A G E N D A
CITY COUNCIL MEETING
MONDAY, JANUARY 5, 2026
5:30 P.M.
COUNCIL CHAMBERS

Call to Order.

Pledge of Allegiance.

Roll Call.

(mot) 1. Adoption of Agenda.

(mot) 2. Approving minutes from December 15, 2025

3. Recognitions and Awards
   Michaell Bednar for service to the Port Authority
   Officer Ryan McCormack promotion

(mot) 4. *Consent Agenda
Licenses:
   Exempt Gambling (raffle): NWTF Cedar River Longbeards Chapter on January 24, 2025
   Liquor Catering: Dusty's Bar & Lounge, Austin, MN
   Massage Therapist: Daniel Stallkamp, Austin, MN
   Massage Therapist: Joy Maryanha, Austin, MN
   Massage Therapist: Elizabeth Rose Wagner, Austin, MN
   Lodging Establishment: Matter Cave, Austin, MN
   Lodging Establishment: Matter Loft, Austin, MN
   Tree Service: Coles Complete Tree Care, Austin, MN
   Tree Service: Carr's Tree Service, Ottertail, MN
   Right of Way: Bustad Dozing & Excavating, Inc., Austin, MN
   Right of Way: South East Septic LLC, Dexter, MN
   Mobile Business: La Michoacana Minnesota Inc., Waseca, MN
   Gas Station: Apollo Gas, Austin, MN
   Gas Station: Apollo Gas & Liquor, Austin, MN
   Tobacco: Apollo Gas, Austin, MN
   Tobacco: Apollo Gas & Liquor, Austin, MN

Claims:
   a. Pre-list of Bills

PUBLIC HEARING:

5. Reviewing a tax abatement application from Wescott Apartments
(res) a. Approval or denial of abatement

PETITIONS AND REQUESTS:

(res) 6. Designating depositories for checking and investment of public funds for 2026

(res) 7. Setting the mileage reimbursement rate for 2026

8. Designating the Finance Director, Emily Burns, to:
(res) a. Manage the organization's financial, banking, and investment accounts
(res) b. Manage the Northland Securities, Inc. account

(res) 9. Receiving feasibility report and calling for a public hearing for February 17th for street improvements on 8th Street SE (8th Avenue SE to 15th Avenue SE) Project 25104

(res) 10. Receiving feasibility report and calling for a public hearing for February 17th for street improvements on 7th Avenue SW (24th Street SW to 8th Avenue SW), 8th Avenue SW (7th Avenue SW to 27th Street SW) & 26th Street SW (5th Avenue SW to 8th Avenue SW) Project 26101

(res) 11. Receiving feasibility report and calling for a public hearing for February 17th for street improvements on 9th Avenue NW (Blu Line Flats Apts to Dead End East of 11th) Project 26102

(res) 12. Receiving feasibility report and calling for a public hearing for February 17th for street improvements on 5th Street NW (12th Avenue NW to 15th Avenue NW) and 7th Avenue NW (13th Avenue NW to 15th Avenue NW) Project 26103

(res) 13. Receiving feasibility report and calling for a public hearing for February 17th for street improvements on 14th Street NW (8th Avenue NW to 15th Avenue NW) Project 26104

(res) 14. Approving electrical upgrades to Riverside Arena offices

(res) 15. Approving an agreement with Mower County for the Law Enforcement Center

16. Approving the following IT projects for the Police Department:
(res) a. Internal Network
(res) b. Phone Systems
(res) c. Co-LASO Management Services

(res) 17. Approving an agreement with Dave Unmacht for consulting work

CITIZENS ADDRESSING THE COUNCIL

HONORARY COUNCIL MEMBER COMMENTS

REPORTS AND RECOMMENDATIONS:
City Administrator
City Council

(mot) Adjourn to **Tuesday, January 20, 2025** at 5:30 pm in the Council Chambers.

*All items listed with an asterisk (*) are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a council member or citizen so requests in which event the item will be removed from the general order of business and considered in its normal sequence on the agenda.

M I N U T E S
CITY COUNCIL MEETING
December 15, 2025
5:30 PM
Council Chambers

MEMBERS PRESENT: Mayor King, Council Members Paul Fischer, Michael Postma, Rebecca Waller, Oballa Oballa, Jason Baskin, and Laura Helle

MEMBERS ABSENT: Council Member-at-Large Jeff Austin

STAFF PRESENT: City Administrator Craig Clark, Police Chief David McKichan, Fire Chief Jim McCoy, Public Works Director Steven Lang, Planning and Zoning Director Holly Wallace, Library Director Julie Clinefelter, Park, Recreation and Forestry Director Jason Sehon, City Attorney Craig Byram, Human Resources Director Patricia Wiechmann, Finance Director Emily Burns and City Clerk Brianne Wolf

APPEARING IN PERSON: Members of the Community

Mayor King called the meeting to order at 5:30 p.m.

Moved by Council Member Fischer, seconded by Council Member Waller, approving the agenda as amended. Carried.

Moved by Council Member Fischer, seconded by Council Member Postma, approving Council minutes from December 1, 2025 and Truth in Taxation hearing minutes from December 3, 2025. Carried.

CONSENT AGENDA

Moved by Council Member Oballa, seconded by Council Member Waller, approving the consent agenda as amended. Carried 5-0. (Council Member Postma Abstaining)

Licenses:

Temporary Liquor: St. Augustine Catholic Church on January 2, 2026
Temporary Liquor: Mower County Fair/Agricultural Society on February 21, 2026
Exempt Gambling (Raffle): Austin Area Chamber of Commerce on February 27, 2026
Sign Installer: BMS Signs & Printing, Blaine, MN
Right of Way: Castrejon Inc., Blaine, MN
2026 License Renewals
(complete list attached to minutes with additions)

Claims:

a. Pre-list of bills

Making the following appointments and reappointments to Boards and Commissions:

a. Daniel Bollingberg to the Fire Civil Service Commission – term expiring 12/31/2028
b. Stephanie Holtorf to the Human Rights Commission – term expiring 12/31/2028
c. Varinh Van Vugt to the Human Rights Commission – term expiring 12/31/2028
d. Grady Rambadt to the Human Rights Commission – term expiring 12/31/2028
e. Stephanie Postma to the Library Board – term expiring 12/31/2028
f. Sue Grove to the Library Board – term expiring 12/31/2028
g. Lisa Ganser to the Library Board – term expiring 12/31/2028
h. Preston Bain to the Park and Recreation Board – term expiring 12/31/2029
i. Peggy Benzkofer to the Pillars of the City Board – term expiring 12/31/2028
j. Katie Stromlund to the Pillars of the City Board – term expiring 12/31/2028
k. Lia Guttormson to the Pillars of the City Board – term expiring 12/31/2028
l. Rita Srock to the Planning Commission – term expiring 12/31/2029
m. Jay Lutz to the Planning Commission – term expiring 12/31/2029
n. Varinh Van Vugt to the Police Civil Service Commission – term expiring 12/31/2028
o. Stephen King to the Part Time Fire Relief Trustees – term expiring 12/31/2026
p. James McCoy to the Part Time Fire Relief Trustees – term expiring 12/31/2026

Carried.

PUBLIC HEARINGS

City Administrator Craig Clark requested the public hearing for the Capital Improvement Plan be continued to the City Council meeting on January 20, 2026.

Moved by Council Member Baskin, seconded by Council Member Postma to approve a request to continue the public hearing for the Capital Improvement Plan to the January 20, 2026 Council meeting.

PETITIONS AND REQUESTS

Finance Director Emily Burns requested the Council approve the 2026 tax levy in the amount $10,535,000.

Moved by Council Member Fischer, seconded by Council Member Waller, adopting a resolution approving the tax levy for 2026. Carried 6-0.

Finance Director Emily Burns requested the Council approve the 2026 budget in the amount of $51,571,292.

Moved by Council Member Baskin, seconded by Council Member Oballa, adopting a resolution adopting the budget for 2026. Carried 6-0.

Finance Director Emily Burns requested the Council cancel certain ad valorem tax levies for 2026 because there is sufficient fund balance to cover the payments on the bonds.

Moved by Council Member Baskin, seconded by Council Member Postma, adopting a resolution authorizing the cancellation of certain ad valorem tax levies. Carried 6-0.

City Clerk Brianne Wolf requested the Council designate the Austin Daily Herald as the official newspaper for 2026. Ms. Wolf stated the rate for 2026 remains $5.64 per column inch.

Moved by Council Member Postma, seconded by Council Member Baskin, designating the Austin Daily Herald as the official newspaper for 2026. Carried.

Moved by Council Member Fischer, seconded by Council Member Waller, adopting a resolution granting renewals of 2026 licenses for the sale of hard liquor on-sale, Sunday hard liquor on-sale, 3.2 beer off-sale. Carried 6-0.

Human Resources Director Trish Wiechmann requested the Council adopt a resolution setting the 2026 seasonal, temporary and part-time wage rates. Ms. Wiechmann stated all department heads have reviewed the document, and their requests have been incorporated within the ranges.

Moved by Council Member Fischer, seconded by Council Member Waller, adopting a resolution approving the 2026 seasonal and part time wage rates. Carried 6-0.

Director of Public Works Steven Lang discussed work change directive number 10. Mr. Lang stated there are six work change directives as part of the order. With this work change, there is a credit to the overall project. There is a $433,694.21 decrease to the domestic budget and a $84,629.21 increase to the industrial budget. He is requesting approval of work change directive number 10.

Moved by Council Member Oballa, seconded by Council Member Helle, adopting a resolution approving change order number 10 for the Wastewater Treatment Plant project. Carried 6-0.

Director of Public Works Steven Lang requested Council approval of a three-year individual control mechanism (ICM) agreement with International Paper. The agreement would expire on December 31st, 2028.

Moved by Council Member Fischer, seconded by Council Member Baskin, approving an ICM agreement with International Paper. Carried. 6-0.

Director of Public Works Steven Lang requested Council approval of a three-year individual control mechanism (ICM) agreement with the Hormel Annex. The agreement would expire on December 31st, 2028.

Moved by Council Member Fischer, seconded by Council Member Waller, approving an ICM agreement with International Paper. Carried. 4-0. (Council Member Baskin and Oballa abstaining)

Director of Public Works Steven Lang reviewed items #15 and #16 together. Mr. Lang stated for the project at the Wastewater Treatment Plant, they have been developing and working through different agreements to accommodate a one-year extension. For this accommodation, there is an additional cost to the city of $799,408, which is for engineering services.

Mr. Lang stated to offset the cost as part of change order #10, they worked with the contractor to develop a $448,000 credit that would offset a portion of that extra cost to the city. In addition, this item is a waiver and release with our consultant, SEH, that provides a credit of $176,000. He stated this would be funded approximately 60% by the contractor, with a 20% credit from the consultant and 20% from the city. The remainder after they apply the two credits is $175,000 to the city. Then, in item #16, there's an agreement to approve those extra costs under amendment number one, after they've applied those credits. This resulted in a $175,000 cost to the city.

Mr. Lang stated in addition, there have been extra costs incurred for redesign of city-requested items throughout the project. Those additional costs are $240,592 of consultant fees for those redesigns. In combination with the extra costs and the credits, the final tally for amendment #1 in item #16 is an additional cost to the city of $416,000, added to our original engineering services of $5,000,190, for a new total of $505,606,000 for engineering fees.

Moved by Council Member Fischer, seconded by Council Member Waller, adopting a resolution approving a design consultant waiver agreement. Carried 6-0.

Moved by Council Member Baskin, Seconded by Council Member Postma, adopting a resolution approving a construction services amendment. Carried 6-0.

Items #17 & #18 were removed from the agenda and not discussed.

Moved by Council Member Fischer, seconded by Council Member Baskin, adopting a resolution approving an MOA agreement with the LELS bargaining group for health insurance. Carried. 6-0.

Moved by Council Member Fischer, seconded by Council Member Waller, to grant the Planning and Zoning Department the power to contract for the removal of junk and/or illegally stored vehicles at 707 6th Avenue SW, Batikare Property. Carried.

Moved by Council Member Fischer, seconded by Council Member Waller, to grant the Planning and Zoning Department the power to contract for the removal of junk and/or illegally stored vehicles at 1205 4th Street NW, Lacle Tevi Property. Carried.

CITIZENS ADDRESSING THE COUNCIL

None

HONORARY COUNCIL MEMBER COMMENTS

Ms. Compton stated the meeting was very “rapid fire” but she is excited to learn more and experience more.

REPORTS AND RECOMMENDATIONS

Council Member Fischer would like the discussion of even and odd parking to be placed on next work sessions agenda.

Council Member Helle thanked the Parks and Recreation team and the Nature Center for their Merry & Bright event last week. The weather was not favorable, but they had great activities, and many individuals came out to participate. She also stated since she has the benefit of the microphone, that she does not think any person living in Austin or in the state of Minnesota is garbage. She stands with all immigrant communities and wants to be very public about it. She believes Austin has always been a place where immigrants can come and build their own American dream as far back as its history goes, and she hopes it continues to be that.

Council Member Postma stated Austin has many events going on this holiday season and it’s been great to see the members of the community out and about. His heart is heavy with the recent shootings that have happened both nearby and far away. He is praying for peace for everybody for the rest of the holiday season.

Council Member Baskin sends his thoughts to the Stewartville community. They know several individuals who have children who go to school in Stewartville. The City of Austin is a neighboring community, so they are holding them close to their hearts as they work through the recent shooting. He thanked the local business owners and business leaders, including our honorary Council member, Lindsey Compton, for attending the last Port Authority meeting to share their thoughts. He believes there are opportunities and ideas to continue accelerating development in Austin. It was a really good conversation. As they review the comprehensive plan and the great work Ms. Wallace and the team are doing, they can start focusing on schools, downtown, and parks, which are absolutely the top three priorities.

Mayor King again welcomed the new Finance Director and thanked the Interim Finance Director, Melissa Wilson, for her work. He stated Council Member Oballa asked him to speak to a class of 7th- and 8th-graders in Buffalo, MN, about how Austin has become so welcoming. He and Council Member Oballa went to the school and spoke with the students, and he stated this is a reminder of how we are doing things right and that there is a lot to learn from the Austin community. Also, he wished the staff, the council, and the citizens happy holidays.

Moved by Council Member Baskin, seconded by Council Member Oballa, adjourning the meeting to December 15, 2025. Carried.

Adjourned: 5:54 p.m.

Approved: January 5, 2025

Mayor: _____

City Clerk: _____

City of Austin
Craig Clark,
City Administrator

500 Fourth Avenue N.E.
Austin, Minnesota 55912-3773
Phone: 507-437-9941
craigc@ci.austin.mn.us
www.ci.austin.mn.us

December 22, 2025

TO: Honorable Mayor and City Council Members

FROM: Craig D. Clark, Administrator

RE: Curtis Sorenson tax abatement request and public hearing for Wescott Apartments

As Council considered Mr. Sorenson's request for abatement of his remodeled apartments near 14th St. SW, in October Council approved a three-year abatement with declining percentages, and we asked for him to supply a proforma which he had subsequently provided for the creation of 23 units. These were identified as 13-2 bedrooms and 10-1 bedrooms.

The base value increase for the property is $2,185,900 and the estimated abatement with a 100%, 66% and 33% totals $27,305.10 based on an estimated ending value of $3.3 million. As with our current tax abatement program for housing any base value would continue to be assessed.

Keep in mind not all value increase will be realized as value is determined on what is present on the first part of January). This project was approved by Mower County and denied by the School District at their recent public hearing.

As with all our abatements, statutes require a public hearing and tonight has been published pursuant to these provisions. Mr. Sorenson was notified of the public hearing.

Council action is requested to approve the abatement based on the terms provided above.

RECEIVED
AUG 14 2025
MOWER COUNTY ADMINISTRATOR

HOUSING TAX ABATEMENT APPLICATION

(Application Period 1-1-2023 through 12-31-2025)

Property Owner / Applicant: Wescott Apartments LLC

Current Address: 303 27th Dr NW Austin, MN 55912

Telephone: 507-440-3034 E-Mail: newageproperties@hotmail.com

Has applicant ever defaulted on property taxes? Yes ☒ No *If Yes, provide details on separate page(s).*

Are property taxes current? ☒ Yes ☐ No

PROJECT (check all that apply)	
Single-Family	Multi-family Complex
☐ New Construction ("stick build") ☐ Modular	☐ Duplex ☐ Townhomes
☒ Manufactured on permanent foundation ☐ Shouse	☒ Apartment Building
	☐ Other:

Is this an application for a replacement of an existing housing unit on the same parcel? ☐ Yes ☒ No

Is this application for an existing housing unit you intend to move to this parcel? ☐ Yes ☒ No If YES, where is the unit being relocated from? ☐ Outside Mower County OR ☐ Within Mower County but currently unlivable

Project Address: 101 14th St NW Austin MN 55912

Project Legal Description: Attached

Parcel Number: 34.005.0090 Estimated Project Valuation: $3.2 Million

Attach building plans, site plan, certification from zoning entity that housing project complies with zoning regulations and there are no outstanding land use issues. (Include letter of consent from property owner if subject to purchase agreement or include a copy of the purchase agreement.)

I / We as applicant(s) for the Housing Tax Abatement submit this application having read the policy and understand the provisions as outlined including, but not limited to, the potential of a partial abatement in year one, due to % of completion on January 2nd, there are not any non-compliance or non-conformity outstanding land use issues on the parcel, construction must commence within one year of the approval, assessors cannot be refused access to the property for assessment purposes and the abatement is awarded annually following full payment of real estate taxes due.

Signature of Applicant(s) 8/12/25 *Date*

FOR OFFICE USE ONLY: ELIGIBLE / APPLICABLE APPROVALS

Mower County Date:

☐ City or ☐ Township of Date:

School District of Date:

Disclaimer: Each taxing entity makes its own decision on approval or denial of application for tax abatement. Applications must comply with all requirements of the policy/program as outlined in the policy/program guidelines and build within allotted timeframe or tax abatement offer will be automatically terminated.

Please submit completed application with attachments to:

Mower County Administration
201 1st Street NE, Suite 9, Austin MN 55912
507-437-9549
Office Hours: M-F 8 a.m. – 4:30 p.m.
deniseb@co.mower.mn.us

Notice – City of Austin Housing Projects
This application must be approved prior to the building permit being issued by the City of Austin.

EXHIBIT "A"

All that portion of Block 3, in Bel-Air First Addition to the City of Austin, Mower County, Minnesota, which lies East of a straight line drawn as follows: Commencing at a point in the North line of said Block 3 a distance 278.78 feet East (measured along said North line) from the Northwest corner of said Block; thence running Southerly to a point in the South line of said Block 3 a distance 342.61 feet East (measured along said South line) from the Southwest corner of said Block, excepting however, from said portion of Block 3, that part thereof lying North of a straight line drawn as follows: Commencing at a point in the East line of said Block 3 distance 260.92 feet North (measured along the said East line) of the Southeast corner thereof and running thence Westerly to a point in the West line of the above described tract midway between the Northwest corner and the Southwest corner thereof.

WESCOTT APARTMENTS

101 14TH STREET NW, AUSTIN, MN 55912

GENERAL CONTRACTOR

THE JOSEPH COMPANY INC
CONTACT: JEFF RYKS
JRYKS@JOSEPH-COMPANY.COM
2003 14TH STREET NE STE 106
AUSTIN, MN 55912
PHONE: (507) 438-1787

OWNER

CURTIS SORENSON
NEWAGEPROPERTIES@HOTMAIL.COM

ARCHITECT

ARMON ARCHITECTURE, INC.
CONTACT: PAUL ARMON, AIA
11 4TH STREET SW
ROCHESTER, MN 55902
(507) 261-6140

MEP ENGINEERS

LINDELL ENGINEERING, INC.
CONTACT: DANARD HIGGS (MECHANICAL)
CONTACT: JAY JAGERSON (ELECTRICAL)
3411 KILMER LANE NORTH
PLYMOUTH, MN, 55441
(763) 542-9163

HVAC CONTRACTOR

ARENS HEATING AND COOLING
CONTACT: ALEX ARENS
CONTACT: AMBER FLATEGRAFF
103 3rd STREET SE
AUSTIN, MN, 55912
(507) 433-5652

SPRINKLER CONTRACTOR

OLYMPIC FIRE PROTECTION
1355 STATE AVENUE NW
OWATONNA, MN 55060
(507) 455-1150

PLUMBING CONTRACTOR

MJ O'CONNOR
CONTACT: MICHAEL O'CONNOR
1507 14th STREET NE
AUSTIN, MN, 55912
(507) 433-5017

ELECTRICAL CONTRACTOR

SOUTHERN MINNESOTA ELECTRIC
105 CENTRAL AVENUE NORTH
GENEVA, MN 56035
(507) 271-2033

DRAWING INDEX

SHEET NO.	SHEET NAME
	ARCHITECTURAL
A001	TITLE SHEET
A002	CODE SUMMARY, UNIT TYPE & EXITING PLAN
A101	MAIN AND UPPER LEVEL DEMO PLAN
A201	MAIN LEVEL FLOOR PLAN - NORTH
A202	MAIN LEVEL FLOOR PLAN - SOUTH
A203	UPPER LEVEL FLOOR PLAN - NORTH
A204	UPPER LEVEL FLOOR PLAN -SOUTH
A301	MAIN LEVEL REFLECTED CEILING PLAN - NORTH
A302	MAIN LEVEL REFLECTED CEILING PLAN - SOUTH
A303	UPPER LEVEL REFLECTED CEILING PLAN - NORTH
A304	UPPER LEVEL REFLECTED CEILING PLAN - SOUTH
A401	INTERIOR ELEVATIONS
A402	INTERIOR ELEVATIONS
A403	INTERIOR ELEVATIONS
	MECHANICAL
M201	LEVEL 1 - HVAC PLAN - NORTH
M202	LEVEL 1 - HVAC PLAN - SOUTH
M203	LEVEL 2 - HVAC PLAN - NORTH
M204	LEVEL 2 - HVAC PLAN - SOUTH
M205	ROOF LEVEL - HVAC PLAN
M301	MECHANICAL SCHEDULES AND DETAILS
	PLUMBING
P201	LEVEL 1 - PLUMBING PLAN - NORTH - ABOVE GROUND
P202	LEVEL 1 - PLUMBING PLAN - SOUTH - ABOVE GROUND
P203	LEVEL 1 - PLUMBING PLAN - NORTH - UNDERGROUND
P204	LEVEL 1 - PLUMBING PLAN - SOUTH - UNDERGROUND
P205	LEVEL 2 - PLUMBING PLAN - NORTH
P206	LEVEL 2 - PLUMBING PLAN - SOUTH
P207	ROOF - PLUMBING PLAN - OVERALL
P301	PLUMBING SCHEDULE AND DETAILS
	ELECTRICAL
E101	ELECTRICAL COVER SHEET
E201	LEVEL 1 - NORTH - ELECTRICAL
E202	LEVEL 1 - SOUTH - ELECTRICAL
E203	LEVEL 2 - NORTH - ELECTRICAL
E204	LEVEL 2 - SOUTH - ELECTRICAL
E205	ROOF - ELECTRICAL
E301	ELECTRICAL SERVICE AND PANEL BOARD
E302	SCHEDULES AND DETAILS

02 BUILDING IMAGE
SCALE: NOT TO SCALE

PROJECT LOCATION

01 LOCATION MAP
SCALE: NOT TO SCALE

NORTH

ARMON ARCHITECTURE inc.
Commercial • Residential • Code Consulting
11 FOURTH STREET SW Rochester, MN 55902
Phone: 507.289.6063

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

SIGNATURE
PAUL ARMON
PRINTED NAME
40080 4-9-2025
NUMBER DATE

REVISIONS

WESCOTT APARTMENTS
101 14th STREET NW, AUSTIN, MN 55912

9 APRIL 2025
DATE

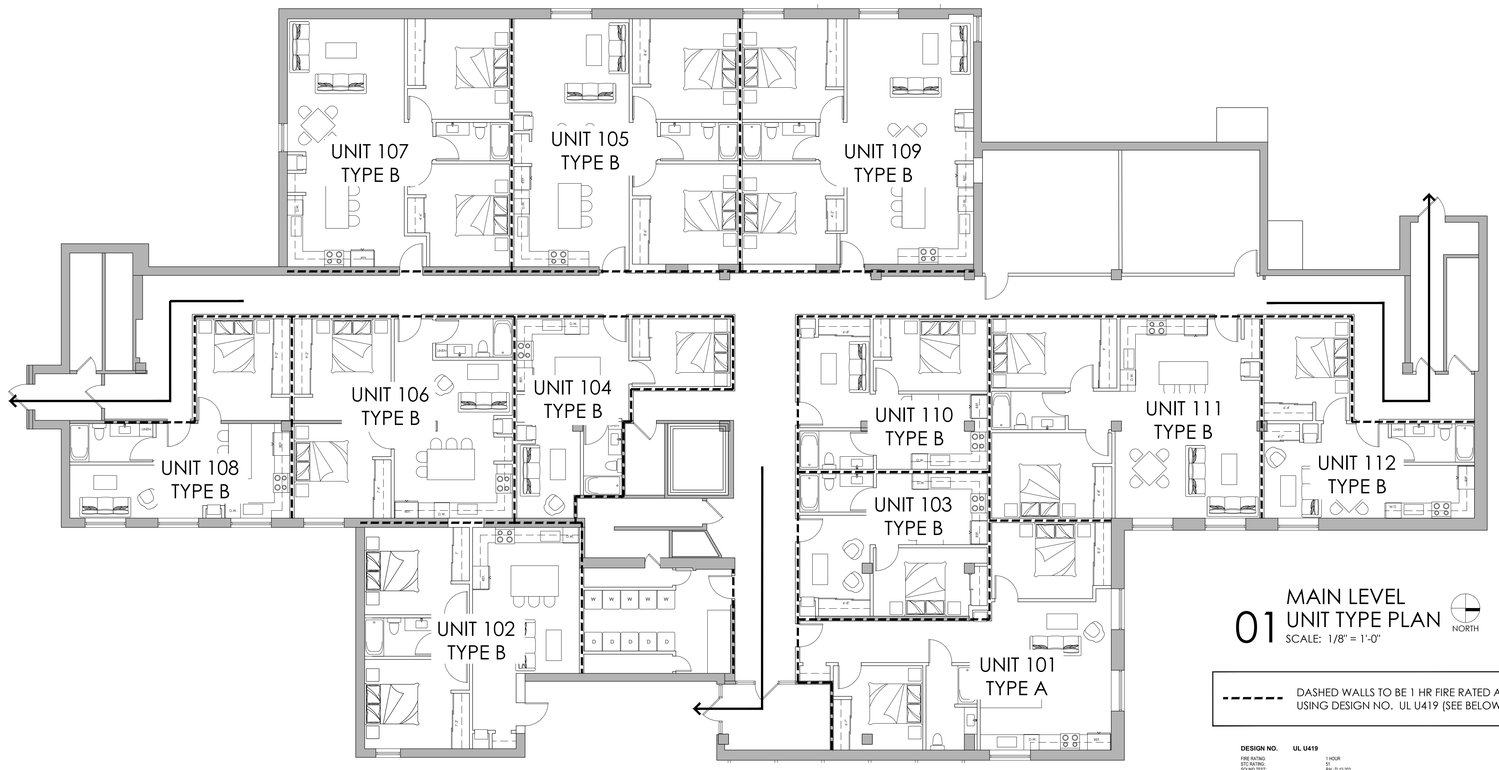
PJA
DRAWN BY

2024-031
PROJECT NUMBER

SHEET TITLE
TITLE SHEET

SHEET
A001

Printed: 4/10/2025 5:42 AM



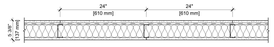
01 MAIN LEVEL UNIT TYPE PLAN
SCALE: 1/8" = 1'-0"

NORTH

DASHED WALLS TO BE 1 HR FIRE RATED AND 51 STC USING DESIGN NO. UL U419 (SEE BELOW)

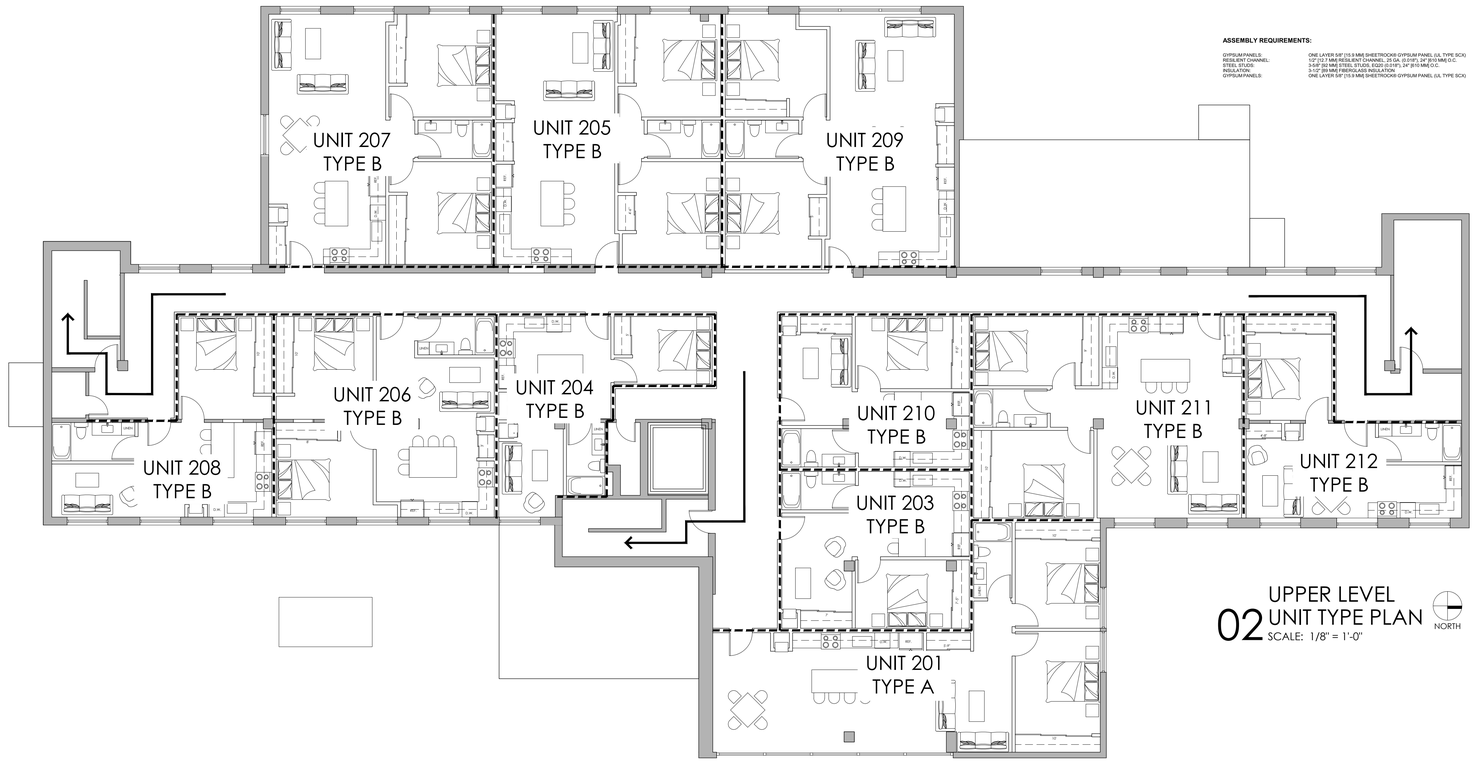
DESIGN NO. UL U419

FIRE RATING:	1 HOUR
STC RATING:	51
SOUND TEST:	RAL-TL13-203
WALL THICKNESS:	6 1/2" (165 MM)
LOCATION:	INTERIOR
FRAMING TYPE:	STEEL STUD (NON-LOAD-BEARING)



ASSEMBLY REQUIREMENTS:

GYPSUM PANELS:	ONE LAYER 5/8" (15.9 MM) SHEETROCK® GYPSUM PANEL (UL TYPE SCX)
RESILIENT CHANNEL:	1/2" (12.7 MM) RESILIENT CHANNEL, 25 GA. (0.018"), 24" (610 MM) O.C.
STEEL STUDS:	3-5/8" (92 MM) STEEL STUDS, ED20.0 (0.018"), 24" (610 MM) O.C.
INSULATION:	3-1/2" (89 MM) FIBERGLASS INSULATION
GYPSUM PANELS:	ONE LAYER 5/8" (15.9 MM) SHEETROCK® GYPSUM PANEL (UL TYPE SCX)



02 UPPER LEVEL UNIT TYPE PLAN
SCALE: 1/8" = 1'-0"

NORTH

CODE SUMMARY

2020 MINNESOTA STATE BUILDING CODE
(IBC 2018 WITH MINNESOTA AMENDMENTS)

TYPE OF OCCUPANCY	R-2 (APARTMENT)
TYPE OF CONSTRUCTION	5-B
NUMBER OF STORIES	2 STORIES, NO BASEMENT
BUILDING AREA	12,955 MAIN LEVEL 11,226 UPPER LEVEL 24,181 TOTAL S. F.
FIRE SPRINKLERS PROVIDED	NFPA 13R SYSTEM IN UNITS AND CORRIDOR NFPA 13 IN MECHANICAL AND LAUNDRY
SMOKE/CO DETECTORS	REQUIRED
OCCUPANT LOAD	65 OCCUPANTS ON MAIN LEVEL 56 OCCUPANTS ON UPPER LEVEL 121 TOTAL OCCUPANTS
EXIT SIGNS	REQUIRED
MAXIMUM TRAVEL DISTANCE	250 FEET (TABLE 1017.2)
COMMON PATH OF TRAVEL	125 FEET
CORRIDOR FIRE RATING	1 HOUR FIRE RESISTANCE RATED (EXISTING)
FLOOR-CEILING FIRE RATING	1 HOUR FIRE RESISTANCE RATED (EXISTING)
SOUND SEPARATION	50 STC AT DWELLING UNIT WALLS 50 STC AT DWELLING UNIT FLOOR/CEILING

BUILDING CODE ANALYSIS

CH. 3 - OCCUPANCY CLASSIFICATION AND USE
OCCUPANCY GROUP: R-2 (APARTMENTS)

CH. 4 - SPECIAL REQUIREMENTS BASED ON USE
420.2 - WALLS SEPARATING DWELLING UNITS TO BE 1-HOUR FIRE RESISTANCE RATED FIRE PARTITIONS
420.3 - FLOORS SEPARATING DWELLING UNTIS TO BE 1-HOUR FIRE RESISTANCE RATED

CH. 5 - BUILDING HEIGHT AND AREA
502.1 - BUILDING ADDRESS MINIMUM 4" IN HEIGHT REQUIRED, VISIBLE FROM THE STREET AND CONTRASTING WITH THE BACKGROUND
504.3 - ALLOWABLE HEIGHT = 60 FEET
504.4 - ALLOWABLE STORIES = 3 STORIES

CH. 6 - TYPE OF CONSTRUCTION
PROPOSED TYPE OF CONSTRUCTION: TYPE V-B (EXISTING)
TABLE 601 - REQUIRED FIRE RESISTANCE RATINGS BASED ON TYPE OF CONSTRUCTION
PRIMARY STRUCTURAL FRAME: 0 HOURS
EXTERIOR BEARING WALLS: 0 HOURS
INTERIOR BEARING WALLS: 0 HOURS
INTERIOR NON-BEARING WALLS: 0 HOURS
FLOOR CONSTRUCTION: 0 HOURS
ROOF CONSTRUCTION: 0 HOURS
TABLE 602 - REQUIRED FIRE RATING OF EXTERIOR WALLS BASED ON FIRE SEPARATION
NORTH EXTERIOR WALL: 0 HOURS
EAST EXTERIOR WALL: 0 HOURS
SOUTH EXTERIOR WALL: 0 HOURS
WEST EXTERIOR WALL: 0 HOURS

CH. 7 - FIRE RESISTANCE
705.8.1 - UNLIMITED UNPROTECTED OPENINGS ALLOWED WHERE EXTERIOR WALLS DO NOT REQUIRE A FIRE RATING
708.4 - CONTINUITY
FIRE PARTITIONS (WALLS SEPARATING DWELLING UNITS) SHALL EXTEND FROM THE FLOOR TO THE UNDERSIDE OF THE FLOOR/CEILING ASSEMBLY HAVING A 1-HOUR FIRE RESISTANCE RATING
708.6 - FIRE PARTITION OPENING PROTECTION
1. CORRIDOR WALLS: 20-MINUTE FIRE RESISTANCE RATED
712.1.12 - EXIT ACCESS STAIRWAY OPENINGS
THE FLOOR/CEILING ASSEMBLY PERMITS THE VERTICAL OPENING FOR THE EXIT ACCESS STAIRWAYS
717.5.4 - DUCT PENETRATIONS THROUGH CORRIDOR WALLS
THROUGH PENETRATIONS OF DUCTS THROUGH THE CORRIDOR WALLS SHALL HAVE THE ANNULAR SPACE SEALED WITH FIRE CAULK AND THE METAL SHALL NOT BE LESS THAN 26 GAGE. A DUCTED HVAC SYSTEM IS REQUIRED (717.5.4, EX. 4)
717.5 - DUCT PENETRATIONS THROUGH FLOOR/CEILING
THROUGH PENETRATIONS OF THE FLOOR/CEILING ARE REQUIRED TO HAVE A FIRE DAMPER OF 1.5 HOUR RATING

CH. 8 - INTERIOR FINISHES
803.13 - INTERIOR WALL AND CEILING FINISHES: CLASS C OR BETTER

CH. 9 - FIRE PROTECTION SYSTEMS
903.2.8 - FIRE SPRINKLER SYSTEM REQUIRED FOR R-2 OCCUPANCY
903.3.1.2 - NFPA 13R SYSTEM ALLOWED FOR R-2 OCCUPANCY
903.4.2 - PROVIDE EXTERIOR VISIBLE AND AUDITORY ALARM
907.2.9.1 - FIRE ALARM SYSTEM NOT REQUIRED
907.2.10.2 - MULTIPLE-STATION SMOKE ALARMS REQUIRED
907.2.10.5 - SMOKE ALARMS TO BE INTERCONNECTED
907.2.10.6 - SMOKE ALARMS TO GET PRIMARY POWER FROM BUILDING AND HAVE BATTERY BACKUP
915.1.3 - CARBON MONOXIDE DETECTORS REQUIRED OUTSIDE OF AND WITHIN 10 FEET OF BEDROOMS
915.4 - CARBON MONOXIDE DETECTORS TO GET PRIMARY POWER FROM BUILDING AND HAVE BATTERY BACKUP

CH. 10 - MEANS OF EGRESS
1004.5 - OCCUPANT LOAD CALCULATED AT THE RATE OF 1/200 SF
1005.2 - MINIMUM EGRESS COMPONENT WIDTH
STAIRWAYS: 36 INCHES (1011.2, Ex. 1)
DOORS: 32 INCHES (CLEAR WIDTH - 1010.1.1)
CORRIDOR: 36 INCHES (1020.1)
1008.2 - EGRESS ILLUMINATION
PROVIDE A MINIMUM OF 0.2 FOOTCANDLES FROM EXITS TO THE PUBLIC WAY
1008.3 - EMERGENCY EGRESS ILLUMINATION
PROVIDE BATTERY BACKUP FOR EMERGENCY EGRESS ILLUMINATION AT CORRIDORS AND EXIT ACCESS STAIRWAYS
1017.2 - EXIT ACCESS TRAVEL DISTANCE: MAXIMUM 250 FEET
1019.3 - EXIT ACCESS STAIRWAYS
EXIT ACCESS STAIRWAYS ARE NOT REQUIRED TO BE ENCLOSED WHEN ATMOSPHERICALLY COMMUNICATING WITH ONLY 2 STORIES
1030.1 - EMERGENCY ESCAPE AND RESCUE OPENINGS
NOT REQUIRED PER EXCEPTION 5

CH. 12 - INTERIOR ENVIRONMENT
1206.1 - SOUND TRANSMISSION
WALLS SEPARATING DWELLING UNITS SHALL HAVE A MINIMUM STC RATING OF 50
FLOORS SEPARATING DWELLING UNITS SHALL HAVE A MINIMUM STC RATING OF 50 AND A MINIMUM IIC RATING OF 50

ACCESSIBILITY CODE ANALYSIS

TYPE A AND TYPE B UNITS
1104.1 - ACCESSIBLE ROUTE REQUIRED FROM ACCESSIBLE PARKING AND THE PUBLIC WAY TO THE BUILDING ENTRANCE
1104.3 - ACCESSIBLE ROUTE TO UPPER LEVEL PROVIDED BY EXISTING ELEVATOR
1107.6.2 - NUMBER OF TYPE A UNITS REQUIRED: 1
ALL OTHER DWELLING UNITS TO BE TYPE B
1107.7 - TYPE A AND TYPE B REDUCTIONS
BUILDINGS WITHOUT ELEVATOR SERVICE, AT LEAST ONE STORY SHALL HAVE TYPE B UNITS, OTHER STORIES ARE NOT REQUIRED TO HAVE TYPE B UNITS IF THE UNDISTURBED GRADE BETWEEN THE SITE ARRIVAL POINTS TO THE ENTRANCE SERVING THE FLOOR IS GREATER THAN 10 PERCENT

