St. Bernard Catholic Communit

Parish Meeting

May 3 & 4^{th}, 2025

History of St Bernard Catholic School

- Built in 1915 by parishioners passionate about teaching children about God and their Catholic faith.
- Original cost of the building was $50,000.
- The school operated for 100 years, closing on June 30th, 2015.

The school building has been underutilized since the school closed.

- ❖Over the years, the Parish has tried to find uses for the building:
  - Parish Use (funerals, weddings, social gatherings, faith formation)
  - Leasing to others
    - Schools, Daycares
    - City of Cologne
    - Food Shelf
  - Renovating into apartments / use by others

- ❖The size, condition and overall usability of the building has made securing long-term tenants difficult and full utilization a challenge.

St Bernard School Building
SWOT Analysis

Strengths: • Exterior appears structurally sound. • Parishioners have an interest in doing "something" with this long-vacant building. • Parish does not have any outside debt against the building. • Replicating the 1915 building design and method of construction would be cost-prohibitive in 2024.	**Weaknesses:** • Interior is dated, dilapidated in areas, and not up to 2024 building codes (not ADA compliant). • Mechanical systems are antiquated and require replacement • Annual expense of approximately $28K to maintain building (not inclusive of Parishioner volunteer hours). • Boiler will need repairs if kept "as is". • Parishioners may not be inclined to invest to demo, because the cost to demo the building provides zero ROI.
Opportunities: • Demo building; increase parking space, and eliminate annual carrying costs. • Sell it: Would require support from Archdiocese • Sell building & adjacent property to a developer: convert it to 55+ apartments. • Sell building & adjacent property to a developer: niche, retail use and/or nonprofit use/purposes. • Develop a Vision Statement that defines a shared sense of purpose for the congregation.	**Threats:** • Archdiocese may not grant permission to sell. • Ability to maintain insurance. • Niche retail and nonprofit use are highly unlikely to generate enough revenue to cover building and financing expense, no ROI. • Lack of Developer interest in the current economic environment. • Long term affect on Parish if building is owned by others. • Parish as a landlord, potential misalignment with mission

Future of the School Building

OPTIONS

1. Do nothing. Continue heating and maintain the building ($28K per year, anticipate boiler fixed or replacement).
2. Abandon/Shutter the building.
3. Raze the building. Create additional parking spaces or restore property to green space. August 2024 bid for demo only was $140,000, an asphalt parking lot would be an additional $50,000.
4. Re-model the building for various uses.
5. Partner with a developer to re-purpose the building for senior apartments or another use.

***** Options 4 & 5 require investment in the school building to bring it to code and meet the requirements of tenant (s). *****

Research was conducted by the Building Committee to partner with a developer to re-purpose the building into senior apartments.

- Around February of 2023, Community Asset Foundation presented a lease with buyback concept with cost analysis, requiring grant assistance.
  - Timing constraints for grant application was too tight for the Parish to fully evaluate the proposal, it was decided to re-visit in future.
- In September 2024, a formal committee was assembled to dive deeper into evaluating future uses for the School Building.
  - Museum
  - Social Space
  - Sale to developer and conversion to 55+ apartment.
- In October 2024, Community Asset Foundation re presented a project and cost analysis to the Building Committee and Finance Council.
  - After more throughout review of project specifics, estimated costs had increased 68%
  - Community Asset Foundation was no longer interested in leasing the building, given the negative ROI.
- The Building Committee requested approval to proceed with architectural drawings (estimated cost of $12,500)

Project Unknowns in current environment

- Will the archdiocese be supportive?
- Developer interest has waned given cost of project vs projected revenue.
- Grant terms require a % of units to be leased at below market rents
- Tariff, inflation and resulting economic uncertainty.
- Availability of project grant availability.
- Availability for Cologne City tax increment financing? (if partnering with a developer).
- Sewer and Water access charges from Cologne City? (if partnering with a developer).
- Partnership with a developer would require a professional level employee to manage the senior apartment building and to be a touchpoint with the Federal Land Bank.
- Partnership with a developer would require the parish to bear the long term unknown and ongoing expenses for maintaining the senior apartment building.

Future of the School Building

The Finance Council prepared a cash flow model in an effort to understand the ROI of the project and whether to proceed with spending funds on an architect.

Project Feasibility Analysis

- Source for Cost per Unit: Community Asset Foundation analysis, fall 2024.
- Revenue and Annual Expenses are "Best Case"
  - Revenue assumes all units fully rented out
  - Estimated amount for maintenance, tax and insurance are likely lower than actual.

