

HERITAGE FARM – Proposed Program + Use Area Diagram



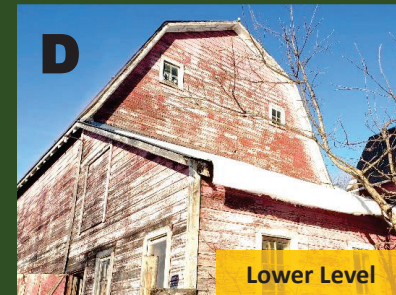
East Barn



Milk House



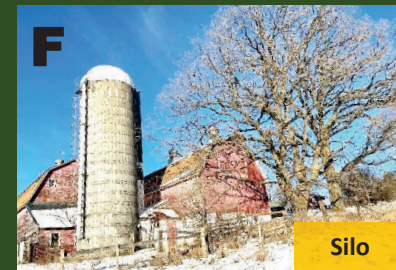
West Barn



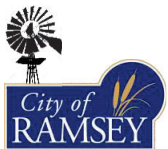
Lower Level



Storage Space



Silo



HERITAGE FARM – existing barn components

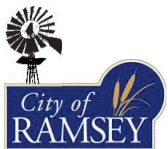


1 – Milk House
+ Primary entrance
+ Greeting area
+ Restrooms
+ Prep/catering kitchen

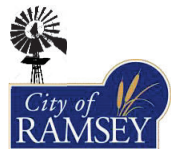
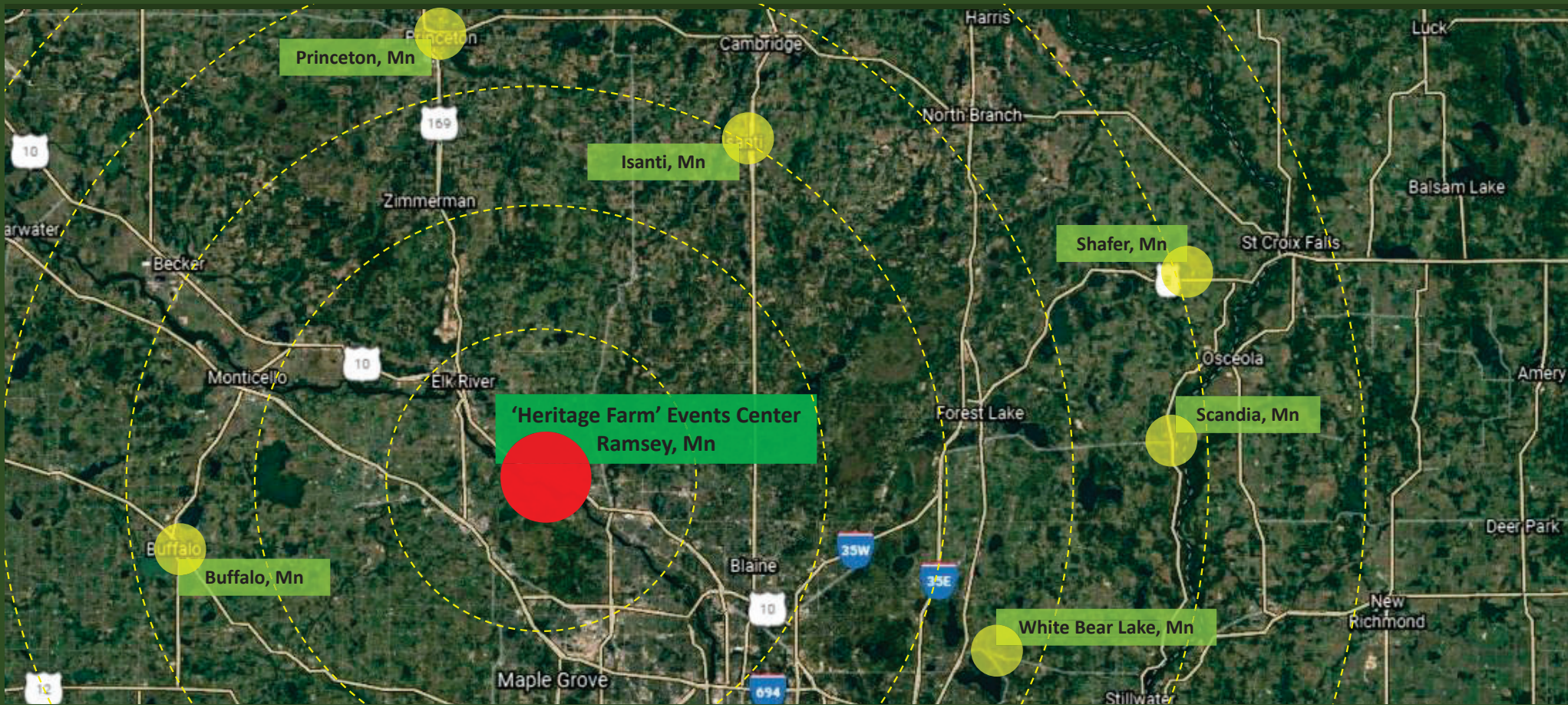
2 – East Barn
+ Secondary entrance
+ Smaller group space
+ Storage

