

Dale Street Fire State Redevelopment

09.27.13

Request for Proposal



MONUMENT RIDGE
INVER GROVE HEIGHTS, MN

PREPARED FOR:



Roseville Housing and Redevelopment Authority
2660 Civic Center Drive
Roseville, MN 55113



MAPLE VILLAGE II
MAPLE GROVE, MN

PREPARED BY:



46 East Fourth Street
Suite 100
St. Paul, MN 55101-1137
P: 651.289.0100
F: 320.202.3139
www.SandCompanies.com



PICCADILLY SQUARE
MAHTOMEDI, MN



APPLEWOOD COURT
ROSEVILLE, MN



3001 4th Street SE
Minneapolis, MN 55414-3301
P: 612.331.4090

September 27, 2013

RE: Dale Street Fire Station Redevelopment RFP

Jeanne Kelsey, Acting Executive Director
Roseville Housing and Redevelopment Authority
260 Civic Center Drive
Roseville, MN 55113



46 East Fourth Street
Suite 100
St. Paul, MN 55101-1137
P: 651.289.0100

Dear Ms. Kelsey,

I would like to thank you for the opportunity to provide the attached response to your Request for Proposal for the Dale Street Fire Station Redevelopment project in Roseville on behalf of Sand Development, LLC (Sand) and Twin Cities Habitat for Humanity (TCHFH). Sand and TCHFH would partner on the Dale Street Fire Station Redevelopment to provide a range of housing options to various incomes that the Roseville Housing and Redevelopment Authority has mentioned in the proposal as a goal of the development.

This response to your proposal indicates our understanding of the project and interest in moving the redevelopment of the Dale Street Fire Station forward. The enclosed proposal includes preliminary plans for 48 unit multifamily building along Dale Street and five single family homes along Cope Avenue and Lowell Avenue. Ramsey County has expressed an interest in working with Sand to incorporate four HOME units (Exhibit A) in the project with the remaining being market rate. In addition, Sand will utilize best efforts to use the Enterprise Green Communities Criteria in constructing the multifamily building.

Habitat for Humanity will develop single family lots that are affordable to families within the community. They have a long history of providing families with an opportunity to own a home that otherwise may not have the chance due to affordability. Enclosed you will find a similar project, Applewood, Habitat for Humanity has completed in Roseville. All homes have been sold to families and the project was received well within the community.

Sand and TCHFH have an extensive history of providing successful new construction projects similar to this redevelopment project. Sand has earned a reputation for professionalism, thoroughness and proven results. With the combined talent and skills of more than 450 associates, a great amount of pride is taken in each project. The Sand team ensures value by careful planning, cost containment, innovative ideas and completing a quality project. As you will see in this proposal, we have completed numerous projects of similar size and style to our proposal.

It is our intent that the land would be purchased from the City of Roseville for \$1. We would request \$500,000 in tax increment financing. The decreased land price and TIF would allow us to provide a mix of affordable housing to the project. Sand expects to start construction in May 2014, which would last eleven months. The single family homes would start construction around the same time and would be built in phases. This would allow for stabilization among the single family homes.

If you have any questions, please feel free to contact me at 320.202.3100.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jamie Thelen", is written over a light blue circular stamp.

Jamie Thelen
Chief Manager

CONCEPT PLANS AND DESIGNS

09.27.13 | Dale Street Fire Station Redevelopment

Concept Site Plan
Concept Building Drawings
Green Elements
Sale Price and Rental Rates



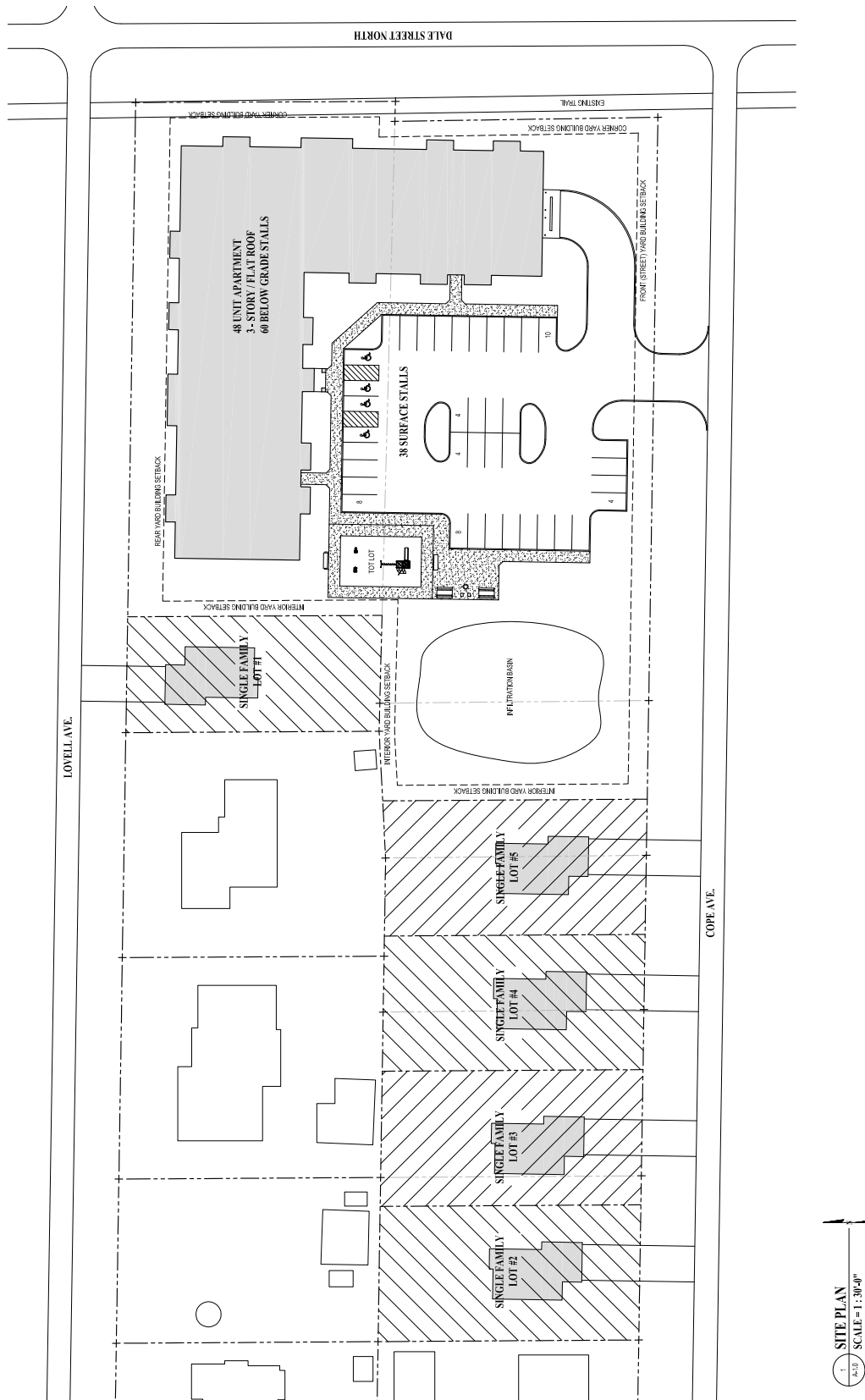
SITE PLAN
SCALE = 1 : 30'-0"