Assumptions		
	Monthly	Annual
Per Unit Rent	$ 1,250	
Maintenance Person		$ 75,000
Maintenance Costs		$ 10,000
Tax and Insurance		$ 27,000
Total Annual Costs		$ 112,000
Cost per Unit < 8	$ 325,000	
Cost per Unit > 8	$ 300,000	
Estimated Grant / Unit	$ 150,000	
Interest Rate	7%	
Term	20 years	

Project Feasibility Analysis

# Units	Total Annual Rents	Total Annual Costs	Total Annual Net Rent	Monthly Net Rent (MNR)
8	$ 120,000	$ 112,000	$ 8,000	$ 667
12	$ 180,000	$ 112,000	$ 68,000	$ 5,667
14	$ 210,000	$ 112,000	$ 98,000	$ 8,167

Shortfall to be covered by Owner

# Units	Project Costs PC	Max Grant MG	Net Project Costs (PC - MG)	Monthly Loan PMT MLP	Subsidy/Mo (MNR - MLP)	Subsidy Annual	Subsidy over 20 years
8	$ 2,600,000	$ 1,200,000	$ 1,400,000	$ 10,884	**$ 10,217**	**$ 122,608**	**$ 2,452,160**
12	$ 3,600,000	$ 1,800,000	$ 1,800,000	$ 13,993	**$ 8,326**	**$ 99,916**	**$ 1,998,320**
14	$ 4,200,000	$ 2,100,000	$ 2,100,000	$ 16,326	**$ 8,159**	**$ 97,912**	**$ 1,958,240**

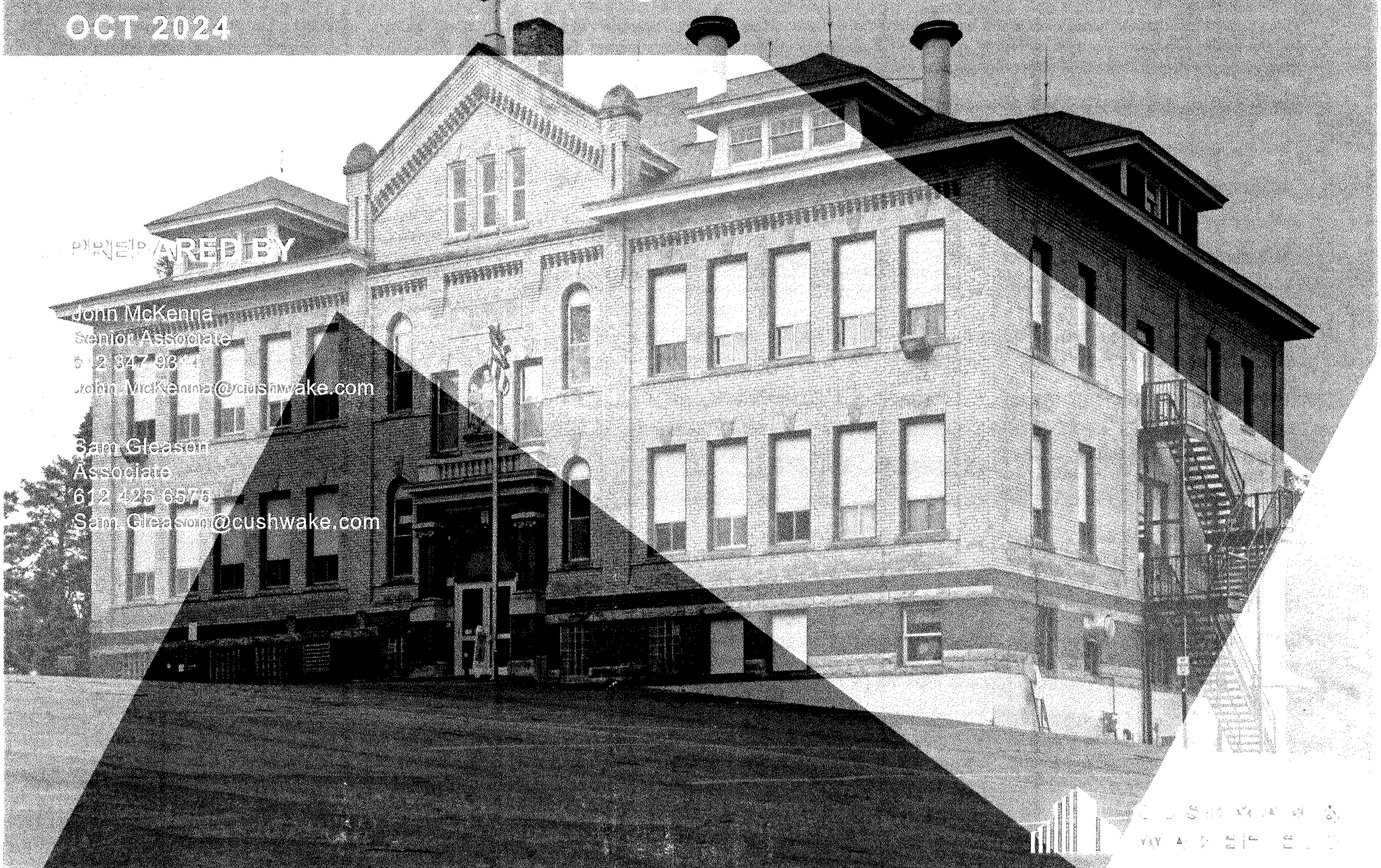
- At all unit levels, the projected revenue is not enough to cover the estimated maintenance and borrowing costs.
- The owner would be responsible to bridge the gap. At 12 units, the annual subsidy would approach $100,000.
- For this project to approach a break-even cash flow, unit costs would need to be $200,000 or less per unit with a minimum of 12 units.

