior living campus at 19800 79th Place in the City to add 31 independent senior living units, a community room, underground parking, and indoor and outdoor amenity spaces (the "Project"). The City and Medina both previously issued bonds in 2022 and 2023 for the first phase of the Borrower's project in the City.

Even though the Bonds will be issued by Medina, the Act and Section 147(f) of the Internal Revenue Code require that the City hold a public hearing as well.

Section 471.656 of the Joint Powers Act allows a city to issue bonds or other obligations for a project outside its boundaries if the obligations are issued under a joint powers agreement and the project is located entirely within the boundaries of a party to that agreement. The Joint Powers Agreement meets this requirement. Under it, the City will consent to Medina issuing the Notes to finance the Project, and Medina will agree to issue the Notes for that purpose.

The Act also requires the preparation of a housing program describing the development and its financing. Even though the Housing Program relates to financing provided by Medina, the City must approve the Housing Program because the Project is within its boundaries. The Borrower has asked Medina and the City to adopt the Housing Program so that Medina may issue up to $10,000,000 of Notes and loan the proceeds to the Borrower to help pay for constructing and equipping the Project.

On October 20, 2026, the Medina City Council held a public hearing and adopted a resolution authorizing the Notes, approving the related documents, including the Joint Powers Agreement, and approving the Housing Program.

The Notes will be special, limited obligations of Medina, payable only from the revenues pledged to repay them, which are the payments the Borrower makes under its loan agreement with Medina (the "Loan Agreement"). The Notes will not be a lien, charge or encumbrance on any property of Medina or the City, will not be backed by the general credit or taxing powers of either city, and will not be a general or moral obligation of either city. The Notes will not affect the credit rating or debt limit of Medina or the City, and bondholders will have no recourse against the property, assets, or taxing authority of either city, even in the event of a default by the Borrower.

The Borrower will pay all of the City's expenses related to these requested actions.

Financial/Budget
There are no financial impacts to the City of Corcoran.

Council Action

Open and close the public hearing, allowing for any public input and adopt attached Host Approval Resolution.

Attachments
1. 2026-81 Public Hearing for Purpose of Providing Host Approval for Saint Therese.pdf
2. Medina St Therese 2026 Joint Powers Agreement.docx
3. Medina St Therese 2026 Housing Program.docx
4. Medina St Therese 2026 Corcoran Host Approval Resolution.docx

City of Corcoran
County of Hennepin
State of Minnesota

October 8, 2026

RESOLUTION NO. 2026-81

Motion By: McKee
Seconded By: Nichols

RESOLUTION CALLING A PUBLIC HEARING FOR THE PURPOSE OF PROVIDING HOST APPROVAL FOR THE ISSUANCE OF CONDUIT REVENUE OBLIGATIONS FOR THE BENEFIT OF SAINT THERESE OF CORCORAN, LLC, AND APPROVING A HOUSING PROGRAM THEREFOR; AND AUTHORIZING THE PUBLICATION OF A NOTICE OF PUBLIC HEARING

WHEREAS, the City of Corcoran, Minnesota (the "City") is a home rule city and political subdivision duly organized and existing under its charter and the Constitution and laws of the State of Minnesota; and

WHEREAS, pursuant to Minnesota Statutes, Chapter 462C, as amended (the "Act"), municipalities are authorized to carry out the public purposes described in the Act by providing for the issuance of revenue bonds to provide funds to finance multifamily housing developments (including facilities that are a combination of multifamily housing developments and health care facilities); and

WHEREAS, Minnesota Statutes, Section 471.656, as amended, authorizes a municipality to issue obligations to finance the acquisition or improvement of property located outside of the corporate boundaries of such municipality if the obligations are issued under a joint powers agreement between the municipalities issuing the obligations and the municipality in which the property to be acquired or improved is located; and

WHEREAS, pursuant to Minnesota Statutes, Section 471.59, as amended, by the terms of a joint powers agreement entered into through action of their governing bodies, two or more municipalities may jointly or cooperatively exercise any power common to the contracting parties or any similar powers, including those which are the same except for the territorial limits within which they may be exercised and the joint powers agreement may provide for the exercise of such powers by one or more of the participating governmental units on behalf of the other participating units; and

WHEREAS, Saint Therese of Corcoran, LLC, a Minnesota limited liability company (the "Borrower"), whose sole member is Saint Therese Communities, a Minnesota nonprofit corporation and tax-exempt organization pursuant to Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code"), or an affiliate thereof or entity related thereto (the "Corporation"), has proposed to finance the costs of an expansion to an existing senior living campus to include 31 units of independent senior living, a community room, underground parking, and indoor and outdoor amenity spaces located at 19800 79th Place, Corcoran, Minnesota 55340 (the "Project"), which will be managed by Saint Therese Management Services, LLC, a Minnesota limited liability company, the sole member of which is the Corporation, or another affiliate of the Corporation; and

WHEREAS, the Borrower has requested that the City provide host approval for the issuance of one or more series of tax-exempt or taxable conduit revenue bonds or other obligations (the "Notes") by the City of Medina, Minnesota (the "Issuer"), pursuant to the Act and Minnesota Statutes, Sections 471.59 and 471.656, as amended (the "Joint Powers Act"), and approve a housing program (the "Housing Program") prepared in accordance with Section 462C.03 of the Act; and

City of Corcoran
County of Hennepin
State of Minnesota

October 8, 2026

WHEREAS, the Borrower has proposed to use the proceeds of the Notes to (i) finance all or a portion of the costs of the acquisition, construction, and equipping of the Project; (ii) fund all or a portion of the capitalized interest for the Notes, if necessary; (iii) fund a debt service reserve for the Notes, if necessary; and (iv) pay costs of issuance of the Notes; and

WHEREAS, Kutak Rock LLP, as bond counsel ("Bond Counsel"), has advised that, prior to the issuance of the Notes, the City Council of the City must approve the issuance of the Notes by the Issuer to finance the Project, which is located in the City, pursuant to the Act and the Joint Powers Act, following a duly noticed public hearing held in accordance with Section 147(f) of the Code and the regulations promulgated thereunder, and approve the Housing Program for the Notes to finance the Project and Section 462C.04 of the Act; and

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

1. The City Council will conduct a public hearing on the Borrower's request to provide host approval for the issuance of the Notes by the Issuer to finance the Project and to approve a Housing Program on November 12, 2026, or another date selected by the City Administrator. Notice of such hearing (the "Public Notice") will be published as required by Section 147(f) of the Code and the regulations promulgated thereunder and Section 462C.04 of the Act.