TYPE A DWELLING UNITS
1003.3.2 - TURNING SPACE IS REQUIRED IN ALL HABITABLE ROOMS
1003.5 - DOORS INTENDED FOR USER PASSAGE TO PROVIDE REQUIRED MANEUVERING CLEARANCE AND A MINIMUM CLEAR WIDTH OF 32 INCHES
1003.9 - OPERABLE PARTS TO BE WITHIN THE REQUIRED REACH RANGE
1003.11.1 - GRAB BAR REINFORCEMENT REQUIRED AT ALL TOILET AND BATHTUB/SHOWER WALLS
1003.11.2.4 - WATER CLOSET CLEARANCE
A LAVATORY MOUNTED MAXIMUM 34" ABOVE THE FLOOR AND 24" IN DEPTH SHALL BE PERMITTED IN THE REQUIRED WATER CLOSET CLEARANCE PROVIDED IT IS A MINIMUM 18" FROM THE CENTERLINE OF THE WATER CLOSET, THE TOP OF THE SEAT SHALL BE MOUNTED BETWEEN 15" AND 19" FROM THE FLOOR AND THE FLUSH CONTROLS SHALL BE ON THE OPEN SIDE.
1003.11.2.5.1 - BATHTUB SHALL COMPLY WITH 607
607.6 - PROVIDE A HAND SHOWER WITH A HOSE 59" MINIMUM IN LENGTH THAT ALLOWS FIXED AND HAND SHOWER USE
1003.12.3 - WORK SURFACE - A WORK SURFACE A MAXIMUM 34" IN HEIGHT AND MINIMUM 30" IN DEPTH SHALL BE PROVIDED IN THE KITCHEN. ONE IN PROVIDED ADJACENT TO THE RANGE WITH REMOVABLE BASE CABINET WITH FINISHES BEHIND.
1003.12.4 - KITCHEN SINK - SHALL BE MOUNTED MAXIMUM 34" ABOVE THE FLOOR. A REMOVABLE BASE CABINET IS PROVIDED WITH FINISHES BEHIND.
1003.12.5.4.4 - COOKTOP CONTROLS SHALL BE SO AS NOT TO REACH ACROSS BURNERS

TYPE B DWELLING UNITS
1004.5 - DOORS - THE UNIT ENTRY DOORS SHALL PROVIDE 32" CLEAR WIDTH, OTHER UNIT DOORS INTENDED FOR USER PASSAGE SHALL PROVIDE A MINIMUM OF 31.75" CLEAR WIDTH
1004.9 - CONTROLS SHALL BE WITHIN ALLOWABLE REACH RANGES
1004.11.1 - PROVIDE REINFORCEMENT IN WALL FOR FUTURE GRAB BARS IN BATHROOM
1004.11.3.2 - AT LEAST ONE BATHROOM SHALL COMPLY WITH OPTION B WITH A LAVATORY MOUNTED AT 34" MAXIMUM ABOVE THE FLOOR WITH A REMOVABLE BASE CABINET THAT HAS FINISHES BEHIND

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101 14th STREET NW, AUSTIN, MN 55912

9 APRIL 2025
DATE

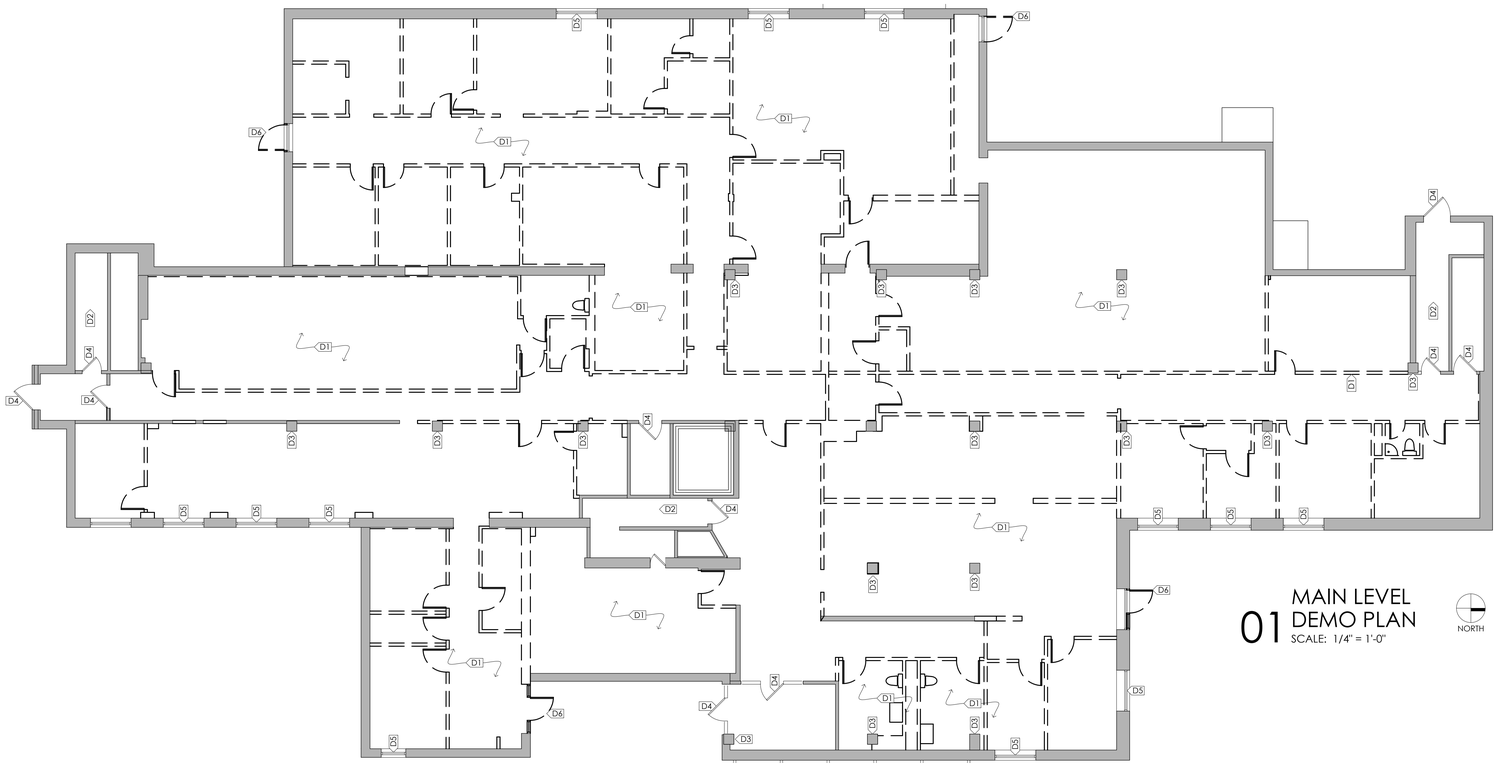
PJA
DRAWN BY

2024-031
PROJECT NUMBER

SHEET TITLE
CODE SUMMARY, UNIT TYPE AND EXITING PLAN

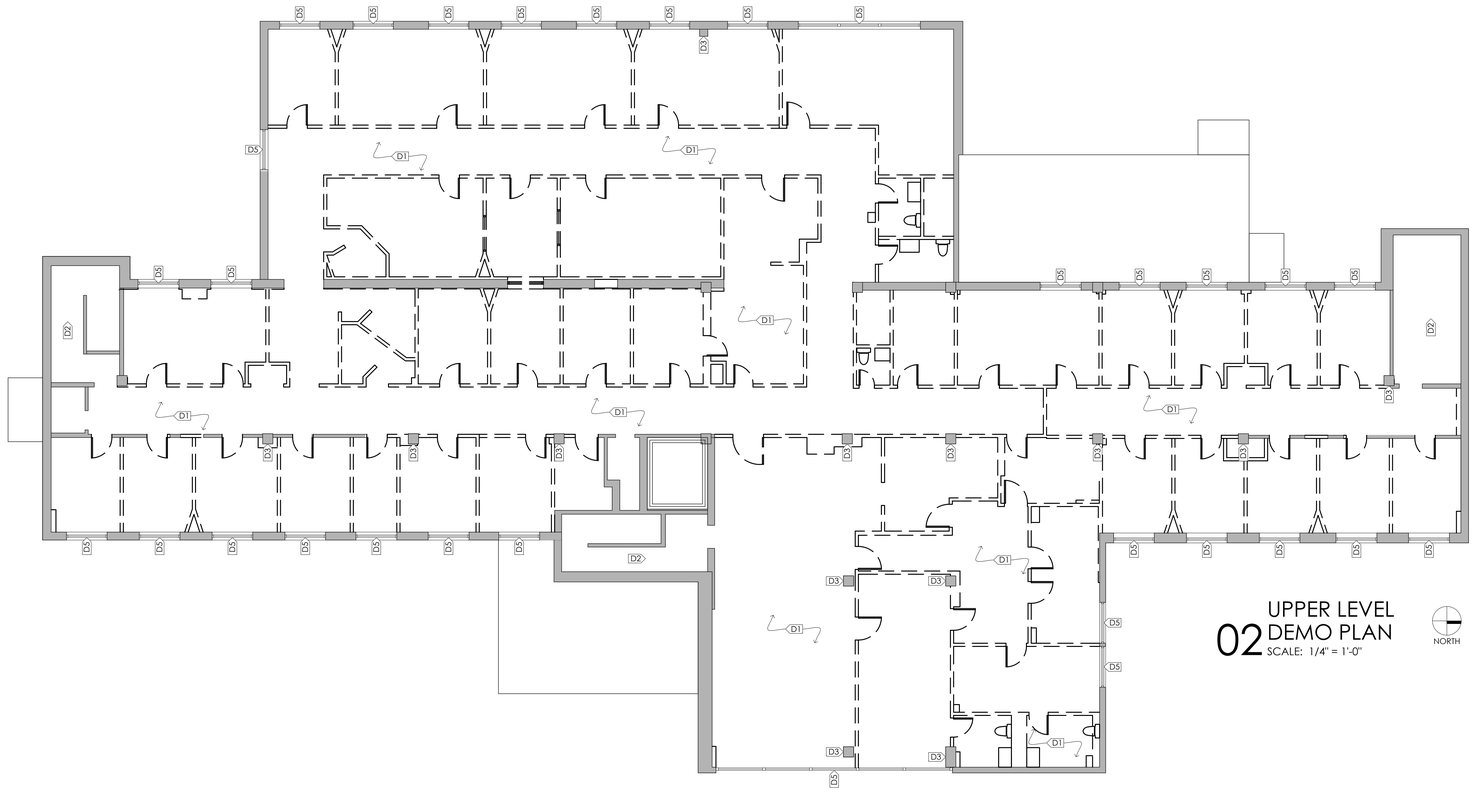
SHEET
A002

Printed: 4/10/2025 5:35 AM



01 MAIN LEVEL DEMO PLAN
SCALE: 1/4" = 1'-0"

NORTH



02 UPPER LEVEL DEMO PLAN
SCALE: 1/4" = 1'-0"

NORTH

DEMOLITION PLAN KEYED NOTES <D#>

D1. REMOVE ALL ITEMS IN THIS AREA THAT ARE SHOWN AS DASHED INCLUDING DOORS, WALLS, PLUMBING FIXTURES, FLOORING AND CEILING TILE/GRID. VERIFY SALVAGE OF ITEMS WITH OWNER. SHADED WALLS ARE EXISTING TO REMAIN.

D2. EXISTING STAIRWAY TO REMAIN.

D3. EXISTING COLUMN TO REMAIN.

D4. EXISTING DOOR TO REMAIN.

D5. EXISTING WINDOW TO REMAIN.

D6. REMOVE EXTERIOR DOOR. VERIFY SALVAGE WITH OWNER.

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SHEET TITLE
MAIN AND UPPER LEVEL DEMO PLANS

SHEET
A101

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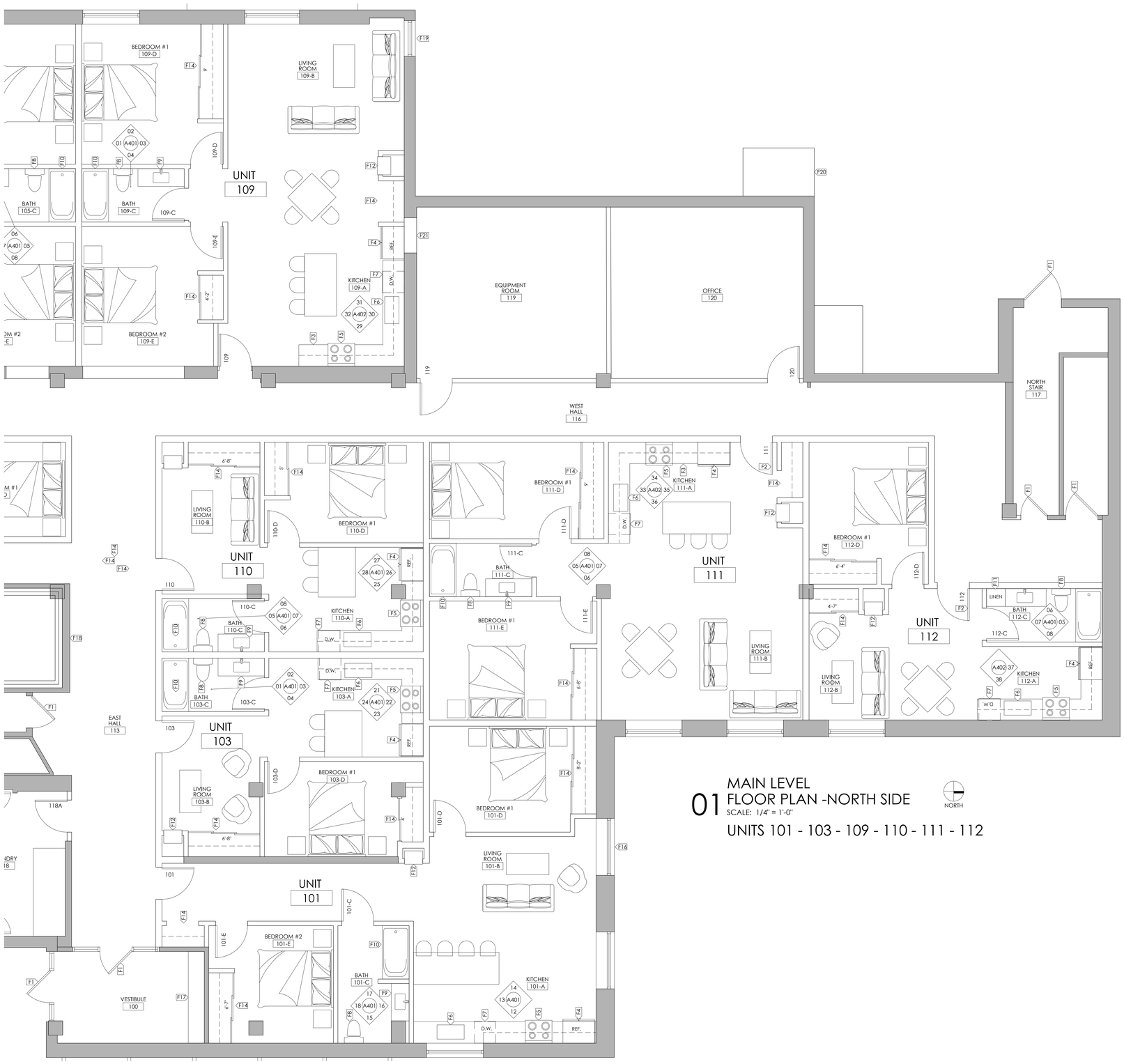

01 MAIN LEVEL
FLOOR PLAN -NORTH SIDE
SCALE: 1/4" = 1'-0"
UNITS 101 - 103 - 109 - 110 - 111 - 112

NORTH

ROOM FINISH SCHEDULE - MAIN LEVEL - NORTH SIDE

ROOM NO.	ROOM NAME	FLOOR		WALLS	CEILING	NOTES
		MATERIAL	BASE	FINISH	FINISH	
100	VESTIBULE	WALK-OFF CARPET	VINYL BASE	PAINT	A.C.T.	--
113	EAST HALL	CARPET TILE	VINYL BASE	PAINT	A.C.T.	--
116	WEST HALL	CARPET TILE	VINYL BASE	PAINT	A.C.T.	--
117	NORTH STAIR	EXISTING	EXISTING	PAINT	PAINT	--
119	EQUIPMENT ROOM	CONCRETE	VINYL BASE	PAINT	EXISTING	--
120	OFFICE	CONCRETE	VINYL BASE	PAINT	EXISTING	--
TYPICAL ROOMS IN UNITS 101-103-109-110-111-112						
XXX-A	KITCHEN	LVT	VINYL BASE	PAINT	A.C.T.	TEXTURED PAINT FINISH
XXX-B	LIVING ROOM	LVT	VINYL BASE	PAINT	A.C.T.	TEXTURED PAINT FINISH
XXX-C	BATHROOM	CERAMIC TILE	CERAMIC TILE	CERAMIC TILE/PAINT	A.C.T.	TEXTURED PAINT FINISH
XXX-D	BEDROOM #1	CARPET TILE	VINYL BASE	PAINT	A.C.T.	TEXTURED PAINT FINISH
XXX-E	BEDROOM #2	CARPET TILE	VINYL BASE	PAINT	A.C.T.	TEXTURED PAINT FINISH

DOOR SCHEDULE MAIN LEVEL - NORTH SIDE

DOOR NO.	ROOM NAME	DOOR			FRAME	NOTES
		WIDTH	HEIGHT	MATERIAL	MATERIAL	
COMMON AREA DOORS						
119	EQUIPMENT ROOM	3'-0"	6'-8"	WOOD	H.M.	CLOSER, PANIC HARDWARE
120	OFFICE	3'-0"	6'-8"	WOOD	H.M.	LEVER HANDLE, CLOSER, OFFICE LOCKSET
ENTRY DOORS TO APARTMENT UNITS						
101	UNIT 101	3'-0"	6'-8"	WOOD	H.M.	LEVER HANDLE, CLOSER, ENTRY LOCKSET, 20 MIN. RATED
103	UNIT 103	3'-0"	6'-8"	WOOD	H.M.	LEVER HANDLE, CLOSER, ENTRY LOCKSET, 20 MIN. RATED
109	UNIT 109	3'-0"	6'-8"	WOOD	H.M.	LEVER HANDLE, CLOSER, ENTRY LOCKSET, 20 MIN. RATED
110	UNIT 110	3'-0"	6'-8"	WOOD	H.M.	LEVER HANDLE, CLOSER, ENTRY LOCKSET, 20 MIN. RATED
111	UNIT 111	3'-0"	6'-8"	WOOD	H.M.	LEVER HANDLE, CLOSER, ENTRY LOCKSET, 20 MIN. RATED
112	UNIT 112	3'-0"	6'-8"	WOOD	H.M.	LEVER HANDLE, CLOSER, ENTRY LOCKSET, 20 MIN. RATED
TYPICAL DOORS IN APARTMENT UNITS						
XXX-C	BATHROOM	3'-0"	6'-8"	WOOD	PRE-HUNG	LEVER HANDLE, PRIVACY LOCKSET
XXX-D	BEDROOM #1	3'-0"	6'-8"	WOOD	PRE-HUNG	LEVER HANDLE, PRIVACY LOCKSET
XXX-E	BEDROOM #2	3'-0"	6'-8"	WOOD	PRE-HUNG	LEVER HANDLE, PRIVACY LOCKSET

FLOOR PLAN KEYED NOTES (F#)

F1. EXISTING DOOR TO REMAIN.

F2. NEW UNIT ENTRY DOOR TO BE 20 MIN. FIRE RATED WITH CLOSER & LEVER HANDLE (ENTRY LOCKSET). SEE DOOR SCHEDULE FOR MORE INFORMATION.

F3. TYPICAL KITCHEN BASE CABINETS & UPPERS WITH PLAN COUNTERTOPS.

F4. REFRIGERATOR.

F5. STOVE.

F6. SINK.

F7. DISHWASHER.

F8. TOILET.

F9. VANITY.

F10. TUB/SHOWER UNIT.

F11. LINEN.

F12. AIR HANDLING UNIT - SEE MECHANICAL DRAWINGS.

F13. FURNITURE BY TENANT.

F14. BYPASS SLIDING CLOSET DOORS. SEE PLAN FOR WIDTH, HEIGHT TO BE 80".

F15. PROVIDE BLOCKING FOR GRAB BARS. SEE ELEVATION SHEETS.

F16. FILL IN EXISTING OPENING WITH NEW FIXED GLASS WINDOW WITH 1" INSULATED TEMPERED GLASS.

F17. NEW MAILBOX UNIT.

F18. EXISTING ELEVATOR TO REMAIN.

F19. FILL IN EXISTING OPENING WITH BRICK TO MATCH EXISTING.

F20. REMOVE VENT, FILL IN WALL WITH BRICK TO MATCH EXISTING, FILL IN PIT UP TO BE FLUSH WITH ADJACENT PAVING.

F21. FILL IN OPENING WITH CONSTRUCTION TO MATCH EXISTING.

F22. PLAN COUNTERTOP.

F23. WASHING MACHINE (5 TOTAL). SEE PLUMBING PLANS.

F24. DRYER (5 TOTAL). SEE ELECTRICAL PLANS.

DASHED WALLS TO BE 1 HR FIRE RATED AND 51 STC USING DESIGN NO. UL U419 (SEE SHEET A002)

INTERIOR WALL NOTES

ALL INTERIOR WALLS WITHIN UNTS TO BE 20 GAUGE 3 5/8" METAL STUDS @ 16" O.C. W/ 5/8" GYP. BD. EACH SIDE. STUDS FULL HEIGHT TO STRUCTURE, GYP. BD. UP TO 9'-0" A.F.F.

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NUMBER DATE

REVISIONS

WESCOTT APARTMENTS
101 14th STREET NW, AUSTIN, MN 55912

9 APRIL 2025
DATE

PJA / FSR / EB
DRAWN BY

2024-031
PROJECT NUMBER

SHEET TITLE
MAIN LEVEL FLOOR PLAN - NORTH SIDE

SHEET
A201

Printed: 4/10/2025 5:35 AM

01 MAIN LEVEL
FLOOR PLAN -SOUTH SIDE
SCALE: 1/4" = 1'-0"

UNITS 102 - 104 -105 - 106 - 107 - 108

ROOM FINISH SCHEDULE - MAIN LEVEL - SOUTH SIDE

ROOM NO.	ROOM NAME	FLOOR		WALLS	CEILING	NOTES
		MATERIAL	BASE	FINISH	FINISH	
100	VESTIBULE	WALK-OFF CARPET	VINYL BASE	PAINT	A.C.T.	--
113	EAST HALL	CARPET TILE	VINYL BASE	PAINT	A.C.T.	--
114	EAST STAIR	EXISTING	EXISTING	PAINT	PAINT	--
115	SOUTH STAIR	EXISTING	EXISTING	PAINT	PAINT	--
116	WEST HALL	CARPET TILE	VINYL BASE	PAINT	A.C.T.	--
118	LAUNDRY	LVT	VINYL BASE	PAINT	A.C.T.	--
121	SOUTH VESTIBULE	EXISTING	EXISTING	PAINT	PAINT	--
122	MECHANICAL	EXISTING	EXISTING	EXISTING	EXISTING	--
TYPICAL ROOMS IN UNITS 102-104-105-106-107-108						
XXX-A	KITCHEN	LVT	VINYL BASE	PAINT	A.C.T.	TEXTURED PAINT FINISH
XXX-B	LIVING ROOM	LVT	VINYL BASE	PAINT	A.C.T.	TEXTURED PAINT FINISH
XXX-C	BATHROOM	CERAMIC TILE	CERAMIC TILE	CERAMIC TILE/PAINT	A.C.T.	TEXTURED PAINT FINISH
XXX-D	BEDROOM #1	CARPET TILE	VINYL BASE	PAINT	A.C.T.	TEXTURED PAINT FINISH
XXX-E	BEDROOM #2	CARPET TILE	VINYL BASE	PAINT	A.C.T.	TEXTURED PAINT FINISH

DOOR SCHEDULE MAIN LEVEL - SOUTH SIDE

DOOR NO.	ROOM NAME	DOOR			FRAME	NOTES
		WIDTH	HEIGHT	MATERIAL	MATERIAL	
COMMON AREA DOORS						
118A	LAUNDRY	3'-0"	6'-8"	WOOD	H.M.	LEVER HANDLE, CLOSER, PASSAGE LOCKSET
118B	LAUNDRY	2'-0"	6'-8"	WOOD	H.M.	LEVER HANDLE, STORAGE LOCKSET
118C	LAUNDRY	2'-0"	6'-8"	WOOD	H.M.	LEVER HANDLE, STORAGE LOCKSET
ENTRY DOORS TO APARTMENT UNITS						
102	UNIT 102	3'-0"	6'-8"	WOOD	H.M.	LEVER HANDLE, CLOSER, ENTRY LOCKSET, 20 MIN. RATED
104	UNIT 104	3'-0"	6'-8"	WOOD	H.M.	LEVER HANDLE, CLOSER, ENTRY LOCKSET, 20 MIN. RATED
105	UNIT 105	3'-0"	6'-8"	WOOD	H.M.	LEVER HANDLE, CLOSER, ENTRY LOCKSET, 20 MIN. RATED
106	UNIT 106	3'-0"	6'-8"	WOOD	H.M.	LEVER HANDLE, CLOSER, ENTRY LOCKSET, 20 MIN. RATED
107	UNIT 107	3'-0"	6'-8"	WOOD	H.M.	LEVER HANDLE, CLOSER, ENTRY LOCKSET, 20 MIN. RATED
108	UNIT 108	3'-0"	6'-8"	WOOD	H.M.	LEVER HANDLE, CLOSER, ENTRY LOCKSET, 20 MIN. RATED
TYPICAL DOORS IN APARTMENT UNITS						
XXX-C	BATHROOM	3'-0"	6'-8"	WOOD	PRE-HUNG	LEVER HANDLE, PRIVACY LOCKSET
XXX-D	BEDROOM #1	3'-0"	6'-8"	WOOD	PRE-HUNG	LEVER HANDLE, PRIVACY LOCKSET
XXX-E	BEDROOM #2	3'-0"	6'-8"	WOOD	PRE-HUNG	LEVER HANDLE, PRIVACY LOCKSET

FLOOR PLAN KEYED NOTES

F1. EXISTING DOOR TO REMAIN.

F2. NEW UNIT ENTRY DOOR TO BE 20 MIN. FIRE RATED WITH CLOSER & LEVER HANDLE (ENTRY LOCKSET). SEE DOOR SCHEDULE FOR MORE INFORMATION.

F3. TYPICAL KITCHEN BASE CABINETS & UPPERS WITH PLAN COUNTERTOPS.

F4. REFRIGERATOR.

F5. STOVE.

F6. SINK.

F7. DISHWASHER.

F8. TOILET.

F9. VANITY.

F10. TUB/SHOWER UNIT.

F11. LINEN.

F12. AIR HANDLING UNIT - SEE MECHANICAL DRAWINGS.

F13. FURNITURE BY TENANT.

F14. BYPASS SLIDING CLOSET DOORS. SEE PLAN FOR WIDTH, HEIGHT TO BE 80".

F15. PROVIDE BLOCKING FOR GRAB BARS. SEE ELEVATION SHEETS.

F16. FILL IN EXISTING OPENING WITH NEW FIXED GLASS WINDOW WITH 1" INSULATED TEMPERED GLASS.

F17. NEW MAILBOX UNIT.

F18. EXISTING ELEVATOR TO REMAIN.

F19. FILL IN EXISTING OPENING WITH BRICK TO MATCH EXISTING.

F20. REMOVE VENT, FILL IN WALL WITH BRICK TO MATCH EXISTING, FILL IN PIT UP TO BE FLUSH WITH ADJACENT PAVING.

F21. FILL IN OPENING WITH CONSTRUCTION TO MATCH EXISTING.

F22. PLAN COUNTERTOP.

F23. WASHING MACHINE (5 TOTAL). SEE PLUMBING PLANS.

F24. DRYER (5 TOTAL). SEE ELECTRICAL PLANS.

DASHED WALLS TO BE 1 HR FIRE RATED AND 51 STC USING DESIGN NO. UL U419 (SEE SHEET A002)

INTERIOR WALL NOTES

ALL INTERIOR WALLS WITHIN UNTS TO BE 20 GAUGE 3 5/8" METAL STUDS @ 16" O.C. W/ 5/8" GYP. BD. EACH SIDE. STUDS FULL HEIGHT TO STRUCTURE, GYP. BD. UP TO 9'-0" A.F.F.

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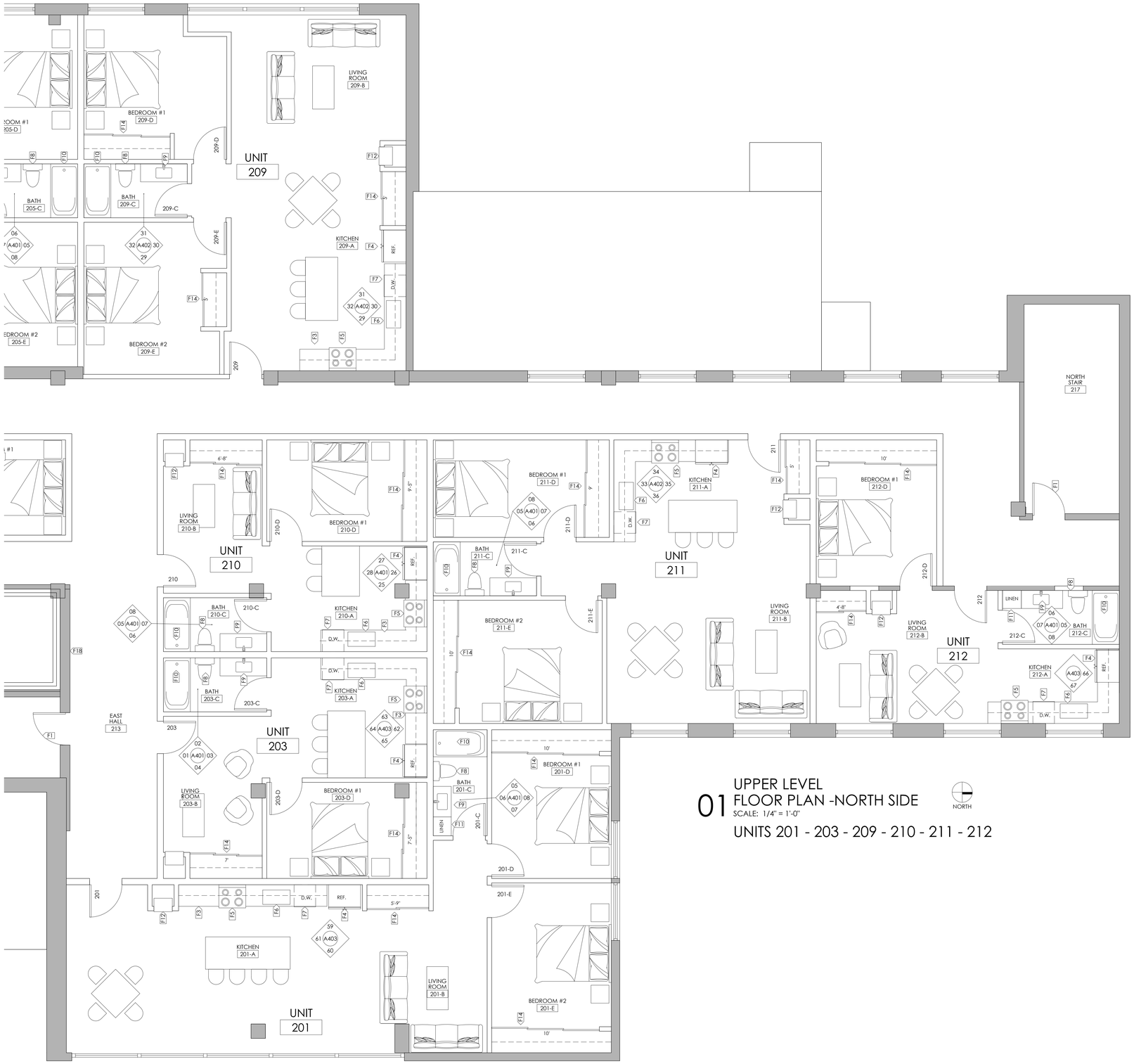
SHEET TITLE
MAIN LEVEL FLOOR PLAN - SOUTH SIDE

SHEET
A202

Printed: 4/10/2025 5:36 AM



01 UPPER LEVEL FLOOR PLAN -NORTH SIDE
SCALE: 1/4" = 1'-0"
UNITS 201 - 203 - 209 - 210 - 211 - 212

NORTH

ROOM FINISH SCHEDULE - UPPER LEVEL - NORTH SIDE

ROOM NO.	ROOM NAME	FLOOR		WALLS	CEILING	NOTES
		MATERIAL	BASE	FINISH	FINISH	
213	EAST HALL	CARPET TILE	VINYL BASE	PAINT	A.C.T.	--
216	WEST HALL	CARPET TILE	VINYL BASE	PAINT	A.C.T.	--
217	NORTH STAIR	EXISTING	EXISTING	PAINT	PAINT	--
TYPICAL ROOMS IN UNITS 201-203-209-210-211-212						
XXX-A	KITCHEN	LVT	VINYL BASE	PAINT	A.C.T.	TEXTURED PAINT FINISH
XXX-B	LIVING ROOM	LVT	VINYL BASE	PAINT	A.C.T.	TEXTURED PAINT FINISH
XXX-C	BATHROOM	CERAMIC TILE	CERAMIC TILE	CERAMIC TILE/PAINT	A.C.T.	TEXTURED PAINT FINISH
XXX-D	BEDROOM #1	CARPET TILE	VINYL BASE	PAINT	A.C.T.	TEXTURED PAINT FINISH
XXX-E	BEDROOM #2	CARPET TILE	VINYL BASE	PAINT	A.C.T.	TEXTURED PAINT FINISH

DOOR SCHEDULE UPPER LEVEL - NORTH SIDE

DOOR NO.	ROOM NAME	DOOR			FRAME	NOTES
		WIDTH	HEIGHT	MATERIAL	MATERIAL	
ENTRY DOORS TO APARTMENT UNITS						
201	UNIT 201	3'-0"	6'-8"	WOOD	H.M.	LEVER HANDLE, CLOSER, ENTRY LOCKSET, 20 MIN. RATED
203	UNIT 203	3'-0"	6'-8"	WOOD	H.M.	LEVER HANDLE, CLOSER, ENTRY LOCKSET, 20 MIN. RATED
209	UNIT 209	3'-0"	6'-8"	WOOD	H.M.	LEVER HANDLE, CLOSER, ENTRY LOCKSET, 20 MIN. RATED
210	UNIT 210	3'-0"	6'-8"	WOOD	H.M.	LEVER HANDLE, CLOSER, ENTRY LOCKSET, 20 MIN. RATED
211	UNIT 211	3'-0"	6'-8"	WOOD	H.M.	LEVER HANDLE, CLOSER, ENTRY LOCKSET, 20 MIN. RATED
212	UNIT 212	3'-0"	6'-8"	WOOD	H.M.	LEVER HANDLE, CLOSER, ENTRY LOCKSET, 20 MIN. RATED
TYPICAL DOORS IN APARTMENT UNITS						
XXX-C	BATHROOM	3'-0"	6'-8"	WOOD	PRE-HUNG	LEVER HANDLE, PRIVACY LOCKSET
XXX-D	BEDROOM #1	3'-0"	6'-8"	WOOD	PRE-HUNG	LEVER HANDLE, PRIVACY LOCKSET
XXX-E	BEDROOM #2	3'-0"	6'-8"	WOOD	PRE-HUNG	LEVER HANDLE, PRIVACY LOCKSET

FLOOR PLAN KEYED NOTES (F#)

F1. EXISTING DOOR TO REMAIN.

F2. NEW UNIT ENTRY DOOR TO BE 20 MIN. FIRE RATED WITH CLOSER & LEVER HANDLE (ENTRY LOCKSET). SEE DOOR SCHEDULE FOR MORE INFORMATION.

F3. TYPICAL KITCHEN BASE CABINETS & UPPERS WITH PLAN COUNTERTOPS.

F4. REFRIGERATOR.

F5. STOVE.

F6. SINK.

F7. DISHWASHER.

F8. TOILET.

F9. VANITY.

F10. TUB/SHOWER UNIT.

F11. LINEN.

F12. AIR HANDLING UNIT - SEE MECHANICAL DRAWINGS.

F13. FURNITURE BY TENANT.

F14. BYPASS SLIDING CLOSET DOORS. SEE PLAN FOR WIDTH, HEIGHT TO BE 80".

F15. PROVIDE BLOCKING FOR GRAB BARS. SEE ELEVATION SHEETS.

F16. FILL IN EXISTING OPENING WITH NEW FIXED GLASS WINDOW WITH 1" INSULATED TEMPERED GLASS.

F17. NEW MAILBOX UNIT.

F18. EXISTING ELEVATOR TO REMAIN.

F19. FILL IN EXISTING OPENING WITH BRICK TO MATCH EXISTING.

F20. REMOVE VENT, FILL IN WALL WITH BRICK TO MATCH EXISTING, FILL IN PIT UP TO BE FLUSH WITH ADJACENT PAVING.

F21. FILL IN OPENING WITH CONSTRUCTION TO MATCH EXISTING.

F22. PLAN COUNTERTOP.

F23. WASHING MACHINE (5 TOTAL). SEE PLUMBING PLANS.

F24. DRYER (5 TOTAL). SEE ELECTRICAL PLANS.

DASHED WALLS TO BE 1 HR FIRE RATED AND 51 STC USING DESIGN NO. UL U419 (SEE SHEET A002)

INTERIOR WALL NOTES

ALL INTERIOR WALLS WITHIN UNTS TO BE 20 GAUGE 3 5/8" METAL STUDS @ 16" O.C. W/ 5/8" GYP. BD. EACH SIDE. STUDS FULL HEIGHT TO STRUCTURE, GYP. BD. UP TO 9'-0" A.F.F.

ARMON ARCHITECTURE inc.
Commercial ● Residential ● Code Consulting
11 FOURTH STREET SW Rochester, MN 55902
Phone: 507.289.6063

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SIGNATURE
PAUL ARMON
PRINTED NAME
40080 4-9-2025
NUMBER DATE

REVISIONS

WESCOTT APARTMENTS
101 14th STREET NW, AUSTIN, MN 55912

9 APRIL 2025
DATE

PJA / FSR / EB
DRAWN BY

2024-031
PROJECT NUMBER

SHEET TITLE
UPPER LEVEL FLOOR PLAN - NORTH SIDE

SHEET
A203

Printed: 4/10/2025 5:36 AM

01 UPPER LEVEL FLOOR PLAN -SOUTH SIDE
SCALE: 1/4" = 1'-0"
UNITS 204 - 205 - 206 - 207 - 208

NORTH

ROOM FINISH SCHEDULE - UPPER LEVEL - SOUTH SIDE

ROOM NO.	ROOM NAME	FLOOR		WALLS	CEILING	NOTES
		MATERIAL	BASE	FINISH	FINISH	
213	EAST HALL	CARPET TILE	VINYL BASE	PAINT	A.C.T.	--
214	EAST STAIR	EXISTING	EXISTING	PAINT	PAINT	--
215	SOUTH STAIR	EXISTING	EXISTING	PAINT	PAINT	--
216	WEST HALL	CARPET TILE	VINYL BASE	PAINT	A.C.T.	--
218	CLOSET	CARPET TILE	VINYL BASE	PAINT	PAINT	--
219	MECHANICAL	EXISTING	EXISTING	EXISTING	EXISTING	--
TYPICAL ROOMS IN UNITS 204-205-206-207-208						
XXX-A	KITCHEN	LVT	VINYL BASE	PAINT	A.C.T.	TEXTURED PAINT FINISH
XXX-B	LIVING ROOM	LVT	VINYL BASE	PAINT	A.C.T.	TEXTURED PAINT FINISH
XXX-C	BATHROOM	CERAMIC TILE	CERAMIC TILE	CERAMIC TILE/PAINT	A.C.T.	TEXTURED PAINT FINISH
XXX-D	BEDROOM #1	CARPET TILE	VINYL BASE	PAINT	A.C.T.	TEXTURED PAINT FINISH
XXX-E	BEDROOM #2	CARPET TILE	VINYL BASE	PAINT	A.C.T.	TEXTURED PAINT FINISH

DOOR SCHEDULE UPPER LEVEL - SOUTH SIDE

DOOR NO.	ROOM NAME	DOOR			FRAME	NOTES
		WIDTH	HEIGHT	MATERIAL	MATERIAL	
ENTRY DOORS TO APARTMENT UNITS						
204	UNIT 204	3'-0"	6'-8"	WOOD	H.M.	LEVER HANDLE, CLOSER, ENTRY LOCKSET, 20 MIN. RATED
205	UNIT 205	3'-0"	6'-8"	WOOD	H.M.	LEVER HANDLE, CLOSER, ENTRY LOCKSET, 20 MIN. RATED
206	UNIT 206	3'-0"	6'-8"	WOOD	H.M.	LEVER HANDLE, CLOSER, ENTRY LOCKSET, 20 MIN. RATED
207	UNIT 207	3'-0"	6'-8"	WOOD	H.M.	LEVER HANDLE, CLOSER, ENTRY LOCKSET, 20 MIN. RATED
208	UNIT 208	3'-0"	6'-8"	WOOD	H.M.	LEVER HANDLE, CLOSER, ENTRY LOCKSET, 20 MIN. RATED
TYPICAL DOORS IN APARTMENT UNITS						
XXX-C	BATHROOM	3'-0"	6'-8"	WOOD	PRE-HUNG	LEVER HANDLE, PRIVACY LOCKSET
XXX-D	BEDROOM #1	3'-0"	6'-8"	WOOD	PRE-HUNG	LEVER HANDLE, PRIVACY LOCKSET
XXX-E	BEDROOM #2	3'-0"	6'-8"	WOOD	PRE-HUNG	LEVER HANDLE, PRIVACY LOCKSET

FLOOR PLAN KEYED NOTES (F#)

F1. EXISTING DOOR TO REMAIN.