In today's environment, re-purposing the building into senior apartments does not generate an ROI.

BROKER OPINION OF VALUE

300 Church Street E Cologne, MN 55322

OCT 2024



PREPARED BY

John McKenna
Senior Associate
612 347 93[illegible]
John.McKenna@cushwake.com

Sam Gleason
Associate
612 425 6575
Sam.Gleason@cushwake.com

CUSHMAN & WAKEFIELD

EXECUTIVE SUMMARY

Cushman & Wakefield is pleased to present this broker's opinion of value for the below referenced property.

This opinion of value is the opinion of the broker and is not to be used as an official appraisal of the value of the property. It is based on information provided by the client, available research materials, and physical observations of the property made on September 26th, 2024. There may be other material facts not known by the broker that could affect the value of the property (i.e. deferred maintenance)

We believe that in order to gain the highest value, as noted above, Church of St. Bernard will have to fully explore these three possible scenarios.

Land Size	Approximately 2 acres · 87,120 SF (The approximate size of the land behind the school and the land the school stands on).
Building Size	Approximately 12,000 SF above grade with approximately 6,000 SF of lower level space
Scenario 1 – Lease to Charter School	$131,400 - $175,200 per year in Base Rent.
Scenario 2 – Sell School "As-Is"	$20.00 - $30.00 ($240,000 -$360,000)
Scenario 3 – Land Sale / Redevelopment	$80,000 - $261,360
Timing to Lease or Sale	12-24 months

It has not yet been determined the amount of deferred maintenance on the property which may impact the final sales price.

Determining the exact value of your property in unfortunately uncertain. To state the obvious, the value of your site is what a buyer is willing to pay. Some key attributes of successful sellers are patience, the ability to wait for the best offer (time), and a clear understanding of objectives allowing the process to move quickly when the proper opportunity presents itself. Additionally, it is important to be flexible and "think outside the box." All opportunities should be considered.

While these are (3) various scenarios in which the Church could pursue, it would be worth exploring every avenue to ensure value is maximized for the Church. Future potential uses for the building or the site include education, Daycare, Non-Profit, Single or Multi Family Housing.

PROPERTY OVERVIEW

Salient Facts

Parcel ID	40-0134500
Address	300 Church Street E
Municipality	Cologne
State	MN
Zip Code	55322
County	Carver
Land Area	Approximately 2 Acres
Shape	Regular
Building Area	Approximately 12,000 SF
Condition	Below Average
Parking Count	Limited dedicated parking
Zoning	Public/Institutional
Tax Valuation	Tax exempt

Property Assessment

Strengths / Opportunities

- Attractive Exterior
- Ample outdoor space
- Lack of competitive market options in a similar size range
- Serviceable Kitchen

Weaknesses / Threats

- Location/Area Demand
- Known & Unknown Deferred Maintenance
- Shared parcel with the Church
- Current challenges facing charter schools

SCENARIO 1 - LEASE TO CHARTER SCHOOL

For our valuation process, we provide a summary/breakdown of a potential Charter School leasing the subject property.

This method of evaluation is to examine the Charter School approach. Charter Schools provide an opportunity to lease the space without needing to make structural changes or pulling permits. They are also considered Non-Profits, allowing the school/ church to maintain their tax-exempt status.

Charter Schools pay $1,460 per pupil unit in annual rent. The student per classroom limit is anywhere from 15-20 students. In addition to the per student rent, $4.00 per square foot in pass-throughs (utilities and maintenance) would be included in their annual gross rent.

Charter schools have faced increased challenges in recent years due to decreased public funding and a more rigorous application process to get up and running. Finding a qualified school, while still possible, has exponentially increased in difficulty over the last few years.

