



To: Mayor and City Council
From: Dave Dreelan, Fire Chief
Mark McNeill, City Administrator
Subject: Award of Contracts to Construct Fire Station Project
Date: March 5, 2019

Comment:

Introduction:

The City Council is asked to award contracts for the construction of the addition to, and a remodeling of, the Mendota Heights Fire Station. It is also asked to give direction on financing options.

Background:

The City started looking at a new or expanded fire station in 2015. A feasibility study was done, but the overall project was placed on hold for a couple of years. In December, 2017, the Fire Department and the City Council chose to move the project ahead, and hired CNH Architects to do a cost estimate and preliminary design work.

It was determined to wait until after the ISD Bond referendum question was decided before proceeding further. In May, the Council gave the approval to proceed, using a direct bond issuance to pay for the project. Initially, \$6.125 million was determined to be the project budget; however, because of concerns about inflation, \$7 million was advertised and adopted as the ultimate project total. A Public Hearing for the direct issuance of bonds in this amount was held on July 2nd. Following a required 30 day waiting period, on August 7th the City Council approved this method of financing.

CNH was directed to prepare working drawings and bid documents. CPMI was subsequently hired as a Construction Management (CM) company. Because of inflation concerns in the construction industry, as the design plans progressed, the Fire Station Building Committee went through the preliminary construction documents, and made value reductions wherever possible in an attempt to keep the project within budget.

On January 15th, the City Council authorized the advertisements of bids. On February 21st, those bids were opened. Because of the Construction Management process, 66 different bids were received for 21 different components of the project. The CM has reviewed them, and is recommending that the low bids for 20 of the 21 components be accepted, and contracts be entered into with those companies.

The 21st component which is not included at this time is for Fire Suppression. That is being reviewed for possible cost savings. A contract for that component will be returned at a future time for consideration.

The combined bids yielded a project total of \$6,758,736.36. This was significantly more than the \$5.57 million which was needed to keep the overall budget under the \$7 million bond issuance cap. (There are additional costs above the \$5.57 million which are the “soft” costs, such as architectural and construction management fees, and the costs of bond issuance.)

The CM has reviewed the bids received, and has discussed the bid results with actual bidders, and also other companies which had been expected to participate, but didn’t bid. In his opinion, the bidding climate is not currently favorable, and most contractors have already made commitments for this construction season. He recommends proceeding with construction with the existing proposals; he feels the concept of rejecting all bids and re-bidding the project is unlikely to find any savings, and may in fact find re-submitted prices higher.

The bids which were opened on February 21st are good for a period of thirty days.

A single sample contract is attached for your review. In the interests of practicality, the other nineteen contracts which are being recommended for award at this time are available for inspection at City Hall, or with CPMI, the CM firm.

The contractors being recommended, the bid components, and the amount of each of the contracts are listed in the bid tabulation attachment from CPMI.

Budget Impact:

Project Shortfall: The bid total is approximately \$1.12 million over budget. After discussions with the CM, architect, city financial advisor, and City staff, we are recommending the following:

1. Have the CM continue to confirm that bid prices are accurate, and negotiate where possible reductions in areas where additional “value engineering” is possible.
2. Approve a future inter-fund transfer of approximately \$400,000 from the City’s capital improvements fund (water tower) to the fire station project.
3. Designate the proceeds of the sale of the three Village lots to fund the remaining shortfall.

Note the last recommendation (Village lots proceeds) assumes the net proceeds will be at or near the 2017 valuation appraisal amount of \$813,000; that appraisal is currently being updated. However, doing this may impact the City’s ability to financially partner regarding the possible relocation of Maple Street at that project’s site.

This also commits the City to sell the Village lots, and receive at or close to the current appraised value. Failure to do so will result in having to fund the shortfall from other City sources.

One alternative to the above would be to increase the amount of bonds to be sold. Similar to what was done for the \$7 million cap, a Public Hearing would be held for issuance of bonds to cover the incremental additional amount. A reverse referendum could be requested within a 30 days waiting period. However, because of the impact on property taxes, this option is not recommended.

Bond Issuance: The initial estimate for the impact on a typical property valued at \$356,000 was \$91 annually, based on a 15 year bond term, and for the \$6.125 million project. However using the \$7.0 million bond amount for a \$365,000 property, the impact on that same property would be \$103.76 annually for a 15 year bid, and \$84.77 for a 20 year term. As with a home mortgage, the shorter the term of the bond, the larger are the overall savings in interest paid.

Assuming the Council approves the contracts at the March 5th meeting, the first payment draw will be in late May. That means that the City Council will be asked to formally authorize the issuance of bonds at the March 19th meeting. To prepare for that, a decision on whether the \$7.0 million shall be repaid in 15 years, or 20 years, is requested at this meeting.

Recommendation:

In order to proceed with the project, we recommend that the City Council authorize the execution of the 20 recommended contracts. In addition, it should determine whether the repayment of bonds shall be over a 15, or a 20 year term.

Action Required

If the Council concurs, it should, by motion, authorize the execution of 20 contracts for the 2019 Mendota Heights Fire Station Remodeling and Addition project.

In addition, it should, by motion, determine the repayment term of the bonds for the General Obligation bonds to be issued to fund the project.