F2. NEW UNIT ENTRY DOOR TO BE 20 MIN. FIRE RATED WITH CLOSER & LEVER HANDLE (ENTRY LOCKSET). SEE DOOR SCHEDULE FOR MORE INFORMATION.

F3. TYPICAL KITCHEN BASE CABINETS & UPPERS WITH PLAN COUNTERTOPS.

F4. REFRIGERATOR.

F5. STOVE.

F6. SINK.

F7. DISHWASHER.

F8. TOILET.

F9. VANITY.

F10. TUB/SHOWER UNIT.

F11. LINEN.

F12. AIR HANDLING UNIT - SEE MECHANICAL DRAWINGS.

F13. FURNITURE BY TENANT.

F14. BYPASS SLIDING CLOSET DOORS. SEE PLAN FOR WIDTH, HEIGHT TO BE 80".

F15. PROVIDE BLOCKING FOR GRAB BARS. SEE ELEVATION SHEETS.

F16. FILL IN EXISTING OPENING WITH NEW FIXED GLASS WINDOW WITH 1" INSULATED TEMPERED GLASS.

F17. NEW MAILBOX UNIT.

F18. EXISTING ELEVATOR TO REMAIN.

F19. FILL IN EXISTING OPENING WITH BRICK TO MATCH EXISTING.

F20. REMOVE VENT, FILL IN WALL WITH BRICK TO MATCH EXISTING, FILL IN PIT UP TO BE FLUSH WITH ADJACENT PAVING.

F21. FILL IN OPENING WITH CONSTRUCTION TO MATCH EXISTING.

F22. PLAN COUNTERTOP.

F23. WASHING MACHINE (5 TOTAL). SEE PLUMBING PLANS.

F24. DRYER (5 TOTAL). SEE ELECTRICAL PLANS.

DASHED WALLS TO BE 1 HR FIRE RATED AND 51 STC USING DESIGN NO. UL U419 (SEE SHEET A002)

INTERIOR WALL NOTES

ALL INTERIOR WALLS WITHIN UNTS TO BE 20 GAUGE 3 5/8" METAL STUDS @ 16" O.C. W/ 5/8" GYP. BD. EACH SIDE. STUDS FULL HEIGHT TO STRUCTURE, GYP. BD. UP TO 9'-0" A.F.F.

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9 APRIL 2025
DATE

PJA / FSR / EB
DRAWN BY

2024-031
PROJECT NUMBER

SHEET TITLE
UPPER LEVEL FLOOR PLAN - SOUTH SIDE

SHEET
A204

Printed: 4/10/2025 5:36 AM

01 MAIN LEVEL REFLECTED CEILING PLAN -NORTH SIDE
SCALE: 1/4" = 1'-0"

NORTH

REFLECTED CEILING PLAN KEY

- SQUARE DIFFUSER
- 2' X 2' LIGHT FIXTURE
- ROUND DIFFUSER
- BATHROOM VENT
- LINEAR LIGHT FIXTURE

CEILING WILL BE NEW 2'X2' A.C.T. IN ALL AREAS WITH GRID SHOWN, INCLUDING ALL CLOSETS IN APARTMENTS UNITS. THE CEILING HEIGHT WILL BE 9'-0" A.F.F. IN ALL APARTMENTS AND 8'-0" A.F.F. IN ALL OTHER AREAS, SEE MECHANICAL & ELECTRICAL SHEETS FOR MORE INFORMATION.

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9 APRIL 2025
DATE

DRAWN BY

2024-031
PROJECT NUMBER

SHEET TITLE
MAIN LEVEL REFLECTED CEILING PLAN - NORTH SIDE

SHEET
A301

Printed: 4/10/2025 5:36 AM

01 MAIN LEVEL REFLECTED CEILING PLAN -SOUTH SIDE
SCALE: 1/4" = 1'-0"

REFLECTED CEILING PLAN KEY

- SQUARE DIFFUSER
- 2' X 2' LIGHT FIXTURE
- ROUND DIFFUSER
- BATHROOM VENT
- LINEAR LIGHT FIXTURE

CEILING WILL BE NEW 2'X2' A.C.T. IN ALL AREAS WITH GRID SHOWN, INCLUDING ALL CLOSETS IN APARTMENTS UNITS. THE CEILING HEIGHT WILL BE 9'-0" A.F.F. IN ALL APARTMENTS AND 8'-0" A.F.F. IN ALL OTHER AREAS, SEE MECHANICAL & ELECTRICAL SHEETS FOR MORE INFORMATION.

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9 APRIL 2025
DATE

DRAWN BY

2024-031
PROJECT NUMBER

SHEET TITLE
MAIN LEVEL REFLECTED CEILING PLAN - SOUTH SIDE

SHEET
A302

Printed: 4/10/2025 5:36 AM

01 UPPER LEVEL REFLECTED CEILING PLAN -NORTH SIDE
SCALE: 1/4" = 1'-0"

NORTH

REFLECTED CEILING PLAN KEY

- SQUARE DIFFUSER
- 2' X 2' LIGHT FIXTURE
- ROUND DIFFUSER
- BATHROOM VENT
- LINEAR LIGHT FIXTURE

CEILING WILL BE NEW 2'X2' A.C.T. IN ALL AREAS WITH GRID SHOWN, INCLUDING ALL CLOSETS IN APARTMENTS UNITS. THE CEILING HEIGHT WILL BE 9'-0" A.F.F. IN ALL APARTMENTS AND 8'-0" A.F.F. IN ALL OTHER AREAS. SEE MECHANICAL & ELECTRICAL SHEETS FOR MORE INFORMATION.

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9 APRIL 2025
DATE

DRAWN BY

2024-031
PROJECT NUMBER

SHEET TITLE
UPPER LEVEL REFLECTED CEILING PLAN - NORTH SIDE

SHEET
A303

Printed: 4/10/2025 5:36 AM

01 UPPER LEVEL REFLECTED CEILING PLAN -SOUTH SIDE
SCALE: 1/4" = 1'-0"

NORTH

REFLECTED CEILING PLAN KEY

- SQUARE DIFFUSER
- 2' X 2' LIGHT FIXTURE
- ROUND DIFFUSER
- BATHROOM VENT
- LINEAR LIGHT FIXTURE

CEILING WILL BE NEW 2'X2' A.C.T. IN ALL AREAS WITH GRID SHOWN, INCLUDING ALL CLOSETS IN APARTMENTS UNITS. THE CEILING HEIGHT WILL BE 9'-0" A.F.F. IN ALL APARTMENTS AND 8'-0" A.F.F. IN ALL OTHER AREAS. SEE MECHANICAL & ELECTRICAL SHEETS FOR MORE INFORMATION.

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9 APRIL 2025
DATE

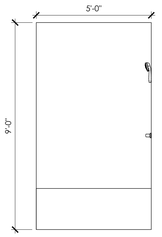
DRAWN BY

2024-031
PROJECT NUMBER

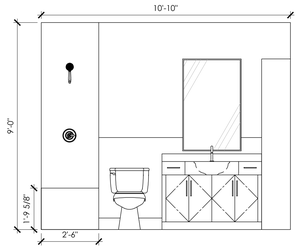
SHEET TITLE
UPPER LEVEL REFLECTED CEILING PLAN - SOUTH SIDE

SHEET
A304

Printed: 4/10/2025 5:36 AM



01 TYP. BATH ELEVATION
SCALE: 3/8" = 1'-0"



02 TYP. BATH ELEVATION
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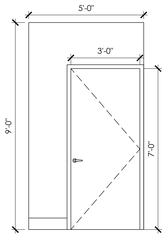

03 TYP. BATH ELEVATION
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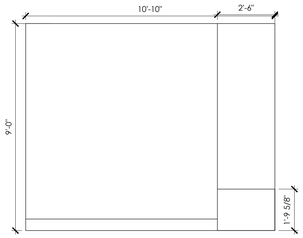

04 TYP. BATH ELEVATION
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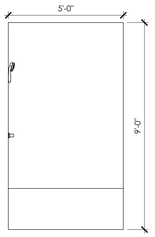

05 TYP. BATH ELEVATION
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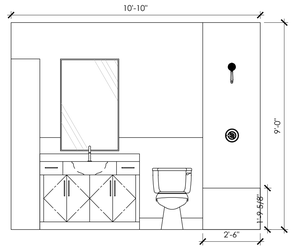

06 TYP. BATH ELEVATION
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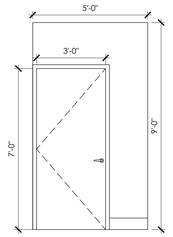

07 TYP. BATH ELEVATION
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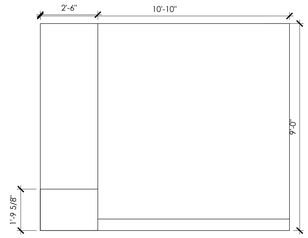

08 TYP. BATH ELEVATION
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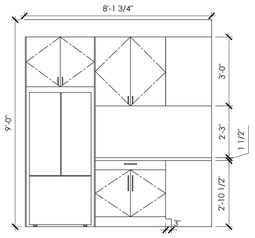
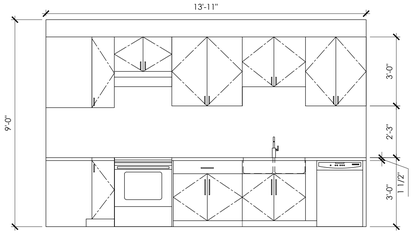


09 UNIT 102 KITCHEN ELEVATION
SCALE: 3/8" = 1'-0"



10 UNIT 102 KITCHEN ELEVATION
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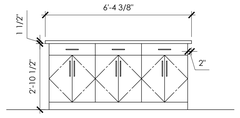

11 UNIT 102 KITCHEN ELEVATION
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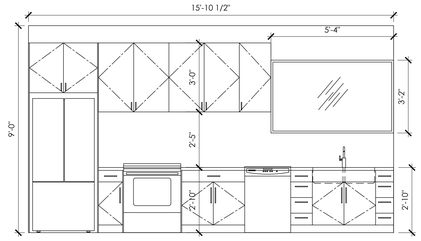
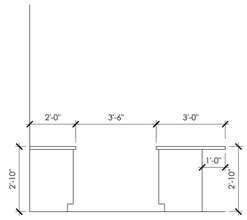
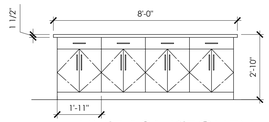


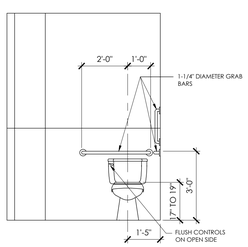
12 UNIT 101 KITCHEN ELEVATION
SCALE: 3/8" = 1'-0"



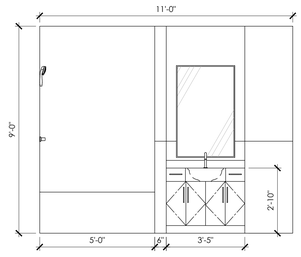
13 UNIT 101 KITCHEN ELEVATION
SCALE: 3/8" = 1'-0"



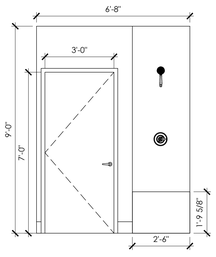
14 UNIT 101 KITCHEN ELEVATION
SCALE: 3/8" = 1'-0"



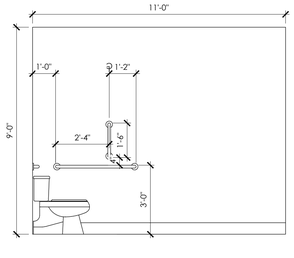
15 UNIT 101 BATH ELEVATION
SCALE: 3/8" = 1'-0"



16 UNIT 101 BATH ELEVATION
SCALE: 3/8" = 1'-0"



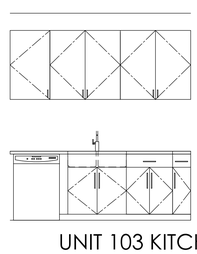
17 UNIT 101 BATH ELEVATION
SCALE: 3/8" = 1'-0"



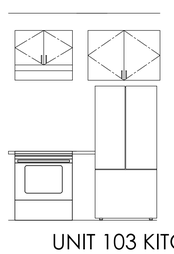
18 UNIT 101 BATH ELEVATION
SCALE: 3/8" = 1'-0"

19 NOT USED
SCALE: 3/8" = 1'-0"

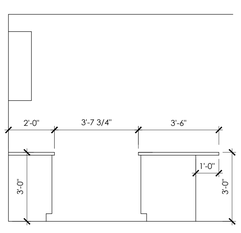
20 NOT USED
SCALE: 3/8" = 1'-0"



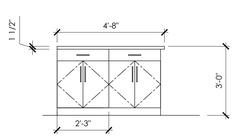
21 UNIT 103 KITCHEN ELEVATION
SCALE: 3/8" = 1'-0"



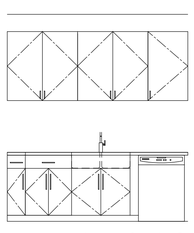
22 UNIT 103 KITCHEN ELEVATION
SCALE: 3/8" = 1'-0"



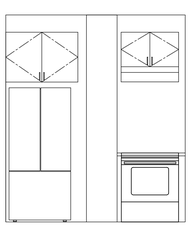
23 UNIT 103 KITCHEN ELEVATION
SCALE: 3/8" = 1'-0"



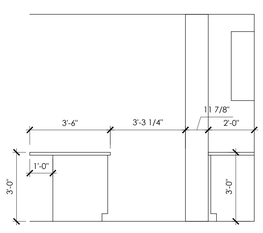
24 UNIT 103 KITCHEN ELEVATION
SCALE: 3/8" = 1'-0"



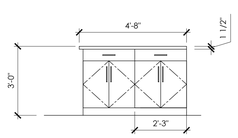
25 UNIT 110 KITCHEN ELEVATION
SCALE: 3/8" = 1'-0"



26 UNIT 110 KITCHEN ELEVATION
SCALE: 3/8" = 1'-0"



27 UNIT 110 KITCHEN ELEVATION
SCALE: 3/8" = 1'-0"



28 UNIT 110 KITCHEN ELEVATION
SCALE: 3/8" = 1'-0"

ARMON ARCHITECTURE inc.
Commercial ● Residential ● Code Consulting
11 FOURTH STREET SW Rochester, MN 55902
Phone: 507.289.6063

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

SIGNATURE
PAUL ARMON
PRINTED NAME
40080 4-9-2025
NUMBER DATE

WESCOTT APARTMENTS
101 14th STREET NW, AUSTIN, MN 55912

9 APRIL 2025
DATE

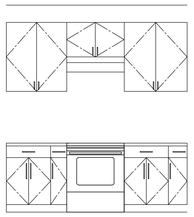
PJA
DRAWN BY

2024-031
PROJECT NUMBER

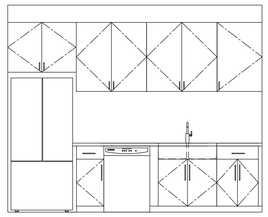
SHEET TITLE
INTERIOR ELEVATIONS

SHEET
A401

Plotted: 4/10/2025 5:36 AM



29 UNIT 109 KITCHEN ELEVATION
SCALE: 3/8" = 1'-0"



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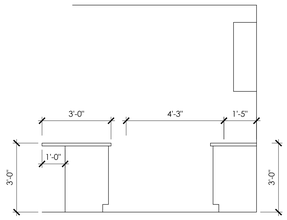
SCALE: 3/8" = 1'-0"



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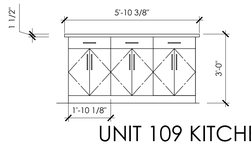

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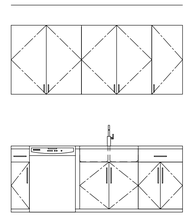
SCALE: 3/8" = 1'-0"



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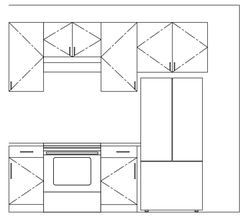

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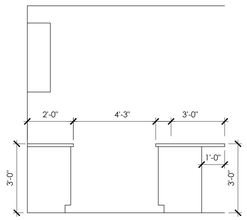

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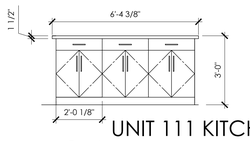
SCALE: 3/8" = 1'-0"



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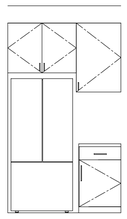

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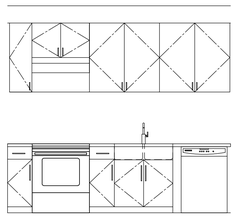

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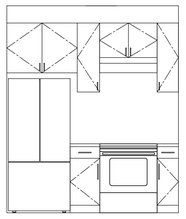

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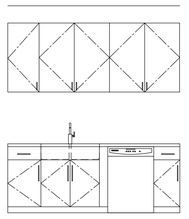

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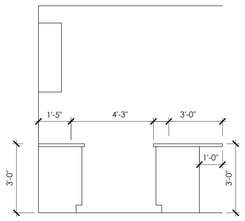

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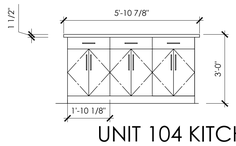

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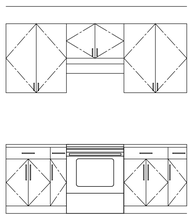

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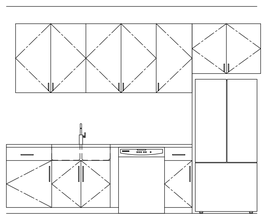

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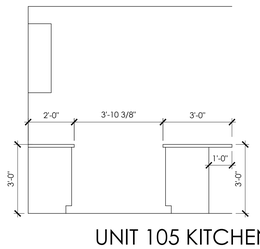

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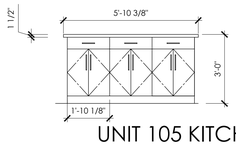

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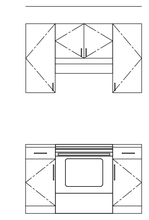

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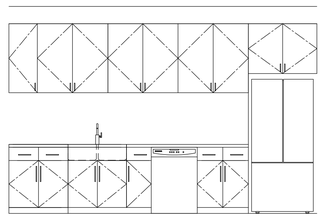

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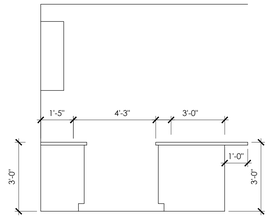

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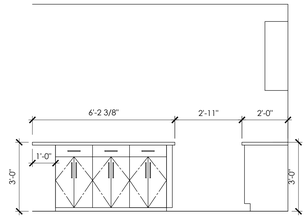

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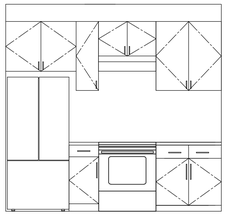

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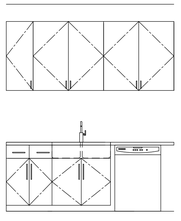

52 UNIT 107 KITCHEN ELEVATION
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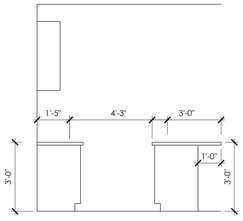

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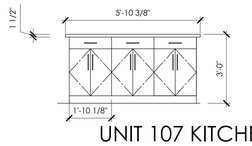

54 UNIT 107 KITCHEN ELEVATION
SCALE: 3/8" = 1'-0"

ARMON
ARCHITECTURE inc.
Commercial ● Residential ● Code Consulting
11 FOURTH STREET SW Rochester, MN 55902
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SIGNATURE

PAUL ARMON
PRINTED NAME

40080 4-9-2025
NUMBER DATE

WESCOTT APARTMENTS
101 14th STREET NW, AUSTIN, MN 55912

9 APRIL 2025
DATE

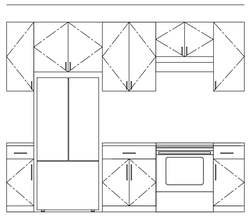
PJA
DRAWN BY

2024-031
PROJECT NUMBER

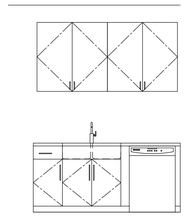
SHEET TITLE
INTERIOR ELEVATIONS

SHEET
A402

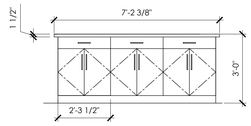
Plotted: 4/10/2025 5:38 AM



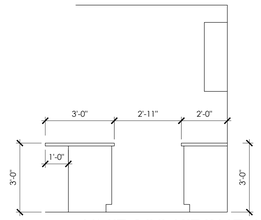
UNIT 108 KITCHEN
55 ELEVATION
SCALE: 3/8" = 1'-0"



UNIT 108 KITCHEN
56 ELEVATION
SCALE: 3/8" = 1'-0"



UNIT 108 KITCHEN
57 ELEVATION
SCALE: 3/8" = 1'-0"



UNIT 108 KITCHEN
58 ELEVATION
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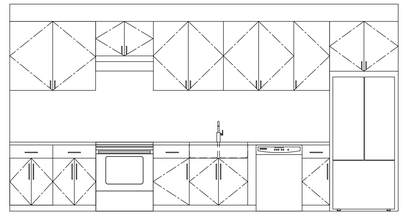

UNIT 201 KITCHEN
59 ELEVATION
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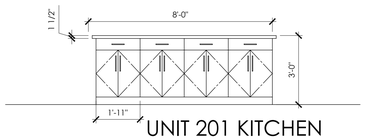

UNIT 201 KITCHEN
60 ELEVATION
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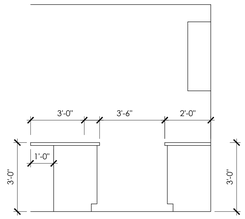
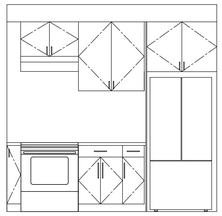
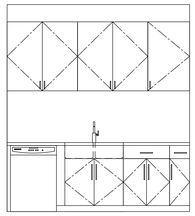


UNIT 201 KITCHEN
61 ELEVATION
SCALE: 3/8" = 1'-0"



UNIT 203 KITCHEN
62 ELEVATION
SCALE: 3/8" = 1'-0"



UNIT 203 KITCHEN
63 ELEVATION
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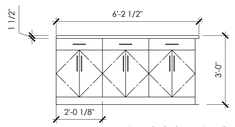
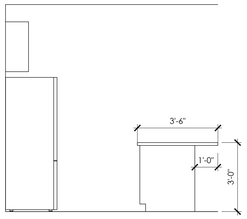
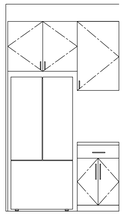


UNIT 203 KITCHEN
64 ELEVATION
SCALE: 3/8" = 1'-0"



UNIT 203 KITCHEN
65 ELEVATION
SCALE: 3/8" = 1'-0"



UNIT 212 KITCHEN
66 ELEVATION
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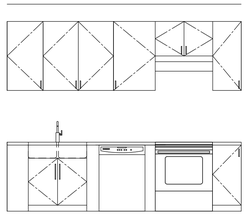
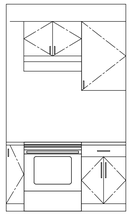
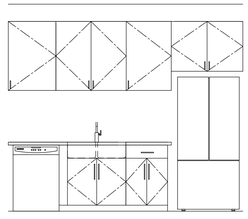


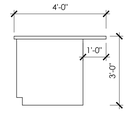
UNIT 212 KITCHEN
67 ELEVATION
SCALE: 3/8" = 1'-0"



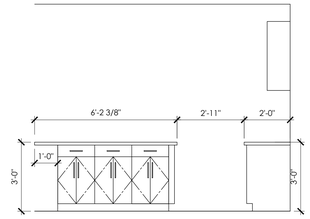
UNIT 206 KITCHEN
68 ELEVATION
SCALE: 3/8" = 1'-0"



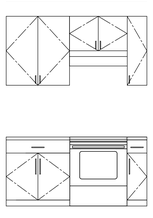
UNIT 206 KITCHEN
69 ELEVATION
SCALE: 3/8" = 1'-0"



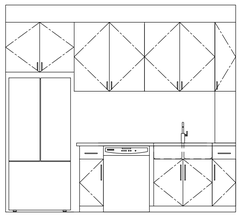
UNIT 206 KITCHEN
70 ELEVATION
SCALE: 3/8" = 1'-0"



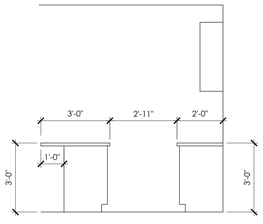
UNIT 206 KITCHEN
71 ELEVATION
SCALE: 3/8" = 1'-0"



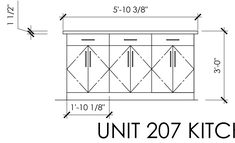
UNIT 207 KITCHEN
72 ELEVATION
SCALE: 3/8" = 1'-0"



UNIT 207 KITCHEN
73 ELEVATION
SCALE: 3/8" = 1'-0"



UNIT 207 KITCHEN
74 ELEVATION
SCALE: 3/8" = 1'-0"



UNIT 207 KITCHEN
75 ELEVATION
SCALE: 3/8" = 1'-0"

ARMON
ARCHITECTURE inc.
Commercial ● Residential ● Code Consulting
11 FOURTH STREET SW Rochester, MN 55902
Phone: 507.289.6063

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

SIGNATURE
PAUL ARMON
PRINTED NAME
40080 4-9-2025
NUMBER DATE

WESCOTT APARTMENTS
101 14th STREET NW, AUSTIN, MN 55912

9 APRIL 2025
DATE

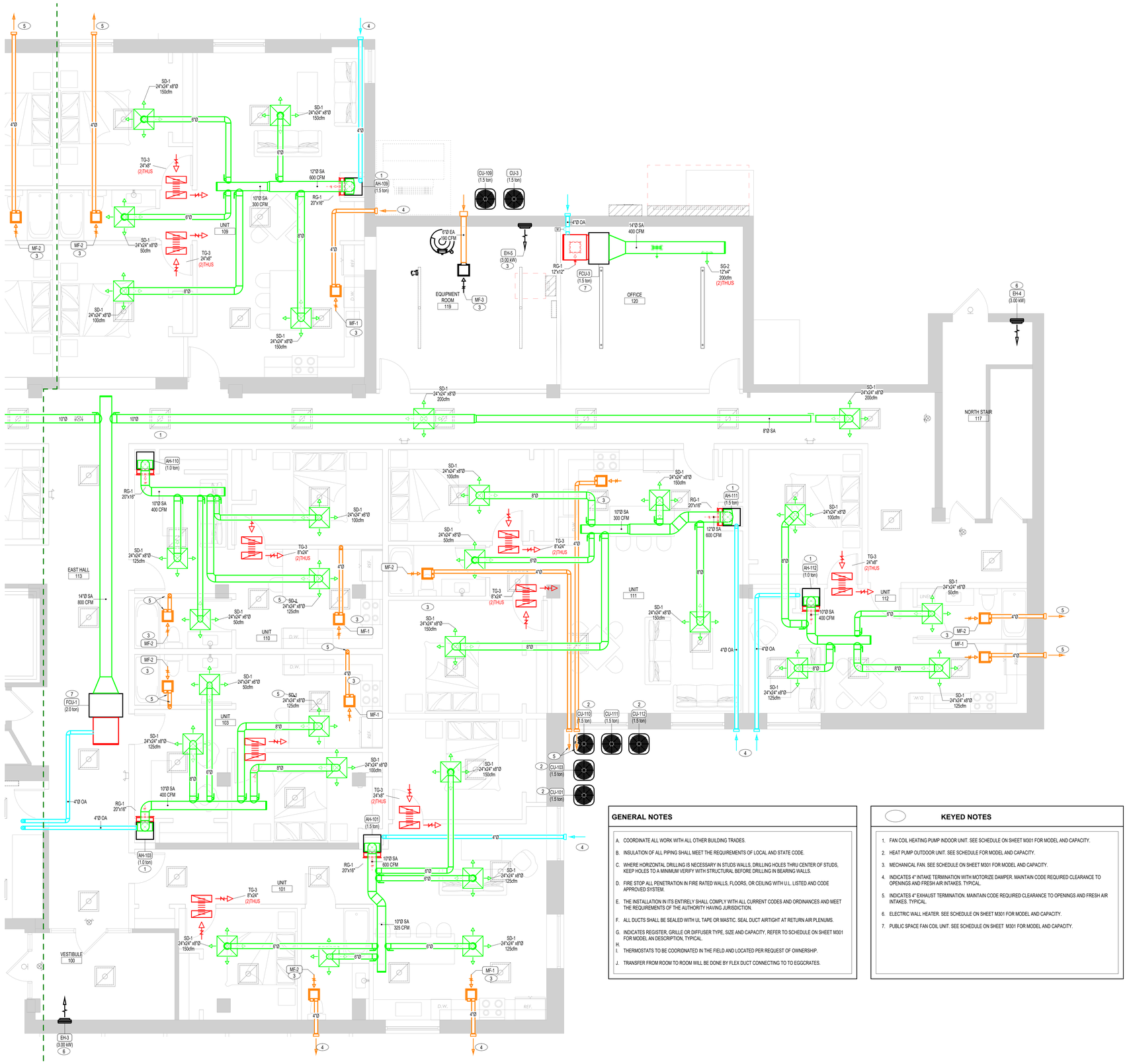
PJA
DRAWN BY

2024-031
PROJECT NUMBER

SHEET TITLE
INTERIOR ELEVATIONS

SHEET
A403

Printed: 4/10/2025 5:36 AM



1 M201 LEVEL 1 - HVAC PLAN - NORTH
1/4" = 1'-0"
0 4' 8' 16'

TRUE NORTH

GENERAL NOTES

A. COORDINATE ALL WORK WITH ALL OTHER BUILDING TRADES.

B. INSULATION OF ALL PIPING SHALL MEET THE REQUIREMENTS OF LOCAL AND STATE CODE.

C. WHERE HORIZONTAL DRILLING IS NECESSARY IN STUDS WALLS, DRILLING HOLES THRU CENTER OF STUDS. KEEP HOLES TO A MINIMUM VERIFY WITH STRUCTURAL BEFORE DRILLING IN BEARING WALLS.

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F. ALL DUCTS SHALL BE SEALED WITH UL TAPE OR MASTIC. SEAL DUCT AIRTIGHT AT RETURN AIR PLENUMS.

G. INDICATES REGISTER, GRILLE OR DIFFUSER TYPE, SIZE AND CAPACITY, REFER TO SCHEDULE ON SHEET M301 FOR MODEL AN DESCRIPTION, TYPICAL.

H.
I. THERMOSTATS TO BE COORDINATED IN THE FIELD AND LOCATED PER REQUEST OF OWNERSHIP.

J. TRANSFER FROM ROOM TO ROOM WILL BE DONE BY FLEX DUCT CONNECTING TO TO EGGCRATES.

KEYED NOTES

1. FAN COIL HEATING PUMP INDOOR UNIT. SEE SCHEDULE ON SHEET M301 FOR MODEL AND CAPACITY.
2. HEAT PUMP OUTDOOR UNIT. SEE SCHEDULE FOR MODEL AND CAPACITY.
3. MECHANICAL FAN. SEE SCHEDULE ON SHEET M301 FOR MODEL AND CAPACITY.
4. INDICATES 4" INTAKE TERMINATION WITH MOTORIZE DAMPER. MAINTAIN CODE REQUIRED CLEARANCE TO OPENINGS AND FRESH AIR INTAKES. TYPICAL.
5. INDICATES 4" EXHAUST TERMINATION. MAINTAIN CODE REQUIRED CLEARANCE TO OPENINGS AND FRESH AIR INTAKES. TYPICAL.
6. ELECTRIC WALL HEATER. SEE SCHEDULE ON SHEET M301 FOR MODEL AND CAPACITY.
7. PUBLIC SPACE FAN COIL UNIT. SEE SCHEDULE ON SHEET M301 FOR MODEL AND CAPACITY.

PERMIT FOR CONSTRUCTION

PLOTTED: 4/4/2025 5:20:08 PM

PROJECT NO. 25035
ISSUE DATE 04-APR-2025

REVISIONS

No.	Description	Date

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

Richard A Lindell PE

TYPED OR PRINTED NAME: Richard A. Lindell P.E.
REGISTRATION NO. 23520
SIGNATURE DATE: 04-APR-2025

LINDELL ENGINEERING, INC.
MECHANICAL, ELECTRICAL CONSULTANTS
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(763) 546-4660
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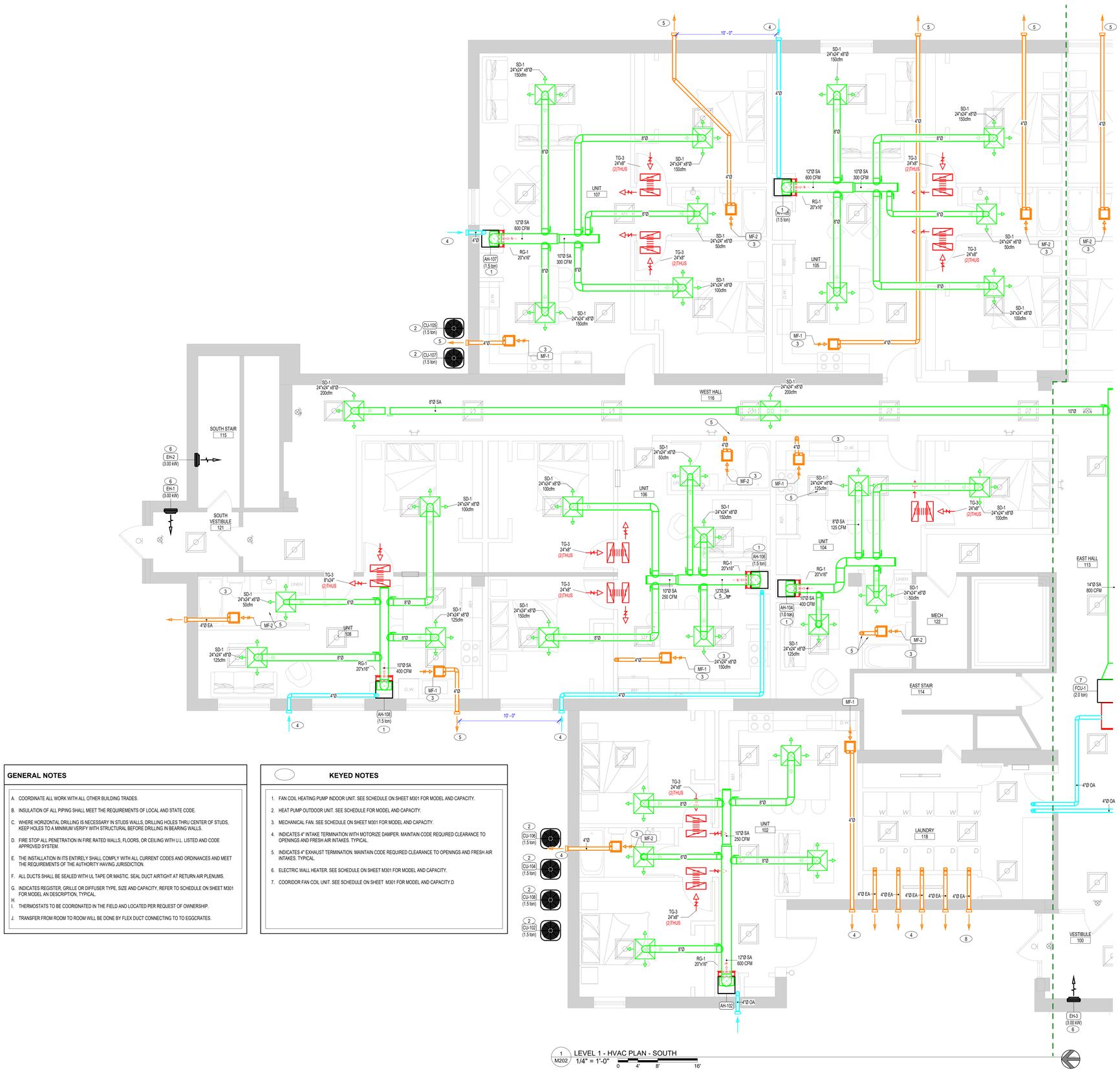
THE JOSEPH COMPANY, INC
2003 14th Street NE Ste 106
Austin MN 55912

WESCOTT APARTMENTS
101 14th STREET NW
AUSTIN, MN 55912

LEVEL 1 - HVAC PLAN - NORTH

SHEET NO.
M201



1 M202 LEVEL 1 - HVAC PLAN - SOUTH
1/4" = 1'-0"
0 4' 8' 16'

GENERAL NOTES

A. COORDINATE ALL WORK WITH ALL OTHER BUILDING TRADES.

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G. INDICATES REGISTER, GRILLE OR DIFFUSER TYPE, SIZE AND CAPACITY; REFER TO SCHEDULE ON SHEET M301 FOR MODEL AN DESCRIPTION, TYPICAL.

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6. ELECTRIC WALL HEATER. SEE SCHEDULE ON SHEET M301 FOR MODEL AND CAPACITY.
7. COORIDOR FAN COIL UNIT. SEE SCHEDULE ON SHEET M301 FOR MODEL AND CAPACITY.D

PERMIT FOR CONSTRUCTION

PLOTTED: 4/4/2025 5:20:11 PM

PROJECT NO. 25035
ISSUE DATE 04-APR-2025

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Richard A. Lindell P.E.

TYPED OR PRINTED NAME: Richard A. Lindell P.E.
REGISTRATION NO. 23520
SIGNATURE DATE: 04-APR-2025

LINDELL ENGINEERING, INC.
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(763)559-4660
info@lindelleng.com

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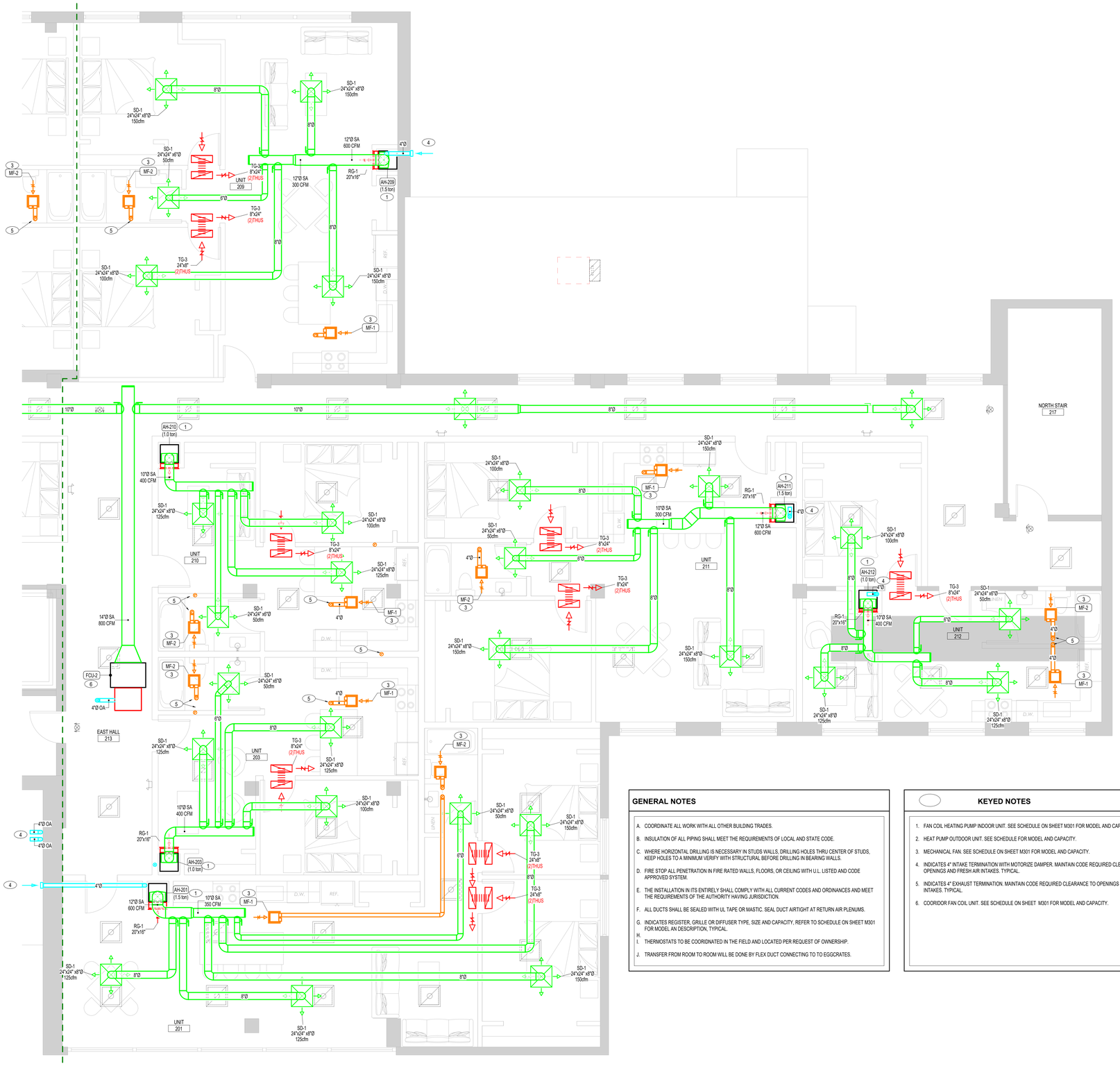
Austin MN 55912

LEVEL 1 - HVAC PLAN - SOUTH

WESCOTT APARTMENTS
101 14th STREET NW
AUSTIN, MN 55912

SHEET NO.
M202



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6. COORIDOR FAN COIL UNIT. SEE SCHEDULE ON SHEET M301 FOR MODEL AND CAPACITY.