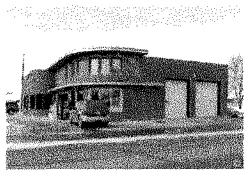
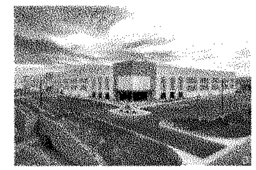
The below summarizes a ideal scenario (charter school) occupying the premises:

Classrooms: 6-8
Student Count (15 per classroom): 90-120
Annual Base Rent (Students x $1,460): $131,400 - $175,200

**Does not factor in potential building upgrades or deferred maintenance that would need to be completed prior to a Charter School's occupancy.*

SCENARIO 2 - Sell "As-Is"

For our valuation process, we compared the subject property to comparable sales in the surrounding areas that sold over the past (2) years. All these sales most likely resulted in re-purposing or converting the "use" of the property.

					
Address	102 Lake St W	12446 Plaza Dr	6018 E Blue Circle Dr	2650 4th Ave E	425 Merger St
City	Cologne	Eden Prairie	Minnetonka	Shakopee	Norwood Young America
Lot Size (Ac.)	0.33	15.72	3.32	9.75	0.74
Bldg. Size (SF)	8,479	12,916	32,239	125,000	7,338
Year Built	1920	1990	1975	2019	1979
Sale Date	June 2023	Jan 2024	Dec 2022	Aug 2024	Nov 2022
Sale Price	$262K	$475K	$1.15M	$2.3M	$125K
$ / SF	$30.90	$36.78	$35.67	$18.53	$17.03

Average Sale Price / SF: **$27.78**

Of the (5) selected comparable sales, the average sale price per square foot is $27.78. These comparables include buildings that will be potentially repurposed or demolished to make way for a new development.

Please note that average price is calculated by dividing the sum of the asking price for all the listed properties by sum of the building size (SF) for all properties. Adjusted average price uses the same calculation method after the identified outliers have been removed from the list (which is not applicable in this instance).

We believe the comps are reflective of market and the value of the school located on the campus would fall into the range of $20.00 - $30.00 ($240,000 - $360,000) It is important to note that these values may change dependent on market demand and ability to use/repurpose the property. We would encourage a broad marketing effort and conversations with the city to best understand the highest and best use for this property.

SCENARIO 3 – LAND SALE / REDEVELOPMENT

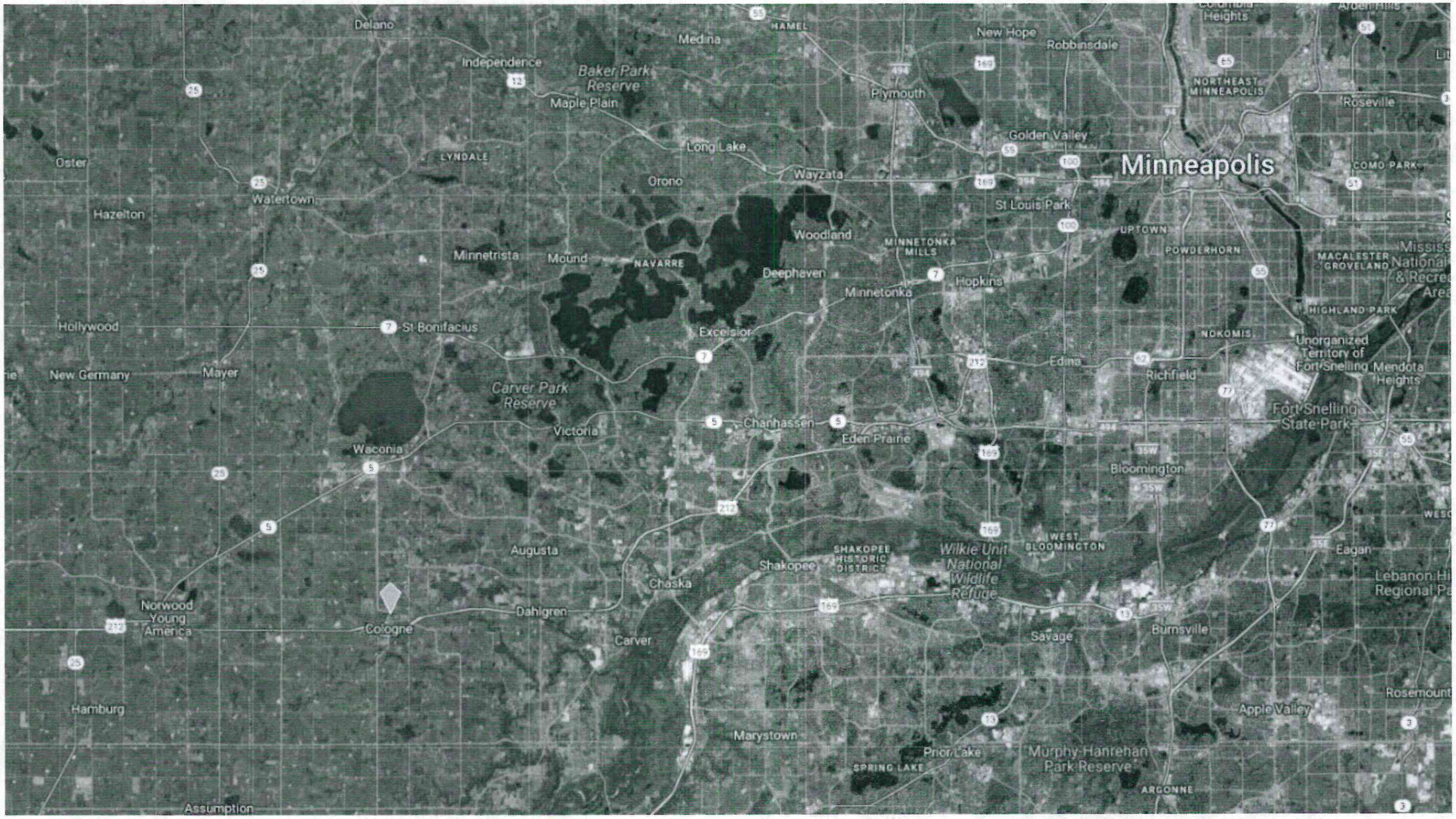
For our valuation process, we assumed that the value of the building "as-is" will be very similar to the value of the land. These values assume necessary zoning changes can be made. Residential land in this area is around $40,000 per acre. While Retail/Daycare land is worth $2-$3 per square foot.