3 – West Barn
+ Secondary entrance
+ Larger group space
+ Lower Level Storage
+ Lower Level Mechanical

4 – Deck Outdoor Seating
+ South Facing
+ Great Views and Vistas



HERITAGE FARM – proposed program at Events Center



HERITAGE FARM – proximity to similar farmstead + barn venues



PROJECT |

HERITAGE FARM - VENUE COMPARISONS

DESIGNED BY |

LANDSCAPE ARCHITECTURE INCORPORATED

Click link to go to site:
[Legacy Hill Farm | Wedding and Event Venue](#)

BLOOM LAKE BARN

SHAFER, MN

10,000 square feet of barn space for your use | Large covered outdoor areas | Party until
Midnight Fri/Sat | 298 guests for seated dinner | Nearby lodging with shuttle service |
Spectacular original architecture | Proximity to the picturesque river bluffs of Taylor's Falls

Pricing Fridays \$7995 | Saturdays \$9495 | Sundays \$6995 | Friday-Sunday of
Holiday Weekends \$9495

Click link to go to site:
[Bloom Lake Barn | Minnesota Wedding Barn + Event Venue](#)



THE FARM AT FAIRHILL BUFFALO, MN

Event Pricing

- 1 \ Friday Event
\$6,900
- 2 \ Saturday Event
\$7,500
- 3 \ Sunday or Weekday Event
\$6,500
- 4 \ Day before a National Holiday
\$7,500

Click link to go to site:
[Venue | Thefarmatfairhill](#)



THE HISTORIC DEGLMAN FARM

PRINCETON, MN

Venue Pricing

THE HISTORIC DEGLMAN FARM | MINNEAPOLIS, MN

Only one wedding is booked per weekend. Prices reflect access to the property for the duration of the weekend. Please call 612-867-8657 to find out more information about pricing for your wedding.

Base Wedding Cost: \$4,500

Ceremony in yard - \$300

Hayride to and from ceremony for wedding party, pulled by 1944 Farmall Model B tractor - \$100

Chauffeur driven ride to and from ceremony in 1930 Ford Model A - \$240

Have Farmer Dave perform your ceremony - \$150

Friday evening rehearsal diner - \$400

After-event clean-up - \$500

Rental of pro audio system in barn in lieu of DJ - \$240

Rental of portable pro audio system for ceremony site - \$100

White, polyester tablecloths - \$8/each

Ceremony backdrop: refurbished, vintage doors - \$50/both

Payment schedule

\$2,500 non-refundable deposit for date reservation

Balance due day before event

Click link to go to site:

[The Historic Deglman Farm | Wedding Venue](#)



REDEEMED FARM SCANDIA, MN

WEDDINGS FOR 2022 + 2023

Experiences Starting at \$7000

[Inquire for Available Dates](#)

BEST OF WEDDINGS: The Knot - 2022, 2021, 2020, 2019

COUPLES CHOICE AWARDS: Wedding Wire - 2022, 2021, 2020, 2019

GLOBAL WEDDING AWARDS: Best Luxury Rural Wedding Venue - 2021 Minnesota

LUXLIFE: Client Service Excellence Award - 2021

MN BRIDE: - 2022, 2021, 2020, 2019

TOP 100 IN THE USA: The Venue Report

Click link to go to site:
[Redeemed Farm - Vineyard & Farmstead](#)