2. Bond Counsel is hereby authorized and directed to publish the Public Notice, in substantially the form attached hereto as EXHIBIT A with such changes as approved by City staff, in the *Crow River News*, which is the official newspaper of and a newspaper of general circulation in the City, at least 10 days before the meeting of the City Council at which the public hearing will take place.

3. The Borrower will pay, or, upon demand, reimburse the City for payment of, any and all costs incurred by the City in connection with the proposed financing, whether or not the Notes are issued.

VOTING AYE	VOTING NAY
☒ McKee, Tom	☐ McKee, Tom
☒ Friedrich, Michelle	☐ Friedrich, Michelle
☒ Lanterman, Mark	☐ Lanterman, Mark
☒ Nichols, Jeremy	☐ Nichols, Jeremy
☒ Vehrenkamp, Dean	☐ Vehrenkamp, Dean

Whereupon, said Resolution is hereby declared adopted on this 8th day of October 2026.

Tom McKee - Mayor

ATTEST:

Debra Johnson – City Clerk

City Seal

JOINT POWERS AGREEMENT

THIS JOINT POWERS AGREEMENT, dated November ___, 2026 (the "Joint Powers Agreement"), is made and entered into between the CITY OF CORCORAN, MINNESOTA, a home rule city and political subdivision duly organized and existing under its charter and the Constitution and laws of the State of Minnesota (the "Host City"), and the CITY OF MEDINA, MINNESOTA, a statutory city and political subdivision of the State of Minnesota (the "Issuer").

RECITALS

WHEREAS, Saint Therese of Corcoran, LLC, a Minnesota nonprofit limited liability company (the "Borrower"), whose sole member is Saint Therese Communities, a Minnesota nonprofit corporation and tax-exempt organization pursuant to Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code"), or an affiliate thereof or entity related thereto (the "Corporation"), has proposed to finance an expansion to an existing senior living campus to include 31 units of independent senior living, a community room, underground parking, and indoor and outdoor amenity spaces located at 19800 79th Place, Corcoran, Minnesota 55340 (the "Project"); and

WHEREAS, the Host City and the Issuer are authorized by the provisions of Minnesota Statutes, Chapter 462C, as amended (the "Act"), to issue revenue obligations to finance multifamily housing developments (including facilities that are a combination of multifamily housing developments and health care facilities); and

WHEREAS, pursuant to Minnesota Statutes, Section 471.656, as amended, municipalities may issue obligations to finance the acquisition or improvement of property located outside of the corporate boundaries of such municipality if the obligations are issued under a joint powers agreement in which one or more of the parties to the joint powers agreement issue such obligations and the property is located entirely within the boundaries of one or more of the parties to the joint powers agreement; and

WHEREAS, pursuant to Minnesota Statutes, Section 471.59, as amended, by the terms of a joint powers agreement entered into through action of their governing bodies, two or more municipalities may jointly or cooperatively exercise any power common to the contracting parties or any similar powers, including those which are the same except for the territorial limits within which they may be exercised, and the joint powers agreement may provide for the exercise of such powers by one or more of the participating municipalities on behalf of the other participating municipalities; and

WHEREAS, the conduit revenue bonds or other obligations proposed to be issued by the Issuer for the benefit of the Borrower will not constitute a general or moral obligation of or a pledge of the full faith and credit or taxing powers of the Host City, the Issuer, the State of Minnesota, or any other agency or political subdivision thereof, but will be payable solely from the revenues pledged and assigned thereto pursuant to a revenue agreement between the Issuer and the Borrower; and

WHEREAS, the City Council of the Host City and the City Council of the Issuer have authorized the execution and delivery of this Joint Powers Agreement;

NOW, THEREFORE, the Host City and the Issuer agree as follows:

1. The purpose of the Joint Powers Agreement is for the Issuer and the Host City to work jointly and cooperatively to facilitate the Project. In order to finance the acquisition, construction, and equipping of the Project, the Issuer shall issue its Senior Housing Revenue Note (Saint Therese of Corcoran, LLC Project), Series 2026 (the "Note"), in the original aggregate principal amount of $10,000,000.

2. The governing bodies of the Host City and the Issuer have each conducted a public hearing with respect to the issuance of the Note and the Project and a housing program prepared in accordance with the Act.

3. The governing bodies of the Host City and the Issuer have each adopted a resolution approving this Joint Powers Agreement and authorizing its execution and delivery.

4. The Host City hereby consents to and approves the issuance of the Note by the Issuer for the purposes stated herein.

5. The Host City and the Issuer shall not incur any obligations or liabilities to each other as a result of the issuance of the Note. The Note shall be a special, limited obligation of the Issuer payable solely from proceeds, revenues, and other amounts specifically pledged to the payment of the Note. The Note and the interest thereon shall not constitute or give rise to a pecuniary liability, general or moral obligation, or a pledge of the full faith and credit or taxing powers of the Host City, the Issuer, the State of Minnesota, or any political subdivision of the above, within the meaning of any constitutional or statutory provisions.

6. All costs incurred by the Host City and the Issuer in the authorization, execution, delivery, and performance of this Joint Powers Agreement and all related transactions shall be paid by the Borrower.

7. This Joint Powers Agreement may not be terminated by any party so long as any portion of the Note is outstanding.

8. This Joint Powers Agreement may be amended by the Host City and the Issuer at any time by written agreement of both parties. No amendment may impair the rights of the Borrower or the holder of the Note.

9. This Joint Powers Agreement may be executed in several counterparts, each of which shall be regarded as an original and all of which shall constitute but one and the same agreement.

10. This Joint Powers Agreement shall be governed by the laws of the State of Minnesota.

(The remainder of this page is intentionally left blank.)

IN WITNESS WHEREOF, duly authorized officers of the Host City and the Issuer have executed this Joint Powers Agreement as of the date and year first written above.

CITY OF CORCORAN, MINNESOTA,
as Host City

By _____
Its Mayor

By _____
Its City Administrator

Execution page of the Issuer to the Joint Powers Agreement, dated the date and year first written above.

CITY OF MEDINA, MINNESOTA,
as the Issuer

By: _____
Name: Todd Albers
Its: Mayor

By: _____
Name: Erin Barnhart
Its: City Administrator

CITY OF MEDINA, MINNESOTA

HOUSING PROGRAM FOR A
MULTIFAMILY HOUSING DEVELOPMENT

SAINT THERESE OF CORCORAN, LLC

Section A. The Project, the Issuer, and the Note. Pursuant to the Constitution and laws of the State of Minnesota, particularly Minnesota Statutes, Chapter 462C, as amended (the "Act"), cities and other political subdivisions of the State of Minnesota are authorized to carry out the public purposes described therein and contemplated thereby in the financing of multifamily housing developments by issuing conduit revenue bonds or obligations to defray, in whole or in part, the development costs of multifamily housing developments, and by entering into any agreements made in connection therewith and by pledging any such agreements as security for the payment of the principal of and interest on any such conduit revenue bonds or obligations.