USE	Single Family Lots	Retail/Daycare
Site Address	300 Church Street E Cologne, MN 55322	300 Church Street E Cologne, MN 55322
Calculated Acres	Approximately 2	Approximately 2
Owner	Church of St Bernard	Church of St Bernard
Land Value	$80,000	$174,240-$261,360
Building Value	$0	$0
Total Value	$80,000	$174,240-$261,360

Cushman & Wakefield has a dedicated Land team that specializes in the disposition/repositioning of land and vacant buildings. We would combine their expertise with ours to achieve a satisfactory outcome for the Church.

APPENDIX

AERIAL OUT



Minneapolis
Delano
Medina
Hamel
New Hope
Robbinsdale
Independence
Baker Park Reserve
Maple Plain
Plymouth
Golden Valley
Northeast Minneapolis
Roseville
Oster
Lyndale
Long Lake
Wayzata
Orono
Como Park
Watertown
St Louis Park
Hazelton
Woodland
Minnetonka Mills
Uptown
Powderhorn
Minnetrista
Mound
Navarre
Deephaven
Hopkins
Minnetonka
Macalester Groveland
Highland Park
Hollywood
St Bonifacius
Excelsior
Nokomis
Unorganized Territory of Fort Snelling
Mendota Heights
New Germany
Mayer
Edina
Richfield
Carver Park Reserve
Victoria
Chanhassen
Eden Prairie
Fort Snelling State Park
Waconia
Bloomington
West Bloomington
Eagan
Augusta
Shakopee Historic District
Wilkie Unit National Wildlife Refuge
Shakopee
Chaska
Lebanon Hills Regional Park
Norwood Young America
Dahlgren
Cologne
Carver
Savage
Burnsville
Rosemount
Hamburg
Apple Valley
Marystown
Prior Lake
Spring Lake
Murphy-Hanrehan Park Reserve
Argonne
Assumption

AERIAL IN

ZONING INFORMATION

PUBLIC/INSTITUTIONAL(P/I) DISTRICT

Purpose:

It is intended that the P/I District provide opportunities for government facilities, schools, churches, hospitals, libraries and other similar public and institutional uses.

Permitted uses:

(1) Government buildings, structures, facilities, utilities, rights-of-way, easements, parks, open spaces and vacant land.

(2) Schools, churches, cultural and educational facilities and uses, libraries, hospitals and health facilities.