Dave Dreelan, Fire Chief

Mark McNeill, City Administrator



3265 Northwood Circle Suite 170
Eagan, MN 55121
952/854-3663 952/854-2847 Fax

27 February 2019

Mark McNeill
City Administrator
City of Mendota Heights
1101 Victoria Curve
Mendota Heights, MN 55118

Dear Mark,

On 21 February 2019 we assisted the City Clerk to receive and open bids for the Fire Station Addition and Remodel project. There were 66 bids received for 21 packages on this date. One bidder in package CP-1 Earthwork & Sites Utilities has claim they made a bid mistake and have withdrawn their bid. CPMI has interviewed all of the apparent low bidders and confirmed their scope of work is per the contract documents. Using the second low bidder in CP-1, the total of the low bids is \$6,758,736.36.

As part of the ongoing process to identify and evaluate cost saving measures, we recommend the bid for CP-15 Fire Suppression be reviewed with the intent of changing scope to reduce cost. We recommend that the City accept the bidders on the attached list for a maximum value of \$6,758,736.36, with the exception of CP-15 as noted above. Please feel free to contact us with further questions.

Sincerely,

COST, PLANNING & MANAGEMENT INTERNATIONAL, INC.

A handwritten signature in blue ink that reads "Paul Oberhaus".

Paul Oberhaus
CEO

Attachments: CPMI Award Recommendation List

cc: Dave Dreelan, Mendota Heights
Quinn Hutson, CNH Architects



**Mendota Heights Fire Station
Remodel and Expansion**

BID TAB
21 February 2019

Contractor	Base Bid
CP-01 Earthwork & Site Utilities	
Construction Results Corp.	483,000.00
CP-02 Multiscope	
Meisenger Construction	492,500.00
CP-03 Concrete	
Northland Concrete & Masonry	251,100.00
CP-04 Masonry	
John Foley Masonry Inc	1,170,470.00
CP-05 Structural & Miscellaneous Steel	
Industrial Construction Specialties	352,153.00
CP-06 Roofing	
Rosenquist Construction Inc	228,204.00
CP-07 Metal Panels	
Schwickerts Tecta America	154,710.00
CP-08 Glazing, Aluminum Storefronts	
Ford Metro	125,670.00
CP-09 Overhead Doors	
Twin City Garage Door	99,172.00
CP-10 Metal Stud & Drywall	
RTL Construction	269,000.00
CP-11 Tile	
Superior Tile & Terrazzo	37,500.00
CP-12 Paint	
Stenbrecher Painting Co.	78,250.00
CP-13 Acoustic Ceilings	
Twin City Acoustic	35,475.00
CP-14 Flooring	
Multiple Concept Interiors	45,857.00
CP-15 Fire Suppression	
Summit Companies	131,900.00

Review scope for cost saving opportunities



Mendota Heights Fire Station
Remodel and Expansion

BID TAB
21 February 2019

Contractor	Base Bid
CP-16 Plumbing	
Wenzel Plumbing & Heating	445,000.00
CP-17 Mechanical	
Ryan Mechanical	931,900.00
CP-18 Electrical	
A.J. Moore Electrical	1,152,500.00
CP-19 Asphalt Paving	
McNamara Contracting	122,597.36
CP-20 Site Concrete	
Ebert	82,400.00
CP-21 Landscape	
Plant Pros LLC	69,378.00
Low Bid Total	6,758,736.36



AIA[®]

Document A132™ – 2009

Standard Form of Agreement Between Owner and Contractor, Construction Manager as Adviser Edition

AGREEMENT made as of the 5 day of March in the year 2019
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status, address and other information)

City of Mendota Heights
1101 Victoria Curve
Mendota Heights, MN

and the Contractor:
(Name, legal status, address and other information)

Northland Concrete and Masonry Company, LLC
1125 Stagecoach Road
Shakopee, MN 55379

CP-03 Concrete

for the following Project:
(Name, location and detailed description)

Mendota Heights Fire Station Remodel & Expansion
2121 Dodd Road
Mendota Heights, MN

The Construction Manager:
(Name, legal status, address and other information)

CPMI
3265 Northwood Circle
Suite 170
Eagan, MN 55121

The Architect:
(Name, legal status, address and other information)

CNH Architects, Inc.
7300 West 147th Street
Suite 504
Apple Valley, MN 55124

The Owner and Contractor agree as follows.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This document is intended to be used in conjunction with AIA Documents A232™–2009, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition; B132™–2009, Standard Form of Agreement Between Owner and Architect, Construction Manager as Adviser Edition; and C132™–2009, Standard Form of Agreement Between Owner and Construction Manager as Adviser. ^AIA Document A232™–2009 is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

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EXHIBIT A DETERMINATION OF THE COST OF THE WORK

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. An enumeration of the Contract Documents, other than Modifications, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be the date of this Agreement unless a different date is stated below or provision is made for the date to be fixed in a notice to proceed issued by the Owner.

(Insert the date of commencement, if it differs from the date of this Agreement or, if applicable, state that the date will be fixed in a notice to proceed.)

If, prior to the commencement of the Work, the Owner requires time to file mortgages, mechanics' liens and other security interests, the Owner's time requirement shall be as follows:

§ 3.2 The Contract Time shall be measured from the date of commencement.

§ 3.3 The Contractor shall achieve Substantial Completion of the entire Work not later than () days from the date of commencement, or as follows:

(Insert number of calendar days. Alternatively, a calendar date may be used when coordinated with the date of commencement. If appropriate, insert requirements for earlier Substantial Completion of certain portions of the Work.)

Portion of the Work	Substantial Completion Date
Substantial Completion New Facility (Phase 1)	January 31, 2020
Substantial Completion Site Work Phase 2	June 1, 2019
Project Final Completion	June 15, 2020

, subject to adjustments of this Contract Time as provided in the Contract Documents.
(Insert provisions, if any, for liquidated damages relating to failure to achieve Substantial Completion on time or for bonus payments for early completion of the Work.)