11 M203 LEVEL 2 - HVAC PLAN - NORTH
1/4" = 1'-0"
0 4' 8' 16'

TRUE NORTH

PERMIT FOR CONSTRUCTION

PLOTTED: 4/4/2025 5:20:13 PM

PROJECT NO. 25035
ISSUE DATE 04-APR-2025

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Richard A Lindell PE

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SIGNATURE DATE: 04-APR-2025
REGISTRATION NO. 7920

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PLYMOUTH, MN. 55441
(763)559-4455
info@lindelleng.com

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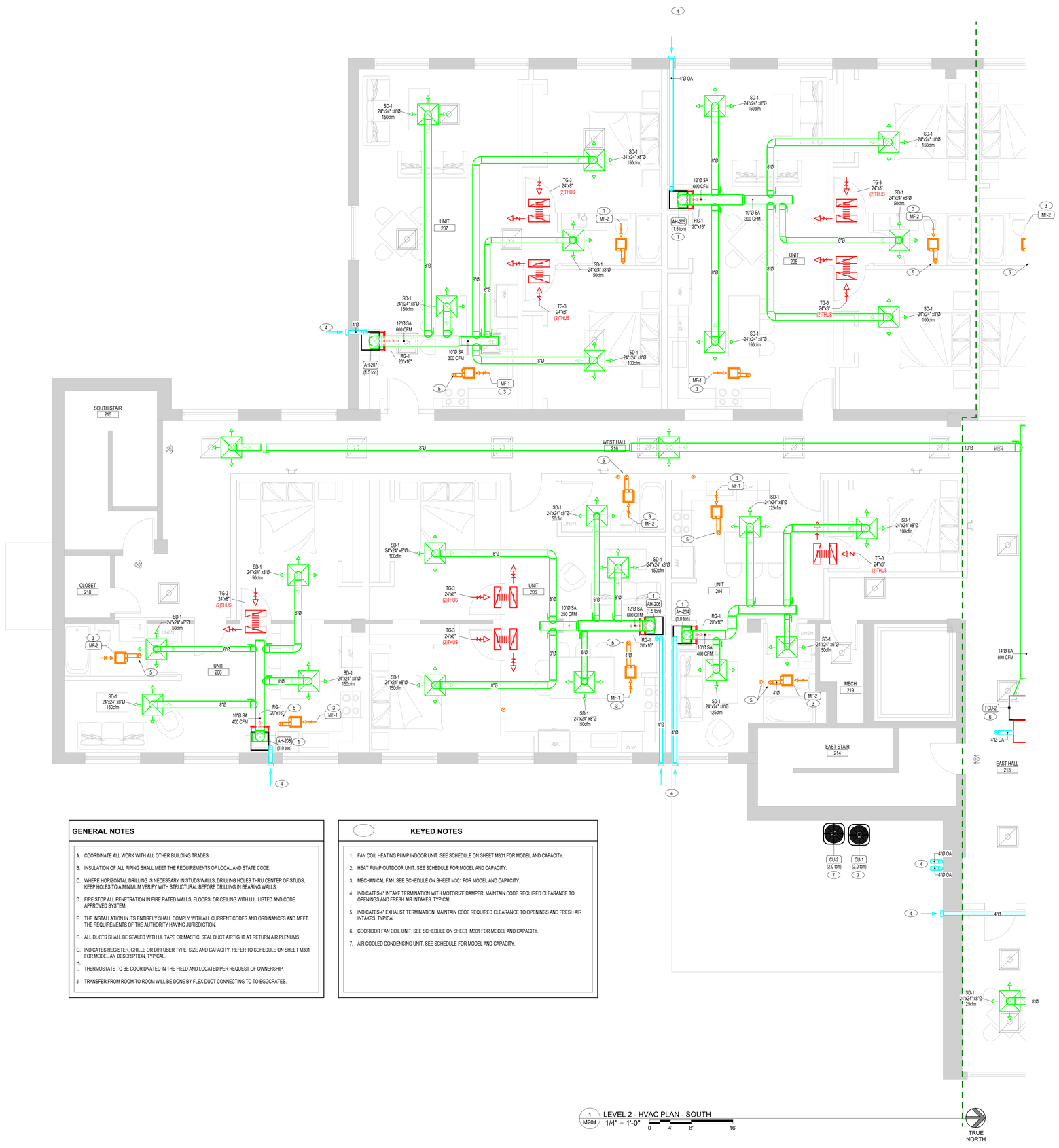
Austin MN 55912

LEVEL 2 - HVAC PLAN - NORTH

WESCOTT APARTMENTS
101 14th STREET NW
AUSTIN, MN 55912

SHEET NO.
M203



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6. COORIDOR FAN COIL UNIT. SEE SCHEDULE ON SHEET M301 FOR MODEL AND CAPACITY.
7. AIR COOLED CONDENSING UNIT. SEE SCHEDULE FOR MODEL AND CAPACITY.

1 M204 LEVEL 2 - HVAC PLAN - SOUTH
1/4" = 1'-0"
0 4' 8' 16'

PERMIT FOR CONSTRUCTION

PLOTTED: 4/4/2025 5:20:14 PM

PROJECT NO. 25035
ISSUE DATE 04-APR-2025

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Richard A. Lindell P.E.

TYPED OR PRINTED NAME: Richard A. Lindell P.E.
REGISTRATION NO. 23520
SIGNATURE DATE: 04-APR-2025

LINDELL ENGINEERING, INC.
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info@lindelleng.com

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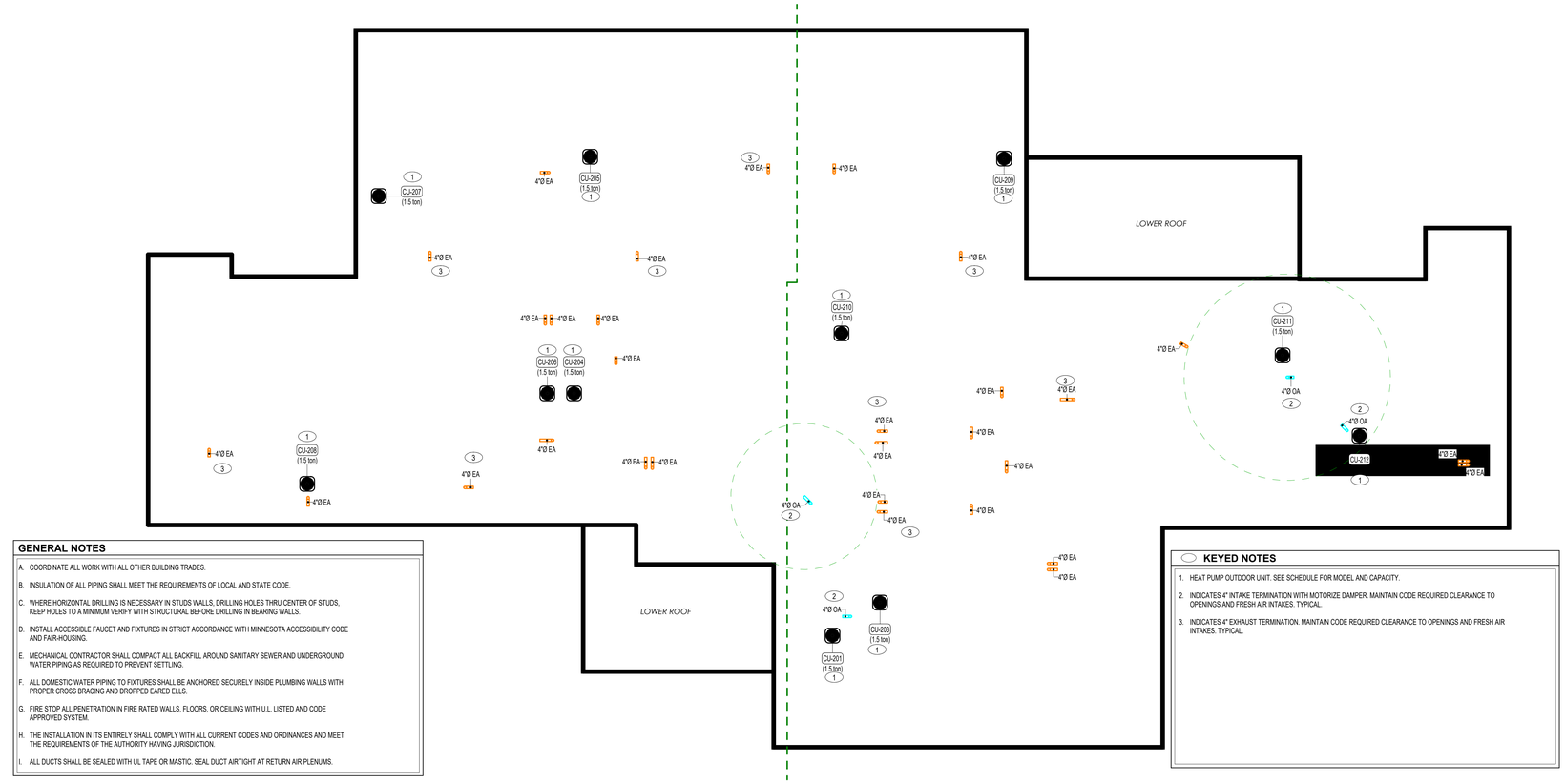
Austin MN 55912

LEVEL 2 - HVAC PLAN - SOUTH

WESCOTT APARTMENTS
101 14th STREET NW
AUSTIN, MN 55912

SHEET NO.
M204



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D. INSTALL ACCESSIBLE FAUCET AND FIXTURES IN STRICT ACCORDANCE WITH MINNESOTA ACCESSIBILITY CODE AND FAIR-HOUSING.

E. MECHANICAL CONTRACTOR SHALL COMPACT ALL BACKFILL AROUND SANITARY SEWER AND UNDERGROUND WATER PIPING AS REQUIRED TO PREVENT SETTLING.

F. ALL DOMESTIC WATER PIPING TO FIXTURES SHALL BE ANCHORED SECURELY INSIDE PLUMBING WALLS WITH PROPER CROSS BRACING AND DROPPED EARED ELLS.

G. FIRE STOP ALL PENETRATION IN FIRE RATED WALLS, FLOORS, OR CEILING WITH U.L. LISTED AND CODE APPROVED SYSTEM.

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1 / M205 ROOF - HVAC PLAN
1/8" = 1'-0" 0 4' 8' 16'

PERMIT FOR CONSTRUCTION

PLOTTED: 4/4/2025 5:20:15 PM

PROJECT NO. 25035
ISSUE DATE 04-APR-2025

REVISIONS

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Richard A. Lindell P.E.

TYPED OR PRINTED NAME: Richard A. Lindell P.E.
SIGNATURE DATE: 04-APR-2025
REGISTRATION NO. 7920

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PLYMOUTH, MN. 55441
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THE JOSEPH COMPANY, INC
2003 14th Street NE Ste 106
Austin MN 55912

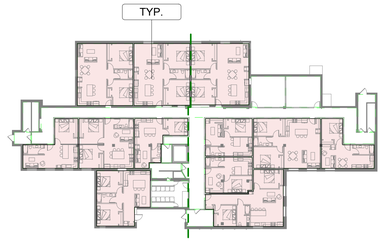
ROOF LEVEL - HVAC PLAN

WESCOTT APARTMENTS
101 14th STREET NW
AUSTIN, MN 55912

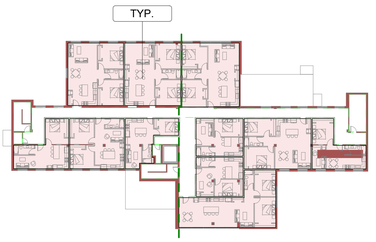
SHEET NO.
M205

VENTILATION SCHEDULE - TYPCAIL UNITS (MINNESOTA MECHANICAL CODE 2020 SECTION 403)

UNIT NAME	UNIT NUMBER	SPACE TYPE (CHAPTER 4 - VENTILATION)	SPACE DIMENSIONS AREA (Az)	HEIGHT	VOLUME	ASHRAE CODE (TABLE_ 403.3) OCCUPANCY DENSITY (2 PER BED & 1 PER ADDITIONAL BED)	ZONE MAX POPULATION (Pz)	OUTDOOR AIR RATES (TABLE_403.3) OUTDOOR AIR PER PERSON (Rp)	OUTDOOR AIR PER AREA (Ra)	BREATHING ZONE VENT AIRFLOW	ZONE EFFECTIVENESS (TABLE_403.3.1.2)	ZONE VENT AIR FLOW	DESIGN VALUES OUTSIDE AIR	SUPPLY AIR (UNIT SIZE)	AIR CHANGES (MIN .35)
UNIT	101	_CH4 - PRIVATE DWELLING, SINGLE, AND MULTIPLE (SEE SHEET) - LIVING AREAS	848.5 ft²	8 ft	6788 ft³	2	3	15.00 CFM	0 CFM/ft²	45 CFM	0.8	56 CFM	60 CFM	600 CFM	0.49719
UNIT	102	_CH4 - PRIVATE DWELLING, SINGLE, AND MULTIPLE (SEE SHEET) - LIVING AREAS	727.4 ft²	8 ft	5819 ft³	2	3	15.00 CFM	0 CFM/ft²	45 CFM	0.8	56 CFM	60 CFM	600 CFM	0.579996
UNIT	103	_CH4 - PRIVATE DWELLING, SINGLE, AND MULTIPLE (SEE SHEET) - LIVING AREAS	450.9 ft²	8 ft	3607 ft³	2	3	15.00 CFM	0 CFM/ft²	45 CFM	0.8	56 CFM	60 CFM	400 CFM	0.935553
UNIT	104	_CH4 - PRIVATE DWELLING, SINGLE, AND MULTIPLE (SEE SHEET) - LIVING AREAS	466.4 ft²	8 ft	3731 ft³	2	3	15.00 CFM	0 CFM/ft²	45 CFM	0.8	56 CFM	60 CFM	400 CFM	0.904509
UNIT	105	_CH4 - PRIVATE DWELLING, SINGLE, AND MULTIPLE (SEE SHEET) - LIVING AREAS	944.1 ft²	8 ft	7553 ft³	2	3	15.00 CFM	0 CFM/ft²	45 CFM	0.8	56 CFM	60 CFM	600 CFM	0.446842
UNIT	106	_CH4 - PRIVATE DWELLING, SINGLE, AND MULTIPLE (SEE SHEET) - LIVING AREAS	739.5 ft²	8 ft	5916 ft³	2	3	15.00 CFM	0 CFM/ft²	45 CFM	0.8	56 CFM	60 CFM	600 CFM	0.570472
UNIT	107	_CH4 - PRIVATE DWELLING, SINGLE, AND MULTIPLE (SEE SHEET) - LIVING AREAS	936.6 ft²	8 ft	7493 ft³	2	3	15.00 CFM	0 CFM/ft²	45 CFM	0.8	56 CFM	60 CFM	600 CFM	0.450434
UNIT	108	_CH4 - PRIVATE DWELLING, SINGLE, AND MULTIPLE (SEE SHEET) - LIVING AREAS	519.7 ft²	8 ft	4158 ft³	2	3	15.00 CFM	0 CFM/ft²	45 CFM	0.8	56 CFM	60 CFM	600 CFM	0.811729
UNIT	109	_CH4 - PRIVATE DWELLING, SINGLE, AND MULTIPLE (SEE SHEET) - LIVING AREAS	965.3 ft²	8 ft	7723 ft³	2	3	15.00 CFM	0 CFM/ft²	45 CFM	0.8	56 CFM	60 CFM	600 CFM	0.437025
UNIT	110	_CH4 - PRIVATE DWELLING, SINGLE, AND MULTIPLE (SEE SHEET) - LIVING AREAS	479.9 ft²	8 ft	3839 ft³	2	3	15.00 CFM	0 CFM/ft²	45 CFM	0.8	56 CFM	60 CFM	400 CFM	0.879061
UNIT	111	_CH4 - PRIVATE DWELLING, SINGLE, AND MULTIPLE (SEE SHEET) - LIVING AREAS	908.5 ft²	8 ft	7268 ft³	2	3	15.00 CFM	0 CFM/ft²	45 CFM	0.8	56 CFM	60 CFM	600 CFM	0.464361
UNIT	112	_CH4 - PRIVATE DWELLING, SINGLE, AND MULTIPLE (SEE SHEET) - LIVING AREAS	490.5 ft²	8 ft	3924 ft³	2	3	15.00 CFM	0 CFM/ft²	45 CFM	0.8	56 CFM	60 CFM	400 CFM	0.860051
LEVEL 1: 12															
UNIT	201	_CH4 - PRIVATE DWELLING, SINGLE, AND MULTIPLE (SEE SHEET) - LIVING AREAS	1024.9 ft²	8 ft	8199 ft³	2	3	15.00 CFM	0 CFM/ft²	45 CFM	0.8	56 CFM	60 CFM	600 CFM	0.411615
UNIT	203	_CH4 - PRIVATE DWELLING, SINGLE, AND MULTIPLE (SEE SHEET) - LIVING AREAS	500.1 ft²	8 ft	4001 ft³	2	3	15.00 CFM	0 CFM/ft²	45 CFM	0.8	56 CFM	60 CFM	400 CFM	0.843578
UNIT	204	_CH4 - PRIVATE DWELLING, SINGLE, AND MULTIPLE (SEE SHEET) - LIVING AREAS	474.0 ft²	8 ft	3792 ft³	2	3	15.00 CFM	0 CFM/ft²	45 CFM	0.8	56 CFM	60 CFM	400 CFM	0.890036
UNIT	205	_CH4 - PRIVATE DWELLING, SINGLE, AND MULTIPLE (SEE SHEET) - LIVING AREAS	956.7 ft²	8 ft	7654 ft³	2	3	15.00 CFM	0 CFM/ft²	45 CFM	0.8	56 CFM	60 CFM	600 CFM	0.440959
UNIT	206	_CH4 - PRIVATE DWELLING, SINGLE, AND MULTIPLE (SEE SHEET) - LIVING AREAS	744.3 ft²	8 ft	5954 ft³	2	3	15.00 CFM	0 CFM/ft²	45 CFM	0.8	56 CFM	60 CFM	600 CFM	0.566838
UNIT	207	_CH4 - PRIVATE DWELLING, SINGLE, AND MULTIPLE (SEE SHEET) - LIVING AREAS	947.8 ft²	8 ft	7582 ft³	2	3	15.00 CFM	0 CFM/ft²	45 CFM	0.8	56 CFM	60 CFM	600 CFM	0.445127
UNIT	208	_CH4 - PRIVATE DWELLING, SINGLE, AND MULTIPLE (SEE SHEET) - LIVING AREAS	521.7 ft²	8 ft	4174 ft³	2	3	15.00 CFM	0 CFM/ft²	45 CFM	0.8	56 CFM	60 CFM	400 CFM	0.808581
UNIT	209	_CH4 - PRIVATE DWELLING, SINGLE, AND MULTIPLE (SEE SHEET) - LIVING AREAS	995.8 ft²	8 ft	7967 ft³	2	3	15.00 CFM	0 CFM/ft²	45 CFM	0.8	56 CFM	60 CFM	600 CFM	0.42364
UNIT	210	_CH4 - PRIVATE DWELLING, SINGLE, AND MULTIPLE (SEE SHEET) - LIVING AREAS	479.9 ft²	8 ft	3839 ft³	2	3	15.00 CFM	0 CFM/ft²	45 CFM	0.8	56 CFM	60 CFM	400 CFM	0.879061
UNIT	211	_CH4 - PRIVATE DWELLING, SINGLE, AND MULTIPLE (SEE SHEET) - LIVING AREAS	918.7 ft²	8 ft	7350 ft³	2	3	15.00 CFM	0 CFM/ft²	45 CFM	0.8	56 CFM	60 CFM	600 CFM	0.45921
UNIT	212	_CH4 - PRIVATE DWELLING, SINGLE, AND MULTIPLE (SEE SHEET) - LIVING AREAS	502.6 ft²	8 ft	4021 ft³	2	3	15.00 CFM	0 CFM/ft²	45 CFM	0.8	56 CFM	60 CFM	400 CFM	0.839402
LEVEL 2: 11															
TOTAL UNITS: 23															



1 M301 LEVEL 1 - ZONE PLAN
NO SCALE



2 M301 LEVEL 2 - ZONE PLAN
NO SCALE

MECHANICAL FAN SCHEDULE

TAGS UNITS	PUBLIC	LOCATION	COUNT	DESCRIPTION	MANUFACTURE	SERIES	MODEL	MECHANICAL DATA AIRFLOW	RPM	ESP	DRIVE TYPE	DAMPER	CONTROL	ACCESSORIES	FLOW TYPE	ELECTRICAL DATA VOLTAGE	PHASE	HP	WATTS
TYPICAL UNITS																			
MF-1		UNIT-<varies>	23	KITCHEN - WALL/CEILING MOUNTED FAN	PANASONIC	---	FV-0510VSC1	50 CFM	1050	0.25 in-wg	DIRECT	GRAVITY BACK-DRAFT	SWITCH. SEE SPECS FOR STARTER, DISCONNECT AND OVERLOAD	WALL CAP OR RELIEF HOOD	INTERMITTENT	120 V	1	0 hp	46.8 W
MF-2		<varies>-<varies>	23	BATHROOM - WALL/CEILING MOUNTED FAN	PANASONIC	---	FV-0510VSC1	50 CFM	1050	0.25 in-wg	DIRECT	GRAVITY BACK-DRAFT	WHISPER CONTROL FAN/LIGHT SWITCH. CONDENSATION SENSOR (FV-WCCS2-A). SEE SPECS FOR STARTER, DISCONNECT AND OVERLOAD	WALL CAP OR RELIEF HOOD	INTERMITTENT	120 V	1	0 hp	46.8 W
PUBLIC SPACES																			
	MF-3		1	CEILING EXHAUST FAN	PANASONIC	WHISPER CEILING	FV-20VQ3	190 CFM	761	0.10 in-wg	DIRECT	GRAVITY BACK-DRAFT	SWITCH SPEED CONTROLLER. SEE SPECS FOR STARTER, DISCONNECT AND OVERLOAD	WALL CAP	INTERMITTENT	120 V	1	0 hp	40.8 W

ELECTRIC HEAT SCHEDULE

TAG	LOCATION	MANUFACTURE	MODEL	SERIES	WEIGHT	AIRFLOW	ELECTRIC HEAT	ELECTRICAL VOLTAGE	PHASE	WATTS	DISCONNECT FURNISHED	INSTALLED AND WIRED	CONTROL WIRING 30V OR LESS	OVER 30V	ACCESSORIES
ELECTRIC HEAT WALL HEATER															
EH-1	SOUTH VESTIBULE-121	BERKO-MARLEY PRODUCTS	FRC3020	FRC SERIES	25.00 lb	100 CFM	3.00 kW	208 V	1	3000 W	INTEGRAL	E.C.	M.C.	E.C.	INTEGRAL T-STAT
EH-2	SOUTH STAIR-115	BERKO-MARLEY PRODUCTS	FRC3020	FRC SERIES	25.00 lb	100 CFM	3.00 kW	208 V	1	3000 W	INTEGRAL	E.C.	M.C.	E.C.	INTEGRAL T-STAT
EH-3	VESTIBULE-100	BERKO-MARLEY PRODUCTS	FRC3020	FRC SERIES	25.00 lb	100 CFM	3.00 kW	208 V	1	3000 W	INTEGRAL	E.C.	M.C.	E.C.	INTEGRAL T-STAT
EH-4	NORTH STAIR-117	BERKO-MARLEY PRODUCTS	FRC3020	FRC SERIES	25.00 lb	100 CFM	3.00 kW	208 V	1	3000 W	INTEGRAL	E.C.	M.C.	E.C.	INTEGRAL T-STAT
EH-5	EQUIPMENT ROOM-119	BERKO-MARLEY PRODUCTS	FRC3020	FRC SERIES	25.00 lb	100 CFM	3.00 kW	208 V	1	3000 W	INTEGRAL	E.C.	M.C.	E.C.	INTEGRAL T-STAT

AIR TERMINAL SCHEDULE

TAG	COUNT	DESCRIPTION	MANUFACTURER	MODEL	WIDTH	HEIGHT	NECK SIZE	CONSTRUCTION PLACEMENT TYPE	OVERLAP MARGIN	DAMPER	FACE BAR STYLE	FACE BAR ANGLE	DESCRIPTION MATERIAL	DESCRIPTION FINISH
DIFFUSERS														
SD-1	17	SQUARE CEILING DIFFUSER	TITUS	TMS	24"	24"	6"	TYPE 3 (LAY-IN)	0"	RADIAL MANUAL DAMPER	---	STEPPED	STEEL	WHITE ENAMEL
SD-1	96	SQUARE CEILING DIFFUSER	TITUS	TMS	24"	24"	8"	TYPE 3 (LAY-IN)	0"	RADIAL MANUAL DAMPER	---	STEPPED	STEEL	WHITE ENAMEL
GRILLES, REGISTERS & EGGRATE														
RG-1	24	RETURN GRILLE	TITUS	350RL	<varies>	<varies>	0"	DUCT / SURFACE	1 1/4"	OPPOSED BLADE DAMPER	35 DEG	HORIZONTAL	STEEL	WHITE ENAMEL
SG-2	2	SPIRAL SUPPLY GRILLE	TITUS	S300FS	12"	4"	0"	TYPE S (DUCT MOUNTED)	1 1/4"	AIR SCOOP	ADJUSTABLE	VERTICAL	ALUMINUM	CL ANODIZED
TG-3	76	SQUARE TO ROUND - TRANSFER EGGCRATE	TITUS	50F	<varies>	<varies>	8"	TYPE 3 (LAY-IN)	0"	---	EGG GRATE	1/2" X 1/2" x 1/2"	ALUMINUM	WHITE ENAMEL

AIR HANDLING UNITS - COORIDOR

TAG	LOCATION	DESCRIPTION	MANUFACTURE	MODEL	SERIES	AIR FLOW DUCT	AIR FLOW SUPPLY	AIR FLOW OUTSIDE	COOLING LOAD BTUs	COOLING LOAD TONS	HEATING LOAD ELECTRIC HEAT [kW]	ESP	ELECTRICAL VOLTAGE	ELECTRICAL PHASE	ELECTRICAL MCA	NOTES
LEVEL 1 COORIDOR																
FCU-1	EAST HALL-113	HORIZONTAL FAN COIL (ELECTRIC HEATING / DX COOLING)	BRYANT	FMC4Z2400AL	FMC/FMU	800 CFM	800 CFM	0 CFM	24000.0 Btu/h	2.0 ton	5	0.25 in-wg	208 V	1	25 A	1.
CU-1		AIR COOLED CONDENSING UNIT	BRYANT	114C024	114CNA				24000.0 Btu/h	2.0 ton			208 V	1	18 A	2.
LEVEL 2 COORIDOR																
FCU-2	EAST HALL-213	HORIZONTAL FAN COIL (ELECTRIC HEATING / DX COOLING)	BRYANT	FMC4Z2400AL	FMC/FMU	800 CFM	800 CFM	0 CFM	24000.0 Btu/h	2.0 ton	5	0.25 in-wg	208 V	1	25 A	1.
CU-2		AIR COOLED CONDENSING UNIT	BRYANT	114C024	114CNA				24000.0 Btu/h	2.0 ton			208 V	1	18 A	2.
OFFICE 120																
FCU-3	OFFICE-120	HORIZONTAL FAN COIL (ELECTRIC HEATING / DX COOLING)	FIRST CO.	19HXX	HXX SERIES	400 CFM	600 CFM	0 CFM	18000.0 Btu/h	1.5 ton	5	0.50 in-wg	208 V	1	25 A	3.
CU-3		AIR COOLED HEAT PUMP	BRYANT	FMA4X1800AL114C018	114CNA				18000.0 Btu/h	1.5 ton			208 V	1	12 A	2.

NOTES:
1. BRYANT CEILING MOUNTED, FULLY RECESSED FAN COIL UNIT WITH HIGH STATIC MOTOR, REFRIGERANT PIPING, CONDENSING UNIT AND CONDENSATE PIPING TO NEAREST FLOOR DRAIN OR SINK TRAP. BRYANT CONDENSING UNIT AND ELECTRIC HEAT SHALL BE REQUIRED. FAN COILS SHALL HAVE A LOUVERED ACCESS PANEL W/ FILTER RACK.MECHANICAL CONTRACTOR TO PROVIDE CONTROL TRANSFORMER, ROOM THERMOSTAT, TIME CLOCK, OVERRIDE TIMER, DAMPER MOTOR, POTENTIOMETER AND REQUIRED POWER RELAYS. PROVIDE SENSOR TO DE-ENERGIZE UNIT IF CONDENSATE BACKS UP INTO DRAIN PAN.
2. AIR COOLED CONDENSING UNIT. DX COOLING COIL MODEL CD5A SERIES @ .29" MAX P.D. (WET). LINE SETS.

AIR HANDLING UNITS - TYPICAL UNITS

TAG	LOCATION	DESCRIPTION	MANUFACTURE	MODEL	SERIES	AIR FLOW DUCT	AIR FLOW SUPPLY	AIR FLOW OUTSIDE	COOLING LOAD BTUs	COOLING LOAD TONS	ELECTRIC HEAT [kW]	ESP	ELECTRICAL VOLTAGE	ELECTRICAL PHASE	ELECTRICAL MCA	NOTES
APT. 101																
AH-101	UNIT-101	FAN COIL (HEAT PUMP)	BRYANT	38MARBQ18AA3	FMA4X	600 CFM	600 CFM	60 CFM	18000.0 Btu/h	3.0 ton	5	0.50 in-wg	208 V	1	4 A	1.
CU-101		AIR COOLED HEAT PUMP	BRYANT	FMA4X1800AL114C018	114CNA				18000.0 Btu/h	1.5 ton			208 V	1	12 A	2.
APT. 102																
AH-102	UNIT-102	FAN COIL (HEAT PUMP)	BRYANT	38MARBQ18AA3	FMA4X	600 CFM	600 CFM	60 CFM	18000.0 Btu/h	3.0 ton	5	0.50 in-wg	208 V	1	4 A	1.
CU-102		AIR COOLED HEAT PUMP	BRYANT	FMA4X1800AL114C018	114CNA				18000.0 Btu/h	1.5 ton			208 V	1	12 A	2.
APT. 103																
AH-103	UNIT-103	FAN COIL (HEAT PUMP)	BRYANT	38MARBQ12AA3	FMA4X	400 CFM	400 CFM	60 CFM	12000.0 Btu/h	1.0 ton	5	0.50 in-wg	208 V	1	4 A	1.
CU-103		AIR COOLED HEAT PUMP	BRYANT	FMA4X1800AL114C018	114CNA				18000.0 Btu/h	1.5 ton			208 V	1	12 A	2.
APT. 104																
AH-104	UNIT-104	FAN COIL (HEAT PUMP)	BRYANT	38MARBQ12AA3	FMA4X	400 CFM	400 CFM	60 CFM	12000.0 Btu/h	1.0 ton	5	0.50 in-wg	208 V	1	4 A	1.
CU-104		AIR COOLED HEAT PUMP	BRYANT	FMA4X1800AL114C018	114CNA				18000.0 Btu/h	1.5 ton			208 V	1	12 A	2.
APT. 105																
AH-105	UNIT-105	FAN COIL (HEAT PUMP)	BRYANT	38MARBQ18AA3	FMA4X	600 CFM	600 CFM	60 CFM	18000.0 Btu/h	3.0 ton	5	0.50 in-wg	208 V	1	4 A	1.
CU-105		AIR COOLED HEAT PUMP	BRYANT	FMA4X1800AL114C018	114CNA				18000.0 Btu/h	1.5 ton			208 V	1	12 A	2.
APT. 106																
AH-106	UNIT-106	FAN COIL (HEAT PUMP)	BRYANT	38MARBQ18AA3	FMA4X	600 CFM	600 CFM	60 CFM	18000.0 Btu/h	3.0 ton	5	0.50 in-wg	208 V	1	4 A	1.
CU-106		AIR COOLED HEAT PUMP	BRYANT	FMA4X1800AL114C018	114CNA				18000.0 Btu/h	1.5 ton			208 V	1	12 A	2.
APT. 107																
AH-107	UNIT-107	FAN COIL (HEAT PUMP)	BRYANT	38MARBQ18AA3	FMA4X	600 CFM	600 CFM	60 CFM	18000.0 Btu/h	3.0 ton	5	0.50 in-wg	208 V	1	4 A	1.
CU-107		AIR COOLED HEAT PUMP	BRYANT	FMA4X1800AL114C018	114CNA				18000.0 Btu/h	1.5 ton			208 V	1	12 A	2.
APT. 108																
AH-108	UNIT-108	FAN COIL (HEAT PUMP)	BRYANT	38MARBQ18AA3	FMA4X	400 CFM	600 CFM	60 CFM	18000.0 Btu/h	3.0 ton	5	0.50 in-wg	208 V	1	4 A	1.
CU-108		AIR COOLED HEAT PUMP	BRYANT	FMA4X1800AL114C018	114CNA				18000.0 Btu/h	1.5 ton			208 V	1	12 A	2.
APT. 109																
AH-109	UNIT-109	FAN COIL (HEAT PUMP)	BRYANT	38MARBQ18AA3	FMA4X	600 CFM	600 CFM	60 CFM	18000.0 Btu/h	3.0 ton	5	0.50 in-wg	208 V	1	4 A	1.
CU-109		AIR COOLED HEAT PUMP	BRYANT	FMA4X1800AL114C018	114CNA				18000.0 Btu/h	1.5 ton			208 V	1	12 A	2.
APT. 110																
AH-110	UNIT-110	FAN COIL (HEAT PUMP)	BRYANT	38MARBQ12AA3	FMA4X	400 CFM	400 CFM	60 CFM	12000.0 Btu/h	1.0 ton	5	0.50 in-wg	208 V	1	4 A	1.
CU-110		AIR COOLED HEAT PUMP	BRYANT	FMA4X1800AL114C018	114CNA				18000.0 Btu/h	1.5 ton			208 V	1	12 A	2.
APT. 111																
AH-111	UNIT-111	FAN COIL (HEAT PUMP)	BRYANT	38MARBQ18AA3	FMA4X	600 CFM	600 CFM	60 CFM	18000.0 Btu/h	3.0 ton	5	0.50 in-wg	208 V	1	4 A	1.
CU-111		AIR COOLED HEAT PUMP	BRYANT	FMA4X1800AL114C018	114CNA				18000.0 Btu/h	1.5 ton			208 V	1	12 A	2.
APT. 112																
AH-112	UNIT-112	FAN COIL (HEAT PUMP)	BRYANT	38MARBQ12AA3	FMA4X	400 CFM	400 CFM	60 CFM	12000.0 Btu/h	1.0 ton	5	0.50 in-wg	208 V	1	4 A	1.
CU-112		AIR COOLED HEAT PUMP	BRYANT	FMA4X1800AL114C018	114CNA				18000.0 Btu/h	1.5 ton			208 V	1	12 A	2.
APT. 201																
AH-201	UNIT-201	FAN COIL (HEAT PUMP)	BRYANT	38MARBQ18AA3	FMA4X	600 CFM	600 CFM	60 CFM	18000.0 Btu/h	3.0 ton	5	0.50 in-wg	208 V	1	4 A	1.
CU-201	ROOF-	AIR COOLED HEAT PUMP	BRYANT	FMA4X1800AL114C018	114CNA				18000.0 Btu/h	1.5 ton			208 V	1	12 A	2.
APT. 203																
AH-203	UNIT-203	FAN COIL (HEAT PUMP)	BRYANT	38MARBQ12AA3	FMA4X	400 CFM	400 CFM	60 CFM	12000.0 Btu/h	1.0 ton	5	0.50 in-wg	208 V	1	4 A	1.
CU-203	ROOF-	AIR COOLED HEAT PUMP	BRYANT	FMA4X1800AL114C018	114CNA				18000.0 Btu/h	1.5 ton			208 V	1	12 A	2.
APT. 204																
AH-204	UNIT-204	FAN COIL (HEAT PUMP)	BRYANT	38MARBQ12AA3	FMA4X	400 CFM	400 CFM	60 CFM	12000.0 Btu/h	1.0 ton	5	0.50 in-wg	208 V	1	4 A	1.
CU-204	ROOF-	AIR COOLED HEAT PUMP	BRYANT	FMA4X1800AL114C018	114CNA				18000.0 Btu/h	1.5 ton			208 V	1	12 A	2.
APT. 205																
AH-205	UNIT-205	FAN COIL (HEAT PUMP)	BRYANT	38MARBQ18AA3	FMA4X	600 CFM	600 CFM	60 CFM	18000.0 Btu/h	3.0 ton	5	0.50 in-wg	208 V	1	4 A	1.
CU-205	ROOF-	AIR COOLED HEAT PUMP	BRYANT	FMA4X1800AL114C018	114CNA				18000.0 Btu/h	1.5 ton			208 V	1	12 A	2.
APT. 206																
AH-206	UNIT-206	FAN COIL (HEAT PUMP)	BRYANT	38MARBQ18AA3	FMA4X	600 CFM	600 CFM	60 CFM	18000.0 Btu/h	3.0 ton	5	0.50 in-wg	208 V	1	4 A	1.
CU-206	ROOF-	AIR COOLED HEAT PUMP	BRYANT	FMA4X1800AL114C018	114CNA				18000.0 Btu/h	1.5 ton			208 V	1	12 A	2.
APT. 207																
AH-207	UNIT-207	FAN COIL (HEAT PUMP)	BRYANT	38MARBQ18AA3	FMA4X	600 CFM	600 CFM	60 CFM	18000.0 Btu/h	3.0 ton	5	0.50 in-wg	208 V	1	4 A	1.
CU-207	ROOF-	AIR COOLED HEAT PUMP	BRYANT	FMA4X1800AL114C018	114CNA				18000.0 Btu/h	1.5 ton			208 V	1	12 A	2.
APT. 208																
AH-208	UNIT-208	FAN COIL (HEAT PUMP)	BRYANT	38MARBQ12AA3	FMA4X	400 CFM	400 CFM	60 CFM	12000.0 Btu/h	1.0 ton	5	0.50 in-wg	208 V	1	4 A	1.
CU-208	ROOF-	AIR COOLED HEAT PUMP	BRYANT	FMA4X1800AL114C018	114CNA				18000.0 Btu/h	1.5 ton			208 V	1	12 A	2.
APT. 209																
AH-209	UNIT-209	FAN COIL (HEAT PUMP)	BRYANT	38MARBQ18AA3	FMA4X	600 CFM	600 CFM	60 CFM	18000.0 Btu/h	3.0 ton	5	0.50 in-wg	208 V	1	4 A	1.
CU-209	ROOF-	AIR COOLED HEAT PUMP	BRYANT	FMA4X1800AL114C018	114CNA				18000.0 Btu/h	1.5 ton			208 V	1	12 A	2.
APT. 210																
AH-210	UNIT-210	FAN COIL (HEAT PUMP)	BRYANT	38MARBQ12AA3	FMA4X	400 CFM	400 CFM	60 CFM	12000.0 Btu/h	1.0 ton	5	0.50 in-wg	208 V	1	4 A	1.
CU-210	ROOF-	AIR COOLED HEAT PUMP	BRYANT	FMA4X1800AL114C018	114CNA				18000.0 Btu/h	1.5 ton			208 V	1	12 A	2.
APT. 211																
AH-211	UNIT-211	FAN COIL (HEAT PUMP)	BRYANT	38MARBQ18AA3	FMA4X	600 CFM	600 CFM	60 CFM	18000.0 Btu/h	3.0 ton	5	0.50 in-wg	208 V	1	4 A	1.
CU-211	ROOF-	AIR COOLED HEAT PUMP	BRYANT	FMA4X1800AL114C018	114CNA				18000.0 Btu/h	1.5 ton			208 V	1	12 A	2.
APT. 212																
AH-212	UNIT-212	FAN COIL (HEAT PUMP)	BRYANT	38MARBQ12AA3	FMA4X	400 CFM	400 CFM	60 CFM	12000.0 Btu/h	1.0 ton	5	0.50 in-wg	208 V	1	4 A	1.
CU-212	ROOF-	AIR COOLED HEAT PUMP	BRYANT	FMA4X1800AL114C018	114CNA				18000.0 Btu/h	1.5 ton			208 V	1	12 A	2.