LANDSCAPING PLAN



1. LANDSCAPE PLAN
CSD / SCALE = 1:30' 40"

CONCEPT SITE PLAN: OVERALL SITE PLAN

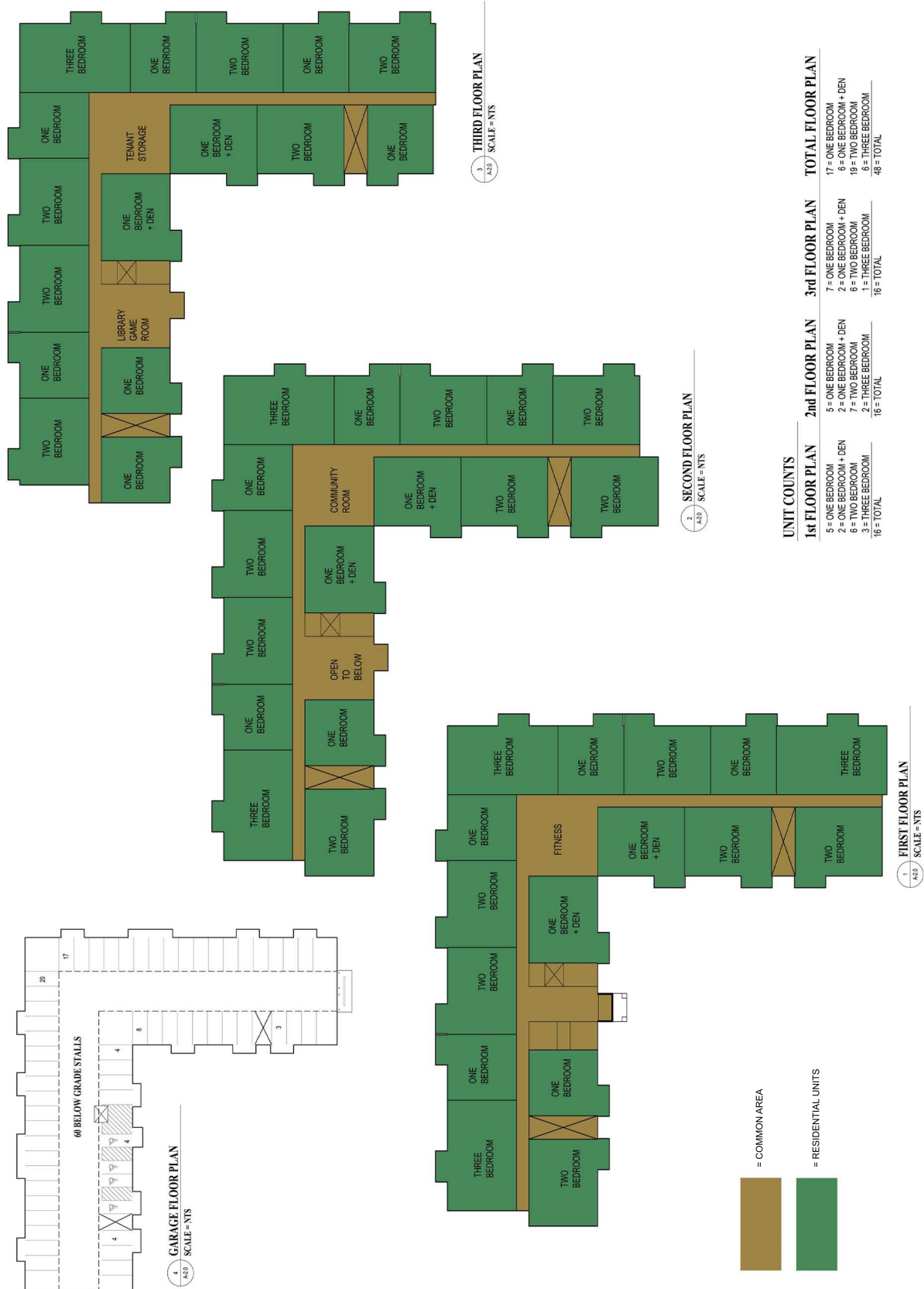


CONCEPT BUILDING PLAN: Multifamily



1 SOUTH ELEVATION
ASL
SCALE: 1/8" = 1'-0"

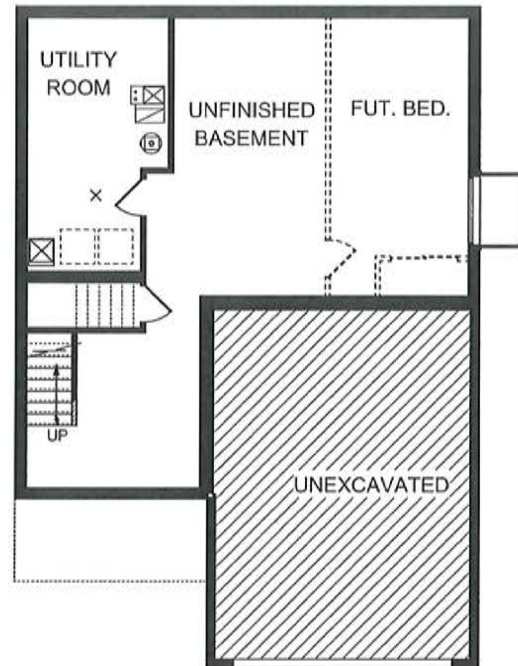
CONCEPT BUILDING PLAN: Multifamily



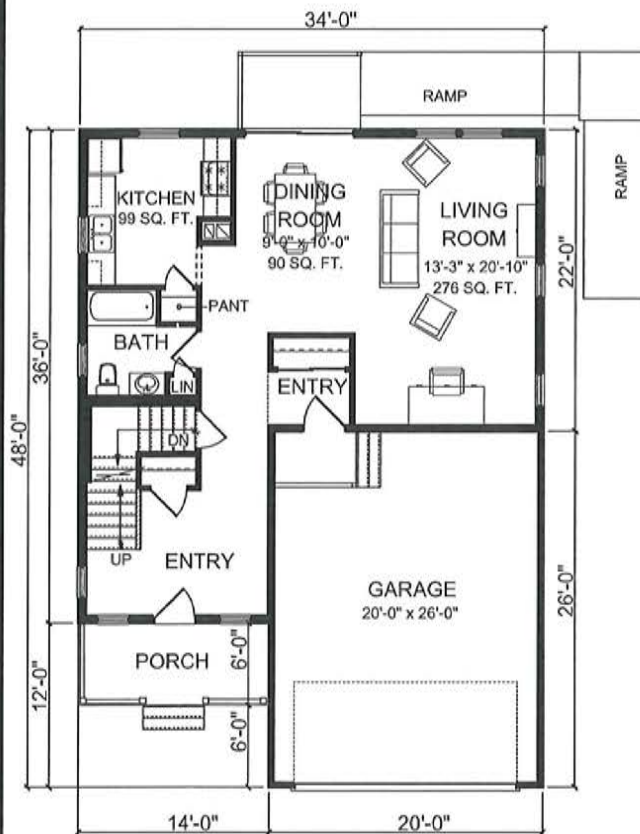
CONCEPT BUILDING PLAN: Single Family Homes



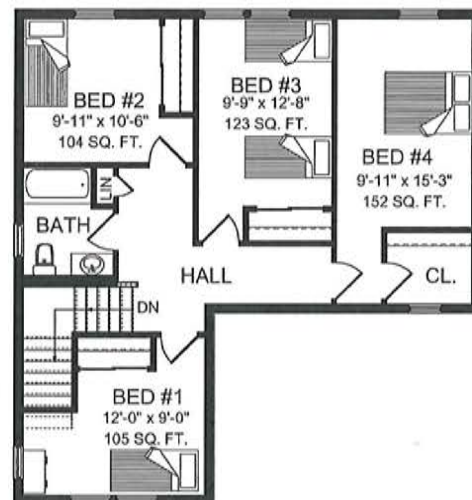
IMAGE MAY NOT REFLECT ACTUAL
CONSTRUCTED HOUSE



BASEMENT PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



3001 4TH ST. SE
MINNEAPOLIS, MN 55414-3301

OFFICE: 612-331-4090
FAX: 612-331-1540

SINGLE FAMILY DWELLING

MODEL: 17TS4-2

BASEMENT UNFINISHED SQ. F.T. = 940
FIRST FLOOR FINISHED SQ. F.T. = 940
SECOND FLOOR FINISHED SQ. F.T. = 894
TOTAL FINISHED SQ. F.T. = 1834
TOTAL SQ. F.T. = 2774
(INCLUDES BASEMENT)

GREEN ELEMENTS AND CERTIFICATION

Sand and TCHFH try to build projects that are sustainable. The multifamily project will incorporate the following sustainable features into the building.

- Storm water quality design with underground chambers.
- Water efficient landscaping.
- Water efficient shower heads, faucets, toilets, and washing machines.
- Building materials of recycled content where feasible.
- Regional building materials.
- Certified wood.
- Low-emitting materials for adhesives, sealants, paints, flooring systems, and composite wood.
- Energy efficient lighting controls, fixtures, and where possible, LED lighting.
- Energy efficient HVAC, boilers, motors, including and automation system.
- Energy efficient elevators.
- Refrigeration systems without ODS and ODP.
- Three inch rigid insulation in the garage walls.
- Triple glaze Low E with Argon gas windows.
- Ceiling fans in the units.

TCHFH will try to follow the sustainable features in their homes as well while still keeping the homes affordable.

- Energy Star 3.0 certified.
- All new homes meet or exceed Green Communities requirements.
- 4" thick rock under slab for radon mitigation and capillary break (air quality).
- Insulated basement floors - 2" rigid foam (energy/thermal bridging).
- Active Radon mitigation systems (air quality).
- 40% flyash concrete (recycled content).
- Prefab walls with sloped sills (waste reduction and durability).
- 1/2" rigid foam wall sheathing (energy/thermal bridging).
- R50 attic insulation.
- Smartside siding.
- Seal wall plates on all levels.
- Zero entry threshold access.
- High efficiency heating - 95% furnaces.
- Green seal carpeting (air quality).

GREEN ELEMENTS AND CERTIFICATION Continued

- Low VOC paints and caulks.
- No tropical woods.
- Energy Star appliances.
- Energy Star certified windows.
- Recycled content glueless laminate flooring.
- Finger jointed studs and trim.
- Low flow toilets and other low flow plumbing fixtures.
- Compact fluorescent light bulbs.
- Typical HERS scores in the low 50's.
- Compact housing designs.
- Infill lot in close proximity to community resources.
- Erosion control best management practices.
- Native low maintenance landscaping - perennials and trees.
- Waste management best practices - recycling.
- Existing tree protection.

Sustainable and Green Building Developments

It is the focus of our teams to design buildings that contribute to the well-being of users while reducing the carbon imprint of our projects.

As strong advocates for sustainable design, Sand believes that good design practices inherently promote green design. It is not merely the vision and desire to bring about responsible design, but rather the actions on each project which effectively explore and manage financial, social and environmental considerations - including the financial balance between initial investments and the cost of ongoing operations, renewable construction materials and site design to minimize environmental impact.



Our teams features several LEED Accredited Professionals, as well as many who are well versed in the content, intention and application of Green Communities Initiative and the Minnesota Sustainable Design Guide (B3). As a strong advocate for sustainable design, Sand and its project leaders have incorporated into our standard documents and specifications sustainable strategies and products that are easily implemented and simply 'the right thing to do'. Recent sustainable projects have included strategies to:

- Effectively plan & manage site (bio-retention ponds/infiltration systems, natural prairie-like landscaping and building configuration within the site to (1) reduce sprawl, (2) maintain and/or restore the biodiversity of the natural system, (3) maintain or enhance the natural characteristic of the site and (4) respond to microclimate and natural energy flows.)
- Utilize green products in specifications & manage construction materials responsibly (recycled or environmentally sensitive building products to minimize consumption of natural resources, salvage remanufactured materials and minimize waste wherever possible.)
- Design for daylighting where possible (allows for energy savings, but also avenues to bring the natural world and its beauty into the facility.)

Through careful consideration and early integration into the project's design, these elements can create an environment that will:

- Find lower operational costs, with savings and rebates in utility programs.
- Offer a healthier environment for enhanced quality of life for residents and positive work environment for staff.
- Extend the useful life of a facility.
- Reduce the negative impact of construction on the natural environment.

Sustainable and Green Building Developments

TCHFH practices sustainable development and green building through being a partner with ENERGY STAR and member of the U.S. Green Building Council.

- TCHFH is the largest nonprofit builder and 2nd largest builder overall of ENERGY STAR homes in the Minnesota. To date, TCHFH has built over 250 ENERGY STAR homes.
- TCHFH has completed 15 LEED homes located in Minneapolis, St. Paul, Crystal, Chaska, St. Francis and Hopkins.
- TCHFH homes are built to meet the Silver LEED rating – but few homes go through the certification process.
- TCHFH's energy-efficient homes ensure long-term affordability and improved indoor air quality.