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor’s performance of the Contract. The Contract Sum shall be one of the following:
(Check the appropriate box.)

- Stipulated Sum, in accordance with Section 4.2 below
- Cost of the Work plus the Contractor’s Fee without a Guaranteed Maximum Price, in accordance with Section 4.3 below
- Cost of the Work plus the Contractor’s Fee with a Guaranteed Maximum Price, in accordance with Section 4.4 below

(Based on the selection above, complete Section 4.2, 4.3 or 4.4 below. Based on the selection above, also complete either Section 5.1.4, 5.1.5 or 5.1.6 below.)

§ 4.2 Stipulated Sum

§ 4.2.1 The Stipulated Sum shall be Two Hundred Fifty-One Thousand, One Hundred and 00/100 Dollars (\$ 251,100.00), subject to additions and deletions as provided in the Contract Documents.

§ 4.2.2 The Stipulated Sum is based on the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:
(State the numbers or other identification of accepted alternates. If the bidding or proposal documents permit the Owner to accept other alternates subsequent to the execution of this Agreement, attach a schedule of such other alternates showing the amount for each and the date when that amount expires.)

§ 4.2.3 Unit prices, if any:
(Identify and state the unit price, and state the quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
N/A		

§ 4.2.4 Allowances included in the Stipulated Sum, if any:
(Identify allowance and state exclusions, if any, from the allowance price.)

Item	Allowance
N/A	

(Paragraphs deleted)
(Table deleted)
(Paragraphs deleted)

(Table deleted)
(Paragraphs deleted)
(Table deleted)
(Paragraphs deleted)

ARTICLE 5 PAYMENTS

§ 5.1 Progress Payments

§ 5.1.1 Based upon Applications for Payment submitted to the Construction Manager by the Contractor, and upon certification of the Project Application and Project Certificate for Payment or Application for Payment and Certificate for Payment by the Construction Manager and Architect and issuance by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

§ 5.1.3 Provided that an Application for Payment is received by the Construction Manager not later than the last day of a month, the Owner shall make payment of the certified amount in the Application for Payment to the Contractor not later than the last day of the next month. If an Application for Payment is received by the Construction Manager after the application date fixed above, payment shall be made by the Owner not later than thirty (30) days after the Construction Manager receives the Application for Payment.

(Federal, state or local laws may require payment within a certain period of time.)

(Paragraphs deleted)

§ 5.2 Final Payment

§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

- .1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Section 12.2 of AIA Document A232-2009, and to satisfy other requirements, if any, which extend beyond final payment;
- .2 the Contractor has submitted a final accounting for the Cost of the Work, pursuant to Exhibit A, Determination of the Cost of the Work when payment is on the basis of the Cost of the Work, with or without a Guaranteed Maximum payment; and
- .3 a final Certificate for Payment or Project Certificate for Payment has been issued by the Architect; such final payment shall be made by the Owner not more than 30 days after the issuance of the final Certificate for Payment or Project Certificate for Payment, or as follows:

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 Initial Decision Maker

The Architect will serve as Initial Decision Maker pursuant to Section 15.2 of AIA Document A232-2009, unless the parties appoint below another individual, not a party to this Agreement, to serve as Initial Decision Maker.

(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

§ 6.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by, mediation pursuant to Section 15.3 of AIA Document A232-2009, the method of binding dispute resolution shall be as follows:

(Check the appropriate box. If the Owner and Contractor do not select a method of binding dispute resolution below, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.)

Arbitration pursuant to Section 15.4 of AIA Document A232–2009.

Litigation in a court of competent jurisdiction.

Other: (Specify)

ARTICLE 7 TERMINATION OR SUSPENSION

§ 7.1 Where the Contract Sum is a Stipulated Sum

§ 7.1.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A232–2009.

§ 7.1.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A232–2009.

§ 7.2 Where the Contract Sum is Based on the Cost of the Work with or without a Guaranteed Maximum Price

§ 7.2.1 Subject to the provisions of Section 7.2.2 below, the Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A232–2009.

§ 7.2.2 The Contract may be terminated by the Owner for cause as provided in Article 14 of AIA Document A232–2009; however, the Owner shall then only pay the Contractor an amount calculated as follows:

- .1 Take the Cost of the Work incurred by the Contractor to the date of termination;
- .2 Add the Contractor's Fee computed upon the Cost of the Work to the date of termination at the rate stated in Sections 4.3.2 or 4.4.2, as applicable, or, if the Contractor's Fee is stated as a fixed sum, an amount that bears the same ratio to that fixed-sum Fee as the Cost of the Work at the time of termination bears to a reasonable estimate of the probable Cost of the Work upon its completion; and
- .3 Subtract the aggregate of previous payments made by the Owner.

§ 7.2.3 If the Owner terminates the Contract for cause when the Contract Sum is based on the Cost of the Work with a Guaranteed Maximum Price, and as provided in Article 14 of AIA Document A232–2009, the amount, if any, to be paid to the Contractor under Section 14.2.4 of AIA Document A232–2009 shall not cause the Guaranteed Maximum Price to be exceeded, nor shall it exceed the amount calculated in Section 7.2.2.