A multifamily housing development financed under the Act may consist of a multifamily housing development designed and intended to be used primarily by elderly or physically handicapped persons.

Cities and other political subdivisions of the State of Minnesota are authorized to issue obligations to finance the acquisition or improvement of real property located outside of the corporate boundaries of such cities or other political subdivisions if the obligations are issued under a joint powers agreement, whether issued by a joint powers board or by one or more of the parties to the joint powers agreement, and the property is located entirely within the boundaries of one or more of the parties to the joint powers agreement.

Saint Therese of Corcoran, LLC, a Minnesota nonprofit limited liability company (the "Borrower"), whose sole member is Saint Therese Communities, a Minnesota nonprofit corporation and tax-exempt organization pursuant to Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code"), or an affiliate thereof or entity related thereto (the "Corporation"), has requested the participation of the City of Medina, Minnesota (the "Issuer" or "Medina") in financing an expansion to an existing senior living campus to include 31 units of independent senior living, a community room, underground parking, and indoor and outdoor amenity spaces located at 19800 79th Place, Corcoran, Minnesota 55340 (the "Project"). The Project will be operated as a multifamily housing development within the meaning of Section 462C.02, subdivision 5 of the Act.

The Issuer is authorized and empowered, pursuant to the Act, with the consent of the City of Corcoran, Minnesota (the "Host City"), as the municipality in which the Project is located, to carry out the public purposes described in the Act to finance, in whole or in part, the Project. At the request of the Borrower, the Issuer and the Host City propose to enter into a Joint Powers Agreement (the "Joint Powers Agreement") pursuant to the provisions and conditions of Minnesota Statutes, Sections 471.59 and 471.656, as amended. Under the terms of the Joint Powers Agreement, the Host City will consent to the issuance of conduit revenue bonds or obligations by the Issuer to finance a portion of the costs of the Project.

In accordance with the requirements of Section 462C.04 of the Act, as a condition to the issuance of revenue bonds or obligations under the Act to finance the Project, a housing program must be prepared and approved with respect to the Project and the conduit revenue bonds or obligations proposed to be issued to undertake such activities, and the housing program must be submitted to Metropolitan Council for review and comment.

Pursuant to Section 462C.04, subdivision 2 of the Act, the Issuer must (i) establish a date for a public hearing with respect to the housing program and the proposal to issue conduit revenue bonds or obligations pursuant to the terms of the housing program; (ii) publish a notice of a public hearing in a newspaper of general circulation in the jurisdiction of the Issuer at least 10 days prior to the date established by the Issuer for the public hearing; and (iii) conduct the public hearing with respect to the housing program and the proposal of the Issuer to issue conduit revenue bonds or obligations pursuant to the terms of the housing program and the Act to finance the Project.

This Housing Program for a Multifamily Housing Development (the "Housing Program") is proposed to be undertaken by the Issuer at the request of the Borrower with respect to the Project in accordance with the terms of the Act. The Project will be owned and operated by the Borrower. The representations herein are based entirely on representations or other information provided by or on behalf of the Borrower. The Issuer and the Host City have not independently investigated the accuracy of the representations of the Borrower.

The conduit revenue bonds or obligations proposed to be issued by the Issuer under the Act (the "Notes") are expected to be issued in one or more series in the estimated principal amount not to exceed $10,000,000. The City Council of the Issuer will conduct a public hearing with respect to the proposed issuance of the Notes to finance the Project. The proceeds derived from the sale of the Notes are proposed to be loaned to the Borrower pursuant to the terms of a loan or revenue agreement with the Issuer, the proceeds of which will be applied to (i) finance the construction and equipping of the Project; (ii) fund any required reserves; (iii) finance capitalized interest, if necessary; and (iv) pay costs of issuance of the Notes. The Borrower may also use equity to finance a portion of the Project. The Borrower will agree in the loan agreement to make loan repayments in amounts sufficient to pay the principal of, premium, if any, and interest on the Notes when due. The estimated cost of the activities described in this paragraph may change between the date of approval of this Housing Program and the date of issuance of the Notes but will not exceed $10,000,000. The Notes are expected to be issued by the Issuer in the fourth quarter of 2026.

Prior to the issuance of the Notes, the City Council of the Host City will conduct a public hearing with respect to the issuance of the Notes by the Issuer and this Housing Program. Following such public hearing, the City Council of the Host City will consider adoption of a resolution approving the issuance of the Notes by the Issuer to finance a portion of the costs of the Project, authorizing the execution of the Joint Powers Agreement with the Issuer, and approving this Housing Program.

Section B. Housing Program. The Issuer is establishing this Housing Program to assist the Borrower in financing the Project in accordance with the Act.

The Notes will be secured by the loan repayments to be made by the Borrower under the terms of the loan agreement, and the obligation of the Borrower to make the loan repayments will be secured by a mortgage lien on the land and buildings comprising the Project and other security as may be required by the holder of the Notes.

The Notes will not constitute a general or moral obligation of the Issuer or the Host City, will not be secured by the taxing powers of the Issuer or the Host City and will not be secured by any property of the Issuer or the Host City, except the interests of the Issuer in the loan agreement. The Notes will be special, limited obligations of the Issuer payable solely from revenues and security provided by the Borrower and pledged to the payment of the Notes.

Section C. Local Contributions to the Housing Program; Public Purpose. In creating this Housing Program, the Issuer is acting to further the quality of life in Medina and the Host City (together, the "Cities") by providing adequate, decent, safe, sanitary, and affordable housing stock for a range of ages, including

seniors; that accomplishing the goals of this Housing Program is a public purpose and will benefit the residents of both of the Cities due to the proximity of the Project to Medina; to provide additional rental housing in a continuum of care community that provides services to and for the benefit of elderly persons residing and expected to reside within the Cities; and that, furthermore, the successful implementation of the objectives of the kind described in this Housing Program may provide impetus for the development of other housing in the Cities, as well as the general development of the Cities.

The issuance of the Notes for the Project is expected to allow the Borrower to finance the Project at a lower interest cost than is otherwise available. The Metropolitan Council forecasts that 22% of the population in the Twin Cities metro will be over the age of 65 in 2050 compared to 14% in 2020. Based on such information, the Issuer finds that there exists a need for senior housing in Hennepin County, Minnesota and the Twin Cities region. Based on representations of the Borrower, due to a variety of factors, including that the cost of construction of senior multifamily rental units may in many cases prove economically unfeasible given the high costs of construction, the Issuer finds that the use of tax-exempt conduit bonds may be helpful and necessary in bridging the financing gap.