CUSHMAN & WAKEFIELD

Construction Estimate

Budget $1,546,000 **Pricing $2,600,790 Increase of$1,054,790**

$193,250 per unit **$325,098/ unit**

Pro Forma Cash Flow
Based $200,000 per unit remodeling

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Year of Project	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Max Rents	$115,051	$118,503	$122,058	$125,719	$129,491	$133,376	$137,377	$141,498	$145,743	$150,116
Occupancy	65%	90%	90.00%	90.00%	90.00%	90.00%	90.00%	90.00%	90.00%	90.00%
Garage Rent	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Day care rental	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Misc Income	$748	$1,067	$1,099	$1,131	$1,165	$1,200	$1,236	$1,273	$1,312	$1,351
Rental Income	$74,783	$106,652	$109,852	$113,147	$116,542	$120,038	$123,639	$127,348	$131,169	$135,104
TIF Rebate	$0	$11,520	$11,866	$12,222	$12,588	$12,966	$13,355	$13,755	$14,168	$0
Total Income and Cash	$75,531	$119,239	$122,816	$126,500	$130,295	$134,204	$138,230	$142,377	$146,649	$136,455
Effective Income	$75,531	$119,239	$122,816	$126,500	$130,295	$134,204	$138,230	$142,377	$146,649	$136,455
Less Operating Expense	-$27,612	-$31,996	-$32,956	-$33,944	-$34,963	-$36,011	-$37,092	-$38,205	-$39,351	-$40,531
Less Replacement Reserve (500/ unit)	-$4,000	-$4,000	-$4,000	-$4,000	-$4,000	-$4,000	-$4,000	-$4,000	-$4,000	-$4,000
Less Property taxes	-$2,000	-$12,800	-$13,184	-$13,580	-$13,987	-$14,407	-$14,839	-$15,284	-$15,742	-$16,215
Less Assessment payments	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Net Operating Income (NOI) Before Debt Service	$41,919	$70,443	$72,676	$74,977	$77,346	$79,786	$82,300	$84,889	$87,556	$75,709
Total Operating Expenses + Taxes as % of Revenue	40%	42%	42%	42%	42%	42%	42%	42%	42%	42%
Debt Service	-$80,509	-$97,446	-$97,446	-$97,446	-$97,446	-$97,446	-$97,446	-$97,446	-$97,446	-$97,446
Capitalized Interest	$40,000									
NOI After Debt Service	**$1,410**	**-$27,003**	**-$24,769**	**-$22,469**	**-$20,100**	**-$17,659**	**-$15,146**	**-$12,557**	**-$9,890**	**-$21,737**
Beginning Cash	$0	$1,410	-$25,593	-$50,362	-$72,832	-$92,931	-$110,591	-$125,737	-$138,294	-$148,184
Ending Cash	**$1,410**	**-$25,593**	**-$50,362**	**-$72,832**	**-$92,931**	**-$110,591**	**-$125,737**	**-$138,294**	**-$148,184**	**-$169,920**
Debt Service Coverage			75%	77%	79%	82%	84%	87%	90%	78%
Building Reserve balance	$4,000	$8,000	$12,000	$16,000	$20,000	$24,000	$28,000	$32,000	$36,000	$40,000
Return On Cash Equity		**-23%**	**-21%**	**-19%**	**-17%**	**-15%**	**-13%**	**-10%**	**-8%**	**-18%**