§ 7.2.4 The Owner shall also pay the Contractor fair compensation, either by purchase or rental at the election of the Owner, for any equipment owned by the Contractor that the Owner elects to retain and that is not otherwise included in the Cost of the Work under Section 7.2.1. To the extent that the Owner elects to take legal assignment of subcontracts and purchase orders (including rental agreements), the Contractor shall, as a condition of receiving the payments referred to in this Article 7, execute and deliver all such papers and take all such steps, including the legal assignment of such subcontracts and other contractual rights of the Contractor, as the Owner may require for the purpose of fully vesting in the Owner the rights and benefits of the Contractor under such subcontracts or purchase orders.

§ 7.2.5 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A232–2009; in such case, the Contract Sum and Contract Time shall be increased as provided in Section 14.3.2 of AIA Document A232–2009, except that the term 'profit' shall be understood to mean the Contractor's Fee as described in Sections 4.3.2 and 4.4.2 of this Agreement.

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A232–2009 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

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User Notes:

(1667844165)

(Insert rate of interest agreed upon, if any.)

6.5 %

§ 8.3 The Owner's representative:
(Name, address and other information)

Dave Dreelan
Fire Chief
Mendota Heights Fire Department
2121 Dodd Road
Mendota Heights, MN 55121

651-255-1372

§ 8.4 The Contractor's representative:
(Name, address and other information)

Ben Portillo
Northland Concrete and Masonry Company, LLC
1125 Stagecoach Road
Shakopee, MN 55379

952-890-1650

§ 8.5 Neither the Owner's nor the Contractor's representative shall be changed without ten days written notice to the other party.

§ 8.6 Other provisions:

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 The Contract Documents, except for Modifications issued after execution of this Agreement, are enumerated in the sections below.

§ 9.1.1 The Agreement is this executed AIA Document A132-2009, Standard Form of Agreement Between Owner and Contractor, Construction Manager as Adviser Edition.

§ 9.1.2 The General Conditions are AIA Document A232-2009, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition.

§ 9.1.3 The Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
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§ 9.1.4 The Specifications:
(Either list the Specifications here or refer to an exhibit attached to this Agreement.)

See Exhibit A

Section	Title	Date	Pages
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§ 9.1.5 The Drawings:
(Either list the Drawings here or refer to an exhibit attached to this Agreement.)

See Exhibit B

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Number	Title	Date
§ 9.1.6 The Addenda, if any:		

Number	Date	Pages
1	2/8/2019	62
2	2/15/2019	18
3	2/18/2019	1
4	2/19/2019	1

Portions of Addenda relating to bidding requirements are not part of the Contract Documents unless the bidding requirements are also enumerated in this Article 9.

(Paragraphs deleted)

ARTICLE 10 INSURANCE AND BONDS

The Contractor shall purchase and maintain insurance and provide bonds as set forth in Article 11 of AIA Document A232-2009.

(State bonding requirements, if any, and limits of liability for insurance required in Article 11 of AIA Document A232-2009.)

Type of Insurance or Bond	Limit of Liability or Bond Amount (\$0.00)
Performance Bond	100% Contract Value
Payment Bond	100% Contract Value

This Agreement is entered into as of the day and year first written above.

OWNER *(Signature)*

CONTRACTOR *(Signature)*

(Printed name and title)

(Printed name and title)

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EXHIBIT A

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Mendota Heights Fire Station Remodel & Expansion

2121 Dodd Road
Mendota Heights, MN 55120

EXHIBIT C

7300 WEST 147TH STREET
SUITE 504
APPLE VALLEY, MN 55124-7580
(952) 431-4433 OFFICE



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

Quinn Hutson

DATE: 01/23/19

REG. NO.: 21234

REVISIONS:

CNH NO.: 17113
DATE: 01/23/19

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City of Mendota Heights, Minnesota

Estimated Tax Impact

March 1, 2019

15 Year Term

BOND ISSUANCE INFORMATION	
Bond Issue Amount	\$7,000,000
Number of Years	15
Average Interest Rate	2.78%
Estimated Bond Rating	S&P AAA
PROPERTY TAX INFORMATION	
Actual Net Tax Capacity - Payable 2018	\$21,060,499
Debt Levy @ 105% - Average	606,001
Estimated Tax Capacity Rate:	
Payable - 2018 Without Proposed Bonds	39.647%
Payable - 2018 With Proposed Bonds	42.524%
Estimated Tax Rate Increase	2.877%