CIRCLE B RANCH
ISANTI, MN

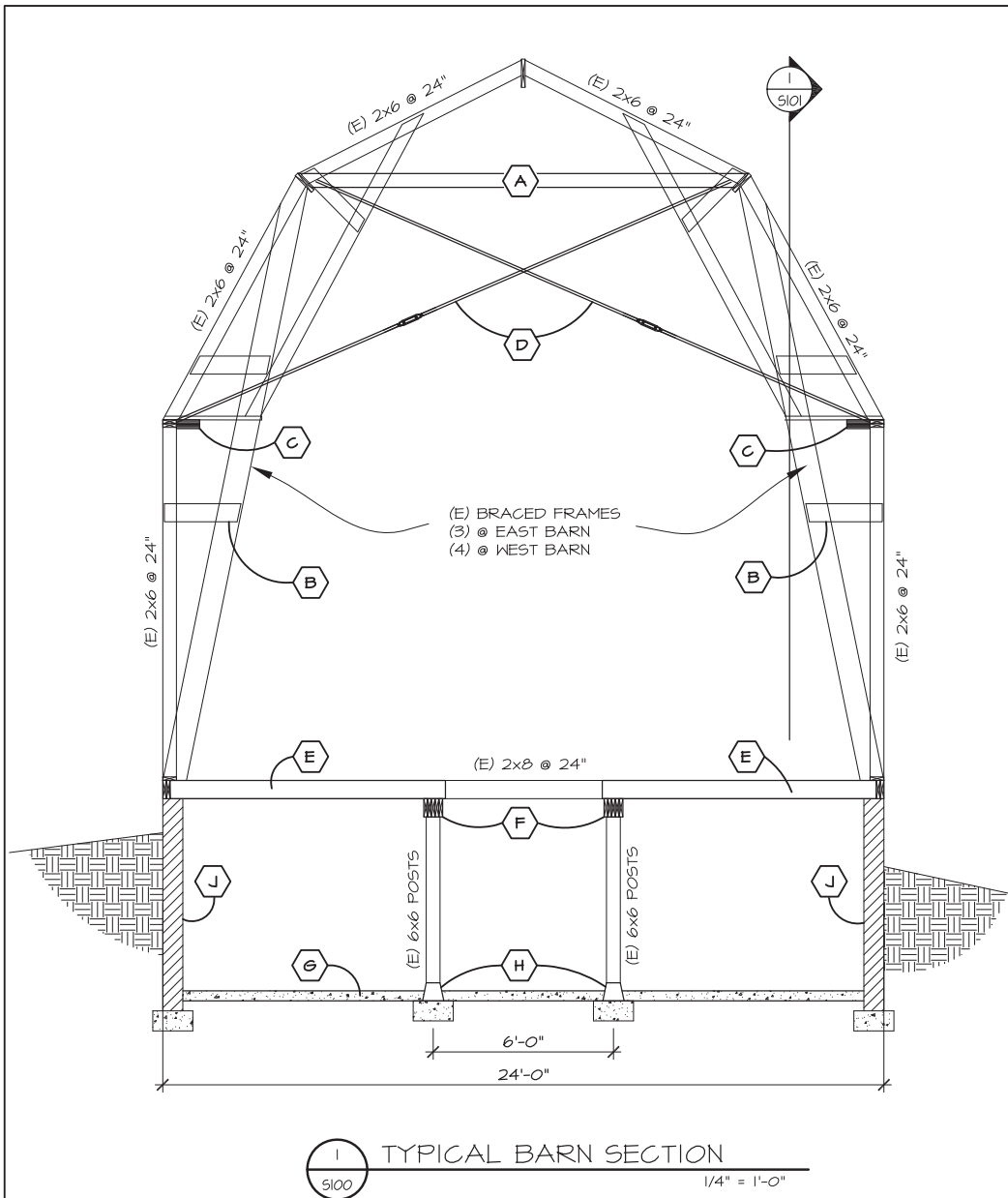
The Barn

NOW BOOKING 2021 & 2022 WEDDINGS

Prices starting at \$7,000.00

Click link to go to site:
Wedding Venue | Circle B Ranch





KEYNOTES

- A PROVIDE 2x6 COLLAR TIES AT EACH EXISTING RAFTER
- B ENHANCE EXISTING BRACED FRAMES: DOUBLE ALL HORIZONTAL STRUT MEMBERS. ADD (4) - 1/4" x 3" TIMBERLOK SCREWS TO EACH CONNECTION POINT.
- C REINFORCE PLATE LINE WHERE RAFTERS MEET THE STUD WALL: ADD (2) - 1 3/4" x 9 1/2" LVL'S BETWEEN BRACED FRAMES AND FROM LAST BRACED FRAME TO ENDWALL.
- D AT EACH BRACED FRAME PROVIDE 3/4" TIE ROD DIAGONALS.
- E REINFORCE FLOOR JOISTS: ADD (1) - 2x8 TO EACH EXISTING 2x8. CENTER SPAN DOES NOT NEED REINFORCING.
- F REINFORCE EXISTING BEAM: ADD (2) - 2X8 TO EACH BEAM, ONE EACH FACE.
- G PROVIDE NEW SLAB ON GRADE AT WEST BARN. DEMOLISH EXISTING SLAB, RE-GRADE AND PROVIDE NEW 4" SLAB. AT EAST BARN SLAB PATCHING MAY ONLY BE NECESSARY.
- H PROVIDE CONCRETE PLINTHS UNDER EXISTING COLUMNS. NOTE: THIS WORK IS RECOMMENDED BUT IS NOT MANDATORY.