NOTES:
1. BRYANT CEILING MOUNTED, FULLY RECESSED FAN COIL UNIT WITH HIGH STATIC MOTOR, REFRIGERANT PIPING, CONDENSING UNIT AND CONDENSATE PIPING TO NEAREST FLOOR DRAIN OR SINK TRAP. BRYANT CONDENSING UNIT AND ELECTRIC HEAT SHALL BE REQUIRED. FAN COILS SHALL HAVE A LOUVERED ACCESS PANEL W/ FILTER RACK.MECHANICAL CONTRACTOR TO PROVIDE CONTROL TRANSFORMER, ROOM THERMOSTAT, TIME CLOCK, OVERRIDE TIMER, DAMPER MOTOR, POTENTIOMETER AND REQUIRED POWER RELAYS. PROVIDE SENSOR TO DE-ENERGIZE UNIT IF CONDENSATE BACKS UP INTO DRAIN PAN.
2. AIR COOLED CONDENSING UNIT. DX COOLING COIL MODEL CD5A SERIES @ .29" MAX P.D. (WET). LINE SETS.

PERMIT FOR CONSTRUCTION

PLOTTED: 4/4/2025 5:20:17 PM

PROJECT NO. 25035
ISSUE DATE 04-APR-2025
REVISIONS

No.	Description	Date

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

Richard A. Lindell P.E.

TYPED OR PRINTED NAME: Richard A. Lindell P.E.
SIGNATURE DATE: 04-APR-2025
REGISTRATION NO. 21920

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(763) 545-0400
info@lindelleng.com

THE JOSEPH COMPANY, INC
2003 14th Street NE Ste 106
Austin MN 55912

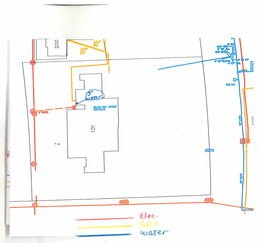
MECHANICAL SCHEDULES AND DETAILS

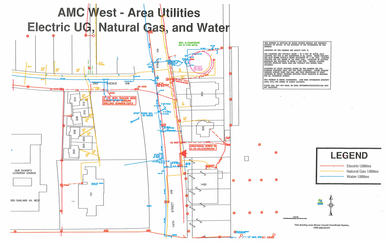
WESCOTT APARTMENTS
101 14th STREET NW
AUSTIN, MN 55912

SHEET NO.
M301

1 P201 LEVEL 1 - PLUMBING PLAN - NORTH - ABOVE GROUND
1/4" = 1'-0"
0 2' 4' 8'

TRUE NORTH





2 P201 WATER - UTILITY REFERENCES
NO SCALE

GENERAL NOTES

A. COORDINATE ALL WORK WITH ALL OTHER BUILDING TRADES.

B. INSULATION OF ALL PIPING SHALL MEET THE REQUIREMENTS OF LOCAL AND STATE CODE.

C. WHERE HORIZONTAL DRILLING IS NECESSARY IN STUDS WALLS, DRILLING HOLES THRU CENTER OF STUDS, KEEP HOLES TO A MINIMUM VERIFY WITH STRUCTURAL BEFORE DRILLING IN BEARING WALLS.

D. INSTALL ACCESSIBLE FAUCET AND FIXTURES IN STRICT ACCORDANCE WITH MINNESOTA ACCESSIBILITY CODE AND FAIR-HOUSING.

E. MECHANICAL CONTRACTOR SHALL COMPACT ALL BACKFILL AROUND SANITARY SEWER AND UNDERGROUND WATER PIPING AS REQUIRED TO PREVENT SETTLING.

F. ALL DOMESTIC WATER PIPING TO FIXTURES SHALL BE ANCHORED SECURELY INSIDE PLUMBING WALLS WITH PROPER CROSS BRACING AND DROPPED EARED ELLS.

G. FIRE STOP ALL PENETRATION IN FIRE RATED WALLS, FLOORS, OR CEILING WITH U.L. LISTED AND CODE APPROVED SYSTEM.

H. THE INSTALLATION IN ITS ENTIRELY SHALL COMPLY WITH ALL CURRENT CODES AND ORDINANCES AND MEET THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.

I. ALL PLUMBING FIXTURES SYMBOLS SHOW FIXTURES FROM ABOVE. REFER TO FIXTURE SYMBOL LEGEND.

J. WATER RISER REFERENCE ARE SHOWN WITH A "W" AND LEADER. REFER TO SHEET P### FOR RISER

K. SANITARY RISER REFERENCE ARE SHOWN WITH A "S" AND LEADER. REFER TO SHEET P### FOR RISER

KEYED NOTES

1. INDICATES PLUMBING FIXTURE NUMBER, REFER TO SCHEDULE ON SHEET P301 FOR MODEL AND DESCRIPTION.
2. INDICATES HOT AND COLD WATER MANIFOLDS IN CEILINGS OF BATHROOMS. SHUTOFF VALVES ACCESSIBLE THROUGH ACCESS PANEL, SEE SHEET P301 FOR DETAIL.
3. INDICATES WATER METER, SEE SHEET P301 FOR DETAIL.
4. INDICATES WATER HEATER, REFER TO SCHEDULE ON SHEET P301 FOR MODEL AND DESCRIPTION.
5. INDICATES DOMESTIC WATER RE CIRCULATING PUMP, REFER TO SCHEDULE ON SHEET P301 FOR MODEL AND DESCRIPTION.
6. SANITARY VENT TERMINATION THRU ROOF.
7. SUMP PIT WILL PUMP TO OPEN WASTE AND DRAIN TO SANITARY SEWER.(EXISTING, CONNECT TO NEW SANITARY SEWER SYSTEM.)
8. CLEANOUT AS SANITARY LEAVING THE BUILDING.
9. 6" SANITARY SEWER PIPING TO EXTEND 5FEET BEYOND BUILDING BY PLUMBING CONTRACTOR. COORDINATE WITH SITE UTILITY CONTRACTOR AND ALL TRADE PER EXACT LOCATION AND INVERT.

PERMIT FOR CONSTRUCTION

PLOTTED: 4/1/2025 10:11:39 AM

PROJECT NO. 25035
ISSUE DATE 28-MAR-25

REVISIONS

No.	Description	Date

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

Richard A. Lindell P.E.

TYPED OR PRINTED NAME: Richard A. Lindell P.E.
REGISTRATION NO. 23520
SIGNATURE DATE: 28-MAR-25

LINDELL ENGINEERING, INC.
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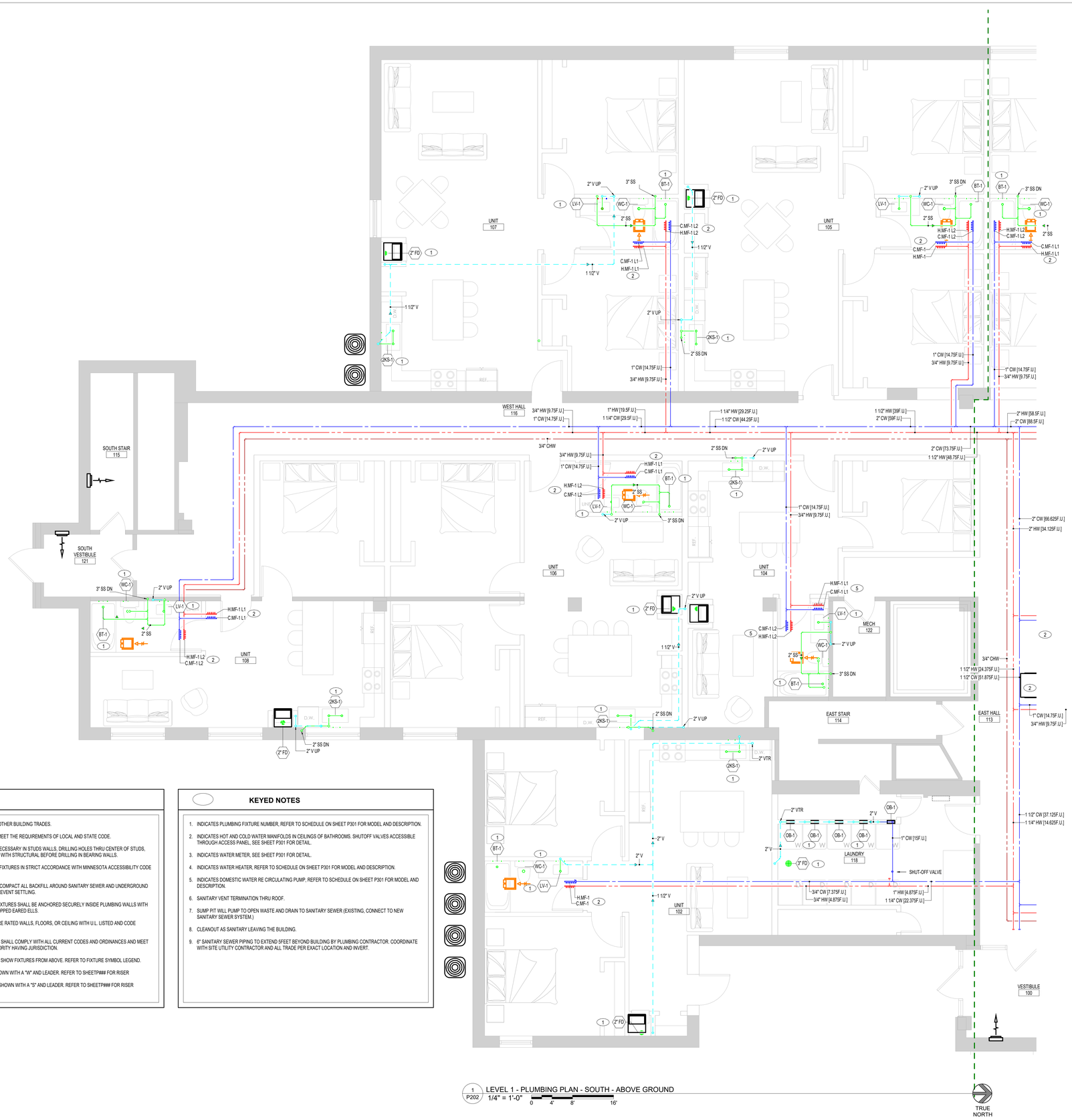
info@lindelleng.com

THE JOSEPH COMPANY, INC
2003 14th Street NE Ste 106
Austin MN 55912

LEVEL 1 - PLUMBING PLAN - NORTH - ABOVE GROUND

WESCOTT APARTMENTS
101 14th STREET NW
AUSTIN, MN 55912

SHEET NO.
P201



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1 / P202 LEVEL 1 - PLUMBING PLAN - SOUTH - ABOVE GROUND
1/4" = 1'-0"
0 4' 8' 16'

PERMIT FOR CONSTRUCTION

PLOTTED: 4/1/2025 10:11:42 AM

PROJECT NO. 25035
ISSUE DATE 28-MAR-25

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Richard A. Lindell P.E.

TYPED OR PRINTED NAME: Richard A. Lindell P.E.
SIGNATURE DATE: 28-MAR-25
REGISTRATION NO. 23120

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Austin MN 55912

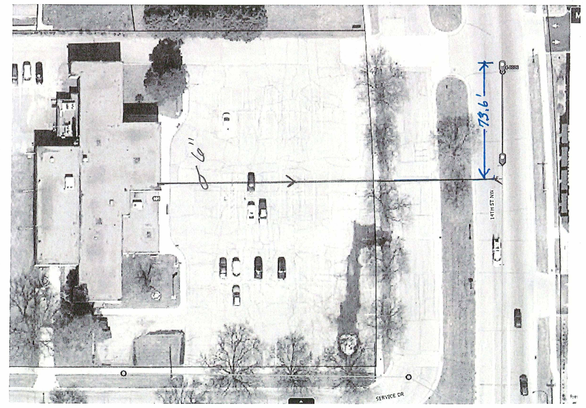
LEVEL 1 - PLUMBING PLAN - SOUTH - ABOVE GROUND

WESCOTT APARTMENTS
101 14th STREET NW
AUSTIN, MN 55912

SHEET NO.
P202

1 P203 LEVEL 1 - PLUMBING PLAN - NORTH - UNDERGROUND
1/4" = 1'-0"
0 4' 8' 16'

TRUE NORTH



2 P203 SANITARY - UTILITY REFERENCES
NO SCALE

GENERAL NOTES

A. COORDINATE ALL WORK WITH ALL OTHER BUILDING TRADES.

B. INSULATION OF ALL PIPING SHALL MEET THE REQUIREMENTS OF LOCAL AND STATE CODE.

C. WHERE HORIZONTAL DRILLING IS NECESSARY IN STUDS WALLS, DRILLING HOLES THRU CENTER OF STUDS, KEEP HOLES TO A MINIMUM VERIFY WITH STRUCTURAL BEFORE DRILLING IN BEARING WALLS.

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PERMIT FOR CONSTRUCTION

PLOTTED: 4/1/2025 10:11:48 AM

PROJECT NO. 25035
ISSUE DATE 28-MAR-25

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Richard A Lindell PE

TYPED OR PRINTED NAME: Richard A. Lindell P.E.
REGISTRATION NO. 21620
SIGNATURE DATE: 28-MAR-25

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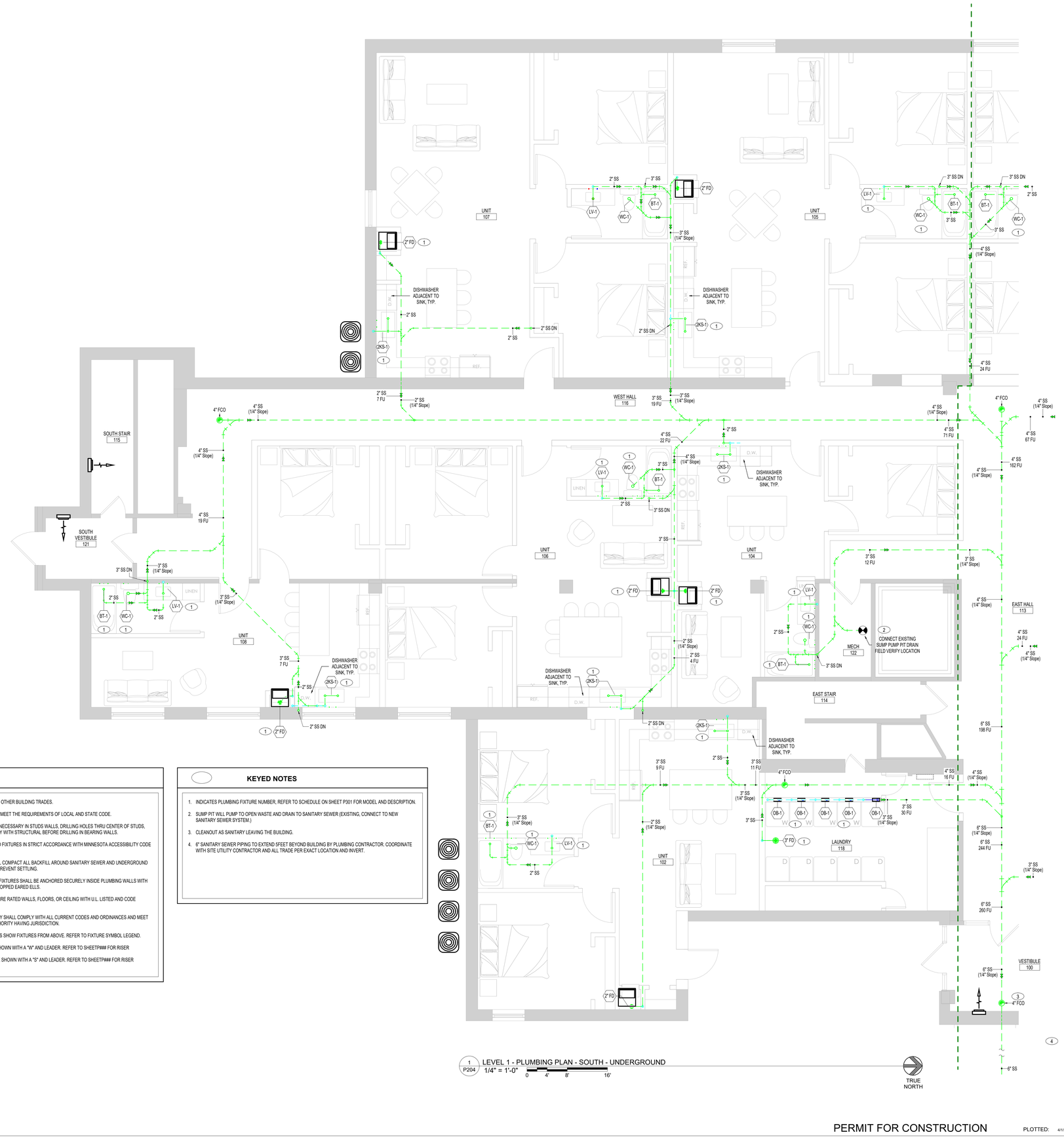
Austin MN 55912

LEVEL 1 - PLUMBING PLAN - NORTH - UNDERGROUND

WESCOTT APARTMENTS
101 14th STREET NW
AUSTIN, MN 55912

SHEET NO.
P203



1 P204 LEVEL 1 - PLUMBING PLAN - SOUTH - UNDERGROUND
1/4" = 1'-0"
0 4' 8' 16'

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PERMIT FOR CONSTRUCTION

PLOTTED: 4/1/2025 10:11:52 AM

PROJECT NO. 25035
ISSUE DATE 28-MAR-25

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Richard A. Lindell P.E.

TYPED OR PRINTED NAME: Richard A. Lindell P.E.
SIGNATURE DATE: 28-MAR-25
REGISTRATION NO. 23520

LINDELL ENGINEERING, INC.
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3411 KILMER LANE NORTH
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(763)542-9644
info@lindelleng.com

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Austin MN 55912

LEVEL 1 - PLUMBING PLAN - NORTH - UNDERGROUND

WESCOTT APARTMENTS
101 14th STREET NW
AUSTIN, MN 55912

SHEET NO.
P204

GENERAL NOTES

A. COORDINATE ALL WORK WITH ALL OTHER BUILDING TRADES.

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2. SANITARY VENT TERMINATION THRU ROOF.

1 P205 LEVEL 2 - PLUMBING PLAN - NORTH
1/4" = 1'-0"
0 4' 8' 16'

TRUE NORTH

PERMIT FOR CONSTRUCTION

PLOTTED: 4/1/2025 10:11:55 AM

PROJECT NO. 25035
ISSUE DATE 28-MAR-25

REVISIONS

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Richard A Lindell PE

TYPED OR PRINTED NAME: Richard A. Lindell P.E.
REGISTRATION NO. 23520
SIGNATURE DATE: 28-MAR-25

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(763) 694-1660
info@lindelleng.com

THE JOSEPH COMPANY, INC
2003 14th Street NE Ste 106
Austin MN 55912

LEVEL 2 - PLUMBING PLAN - NORTH

WESCOTT APARTMENTS
101 14th STREET NW
AUSTIN, MN 55912

SHEET NO.
P205

GENERAL NOTES

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1 / P206 LEVEL 2 - PLUMBING PLAN - SOUTH
1/4" = 1'-0"
0 4' 8' 16'

TRUE NORTH

PERMIT FOR CONSTRUCTION

PLOTTED: 4/1/2025 10:11:58 AM

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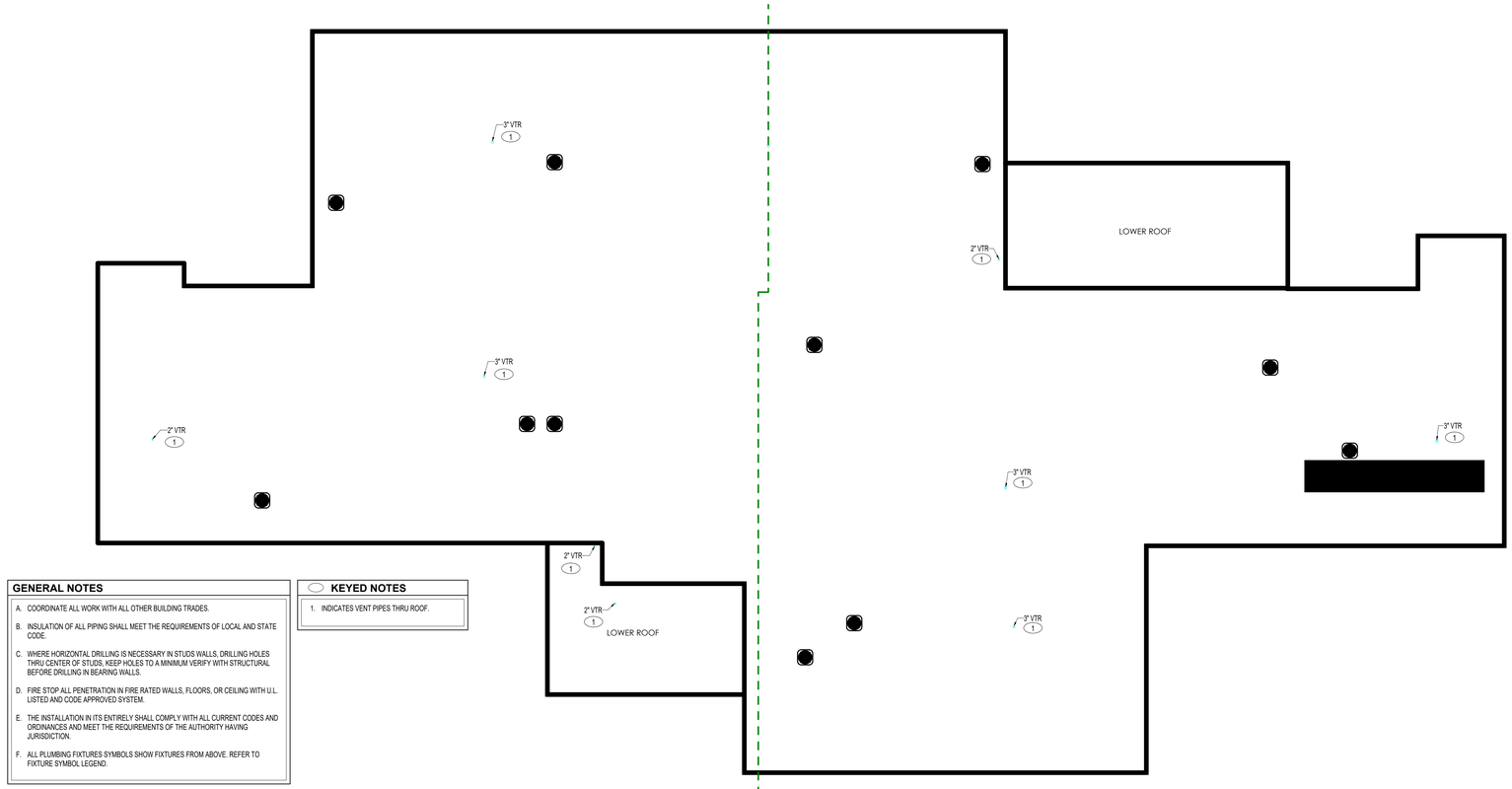
LEVEL 2 - PLUMBING PLAN - SOUTH

SHEET NO.
P206



1 P207 ROOF - PLUMBING PLAN
1/8" = 1'-0"
0 4' 8' 16'

TRUE NORTH

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KEYED NOTES

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PERMIT FOR CONSTRUCTION

PLOTTED: 4/1/2025 10:11:59 AM

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ISSUE DATE 28-MAR-25

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Richard A Lindell PE

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WESCOTT APARTMENTS
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AUSTIN, MN 55912

ROOF - PLUMBING PLAN - OVERALL

SHEET NO.
P207

PLUMBING FIXTURE SCHEDULE

TAG	COUNT	CODE TYPE	DESCRIPTION	MOUNT	FIXTURE MANUFACTURER	FIXTURE MODEL #	SPECIFICATIONS SUPPLY	FAUCET	DRAIN	SENSOR	OTHER NOTES	PIPE CONNECTIONS HW	CW	SS	V
CLOTHES WASHER															
OB-1	5	PUBLIC	WASHING MACHINE OUTLET BOX	WALL	MAINLINE	ML 10507	3/4" THREAD HOT AND COLD VALVES W/ VACUUM BREAKERS	~~	2" TRAP WITH STAND PIPE FOR WASHER DISCHARGE	No	INTERGRAL DRAIN CONNECTION & SHOCK ABSORBERS. FURNISHED AND SET IN PLACE BY GENERAL CONTRACTOR.	1/2"	1/2"	2"	1 1/2"
SINKS															
2KS-1	23	PRIVATE	KITCHEN SINK - DAYTON STAINLESS STEEL 33"x22"x EQUAL DOUBLE BOWL	DROP-IN	ELKAY	D23322		TWO HANDLE HIGH ARC KITCHEN FAUCET WITH SPRAY, BRAND GERBER, MODEL G0040167		No		1/2"	1/2"	2"	1 1/2"
LV-1	23	PRIVATE	LAVATORY, COUNTERTOP WITH INTEGRAL BOWL, FURNISHED AND INSTALLED BY THE GENEERAL CONTRACTOR	~~	~~	~~	BRASS CRAFT ANGLE STOP VALVES WITH SUPPLIES	GERBER SINGLE HANDLE LAVATORY FAUCET MODEL G0040024	DEARBORN BRASS 760-1 1-1/4" 17 GAUGE GRID STRAINER	Yes	MIXING VALVE: LAWLER TM-01070	1/2"	1/2"	2"	1 1/2"
TUB/SHOWER															
BT-1	23	PRIVATE	TUB/SHOWER COMBINATION 60"x33 1/4"x74"		SALO	T160	GERBER TUB AND SHOWER FAUCET ROUGH-IN VALVE ASSEMBLY MODEL G00GS525	GERBER SINGLEHANDLE TUB & SHOWER TRIM KIT & CERAMIC DIC CARTRIDGE MODEL G00G91555TC		No	BASCO CLASSIC SEMI-FRAMELESS 3/16" GLASS SLIDING BATH TUB DOOR MODEL 3400/CLCH05	1/2"	1/2"	2"	1 1/2"
WATER CLOSETS															
WC-1	23	PRIVATE	WATER CLOSET - FLUSH TANK ERGOHEIGHT ADA ELONGATED 1.28 GPF	FLOOR	GERBER	GTB30528	BRASSCRAFT 1/4 TURN VALVE (FLEXIBLE) WITH FLEXIBLE SS SUPPLY TUBE	~~	~~	No	SEAT: SOFT-CLOSE TOILET SEAT GC55012743	0"	1/2"	3"	2"

185 Fixture Units = 60 Gallons Per Minute (Chart A103.1)

Highest Fixture	16 FT
Static Loss(16FT) x 0.43	6.88 PSI
2" Meter Loss	3 PSI
Water Softener Loss	7.5 PSI
Fixture	20 PSI
Total Building Loss	**37.4 PSI**
Horizontal Pipe Length Tap to Meter	0 FT
Horizontal Pipe Length Building to Last Fixture	180 FT
Vertical Pipe Length Building Rise to Highest Fixture	16 FT
Total Building Pipe Length	196 FT
Total Developed Length (196ft) x 1.3 (Fitting Loss)	**255 FT**
Pressure at Street	55 PSI
Service Loss	0 PSI
Building Loss	37.4 PSI
Difference	17.6 PSI
Average PSI drop PER 100 Feet of Pipe (17.6/255)*100	**6.90 PSI**

Drainage Piping/Plumbing Code Table 703.2)

Pipe Size	–	2"	3"	4"	5"	6"	8"	10"	12"
Vertical (F.U.s)		16	48	256	600	1380	3600	5600	8400
Horizontal (F.U.s) @ 1/4" SLOPE		8	35	216	428	720	2640	4680	8200
Horizontal (F.U.s) @ 1/8" SLOPE		8	35	173	342	576	2112	3744	6560

Vent Piping/Plumbing Code Table 703.2)

Pipe Size	1-1/4"	1-1/2"	2"	2-1/2"	3"	4"	5"	6"	8"
F.U.s	1	8	24	48	84	256	600	1380	3600
Length (ft)	45	60	120	180	212	300	390	510	750

Storm Water - 4in/hr (Plumbing Code Table 1103.2)

3/8" per Foot Slope

Pipe Size	3"	4"	6"	8"	10"	12"	15"
Area (ft2)	822	1800	5350	11500	20700	33300	59500

1/4" per Foot Slope

Pipe Size	3"	4"	6"	8"	10"	12"	15"
Area (ft2)	1160	2650	7550	16300	29200	47000	84000

Velocity 5 feet per Second. CPVC Schedule 40 or 80 IPS and CTS

Pipe Size	1/2"	3/4"	1"	1-1/4"	1-1/2"	2"	2-1/2"	3"	4"
GPM	4	8	13	21	30	48	66		
FU	4	10	18	32	54	119	205		

PLUMBING FIXTURE UNITS

TAG	COUNT	STYLE	TOTAL WATER FIXTURE UNITS PER FIXTURE	PER TOTAL COUNT	HOT WATER HWFU	HOT WATER TOTAL	COLD WATER CWFU	COLD WATER TOTAL	WASTE WFU	WASTE TOTAL
PRIVATE										
2KS-1	23	SINKS	1.5	34.5	1.125	25.875	1.125	25.875	2	46
BT-1	23	TUB/SHOWER	4	92	3	69	3	69	2	46
LV-1	23	SINKS	1	23	0.75	17.25	0.75	17.25	1	23
WC-1	23	WATER CLOSETS	2.5	57.5	0	0	2.5	57.5	3	69
	92			207		112.125		169.625		184
PUBLIC										
2" FD	12	FLOOR DRAINS	0	0	0	0	0	0	3	36
3" FD	2	FLOOR DRAINS	0	0	0	0	0	0	5	10
OB-1	5	CLOTHES WASHER	4	20	3	15	3	15	6	30
	19			20		15		15		76
	111			227		127.125		184.625		260

WATER HEATER SCHEDULE

TAG	LOCATION	DESCRIPTION	MANUFACTURE	MODEL	SERIES	GAS INPUT (MBH)	STORAGE VOLUME	GPH Recovery Per 100° Rise	ELECTRICAL VOLTAGE	PHASE	WATTS	MCA	MOCP	NOTES
WH-1	EQUIPMENT ROOM-119	COMMERCIAL GAS WATER HEATER	A.O. SMITH	BTH-250A	CYCLONE MXI	250	100.0 gal	291	120 V	1	1200 W	10 A	20 A	

PUMP SCHEDULE

TAG	DESCRIPTION	MANUFACTURE	SERIES	MODEL	PUMP DATA FLOW	PUMP DATA HEAD	PUMP DATA RPM	PUMP DATA TYPE	ELECTRICAL DATA HP	WATTAGE	PHASE	VOLTAGE	MCA	MOCP	NOTES
RECIRCULATION PUMP PL SERIES															
CP-1	RECIRCULATION PUMP PL SERIES	BELL AND GOSSETT	PL SERIES	PL-30	1.0 GPM	7.0 ftH2O	2650	WET ROTOR	0.083 hp	168 W	1	120 V	1.40 A	20 A	1,2,3

NOTES:
1. PUMP SHALL BE NON-OVERLOADING OVER THE ENTIRE PUMP CURVE.
2. DOMESTIC HOT WATER RECIRCULATING PUMP OF ALL BRONZE CONSTRUCTION.
3. PUMPS SHALL HAVE PREMIUM EFFICIENT ECM MOTOR FOR CONSTANT VOLUME.

PLUMBING SPECIFICATIONS

ALL EQUIPMENT, PIPING, MATERIALS AND INSTALLATION SHALL BE IN COMPLIANCE WITH CURRENT STATE AND LOCAL CODES AND MEET THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.

THE FOLLOWING TYPES OF PIPE ARE ACCEPTABLE ONLY IF THEY MEET STATE AND LOCAL CODES AND ORDINANCES.

DOMESTIC COLD AND HOT WATER ABOVE GROUND, INSIDE BUILDING:
a. CPVC, ASTM D2846, NSF 14
FITTINGS 1/2"-2": CPVC, ASTM D2846, NSF 14. PIPE AND FITTINGS TO BE BY SAME MANUFACTURE. PLASTIC PIPING NOT PERMITTED IN RETURN AIR PLENUMS.
JOINTS: ASTM D2846, FUSION OR SOLVENT CEMENT.
b. CROSSED LINKED POLYETHYLENE (PEX), ASTM F876, NSF 14
FITTING 1/2"-1": METAL INSERT FITTING UTILIZING A COMPER CRIMP RING F1807, NSF 14. PIPE AND FITTINGS TO BE BY SAME MANUFACTURE. PLASTIC PIPING NOT PERMITTED IN RETURN AIR PLENUMS.

SOIL, WASTE AND VENT UNDERGROUND, INSIDE BUILDING
a. PIPE AND FITTINGS: SERVICE WEIGHT CAST IRON, ASTM A-74
JOINTS: LEAD AND OAKUM, ANSI A40.8 OR MECH. W/RUBBER RING, ANSI. A21.10, OR MECH. W/ NEOPRENE SLEEVE (NO HUB) OR NEOPRENE GASKET, CSPI 301-69T.
b. PIPE AND FITTINGS: PVC SCHEDULE 40, ASTM D2665
JOINTS: MECH. WIRING OR GASKET, ASTM D2321, OR FUSION OR SOLVENT CEMENT, ASTM D2855

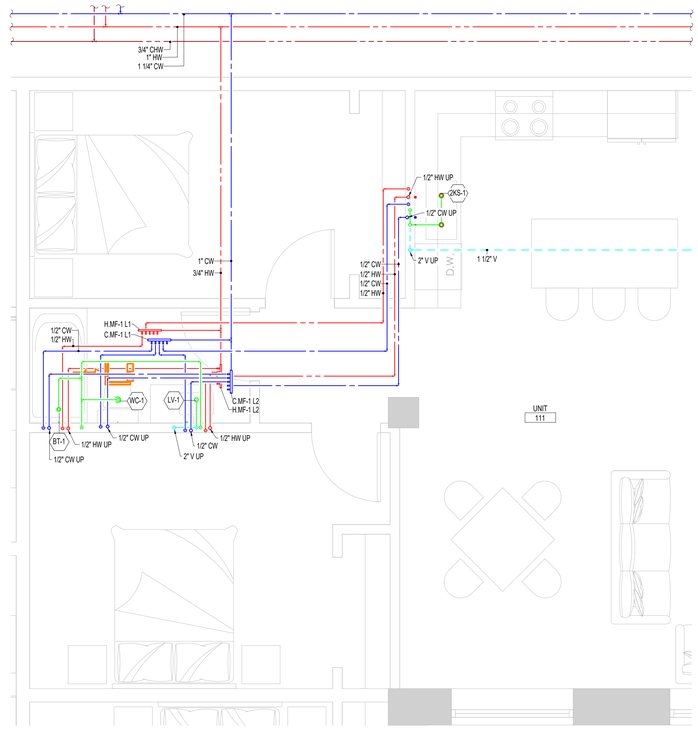
SOIL, WASTE AND VENT ABOVE GROUND, INSIDE BUILDING
a. PIPE AND FITTINGS: PVC SCHEDULE 40, ASTM D2665
JOINTS: MECH. WIRING OR GASKET, ASTM D2321, OR FUSION OR SOLVENT CEMENT, ASTM D2855. PVC EXPANSION JOINT, ASTM D2665.
b. PIPE AND FITTINGS: ABS SCHEDULE 40, ASTM D2661
JOINTS: MECH. WIRING OR GASKET, ASTM D2321, OR FUSION OR SOLVENT CEMENT, ASTM D2855.
c. SOLVENT WELD JOINTS IN PVC AND CPVC PIPE TO INCLUDE A PRIMER WHICH IS OF CONTRASTING COLOR TO THE PIPE AND CEMENT PER MN RULES.
d. THE PLUMBING SYSTEM SHALL BE TESTED IN ACCORDANCE WITH MINNESOTA RULES 4714.609.4 & 4715.712.0.

LOCATED WATER HEATER IN AN ACCESSIBLE LOCATON (MINNESOTA RULE, PART 4714.504
INSULATE ALL HOT WATER PIPING AS PER THE ENERGY CODE.
THE WATER SERVICE LINE MUST BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM ANY MANHOLE, CATHBASIN, OR ANY OTHER POTENTIAL SOURCE OF CONTAMINATION (SEE MINNESOTA PLUMBING CODE). THIS ISOLATION DISTANCE MUST BE MEASURED FROM THE OUTER EDGE OF THE PIPE AND THE OUTER EDGE OF THE CONTAMINATION SOURCE. VERIFY THAT THE REQUIRED ISOLATION DISTANCE IS MAINTAINED.
VERIFY THAT THE BUILDING SEWERS ARE INSTALLED WITH A UNIFORM SLOPE OF AT LEAST 1/4" PER FOOT AND THAT THEY ARE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM ANY WATER SERVICE LINE.
A CLEANOUT MUST BE PROVIDED NEAR THE CONNECTION BETWEEN THE BUILDING DRAIN AND THE BUILDING SEWER. (SEE MINNESOTA RULES, PART 4714.707)
PLUMBING VENTS SHARE SIZES PER MN RULES 4714.904 & TABLE 703.2.

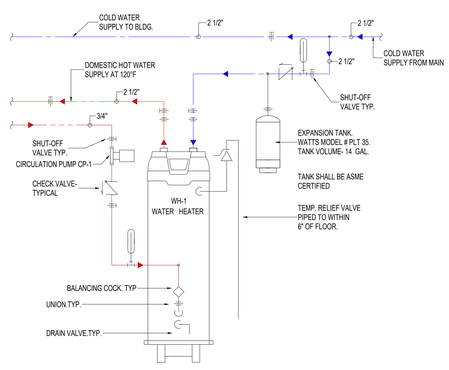
THE INSTALLATION OF CROSS-LINK POLYETHYLENE (PEX) TUBING WAS SPECIFIED FOR THE WATER DISTRIBUTION SYSTEM. IF ALL OF THE FOLLOWING REQUIREMENTS CANNOT BE MET, A DIFFERENT MATERIAL THAT COMPLIES WITH MINNESOTA RULES, PART 4714.604.1 MUST BE USED.THE FITTINGS MUST COMPLY WITH ASTM STANDARD F1807 OF F1960

A. THE SYSTEM SHALL COMPLY WITH ASTM STANDARD F877 AND F876.
B. THE SYSTEM MUST BE INSTALLED BY A PLUMBER TRAINED BY THE MANUFACTURE OF THE PARTICULAR PEX SYSTEM TO BE INSTALLED.
C. ALL PERSON INSTALLING PEX MATERIALS SHALL HAVE A CARD IN THER POSSESSION DOCUMENTING COMPLETION OF TRAINING BY THE MAUNFACTURE OR HIS AGEN FOR THE MATERIAL TO BE INSTALLED.
D. THE TUBING AND FITTING MUST BE MARKED AS REQUIRED BY THE APPLICABLE STANDARD SPECIFICATION AND THE APPROCIATE ASTM DESIGNATIONS BY THE MANUFACTURE.
E. THE INSTALLATION MUST BE IN ACCORDANCE WITH THE MANUFACTURE'S INSTALLATION GUIDELINES.

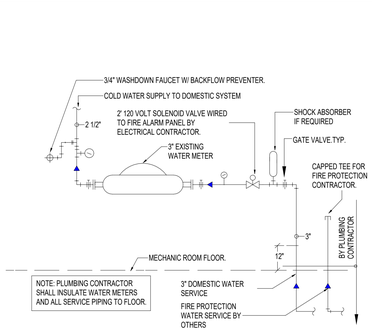
THE PLUMBING SYSTEM SHALL BE DISINFECTED IN ACCORDANCE WITH MINNESOTA RULES PART 4714.609.9.