Sale Price and Rental Rates

The single family homes will be sold for market rate. The zero percent first mortgage and forgivable after 30 years second mortgage make the homes affordable.

The multifamily units rental rates

- 1 Bedroom: \$1,195 - 1,275
- 1 Bedroom plus Den: \$1,395
- 2 Bedroom: \$1,400 - 1,525
- 3 Bedroom: \$1,447
- 3 Bedroom (HOME units): \$1,129

COMPANY AND DEVELOPER INFORMATION

09.27.13 | Dale Street Fire Station Redevelopment

Contact Information

Type of Organizational Entity & History

Professional Team Contact Information

Statement of Qualifications and Resumes

CONTACT INFORMATION:

Sand Development, LLC
46 East Fourth Street, Suite 200
St. Paul, MN 55101-1137
P: 651.289.0100
F: 320.202.3139
www.SandCompanies.com

TYPE OF ORGANIZATIONAL ENTITY & HISTORY:

FIRM'S CORPORATE STRUCTURE: Sand Development, LLC is wholly-owned by Sand Companies, Inc., a Minnesota S-Corporation
DATE OF INCORPORATION: December 28, 1992
STATE OF INCORPORATION: Minnesota
COUNTY OF INCORPORATION: Stearns
CHAIRMAN: Leo M. Sand
CEO: Jamie Thelen
PRESIDENT: Michael C. Wendel
VICE-PRESIDENTS: Jim Sand, Dan Krahn, Jeff Peterson, Roger Gertken, Gene Walter, Kevin Gohl, Jeremy Bork
SECRETARY: Nicole D. Sand
CHIEF FINANCIAL OFFICER: Sarah B. Nieters

Sand Development, LLC is a subsidiary of Sand Companies, Inc., which was established in 1991 by Leo M. Sand, along with an experienced team of innovators with well over 50 years of construction, property management and development knowledge. With 20 years of operations, we have become an industry leader in the design and construction of hospitality, multifamily residential and commercial properties.

Operating with the commitment of "Our Word. Our Bond", our team has earned a reputation for professionalism, thoroughness and proven results. As a vertically integrated company, Sand controls all variables from start to finish and delivers a final product that is second to none. With the combined talent and skills of our associates and reliable subcontractors, a great amount of pride is taken in each and every project. We ensure high value with careful planning, cost containment, innovative ideas and completing a quality project.

We currently have over 450 employees that work in various areas of design, planning, construction, accounting and residential and hotel management. We operate in eleven states and have office locations in Saint Paul, Rogers and Waite Park, Minnesota along with Saint Petersburg, Florida.

CONTACT INFORMATION:

Twin Cities Habitat for Humanity
3001 4th Street SE
Minneapolis, MN 55414
P: 612.331.4090

ORGANIZATIONAL BACKGROUND, HISTORY AND PROGRAMS:

Mission: Twin Cities Habitat's mission is to eliminate poverty housing from the Twin Cities and to make decent, affordable shelter for all people a matter of conscience.

Organizational Background: Founded in 1985, for over 25 years TCHFH has partnered with very low-income homebuyers, homeowners, and the broader community to create affordable housing options and support homeowners. We now serve approximately 1,750 families a year in the wider 7-county metro area, with production in our Homebuilding program averaging 55 homes a year. Applicant families must earn between 30% and 60% of the area median income (AMI)—our median family consists of five people with a household income of \$35,500/year. Among local housing groups, Habitat is the only one that offers homeownership to families who earn between 30% and 60% of AMI.

Twin Cities Habitat consistently ranks as one of the top 10 house builders among domestic Habitat for Humanity International affiliates. To date, we have helped make decent, affordable housing a reality for more than 1,000 partner families in our service area. In 2012, we launched a Veterans Initiative to respond to veterans' increasing needs, becoming the first nonprofit in the country to receive Beyond the Yellow Ribbon certification from the Veterans Administration.

TCHFH regularly collaborates with many other housing organizations to achieve our mission. A sampling include, in St. Paul, the Eastside Neighborhood Development Company, Greater Frogtown Community Development Council, Rondo Community Land Trust and Dayton's Bluff Neighborhood Housing Services. In Minneapolis, TCHFH works with the Jordan Area Community Council, Hawthorne Area Community Council, Northside Residents Redevelopment Council, Project for Pride in Living, City of Lakes Community Land Trust, Central Community Housing Trust and Powderhorn Residents Group. Other Development Partners include, United Properties, Shelter Corporation, Ryland Homes, Pulte/Centex Homes, Aeon, Sherman Associates, Centra Homes and Thor Development

Our Programs

Twin Cities Habitat takes a holistic approach to housing issues to give as many people as possible the opportunity to own, and hold onto, their own homes. We work with community members through four programs.

Habitat Homeownership: Twin Cities Habitat builds market-rate homes with the help of partner families, volunteer labor, and donated cash and in-kind resources from the community. Homeowners receive a 0%-interest loan, and their payments do not exceed 30% of their income. Habitat is one of the few remaining sources of mortgages for low income families in the area. And, Twin Cities Habitat does not require perfect credit, considering families who demonstrate the ability to make regular payments on their bills. Approximately 85%-90% of households are from populations of color, 75% are new immigrants, and 20%-25% are single head of household families, all of which constitute underserved populations in the homeownership market

ORGANIZATIONAL BACKGROUND, HISTORY AND PROGRAMS:

A Brush with Kindness (ABWK) - ABWK mobilizes volunteers to help preserve homeownership and revitalize neighborhoods by offering painting, critical repair -- both interior and exterior -- and vital yard work to struggling, low-income homeowners. Projects typically cost \$3,000 - \$8,000 and are clustered in neighborhoods where Twin Cities Habitat is building to strengthen the positive effect in the area. In FY2012, more than half (52%) of the families we serve with ABWK are headed by adults 65 and older, and 61.1% are women-headed households. Since 1998, ABWK has repaired over 1,300 homes and engaged over 10,000 volunteers.

Mortgage Foreclosure Prevention Program (MFPP) - Since 1993, MFPP has provided post-purchase counseling and advocacy to all Habitat homeowners as well as to Minneapolis homeowners who have fallen behind in their mortgage payments. In FY2012, families seeking counseling through our Mortgage Foreclosure Prevention Program were 55% white, 35% Black, 4% Hispanic, 3% Asian, 2% Native American, and 1% two or more races.

Advocacy Program - Twin Cities Habitat also works to increase public support for and investment in affordable housing. We attempt to educate all of the TC Habitat stakeholders that affordable housing is a community asset and it is important that every community have housing choice. Our goal is to mobilize our broad constituency base to take action to both increase the public investment in affordable housing and increase the number of communities where affordable housing is planned for, developed and welcomed.

The Challenge

In 2013, the recession continues, with long-term unemployment and stagnant wages stretching many families' resources to the brink. More and more people are struggling economically, and housing costs are a big factor. Here in the Midwest, Minnesota has the unfortunate distinction of being the least affordable state for low-income families. With Twin Cities rental vacancy rates remaining under 3% for the past two years, affordable housing is extremely hard to come by for low-income wage earners. Average rents in the Twin Cities have increased 3.2% in the last two years, to \$979. Rents rose faster than inflation, which rose only 1.7% in the same time period.

Today, one in seven Minnesota households spends more than 50% of its income just to keep a roof over its head. At this level of cost burden, families face difficult choices: pay the mortgage or rent, or reserve the money for transportation, food, and prescription medicines? In 2010, 40% of those who turned to food shelves for emergency help had to decide between paying their rent or mortgage and feeding their families. Yet while the need for affordable housing is high, availability is low—and getting lower. The Metropolitan Council projects that by 2020, the seven-county metro area will need 51,000 new affordable housing units.

At TCHFH we are experiencing greater demand for affordable housing (we have over 200 families on our waiting list), as well as for home repair. Meanwhile, we have seen a decrease in three important sources of public funding for our programs, the state Neighborhood Stabilization Program, which has ended, and the federal HOME and SHOP programs, cut by 40% and 30% respectively.

Our Response

Safe, affordable housing is a foundation upon which so much else is built: a child's ability to study and stay in one school; a family's freedom from respiratory illness; increased job stability. Investing in stable homes, in fact, provides the necessary solid ground for other investments in education, health, and employment to take root and flourish.

ORGANIZATIONAL BACKGROUND, HISTORY AND PROGRAMS:

Twin Cities Habitat for Humanity tackles affordable housing problems from all sides: as a builder, a renovator, a mortgage counselor, a policy advocate, and community developer. Our reputation as a full-service organization has grown, and communities have turned to us for help. We've stepped up to meet this need. We've just completed an ambitious four-year campaign to increase our services across the board by 20 percent.

¹ Minnesota Housing Partnership, 2012.

² 2010 Hunger in America/Minnesota survey conducted by the Feeding America network.

PROFESSIONAL TEAM CONTACT INFORMATION

Sand Architects, LLC
Jeremy Bork
P: 651.289.0100

Sand Construction, LLC
Roger Gertken
P: 320.202.3100

Lindell Engineering - Mechanical and Electrically
Richard (Dick) Lindell
P: 763.542.9163

Larson Engineering - Structural
Kesh Ramdular
P: 651.481.9120

Paramount - Civil
Robert Wiegert
P: 612.716.8600

Sand Property Management, LLC
Jeff Peterson
P: 651.289.0100

Sand will engage the architect at the beginning of the project to design the project. The architect will engage the mechanical, electrically, structural and civil engineers early on in the project. All will work together to create a project that is green and sustainable. Sand will engage the general contractor when the plans and specifications are in process to get their insight.