- I REPAIR FOUNDATION WALLS: PATCHING AND REPOINTING IS LIKELY FOR THE WALLS OF THE EAST BARN. PATCHING AND REPOINTING IS LIKELY FOR THREE WALLS OF THE WEST BARN. THE NORTH WALL OF THE WEST BARN WILL REQUIRE MAJOR REPAIR OR RE-BUILDING.
- J REINFORCE EXISTING WALL STUDS AT TERMINATION OF BRACING: ADD (2) - 2x6 TO EXISTING STUD.
- K PROVIDE NEW WALL BRACING: 1x LET IN WOOD BRACING MEMBERS OR 1 1/2" x 16ga METAL STRAPS. CONNECT BRACING TO EACH CROSSING MEMBER WITH NAILS. ANCHOR ENDS WITH METAL PLATES BOLTED TO PLATE OR STUD.
- L REINFORCE EXISTING FRAMED WIND GIRT AT THE WALL PLATE LINE. ADD (2) - 1 3/4" x 9 1/2" LVL'S

STRUCTURAL REINFORCING WORK ILLUSTRATED ON DRAWINGS S100 THRU S102 IS A SCHEMATIC REPRESENTATION BASED ON A VISUAL OBSERVATION AND CURSORY ANALYSIS. THE WORK SHOWN DOES NOT REPRESENT AN ENGINEERED DESIGN, BUT IS PROVIDED TO HELP DEFINE A LIKELY SCOPE OF WORK REQUIRED TO MEET THE MINNESOTA STATE BUILDING CODE REQUIREMENTS FOR A BUILDING THAT WILL SERVE THE GENERAL PUBLIC. THE WORK ILLUSTRATED IS ONLY TO AID IN ESTABLISHING A BUDGET FOR THE PROPOSED RENOVATION AND ADAPTIVE RE-USE OF THE BUILDINGS.

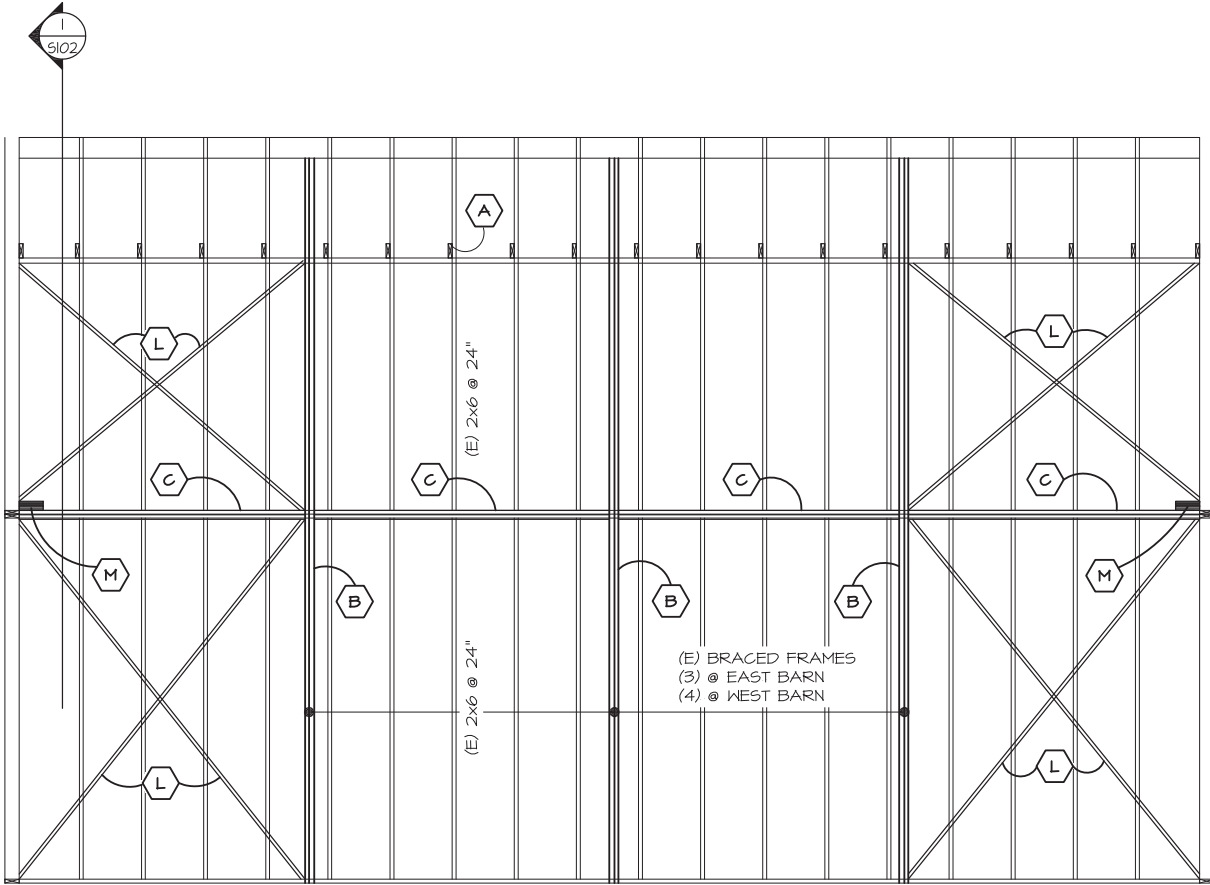
Project No. 212846
Date 12/20/2021
Drawn By dhm