TAX IMPACT ANALYSIS							
Type of Property	Estimated Market Value	Market Value Exclusion	Taxable Market Value	Net Tax Capacity	Current City Tax	Proposed Tax Increase*	Proposed City Tax
Residential Homestead	\$ 250,000	\$ 14,740	\$ 235,260	\$ 2,353	\$ 932.74	\$ 67.69	\$ 1,000.43
	275,000	12,490	262,510	2,625	1,040.77	75.54	1,116.31
	300,000	10,240	289,760	2,898	1,148.81	83.38	1,232.19
	365,000	4,390	360,610	3,606	1,429.71	103.76	1,533.47
	400,000	1,240	398,760	3,988	1,580.96	114.74	1,695.70
	450,000	-	450,000	4,500	1,784.12	129.48	1,913.60
	500,000	-	500,000	5,000	1,982.35	143.87	2,126.22
	600,000	-	600,000	6,250	2,477.94	179.84	2,657.78
	700,000	-	700,000	7,500	2,973.53	215.81	3,189.33
	800,000	-	800,000	8,750	3,469.11	251.77	3,720.89
Commercial/Industrial	\$ 100,000	\$ -	\$ 100,000	\$ 947	\$ 375.44	\$ 27.25	\$ 402.69
	200,000	-	200,000	2,052	813.46	59.04	872.49
	300,000	-	300,000	3,314	1,314.05	95.37	1,409.41
	400,000	-	400,000	4,577	1,814.63	131.70	1,946.33
	500,000	-	500,000	5,840	2,315.22	168.03	2,483.25
	1,000,000	-	1,000,000	12,153	4,818.17	349.68	5,167.85
Apartments (4 or more units)	\$ 200,000	\$ -	\$ 200,000	\$ 2,500	\$ 991.18	\$ 71.94	\$ 1,063.11
	300,000	-	300,000	3,750	1,486.76	107.90	1,594.67
	500,000	-	500,000	6,250	2,477.94	179.84	2,657.78
Agricultural Homestead **	\$ 150,000	\$ 23,740	\$ 126,260	\$ 1,263	\$ 500.58	\$ 36.33	\$ 536.91
	400,000	23,740	376,260	2,513	996.17	72.30	1,068.47
	500,000	23,740	476,260	3,013	1,194.41	86.69	1,281.09
	600,000	23,740	576,260	3,513	1,392.64	101.07	1,493.71
	800,000	23,740	776,260	4,513	1,789.11	129.85	1,918.96
Agricultural Non-Homestead (dollars per acre)	\$ 1,500	\$ -	\$ 1,500	\$ 15	\$ 5.95	\$ 0.43	\$ 6.38
	2,000	-	2,000	20	7.93	0.58	8.50
	2,500	-	2,500	25	9.91	0.72	10.63
Seasonal/Recreation Residential	\$ 100,000	\$ -	\$ 100,000	\$ 1,000	\$ 396.47	\$ 28.77	\$ 425.24
	200,000	-	200,000	2,000	792.94	57.55	850.49
	300,000	-	300,000	3,000	1,189.41	86.32	1,275.73
	400,000	-	400,000	4,000	1,585.88	115.10	1,700.98

* The figures in the table are based on taxes for new bonded debt only, and do not include tax levies for other purposes. Tax increases shown above are gross increases, not including the impact of the state Property Tax Refund ("Circuit Breaker") program. Many owners of homestead property will qualify for a refund, based on their income and total property taxes. This will decrease the net tax effect of the bond issue for many property owners.

Mendota Heights, Minnesota

\$7,000,000 General Obligation CIP Bonds, Series 2019A

Current Market BQ AAA Rates plus 25bps

15 Years

Sources & Uses

Dated 05/08/2019 | Delivered 05/08/2019

Sources Of Funds

Par Amount of Bonds	\$7,000,000.00
Total Sources	\$7,000,000.00

Uses Of Funds

Total Underwriter's Discount (1.200%)	84,000.00
Costs of Issuance	67,000.00
Deposit to Capitalized Interest (CIF) Fund	132,595.83
Deposit to Project Fund	6,716,404.17
Total Uses	\$7,000,000.00

Mendota Heights, Minnesota

\$7,000,000 General Obligation CIP Bonds, Series 2019A

Current Market BQ AAA Rates plus 25bps

15 Years

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S	Fiscal Total
05/08/2019	-	-	-	-	-	-	-
02/01/2020	-	-	132,595.83	132,595.83	(132,595.83)	-	-
08/01/2020	-	-	90,750.00	90,750.00	-	90,750.00	-
02/01/2021	395,000.00	1.950%	90,750.00	485,750.00	-	485,750.00	576,500.00
08/01/2021	-	-	86,898.75	86,898.75	-	86,898.75	-
02/01/2022	405,000.00	2.000%	86,898.75	491,898.75	-	491,898.75	578,797.50
08/01/2022	-	-	82,848.75	82,848.75	-	82,848.75	-
02/01/2023	410,000.00	2.050%	82,848.75	492,848.75	-	492,848.75	575,697.50
08/01/2023	-	-	78,646.25	78,646.25	-	78,646.25	-
02/01/2024	420,000.00	2.150%	78,646.25	498,646.25	-	498,646.25	577,292.50
08/01/2024	-	-	74,131.25	74,131.25	-	74,131.25	-
02/01/2025	430,000.00	2.250%	74,131.25	504,131.25	-	504,131.25	578,262.50
08/01/2025	-	-	69,293.75	69,293.75	-	69,293.75	-
02/01/2026	440,000.00	2.350%	69,293.75	509,293.75	-	509,293.75	578,587.50
08/01/2026	-	-	64,123.75	64,123.75	-	64,123.75	-
02/01/2027	450,000.00	2.450%	64,123.75	514,123.75	-	514,123.75	578,247.50
08/01/2027	-	-	58,611.25	58,611.25	-	58,611.25	-
02/01/2028	460,000.00	2.550%	58,611.25	518,611.25	-	518,611.25	577,222.50
08/01/2028	-	-	52,746.25	52,746.25	-	52,746.25	-
02/01/2029	470,000.00	2.650%	52,746.25	522,746.25	-	522,746.25	575,492.50
08/01/2029	-	-	46,518.75	46,518.75	-	46,518.75	-
02/01/2030	485,000.00	2.750%	46,518.75	531,518.75	-	531,518.75	578,037.50
08/01/2030	-	-	39,850.00	39,850.00	-	39,850.00	-
02/01/2031	495,000.00	2.850%	39,850.00	534,850.00	-	534,850.00	574,700.00
08/01/2031	-	-	32,796.25	32,796.25	-	32,796.25	-
02/01/2032	510,000.00	2.950%	32,796.25	542,796.25	-	542,796.25	575,592.50
08/01/2032	-	-	25,273.75	25,273.75	-	25,273.75	-
02/01/2033	525,000.00	3.050%	25,273.75	550,273.75	-	550,273.75	575,547.50
08/01/2033	-	-	17,267.50	17,267.50	-	17,267.50	-
02/01/2034	545,000.00	3.100%	17,267.50	562,267.50	-	562,267.50	579,535.00
08/01/2034	-	-	8,820.00	8,820.00	-	8,820.00	-
02/01/2035	560,000.00	3.150%	8,820.00	568,820.00	-	568,820.00	577,640.00
Total	\$7,000,000.00	-	\$1,789,748.33	\$8,789,748.33	(132,595.83)	\$8,657,152.50	-