STATEMENT OF QUALIFICATIONS

Sand Development, LLC

- 3,000+ developed units
- Community Sizes: 12 to 322 units
- 50+ properties
 - Multifamily
 - Market Rate
 - Tax Credit/Affordable
 - HUD
 - Historic
 - Senior
 - Cooperative
 - Hotel
 - Commercial
 - Office
 - Mixed Use
 - Renovation/Rehabilitation

Twin Cities Habitat for Humanity

- Purchased homes since 1985
- Built/Rehabbed 50+ homes each year
- Hundreds of families apply for homes annually
- Homebuyer families must be able to pay Habitat's 0% interest mortgage, complete 300-500 hours of "sweat equity", complete 11 homeownership training classes, and be willing to partner with TCHF.
- Homebuyer income must be between 30%-60% of area median. TCHF's median family earns \$35,500/year and has 5 people living in each home.
- A Neighborhood Family Partner helps each homebuyer with the transition to homeownership.
- TCHF's foreclosure rate is under 1% thanks to diligent work in selecting and preparing families.
- TCHF recently completed a 4-year "World of Hope: It Starts at Home" campaign to respond to the foreclosure crisis. Habitat volunteers built, rehabbed or repaired nearly 900 homes between 2009 and 2013. TCHF educated or counseled more than 6,600 families on stable homeownership during the campaign.
- TCHF is committed to revitalizing neighborhoods hit hardest by foreclosure, with current efforts focused in North Minneapolis, St. Paul's East Side and the Aurora/St. Anthony Neighborhood of St. Paul.
- TCHF is constantly working with a broad range of community partners to eliminate poverty housing and educate the public on affordable housing issues.
- 23 people work with TCHF from 3 Service Organizations (AmeriCorps, VISTA, Lutheran Volunteer Corps.)
- More than 15,000 people volunteer with TCHF annually (270+ on the busiest construction days).
- We educate the public and our supporters through the Housing Matters! and Build, Think, Act. programs.
- Over 8,000 individuals, congregations, corporations and foundations make annual financial gifts.

Jamie J. Thelen
Chief Executive Officer

Responsibilities at Sand Companies

Jamie has been with Sand for 15 years and is the current Chief Executive Officer. He is also a shareholder of Sand and serves on the Board of Directors. Prior to becoming CEO in 2007, Jamie served as President, Vice President of Development and Business Development Manager. He leads the company in strategic planning, visioning, development, client relationships and oversight of new business development.

Professional Experiences

Jamie joined the Sand team in 1996. He has 17 years of construction, real estate development and management experience and 11 years of municipal government experience. Jamie also holds a Minnesota real estate license.

Jamie specializes in assisting Sand clients with project construction, development and financing. He has extensive experience in creative financing structures including leading the development of eighteen projects financed with low income housing tax credits, three projects with historic tax credits and numerous projects financed with bonds along with tax increment financing. Jamie has also worked with numerous state, federal and local lending agencies such as Minnesota Housing Finance Agency, Metropolitan Council, Minneapolis Office of HUD, Federal Home Loan Bank, Fannie Mae, Freddie Mac, Family Housing Fund and Greater Minnesota Housing Finance Agency.

Jamie's focus is to assist project owners with the construction of rental multifamily housing, focusing on townhomes and apartments.

Townhome Construction Background Experience

See Next Page

Apartment Construction Background Experience

See Next Page

More about Jamie

Jamie is a past mayor of the City of Albany and a past chair of the City of Albany's Economic Development Authority. He is an 18 year member and officer of the Albany volunteer fire department and a prior director of the Albany Golf Club. Jamie has also been involved with the City of Albany Planning Commission and is the past president of the Albany Jaycees.

Jamie J. Thelen
Chief Executive Officer

Experience & Project Involvement

2013	Arden Flats	60 units
2013	Granite City Townhomes	24 units
2012	Western U Plaza	58 units
2012	Maple Village II	48 units
2011	West View Estates	67 units
2011	Cornerstone Village	42 units
2010	Minnesota Vistas	66 units
2010	Minnesota Place	77 units
2010	Hoffman Place	60 units
2009	Maple Village	54 units
2008	Jordan Valley Townhomes	46 Units
2007	Gateway Place	48 units
2006	Pullman Place	65 units
2006	Heritage Place	75 units
2006	Morningside Townhomes	32 units
2004	Monument Ridge	135 units
2003	Southview Estates	47 units
2003	North Pointe	18 units
2003	Boulder Ridge Townhomes	22 units
2002	Oak Grove Townhomes	30 units
2002	Heading 4 Home	20 units
2002	Shadow Hill Estates	322 units
2002	Heritage Park	150 units
2001	The Preserve	192 units
2001	Lyndale Avenue Townhomes	65 units
2001	Lake Side Townhomes	36 units
2000	Boulder Ridge Townhomes II	22 units
2000	The Creeks	24 units
1999	Elk Creek Twinhomes	14 units
1999	Brickstone Townhomes	30 units
1999	Sterling Twinhomes	34 units
1999	Brickstone Estates	53 units
1998	Woodland Townhomes	30 units
1998	Albany Cottages	12 units
1997	Huski Townhomes	32 units
1996	Countryside Townhomes	12 units

Jeremy D. Bork Vice President

Responsibilities at Sand Architects

Jeremy joined Sand Architects, LLC (Sand) in 2011 as the Vice President. He works with the Architect and CAD Drafters on schematic designs, specifications and plans for in-house and third party design projects. In addition, Jeremy communicates and works closely with the construction management teams to ensure a successful transition and final product for the owners.

Professional Experiences

Jeremy has over 30 years of experience in the architecture and construction fields. He has extensive knowledge in multifamily housing, senior projects, including assisted living, independent, complete Continuum Care Retirement Communities and dementia living. In addition, he brings architecture experience in medical facilities, office buildings, hospitality and mixed-use retail/housing.

Jeremy holds architectural licenses in Colorado, Florida, Illinois, Minnesota, Montana, North Dakota, Ohio, Tennessee and Wisconsin. He is a member of the AIA, Aging Services, AAHSA and NAHRO.

Experience & Project Involvement

2013	Arden Flats	60 units
2013	Granite City Townhomes	24 units
2012	Western U Plaza	58 units
2012	Maple Village II	48 units
2012	Piccadilly Square	81 units

Prior Housing Experience & Project Involvement

St. Andrew's Village : Mahtomedi, MN (previous)
Kingsway : Belle Plaine, MN
Woodbury Estates : Woodbury, MN
Trailside Senior Living Apartments : Forest Lake, MN
Three Links Community : Northfield, MN
Parmly Community : Chisago City, MN
Willow Woods : White Bear Lake, MN
Greenbrier Glen : St. Paul, MN
Garden Court : St. Paul, MN
Westminster Place : St. Paul, MN
Dunedin Terrace Apartments : St. Paul, MN
Valley View Apartments : St. Paul, MN

More about Jeremy

Jeremy received his Bachelor of Architecture and Bachelor of Environmental Design in 1980. In 1981, he graduated from the School of Architecture at the University of Minnesota.

Whitney A. Lougheed Architect & LEED Consultant

Responsibilities at Sand Architects

As an Architect at Sand, Whitney works on preparing drawings, documents and communications to ensure a successful design and transition between design and construction so that a successful product can be delivered to the owners. As a LEED Consultant, she will assist the owner and construction team on implementing LEED strategies and coordinating documentation.

Professional Experiences

Whitney started at Sand in 2007 and right away was able to use her graphic skills to provide renderings and colored drawings to help the development team market future projects. In addition, she has been able to effectively manage her time between participating in city and neighborhood meetings, working on multiple preliminary site and building designs, communicating effectively with consultants and interacting with the construction department on current projects. She has experience on multiple projects implementing and documenting Minnesota Green Communities Standards.

Townhome / Multi-Family Experience & Project Involvement

2013	Arden Flats	60 units
2013	Granite City Townhomes	24 units
2012	Western U Plaza	58 units
2012	Maple Village II	48 units
2011	Cornerstone Village - Intern Architect	42 units
2010	Minnesota Building- Intern Architect	137 units
2010	Hoffman Place - Intern Architect	60 units
2009	Maple Village - Intern Architect	54 units
2008	Lowertown Lofts - Intern Architect	107 units

More about Whitney

Whitney completed her undergraduate degree with a double major in Environmental Design and History at North Dakota State University in 2006 and went on to receive her Masters of Architecture from NDSU in 2007.

In 2009, Whitney became LEED Accredited and in 2011, she became a licensed architect.

Roger Gertken Vice President & Safety Coordinator

Responsibilities at Sand Construction

As Safety Coordinator at Sand, Roger is responsible for all safety related aspects of the Construction Group. He provides on and off site support of field and office staff. He conducts monthly unannounced safety inspections of all Sand jobsites, offers support to the construction staff on safety related questions and participates in the Sands' safety committee.

Professional Experiences

Roger has over 23 years of experience in a broad cross section of construction types. He has held multiple positions at the company and has worked his way up to become a partner in the business. Prior to joining Sand in 1994, he spent six years with a local company as a residential/commercial Crew Leader & Carpenter.

Roger's extensive "hands on" jobsite experience helps him recognize potential hazards, develop an applicable real time solution and effectively communicate to all workers on-site a safe way to complete the project underway. He firmly believes that everyone needs to abide by all safety standards and most of all that everyone working on the jobsites need to work together on safety so all can return home to their families, safe & healthy.

Construction Background Experience See Next Page

More about Roger

Roger has held a seat on the Minnesota Chapter of the Associated Builders and Contractors Association Safety Committee for 4 years, is currently an active member and Vice Chair of the association and ABC Safety Committee Board Champion and on the Construction Education Foundation of Minnesota Board of Trustees. This and other association memberships like CMBA and NAHB are considered extremely valuable to the development and implementation of new techniques for jobsite safety.

Roger resides in Avon with his wife Sandra where he enjoys spending free time working on the family farm nearby.