Section D. Standards and Requirements Relating to the Project Pursuant to the Housing Program. The following standards and requirements shall apply with respect to the operation of the Project:

(1) Substantially all of the proceeds of the Notes will be applied to the financing of the Project, the funding of any required reserves, the financing of capitalized interest, if necessary, and the payment of the costs of issuance of the Notes. The resolution authorizing the issuance of the Notes and the loan agreement pursuant to which the proceeds of the Notes are to be loaned to the Borrower will include certain covenants to be made by the Issuer and the Borrower regarding the use of proceeds and by the Borrower regarding the character and use of the Project.

(2) The Borrower will covenant that it will not arbitrarily reject an application from a proposed tenant because of race, color, creed, religion, national origin, sex, marital status, or status with regard to public assistance or disability.

(3) The dwelling units of the Project will be occupied by, or held for occupancy by, elderly and handicapped persons. The Project is owned by an entity whose sole member is a 501(c)(3) organization; consequently, no income limits apply under federal law. The Project will be restricted to elderly and handicapped persons, and consequently, no income limits apply under state law in accordance with Minnesota Statutes, Section 462C.05, subdivision 4.

The Issuer expects to enter into a loan or revenue agreement with the Borrower requiring the Borrower to comply with the objectives of this Housing Program as well as with the requirements of applicable law. The Project will be required to comply with local zoning and planning and will be required to comply with all state and local building codes. The Borrower will be required to operate the Project in accordance with state and local anti-discrimination laws and ordinances. The costs of the Project and this Housing Program undertaken to finance the Project, including specifically the costs to the Issuer, will be paid or reimbursed by the Borrower.

Section E. Severability. The provisions of this Housing Program are severable, and if any of its provisions, sentences, clauses, or paragraphs shall be held unconstitutional, contrary to statute, exceeding the authority of the Issuer, or otherwise illegal or inoperative by any court of competent jurisdiction, the decision of such court shall not affect or impair any of the remaining provisions.

Section F. State Ceiling. All or a portion of the Notes (the "Tax-Exempt Notes") shall be issued as "qualified 501(c)(3) bonds" pursuant to Section 145 of the Code, the interest on which is not includable

in gross income for federal income tax purposes and which is not includable in taxable net income for individuals, estates, and trusts for State of Minnesota income tax purposes (subject to certain qualifications). None of the state ceiling for private activity bonds is required to be allocated to the Tax-Exempt Notes.

CITY OF CORCORAN, MINNESOTA

RESOLUTION NO. 2026-94

RESOLUTION PROVIDING HOST APPROVAL TO THE ISSUANCE OF REVENUE OBLIGATIONS BY THE CITY OF MEDINA, MINNESOTA FOR THE BENEFIT OF SAINT THERESE OF CORCORAN, LLC; APPROVING A HOUSING PROGRAM; AND AUTHORIZING THE EXECUTION OF A JOINT POWERS AGREEMENT

WHEREAS, the City of Corcoran, Minnesota (the "City") is a home rule city and political subdivision duly organized and existing under its charter and the Constitution and laws of the State of Minnesota; and

WHEREAS, pursuant to Minnesota Statutes, Chapter 462C, as amended (the "Act"), municipalities are authorized to carry out the public purposes described in the Act by providing for the issuance of revenue bonds to provide funds to finance multifamily housing developments, including those for the elderly and the disabled; and

WHEREAS, Minnesota Statutes, Section 471.656, as amended, authorizes a municipality to issue obligations to finance the acquisition or improvement of property located outside of the corporate boundaries of such municipality if the obligations are issued under a joint powers agreement between the municipality issuing the obligations and the municipality in which the property to be acquired or improved is located. Pursuant to Minnesota Statutes, Section 471.59, as amended, by the terms of a joint powers agreement entered into through action of their governing bodies, two or more municipalities may jointly or cooperatively exercise any power common to the contracting parties or any similar powers, including those which are the same except for the territorial limits within which they may be exercised, and the joint powers agreement may provide for the exercise of such powers by one or more of the participating governmental units on behalf of the other participating units; and

WHEREAS, Saint Therese of Corcoran, LLC, a Minnesota nonprofit limited liability company (the "Borrower"), whose sole member is Saint Therese Communities, a Minnesota nonprofit corporation and an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code"), or an affiliate thereof or entity related thereto (the "Corporation"), has proposed to finance the costs of an expansion to an existing senior living campus to include 31 units of independent senior living, a community room, underground parking, and indoor and outdoor amenity spaces located at 19800 79th Place, Corcoran, Minnesota 55340 (the "Project"), which will be managed by Saint Therese Management Services, LLC, a Minnesota limited liability company, the sole member of which is the Corporation, or another affiliate of the Corporation; and

WHEREAS, the Borrower has requested that the City provide host approval for the issuance of one or more series of tax-exempt or taxable conduit revenue bonds or other obligations (the "Notes") by the City of Medina, Minnesota (the "Issuer"), pursuant to the Act and Minnesota Statutes, Sections 471.59 and 471.656, as amended (the "Joint Powers Act"), and to approve a housing program (the "Housing Program") prepared in accordance with Section 462C.03 of the Act; and

WHEREAS, the Borrower has proposed to use the proceeds of the Notes to (i) finance all or a portion of the costs of the acquisition, construction, and equipping of the Project; (ii) fund all or a portion of the capitalized interest for the Notes, if necessary; (iii) fund a debt service reserve for the Notes, if necessary; and (iv) pay costs of issuance of the Notes; and

WHEREAS, the Notes will be special, limited obligations of the Issuer payable solely from the revenues of the Borrower pledged to the payment thereof in the manner provided in the documents executed in connection with the issuance of the Notes, and will not be a general or moral obligation of the City, the Issuer, or any other political subdivision of the State of Minnesota; and

WHEREAS, Kutak Rock LLP, as bond counsel ("Bond Counsel"), has advised that, prior to the issuance of the Notes, the City Council of the City must approve the issuance of the Notes by the Issuer to finance the Project, which is located in the City, pursuant to the Act and the Joint Powers Act, following a duly noticed public hearing held in accordance with Section 147(f) of the Code and the regulations promulgated thereunder, and approve the Housing Program for the Notes to finance the Project in accordance with Section 462C.04 of the Act; and

WHEREAS, a notice of public hearing was published on a date at least 10 days before the regularly scheduled meeting of the City Council on the date hereof in the *Crow River News*, the official newspaper of and a newspaper of general circulation in the City, with respect to the required public hearing under Section 147(f) of the Code and the regulations promulgated thereunder and Section 462C.04 of the Act; and

WHEREAS, the Housing Program has been prepared and has been submitted by Bond Counsel to the Metropolitan Council for its review and comment in accordance with Section 462C.04, subdivision 2, of the Act, and the Housing Program provides that the Borrower will pay all costs associated therewith; and