Significant Dates

Dated	5/08/2019
First Coupon Date	2/01/2020

Yield Statistics

Bond Year Dollars	\$64,348.89
Average Life	9.193 Years
Average Coupon	2.7813197%
Net Interest Cost (NIC)	2.9118581%
True Interest Cost (TIC)	2.9168587%
Bond Yield for Arbitrage Purposes	2.7640414%
All Inclusive Cost (AIC)	3.0405767%

IRS Form 8038

Net Interest Cost	2.7813197%
Weighted Average Maturity	9.193 Years

Series 2019A GO CIP Bonds | SINGLE PURPOSE | 3/ 1/2019 | 9:19 AM



Mendota Heights, Minnesota

\$7,000,000 General Obligation CIP Bonds, Series 2019A

Current Market BQ AAA Rates plus 25bps

15 Years

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S	105% of Total
02/01/2020	-	-	132,595.83	132,595.83	(132,595.83)	-	-
02/01/2021	395,000.00	1.950%	181,500.00	576,500.00	-	576,500.00	605,325.00
02/01/2022	405,000.00	2.000%	173,797.50	578,797.50	-	578,797.50	607,737.38
02/01/2023	410,000.00	2.050%	165,697.50	575,697.50	-	575,697.50	604,482.38
02/01/2024	420,000.00	2.150%	157,292.50	577,292.50	-	577,292.50	606,157.13
02/01/2025	430,000.00	2.250%	148,262.50	578,262.50	-	578,262.50	607,175.63
02/01/2026	440,000.00	2.350%	138,587.50	578,587.50	-	578,587.50	607,516.88
02/01/2027	450,000.00	2.450%	128,247.50	578,247.50	-	578,247.50	607,159.88
02/01/2028	460,000.00	2.550%	117,222.50	577,222.50	-	577,222.50	606,083.63
02/01/2029	470,000.00	2.650%	105,492.50	575,492.50	-	575,492.50	604,267.13
02/01/2030	485,000.00	2.750%	93,037.50	578,037.50	-	578,037.50	606,939.38
02/01/2031	495,000.00	2.850%	79,700.00	574,700.00	-	574,700.00	603,435.00
02/01/2032	510,000.00	2.950%	65,592.50	575,592.50	-	575,592.50	604,372.13
02/01/2033	525,000.00	3.050%	50,547.50	575,547.50	-	575,547.50	604,324.88
02/01/2034	545,000.00	3.100%	34,535.00	579,535.00	-	579,535.00	608,511.75
02/01/2035	560,000.00	3.150%	17,640.00	577,640.00	-	577,640.00	606,522.00
Total	\$7,000,000.00	-	\$1,789,748.33	\$8,789,748.33	(132,595.83)	\$8,657,152.50	\$9,090,010.13

Significant Dates

Dated	5/08/2019
First Coupon Date	2/01/2020

Yield Statistics

Bond Year Dollars	\$64,348.89
Average Life	9.193 Years
Average Coupon	2.7813197%
Net Interest Cost (NIC)	2.9118581%
True Interest Cost (TIC)	2.9168587%
Bond Yield for Arbitrage Purposes	2.7640414%
All Inclusive Cost (AIC)	3.0405767%

City of Mendota Heights, Minnesota

Estimated Tax Impact

March 1, 2019

20 Year Term

BOND ISSUANCE INFORMATION	
Bond Issue Amount	\$7,000,000
Number of Years	20
Average Interest Rate	3.03%
Estimated Bond Rating	S&P AAA
PROPERTY TAX INFORMATION	
Actual Net Tax Capacity - Payable 2018	\$21,060,499
Debt Levy @ 105% - Average	495,054
Estimated Tax Capacity Rate:	
Payable - 2018 Without Proposed Bonds	39.647%
Payable - 2018 With Proposed Bonds	41.998%
Estimated Tax Rate Increase	2.351%