Mattison Macdonald Young
structural engineers
Bassett Creek Business Center
901 North 3rd Street, Suite 100
Minneapolis, MN 55401
Tel: 612-827-4800
Fax: 612-827-4805



Heritage Park Barns
Schematic Restoration Notes

S100



DRAWING ILLUSTRATES THE EAST BARN.
THE WEST BARN HAS ONE ADDITIONAL BAY.

I TYPICAL BARN SIDEWALL
5101 1/4" = 1'-0"

REFER TO KEYNOTES ON 5100

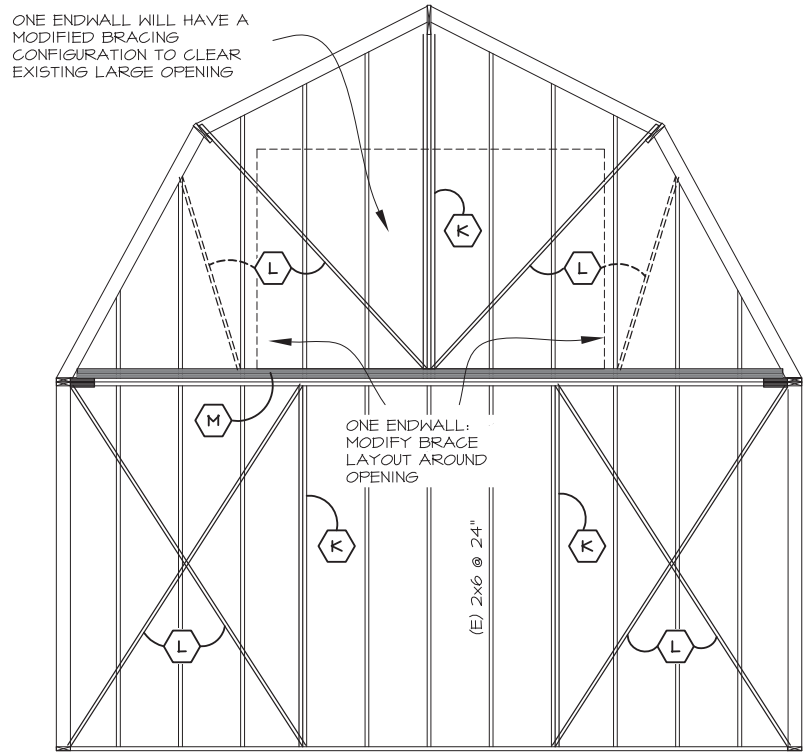
Project No. 21246
Date 12/20/2021
Drawn By dlm

Mattison Macdonald Young
structural engineers
Bassett Creek Business Center
901 North 3rd Street, Suite 100
Minneapolis, MN 55401
612-827-7825 voice
612-827-4862 fax



Heritage Park Barns
Schematic Restoration Notes

5101



1 TYPICAL BARN ENDWALL
 S102 1/4" = 1'-0"

REFER TO KEYNOTES ON S100

Project No. 21246
 Date 12/20/2021
 Drawn By dhm

Mattison Macdonald Young
structural engineers
 Bassett Creek Business Center
 901 North 3rd Street, Suite 100
 Minneapolis, MN 55401
 Tel: 612-827-0800
 Fax: 612-827-0805