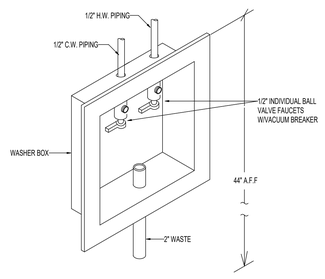
11 / P301 ENLARGED UNIT L1 - PLUMBING PLAN - ABOVE GROUND
NO SCALE



8 / P301 WATER HEATER - DETAIL
NO SCALE



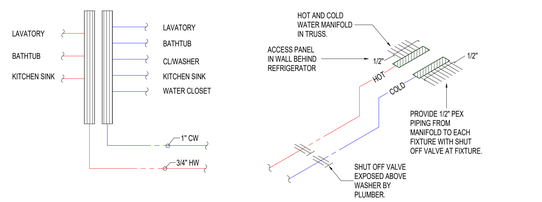
6 / P301 WATER METER DETAIL
NO SCALE



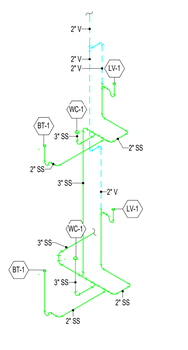
4 / P301 WASHING MACHINE VALVES
NO SCALE

WATER MANIFOLD SCHEDULE

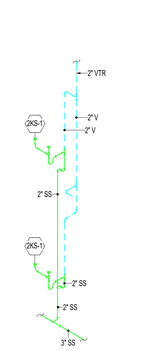
TAG	COUNT	TYPE	MANIFOLD INFORMATION LAV	SH	TS	WC	KS	SH	FIXTURE UNITS COUNT HWFU	TOTAL HWFU	CWFU	TOTAL CWFU
CW MANIFOLD												
C.MF-1	23	Feeds 1 Bathroom = 1LV + 1BT + 1WC + 1KS	1	0	1	1	1	0	0	0	7.375	169.625
										0		169.625
HW MANIFOLD												
H.MF-1	23	Feeds 1 Bathroom = 1LV + 1BT + 1KS	1	0	1	0	1	0	4.875	112.125	0	0
										112.125		0



5 / P301 WATER MANIFOLDS
NO SCALE



S1 / P301 SANITARY RISER
NO SCALE



S2 / P301 SANITARY RISER
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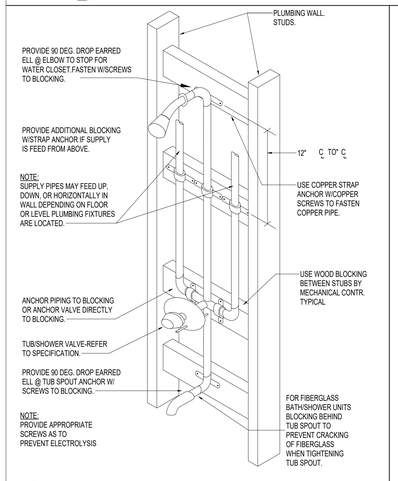

1 / P301 DOMESTIC WATER INSTALLATION AT BATHTUBS
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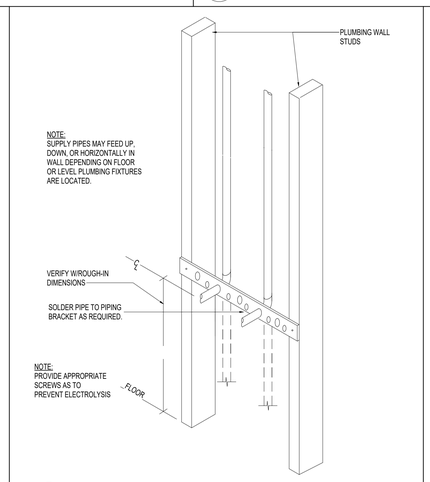
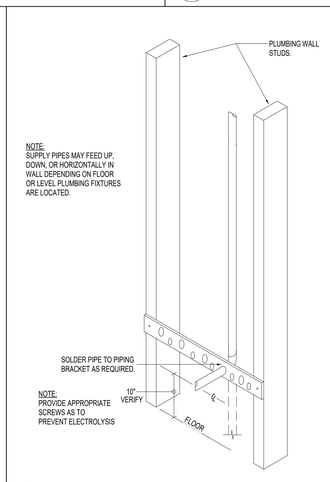


2 / P301 DOMESTIC WATER INSTALLATION AT LAVATORIES AND SINKS
NO SCALE



3 / P301 DOMESTIC WATER INSTALLATION AT WATER CLOSET
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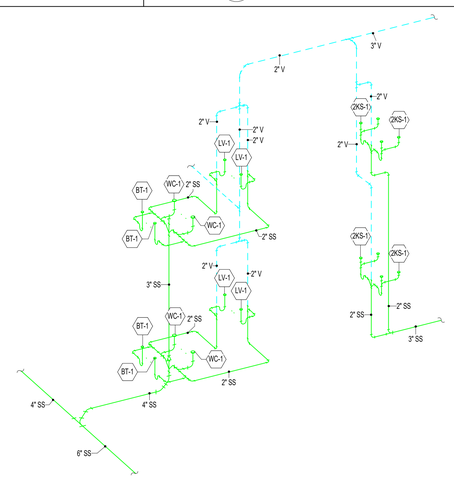
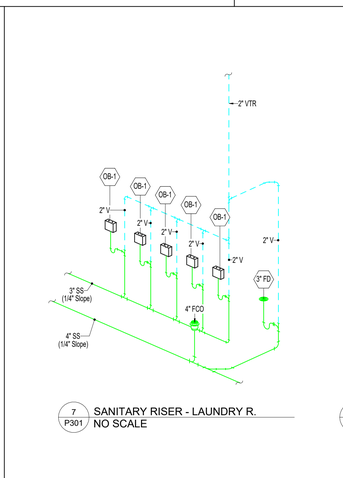
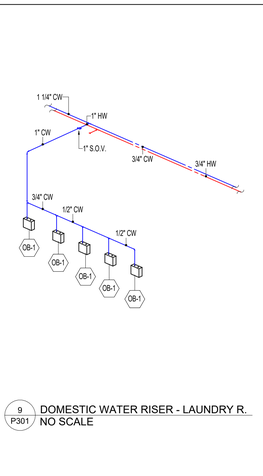


10 / P301 SANITARY RISER - BATHROOMS/KITCHEN - UNITS 110/103
NO SCALE



7 / P301 SANITARY RISER - LAUNDRY R.
NO SCALE



9 / P301 DOMESTIC WATER RISER - LAUNDRY R.
NO SCALE

PERMIT FOR CONSTRUCTION

PLOTTED: 4/1/2025 10:12:01 AM

PROJECT NO. 25035
ISSUE DATE 28-MAR-25

REVISIONS

No.	Description	Date

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

Richard A. Lindell P.E.

TYPED OR PRINTED NAME: Richard A. Lindell P.E.
SIGNATURE DATE: 28-MAR-25
REGISTRATION NO. 23620

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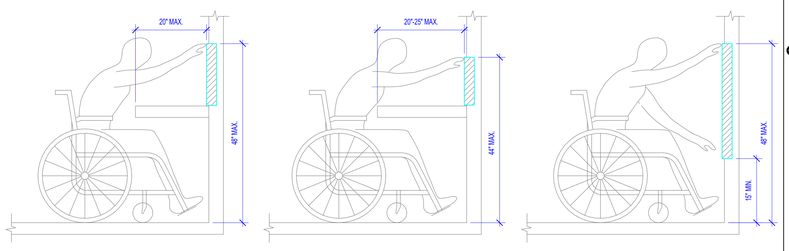
2003 14th Street NE Ste 106
Austin MN 55912

PLUMBING SCHEDULE AND DETAILS

WESCOTT APARTMENTS
101 14th STREET NW
AUSTIN, MN 55912

SHEET NO.
P301

ADA STANDARDS FOR ACCESSIBLE DESIGN

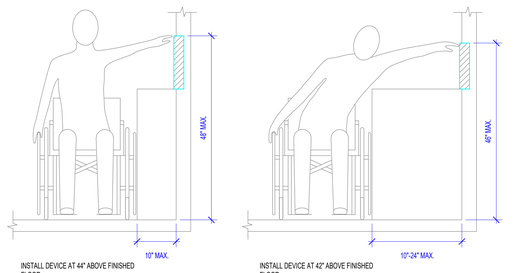


INSTALL ABOVE COUNTER DEVICE AT 44" ABOVE FINISHED FLOOR.

INSTALL ABOVE COUNTER DEVICE AT 40" ABOVE FINISHED FLOOR.

INSTALL DEVICE AT 18" ABOVE FINISHED FLOOR.

ADA GUIDELINES - FRONT ACCESS



INSTALL DEVICE AT 44" ABOVE FINISHED FLOOR.

INSTALL DEVICE AT 42" ABOVE FINISHED FLOOR.

ADA GUIDELINES - SIDE ACCESS

ELECTRICAL SYMBOL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	SURFACE OR WALL MTD LIGHT (TYPE DENOTED)		SPECIAL RECEPT. OR CONN. (SEE SCHEDULE)
R	RECESSED LIGHT (TYPE DENOTED)		DROP CORD
AA, G	POLE MOUNTED LIGHT (TYPE DENOTED)		CORD REEL
	SURFACE LIGHT (TYPE DENOTED)		CONDUIT/WIRE
P2	SUSPENDED OR PENDANT LIGHT (TYPE DENOTED)		JUNCTION BOX
R, P, S	RECESSED LIGHT (TYPE DENOTED)		CIRCUIT BREAKER PANEL
	STRIP LIGHT (TYPE DENOTED)	SF-1	POWER OR DISTRIBUTION PANEL
T1, T2, T3, TR1	TRACK AND TRACK LIGHT (TYPES DENOTED)		MOTOR (SEE SCHEDULE)
EM	EMERGENCY BATTERY LIGHT (TYPE DENOTED)		MOTOR STARTER OR CONTACTOR
	EXIT SIGN (TYPE DENOTED)		SAFETY DISC. SW. (FUSED)
S	SINGLE POLE SW.	OS	OCCUPANCY SENSOR - TYPE DENOTED
3	3-WAY SW.	LLA	LIGHT LEVEL SENSOR - TYPE DENOTED
4	4-WAY SW.	PC	PHOTOCELL
K	KEYED SW.	H	HUMIDISTAT
P, D	DIMMER SWITCH	T	THERMOSTAT
OS	OCCUPANCY SENSOR SWITCH		WALL HEATER (TYPE DENOTED)
	CARD READER		DASHED SYMBOL INDICATES EXISTING REMOVED
	PUSH BUTTON/KEYPAD		TELEPHONE OUTLET
AC	DUPLEX RECEPTACLE		INFORMATION OUTLET
	HALF SWITCHED RECEPTACLE (DUPLEX SHOWN)		TELEVISION OUTLET
	SWITCHED RECEPTACLE (DUPLEX SHOWN)		OUTLET IN FLOOR (INFORMATION OUTLET SHOWN)
	GFI RECEPTACLE (DUPLEX SHOWN)		CCTV CAMERA
	2 CIRCUIT RECEPTACLE (DUPLEX SHOWN)	WAP	WIRELESS ACCESS POINT (WAP)
	ISOLATED GROUND RECEPTACLE (DUPLEX SHOWN)		SMOKE DETECTOR - SELF CONTAINED
	FOURPLEX RECEPT.	CO	SMOKE/CO DETECTOR - SELF CONTAINED
	FLOOR RECEPTACLE (DUPLEX SHOWN)	S	SMOKE DETECTOR WITH STROBE - SELF CONTAINED
		COS	SMOKE/CO DETECTOR WITH STROBE - SELF CONTAINED

NOTES:
* MOUNTED ABOVE COUNTER, 0'-6" TO CENTER OF BOX ABOVE BACKSPLASH.
** INDICATES MOUNTING HEIGHT TO CENTER OF BOX, NOT SHOWN = 1'-6".

ELECTRICAL SYMBOL NOTES

A2 / P1/12 / b — THE LIGHTING FIXTURE TYPE IS INDICATED BY AN UPPER CASE LETTER. THE CIRCUIT DESIGNATION IS INDICATED BY A NUMBER. THE SWITCH DESIGNATION IS INDICATED BY A LOWER CASE LETTER. EXAMPLE 1: LIGHTING FIXTURE TYPE "A" IS CONNECTED TO CIRCUIT P1/12 AND CONTROLLED BY SWITCH "b".

K / E / P1/14 — EXIT LIGHTS. STEM INDICATES WALL MOUNTING. NO STEM INDICATES CEILING MOUNTING. SHADED AREA INDICATES ILLUMINATED FACE(S). ARROW INDICATES DIRECTIONAL ARROW ON ILLUMINATED FACE(S). THE CIRCUIT DESIGNATION IS INDICATED BY A NUMBER. EXAMPLE: THE WALL MOUNTED EXIT LIGHT TYPE "E" WITH SINGLE FACE AND DIRECTIONAL ARROW IS CONNECTED TO CIRCUIT P1/14.

P1/16 / c — DEVICES. THE CIRCUIT DESIGNATION IS INDICATED BY A NUMBER UNLESS WIRING IS SHOWN FOR CIRCUIT DESIGNATIONS. THE SWITCH SIGNATION IS INDICATED BY A LOWER CASE LETTER. EXAMPLE: SPLIT DUPLEX RECEPTACLE IS CONNECTED TO CIRCUIT P1/16 AND ONE RECEPTACLE OUTLET IS CONTROLLED BY SWITCH "c".

K / d — THE CONTROL DEVICE DESIGNATION IS INDICATED BY A LOWER CASE LETTER. EXAMPLE: SINGLE POLE SWITCH "d" TO CONTROL LIGHTING FIXTURES INDICATED BY "d".

D / K / e — WALL BOX DIMMER WITH SWITCH DESIGNATION IS INDICATED BY A LOWER CASE LETTER. EXAMPLE: SINGLE POLE DIMMER SWITCH "e" TO CONTROL LIGHTING FIXTURES INDICATED BY "e".

1,3,5 — SPECIAL CONNECTIONS. SEE KEYED NOTE OR EQUIPMENT SCHEDULE FOR THE LOAD DESCRIPTION AND TYPE OF CONNECTION.

1 — KEYED NOTE. SEE THE KEYED NOTES ON THAT SHEET FOR THE NOTE NUMBER INDICATED IN THE HEXAGON.

ELECTRICAL ABBREVIATIONS LIST

1P	1 POLE (2P, 3P, 4P, ETC.)	GA	GAUGE	PA	PUBLIC ADDRESS
		GAL	GALLON	PB	PULL BOX OR PUSHBUTTON
A	AMPERE	GALV	GALVANIZED	PE	PNEUMATIC ELECTRIC
AC	ABOVE COUNTER OR AIR CONDITIONER	GC	GENERAL CONTRACTOR	PED	PEDESTAL
ACLG	ABOVE CEILING	GD	GARBAGE DISPOSAL	PF	POWER FACTOR
ADO	AUTOMATIC DOOR OPENER	GEN	GENERATOR	PH	PHASE
AF	AMP FRAME	GFI	GROUND FAULT CIRCUIT INTERRUPTER	PIV	POST INDICATING VALVE
AFF	ABOVE FINISHED FLOOR	GFP	GROUND FAULT PROTECTOR	PNL	PANEL
AFG	ABOVE FINISHED GRADE	GND	GROUND	PP	POWER POLE
AFI	ARC FAULT CIRCUIT INTERRUPTER	GR	GAS RANGE	PR	PAIR
AHU	AIR HANDLING UNIT	GRS	GALVANIZED RIGID STEEL CONDUIT	PRI	PRIMARY
AL	ALUMINUM	GYP BD	GYPSUM BOARD	PROJ	PROJECTION
ALT	ALTERNATE			PRV	POWER ROOF VENTILATOR
AMP	AMPERE	HOA	HANDS-OFF-AUTOMATIC SWITCH	PT	POTENTIAL TRANSFORMER
AMPL	AMPLIFIER	HORIZ	HORIZONTAL	PVC	POLYVINYL CHLORIDE CONDUIT
ANNUN	ANNUNCIATOR	HP	HORSEPOWER	PWR	POWER
APPROX	APPROXIMATELY	HPF	HIGH POWER FACTOR		
AQ-STAT	AQUASTAT	HT	HEIGHT	QUAN	QUANTITY
ARCH	ARCHITECT, ARCHITECTURAL	HTG	HEATING		
AS	AMP SWITCH	HTR	HEATER	RCPT	RECEPTACLE
AT	AMP TRIP	HV	HIGH VOLTAGE	REQD	REQUIRED
ATS	AUTOMATIC TRANSFER SWITCH	HVAC	HEATING, VENTILATING AND	RM	ROOM
AUTO	AUTOMATIC		AIR CONDITIONING	RSC	RIGID STEEL CONDUIT
AUX	AUXILIARY			RTU	ROOF TOP UNIT
AV	AUDIO VISUAL	IC	INTERRUPTING CAPACITY		
AWG	AMERICAN WIRE GAUGE	IG	ISOLATED GROUND	SC	SURFACE CONDUIT
		IMC	INTERMEDIATE METAL CONDUIT	SEC	SECONDARY
BATT	BATTERY	INCAND	INCANDESCENT	SHT	SHEET
BD	BOARD	IR	INFRARED	SIM	SIMILAR
BLDG	BUILDING	IW	INTERLOCK WITH	SN	SOLID NEUTRAL
BMS	BUILDING MANAGEMENT SYSTEM			SPEC	SPECIFICATION
		J-BOX	JUNCTION BOX	SPKR	SPEAKER
C	CONDUIT			SP	SPARE
CAB	CABINET	KV	KILOVOLT	SR	SURFACE RACEWAY
CAT	CATALOG	KVA	KILOVOLT-AMPERE	SS	STAINLESS STEEL
CATV	CABLE TELEVISION	KVAR	KILOVOLT-AMPERE REACTIVE	SSW	SELECTOR SWITCH
CB	CIRCUIT BREAKER	KW	KILOWATT	S/S	STOP/START PUSHBUTTONS
CCTV	CLOSED CIRCUIT TELEVISION	KWH	KILOWATT HOUR	STA	STATION
CKT	CIRCUIT			STD	STANDARD
CLG	CEILING	LOC	LOCATE OR LOCATION	SURF	SURFACE MOUNTED
COMB	COMBINATION	LT	LIGHT	SW	SWITCH
CMPR	COMPRESSOR	LTG	LIGHTING	SWBD	SWITCHBOARD
CONN	CONNECTION	LTNG	LIGHTNING	SYM	SYMMETRICAL
CONST	CONSTRUCTION	LV	LOW VOLTAGE	SYS	SYSTEM
CONT	CONTINUATION OR CONTINUOUS				
CONTR	CONTRACTOR	MAX	MAXIMUM	TEL	TELEPHONE
CONV	CONVECTOR	MAG S	MAGNETIC STARTER	TELDATA	TELEPHONE/DATA
CT	CURRENT TRANSFORMER	MC	MOMENTARY CONTACT	TERM	TERMINAL
CTR	CENTER	MC	MECHANICAL CONTRACTOR	TL	TWIST LOCK
CU	COPPER	MCB	MAIN CIRCUIT BREAKER	TR	TAMPER RESISTANT
		MCC	MOTOR CONTROL CENTER	T-STAT	THERMOSTAT
DEPT	DEPARTMENT	MDC	MAIN DISTRIBUTION CENTER	TTC	TELEPHONE TERMINAL CABINET
DET	DETAIL	MDP	MAIN DISTRIBUTION PANEL	TV	TELEVISION
DIA	DIAMETER	MFR	MANUFACTURER	TVTC	TELEVISION TERMINAL CABINET
DISC	DISCONNECT	MFS	MAIN FUSED DISCONNECT SWITCH	TYP	TYPICAL
DIST	DISTRIBUTION	MH	MANHOLE		
DN	DOWN	MIC	MICROPHONE	UC	UNDER COUNTER
DPR	DAMPER	MIN	MINIMUM	UE	UNDERGROUND ELECTRICAL
DS	SAFETY DISCONNECT SWITCH	MISC	MISCELLANEOUS	UG	UNDERGROUND
DT	DOUBLE THROW	MLO	MAIN LUGS ONLY	UT	UNDERGROUND TELEPHONE
DW	DISHWASHER	MMS	MANUAL MOTOR STARTER	UTIL	UTILITY
DWG	DRAWING	MOA	MULTIOUTLET ASSEMBLY	UV	UNIT VENTILATOR OR ULTRAVIOLET
		MSP	MOTOR STARTER PANELBOARD		
EC	ELECTRICAL CONTRACTOR	MSBD	MAIN SWITCHBOARD	V	VOLT
ELEC	ELECTRIC, ELECTRICAL	MT	MOUNT	VA	VOLT-AMPERES
ELEV	ELEVATOR	MT C	EMPTY CONDUIT	VDT	VIDEO DISPLAY TERMINAL
EM	EMERGENCY	MTS	MANUAL TRANSFER SWITCH	VERT	VERTICAL
EMS	ENERGY MANAGEMENT SYSTEM	MTR	MOTOR, MOTORIZED	VFD	VARIABLE FREQUENCY DRIVE
EMT	ELECTRICAL METALLIC TUBING	MW	MICROWAVE	VOL	VOLUME
EP	ELECTRIC PNEUMATIC				
EQUIP	EQUIPMENT	N.C.	NORMALLY CLOSED	W	WATT
EWC	ELECTRIC WATER COOLER	NEC	NATIONAL ELECTRICAL CODE	WG	WITH
EXIST	EXISTING	NEMA	NATIONAL ELECTRICAL	WG	WIRE GUARD
EXH	EXHAUST		MANUFACTURER'S ASSOCIATION	WH	WATER HEATER
EXP	EXPLOSION PROOF	NFDS	NON-FUSED SAFETY	W/O	WITHOUT
			DISCONNECT SWITCH	WP	WEATHERPROOF
FA	FIRE ALARM	NIC	NOT IN CONTRACT	XFMR	TRANSFORMER
FABP	FIRE ALARM BOOSTER POWER SUPPLY PANEL	NL	NIGHT LIGHT	XFR	TRANSFER
FACP	FIRE ALARM CONTROL PANEL	N.O.	NORMALLY OPEN		
FIXT	FIXTURE	NTS	NOT TO SCALE	'	FEET
FLR	FLOOR			"	INCHES
FU	FUSE	OH	OVERHEAD	#	NUMBER
FUDS	FUSED SAFETY DISCONNECT SWITCH	OL	OVERLOADS	Ø	PHASE

ELECTRICAL SHEET LIST

SHEET NUMBER	SHEET NAME	ORIGINAL ISSUE DATE	CURRENT REVISION	CURRENT REVISION DATE	CURRENT REVISION DESCRIPTION
Electrical					
E101	ELECTRICAL COVER SHEET	04-APR-2025			
E201	LEVEL 1 NORTH - ELECTRICAL	04-APR-2025			
E202	LEVEL 1 SOUTH - ELECTRICAL	04-APR-2025			
E203	LEVEL 2 NORTH - ELECTRICAL	04-APR-2025			
E204	LEVEL 2 SOUTH - ELECTRICAL	04-APR-2025			
E205	ROOF - ELECTRICAL	04-APR-2025			
E301	ELECTRICAL SERVICE AND PANELBOARDS	04-APR-2025			
E302	SCHEDUELS AND DETAILS	04-APR-2025			
TOTAL SHEETS: 8					

PROJECT NO. 25035
ISSUE DATE 04-APR-2025

REVISIONS

No.	Description	Date

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

Richard A. Lindell P.E.

TYPED OR PRINTED NAME: Richard A. Lindell P.E. — REGISTRATION NO. 19263
SIGNATURE DATE: 04-APR-2025

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3411 KILMER LANE NORTH
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(763) 546-4464
info@lindelleng.com

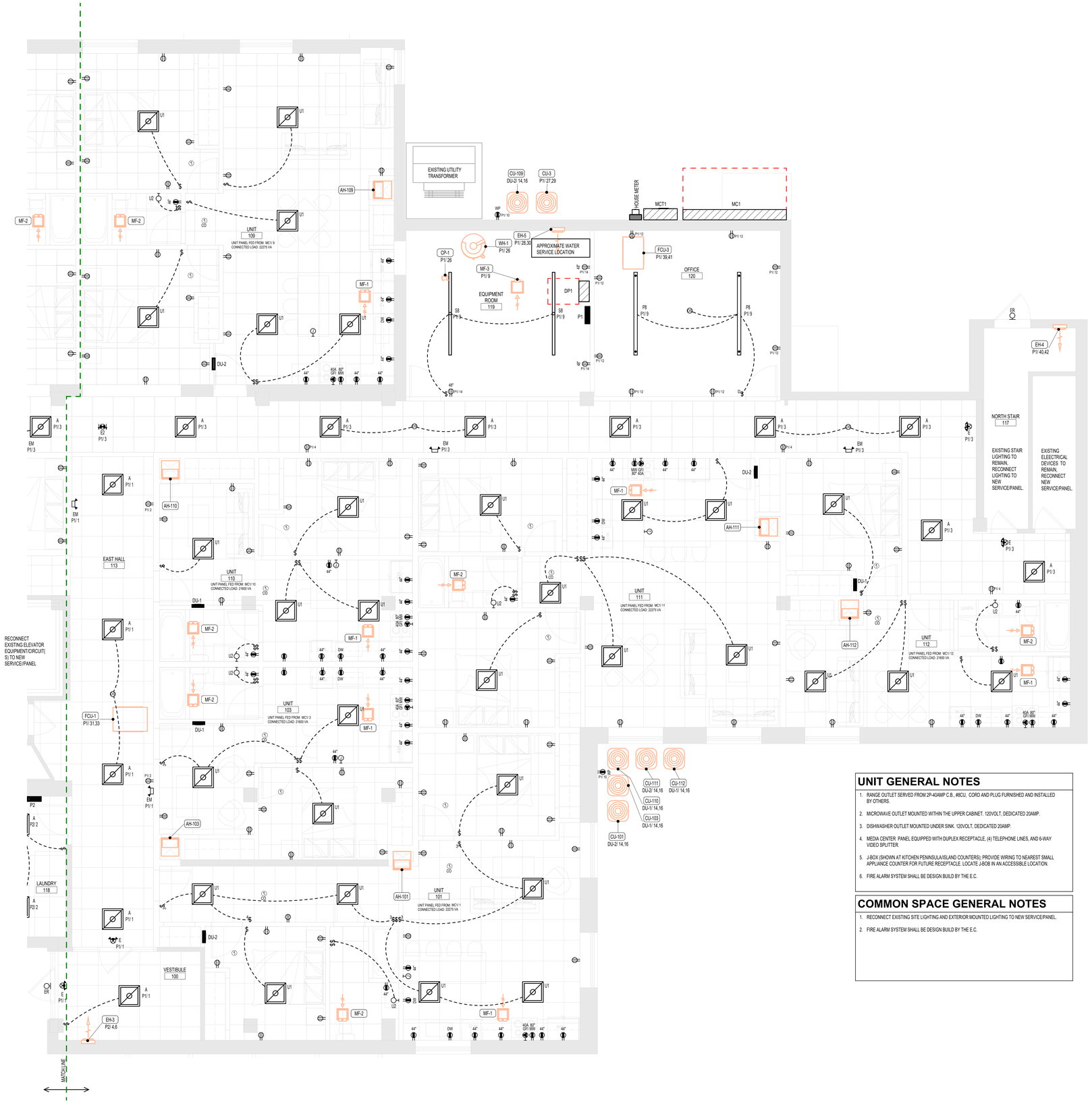
THE JOSEPH COMPANY, INC
2003 14th Street NE Ste 106
Austin MN 55912

ELECTRICAL COVER SHEET

WESCOTT APARTMENTS
101 14th STREET NW
AUSTIN, MN 55912

SHEET NO.
E101

FOR PERMIT PLOTTED: 4/4/2025 11:33:05 AM



UNIT GENERAL NOTES

1. RANGE OUTLET SERVED FROM 2P-40AMP C.B., #8CU. CORD AND PLUG FURNISHED AND INSTALLED BY OTHERS.
2. MICROWAVE OUTLET MOUNTED WITHIN THE UPPER CABINET. 120VOLT, DEDICATED 20AMP.
3. DISHWASHER OUTLET MOUNTED UNDER SINK. 120VOLT, DEDICATED 20AMP.
4. MEDIA CENTER PANEL EQUIPPED WITH DUPLEX RECEPTACLE, (4) TELEPHONE LINES, AND 6-WAY VIDEO SPLITTER.
5. J-BOX (SHOWN AT KITCHEN PENINSULA/ISLAND COUNTERS); PROVIDE WIRING TO NEAREST SMALL APPLIANCE COUNTER FOR FUTURE RECEPTACLE. LOCATE J-BOB IN AN ACCESSIBLE LOCATION.
6. FIRE ALARM SYSTEM SHALL BE DESIGN BUILD BY THE E.C.

COMMON SPACE GENERAL NOTES

1. RECONNECT EXISTING SITE LIGHTING AND EXTERIOR MOUNTED LIGHTING TO NEW SERVICE/PANEL.
2. FIRE ALARM SYSTEM SHALL BE DESIGN BUILD BY THE E.C.

1 E201 LEVEL 1 ELECTRICAL - NORTH
1/4" = 1'-0"
0 2' 4' 8'

FOR PERMIT PLOTTED: 4/4/2025 11:33:08 AM

TRUE NORTH

PROJECT NO. 25035
ISSUE DATE 04-APR-2025

REVISIONS

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Richard A Lindell PE

TYPED OR PRINTED NAME: Richard A. Lindell P.E.
SIGNATURE DATE: 04-APR-2025
REGISTRATION NO. 23520

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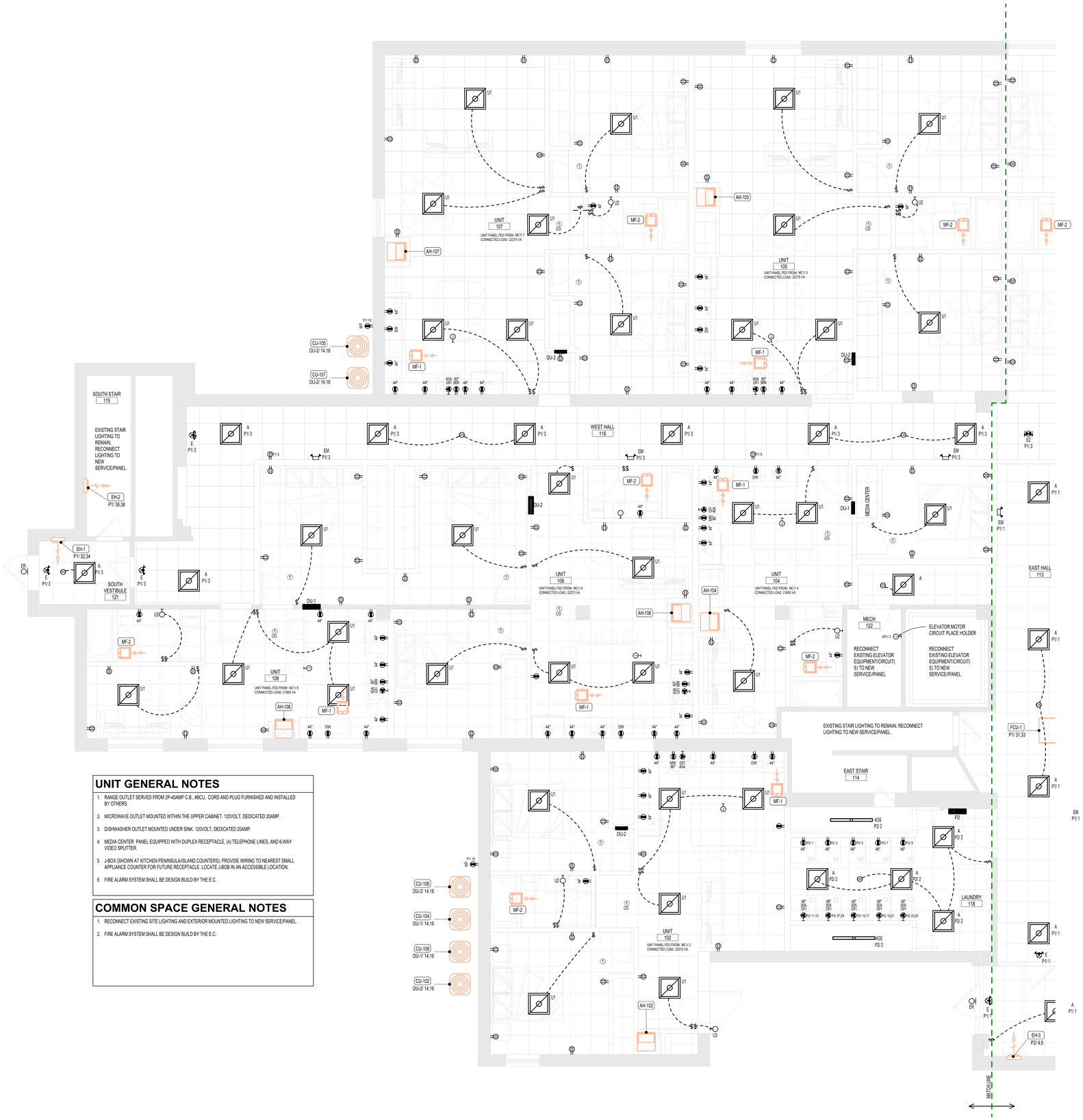
2003 14th Street NE Ste 106
Austin MN 55912

LEVEL 1 NORTH - ELECTRICAL

WESCOTT APARTMENTS
101 14th STREET NW
AUSTIN, MN 55912

SHEET NO.
E201



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2. FIRE ALARM SYSTEM SHALL BE DESIGN BUILD BY THE E.C.

1 / E202 LEVEL 1 ELECTRICAL - SOUTH
1/4" = 1'-0"
0 2' 4' 8'

TRUE NORTH

FOR PERMIT PLOTTED: 4/4/2025 11:33:10 AM

PROJECT NO. 25035
ISSUE DATE 04-APR-2025

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Richard A Lindell PE

TYPED OR PRINTED NAME: Richard A. Lindell P.E.
SIGNATURE DATE: 04-APR-2025
REGISTRATION NO. 23520

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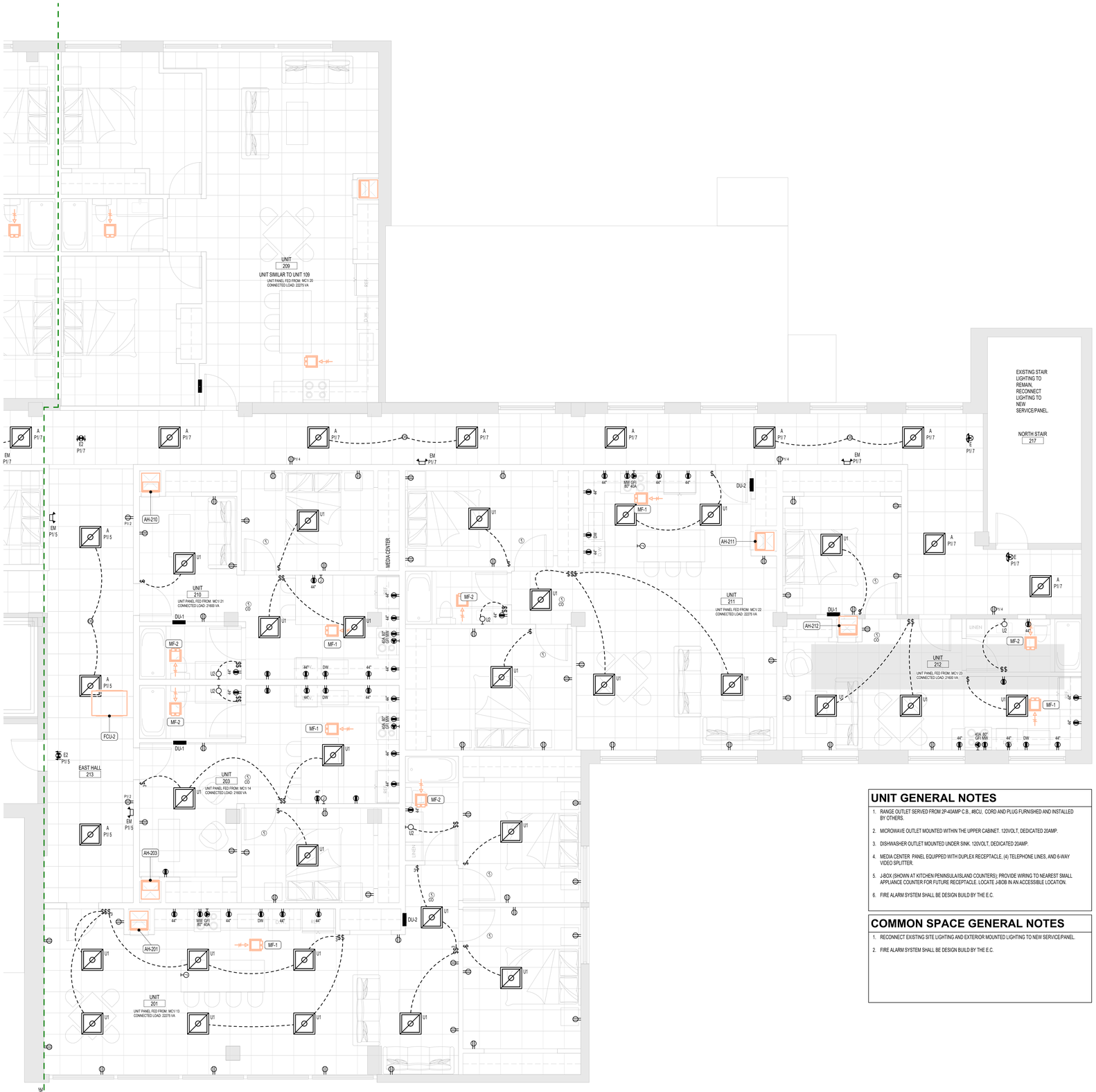
THE JOSEPH COMPANY, INC
2003 14th Street NE Ste 106
Austin MN 55912

LEVEL 1 SOUTH - ELECTRICAL

WESCOTT APARTMENTS
101 14th STREET NW
AUSTIN, MN 55912

SHEET NO.
E202



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COMMON SPACE GENERAL NOTES

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2. FIRE ALARM SYSTEM SHALL BE DESIGN BUILD BY THE E.C.

1 E203 LEVEL 2 ELECTRICAL - NORTH
1/4" = 1'-0"
0 2' 4' 8'

TRUE NORTH

FOR PERMIT PLOTTED: 4/4/2025 11:33:12 AM

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ISSUE DATE 04-APR-2025

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Richard A. Lindell P.E.

TYPED OR PRINTED NAME: Richard A. Lindell P.E.
REGISTRATION NO. 23520
SIGNATURE DATE: 04-APR-2025

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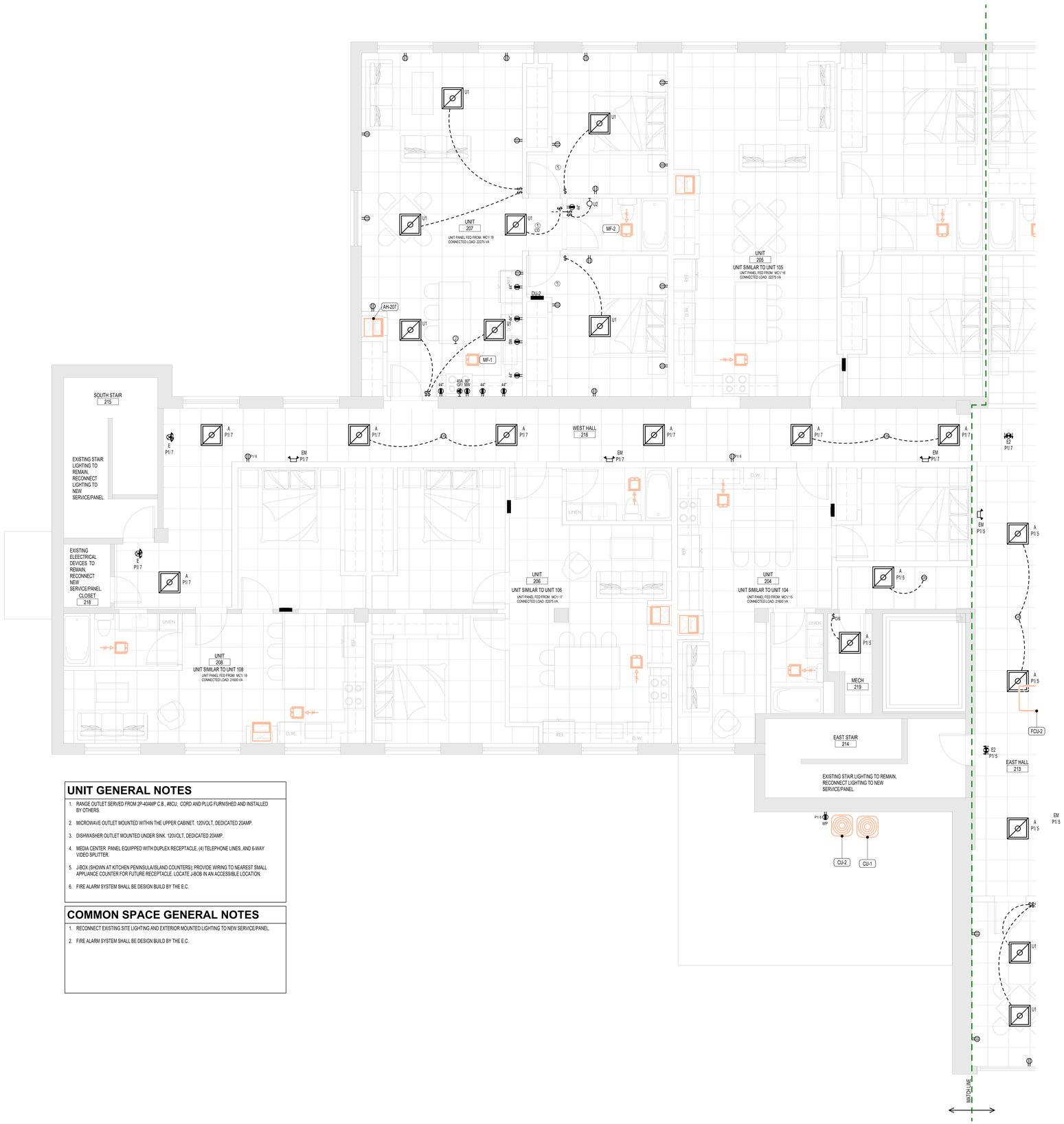
THE JOSEPH COMPANY, INC
2003 14th Street NE Ste 106
Austin MN 55912

LEVEL 2 NORTH - ELECTRICAL

WESCOTT APARTMENTS
101 14th STREET NW
AUSTIN, MN 55912

SHEET NO.
E203



UNIT GENERAL NOTES

1. RANGE OUTLET SERVED FROM 2P-40AMP C.B., #6CU, CORD AND PLUG FURNISHED AND INSTALLED BY OTHERS.
2. MICROWAVE OUTLET MOUNTED WITHIN THE UPPER CABINET. 120VOLT, DEDICATED 20AMP.
3. DISHWASHER OUTLET MOUNTED UNDER SINK. 120VOLT, DEDICATED 20AMP.
4. MEDIA CENTER PANEL EQUIPPED WITH DUPLEX RECEPTACLE, (4) TELEPHONE LINES, AND 6-WAY VIDEO SPLITTER.
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COMMON SPACE GENERAL NOTES

1. RECONNECT EXISTING SITE LIGHTING AND EXTERIOR MOUNTED LIGHTING TO NEW SERVICE/PANEL.
2. FIRE ALARM SYSTEM SHALL BE DESIGN BUILD BY THE E.C.