Roger Gertken
Vice President Construction & Safety Coordinator

Construction Background Experience

2013	Arden Flats	60 units
2013	Granite City Townhomes	24 units
2012	Western U Plaza	58 units
2012	Maple Village II	48 units
2011	West View Estates	67 units
2011	Cornerstone Village	42 units
2010	Minnesota Vistas	66 units
2010	Minnesota Place	77 units
2010	Hoffman Place	60 units
2009	Maple Village	54 units
2008	Jordan Valley Townhomes	46 Units
2007	Gateway Place	48 units
2006	Pullman Place	65 units
2006	Heritage Place	75 units
2006	Morningside Townhomes	32 units
2004	Monument Ridge	135 units
2003	Southview Estates	47 units
2003	North Pointe	18 units
2003	Boulder Ridge Townhomes II	22 units
2002	Oak Grove Townhomes	30 units
2002	Heading 4 Home	20 units
2002	Shadow Hill Estates	322 units
2002	Heritage Park	150 units
2001	The Preserve	192 units
2001	Lyndale Avenue Townhomes	65 units
2001	Lake Side Townhomes	36 units
2000	Boulder Ridge Townhomes	22 units
2000	The Creeks	24 units
1999	Elk Creek Twinhomes	14 units
1999	Brickstone Townhomes	30 units
1999	Brickstone Estates	53 units
1999	Sterling Twinhomes	34 units
1998	Woodland Townhomes	30 units
1998	Albany Cottages	12 units
1997	Huski Townhomes	32 units
1996	Countryside Townhomes	12 units

Gene M. Walter Vice President Construction Operations

Responsibilities at Sand Construction

As the head of Construction Operations and in his role as General Superintendent, Gene oversees the field operations of Sands' construction projects. His responsibilities include field coordination with subcontractors and suppliers, day-to-day scheduling, progress updates and daily documentation of site activities.

Professional Experiences

Gene has been with Sand for 18 years and has over 40 years of construction experience.

Construction Background Experience

See Next Page

More about Gene

Gene resides in Sauk Center with his wife Deb.

Gene M. Walter
Vice President Construction Operations

Construction Background Experience

2013	Arden Flats	60 units
2013	Granite City Townhomes	24 units
2012	Western U Plaza	58 units
2012	Maple Village II	48 units
2011	West View Estates	67 units
2011	Cornerstone Village	42 units
2010	Minnesota Vistas	66 units
2010	Minnesota Place	77 units
2010	Hoffman Place	60 units
2009	Maple Village	54 units
2008	Jordan Valley Townhomes	46 Units
2007	Gateway Place	48 units
2006	Pullman Place	65 units
2006	Heritage Place	75 units
2006	Morningside Townhomes	32 units
2004	Monument Ridge	135 units
2003	Southview Estates	47 units
2003	North Pointe	18 units
2003	Boulder Ridge Townhomes II	22 units
2002	Oak Grove Townhomes	30 units
2002	Heading 4 Home	20 units
2002	Shadow Hill Estates	322 units
2002	Heritage Park	150 units
2001	The Preserve	192 units
2001	Lyndale Avenue Townhomes	65 units
2001	Lake Side Townhomes	36 units
2000	Boulder Ridge Townhomes	22 units
2000	The Creeks	24 units
1999	Elk Creek Twinhomes	14 units
1999	Brickstone Townhomes	30 units
1999	Brickstone Estates	53 units
1999	Sterling Twinhomes	34 units
1998	Woodland Townhomes	30 units
1998	Albany Cottages	12 units
1997	Huski Townhomes	32 units
1996	Countryside Townhomes	12 units

Ted M. Lindberg
Estimator & Project Manager

Responsibilities at Sand Construction

As a project manager at Sand, Ted is responsible for estimating and budgeting projects, negotiating and writing subcontracts, negotiating owner and subcontractor change orders, developing overall construction schedule, working closely with the site superintendent, reviewing and processing submittals and is the working contact with project owners and architects.

Professional Experiences

Ted has over 30 years of experience in the construction industry working in the field as a carpenter, as a draftsman for an architectural and an engineering firm, as a designer for a custom home builder, and as an estimator / project manager. Prior to joining Sand in early 1995, Ted worked for Fisher Construction, Inc. for ten years as well as other construction companies in Billings, MT.

Townhome / Multi-Family Experience & Project Involvement

2013	Millennium Hotel: Owner Representative	
2012	Maple Village II	48 units
2011	West View Estates	67 units
2010	Minnesota Vistas	66 units
2010	Minnesota Place	77 units
2008	Jordan Valley Townhomes	46 Units
2006	Pullman Place	65 units
2006	Heritage Place	75 units
2004	Monument Ridge	135 units
2003	Southview Estates	47 units
2003	North Pointe	18 units
2003	Boulder Ridge Townhomes II	22 units
2002	Oak Grove Townhomes	30 units
2002	Shadow Hill Estates	322 units
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1999	Elk Creek Twinhomes	14 units
1999	Brickstone Townhomes	30 units
1999	Brickstone Estates	53 units
1998	Woodland Townhomes	30 units
1998	Albany Cottages	12 units
1997	Huski Townhomes	32 units
1996	Countryside Townhomes	12 units

More about Ted

Ted resides in Sartell with his wife Cheryl.

Twin Cities Habitat of Humanity Staff Qualifications:

President and Chief Executive Officer - Susan Haigh has led Twin Cities Habitat for Humanity since February 2005. Along with working for Habitat, Haigh serves as the Metropolitan Council Chair. She has served on the Minnesota Housing Partnership Board, the Minnesota Housing Commissioner's Resource Advisory Committee, Habitat for Humanity U.S. Council's Finance Committee, and the Park Bank Board. Haigh served for ten years as a Ramsey County Commissioner and twelve years as a chief deputy county attorney.

Chief Operating Officer - Mary Schumacher has extensive business and community leadership experience. Before joining Habitat, Schumacher was Senior Vice President and General Manager at Andersen Corporation. She also worked for 10 years at Ecolab Inc. and 12 years at The Pillsbury Company. Schumacher served two terms on the Board of Directors for the Science Museum of Minnesota from 1997 to 2003 and on Habitat's Board before taking her current position.

Chief Financial Officer - Casey Scott joined Twin Cities Habitat in August 2013 as CFO. A mission-driven, values-based leader, he has successfully overseen major nonprofit area organizations for 24 years. He served as Vice President of Treasury and Corporate Projects at the YMCA of the Greater Twin Cities and CFO of the YMCA of Metropolitan Minneapolis for 12 years. Prior to that he was Administrator of Accounting at Catholic Charities of the Archdiocese of St. Paul and Minneapolis for over a decade. He holds degrees from the Carlson School of Management and the University of St. Thomas.

Vice President, Resource Development and Community Relations - Nancy Brady has 15 years of nonprofit leadership experience including overseeing capital campaigns, corporate relations, special events management, donor cultivation, grassroots fundraising and strategic marketing. Brady joined Twin Cities Habitat in 2006 and oversees all aspects of fundraising and community relations including the annual fund, major and planned giving, in-kind donations, public and media relations, and events. Brady's nonprofit fundraising experience includes leading successful capital campaigns for Neighborhood House and the Minnesota Children's Museum. Prior to moving to Minnesota in 2000, Brady spent ten years in a variety of marketing positions at the national office of the March of Dimes. Most recently she was the national director of strategic marketing. In this role she helped the organization establish and promote its brand identity and begin to develop an organization-wide relationship marketing strategy. Before going to the March of Dimes, Brady was a team manager at Greenwich Associates, a business strategy consulting firm. Brady holds an MBA degree from New York University and a BA in psychology from the University of Illinois.

Vice President Programs & Services - Kristin Beckmann works with the six TCHFH programs that partner with community members to end poverty housing. The programs include Mortgage Foreclosure Prevention, A Brush With Kindness, Homeownership, ReStore, Advocacy and Global Engagement. Kristin came to TCHFH in 2009 after years of work in the public affairs arena where she was Executive Director of a small nonprofit. Her staff manage all aspects of Habitat's homeownership program, including family selection, pre-purchase counseling provision and curriculum design, sweat equity, underwriting, affirmative marketing and outreach, and income verification. She has worked with the State Legislature for the MN Department of Health, the Office of the State Auditor and the SEIU MN State Council. In addition to being the lead lobbyist for SEIU for six years, Kristin ran the labor union's State PAC and voter contact program. She graduated from Macalester College and earned her Master of Public Affairs with a focus on nonprofit management from the Humphrey Institute.

Vice President of Homebuilding - Chad Bouley joined the team at Twin Cities Habitat for Humanity in 2003, and has volunteered at the organization since 1996. Bouley came to Twin Cities Habitat for Humanity with a Bachelor's Degree in Construction Management and six years as a project manager, then General Manager in the world of structural steel and precast panel construction. At Twin Cities Habitat for Humanity, Bouley oversees budgets and activity for project management and construction functions. Under Bouley, project management staff are responsible for identifying and acquiring sites, designing, estimating, and bidding the projects, as well as the project management and volunteer scheduling work associated with them. Bouley also oversees the more than thirty staff members that carry out Habitat's construction functions, including the production and implementation of all policies and procedures related to TCHFH construction. Bouley is also responsible for project portfolio balance and long range planning.

Family Services Manager - Cristen Incitti oversees the Family Services team which is responsible for the recruitment of partner families, partner family application and selection process, pre-purchase and post-purchase education, underwriting and closing procedures with all Habitat Homeowners. The team is also responsible for components of managing the mortgage portfolio. She holds a Bachelor of Arts in Mathematics, UW-River Falls and a Master of Arts in Higher Education and Student Affairs, The Ohio State University. She began working at TC Habitat in October 2009 as the Homeowner Training & Engagement Liaison (responsible for pre-purchase and post-purchase education for homebuyers and homeowners) and was promoted to the Family Services Manager in December 2011.

Land Acquisition Manager - Mike Nelson joined Twin Cities Habitat for Humanity staff in 2000, serving in the capacity of Site Supervisor and Land Development Project Manager. Prior to joining the staff at TCHFH, Mike served for three years in residential construction and also brings over twenty years of system engineering and project management experience in the information systems industry. Mike is responsible for locating and acquiring sites, planning, and budgeting property development. Mike received his degree in finance from the University of St. Thomas.

QUALIFICATIONS AND EXPERIENCE

09.27.13 | Dale Street Fire Station Redevelopment

Relevant Experience
Management Company and Relationship

PREVIOUS SIMILAR PROJECTS: Multifamily



Shadow Hill Estates: Plymouth, MN (2001)

New Construction: 322 Unit Apartment

Shadow Hills Estates is a market rate property in Plymouth, MN. The property has underground heated parking, an outdoor pool, fitness center, community room, theater room, and outdoor areas.

Sand managed Shadow Hill Estates for seven years. The ownership group decided to sell the property and the new owners wanted to manage the property. Sand still has a working relationship with the new ownership group.