WHEREAS, there has been presented to the City the form of a Joint Powers Agreement between the City and the Issuer anticipated to be executed upon issuance of the Notes (the "Joint Powers Agreement"), pursuant to which the City will consent to the issuance of the Notes by the Issuer to finance the Project, and the Issuer will agree to issue the Notes for such purpose, in accordance with the provisions of the Joint Powers Act; and

WHEREAS, on October 20, 2026, the City Council of the Issuer adopted a resolution approving the issuance of the Notes to finance the Project after a public hearing; and

WHEREAS, the Borrower proposes that proceeds of the Notes will be loaned by the Issuer to the Borrower pursuant to a loan agreement under which the Borrower will be obligated to pay all costs and expenses of the City and the Issuer incident to the issuance of the Notes; and

WHEREAS, on the date hereof, the City Council conducted a public hearing at which a reasonable opportunity was provided for interested individuals to express their views, both orally and in writing, on the proposal to provide consent to the issuance of the Notes by the Issuer to finance the Project located in the City and to approve the Housing Program pursuant to the requirements of Section 147(f) of the Code and the regulations promulgated thereunder and Section 462C.04 of the Act; and

WHEREAS, the City desires to facilitate the development of housing facilities and services for senior citizens within the City, and the issuance of the Notes will help provide lower cost financing for the Project.

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

1. The City Council approves the issuance of the Notes by the Issuer to finance the Project and hereby consents to the issuance of the Notes by the Issuer in an aggregate principal amount not to exceed $10,000,000, for the purposes set forth above. The City Council hereby gives the host approval required under Section 147(f) of the Code and, pursuant to Minnesota Statutes, Section 471.656, subdivision 2, clause (2), as amended, hereby consents to the issuance of the Notes by the Issuer. The City Council hereby approves the Housing Program.

2. The Mayor and the City Administrator are hereby authorized and directed to execute and deliver, on behalf of the City, the Joint Powers Agreement and any other documents deemed necessary to fulfill the intentions of this resolution. All of the provisions of the Joint Powers Agreement, when executed and delivered as authorized herein, shall be deemed to be a part of this resolution as fully and to the same extent as if incorporated verbatim herein and shall be in full force and effect from the date of execution and delivery thereof. The Joint Powers Agreement shall be substantially in the form on file with the City which is hereby approved, with such omissions and insertions as do not materially change the substance thereof, or as the Mayor and the City Administrator, in their discretion, shall determine, and the execution thereof by the Mayor and the City Administrator shall be conclusive evidence of such determination.

3. The Mayor and City Administrator and other officers, employees, and agents of the City are hereby authorized and directed to prepare and furnish to Bond Counsel and the original purchaser of the Notes certified copies of all proceedings and records of the City relating to the approval of the issuance of the Notes, including a certification of this resolution.

4. The Borrower has agreed, and it is hereby determined, that the Borrower shall pay to the City, upon demand, any and all costs paid or incurred by the City in connection with the Notes, the Joint Powers Agreement, or the financing contemplated herein, whether or not the Project is carried to completion, whether or not the financing is carried to completion, and whether or not the Notes or operative instruments are executed and delivered.

5. In no event shall the Notes ever be payable from or charged upon any funds of the City, nor shall the City be subject to any liability thereon; no holder of the Notes shall ever have the right to compel the exercise of the taxing power of the City to pay any of the Notes or the interest thereon, nor to enforce payment thereof against any property of the City; the Notes shall not constitute a charge, lien, or encumbrance, legal or equitable, upon any property of the City; and the Notes shall not constitute a debt or indebtedness of the City within the meaning of any constitutional, charter, or statutory limitation, nor a general or moral obligation of the City or a pledge of the full faith and credit or taxing powers of the City.

6. This resolution shall be in full force and effect from and after its passage.

Whereupon, said resolution is hereby declared adopted on this 12th day of November, 2026.

Tom McKee - Mayor

ATTEST:

Debra Johnson - City Clerk

STAFF REPORT **Agenda Item: 10.b**

Council Meeting: November 12, 2026	**Prepared By:** Deb Johnson, City Clerk
Topic: Canvass November 3, 2026, Municipal Election and Declare Results	**Action Required:** Adoption

Summary
Per Minnesota Statutes 205.185 Subd. 3, municipal election results must be canvassed no sooner than three days following the election and not later than ten days following the election (November 6 - November 13, 2026). The City Council shall act as the canvassing board, canvass the returns and declare the results of the election within the statutory timeframe.

After the canvass, the City Clerk will certify the results to the county auditor and issue certificates of election to the successful candidates.

Recommendation
Canvass November 3, 2026, municipal election results and consider a motion to adopt Resolution 2026-85 Canvassing the November 3, 2026, Election Returns and Declaring Results.

Council Action
Adopt Resolution 2026-85 Canvassing the November 3, 2026, Election Returns and Declaring Results

Attachments
1. Resolution 2026-85 Canvass General Election Results.docx
2. Corcoran Abstract 2026 State General Election.pdf
3. Write-in Tally Form.pdf
4. Copy of Corcoran Write-In Images 2026 General.pdf

RESOLUTION NO. 2026-85

Motion by:
Seconded by:

A RESOLUTION CANVASSING NOVEMBER 3, 2026 MUNICIPAL ELECTION RETURNS AND DECLARING RESULTS

WHEREAS, the City held a municipal election on November 3, 2026; and

WHEREAS, the City Clerk has prepared a summary of the returns of the November 3, 2026 municipal election; and

WHEREAS, the Corcoran City Council must canvass the municipal election returns and declare the results within three to ten days after the election.

NOW, THEREFORE BE IT RESOLVED, by the City of Corcoran City Council that the following returns are hereby canvassed and declared official results of the November 3, 2026 general municipal election.

Council Members – 4 Year Term	**Votes**
Jon Bottema	2092
Abbie Hill	1323
Mark Lanterman	2004
Jason Woody	1356
Write In	47

VOTING AYE
☐ **McKee, Tom**
☐ **Friedrich, Michelle**
☐ **Lanterman, Mark**
☐ **Nichols, Jeremy**
☐ **Vehrenkamp, Dean**

VOTING NAY
☐ **McKee, Tom**
☐ **Friedrich, Michelle**
☐ **Lanterman, Mark**
☐ **Nichols, Jeremy**
☐ **Vehrenkamp, Dean**

Whereupon, said Resolution is hereby declared adopted on this 12th day of November, 2026.

_____
Tom McKee – Mayor

ATTEST:

_____
City Seal
Debra Johnson – City Clerk

Abstract of Votes Cast
In the Precincts of the City of Corcoran
State of Minnesota
at the State General Election
Held Tuesday, November 3, 2026

as compiled from the official returns.