Assume renovation cost of $200,000 per unit

ADDRESS: ST BENARDS SCHOOL/APART

EXHIBIT A
SWORN CONSTRUCTION
STATEMENT

9/26/24

TASK				
DIVISION 1(GENERAL REQUIREMENTS)	**COST**	**PAID**	**BALANCE**	**CONTRACTOR**
Construction Staking	$ 2,500.00	$ -	$ 2,500.00	DDK CONSTRUCTION INC
Misc Permts		$ -	$ -	DDK CONSTRUCTION INC
Insurance		$ -	$ -	DDK CONSTRUCTION INC
Management Fee	$ 90,000.00	$ -	$ 90,000.00	DDK CONSTRUCTION INC
Temporary Facilities	$ -	$ -	$ -	DDK CONSTRUCTION INC
Temp Toilets	$ 2,500.00	$ -	$ 2,500.00	DDK CONSTRUCTION INC
Winter Conditions		$ -	$ -	DDK CONSTRUCTION INC
Temporary Power	$ -	$ -	$ -	DDK CONSTRUCTION INC
Testing	$ -	$ -	$ -	DDK CONSTRUCTION INC
Rental-forklifts, manlifts, bobcat, etc	$ 20,000.00	$ -	$ 20,000.00	DDK CONSTRUCTION INC
Dumpster	$ 10,000.00	$ -	$ 10,000.00	DDK CONSTRUCTION INC
Final Cleaning	$ 5,000.00	$ -	$ 5,000.00	DDK CONSTRUCTION INC
Fencing	$ 5,000.00	$ -	$ 5,000.00	DDK CONSTRUCTION INC
Signs	$ 500.00	$ -	$ 500.00	DDK CONSTRUCTION INC
Utilities	$ -	$ -	$ -	DDK CONSTRUCTION INC
Misc Labor and materials	$ 100,000.00	$ -	$ 100,000.00	DDK CONSTRUCTION INC
Erosian Control	$ 5,000.00	$ -	$ 5,000.00	DDK CONSTRUCTION INC
Mobilization	$ -	$ -	$ -	DDK CONSTRUCTION INC
Total:	$ 240,500.00	$ -	$ 240,500.00	
DIVISION 2(SITEWORK)	**COST**			**CONTRACT0R**
Excavation/Utilities/Curb/Paving	$ 15,000.00	$ -	$ 15,000.00	DDK CONSTRUCTION INC
Exterior Flatwork		$ -	$ -	
Trash Enclosure	$ 15,000.00	$ -	$ 15,000.00	DDK CONSTRUCTION INC
Dog Park		$ -	$ -	DDK CONSTRUCTION INC
Landscaping		$ -	$ -	DDK CONSTRUCTION INC
Total:	$ 30,000.00	$ -	$ 30,000.00	
DIVISION 3(CONCRETE)	**COST**			**CONTRACTOR**
Footings/Walls	$ 35,000.00	$ -	$ 35,000.00	HAMILL CONCRETE
Flatwork	$ 25,000.00	$ -	$ 25,000.00	DDK CONSTRUCTION INC
Styro Insulation/Drain Tile	$ 5,000.00	$ -	$ 5,000.00	DDK CONSTRUCTION INC
Concrete Toppings	$ 16,000.00	$ -	$ 16,000.00	KMAC
Total:	$ 81,000.00	$ -	$ 81,000.00	
DIVISION 4(MASONRY)	**COST**			**CONTRACTOR**
Stone	$ 40,000.00	$ -	$ 40,000.00	STONE PRO MASONRY
Total:	$ 40,000.00	$ -	$ 40,000.00	
DIVISION 5(METALS)	**COST**			**CONTRACTOR**
Structural Steel	$ 5,000.00	$ -	$ 5,000.00	DDK CONSTRUCTION INC
Pergola	$ -	$ -	$ -	
Decks	$ -	$ -	$ -	
Total:	$ 5,000.00	$ -	$ 5,000.00	
DIVISION 6 (WOOD & PLASTICS)	**COST**			**CONTRACTOR**
Rough Carpentry	$ 75,000.00	$ -	$ 75,000.00	DDK CONSTRUCTION INC
Lumber	$ 100,000.00	$ -	$ 100,000.00	LYMAN LUMBER
Elevator Shaft	$ 150,000.00	$ -	$ 150,000.00	
Window/Door/House Wrap/Install	$ 50,000.00	$ -	$ 50,000.00	LYMAN LUMBER
Finish Carpentry	$ 30,000.00	$ -	$ 30,000.00	DDK CONSTRUCTION INC
Doors/Frames/Hardware	$ 25,000.00	$ -	$ 25,000.00	D&M
Millwork	$ 30,000.00	$ -	$ 30,000.00	CCM
Shelving	$ 3,000.00	$ -	$ 3,000.00	HARKRAFT
Total:	$ 463,000.00	$ -	$ 463,000.00	
DIVISION 7(THERMAL & MOISTURE)				**CONTRACTOR**
Insulation	$ -	$ -	$ -	M&M INSULATION
Waterproofing	$ 1,500.00	$ -	$ 1,500.00	GENERAL WATERPROOFING
Roofing/Siding	$ 40,000.00	$ -	$ 40,000.00	LYMAN LUMBER
Shingle Labor	$ 24,553.00	$ -	$ 24,553.00	HIGHMARK EXTERIORS
Siding Labor	$ -	$ -	$ -	
Caulking	$ 15,000.00	$ -	$ 15,000.00	DDK CONSTRUCTION INC
Gutters		$ -	$ -	
Total:	$ 81,053.00	$ -	$ 81,053.00	
DIVISION 8(DOORS AND WINDOWS)				**CONTRACTOR**
Exterior Doors	$ -	$ -	$ -	
Storefront Doors	$ 15,000.00	$ -	$ 15,000.00	RIVER CITY GLASS