The Preserve at Commerce: Rogers, MN (2001)

New Construction: 192 Unit Apartments

The Preserve at Commerce is 192 apartment units in four wings of the building. It was built in 2001 and offers one, two and three bedrooms units. The property has underground heated parking, an indoor pool, fitness center, community room, billiards room and outdoor areas.

The Preserve at Commerce was managed by Sand for seven years. The owners received an offer from the buyer and decided to take it. At that time, the new owners had their own management company who took over the property.



Monument Ridge: Inver Grove Heights (2003)

New Construction: 135 Unit Apartment

Monument Ridge is situation on 18 acres and provides 135 apartments in Inver Grove Heights. It offers one, two and three bedrooms units. It has underground, heated parking, in-unit washer and dryer, community room, fitness room and controlled access to the building.

Sand managed Monument Ridge in Inver Grove Heights for five years. Their is a new ownership group and management company who oversee this property.



Arden Flats: Arden Hills, MN (Late Winter 2013)

New Construction: 60 Unit Apartment

Arden Flats is a 60 unit market rate project with four HOME units through Ramsey County. Construction started this summer and is expected to open late winter 2014. It consists of 1, 2 and 3 bedrooms units.

An affiliate of Sand will own this property once it is complete in a few months.



Cornerstone Village: St. Michael, MN (2009)

New Construction: 42 Unit Apartments

Cornerstone Village is a 42 unit tax credit apartment building located in St. Michael consisting of 1, 2 and 3 bedroom units. The property is built on a 1.01 acre site in downtown St. Michael. Cornerstone Village is 76,732 square feet. The 1.01 acre parcel was vacated by the relocation of the state highway and existing structures. Sand worked with the City of St. Michael to fit the project on a tight space that required a PUD for the high density.

An affiliate group of Sands' has owned this property since it opened. Sand is the current management company and has been managing the property since it opened.



Piccadilly Square: Mahtomedi, MN (2013)

New Construction: 79 Unit Apartments

Piccadilly Square is a senior development in Mahtomedi, MN. Sand responded to a request for proposal through the Washington County HRA for the redevelopment of the old Piccadilly Restaurant site. Sand has worked closely with City and HRA to get this project funded. The project is expected to start construction once fully funded.

An affiliate of Sand will own this property once it is complete.



West View Estates: Plymouth, MN (2010)

New Construction: 67 Unit Townhomes

West View Estates is a 67 unit multifamily development in Plymouth, MN. Sand worked closely with the Plymouth HRA and City of Plymouth to successfully complete this tax credit project through tax increment financing, waived fees and local support.

West View Estates is similar to the proposed Dale Street Fire Station Redevelopment proposal. The multifamily project is situated on approximately three acres, with single family homes behind that were developed by D.R. Horton.

An affiliate group of Sands' has owned this property since it opened. Sand has managed this property since it opened.

COMPLETED GREEN COMMUNITIES PROJECTS

Maple Village: Maple Grove MN

This 54 unit building is a full four stories above a parking garage. Completed and occupied during the early summer of 2009, the project is in compliance with the 2008 Green Communities Criteria as verified by Minnesota Housing Finance Agency. The unit mix includes 13 one-bedroom units, 23 two-bedroom units and 18 three-bedroom units. In addition to the high efficiency heating boilers and water heaters and Energy Star appliances, this building features unit carpeting from recycled soda bottles, low-VOC paints and sealants, R-49 attic insulation, formaldehyde free cabinet work and all florescent Energy Star light fixtures. The site lawn irrigation water is obtained from an adjacent storm water retention pond.

Site design features include a tot lot, half-court basketball area, protective berms to mitigate highway noise and a connection to the Three Rivers trail system. Phase II of the project was complete in 2012 and has an additional 48 units with similar green community features. The 4.2 acre site will have a density of over 24 units per acre.



Hoffman Place: White Bear Lake, MN

This three story wood frame building over a basement level parking garage is seated on a deep narrow lot in a fully developed area of White Bear Lake. The storm water system employs a fully developed rain garden with surface and piped systems to infiltrate all storm water back to the ground water. Lawn irrigation design employs a WaterSense Partners criteria and an existing well. Approximately the rear fourth of the site is retained as a natural grassland and woods with a decomposed granite walking trail looping through it. Construction began in July of 2009 with occupancy in May 2010.

The building employs all the Green Communities Criteria noted in the Maple Village project above, along with a fresh air supply system to each apartment unit. Certification of the Green Communities Criteria employed here is by Minnesota Housing Finance Agency.



COMPLETED GREEN COMMUNITIES PROJECTS

Jordan Valley Townhomes: Jordan MN

This townhome community near Jordan Public Schools includes 43 two-story, three-bedroom townhomes and 3 one-story, two-bedroom accessible townhomes along with a small office and storage facility. It was completed and occupied between the late fall of 2007 and the summer of 2008. The four unit buildings are arranged along private streets with a full sidewalk and trail system connecting to a central playground area. Each townhome has a double car garage and full laundry facilities along with central heating and air conditioning.

The project met the Green Communities Criteria in effect at the time of design with compliance verified by Minnesota Housing Finance Agency. Important energy saving features included very high efficiency gas fired furnaces and water heaters, cycled air conditioning condensers, low flow shower heads, a water conserving irrigation system, front loading washing machines and Energy Star rated appliances and lighting fixtures. The sloping site is quite compact with nearly seven units per acre density.



Cornerstone Village: St. Michael, MN

Completed in spring of 2011, this four story 42 unit building is nestled on a site that is a little over 1 acre and located in the downtown corridor of the city adjacent to the elementary school.

The building employs all the Green Communities Criteria noted in both the Maple Village and Hoffman Place projects above. Certification of the Green Communities Criteria employed here is by Minnesota Housing Finance Agency.



COMPLETED GREEN “STANDARDS” PROJECTS

Gateway Place: Chanhassen, MN

This is a three story wood frame building over a precast concrete and masonry parking garage. The building contains 4 one-bedroom units, 27 two-bedroom units and 17 three-bedroom units, along with a small office area and a community room. It was completed in the spring of 2007.

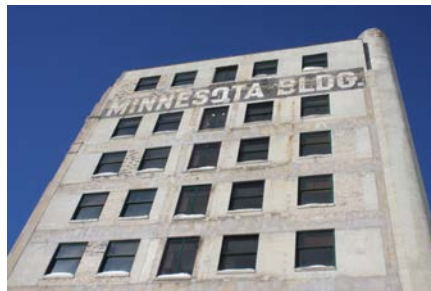
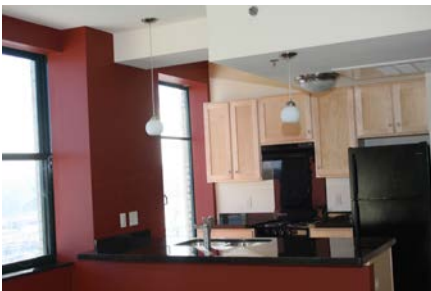
Important energy saving features included low flow (1.6 gpm) kinetic shower heads and front loading Energy Star rated washing machines. This building experienced nearly 400,000 gallons less water consumption than a nearly identical building in Bloomington that was just three years older. Very high efficiency condensing gas boilers and water heaters used nearly \$10,000 less natural gas in the first full year of operation than the comparable building in Bloomington.



Minnesota Building: St. Paul, MN

The reuse of a thirteen story 1928 office building in downtown St. Paul was completed in December of 2010. Financed by a combination of Historic Tax credits, 4% Housing Tax Credits and 9% Housing Tax Credits, the building provides several street level retail spaces and a second floor office component. The building is connected to the St. Paul Skyway System on the second floor and will have a station of the Central Corridor Light Rail across the street.

Energy for heating, cooling and domestic water heating will be provided by St. Paul District Energy from their central facilities. The entire shell of the building is insulated including installation of over 550 new windows. The project met much of the Green Communities Criteria though it was not required to.



MANAGEMENT COMPANY AND RELATIONSHIP

Sand is a vertically integrated company with an in-house management company, Sand Property Management, LLC (SPM). SPM manages over 1,200 units throughout 34 properties. They have over 50 highly trained team associates with the leadership associates averaging over 15 years of experience.

SPM is responsible for providing financial and reporting statements to the ownership group will be met in a clear and timely fashion. Community responsibilities to residents will be met with consistency and fairness. Essentially, it is SPM's mission to accomplish ownership goals which include, but are not limited to the following:

- Deliver strong occupancy and a quality resident profile.
- Maintain accurate records and safeguard Section 42 tax credit compliance.
- Control expenses consistent with an approved, annualized budget.
- Provide innovative marketing techniques and stay abreast of all changing market conditions.
- Assertively collect rents and maintain a low rent delinquency.
- Adhere to appropriate ownership directives.
- Maintain the property in excellent condition and conduct scheduled preventative maintenance practices.
- Be involved on a regular basis to ensure effective management is occurring.
- Conduct formal property inspections at least once annually and present results to ownership.
- Regular duties are expected to be carried out with enthusiasm and integrity.

SPM will employ one (1) full time Property Manager who will be on-site to oversee the operational tasks. SPM's Regional Property Manager and Compliance Officer for the HOME units will communicate with the property on a regular basis, visit the property frequently and provide continuous training and marketing assistance to the Property Manager.

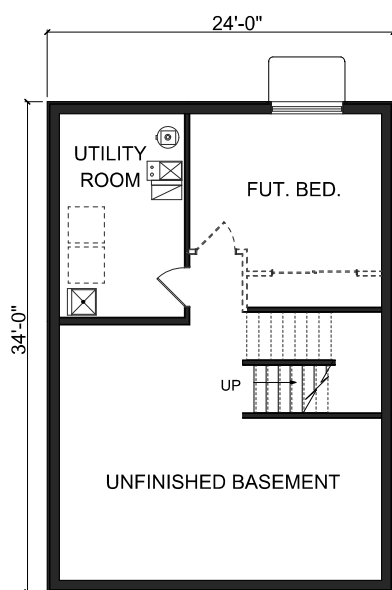
SPM employs a staff of full-time Roaming Maintenance Engineers and one will be designated to the property on a part-time basis. They are responsible for providing an attractive, clean, safe and well-maintained property, using a systematic approach that maximizes resident satisfaction and remains within the established budgetary guidelines of the property.