Heritage Park Barns
 Schematic Restoration Notes

S102

GENERAL CONDITIONS

Section	Description	Base Qty	Unit	Cost	Fixed \$	Extension Base
01000	General Requirements					
	Depreciation / Bus, GL, Auto, W/C					
00500(g)	Insurance (First \$2,500,000)	75	Job Cost K's	\$4.95	0	\$371.25
00620(g)	Insure (GL 2M+Umb 1M) 3M Agg	75	1,000's	\$2.20	0	\$165.00
00622(g)	Insurance (Bldg Risk) Wood	0	1,000's	\$2.85	\$450 Min	\$450.00
	Prorate for actual Months on job	0	Month	\$0.00	0	\$0.00
00890(g)	Permits (\$100,000)	75000	LS	2.00%	0	\$1,500.00
01000(g)	Architectural Services	0	LS		0	\$0.00
01006(g)	Engineering Services	0	LS		0	\$0.00
01310(L)	Project Manager 10hrs/contract	0	HRS	\$50.00	0	\$0.00
01312(L)	Supt Salary w/burden	4	WKS	\$2,000	0	\$8,000.00
	Supt Auto Allowance	4	WKS	\$300	0	\$1,200.00
01322(g)	Mileage	1500	Miles	\$0.565	0	\$847.50
01324(g)	Subsistence		Day	\$35	0	\$0.00
'01326(g)	Plan Copies	1	LS	\$40	0	\$40.00
01450(g)	Testing		LS		0	\$0.00
	Steel Bolting	1	LS	\$300	0	\$300.00
01511(g)	Cell Phone / Pager	1	Month	\$75	0	\$75.00
01524(g)	Sanitation (Temporary)	2	Month	\$125	0	\$250.00
01740(g)	Clean-up		Hr.	\$15	0	\$0.00
	Office (300 SF/Hr)		SF	\$0.05	0	\$0.00
	Warehouse Sweeping (1000SF/Hr)	2340	SF	\$0.015	0	\$35.10
01742(g)	Dumpsters (30 Yd Mixed)	0	Ea.	\$385	0	\$0.00
	Dumpsters (20 Yd Mixed)	1	Ea.	\$376	0	\$376.00
	GRAND TOTAL					\$13,609.85

GENERAL CONDITIONS

Section	Description	Base Qty	Unit	Cost	Fixed \$	Extension Base
01000	General Requirements					
	Depreciation / Bus, GL, Auto, W/C					
00500(g)	Insurance (First \$2,500,000)	1200	Job Cost K's	\$4.95	0	\$5,940.00
00620(g)	Insure (GL 2M+Umb 1M) 3M Agg	1200	1,000's	\$2.20	0	\$2,640.00
00622(g)	Insurance (Bldg Risk) Wood	1200	1,000's	\$2.85	\$450 Min	\$3,420.00
00890(g)	Prorate for actual Months on job	0	Month	\$0.00	0	\$0.00
00892(g)	Permits (\$100,000)	1E+06	LS	1.16%	0	\$11,600.00
	SAC & WAC	2	Unit	\$2,485	0	\$4,970.00
	City SAC & WAC	2	Unit	\$0.00	0	\$0.00
01000(g)	Architectural Services	1	LS		0	\$0.00
01006(g)	Engineering Services	1	LS		0	\$0.00
01310(L)	Project Manager 10hrs/contract		HRS	\$50.00	0	\$0.00
01312(L)	Supt Salary w/burden	26	WKS	\$2,000	0	\$52,000.00
	Supt Auto Allowance	26	WKS	\$300	0	\$7,800.00
01322(g)	Mileage	8000	Miles	\$0.565	0	\$4,520.00
01326(g)	Photos		LS	\$40	0	\$0.00
	Plan Copies	10	LS	\$40	0	\$400.00
01450(g)	Testing	1	LS		5000	\$5,000.00
	Gradations - Sand		Ea.	\$75	0	\$0.00
	Gradations - Class V		Ea.	\$90	0	\$0.00
	Soil Compaction / Observation		Ea.	\$60	100	\$100.00
	Asphalt Cores		Ton	\$0.25	0	\$0.00
	Concrete Cylinders (per set)		Ea.	\$100	0	\$0.00
	Concrete Mix, Slump		Ea.	\$100	0	\$0.00
	Steel Bolting		LS	\$200	0	\$0.00
01511(g)	Cell Phone / Pager	6	Month	\$75	0	\$450.00
01515(g)	Temporary Electrical		MSF/Mo	\$40	\$0	\$0.00
	Trailer Hook-up	1	Ea.	\$0	\$200	\$200.00
01520(g)	Office Trailer 8' x 32'	6	Month	\$200	0	\$1,200.00
	Stairs	6	Month	\$49	0	\$294.00
	Pick Up & Delivery	2	Ea.	\$150	0	\$300.00
01524(g)	Sanitation (Temporary)	6	Month	\$125	0	\$750.00
01740(g)	Clean-up	2848	SF	\$15	0	\$0.00
	Office (300 SF/Hr)		Hr.	\$0.05	0	\$142.40
	Warehouse Sweeping (1000SF/Hr)	2500	SF	\$0.015	0	\$37.50
	Restroom (60 SF/Hr)	612	SF	\$0.25	0	\$153.00
	Exterior Windows 1 story	40	Ea.	\$15	0	\$600.00
	Interior Windows	40	Ea.	\$5	0	\$200.00
	Sheetrock Sweep & Mop (200 SF/H	1120	SF	\$15	0	\$84.00
	Spray Painting Sweep & Mop (350	1120	SF	\$15	0	\$48.00
01742(g)	Dumpsters (30 Yd Mixed)	4	Ea.	\$385	0	\$1,540.00
	Dumpsters (20 Yd Mixed)		Ea.	\$376	0	\$0.00
	Roll Off Demo See 02070 (30 Yd)		Ea.	\$385	0	\$0.00
	Office Remodel (7 yds/1000SF)		SF	\$0.0863	0	\$0.00
	Office (15 yds/1000SF)		SF	\$0.1685	0	\$0.00
	Warehouse (5yds/1000SF)		SF	\$0.056	0	\$0.00
01744(g)	Snow Removal		Snowfall	\$150	0	\$0.00
01745(g)	Street Sweeping				0	\$0.00
	GRAND TOTAL					\$104,388.90