1 / E204 LEVEL 2 ELECTRICAL - SOUTH
1/4" = 1'-0"
0 2' 4' 8'

TRUE NORTH

FOR PERMIT PLOTTED: 4/4/2025 11:33:13 AM

PROJECT NO. 25035
ISSUE DATE 04-APR-2025

REVISIONS

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Richard A. Lindell P.E.

TYPED OR PRINTED NAME: Richard A. Lindell P.E.
SIGNATURE DATE: 04-APR-2025
REGISTRATION NO. 19253

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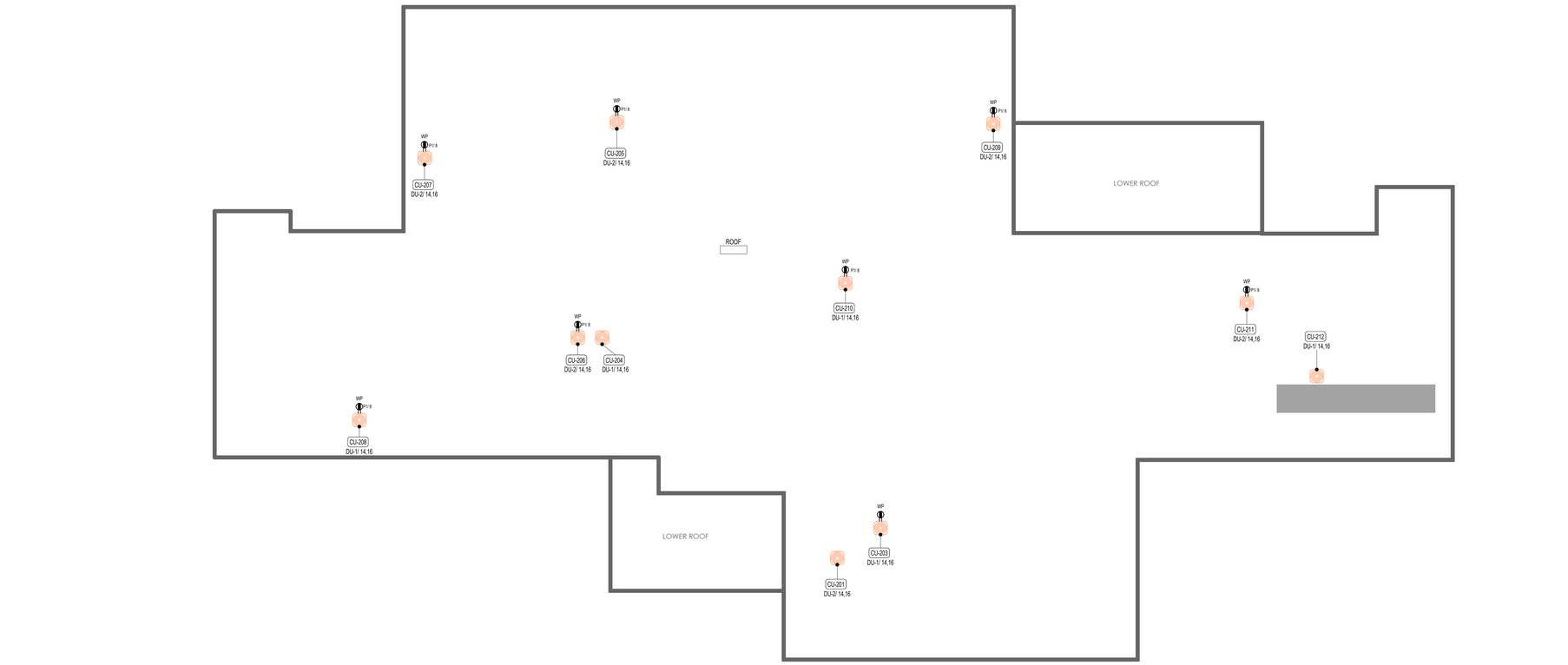
THE JOSEPH COMPANY, INC
2003 14th Street NE Ste 106
Austin MN 55912

LEVEL 2 SOUTH - ELECTRICAL

WESCOTT APARTMENTS
101 14th STREET NW
AUSTIN, MN 55912

SHEET NO.
E204



1 E205 ROOF ELECTRICAL
1/8" = 1'-0"
0 4' 8' 16'

TRUE NORTH

FOR PERMIT PLOTTED: 4/4/2025 11:33:14 AM

PROJECT NO. 25035
ISSUE DATE 04-APR-2025

REVISIONS

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Richard A. Lindell P.E.

TYPED OR PRINTED NAME: Richard A. Lindell P.E.
REGISTRATION NO. 23520
SIGNATURE DATE: 04-APR-2025

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THE JOSEPH COMPANY, INC
2003 14th Street NE Ste 106
Austin MN 55912

ROOF - ELECTRICAL

WESCOTT APARTMENTS
101 14th STREET NW
AUSTIN, MN 55912

SHEET NO.
E205

DWELLING UNIT PANEL SCHEDULE DU-1

BUSS: 125A
VOLTAGE: 120/208
PHASE: 1
MAIN: MLO...

kAIC: 22,000
MOUNTING: RECESSED
OPTIONS: SPD
-

2P	1P	CKT	DESCRIPTION
20		1	SPD
-		3	-
	15GFI/AF	5	GENERAL RECEPTACLES/LIGHTING
	15GFI/AF	7	GENERAL RECEPTACLES/LIGHTING
		9	
	20GFI/AF	11	SMALL APPLIANCE
	20GFI/AF	13	SMALL APPLIANCE
	20GFI/AF	15	BATHROOM
		17	
		19	
40		2	AIR HANDELR
-		4	COORDINATE CB SIZE WITH M.C.
	20GFI/AF	6	DISHWASHER
	20GFI/AF	8	MICROWAVE
40GFI		10	RANGE
-		12	-
20		14	CONDENSING UNIT
-		16	-
		18	
		20	

DWELLING UNIT PANEL SCHEDULE DU-2

BUSS: 125A
VOLTAGE: 120/208
PHASE: 1
MAIN: MLO...

kAIC: 22,000
MOUNTING: RECESSED
OPTIONS: SPD
-

2P	1P	CKT	DESCRIPTION
20		1	SPD
-		3	-
	15GFI/AF	5	GENERAL RECEPTACLES/LIGHTING
	15GFI/AF	7	GENERAL RECEPTACLES/LIGHTING
	15GFI/AF	9	GENERAL RECEPTACLES/LIGHTING
	20GFI/AF	11	SMALL APPLIANCE
	20GFI/AF	13	SMALL APPLIANCE
	20GFI/AF	15	BATHROOM
		17	
		19	
40		2	AIR HANDLER
-		4	COORDINATE CB SIZE WITH M.C.
	20GFI/AF	6	DISPOSAL
	20GFI/AF	8	MICROWAVE
40GFI		10	RANGE
-		12	-
20		14	CONDENSING UNIT
-		16	-
		18	
		20	

PANELBOARD: P1

LOCATION: EQUIPMENT ROOM 119
MOUNTING: SURFACE
MAIN DEVICE: 200 A MLO
BUS AMPS: 200

VOLTAGE: 120/208/3 V. 3 ø 4 W.
A.I.C. RATING: 42,000 AMPS SYMMETRICAL
SPECIAL: FEED THRU LUGS

LOAD DESCRIPTION	BREAKER TRIP/POLE/OPT		CKT	A	B	C	A	B	C	CKT	BREAKER OPT/POLE/TRIP			LOAD DESCRIPTION
LIGHTING EAST HALL 113	20	1	1	156			720			2		1	20	RECEPTACLE HALL 113, 213
LIGHTING WEST HALL 116	20	1	3		494			1080		4		1	20	RECEPTACLE HALL 116, 216
LIGHTING EAST HALL 213	20	1	5			151			720	6		1	20	RECEPTACLE HALL 116, 216
LIGHTING WEST HALL 216	20	1	7	461			1620			8		1	20	ROOF RECEPTACLE
LIGHTING Room 119, 120	20	1	9		365			720		10		1	20	EXTERIOR RECEPTACLE
SPARE	20	1	11			0			1440	12		1	20	RECEPTACLE OFFICE 120
SPARE	20	1	13	0			540			14		1	20	RECEPTACLE EQUIPMENT ROOM...
SPARE	20	1	15		0			0		16	--	1	20	SPARE
SPARE	20	1	17			0			0	18	--	1	20	SPARE
CU-1	30	2	19	1830						20				
			21		1830					22				
CU-2	30	2	23			1830				24				
			25	1830			1368			26		1	20	WATER HEATER/PUMP
CU-3	20	2	27		1227			1500		28		2	20	ELEC HEAT EQUIPMENT ROOM 119
			29			1227			1500	30				
FCU-1	40	2	31	2590			1500			32		2	20	ELEC HEAT SOUTH VESTIBULE 121
			33		2590			1500		34				
FCU-2	40	2	35			2590			1500	36		2	20	ELEC HEAT SOUTH STAIR 115
			37	2590			1500			38				
FCU-3	40	2	39		2590			1500		40		2	20	ELEC HEAT NORTH STAIR 117
			41			2590			1500	42				
kVA (this panel):				17	15	15								
Feed Thru Lugs kVA:				0	0	0								

LOAD CLASSIFICATION	CONNECTED	DEMAND	ESTIMATED	PANEL TOTALS	
AC	9776 VA	100.00%	9776 VA		
ELEC HEAT	27537 VA	100.00%	27537 VA	**CONNECTED LOAD:**	47148 VA
LIGHTING	1586 VA	125.00%	1982 VA	**ESTIMATED DEMAND:**	47544 VA
MOTORS	1409 VA	100.00%	1409 VA	**CONNECTED CURRENT:**	131 A
RECEPTACLE	6840 VA	100.00%	6840 VA	**EST. DEMAND CURRENT:**	132 A
				NON-COINCIDENT...	27 A
				TOTAL EST. DEMAND LOAD - NC:	105 A

NOTES:

PANELBOARD: P2

LOCATION: LAUNDRY 118
MOUNTING: SURFACE
MAIN DEVICE: 150 A MLO
BUS AMPS: 150

VOLTAGE: 120/208/3 V. 3 ø 4 W.
A.I.C. RATING: 42,000 AMPS SYMMETRICAL
SPECIAL:

LOAD DESCRIPTION	BREAKER TRIP/POLE/OPT			CKT	A	B	C	A	B	C	CKT	BREAKER OPT/POLE/TRIP			LOAD DESCRIPTION
RECEPTACLE LAUNDRY 118	20	1	GFI	1	720			184			2		1	20	LIGHTING LAUNDRY 118
RECEPTACLE LAUNDRY 118	20	1	GFI	3		720			1500		4		2	20	ELEC HEAT VESTIBULE 100
RECEPTACLE LAUNDRY 118	20	1	GFI	5			720			1500	6				
RECEPTACLE LAUNDRY 118	20	1	GFI	7	720						8				
RECEPTACLE LAUNDRY 118	20	1	GFI	9		720					10				
ELECTRIC CLOTHS DRYER LAUNDRY 118	30	2	GFI	11			2496				12				
				13	2496						14				
ELECTRIC CLOTHS DRYER LAUNDRY 118	30	2	GFI	15		2496					16				
				17			2496				18				
ELECTRIC CLOTHS DRYER LAUNDRY 118	30	2	GFI	19	2496						20				
				21		2496					22				
ELECTRIC CLOTHS DRYER LAUNDRY 118	30	2	GFI	23			2496			0	24	--	1	20	SPARE
				25	2496			0			26	--	1	20	SPARE
ELECTRIC CLOTHS DRYER LAUNDRY 118	20	2		27		2496			0		28	--	1	20	SPARE
				29			2496			0	30	--	1	20	SPARE
Total Loads/Phase					9	10	12								
					76 A	89 A	103 A								

LOAD CLASSIFICATION	CONNECTED	DEMAND	ESTIMATED	PANEL TOTALS	
ELEC HEAT	3000 VA	100.00%	3000 VA		
ELECTRIC CLOTHS DRYER	24960 VA	85.00%	21216 VA	**CONNECTED LOAD:**	31744 VA
LIGHTING	184 VA	125.00%	230 VA	**ESTIMATED DEMAND:**	28046 VA
RECEPTACLE	3600 VA	100.00%	3600 VA	**CONNECTED CURRENT:**	88 A
				EST. DEMAND CURRENT:	78 A
				NON-COINCIDENT...	0 A
				TOTAL EST. DEMAND LOAD - NC:	78 A

NOTES:

DISTRIBUTION PANEL: DP1

LOCATION: EQUIPMENT ROOM 119
MAIN DEVICE: MLO
BUS AMPS: 400 AMPS
ENCLOSURE: TYPE 1

VOLTAGE: 120/208/3 V. 3 ø 4 W.
A.I.C. RATING: 42,000 AMPS SYMMETRICAL
SPECIAL:

SECTION No. 1

CKT	POLES	RATING	KVA	DESCRIPTION/NAMEPLATE	NOTES
1	3	150 A	47.1 kVA	PANEL P1	
2	3	150 A	31.7 kVA	PANEL P2	
3	3	200 A	28.1 kVA	ELEVATOR	VERIFY C.B....
4	3	100 A	0.0 kVA	SPARE	
5					
6					

LOAD CLASSIFICATION	CONNECTED	DEMAND	ESTIMATED	PANEL TOTALS	
AC	9776 VA	100.00%	9776 VA		
ELEC HEAT	30537 VA	100.00%	30537 VA		
ELECTRIC CLOTHS DRYER	24960 VA	85.00%	21216 VA		
ELEVATOR	28100 VA	100.00%	28100 VA		
LIGHTING	1770 VA	125.00%	2212 VA	**CONN. LOAD:**	106992 VA
MOTORS	1409 VA	100.00%	1409 VA	**EST. DEMAND LOAD:**	103470 VA
RECEPTACLE	10440 VA	97.89%	10220 VA	**CONN. CURRENT:**	297 A
				EST. DEMAND CURRENT:	287 A
				NON-COINCIDENT...	27 A
				TOTAL EST. DEMAND LOAD - NC:	260 A

NOTES:

UNIT PANEL SIZING NEC 220.82

UNIT NAME	UNIT SQ. FT.	GENERAL LOADS: LIGHTING LOAD	SMALL APPLIANCE	RANGE	DISHWASHER	MICOWAVE	LARGER OF ELECTRIC HEAT OR COOLING	TOTAL VA CONNECTED	UNIT PANEL SIZING (NEC 220.82): VA	UNIT VOLTAGE	AMPS
1 BED UNITS	800	2400 VA	3000 VA	8000 VA	1200 VA	1500 VA	5500 VA	21600 VA	17940 VA	208 V	86 A
2 BED UNITS	1025	3075 VA	3000 VA	8000 VA	1200 VA	1500 VA	5500 VA	22275 VA	18210 VA	208 V	88 A

DISTRIBUTION PANEL: MC1

LOCATION:
MAIN DEVICE: 3P-600 C.B.
BUS AMPS: 600 AMPS
ENCLOSURE: NEMA 3R

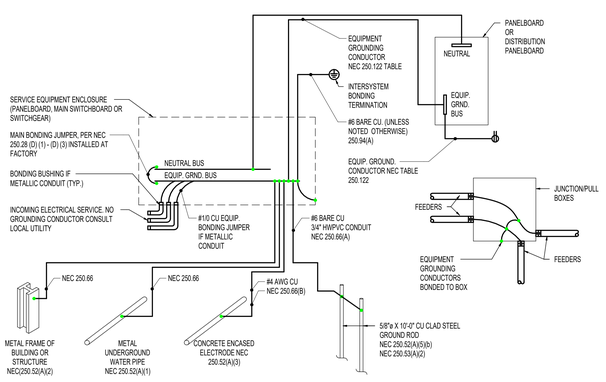
VOLTAGE: 120/208/3 V. 3 ø 4 W.
A.I.C. RATING: 65,000 AMPS SYMMETRICAL
SPECIAL:

SECTION No. 1

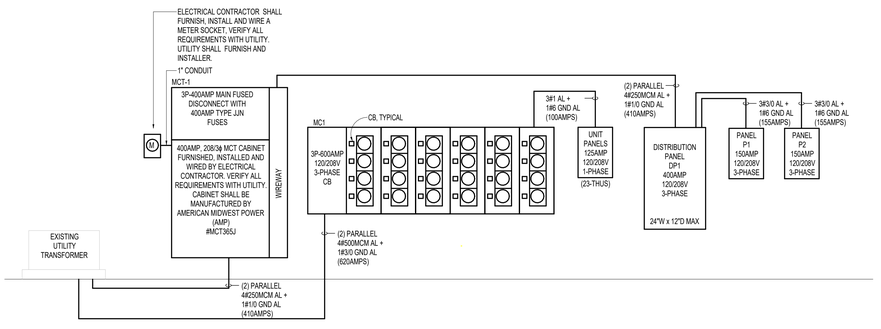
CKT	POLES	RATING	Load	DESCRIPTION/NAMEPLATE	NOTES
1	2	100 A	22.3 kVA	DWELLING UNIT 101	
2	2	100 A	22.3 kVA	DWELLING UNIT 102	
3	2	100 A	21.6 kVA	DWELLING UNIT 103	
4	2	100 A	21.6 kVA	DWELLING UNIT 104	
5	2	100 A	22.3 kVA	DWELLING UNIT 105	
6	2	100 A	22.3 kVA	DWELLING UNIT 106	
7	2	100 A	22.3 kVA	DWELLING UNIT 107	
8	2	100 A	21.6 kVA	DWELLING UNIT 108	
9	2	100 A	22.3 kVA	DWELLING UNIT 109	
10	2	100 A	21.6 kVA	DWELLING UNIT 110	
11	2	100 A	22.3 kVA	DWELLING UNIT 111	
12	2	100 A	21.6 kVA	DWELLING UNIT 112	
13	2	100 A	22.3 kVA	DWELLING UNIT 201	
14	2	100 A	21.6 kVA	DWELLING UNIT 203	
15	2	100 A	21.6 kVA	DWELLING UNIT 204	
16	2	100 A	22.3 kVA	DWELLING UNIT 205	
17	2	100 A	22.3 kVA	DWELLING UNIT 206	
18	2	100 A	22.3 kVA	DWELLING UNIT 207	
19	2	100 A	21.6 kVA	DWELLING UNIT 208	
20	2	100 A	22.3 kVA	DWELLING UNIT 209	
21	2	100 A	21.6 kVA	DWELLING UNIT 210	
22	2	100 A	22.3 kVA	DWELLING UNIT 211	
23	2	100 A	21.6 kVA	DWELLING UNIT 212	
24	2	100 A	0.0 kVA	SPARE	

LOAD CLASSIFICATION	CONNECTED	DEMAND	ESTIMATED	PANEL TOTALS	
DWELLING	505575 VA	36.00%	182007 VA		
				CONN. LOAD:	505575 VA
				EST. DEMAND LOAD:	182007 VA
				CONN. CURRENT:	1403 A
				EST. DEMAND CURRENT:	505 A
				NON-COINCIDENT...	0 A
				TOTAL EST. DEMAND LOAD - NC:	505 A

NOTES:
PROVIDE SUB METERING



2 E301 ELECTRICAL SYSTEM GROUNDING DETAIL
NO SCALE



1 E301 SERVICE RISER
NO SCALE

PROJECT NO. 25035
ISSUE DATE 04-APR-2025

REVISIONS

No.	Description	Date

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

Richard A. Lindell P.E.

REGISTRATION NO. 23525

TYPED OR PRINTED NAME: Richard A. Lindell P.E.

SIGNATURE DATE: 04-APR-2025

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Austin MN 55912

ELECTRICAL SERVICE AND PANELBOARDS

WESCOTT APARTMENTS
101 14th STREET NW
AUSTIN, MN 55912

SHEET NO.
E301

FOR PERMIT PLOTTED: 4/4/2025 11:33:14 AM

ELECTRICAL CONNECTION SCHEDULE (MECHANICAL EQUIPMENT)

ABBREVIATIONS:
E.C. = ELECTRICAL CONTRACTOR
M.C. = MECHANICAL CONTRACTOR
MCA = MINIMUM CIRCUIT AMPS
MCOP = MAXIMUM OVER CURRENT PROTECTION

MARK	MARK	VOLTS	PHASE	WATTS	MCA	MCOP	PANEL	DISCONNECT		CONTROL WIRING		WIRE	NOTES
								FURNISHED	INSTALLED	30V OR LESS	OVER 30V		
AIR HANDLING SYSTEM													
AH-101		208 V	1	853 W	4.10 A	30 A	DU-2	E.C.	E.C.	M.C.	E.C.	2#8	PROVIDE POWER WIRING, INSTALL AND WIRE A DISCONNECT, REFER TO MECHANICAL FOR CONTROL SEQUENCE.
AH-102		208 V	1	853 W	4.10 A	30 A	DU-2	E.C.	E.C.	M.C.	E.C.	2#8	PROVIDE POWER WIRING, INSTALL AND WIRE A DISCONNECT, REFER TO MECHANICAL FOR CONTROL SEQUENCE.
AH-103		208 V	1	853 W	4.10 A	15 A	DU-1	E.C.	E.C.	M.C.	E.C.	2#8	PROVIDE POWER WIRING. WIRE TRANSFORMER, TIMECLOCK, OVERRIDE TIMER, DAMPER MOTOR AND REQUIRED POWER RELAYS FURNISHED BY MECH. CONTRACTOR. FURNISH, INSTALL AND WIRE A DISCONNECT.
AH-104		208 V	1	853 W	4.10 A	15 A	DU-1	E.C.	E.C.	M.C.	E.C.	2#8	PROVIDE POWER WIRING. WIRE TRANSFORMER, TIMECLOCK, OVERRIDE TIMER, DAMPER MOTOR AND REQUIRED POWER RELAYS FURNISHED BY MECH. CONTRACTOR. FURNISH, INSTALL AND WIRE A DISCONNECT.
AH-105		208 V	1	853 W	4.10 A	30 A	DU-2	E.C.	E.C.	M.C.	E.C.	2#8	PROVIDE POWER WIRING, INSTALL AND WIRE A DISCONNECT, REFER TO MECHANICAL FOR CONTROL SEQUENCE.
AH-106		208 V	1	853 W	4.10 A	30 A	DU-2	E.C.	E.C.	M.C.	E.C.	2#8	PROVIDE POWER WIRING, INSTALL AND WIRE A DISCONNECT, REFER TO MECHANICAL FOR CONTROL SEQUENCE.
AH-107		208 V	1	853 W	4.10 A	30 A	DU-2	E.C.	E.C.	M.C.	E.C.	2#8	PROVIDE POWER WIRING, INSTALL AND WIRE A DISCONNECT, REFER TO MECHANICAL FOR CONTROL SEQUENCE.
AH-108		208 V	1	853 W	4.10 A	30 A	DU-1	E.C.	E.C.	M.C.	E.C.	2#8	PROVIDE POWER WIRING, INSTALL AND WIRE A DISCONNECT, REFER TO MECHANICAL FOR CONTROL SEQUENCE.
AH-109		208 V	1	853 W	4.10 A	30 A	DU-2	E.C.	E.C.	M.C.	E.C.	2#8	PROVIDE POWER WIRING, INSTALL AND WIRE A DISCONNECT, REFER TO MECHANICAL FOR CONTROL SEQUENCE.
AH-110		208 V	1	853 W	4.10 A	15 A	DU-1	E.C.	E.C.	M.C.	E.C.	2#8	PROVIDE POWER WIRING. WIRE TRANSFORMER, TIMECLOCK, OVERRIDE TIMER, DAMPER MOTOR AND REQUIRED POWER RELAYS FURNISHED BY MECH. CONTRACTOR. FURNISH, INSTALL AND WIRE A DISCONNECT.
AH-111		208 V	1	853 W	4.10 A	30 A	DU-2	E.C.	E.C.	M.C.	E.C.	2#8	PROVIDE POWER WIRING, INSTALL AND WIRE A DISCONNECT, REFER TO MECHANICAL FOR CONTROL SEQUENCE.
AH-112		208 V	1	853 W	4.10 A	15 A	DU-2	E.C.	E.C.	M.C.	E.C.	2#8	PROVIDE POWER WIRING. WIRE TRANSFORMER, TIMECLOCK, OVERRIDE TIMER, DAMPER MOTOR AND REQUIRED POWER RELAYS FURNISHED BY MECH. CONTRACTOR. FURNISH, INSTALL AND WIRE A DISCONNECT.
AH-201		208 V	1	853 W	4.10 A	30 A	DU-2	E.C.	E.C.	M.C.	E.C.	2#8	PROVIDE POWER WIRING, INSTALL AND WIRE A DISCONNECT, REFER TO MECHANICAL FOR CONTROL SEQUENCE.
AH-203		208 V	1	853 W	4.10 A	15 A	DU-1	E.C.	E.C.	M.C.	E.C.	2#8	PROVIDE POWER WIRING. WIRE TRANSFORMER, TIMECLOCK, OVERRIDE TIMER, DAMPER MOTOR AND REQUIRED POWER RELAYS FURNISHED BY MECH. CONTRACTOR. FURNISH, INSTALL AND WIRE A DISCONNECT.
AH-204		208 V	1	853 W	4.10 A	15 A	DU-1	E.C.	E.C.	M.C.	E.C.	2#8	PROVIDE POWER WIRING. WIRE TRANSFORMER, TIMECLOCK, OVERRIDE TIMER, DAMPER MOTOR AND REQUIRED POWER RELAYS FURNISHED BY MECH. CONTRACTOR. FURNISH, INSTALL AND WIRE A DISCONNECT.
AH-205		208 V	1	853 W	4.10 A	30 A	DU-2	E.C.	E.C.	M.C.	E.C.	2#8	PROVIDE POWER WIRING, INSTALL AND WIRE A DISCONNECT, REFER TO MECHANICAL FOR CONTROL SEQUENCE.
AH-206		208 V	1	853 W	4.10 A	30 A	DU-2	E.C.	E.C.	M.C.	E.C.	2#8	PROVIDE POWER WIRING, INSTALL AND WIRE A DISCONNECT, REFER TO MECHANICAL FOR CONTROL SEQUENCE.
AH-207		208 V	1	853 W	4.10 A	30 A	DU-2	E.C.	E.C.	M.C.	E.C.	2#8	PROVIDE POWER WIRING, INSTALL AND WIRE A DISCONNECT, REFER TO MECHANICAL FOR CONTROL SEQUENCE.
AH-208		208 V	1	853 W	4.10 A	15 A	DU-1	E.C.	E.C.	M.C.	E.C.	2#8	PROVIDE POWER WIRING. WIRE TRANSFORMER, TIMECLOCK, OVERRIDE TIMER, DAMPER MOTOR AND REQUIRED POWER RELAYS FURNISHED BY MECH. CONTRACTOR. FURNISH, INSTALL AND WIRE A DISCONNECT.
AH-209		208 V	1	853 W	4.10 A	30 A	DU-2	E.C.	E.C.	M.C.	E.C.	2#8	PROVIDE POWER WIRING, INSTALL AND WIRE A DISCONNECT, REFER TO MECHANICAL FOR CONTROL SEQUENCE.
AH-210		208 V	1	853 W	4.10 A	15 A	DU-1	E.C.	E.C.	M.C.	E.C.	2#8	PROVIDE POWER WIRING. WIRE TRANSFORMER, TIMECLOCK, OVERRIDE TIMER, DAMPER MOTOR AND REQUIRED POWER RELAYS FURNISHED BY MECH. CONTRACTOR. FURNISH, INSTALL AND WIRE A DISCONNECT.
AH-211		208 V	1	853 W	4.10 A	30 A	DU-2	E.C.	E.C.	M.C.	E.C.	2#8	PROVIDE POWER WIRING, INSTALL AND WIRE A DISCONNECT, REFER TO MECHANICAL FOR CONTROL SEQUENCE.
AH-212		208 V	1	853 W	4.10 A	15 A	DU-1	E.C.	E.C.	M.C.	E.C.	2#8	PROVIDE POWER WIRING. WIRE TRANSFORMER, TIMECLOCK, OVERRIDE TIMER, DAMPER MOTOR AND REQUIRED POWER RELAYS FURNISHED BY MECH. CONTRACTOR. FURNISH, INSTALL AND WIRE A DISCONNECT.
CU-1		208 V	1	3661 W	17.60 A	25 A	P1	E.C.	E.C.	M.C.	E.C.	2#10	PROVIDE POWER WIRING. FURNISH, INSTALL AND WIRE A FUSED NEMA 3R DISCONNECT. PROVIDE A WP/GFI OUTLET WITHIN 20'-0".
CU-2		208 V	1	3661 W	17.60 A	25 A	P1	E.C.	E.C.	M.C.	E.C.	3#10	PROVIDE POWER WIRING. FURNISH, INSTALL AND WIRE A FUSED NEMA 3R DISCONNECT. PROVIDE A WP/GFI OUTLET WITHIN 20'-0".
CU-3		208 V	1	2454 W	11.80 A	20 A	P1	E.C.	E.C.	M.C.	E.C.	2#10	PROVIDE POWER WIRING. FURNISH, INSTALL AND WIRE A FUSED NEMA 3R DISCONNECT. PROVIDE A WP/GFI OUTLET WITHIN 20'-0".
CU-101		208 V	1	2454 W	11.80 A	20 A	DU-2	E.C.	E.C.	M.C.	E.C.	2#10	PROVIDE POWER WIRING. FURNISH, INSTALL AND WIRE A FUSED NEMA 3R DISCONNECT. PROVIDE A WP/GFI OUTLET WITHIN 20'-0".
CU-102		208 V	1	2454 W	11.80 A	20 A	DU-2	E.C.	E.C.	M.C.	E.C.	2#10	PROVIDE POWER WIRING. FURNISH, INSTALL AND WIRE A FUSED NEMA 3R DISCONNECT. PROVIDE A WP/GFI OUTLET WITHIN 20'-0".
CU-103		208 V	1	2454 W	11.80 A	20 A	DU-1	E.C.	E.C.	M.C.	E.C.	2#10	PROVIDE POWER WIRING. FURNISH, INSTALL AND WIRE A FUSED NEMA 3R DISCONNECT. PROVIDE A WP/GFI OUTLET WITHIN 20'-0".
CU-104		208 V	1	2454 W	11.80 A	20 A	DU-1	E.C.	E.C.	M.C.	E.C.	2#10	PROVIDE POWER WIRING. FURNISH, INSTALL AND WIRE A FUSED NEMA 3R DISCONNECT. PROVIDE A WP/GFI OUTLET WITHIN 20'-0".
CU-105		208 V	1	2454 W	11.80 A	20 A	DU-2	E.C.	E.C.	M.C.	E.C.	2#10	PROVIDE POWER WIRING. FURNISH, INSTALL AND WIRE A FUSED NEMA 3R DISCONNECT. PROVIDE A WP/GFI OUTLET WITHIN 20'-0".
CU-106		208 V	1	2454 W	11.80 A	20 A	DU-2	E.C.	E.C.	M.C.	E.C.	2#10	PROVIDE POWER WIRING. FURNISH, INSTALL AND WIRE A FUSED NEMA 3R DISCONNECT. PROVIDE A WP/GFI OUTLET WITHIN 20'-0".
CU-107		208 V	1	2454 W	11.80 A	20 A	DU-2	E.C.	E.C.	M.C.	E.C.	2#10	PROVIDE POWER WIRING. FURNISH, INSTALL AND WIRE A FUSED NEMA 3R DISCONNECT. PROVIDE A WP/GFI OUTLET WITHIN 20'-0".
CU-108		208 V	1	2454 W	11.80 A	20 A	DU-1	E.C.	E.C.	M.C.	E.C.	2#10	PROVIDE POWER WIRING. FURNISH, INSTALL AND WIRE A FUSED NEMA 3R DISCONNECT. PROVIDE A WP/GFI OUTLET WITHIN 20'-0".
CU-109		208 V	1	2454 W	11.80 A	20 A	DU-2	E.C.	E.C.	M.C.	E.C.	2#10	PROVIDE POWER WIRING. FURNISH, INSTALL AND WIRE A FUSED NEMA 3R DISCONNECT. PROVIDE A WP/GFI OUTLET WITHIN 20'-0".
CU-110		208 V	1	2454 W	11.80 A	20 A	DU-1	E.C.	E.C.	M.C.	E.C.	2#10	PROVIDE POWER WIRING. FURNISH, INSTALL AND WIRE A FUSED NEMA 3R DISCONNECT. PROVIDE A WP/GFI OUTLET WITHIN 20'-0".
CU-111		208 V	1	2454 W	11.80 A	20 A	DU-2	E.C.	E.C.	M.C.	E.C.	2#10	PROVIDE POWER WIRING. FURNISH, INSTALL AND WIRE A FUSED NEMA 3R DISCONNECT. PROVIDE A WP/GFI OUTLET WITHIN 20'-0".
CU-112		208 V	1	2454 W	11.80 A	20 A	DU-1	E.C.	E.C.	M.C.	E.C.	2#10	PROVIDE POWER WIRING. FURNISH, INSTALL AND WIRE A FUSED NEMA 3R DISCONNECT. PROVIDE A WP/GFI OUTLET WITHIN 20'-0".
CU-201		208 V	1	2454 W	11.80 A	20 A	DU-2	E.C.	E.C.	M.C.	E.C.	2#10	PROVIDE POWER WIRING. FURNISH, INSTALL AND WIRE A FUSED NEMA 3R DISCONNECT. PROVIDE A WP/GFI OUTLET WITHIN 20'-0".
CU-203		208 V	1	2454 W	11.80 A	20 A	DU-1	E.C.	E.C.	M.C.	E.C.	2#10	PROVIDE POWER WIRING. FURNISH, INSTALL AND WIRE A FUSED NEMA 3R DISCONNECT. PROVIDE A WP/GFI OUTLET WITHIN 20'-0".
CU-204		208 V	1	2454 W	11.80 A	20 A	DU-1	E.C.	E.C.	M.C.	E.C.	2#10	PROVIDE POWER WIRING. FURNISH, INSTALL AND WIRE A FUSED NEMA 3R DISCONNECT. PROVIDE A WP/GFI OUTLET WITHIN 20'-0".
CU-205		208 V	1	2454 W	11.80 A	20 A	DU-2	E.C.	E.C.	M.C.	E.C.	2#10	PROVIDE POWER WIRING. FURNISH, INSTALL AND WIRE A FUSED NEMA 3R DISCONNECT. PROVIDE A WP/GFI OUTLET WITHIN 20'-0".
CU-206		208 V	1	2454 W	11.80 A	20 A	DU-2	E.C.	E.C.	M.C.	E.C.	2#10	PROVIDE POWER WIRING. FURNISH, INSTALL AND WIRE A FUSED NEMA 3R DISCONNECT. PROVIDE A WP/GFI OUTLET WITHIN 20'-0".
CU-207		208 V	1	2454 W	11.80 A	20 A	DU-2	E.C.	E.C.	M.C.	E.C.	2#10	PROVIDE POWER WIRING. FURNISH, INSTALL AND WIRE A FUSED NEMA 3R DISCONNECT. PROVIDE A WP/GFI OUTLET WITHIN 20'-0".
CU-208		208 V	1	2454 W	11.80 A	20 A	DU-1	E.C.	E.C.	M.C.	E.C.	2#10	PROVIDE POWER WIRING. FURNISH, INSTALL AND WIRE A FUSED NEMA 3R DISCONNECT. PROVIDE A WP/GFI OUTLET WITHIN 20'-0".
CU-209		208 V	1	2454 W	11.80 A	20 A	DU-2	E.C.	E.C.	M.C.	E.C.	2#10	PROVIDE POWER WIRING. FURNISH, INSTALL AND WIRE A FUSED NEMA 3R DISCONNECT. PROVIDE A WP/GFI OUTLET WITHIN 20'-0".
CU-210		208 V	1	2454 W	11.80 A	20 A	DU-1	E.C.	E.C.	M.C.	E.C.	2#10	PROVIDE POWER WIRING. FURNISH, INSTALL AND WIRE A FUSED NEMA 3R DISCONNECT. PROVIDE A WP/GFI OUTLET WITHIN 20'-0".
CU-211		208 V	1	2454 W	11.80 A	20 A	DU-2	E.C.	E.C.	M.C.	E.C.	2#10	PROVIDE POWER WIRING. FURNISH, INSTALL AND WIRE A FUSED NEMA 3R DISCONNECT. PROVIDE A WP/GFI OUTLET WITHIN 20'-0".
CU-212		208 V	1	2454 W	11.80 A	20 A	DU-1	E.C.	E.C.	M.C.	E.C.	2#10	PROVIDE POWER WIRING. FURNISH, INSTALL AND WIRE A FUSED NEMA 3R DISCONNECT. PROVIDE A WP/GFI OUTLET WITHIN 20'-0".
FCU-1		208 V	1	5179 W	24.90 A	40 A	P1	E.C.	E.C.	M.C.	E.C.	2#8	PROVIDE DISCONNECT AND MAKE FINAL CONNECTIONS
FCU-2		208 V	1	5179 W	24.90 A	40 A	P1	E.C.	E.C.	M.C.	E.C.	2#8	PROVIDE DISCONNECT AND MAKE FINAL CONNECTIONS
FCU-3		208 V	1	5179 W	24.90 A	40 A	P1	E.C.	E.C.	M.C.	E.C.	2#8	PROVIDE DISCONNECT AND MAKE FINAL CONNECTIONS
ELECTRIC HEAT													
EH-1		208 V	1	3000 W	14.42 A	20 A	P1	INTEGRAL	E.C.	M.C.	E.C.	2#12	HEATER FURNISHED BY MECHANICAL CONTRACTOR, INSTALLED AND WIRED BY ELECTRICAL CONTRACTOR. WITH INTEGRAL T-STAT.
EH-2		208 V	1	3000 W	14.42 A	20 A	P1	INTEGRAL	E.C.	M.C.	E.C.	2#12	HEATER FURNISHED BY MECHANICAL CONTRACTOR, INSTALLED AND WIRED BY ELECTRICAL CONTRACTOR. WITH INTEGRAL T-STAT.
EH-3		208 V	1	3000 W	14.42 A	20 A	P2	INTEGRAL	E.C.	M.C.	E.C.	2#12	HEATER FURNISHED BY MECHANICAL CONTRACTOR, INSTALLED AND WIRED BY ELECTRICAL CONTRACTOR. WITH INTEGRAL T-STAT.
EH-4		208 V	1	3000 W	14.42 A	20 A	P1	INTEGRAL	E.C.	M.C.	E.C.	2#12	HEATER FURNISHED BY MECHANICAL CONTRACTOR, INSTALLED AND WIRED BY ELECTRICAL CONTRACTOR. WITH INTEGRAL T-STAT.
EH-5		208 V	1	3000 W	14.42 A	20 A	P1	INTEGRAL	E.C.	M.C.	E.C.	2#12	HEATER FURNISHED BY MECHANICAL CONTRACTOR, INSTALLED AND WIRED BY ELECTRICAL CONTRACTOR. WITH INTEGRAL T-STAT.
MECHANICAL FANS													
	MF-1	120 V	1	47 W	0.39 A	20 A		INTEGRAL	INTEGRAL	M.C.	E.C.	2#12	MAKE ALL FINAL CONNECTIONS. REFER TO MECHANICAL FOR CONTROL SEQUENCE.
	MF-2	120 V	1	47 W	0.39 A	20 A		INTEGRAL	INTEGRAL	M.C.	E.C.	2#12	MAKE ALL FINAL CONNECTIONS. REFER TO MECHANICAL FOR CONTROL SEQUENCE.
MF-3		120 V	1	41 W	0.34 A	20 A	P1	INTEGRAL	INTEGRAL	M.C.	E.C.	2#12	MAKE ALL FINAL CONNECTIONS. REFER TO MECHANICAL FOR CONTROL SEQUENCE.
PUMPS													
CP-1		120 V	1	168 W	1.40 A	20 A	P1	E.C.	E.C.	M.C.	E.C.	2#12	MAKE ALL FINAL CONNECTIONS. REFER TO MECHANICAL FOR CONTROL SEQUENCE.
WATER HEATER													
WH-1		120 V	1	1200 W	10.00 A	20 A	P1	E.C.	E.C.	M.C.	E.C.	2#12	MAKE ALL FINAL CONNECTIONS. INSTALL AND WIRE MOTOR RATED SNAP SWITCH DISCONNECT OR OUTLET AS REQUIRED BY MANUFACTURE

LIGHT FIXTURE SCHEDULE

TYPE	DESCRIPTION	FINISH	DIMMING	VOLTAGE	LAMP	CRI	INPUT	MANUFACTURES
4OS	4' LENSED STRIP FIXTURE, STEEL CONSTRUCTION, CHAIN/SURFACE HUNG, WIDE DISTRIBUTION FROSTED LENS, OCCPANCY SENSOR	WHITE	0-10V	120/277	LED SELECTABLE 3000/4000/5000 LUMENS SELECTABLE 35K/40K/50K	85+	36 W	ELITE LIGHTING OEC-LED SERIES COLUMBIA CSL SERIES DAY-BRITE SDS SERIES METALUX SLSTP SERIES
A	2x2' RECESSED FIXTURE SUPPLIED BY OWNER	-	0-10V	120/277	LED 3000 LUMENS	-	28 W	-
E	THERMOPLASTIC EXIT SIGN/EMERGENCY LIGHT, PURE LEAD 6V BATTERY, RED LETTERS, VERIFY FACES WITH DRAWING, CEILING/END MOUNT, SELF-DIAGNOSTICS, 2W REMOTE CAPABILITY	WHITE BODY WHITE STENCIL	-	120/277	-	-	5 W	DUAL-LITE EVC SERIES EMERGI-LITE ELXC-LP SERIES ISOLIGHT RLP-LED SERIES LSI INDUSTRIES LBC SERIES LIGHT ALARM LAXC SERIES
E2	THERMOPLASTIC EXIT SIGN, PURE LEAD 6V BATTERY, RED LETTERS, VERIFY FACES WITH DRAWING, CEILING/END MOUNT, SELF-DIAGNOSTICS, 2W REMOTE CAPABILITY	WHITE BODY WHITE STENCIL	-	120/277	-	-	5 W	DUAL-LITE EVE SERIES EMERGI-LITE ELX SERIES ISOLIGHT RL-LED SERIES LSI EMS SERIES LIGHTALARM GRAN SERIES
EM	DECORATIVE EMERGENCY LIGHT, NICKEL METAL HYDRIDE BATTERY, POLYCARBONATE HOUSING, SELF-DIAGNOSTICS, 47-0" MAX. SPACING BASED ON 6 FOOT PATH AND 10/10/10 REFLECTANCE. 55'-0" MAX. SPACING BASED ON 6 FOOT PATH AND 80/50/20 REFLECTANCE.	WHITE	-	120/277	LED	-	3 W	CHLORIDE CLU2 SERIES EMERGI-LITE EL-2RHL SERIES (OR APPROVED EQUAL)
ER	1 HEAD REMOTE EMERGENCY LIGHT, THERMOPLASTIC HOUSING, UL LISTED FOR WET LOCATIONS. HEAD SHALL BE COMPATIBLE WITH BATERY PACK	WHITE	-	120/277	LED	-	2 W	DUAL-LITE EVO SERIES EMERGI-LITE EP UZO-LED SERIES ISOLITE RLLED SERIES LSI INDUSTRIES ERH SERIES LIGHT ALARM DR SERIES CLORIDE CLR1 SERIES
P8	8'-0" SUSPENDED DIRECT LINEAR FIXTURE, AIRCRAFT CABLE, POWER CORD CANOPY, PROVIDE A $300 ALLOWANCE	-	0-10V	120	LED 3500K 8400 LUMENS	-	82 W	-
S8	8' LENSED STRIP FIXTURE, STEEL CONSTRUCTION, CHAIN/SURFACE HUNG, WIDE DISTRIBUTION FROSTED LENS	WHITE	0-10V	120/277	LED SELECTABLE 6000/8000/10000 LUMENS SELECTABLE 35K/40K/50K	85+	80 W	ELITE LIGHTING OEC-LED SERIES COLUMBIA CSL SERIES DAY-BRITE SDS SERIES METALUX SLSTP SERIES
U1	2x2' RECESSED FIXTURE SUPPLIED BY OWNER	-	0-10V	120/277	LED 3000 LUMENS	-	28 W	-
U2	DECORATIVE VANITY WALL MOUNT FIXTURE, PROVIDE $75 ALLOWANCE	SELECTED BY ARCHITECT/ OWNER	LINE VOLTAGE	120	LED	80	11 W	-
U3	DECORATIVE WALL SCONCE, PROVIDE $75 ALLOWANCE	SELECTED BY ARCHITECT/ OWNER	LINE VOLTAGE	120	LED	80	12 W	-

FOR PERMIT PLOTTED: 4/4/2025 11:33:17 AM

PROJECT NO. 25035
ISSUE DATE 04-APR-2025

REVISIONS

No.	Description	Date

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

Richard A. Lindell P.E.