Summary of Totals
City of Corcoran
Tuesday, November 3, 2026 State General Election

Number of persons registered as of 7 a.m.	6536
Number of persons registered on Election Day	240
Number of accepted regular, military, and overseas absentee ballots and mail ballots	2557
Number of federal office only absentee ballots	4
Number of presidential absentee ballots	0
Total number of persons voting	5259

Summary of Totals
City of Corcoran
Tuesday, November 3, 2026 State General Election

KEY TO PARTY ABBREVIATIONS

NP - Nonpartisan

Council Member (Corcoran) (Elect 2)

NP	NP	NP	NP	WI
Mark Lanterman	Jason Woody	Abbie Hill	Jon Bottema	WRITE-IN
2004	1356	1323	2092	47

Detail of Election Results
City of Corcoran
Tuesday, November 3, 2026 State General Election

Precinct	Persons Registered as of 7 A.M.	Persons Registered on Election Day	Total Number of Persons Voting
27 0500 : CORCORAN P-01	1603	38	1272
27 0505 : CORCORAN P-02	2557	99	2124
27 0510 : CORCORAN P-03	2376	103	1863
City of Corcoran Total:	6536	240	5259

Detail of Election Results
City of Corcoran
Tuesday, November 3, 2026 State General Election

Office Title: Council Member (Corcoran) (Elect 2)

Precinct	NP Mark Lanterman	NP Jason Woody	NP Abbie Hill	NP Jon Bottema	WI WRITE-IN
27 0500 : CORCORAN P-01	416	439	241	588	15
27 0505 : CORCORAN P-02	989	430	537	903	17
27 0510 : CORCORAN P-03	599	487	545	601	15
Total:	**2004**	**1356**	**1323**	**2092**	**47**

We, the legally constituted canvassing board, certify that we have herein specified the names of the persons receiving votes and the number of votes received by each office voted on, and have specified the number of votes for and against each question voted on, at the State General Election held on Tuesday, November 3, 2026

As appears by the returns of the election precincts voting in this election, duly returned to, filed, opened, and canvassed, and now remaining on file in the office of the City of Corcoran Clerk. Witness our official signature at _____ in _____ County this _____ day of _____, 2026.

_____
Member of canvassing board

_____
Member of canvassing board

_____
Member of canvassing board

_____
Member of canvassing board

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Member of canvassing board

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Member of canvassing board

_____
Member of canvassing board

State of Minnesota
City of Corcoran

I, _____, Clerk of the City of Corcoran do hereby certify the within and foregoing _____ pages to be a full and correct copy of the original abstract and return of the votes cast in the City of Corcoran State General Election held on Tuesday, November 3, 2026.

Witness my hand and official seal of office this _____ day of _____, 2026.

_____

Write-in Tally Form

November 3, 2026 Election

Municipality or School District: City of Corcoran

Ward/Precinct: 01

Tally ALL write-in votes for city and/or school district offices:

	Absentee Tally		Polling Place Tally	
City/School Office	Candidate Name	Tally Votes	Candidate Name	Tally Votes
Council Member	Michael Cain	1	Dan Aberwald	1
"	George Gmach	1	Zachary Schirmers	11
"	Richard Schlegel	1	Kieran Maranna	1
"	Bill Tombers	1	William Holton	1
"			Jerry Vollrath	1
"			Pat Hank	1
"			Jordan Williamson	1
"			Jim Shoulak	1
"			Jason Woody	1

Election Judge: Melissa Johnson Election Judge: Karen Hiden

Write-in Tally Form
November 3, 2026 Election

Municipality or School District: City of Corcoran

Ward/Precinct: 02

Tally ALL write-in votes for city and/or school district offices:

	Absentee Tally		Polling Place Tally	
City/School Office	Candidate Name	Tally Votes	Candidate Name	Tally Votes
Council Member	Steve Powers	1	Blank	1111
"	Brian McDonald	1	Barbie Olson	1
"	Craig Espelien	1	Shannon Currier	1
"	Blank	1	Maddie Tharp	1
"			Bryan Nassif	1
"			Seamus Walsh	1
"			Kristine Jernberg	1
"			Thomas Spanier	1
"			Phil Kotula	1
			Anthony Wychgram	1

Election Judge: Debra Johnson Election Judge: Karen Hiden

Write-in Tally Form

November 3, 2026 Election

Municipality or School District: City of Corcoran

Ward/Precinct: 03

Tally ALL write-in votes for city and/or school district offices:

	Absentee Tally		Polling Place Tally	
City/School Office	Candidate Name	Tally Votes	Candidate Name	Tally Votes
Council Member	Hari Atkuri	1	Nippert Smith	1
"	Karen M. Peters	1	Landon Pohl	1
"	Keith Brittner	1	Blank	4
"	John Peters	1	Sean Wolf	1
"	Paul Heins	1	Troy Bettin	1
"			Robert Gaston	1

Election Judge: Debra Johnson Election Judge: Karen Heiden

Write-in Name Selection

2026 State General Election - Write-Ins

Hennepin County,Minnesota

November 5, 2026

CVR	Precinct	Ballot Style	Reporting Grou	Contest Name	Write-In Snippet
190614	Corcoran P-01	Corcoran P-01 ISD 883	Absentee	Council Member City of Corcoran	MICHARL CAIN write-in, if any
190708	Corcoran P-01	Corcoran P-01 ISD 877	Absentee	Council Member City of Corcoran	GEORGI GMACK write-in, if any
191750	Corcoran P-01	Corcoran P-01 ISD 877	Absentee	Council Member City of Corcoran	Richard Schlegel write-in, if any
192369	Corcoran P-01	Corcoran P-01 ISD 877	Absentee	Council Member City of Corcoran	Bill Tombers write-in, if any
192651	Corcoran P-01	Corcoran P-01 ISD 883	Polling Place	Council Member City of Corcoran	Dan Aberwald write-in, if any
192693	Corcoran P-01	Corcoran P-01 ISD 877	Polling Place	Council Member City of Corcoran	Zahary Schirmers write-in, if any
192700	Corcoran P-01	Corcoran P-01 ISD 877	Polling Place	Council Member City of Corcoran	Kieran Mahanna write-in, if any
192729	Corcoran P-01	Corcoran P-01 ISD 877	Polling Place	Council Member City of Corcoran	William Holtan write-in, if any
192751	Corcoran P-01	Corcoran P-01 ISD 883	Polling Place	Council Member City of Corcoran	Jerry Vollrath write-in, if any
193064	Corcoran P-01	Corcoran P-01 ISD 877	Polling Place	Council Member City of Corcoran	Pat Hank write-in, if any
193184	Corcoran P-01	Corcoran P-01 ISD 877	Polling Place	Council Member City of Corcoran	ZACK SCHIRMERS write-in, if any
193346	Corcoran P-01	Corcoran P-01 ISD 877	Polling Place	Council Member City of Corcoran	Jordan Williamson write-in, if any
193362	Corcoran P-01	Corcoran P-01 ISD 883	Polling Place	Council Member City of Corcoran	Jim Shoulak write-in, if any
193397	Corcoran P-01	Corcoran P-01 ISD 883	Polling Place	Council Member City of Corcoran	Jason Woody write-in, if any