TAX IMPACT ANALYSIS							
Type of Property	Estimated Market Value	Market Value Exclusion	Taxable Market Value	Net Tax Capacity	Current City Tax	Proposed Tax Increase*	Proposed City Tax
Residential Homestead	\$ 250,000	\$ 14,740	\$ 235,260	\$ 2,353	\$ 932.74	\$ 55.30	\$ 988.04
	275,000	12,490	262,510	2,625	1,040.77	61.71	1,102.48
	300,000	10,240	289,760	2,898	1,148.81	68.11	1,216.92
	365,000	4,390	360,610	3,606	1,429.71	84.77	1,514.48
	400,000	1,240	398,760	3,988	1,580.96	93.73	1,674.70
	450,000	-	450,000	4,500	1,784.12	105.78	1,889.89
	500,000	-	500,000	5,000	1,982.35	117.53	2,099.88
	600,000	-	600,000	6,250	2,477.94	146.91	2,624.85
	700,000	-	700,000	7,500	2,973.53	176.30	3,149.82
	800,000	-	800,000	8,750	3,469.11	205.68	3,674.79
Commercial/Industrial	\$ 100,000	\$ -	\$ 100,000	\$ 947	\$ 375.44	\$ 22.26	\$ 397.70
	200,000	-	200,000	2,052	813.46	48.23	861.69
	300,000	-	300,000	3,314	1,314.05	77.91	1,391.95
	400,000	-	400,000	4,577	1,814.63	107.59	1,922.22
	500,000	-	500,000	5,840	2,315.22	137.27	2,452.49
	1,000,000	-	1,000,000	12,153	4,818.17	285.66	5,103.83
Apartments (4 or more units)	\$ 200,000	\$ -	\$ 200,000	\$ 2,500	\$ 991.18	\$ 58.77	\$ 1,049.94
	300,000	-	300,000	3,750	1,486.76	88.15	1,574.91
	500,000	-	500,000	6,250	2,477.94	146.91	2,624.85
Agricultural Homestead **	\$ 150,000	\$ 23,740	\$ 126,260	\$ 1,263	\$ 500.58	\$ 29.68	\$ 530.26
	400,000	23,740	376,260	2,513	996.17	59.06	1,055.23
	500,000	23,740	476,260	3,013	1,194.41	70.82	1,265.22
	600,000	23,740	576,260	3,513	1,392.64	82.57	1,475.21
	800,000	23,740	776,260	4,513	1,789.11	106.07	1,895.18
	1,000,000	23,740	976,260	5,513	2,185.58	129.58	2,315.16
Agricultural Non-Homestead (dollars per acre)	\$ 1,500	\$ -	\$ 1,500	\$ 15	\$ 5.95	\$ 0.35	\$ 6.30
	2,000	-	2,000	20	7.93	0.47	8.40
	2,500	-	2,500	25	9.91	0.59	10.50
Seasonal/Recreation Residential	\$ 100,000	\$ -	\$ 100,000	\$ 1,000	\$ 396.47	\$ 23.51	\$ 419.98
	200,000	-	200,000	2,000	792.94	47.01	839.95
	300,000	-	300,000	3,000	1,189.41	70.52	1,259.93
	400,000	-	400,000	4,000	1,585.88	94.03	1,679.91

* The figures in the table are based on taxes for new bonded debt only, and do not include tax levies for other purposes. Tax increases shown above are gross increases, not including the impact of the state Property Tax Refund ("Circuit Breaker") program. Many owners of homestead property will qualify for a refund, based on their income and total property taxes. This will decrease the net tax effect of the bond issue for many property owners.

Mendota Heights, Minnesota

\$7,000,000 General Obligation CIP Bonds, Series 2019A

Current Market BQ AAA Rates plus 25bps

20 Years

Sources & Uses

Dated 05/08/2019 | Delivered 05/08/2019

Sources Of Funds

Par Amount of Bonds	\$7,000,000.00
Total Sources	\$7,000,000.00

Uses Of Funds

Total Underwriter's Discount (1.200%)	84,000.00
Costs of Issuance	67,000.00
Deposit to Capitalized Interest (CIF) Fund	143,703.93
Deposit to Project Fund	6,705,296.07
Total Uses	\$7,000,000.00

Mendota Heights, Minnesota

\$7,000,000 General Obligation CIP Bonds, Series 2019A

Current Market BQ AAA Rates plus 25bps

20 Years

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S	Fiscal Total
05/08/2019	-	-	-	-	-	-	-
02/01/2020	-	-	143,703.93	143,703.93	(143,703.93)	-	-
08/01/2020	-	-	98,352.50	98,352.50	-	98,352.50	-
02/01/2021	275,000.00	1.950%	98,352.50	373,352.50	-	373,352.50	471,705.00
08/01/2021	-	-	95,671.25	95,671.25	-	95,671.25	-
02/01/2022	280,000.00	2.000%	95,671.25	375,671.25	-	375,671.25	471,342.50
08/01/2022	-	-	92,871.25	92,871.25	-	92,871.25	-
02/01/2023	285,000.00	2.050%	92,871.25	377,871.25	-	377,871.25	470,742.50
08/01/2023	-	-	89,950.00	89,950.00	-	89,950.00	-
02/01/2024	290,000.00	2.150%	89,950.00	379,950.00	-	379,950.00	469,900.00
08/01/2024	-	-	86,832.50	86,832.50	-	86,832.50	-
02/01/2025	300,000.00	2.250%	86,832.50	386,832.50	-	386,832.50	473,665.00
08/01/2025	-	-	83,457.50	83,457.50	-	83,457.50	-
02/01/2026	305,000.00	2.350%	83,457.50	388,457.50	-	388,457.50	471,915.00
08/01/2026	-	-	79,873.75	79,873.75	-	79,873.75	-
02/01/2027	310,000.00	2.450%	79,873.75	389,873.75	-	389,873.75	469,747.50
08/01/2027	-	-	76,076.25	76,076.25	-	76,076.25	-
02/01/2028	320,000.00	2.550%	76,076.25	396,076.25	-	396,076.25	472,152.50
08/01/2028	-	-	71,996.25	71,996.25	-	71,996.25	-
02/01/2029	330,000.00	2.650%	71,996.25	401,996.25	-	401,996.25	473,992.50
08/01/2029	-	-	67,623.75	67,623.75	-	67,623.75	-
02/01/2030	335,000.00	2.750%	67,623.75	402,623.75	-	402,623.75	470,247.50
08/01/2030	-	-	63,017.50	63,017.50	-	63,017.50	-
02/01/2031	345,000.00	2.850%	63,017.50	408,017.50	-	408,017.50	471,035.00
08/01/2031	-	-	58,101.25	58,101.25	-	58,101.25	-
02/01/2032	355,000.00	2.950%	58,101.25	413,101.25	-	413,101.25	471,202.50
08/01/2032	-	-	52,865.00	52,865.00	-	52,865.00	-
02/01/2033	365,000.00	3.050%	52,865.00	417,865.00	-	417,865.00	470,730.00
08/01/2033	-	-	47,298.75	47,298.75	-	47,298.75	-
02/01/2034	375,000.00	3.100%	47,298.75	422,298.75	-	422,298.75	469,597.50
08/01/2034	-	-	41,486.25	41,486.25	-	41,486.25	-
02/01/2035	390,000.00	3.150%	41,486.25	431,486.25	-	431,486.25	472,972.50
08/01/2035	-	-	35,343.75	35,343.75	-	35,343.75	-
02/01/2036	400,000.00	3.200%	35,343.75	435,343.75	-	435,343.75	470,687.50
08/01/2036	-	-	28,943.75	28,943.75	-	28,943.75	-
02/01/2037	415,000.00	3.250%	28,943.75	443,943.75	-	443,943.75	472,887.50
08/01/2037	-	-	22,200.00	22,200.00	-	22,200.00	-
02/01/2038	430,000.00	3.300%	22,200.00	452,200.00	-	452,200.00	474,400.00
08/01/2038	-	-	15,105.00	15,105.00	-	15,105.00	-
02/01/2039	440,000.00	3.350%	15,105.00	455,105.00	-	455,105.00	470,210.00
08/01/2039	-	-	7,735.00	7,735.00	-	7,735.00	-
02/01/2040	455,000.00	3.400%	7,735.00	462,735.00	-	462,735.00	470,470.00
Total	\$7,000,000.00	-	\$2,573,306.43	\$9,573,306.43	(143,703.93)	\$9,429,602.50	-