RAMSEY BARN STABILIZATION AND FARMHOUSE

CSI	Description	Qty	Unit	Matl	Matl Ext	Hrs	L Ext	Matl	Sub	Extension
BARN STABILIZATION										
02220(s)	Selective Demolition	1	LS	\$0	\$0	0	\$0			\$0
	Clean Up & Dispose Of	1	LS	\$0	\$0	120	\$9,000			\$9,000
	Dumpsters	2	Ea	\$400	\$800		\$0			\$800
06000(L)	Barn Stabilization	1	LS	\$0	\$0	240	\$18,001			\$18,001
06100(m)	Lumber Framing	1	LS	\$0	\$0		\$0	\$15,000		\$15,000
06105(m)	Misc. Hardware	1	LS	\$0	\$2,000		\$0			\$2,000
06190(m)	Secure Doors & Windows	1	LS	\$0	\$0	40	\$3,000	\$500		\$3,500
	Lift Rental	1	LS	\$0	\$0		\$0	\$900		\$900
	SUBTOTAL									\$49,201
06200(s)	HOUSE CODE COMPLIANCE	1	LS	\$0	\$0		\$0			\$0
	Exterior Painting - NIC	1	LS	\$0	\$0		\$0			\$0
	Gutters & Downspouts - NIC	1	LS	\$0	\$0		\$0			\$0
	Repair Windows	1	LS	\$0	\$0		\$0	\$600		\$600
	Improper Yard Drainage - NIC	1	LS	\$0	\$0		\$0			\$0
	Electric - Move Service Drop	1	LS	\$0	\$0		\$0	\$5,000		\$5,000
	Smoke Detectors	1	LS	\$0	\$0		\$0	\$2,000		\$2,000
	Furnace Condensate	1	LS	\$0	\$0		\$0	\$300		\$300
	Replace Water Filter	1	LS	\$0	\$0		\$0	\$100		\$100
	Water Heater TPR Tube	1	LS	\$0	\$0		\$0	\$300		\$300
	Repair Traps	1	LS	\$0	\$0		\$0	\$500		\$500
	Ghosting - NIC	1	LS	\$0	\$0		\$0			\$0
	Stair Handrail	1	LS	\$0	\$0		\$0	\$300		\$300
	Spray Fungus	1	LS	\$0	\$0		\$0	\$200		\$200
	Foundation Cracks - NIC	1	LS	\$0	\$0		\$0			\$0
	Radon Mitigation	1	LS	\$0	\$0		\$0	\$2,000		\$2,000
	SUBTOTAL									\$11,300
01000	COMBINED SUBTOTAL									\$60,501
	General Conditions									\$13,610
17000	SUBTOTAL									\$74,111
	Overhead/Profit	20%								\$14,822
	SUBTOTAL									\$88,934
00600(G)	Perf/Pay Bond	1.461%	First	\$500,000				Max \$7303	\$1,299	\$1,299
	TOTAL									\$90,233
	Bid Price									