194374	Corcoran P-02	Corcoran P-02 ISD 877	Polling Place	Council Member City of Corcoran	write-in, if any
194374	Corcoran P-02	Corcoran P-02 ISD 877	Polling Place	Council Member City of Corcoran	write-in, if any
194480	Corcoran P-02	Corcoran P-02 ISD 883	Polling Place	Council Member City of Corcoran	Barbie Olson write-in, if any
194483	Corcoran P-02	Corcoran P-02 ISD 883	Polling Place	Council Member City of Corcoran	Shannon Currier write-in, if any
194606	Corcoran P-02	Corcoran P-02 ISD 877	Polling Place	Council Member City of Corcoran	Maddie Tharp write-in, if any
194637	Corcoran P-02	Corcoran P-02 ISD 883	Polling Place	Council Member City of Corcoran	Bryan Nassif write-in, if any
194638	Corcoran P-02	Corcoran P-02 ISD 883	Polling Place	Council Member City of Corcoran	Seamus Walsh write-in, if any
194671	Corcoran P-02	Corcoran P-02 ISD 877	Polling Place	Council Member City of Corcoran	W/I: ANTHONY WYCHGRAM
194731	Corcoran P-02	Corcoran P-02 ISD 877	Polling Place	Council Member City of Corcoran	write-in, if any
194732	Corcoran P-02	Corcoran P-02 ISD 883	Polling Place	Council Member City of Corcoran	Kristine Jernberg write-in, if any
194738	Corcoran P-02	Corcoran P-02 ISD 877	Polling Place	Council Member City of Corcoran	Thomas Spaniet write-in, if any
194752	Corcoran P-02	Corcoran P-02 ISD 877	Polling Place	Council Member City of Corcoran	Phil Kotula write-in, if any
195267	Corcoran P-02	Corcoran P-02 ISD 883	Polling Place	Council Member City of Corcoran	write-in, if any
190954	Corcoran P-03	Corcoran P-03 ISD 284	Absentee	Council Member City of Corcoran	HARI ATKURI write-in, if any
191040	Corcoran P-03	Corcoran P-03 ISD 883	Absentee	Council Member City of Corcoran	Karen M. Peters write-in, if any
191040	Corcoran P-03	Corcoran P-03 ISD 883	Absentee	Council Member City of Corcoran	Keith Grittner write-in, if any
191211	Corcoran P-03	Corcoran P-03 ISD 883	Absentee	Council Member City of Corcoran	John Peters write-in, if any

191333	Corcoran P-03	Corcoran P-03 ISD 883	Absentee	Council Member City of Corcoran	Paul Heins (write-in, if any)	
195468	Corcoran P-03	Corcoran P-03 ISD 883	Polling Place	Council Member City of Corcoran	Nippert Smith (write-in, if any)	
195526	Corcoran P-03	Corcoran P-03 ISD 879	Polling Place	Council Member City of Corcoran	Landon Pohl (write-in, if any)	
195752	Corcoran P-03	Corcoran P-03 ISD 883	Polling Place	Council Member City of Corcoran	(write-in, if any)	
195752	Corcoran P-03	Corcoran P-03 ISD 883	Polling Place	Council Member City of Corcoran	(write-in, if any)	
195785	Corcoran P-03	Corcoran P-03 ISD 284	Polling Place	Council Member City of Corcoran	sean Wolf (write-in, if any)	
195826	Corcoran P-03	Corcoran P-03 ISD 883	Polling Place	Council Member City of Corcoran	(write-in, if any)	
195826	Corcoran P-03	Corcoran P-03 ISD 883	Polling Place	Council Member City of Corcoran	(write-in, if any)	
195980	Corcoran P-03	Corcoran P-03 ISD 879	Polling Place	Council Member City of Corcoran	Troy Bettin (write-in, if any)	
196092	Corcoran P-03	Corcoran P-03 ISD 879	Polling Place	Council Member City of Corcoran	(write-in, if any)	
196132	Corcoran P-03	Corcoran P-03 ISD 879	Polling Place	Council Member City of Corcoran	Robert Gaston (write-in, if any)	

STAFF REPORT **Agenda Item: 10.c**

Council Meeting: November 12, 2026	**Prepared By:** Jay Tobin, City Administrator
Topic: Resolution 2026-92 Appointing Interim City Administrator	**Action Required:** Approval

Summary

The City Administrator has submitted his resignation effective December 4, 2026. To maintain continuity of administrative leadership and City operations, staff recommends that the City Council appoint Nalisha Williams as Interim City Administrator effective December 5, 2026.

Ms. Williams currently serves as Assistant City Administrator and has established working relationships with City staff, elected officials, and community partners. Her knowledge of City operations, administrative processes, and ongoing priorities provides a strong foundation for this transition.

In the interim role, Ms. Williams would assume the duties and responsibilities of City Administrator, including organizational oversight, coordination among departments, and implementation of Council direction. In recognition of these additional responsibilities, staff recommend an 8% compensation adjustment consistent with the City's standard practice for long-term accretion of duties. The appointment and adjustment would remain in effect until a permanent City Administrator assumes the position or the Council directs otherwise.

Financial/Budget

The proposed temporary 8% wage adjustment is estimated to result in additional wage expenses of $430 in 2026 and $2,600 in 2027 (3 month estimation), for a total of $3,030, excluding associated costs.

The additional wage and associated expenses are anticipated to be accommodated within existing departmental budget appropriations through a combination of the following:

1. 2026 Salary is available within the Administration budget from the Assistant City Administrator's leave earlier in the year.
2. 2027 Salary is available within the City Administrator budget.

Recommendation

Staff recommends approval of Resolution 2026-92 appointing Nalisha Williams as Interim City Administrator effective December 5, 2026, and authorizing an 8% compensation adjustment for the duration of the interim assignment.

Council Action

Motion to approve Resolution 2026-92 appointing Nalisha Williams as Interim City Administrator effective December 5, 2026, and authorizing an 8% compensation adjustment for long-term accretion of duties during the interim assignment.