The property will also employ a part-time caretaker to work approximately 24 hours per week to keep the grounds and the common areas of the building clean and well maintained. The caretaker will also be responsible for completing turns once a resident has moved out.

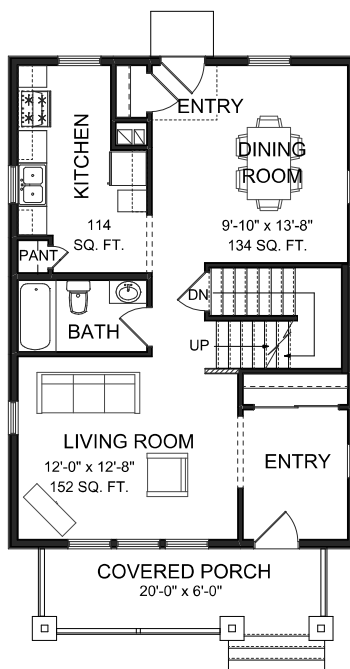
PREVIOUS SIMILAR PROJECTS: Single Family



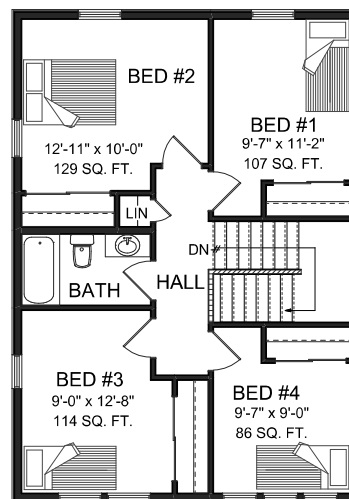
RENDERING MAY NOT REFLECT ACTUAL
CONSTRUCTED HOUSE



BASEMENT PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



3001 4TH ST. SE
MINNEAPOLIS, MN 55414-3301

OFFICE: 612-331-4090
FAX: 612-331-1540

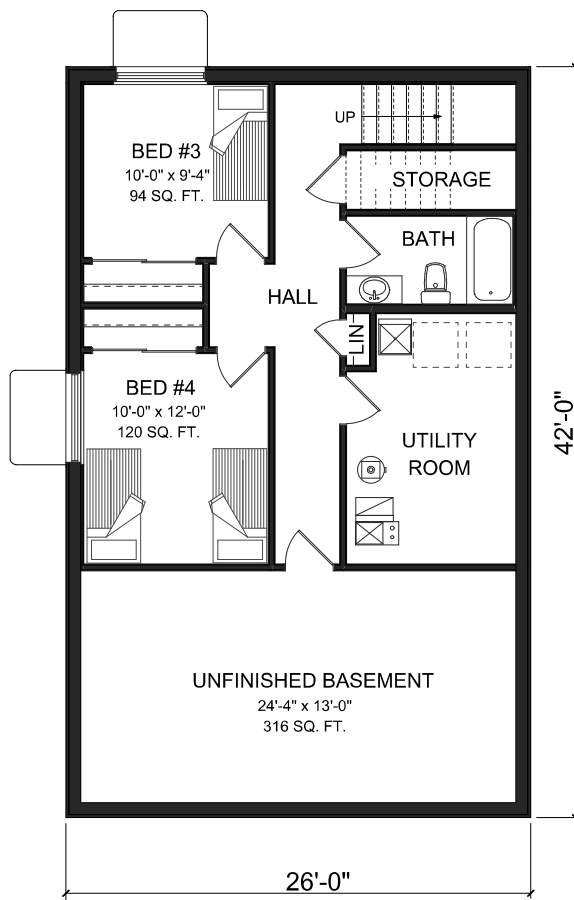
SINGLE FAMILY HOME

MODEL: 3TS4-2

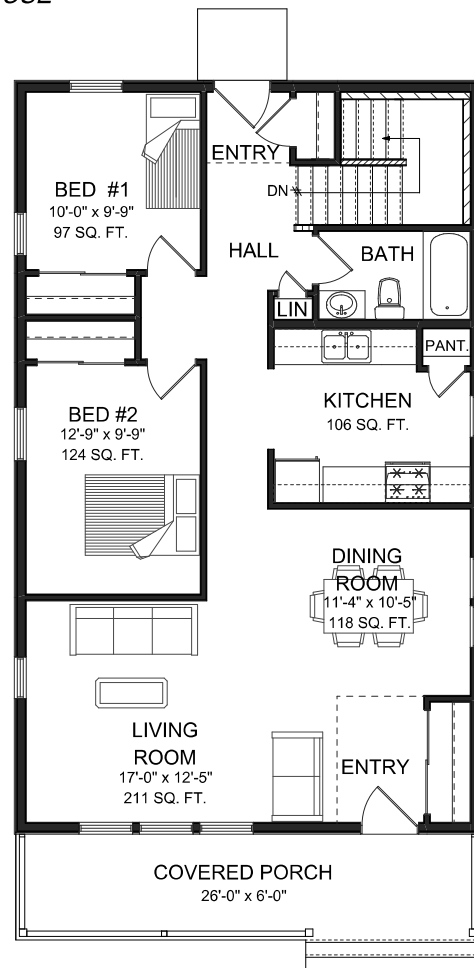
BASEMENT UNFINISHED SQ. FT. = 816
FIRST FLOOR FINISHED SQ. FT. = 816
SECOND FLOOR FINISHED SQ. FT. = 749
TOTAL FINISHED SQ. FT. = 1,565
TOTAL SQ. FT. = 2,381



RENDERING MAY NOT REFLECT ACTUAL
CONSTRUCTED HOUSE



BASEMENT PLAN



FIRST FLOOR PLAN



3001 4TH ST. SE
MINNEAPOLIS, MN 55414-3301

OFFICE: 612-331-4090
FAX: 612-331-1540

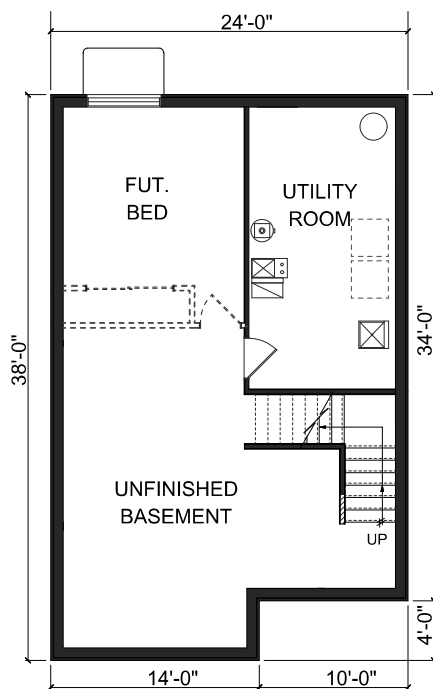
SINGLE FAMILY HOME

MODEL: 6R4-2

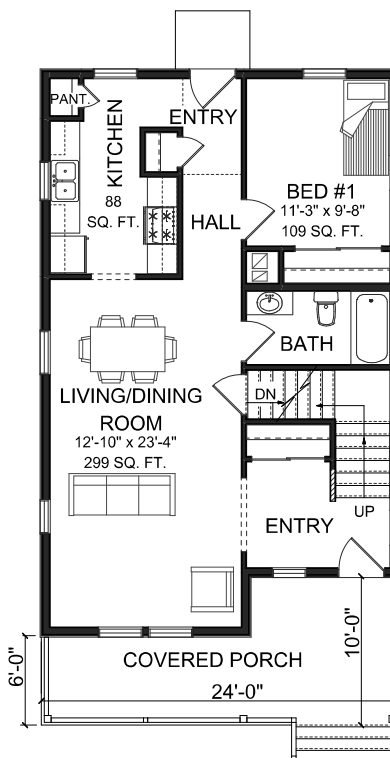
BASEMENT UNFINISHED SQ. FT. = 672
BASEMENT FINISHED SQ. FT. = 420
FIRST FLOOR FINISHED SQ. FT. = 1092
TOTAL FINISHED SQ. FT. = 1,512
TOTAL SQ. FT. = 2,184