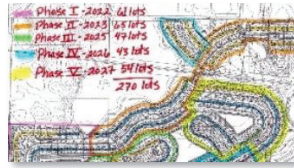
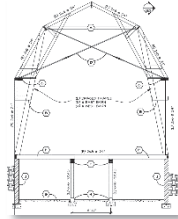
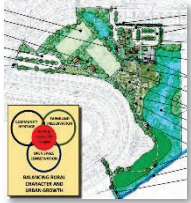
BARN RENOVATION FOR PUBLIC USE AS EVENT CENTER

CSI	Description	Qty	Unit	Matl	Matl Ext	Hrs	L Ext	Matl	Sub	Extension
09650(s)	Resilient Floor	1	LS	\$0	\$0		\$0			\$0
	Resilient Base	142	LF	\$2.00	\$284		\$0			\$284
09670(s)	Stained Concrete Flooring	280	SF	\$8	\$2,240		\$0			\$2,240
09900(s)	Painting Interior	3160	SF	\$1.50	\$4,740		\$0			\$4,740
	Painting Exterior	800	SF	\$2.50	\$2,000		\$0			\$2,000
10155(m)	Toilet Compartments	1	LS	\$0	\$0		\$3,525	\$7,500		\$11,025
10440(m)	Interior Signs	1	LS	\$0	\$0		\$56	\$250		\$306
10520(m)	Fire Extinguishers	1	LS	\$0	\$0		\$225	\$250		\$475
10800(m)	Toilet Accessories	1	LS	\$0	\$0		\$1,313	\$2,500		\$3,813
11400(s)	Food Service Equipt. NIC	1	LS	\$0	\$0		\$0			\$0
11450(m)	Residential Appliances NIC	1	LS	\$0	\$0		\$0			\$0
12490(m)	Window Treatments	1	LS	\$0	\$0		\$0		\$650	\$650
13700(s)	Security Systems NIC	1	LS	\$0	\$0		\$0			\$0
15300(s)	Fire Protection	1000	SF	\$20	\$0		\$0		\$15,000	\$15,000
	Riser & Valves	1	LS	\$5,000	\$0		\$0		\$5,000	\$5,000
15400(s)	Plumbing	17	Ea	\$6,000	\$0		\$0		\$102,000	\$102,000
15850(s)	HVAC	1	LS	\$0	\$0		\$0		\$25,000	\$25,000
16000(s)	Electrical	1	LS	\$0	\$0		\$0		\$75,000	\$75,000
16810(s)	Voice & Data	1	LS	\$0	\$0		\$0		\$5,000	\$5,000
	GC's & Profit									\$86,188
	Subtotal									\$517,129
	GRAND TOTAL									\$1,321,728
	Bid Price									

Barn/Farmhouse Capital Investments and Revenue (projections)

DRAFT
1-11-22
Not proofed

2022 2023 2024 2025 2026 2027 2028 2029 2030 2031



Barn(s) and Event Center

Barn and house stabilized/repairs
\$87,000

Barn and farm house renovated for public use + new foyer building
\$1,320,000

First Barn rental @ \$6k per weekend X 4
\$24,000

Barn rental @ \$7k per weekend X 10
\$70,000

Barn rental @ \$7k per weekend X 20
\$140,000

Barn rental @ \$7k per weekend X 20
\$140,000

Park Ded. and Trail Fees

City receives Deed to 23 Acres of land, and structures
\$730,000 est. cash value to community

Phase 6 Park Dedication & Trail Fee cash
\$484,650 est.

Farmhouse Revenue

House rental @ \$2,400 per month X 12
\$28,800

House rental @ \$2,400 per month X 12
\$28,800

House rental @ \$2,400 per month X 12
\$28,800

House rental @ \$2,400 per month X 12
\$28,800

Farm house public rental per day @ \$175 X 100 days
\$17,500

Farm house public rental per day @ \$175 X 115 days
\$20,125

Farm house public rental per day @ \$175 X 125 days
\$21,875

Farm house public rental per day @ \$175 X 125 days
\$21,875

Running Cash Accounting/Value to Community

\$758,000

\$700,600

\$729,400

-\$561,800

\$118,650

\$208,775

\$370,650

\$532,525

Notes:

~ Farmhouse with garage to be rented as single-family rental as soon as 2023 which provides site security while generating revenue.

~ Renovating barn(s) coincides with final phase of proposed Trott Brook Crossing. Barn, farmhouse and grounds public rental begins after this timeframe.

~ These projections do not include park and site improvements and is limited to the 'renovation/restoration (including fire suppression, electrical, plumbing and interior/exterior renovation and any structural repairs that are necessary) of the farmhouse and barns' discussed at the November 23rd work session.

DRAFT
1-11-22
Not proofed