Attachments

1. Resolution 2026-92 Appointing Interim City Administrator.pdf

City of Corcoran
County of Hennepin
State of Minnesota

November 12, 2026

RESOLUTION NO. 2026-92

Motion By:
Seconded By:

A RESOLUTION APPOINTING NALISHA WILLIAMS AS INTERIM CITY ADMINISTRATOR AND AUTHORIZING ADDITIONAL COMPENSATION FOR LONG-TERM ACCRETION OF DUTIES

WHEREAS, the City Administrator, Jay Tobin, has submitted his resignation effective December 4, 2026; and

WHEREAS, the City Council recognizes the importance of maintaining continuity of administrative leadership and City operations during the transition to a permanent City Administrator; and

WHEREAS, Nalisha Williams currently serves as the City's Assistant City Administrator and possesses the organizational knowledge, experience, and familiarity with City operations necessary to serve in an interim capacity; and

WHEREAS, the City Council desires to appoint Nalisha Williams as Interim City Administrator, effective December 5, 2026; and

WHEREAS, the interim appointment will involve additional duties and responsibilities beyond those associated with her current position, warranting additional compensation consistent with the City's standard practice for long-term accretion of duties.

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

1. Appointment. Nalisha Williams is hereby appointed Interim City Administrator for the City of Corcoran, effective December 5, 2026.

2. Authority and Responsibilities. During the interim appointment, Ms. Williams shall exercise the duties, responsibilities, and administrative authority of the City Administrator, consistent with applicable law, City policies, and direction of the City Council.

3. Additional Compensation. The City Council hereby authorizes an 8% adjustment to Ms. Williams' current base compensation in recognition of the long-term accretion of duties and additional responsibilities associated with the interim appointment.

4. Duration. The interim appointment and associated compensation adjustment shall remain in effect until a permanent City Administrator assumes the position or until otherwise directed by the City Council.

5. Implementation. City staff are authorized to take the necessary administrative and payroll actions to implement this resolution.

VOTING AYE	**VOTING NAY**
☐ **McKee, Tom**	☐ **McKee, Tom**
☐ **Friedrich, Michelle**	☐ **Friedrich, Michelle**
☐ **Lanterman, Mark**	☐ **Lanterman, Mark**
☐ **Nichols, Jeremy**	☐ **Nichols, Jeremy**
☐ **Vehrenkamp, Dean**	☐ **Vehrenkamp, Dean**

City of Corcoran *November 12, 2026*
County of Hennepin
State of Minnesota

RESOLUTION NO. 2026-92

Whereupon, said Resolution is hereby declared adopted on this 12th day of November 2026.

_____
Tom McKee – Mayor

ATTEST:

City Seal

_____
Debra Johnson – City Clerk

STAFF REPORT **Agenda Item: 10.d**

Council Meeting: November 12, 2026	**Prepared By:** Nalisha Williams, Assistant City Administrator
Topic: City Administrator Recruitment Process	**Action Required:** Direction

Summary
The City Council should discuss the City Administrator recruitment process and direct staff on how to proceed.

In the past, the City has used an executive recruiter, to assist with the City Administrator recruitment process. The work of an executive recruiter includes meeting with City Council and staff to develop the position profile, posting the position, seeking qualified candidates, evaluating candidates, developing an initial recommended list for consideration, assisting in the selection of semi-finalists, assisting in interviewing finalists, and contract assistance with the preferred candidate.

Financial/Budget
Hiring a professional recruitment firm will cost approximately $30,000. This expense can be accommodated within the 2027 City Administrator budget.

Options
1. Direct staff to gather proposals from executive recruiters to assist with the recruitment process for City Administrator.
2. Direct staff to proceed in a different manner.

Recommendation
Staff is recommending the City Council direct staff to begin soliciting proposals from executive recruiters for the City Administrator position.

Council Action
Direct staff to gather proposals from executive recruiters to assist with the recruitment process for City Administrator.

STAFF REPORT **Agenda Item: 15.a**

Council Meeting: November 12, 2026	**Prepared By:** Karen Heiden, Deputy Clerk
Topic: 2026 City Council Schedule	**Action Required:**

Summary
Informational Only

Recommendation
Informational Only

Council Action
Informational Only

Attachments
1. 2026 City Council Meeting Calendar as of 11.05.26.docx

2026 CITY OF CORCORAN

January

S	M	T	W	T	F	S
28	29	30	31	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

February

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
1	2	3	4	5	6	7

March

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31	1	2	3	4

April

S	M	T	W	T	F	S
29	30	31	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	1	2
3	4	5	6	7	8	9

May

S	M	T	W	T	F	S
26	27	28	29	30	1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31	1	2	3	4	5	6

June

S	M	T	W	T	F	S
31	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	1	2	3	4
5	6	7	8	9	10	11

July

S	M	T	W	T	F	S
28	29	30	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	1
2	3	4	5	6	7	8

August

S	M	T	W	T	F	S
26	27	28	29	30	31	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31	1	2	3	4	5

September

S	M	T	W	T	F	S
30	31	1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	1	2	3
4	5	6	7	8	9	10

October

S	M	T	W	T	F	S
27	28	29	30	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

November

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	1	2	3	4	5

December

S	M	T	W	T	F	S
29	30	1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31	1	2

Meetings

- Council
- Council Work Session
- Planning Commission
- Parks & Trails Commission
- City Holiday
- Alternative Meeting Dates
- Election Dates

Mayor

Tom McKee — tmckee@corcoranmn.gov

Council Members

Michelle R. Friedrich — michelle.friedrich@corcoranmn.gov

Mark Lanterman — mlanterman@corcoranmn.gov

Jeremy Nichols — jnichols@corcoranmn.gov

Dean Vehrenkamp — dvehrenkamp@corcoranmn.gov

Contracted Services

Planning	612-638-0225
Engineer	763-479-4209
Building Inspector	763-479-1720
City Assessor	612-348-2943
Septic / Henn. Co.	612-543-5200
Republic Services	763-972-3335

Updated 11/20/2025

City of Corcoran
2026 City Council Schedule

(as of November 05, 2026)

Below is a tentative schedule for City Council meetings and events - subject to change.

November 12, 2026 5:30pm Work Session – Budget Discussion Administration and Public Safety

November 12, 2026

- Canvass Election Results
- Long Term Financial Plan
- Public Hearing – St. Therese Conduit Bond
- Weinand Woods Variance

November 23, 2026*NOTE (Monday) 5:30pm Work Session – Heritage Park Building Ribbon Cutting

November 23, 2026* NOTE: (Monday)

- Chastek Final Plat
- Stieg Farm Concept Plan

December 8, 2026 HOLIDAY TOY & FOOD DRIVE

December 10, 2026

- Truth and Taxation Public Hearing