ADDRESS: ST BENARDS SCHOOL/APART

EXHIBIT A
SWORN CONSTRUCTION STATEMENT

9/26/24

Windows/Patio Doors	$ 60,000.00	$ -	$ 60,000.00	CHASKA CABINETS AND MILLWORK
Overhead Doors	$ 12,000.00	$ -	$ 12,000.00	ACTION OVERHEAD
Total:	$ 87,000.00	$ -	$ 87,000.00	
DIVISION 9 (FINISHES)				***CONTRACTOR***
Drywall	$ 80,000.00	$ -	$ 80,000.00	LDG DRYWALL
FRP Paneling	$ 1,500.00	$ -	$ 1,500.00	DDK CONSTRUCTION INC
Acoustical Ceiling Tile	$ 45,000.00	$ -	$ 45,000.00	ACOUSTICAL CONCEPTS
		$ -	$ -	
Flooring Budget	$ 60,000.00	$ -	$ 60,000.00	JERRY'S FLOOR STORE
		$ -	$ -	
		$ -	$ -	
Interior Painting	$ 25,000.00	$ -	$ 25,000.00	MN CUSTOM DRYWALL
Total:	$ 211,500.00	$ -	$ 211,500.00	
DIVISION 10 (SPECIALTIES)				***CONTRACTOR***
Fire Protections	$ 1,000.00	$ -	$ 1,000.00	DDK CONSTRUCTION INC
Interior Signage	$ 1,600.00	$ -	$ 1,600.00	FROGGY SIGNS
Monument Signage	$ 7,500.00	$ -	$ 7,500.00	FROGGY SIGNS
Mirrors	$ 2,500.00	$ -	$ 2,500.00	RIVER CITY GLASS
Dog Wash Station	$ -	$ -	$ -	
Mailboxes	$ 2,500.00	$ -	$ 2,500.00	BARTLEY SALES
Package Center	$ -	$ -	$ -	
Bath Accessories	$ 3,000.00	$ -	$ 3,000.00	BARTLEY SALES
Total:	$ 18,100.00	$ -	$ 18,100.00	
DIVISION 11 (APPLIANCES)				***CONTRACTOR***
Appliances	$ 33,600.00	$ -	$ 33,600.00	WARNERS STELLIAN
Grill Install	$ -	$ -	$ -	DDK CONSTRUCTION INC
Total:	$ 33,600.00	$ -	$ 33,600.00	
DIVISION 12 (FURNISHING)				***CONTRACTOR***
Cabinets & Marble Tops	$ 50,000.00	$ -	$ 50,000.00	DDI
Hardsurface countertops	$ 17,600.00	$ -	$ 17,600.00	MN TILE & STONE
Marble Tops		$ -	$ -	
Corain Sills	$ 4,000.00	$ -	$ 4,000.00	FABRICATORS UNLIMITED
Window Treatments	$ 8,000.00	$ -	$ 8,000.00	LIGHT FX
Total:	$ 79,600.00	$ -	$ 79,600.00	
DIVISION 13 (SPECIAL)				***CONTRACTOR***
Fireplace		$ -	$ -	GLOWING HEARTH & HOME
Total:	$ -	$ -	$ -	
DIVISION 14 (CONVEYING)				***CONTRACTOR***
Elevator	$ 152,500.00	$ -	$ 152,500.00	KONE ELEVATOR
Total:	$ 152,500.00	$ -	$ 152,500.00	
DIVISION 15 (MECHANICAL)				***CONTRACTOR***
Fire Protection	$ 144,200.00	$ -	$ 144,200.00	
Trash Chutes		$ -	$ -	
Plumbing	$ 141,800.00	$ -	$ 141,800.00	SWANSON PLUMBING
HVAC	$ 140,000.00	$ -	$ 140,000.00	JBERD
Window A/C Units	$ -	$ -	$ -	
Total:	$ 426,000.00	$ -	$ 426,000.00	
DIVISION 16 (ELECTRICAL)				***CONTRACTOR***
Electrical	$ 294,413.00	$ -	$ 294,413.00	ROBBS ELECTRIC
Security, Low Voltage	$ -	$ -	$ -	
Wireless Access Points	$ 5,000.00	$ -	$ 5,000.00	DDK CONSTRUCTION INC
TV Install	$ 3,500.00	$ -	$ 3,500.00	DDK CONSTRUCTION INC
Access System Allowance	$ -	$ -	$ -	
Total:	$ 302,913.00	$ -	$ 302,913.00	
SUBTOTAL CONSTRUCTION COSTS	***$ 2,251,766***	***$ -***	***$ 2,251,766.00***	
LAND COST	***$ -***			
SUBTOTAL CONSTRUCTION COSTS W/ LAND	***$ 2,251,766***			
CONTINGENCY	***$ 225,177***	***10.00%***		
CONTRACTOR'S FEE	***$ 123,847***	***5.00%***		DDK CONSTRUCTION INC
TOTAL CONSTRUCTION COSTS	***$ 2,600,790***			

$ 325,098.72 per unit

Signature ______________________________

Future of St. Bernard School Building

* Required

1. What do you see as the future for the empty St. Bernard School Building

- ◯ Keep as is and continue to pay utilities and insurance and do repairs on the building and boiler
- ◯ Abandon the building
- ◯ Tear down the building for additional parking or a green space
- ◯ Continue moving forward with hiring an architect to explore the church repurposing the building into 8-14 apartments
- ◯ Sell the building and land behind the building to a private developer
- ◯ Other

2. Envelope # (Please call the Parish Office if you do not have it) *