Significant Dates

Dated	5/08/2019
First Coupon Date	2/01/2020

Yield Statistics

Bond Year Dollars	\$84,898.89
Average Life	12.128 Years
Average Coupon	3.0310249%
Net Interest Cost (NIC)	3.1299661%
True Interest Cost (TIC)	3.1288061%
Bond Yield for Arbitrage Purposes	3.0057347%
All Inclusive Cost (AIC)	3.2284747%

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Net Interest Cost	3.0310249%
Weighted Average Maturity	12.128 Years

Series 2019A GO CIP Bonds | SINGLE PURPOSE | 3/ 1/2019 | 9:20 AM



Mendota Heights, Minnesota

\$7,000,000 General Obligation CIP Bonds, Series 2019A

Current Market BQ AAA Rates plus 25bps

20 Years

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S	105% of Total
02/01/2020	-	-	143,703.93	143,703.93	(143,703.93)	-	-
02/01/2021	275,000.00	1.950%	196,705.00	471,705.00	-	471,705.00	495,290.25
02/01/2022	280,000.00	2.000%	191,342.50	471,342.50	-	471,342.50	494,909.63
02/01/2023	285,000.00	2.050%	185,742.50	470,742.50	-	470,742.50	494,279.63
02/01/2024	290,000.00	2.150%	179,900.00	469,900.00	-	469,900.00	493,395.00
02/01/2025	300,000.00	2.250%	173,665.00	473,665.00	-	473,665.00	497,348.25
02/01/2026	305,000.00	2.350%	166,915.00	471,915.00	-	471,915.00	495,510.75
02/01/2027	310,000.00	2.450%	159,747.50	469,747.50	-	469,747.50	493,234.88
02/01/2028	320,000.00	2.550%	152,152.50	472,152.50	-	472,152.50	495,760.13
02/01/2029	330,000.00	2.650%	143,992.50	473,992.50	-	473,992.50	497,692.13
02/01/2030	335,000.00	2.750%	135,247.50	470,247.50	-	470,247.50	493,759.88
02/01/2031	345,000.00	2.850%	126,035.00	471,035.00	-	471,035.00	494,586.75
02/01/2032	355,000.00	2.950%	116,202.50	471,202.50	-	471,202.50	494,762.63
02/01/2033	365,000.00	3.050%	105,730.00	470,730.00	-	470,730.00	494,266.50
02/01/2034	375,000.00	3.100%	94,597.50	469,597.50	-	469,597.50	493,077.38
02/01/2035	390,000.00	3.150%	82,972.50	472,972.50	-	472,972.50	496,621.13
02/01/2036	400,000.00	3.200%	70,687.50	470,687.50	-	470,687.50	494,221.88
02/01/2037	415,000.00	3.250%	57,887.50	472,887.50	-	472,887.50	496,531.88
02/01/2038	430,000.00	3.300%	44,400.00	474,400.00	-	474,400.00	498,120.00
02/01/2039	440,000.00	3.350%	30,210.00	470,210.00	-	470,210.00	493,720.50
02/01/2040	455,000.00	3.400%	15,470.00	470,470.00	-	470,470.00	493,993.50
Total	\$7,000,000.00	-	\$2,573,306.43	\$9,573,306.43	(143,703.93)	\$9,429,602.50	\$9,901,082.63

Significant Dates

Dated	5/08/2019
First Coupon Date	2/01/2020

Yield Statistics

Bond Year Dollars	\$84,898.89
Average Life	12.128 Years
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