

Minnehaha Townhomes



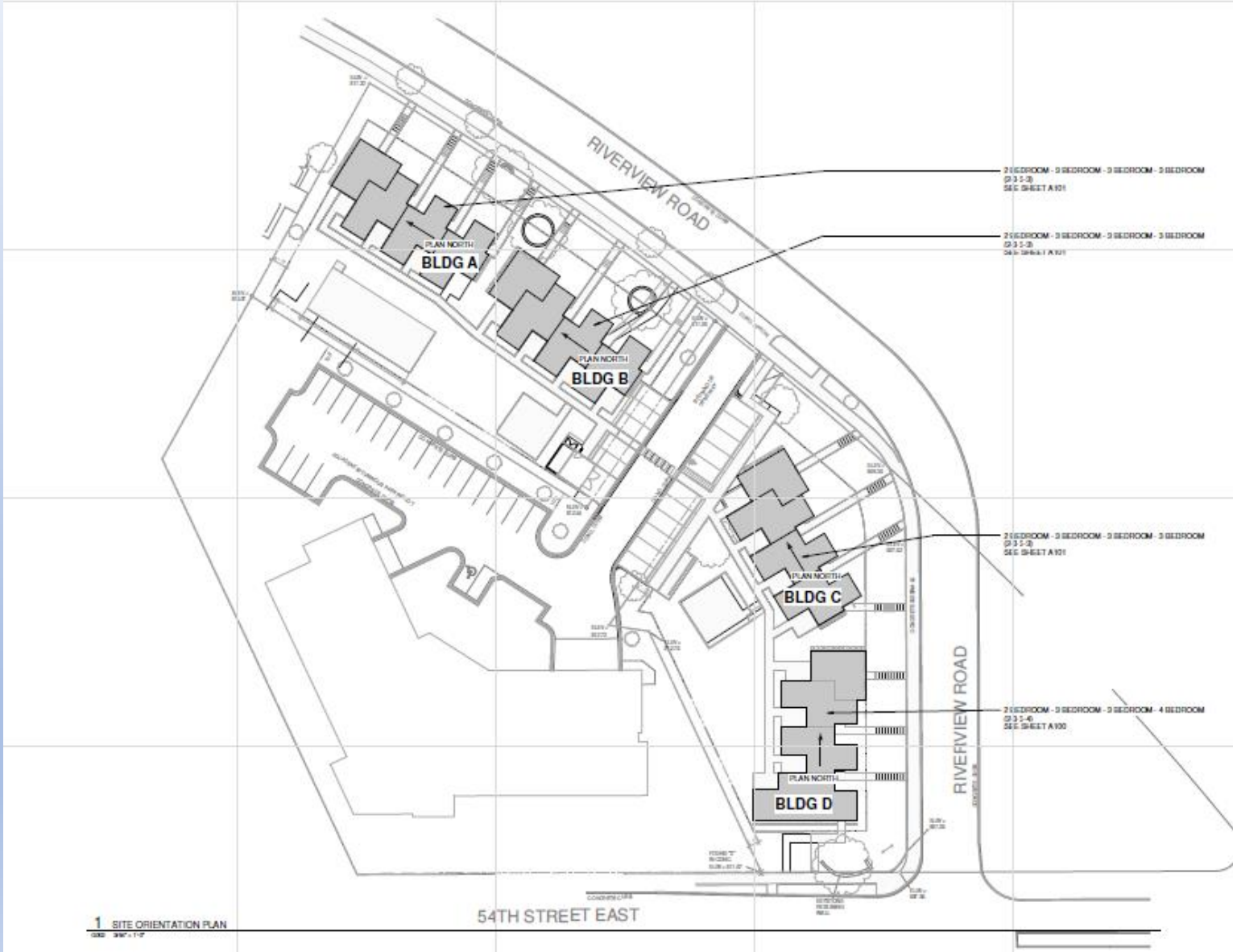
Overview of Minnehaha Townhomes

- 16 Townhome style units in 2 floors, 4 nearly identical buildings
- Three 2-br; Twelve 3-br; One 4-br
- Estimated \$3.7m Construction Cost
- Intended for homeless families coming from Henn. Co. shelter program
- City-owned lots; MPHA won exclusive development rights
- Scattered Site AMP, but work with Hennepin County to identify families
- Begin Construction late fall/early winter, occupancy in summer 2018

Location Map



Site Plan



Current Conditions



Elevations -- Front



Elevations - Rear



Development Team

- MSR Architects – Design
 - Pierce Pini – Civil
 - Mattson MacDonald – Structural
 - MEP – Mechanical/Electrical
- Landon Group – Development Consultant
- Loeffler Construction – Cost Estimating
- GC – To Be Determined

Unique Project

Different than a typical MPHA Project

- Multiple Funding Partners – New/Different for all parties
 - Many reviewers
- New Construction
- Use of Faircloth Units
- Social Service Component

Current Status

- Design – 90% CDs complete; Land Use Application in at City
- Costs – Loeffler cost estimate based on 90% CDs
- Funding – Received \$3.75 million; requesting land cost write-down
- Phase 1 Environmental, Geotechnical Soil Borings complete
- GC Selection – RFP out
- Services MOU with Hennepin County being negotiated

Funding

- MHFA \$1,170,000
- Met Council \$400,000
- City of Mpls \$800,000
- Hennepin County \$500,000
- Henn Co Enviro \$75,000
- FHLB \$300,000

- Mpls Land Cost \$355,350 Requested
- MPHA \$845,000 Includes \$500k already pledged
- MHFA?? \$100,000 Dependent on City Land Cost Write Down

GC/Consultant

- Stage 1 – Consultation on design, value engineering, scheduling
- State 2 – Bidding
- Stage 3 – Construction
- Stage 4 – Project Closeout

MACC

- MACC – Maximum Allowed Construction Contract
- \$3.5 million – Based on Loeffler Estimate
- Provided now as a guide
- Will be revised as Change Order once Bids come on