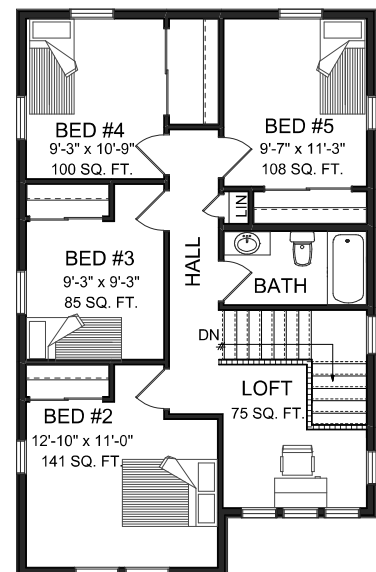
RENDERING MAY NOT REFLECT ACTUAL
CONSTRUCTED HOUSE



BASEMENT PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



3001 4TH ST. SE
MINNEAPOLIS, MN 55414-3301

OFFICE: 612-331-4090
FAX: 612-331-1540

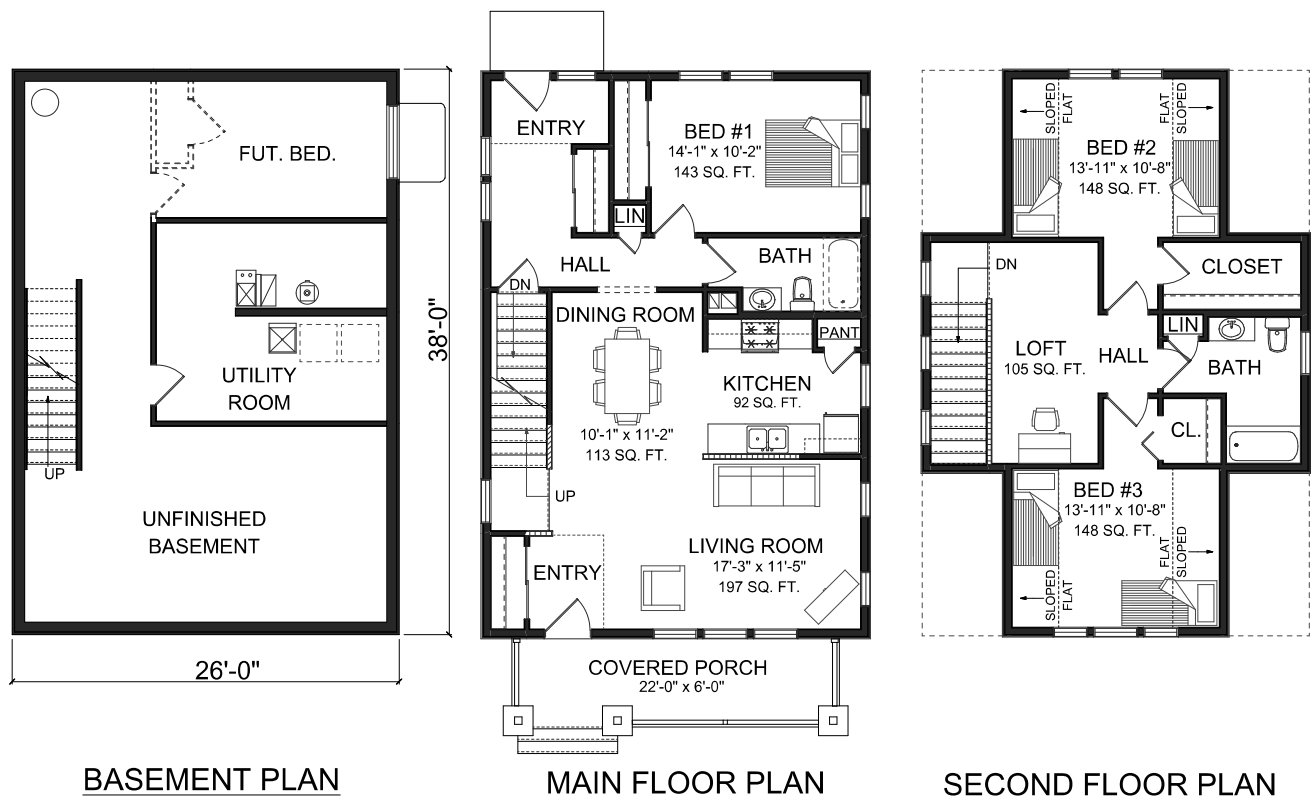
SINGLE FAMILY HOME

MODEL: 11TS5-2

BASEMENT UNFINISHED SQ. FT. = 862
FIRST FLOOR FINISHED SQ. FT. = 862
SECOND FLOOR FINISHED SQ. FT. = 814
TOTAL FINISHED SQ. FT. = 1,676
TOTAL SQ. FT. = 2,538



RENDERING MAY NOT REFLECT ACTUAL
CONSTRUCTED HOUSE



3001 4TH ST. SE
MINNEAPOLIS, MN 55414-3301

OFFICE: 612-331-4090
FAX: 612-331-1540

SINGLE FAMILY HOME

MODEL: 22TS3-1.5

BASEMENT UNFINISHED SQ. FT. = 977
MAIN FLOOR FINISHED SQ. FT. = 977
SECOND FLOOR FINISHED SQ. FT. = 670

TOTAL FINISHED SQ FT = 1,647
TOTAL SQ FT = 2,624

MANAGEMENT COMPANY AND RELATIONSHIP

TCHFH plans to sell the lots to families through a mortgage that TCHFH keeps. If the family cannot pay the mortgage, TCHFH has the right to first refusal.

SCOPE OF WORK

09.27.13 | Dale Street Fire Station Redevelopment

SCOPE OF WORK

Pre-Construction

Sand will work closely with the City of Roseville and the Roseville HRA throughout the Preconstruction Stage to help you develop a plan that will meet your needs and the project budget. Our services will include assisting the architect during the programming task to answer questions regarding costs of different options that are being considered and offer suggestions on green building techniques and materials. It is also during the Preconstruction Stage that we will be working closely with the owner and design team to provide preliminary budgets and develop construction schedules and determine critical path items and tasks. It is imperative that we are "all on the same page" at the outset to ensure the project gets off to a timely start, moves smoothly through construction and comes to a completion on time.

Working with Sand you will discover extensive experience in rental apartment construction few can match - **3,000+ apartment units in 139 different buildings!** We are involved in these projects from development and design stages, through construction and continuously through property management. Over the years and through the planning of these projects, our staff of design, construction and property management professionals work together to review the plans and continue to adapt, value engineer, ensure conformance with building codes and improve not only the construction of the buildings, but also reduce the long term operations and maintenance costs. We will work with the design team to develop a set of construction documents that will result in a project the HRA and Community can be proud of.

Post-Construction

As construction nears completion and we close in on a Certificate of Occupancy, we will conduct a Field Inspection (pre Punch List) by our construction team. During the Field Inspection we will inspect the units and exteriors to ensure conformance to the contract documents. We will draft completion lists for each trade and provide to the appropriate subcontractors with a completion date. Upon completion of each of the items, we will re-inspect the units to ensure that they are ready for the Owner and Architect inspection and subsequent Punch List.

Upon issuance of the Punch List, the Project Manager and Superintendent will review the list to ensure a thorough understanding of each of the items. They will assign responsibility for each of the items, make the necessary contacts with subcontractors and suppliers, schedule the work, re-inspect their complete work and provide the Owner and Architect with a signed-off Punch List.

After the Certificate Of Occupancy is issued and Substantial Completion has been achieved, we will begin the Project Closeout period. As part of Project Closeout, we will be obtaining warranties, as-builts, operations and maintenance documents and lien waivers from each of the subcontractors and suppliers. These documents will be reviewed for accuracy and completeness, assembled and provided to the necessary parties prior to final payment.

During the Warranty Period, the Project Manager will stay involved with the Owner and the Architect and be the primary point of contact should any issues arise. Critical items related to life safety, mechanical systems, etc. will be addressed immediately with the appropriate subcontractor. Nearing one year of occupancy, we will be in contact with the Owner and the Architect to complete a one-year warranty inspection.

SCHEDULE

09.27.13 | Dale Street Fire Station Redevelopment

SCHEDULE

Based on the RFP Timeline and Process, Sand would anticipate the multifamily project to start construction summer 2014 with Twin Cities Habitat for Humanity starting construction spring 2014.

Multifamily Timeline:

City Approvals and Zoning	December 2013
Financing	February 2014
Due Diligence	April 2014
Closing	May 2014
Construction Start	May 2014
Construction End	April 2015
Lease-Up	April -July 2015

Single Family Timeline:

City Approvals and Zoning	December 2013
Due Diligence	February 2014
Closing	April 2014
Construction Start	May 2014 - 2016

TCHFH plans to build the homes in phases throughout 2014 to 2016.

PURCHASE AND FINANCING

PURCHASING AND FINANCING

Through our past experience with multiple funding sources, Sand will research the best financing options that will work with this type of project. We will talk to public funders including Ramsey County along with private funders. Sand has multiple bank relationships to get the best financing options.

Sand plans on applying for HOME funds through Ramsey County in February 2014. Awards are announced in April. If awarded HOME funds, we will make four units affordable.

Expectations of City and HRA

Based on our knowledge of the area and site we have included a preliminary sources and uses table. Based on this we anticipate the land to be sold for \$1 to Sand and TCHFH with waived park dedication fees and a tax increment financing to cover the costs of demolition, environmental and site work, which is estimated at \$500,000.

Multifamily Building Sources and Uses:

Bank Loan - 1st Mortgage	\$5,300,000
TIF Loan	500,000
HOME Loan - Ramsey County	375,000
Owner Equity	2,068,001

Total Sources of Funds	\$8,243,001
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Site Acquisition	\$1
Demolition	500,000
New Construction	6,674,400
Professional Fees	681,500
Financing	247,500
Pre-Opening	139,600

Total Uses of Funds	\$8,243,001
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NOTE: FOR DISCUSSION PURPOSES ONLY. THESE PROJECTIONS ARE BASED ON ESTIMATES. ACTUAL RESULTS MAY DIFFER OR MAY BE AFFECTED BY FUTURE OR UNFORESEEN EVENTS.

PURCHASING AND FINANCING

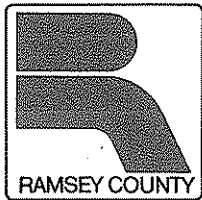
The single family lots will be donated to Twin Cities Habitat for Humanity for them to develop and sell to homeowners with a zero percent home mortgage. Habitat for Humanity will do all of the improvements on the lots and sell them at market rate value.

Sand plans to partner with TCHFH on providing services and opportunities for subcontractors and vendors to volunteer and donate.

EXHIBITS

09.27.13 | Dale Street Fire Station Redevelopment

Letter from Ramsey County



Working with You
to Enhance Our Quality of Life

Office of the County Manager

Julie Kleinschmidt, County Manager

250 Court House
15 West Kellogg Boulevard
St. Paul, MN 55102

Tel: 651-266-8000

Fax: 651-266-8039

e-mail: julie.kleinschmidt@co.ramsey.mn.us

September 24, 2013

Roseville Housing and Redevelopment Authority
2660 Civic Center Drive
Roseville, MN 55113

RE: Sand Experience
Dale Street Fire Station Redevelopment Proposal

Dear Ms. Kelsey, *Janne*

Sand Companies contacted Ramsey County regarding their application for the Dale Street Fire Station. The Ramsey County HRA has had significant experience working with Sand Development, LLC (Sand) through the development process of several properties. Currently, Sand is working on Arden Flats in Arden Hills. Arden Flats is similar in project type, size and scope of work to the Dale Street Fire Station Redevelopment proposal. Arden Flats is a 60 unit market rate multifamily project with four HOME units through Ramsey County. Ramsey County has invested \$365,000 to the project for the HOME units that will provide moderate income housing.

Sand has discussed preliminary plans with Ramsey County to provide a similar funding structure at the Dale Street Fire Station Redevelopment site. If they are selected as developers we would welcome an application for HOME funds to provide some additional low to moderate income units in a new development.

Sincerely,

Mary Lou Egan
Ramsey County
Community and Economic Development

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