TYPED OR PRINTED NAME: Richard A. Lindell P.E.
SIGNATURE DATE: 04-APR-2025
REGISTRATION NO. 21820

LINDELL ENGINEERING, INC.
MECHANICAL, ELECTRICAL CONSULTANTS
3411 KILMER LANE NORTH
PLYMOUTH, MN. 55441
(763)-546-1555
info@lindelleng.com

THE JOSEPH COMPANY, INC
2003 14th Street NE Ste 106
Austin MN 55912

SCHEDUELS AND DETAILS

WESCOTT APARTMENTS
101 14th STREET NW
AUSTIN, MN 55912

SHEET NO.
E302

RESOLUTION NO.

RESOLUTION APPROVING TAX ABATEMENT
FOR CERTAIN PROPERTY PURSUANT TO MINN. STAT. 469.1813

WHEREAS, the Austin Home Initiative's purpose is to provide incentives to encourage the construction of new owner occupied and residential housing units within the City of Austin for the public benefit including, but not limited to, capturing future taxes from units that would not have otherwise been constructed and increasing housing inventory to support local business growth.

WHEREAS, Minnesota Statute 469.1813 gives authority to the City of Austin to grant an abatement of taxes imposed by the City if certain criteria are met; and

WHEREAS, in addition to the statutory requirements, the City of Austin has adopted the Austin Home Initiative guidelines which must be met before an abatement of taxes will be granted for multi-family development; and

WHEREAS, Wescott Apartments LLC is the owner of certain property within the City of Austin legally described as follows:

342.6' X 260.92' SE COR BK 213-67, Block 3, Bel Air First Addition, City of Austin, County of Mower

WHEREAS, Wescott Apartments LLC has made an application to the City of Austin for the abatement of taxes as to the above-described parcel; and

WHEREAS, Wescott Apartments LLC has met the statutory requirements outlined under Minnesota Statute 469.1813 Subdivision (1) and Subdivision 2(i) as well as portions of the Austin Home Initiative guidelines for abatement;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Austin, Minnesota:

The City of Austin does hereby grant an abatement of the City of Austin's share of real estate taxes upon the above-described parcel for the construction of a multi-family dwelling on the subject property.

The tax abatement will commence with the receipt of the Certificate of Occupancy, or not more than one year following approval of the taxing authority's resolution, whichever is first, and shall continue for three years at 100%, 66%, and 33%.

The City shall provide the awarded abatement payments following the payment of due real estate taxes annually. Payments shall be made to the owner of record at the time of the payment.

The tax abatement shall be limited to the increase in property taxes resulting from the improvement of the property. Land values are not eligible and will not be abated.

The abatement shall be null and void if construction is not commenced within one year of the approval of this resolution or if the real estate taxes are not paid on or before the respective payment deadlines annually.

Passed by a vote of yeas and nays this 5th day of January, 2026.

Yeas Nays

ATTEST: APPROVED:

City Clerk Mayor

RESOLUTION NO.

RESOLUTION DESIGNATING DEPOSITORIES FOR CHECKING AND INVESTMENTS OF PUBLIC FUNDS FOR 2026

WHEREAS, the depositories for public funds are designated annually for the City of Austin, Minnesota.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN,

1. Checking accounts for the City of Austin shall be as follows:

The legal depository for the City of Austin General Account shall be Wells Fargo of Austin, Minnesota for 2025. The Finance Director is hereby authorized to deposit all receipts of the City of Austin in Wells Fargo of Austin, Minnesota. All payroll transfers shall be deposited to Wells Fargo of Austin, Austin, Minnesota. The Direct Deposit of Retiree Benefits or Employee Payroll shall be processed through First Farmer's & Merchants Bank. All receipts of the Library, Police Department and Park and Recreation operations shall be deposited in the General Account.

BE IT FURTHER RESOLVED,

2. Investment of city funds shall be made with:

Wells Fargo, US Bank, Alerus, Old National Bank, First Farmers & Merchants State Bank, Sterling State Bank, all of Austin, Minnesota, are hereby declared to be legal depositories for the City of Austin's savings, money market savings, savings certificates and certificates of deposit. The market value of collateral filed by these institutions shall at all times exceed by 10% the City of Austin's deposits in these institutions. US Bank Investment Services, RBC Dain Rauscher, UBS PaineWebber, Inc., Northland Securities, Wells Fargo Investment Advisors, Accentra Credit Union and the League of Minnesota Cities-sponsored 4M Fund are hereby declared to be firms with whom the City of Austin may do business for the purpose of purchasing and selling investments and for safekeeping such investments.

3. BE IT FURTHER RESOLVED, that all depositories, firms, agents and external managers acting as such for the City of Austin shall at all times comply with all provisions of Minnesota State Statutes applicable to the deposits and investments of public funds, and to the City of Austin's adopted investment policy and sound financial management practices.

Passed by a vote of yeas and nays this 5th day of January, 2026.

YEAS NAYS

ATTEST: APPROVED:

_____ _____

City Clerk Mayor

City of Austin
Brianne Wolf,
City Clerk

500 Fourth Avenue N.E.
Austin, Minnesota 55912-3773
Phone: 507-437-9944
briannew@ci.austin.mn.us
www.ci.austin.mn.us

MEMO

To: Mayor and City Council Members

From: Brianne D. Wolf, City Clerk

Date: January 5, 2026

Subject: Mileage Reimbursement Rate – January 1, 2026

Effective January 1, 2026 the federal mileage reimbursement rate is increasing from the current rate of 70.0 cents per mile to a new rate of **72.5** cents per mile (increasing 2.5 cents per mile).

The City of Austin has followed the federal rate for our reimbursement policy, and as such a resolution setting the mileage reimbursement rate should be set by Council. Please see the attached announcement from the IRS.

The Clerk's Office would request Council authorize approval of the resolution increasing the mileage reimbursement rate.

Here's how you know

IRS

IRS sets 2026 business standard mileage rate at 72.5 cents per mile, up 2.5 cents

IR-2025-128, Dec. 29, 2025

WASHINGTON — The Internal Revenue Service today announced that the optional standard mileage rate for business use of automobiles will increase by 2.5 cents in 2026, while the mileage rate for vehicles used for medical purposes will decrease by half a cent, reflecting updated cost data and annual inflation adjustments.

Optional standard mileage rates are used to calculate the deductible costs of operating vehicles for business, charitable, and medical purposes. Additionally, the optional standard mileage rate may be used to calculate the deductible costs of operating vehicles for moving purposes for certain active-duty members of the Armed Forces, and now, under the One, Big, Beautiful Bill, certain members of the intelligence community.

Beginning Jan. 1, 2026, the standard mileage rates for the use of a car, van, pickup or panel truck will be:

- 72.5 cents per mile driven for business use, up 2.5 cents from 2025.
- 20.5 cents per mile driven for medical purposes, down a half cent from 2025.
- 20.5 cents per mile driven for moving purposes for certain active-duty members of the Armed Forces (and now certain members of the intelligence community), reduced by a

half cent from last year.
- 14 cents per mile driven in service of charitable organizations, equal to the rate in 2025.

The rates apply to fully-electric and hybrid automobiles, as well as gasoline and diesel-powered vehicles.

While the mileage rate for charitable use is set by statute, the mileage rate for business use is based on an annual study of the fixed and variable costs of operating an automobile. The rate for medical and moving purposes, meanwhile, is based on only the variable costs from the annual study.

Under the law, taxpayers cannot claim a miscellaneous itemized deduction for unreimbursed employee travel expenses, except for certain educator expenses. However, deductions for expenses that are deductible in determining adjusted gross income remain allowable, such as for certain members of a reserve component of the Armed Forces, certain state and local government officials, certain performing artists, and eligible educators. Alternatively, eligible educators may claim an itemized deduction for certain unreimbursed employee travel expenses. In addition, only taxpayers who are members of the military on active duty or certain members of the intelligence community may claim a deduction for moving expenses incurred while relocating under orders to a permanent change of station.

Use of the standard mileage rates is optional. Taxpayers may instead choose to calculate the actual costs of using their vehicle.

Taxpayers using the standard mileage rate for a vehicle they own and use for business must choose to use the rate in the first year the automobile is available for business use. Then, in later years, they can choose to use the standard mileage rate or actual expenses.

For a leased vehicle, taxpayers using the standard mileage rate must employ that method for the entire lease period, including renewals.

Notice-2026-10 PDF contains the optional 2026 standard mileage rates, as well as the maximum automobile cost used to calculate mileage reimbursement allowances under a fixed-and variable rate plan. The notice also provides the maximum fair market value of

employer-provided automobiles first made available to employees for personal use in 2026 for which employers may calculate mileage allowances using a cents-per-mile valuation rule or the fleet-average-valuation rule.

⚠ *News items may not be updated after their release. Please verify the date before relying on the language.*

RESOLUTION NO.

RESOLUTION SETTING THE MILEAGE REIMBURSEMENT RATE

WHEREAS, effective January 1, 2026, the federal mileage reimbursement rate will increase to 72.5¢ cents per mile; and

WHEREAS, the City of Austin has followed the federal rate for its reimbursement policy; and

NOW THEREFORE, BE IT RESOLVED THAT:

The mileage reimbursement rate for official business use of private vehicles will be 72.5¢ per mile effective January 1, 2026.

Passed by a vote of yeas and nays this 5th day of January, 2026.

YEAS NAYS

ATTEST: APPROVED:

_____ _____

City Clerk Mayor

RESOLUTION NO.

A RESOLUTION GRANTING AUTHORITY TO THE FINANCE DIRECTOR, EMILY BURNS TO ACCESS AND MANAGE THE CITY'S FINANCIAL, BANKING, AND INVESTMENT ACCOUNTS

WHEREAS, the City Council of the City of Austin is charged with the oversight of the City's financial operations and the protection of public funds; and

WHEREAS, the efficient administration of the City's financial affairs requires designated financial officers to have appropriate authority to access and manage the City's financial, banking, and investment accounts; and

WHEREAS, the Finance Director, Emily Burns is responsible for carrying out the financial, accounting, and investment functions of the City in accordance with applicable laws, ordinances, policies, and internal controls;

NOW, THEREFORE, BE IT RESOLVED, that the Finance Director, Emily Burns, is hereby authorized, acting individually or jointly as required by applicable policies, to access, manage, and administer all of the City's financial, banking, and investment accounts;

BE IT FUTHER RESOLVED, that all financial institutions are authorized to rely upon this resolution as evidence of the authority granted herein until written notice of modification or revocation is received from the City of Austin.

Passed by a vote of yeas and nays this 5th day of January 2026.

YEAS NAYS

ATTEST: APPROVED:

_____ _____

City Clerk Mayor

Non-Corporate Resolution

Item #8b

STEP 1. IDENTIFICATION OF QUALIFIED INTERMEDIARY/WITHHOLDING ENTITY

Legal Name of Organization	
City of Austin	
Type of Organization	Account Number (if assigned)
Government	

Be it resolved that each of the following has been duly elected or appointed and is now legally holding the title set opposite his/her name.

Name of Authorized Person	Title
Craig Clark	City Administrator
Name of Authorized Person	Title
Emily Burns	Finance Director
Name of Authorized Person	Title
Melissa Wilson	Senior Accountant

STEP 2. CERTIFICATION

I HEREBY CERTIFY that at a meeting, duly called, of the Board of Directors of City of Austin, a Organization, at which said meeting a quorum was present and acting throughout, the following preamble and resolution was adopted and ever since has been and now is in full force and effect.

WHEREAS this Organization is duly authorized and permitted by its Charter and Bylaws to:

- Engage in cash and/or margin transactions in any and all forms of securities including, but not limited to, stocks, options, mutual funds, stock options, stock index options, short sales, foreign currency options and debt instrument options, bonds, bond debentures, annuities, notes, scrips, participation certificates, rights to subscribe, warrants, certificates of deposit, mortgages, choses in action, evidences of indebtedness, commercial paper certificates or indebtedness, and certificates of interest of any and every kind and nature whatsoever, secured or unsecured, whether represented by trust, participating and/or other certificates or otherwise.

- Receive on behalf of the Organization or deliver to the Organization or third parties, including but not limited to the President, Vice President, Treasurer or any other authorized officer or person listed in Step 3 below giving such instruction, monies, stocks, bonds, and other securities. To sell, assign, and endorse for transfer, certificates representing stocks, bonds, or other securities now registered or hereafter registered in the name of the Organization.

- Establish and maintain an asset management account with debit card, check writing and margin privileges, from which account funds are directly spent, the responsibility for which is entirely that of the Organization.

- Borrow money or make any contract the effect of which is to borrow money, and secure such obligations by mortgages or other liens upon Organization property; borrow, guarantee and/or pledge any Organization assets as collateral, as the case may be, with respect to a loan; guarantee a borrowing of money or to make any contract the effect of which is to guarantee a borrowing, and secure such obligations by mortgages or other liens upon any Organization property.

Unless indicated otherwise here, the Organization will be assumed to have all powers listed above.
LIST ANY POWERS NOT AUTHORIZED HERE: _____

NOW THEREFORE BE IT RESOLVED that this Organization opened an account or accounts in its name with

Northland Securities, Inc.
Name of Introducing Firm

and that the individuals named in Step 3 below ("Authorized Person") or any one of them acting individually, may, on behalf of this Organization, be and they hereby are and each of them hereby is authorized and empowered to (1) give written or oral orders in the said account or accounts for the purchase, sale, or other disposition of stocks, bonds, and other securities, (2) deliver to and receive from Pershing LLC (Pershing), on behalf of this Organization monies, stocks, bonds, and other securities, (3) establish and maintain an asset management account with debit card, check writing and margin privileges from which account funds are directly spent with each authorized person as indicated in the separate asset management account agreement having check writing and debit card privileges, (4) order the transfer or delivery of funds, monies or securities to any other person whatsoever, including the President, Vice President, Treasurer or any other authorized officers or persons indicated below giving such instructions, (5) sign acknowledgements of the correctness of all statements of accounts, and (6) make, execute, and deliver under the organizational seal any and all written endorsements, releases and documents necessary or proper to effectuate the authority hereby conferred; the within authorization to each of said officers to remain in full force and effect until written notice of the revocation thereof shall have been received by

Northland Securities, Inc. and Pershing.
Name of Introducing Firm

CORN

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STEP 3. CERTIFICATION AND SIGNATURES

I FURTHER CERTIFY that the following are the names, titles and signatures of the officers (or others) authorized by the foregoing resolution to act for this Organization:

Printed Name	Date
Craig Clark	
Title: City Administrator	
Signature: X	

Printed Name	Date
Emily Burns	
Title: Finance Director	
Signature: X	

Printed Name	Date
Melissa Wilson	
Title: Senior Accountant	
Signature: X	

Printed Name	Date
Title	
Signature: X	

Printed Name	Date
Title	
Signature: X	

Printed Name	Date
Title	
Signature: X	

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal, if any, of said Organization this _____ day of _____, 20 _____.

[AFFIX COMPANY SEAL HERE IF ORGANIZATION USES A SEAL]

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Principal Signer of Certification
This individual may or may not be listed in the authorized persons box above.

Printed Name	Date
Brianne Wolf	
Title	
City Clerk	
Signature	
X	

If the Principal Signer above is empowered to act for the Organization pursuant to these resolutions and certifications, but is not a Managing Member, a Managing Member of the Organization as set forth above must fill in and execute the Additional Certification in Step 4 below.

If the Organization has only one sole Managing Member, that Managing Member must make the certification immediately above indicating his or her company title in addition to filling in and executing the Additional Certification in Step 4 below.

STEP 4. ADDITIONAL CERTIFICATION

A Managing Member to complete only if the Principal Signer in Step 3 above is authorized to act pursuant to the foregoing resolutions, but is not a Managing Member, or if the Organization has only one Managing Member.

Check one:

☒ I FURTHER CERTIFY that the Principal Signer in Step 3 above is authorized by the foregoing resolutions and its operating documents to act hereunder.

☐ I FURTHER CERTIFY that the Organization has only one sole Managing Member and that I am that sole Managing Member and authorized to execute legal and binding documents in the name of and on behalf of the Organization pursuant to its governing documents.

Managing Member Printed Name	Date
Emily Burns	
Title	
Finance Director	
Signature	
X	

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City of Austin
500 Fourth Avenue N.E.
Austin, Minnesota 55912-3773

Steven J. Lang, P.E.
City Engineer/P.W. Director
507-437-9950
Fax 507-437-7101
slang@ci.austin.mn.us

Memorandum

To: Mayor & Council

From: Andrew Sorenson, PE

Date: January 5, 2026

Subject: 2026 Construction Projects Feasibility Reports

In preparation for 2026 construction projects, we have prepared the following feasibility reports:

	Project	Project #
1)	**8th Street SE** • 8th Avenue SE to 15th Avenue SE	**25104**
2)	**7th Avenue SW, 8th Avenue SW & 26th Street SW - Mill & Overlay** • 7th Ave SW – 24th St SW to 8th Ave SW • 8th Ave SW – 7th Ave SW to 27th St SW • 26th St SW – 5th Ave SW to 8th Ave SW	**26101**
3)	**9th Avenue NW** • 11th Street NW to Alley behind Blu Line Apartments	**26102**
4)	**5th Street NW & 7th Street NW** • 5th St NW – 12th Ave NW to 15th Ave NW • 7th St NW – 13th Ave NW to 15th Ave NW	**26103**
5)	**14th Street NW – Mill & Overlay** • 8th Ave NW to 15th Ave NW	**26104**

CARRY-OVER PROJECTS FROM 2025

A)	**Oakland Avenue W** • 1st St NW to 12th St NW	**25103**
B)	**6th Avenue NE & 18th Drive NE** • 6th Ave NE – 18th Dr NE to 19th St NE • 18th Dr NE – 5th Ave NE to 6th Ave NE	**25106**

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

DATE: January 5th, 2026
PROJECT NO: 25104

REPORT ON FEASIBILITY OF PROPOSED LOCAL IMPROVEMENTS

Honorable Mayor & Members of the City Council
City of Austin, Minnesota

A resolution requesting a feasibility study for the reconstruction of 8th Street SE (8th Ave SE to 15th Ave SE) was referred to this office on November 17, 2025 for the Engineer's Preliminary Report.

We report that the improvements **are feasible**.

8th Street SE is made of concrete pavement and is currently 36 feet wide. Parking is allowed on both sides of each street. Most of sanitary sewer was constructed in the 1940s. The street was also constructed in the 1940s with the concrete pavement last placed in 1962. The proposed project will consist of the following:

8th Street SE (8th Ave SE to 15th Ave SE))

1) Removal of the existing concrete pavement, curb and gutter, and sidewalk.
   a) Sidewalk: 2023' of 2972' (68%) found to be deficient, therefore all sidewalk is replaced.
2) Replace curb and gutter, 4.5" of asphalt pavement and 6" aggregate base at 36' width.
3) Replacement of deteriorated storm sewer structures.
4) Sanitary sewer structure replacements at intersections, make spot repairs on existing sewer.
5) Re-route sanitary sewer crossing through Railroad Right-of-Way.
6) Installation of drain tile and sump pump service stub outs.
7) Provide ADA pedestrian ramps at intersections and upgrade existing deficient sidewalks.
8) Austin Utilities will perform water main replacement on the project.

The total estimated costs would be funded as follows:

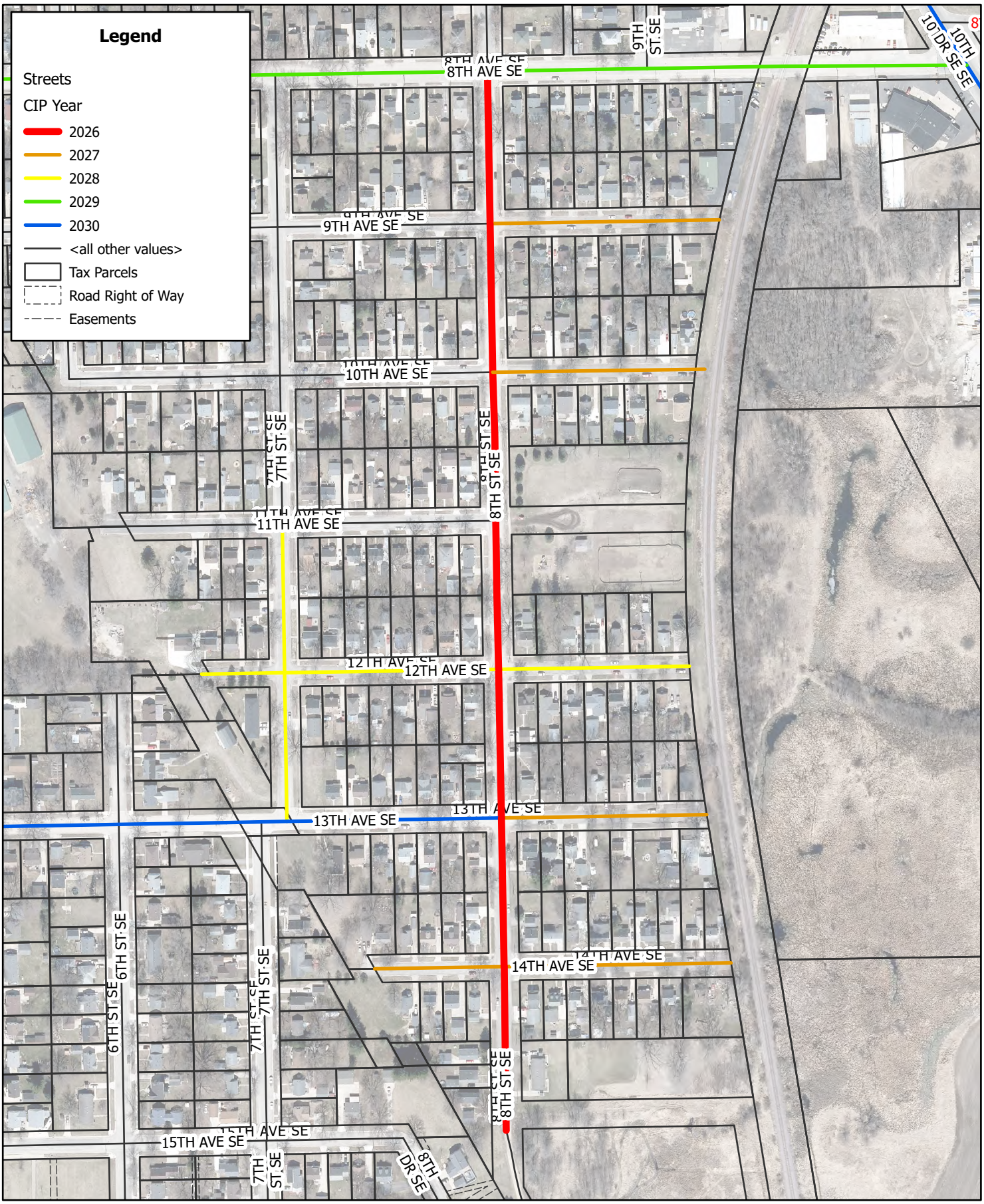
Funding Source	Amount
Assessment Bonds	$975,000
WWTP Fund 61	$185,000
SWUD Fund 67	$115,000
Total for 8th Street SE	**$1,275,000**

Abutting property owners would be assessed based on the City's assessment policy.

Assistant City Engineer

The Council has considered the above project and recommends that a public hearing be scheduled for February 17, 2026, to consider the proposed project.

2026 Assessment Feasibility Reports
8th STREET SE



0 165 330 660 US Feet

Date: 12/31/2025

DATE: January 5th, 2026
PROJECT NO: 26101

REPORT ON FEASIBILITY OF PROPOSED LOCAL IMPROVEMENTS

Honorable Mayor & Members of the City Council
City of Austin, Minnesota

A resolution requesting a feasibility study for the asphalt resurfacing (Mill & Overlay) of 7th Avenue SW (24th St to 8th Ave SW), 8th Avenue SW (7th Ave SW to 27th St SW) and 26th Street (5th Ave SW to 8th Ave SW) was referred to this office on November 17, 2025 for the Engineer's Preliminary Report.

We report that the improvements **are feasible**.

7th Avenue SW, 8th Avenue SW & 26th Street SW are made of asphalt pavement and are currently 35 feet wide. Parking is allowed on both sides of each street. The asphalt pavement was last placed in 1991, when they were constructed with curb & gutter. The proposed project will consist of the following:

7th Avenue SW (24th St SW to 8th Ave SW)
8th Avenue SW (7th Ave SW to 27th St SW)
26th Street SW (5th Ave SW to 8th Ave SW)

1) Milling the top 1½" of the existing asphalt pavement.
2) Remove and replace any deficient curb and gutter.
3) Storm & sanitary structure minor repairs and adjustments.
4) Installation of drain tile and sump pump service stub outs will be done prior to the project

The total estimated costs would be funded as follows:

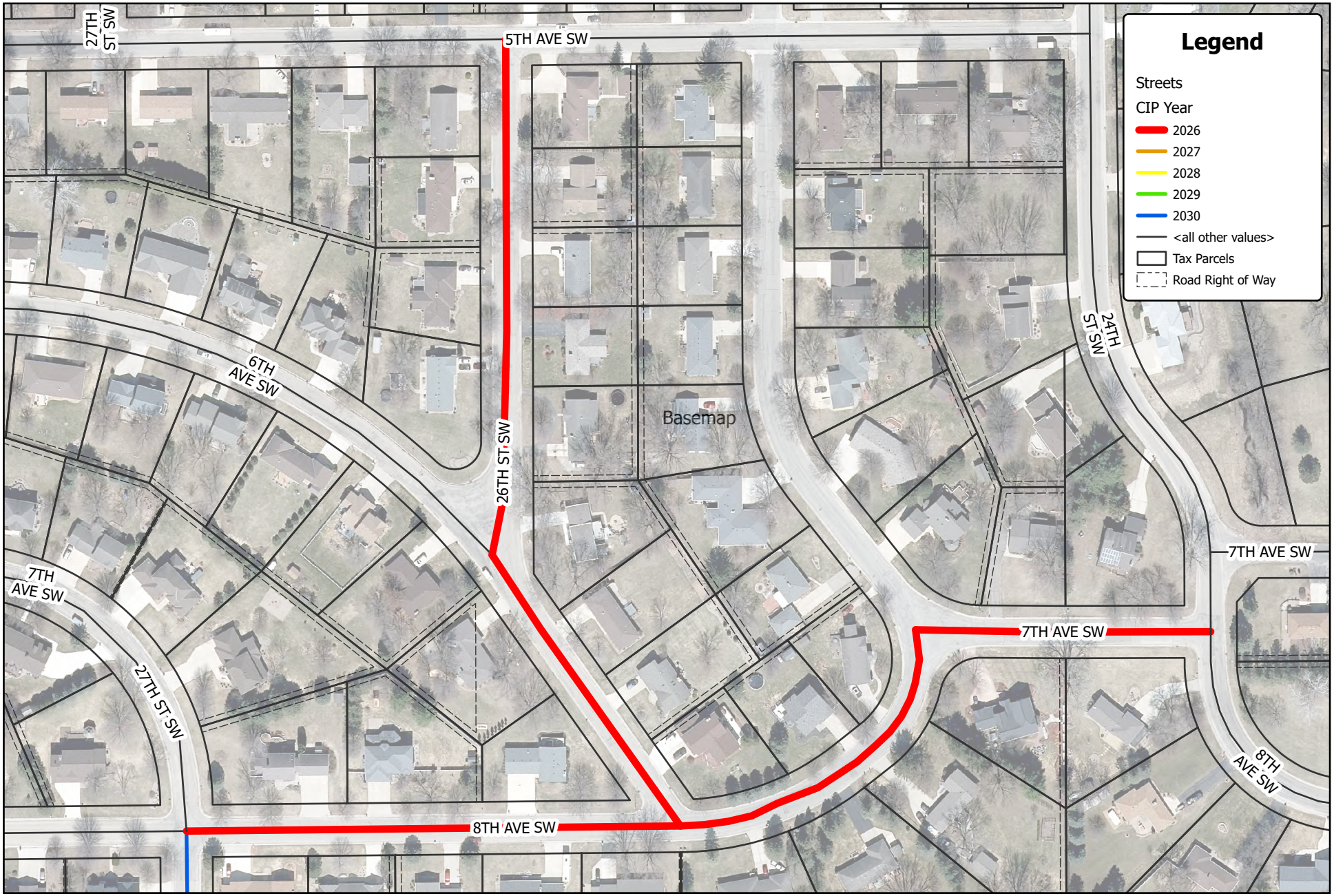
Funding Source	Amount
Assessment Bonds	$130,000
WWTP Fund 61	$0
SWUD Fund 67	$0
Total for 7th Ave, 8th Ave, 26th St SW	**$130,000**

Abutting property owners would be assessed based on the City's assessment policy.

Assistant City Engineer

The Council has considered the above project and recommends that a public hearing be scheduled for February 17, 2026, to consider the proposed project.

2026 Assessment Feasibility Reports
MILL & OVERLAY - 7TH AVENUE, 8TH AVENUE & 26TH STREET SW



Date: 12/31/2025

DATE: January 5th, 2026
PROJECT NO: 26102

REPORT ON FEASIBILITY OF PROPOSED LOCAL IMPROVEMENTS

Honorable Mayor & Members of the City Council
City of Austin, Minnesota

A resolution requesting a feasibility study for the reconstruction of 9th Avenue NW (14th St NW to 11th St NW) was referred to this office on November 17, 2025 for the Engineer's Preliminary Report.

We report that the improvements **are feasible**.

9th Avenue NW is made of asphalt pavement and is currently 36 feet wide. Parking is allowed on both sides of each street. Sanitary sewer was constructed in the 1930s. The asphalt pavement is suspected to be its original, placed in the 1950s. The proposed project will consist of the following:

9th Avenue NW (14th St NW to 11th St NW)

1) Removal of the existing asphalt pavement, all curb and gutter and driveway approaches, and deficient sidewalk.
2) Replace curb and gutter, 4.5" of asphalt pavement and 6" aggregate base at 36' width.
3) Storm sewer spot repairs and replacement of structures, if necessary
4) Sanitary sewer structure replacements, make spot repairs on existing sewer.
5) Installation of drain tile and sump pump service stub outs.
6) Provide ADA pedestrian ramps at intersections and upgrade existing deficient sidewalks.
7) Extend sidewalk to the alley behind Blue Line Apartments along South side of the street.
8) Austin Utilities will perform water main replacement on the project.

The total estimated costs would be funded as follows:

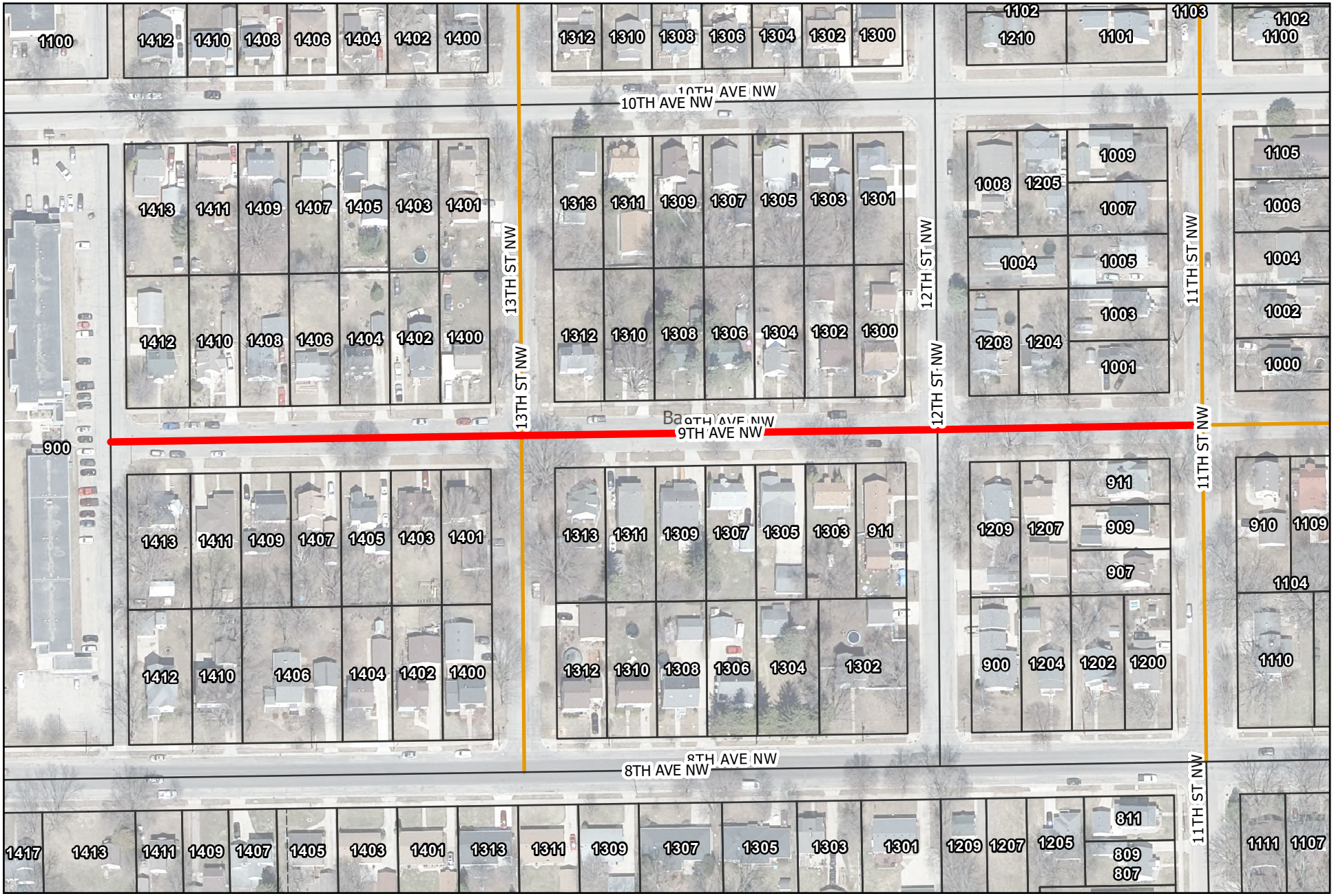
Funding Source	Amount
Assessment Bonds	$485,000
WWTP Fund 61	$270,000
SWUD Fund 67	$70,000
Total for 9th Avenue NW	**$825,000**

Abutting property owners would be assessed based on the City's assessment policy.

Assistant City Engineer

The Council has considered the above project and recommends that a public hearing be scheduled for February 17, 2026, to consider the proposed project.

2026 Assessment Feasibility Reports
9TH AVENUE NW



DATE: January 5th, 2026
PROJECT NO: 26103

REPORT ON FEASIBILITY OF PROPOSED LOCAL IMPROVEMENTS

Honorable Mayor & Members of the City Council
City of Austin, Minnesota

A resolution requesting a feasibility study for the reconstruction of 5th Street NW (12th Ave NW to 15th Ave NW) and 7th Street NW (13th Ave NW to 15th Ave NW) was referred to this office on November 17, 2025 for the Engineer's Preliminary Report.

We report that the improvements **are feasible**.

5th Street NW & 7th Street NW are made of asphalt pavement and is currently 35 feet wide. Parking is allowed on both sides of each street. The streets and sanitary sewers were constructed in the 1950s North of 13th Avenue NW while 5th Street NW from 12th to 13th Avenues was constructed in the 1940s. The asphalt is suspected to be original pavement, placed in 1950s. The proposed project will consist of the following:

5th Street NW (12th Ave NW to 15th Ave NW)
7th Street NW (13th Ave NW to 15th Ave NW)

1) Removal of the existing asphalt pavement, deficient curb and gutter, and deficient sidewalk.
2) Replace curb and gutter, 4.5" of asphalt pavement and 6" aggregate base at 35' width.
3) Replacement of deteriorated storm sewer structures.
4) Sanitary sewer structure replacements, make spot repairs on existing sewer.
5) Storm sewer spot repairs and replacement of structures, if necessary.
6) Installation of drain tile and sump pump service stub outs.
7) Provide ADA pedestrian ramps at intersections and upgrade existing deficient sidewalks.
8) Extend sidewalk on 5th St, down to 12th Ave along the East side of the street.
9) Austin Utilities will perform water main replacement on the project.

The total estimated costs would be funded as follows:

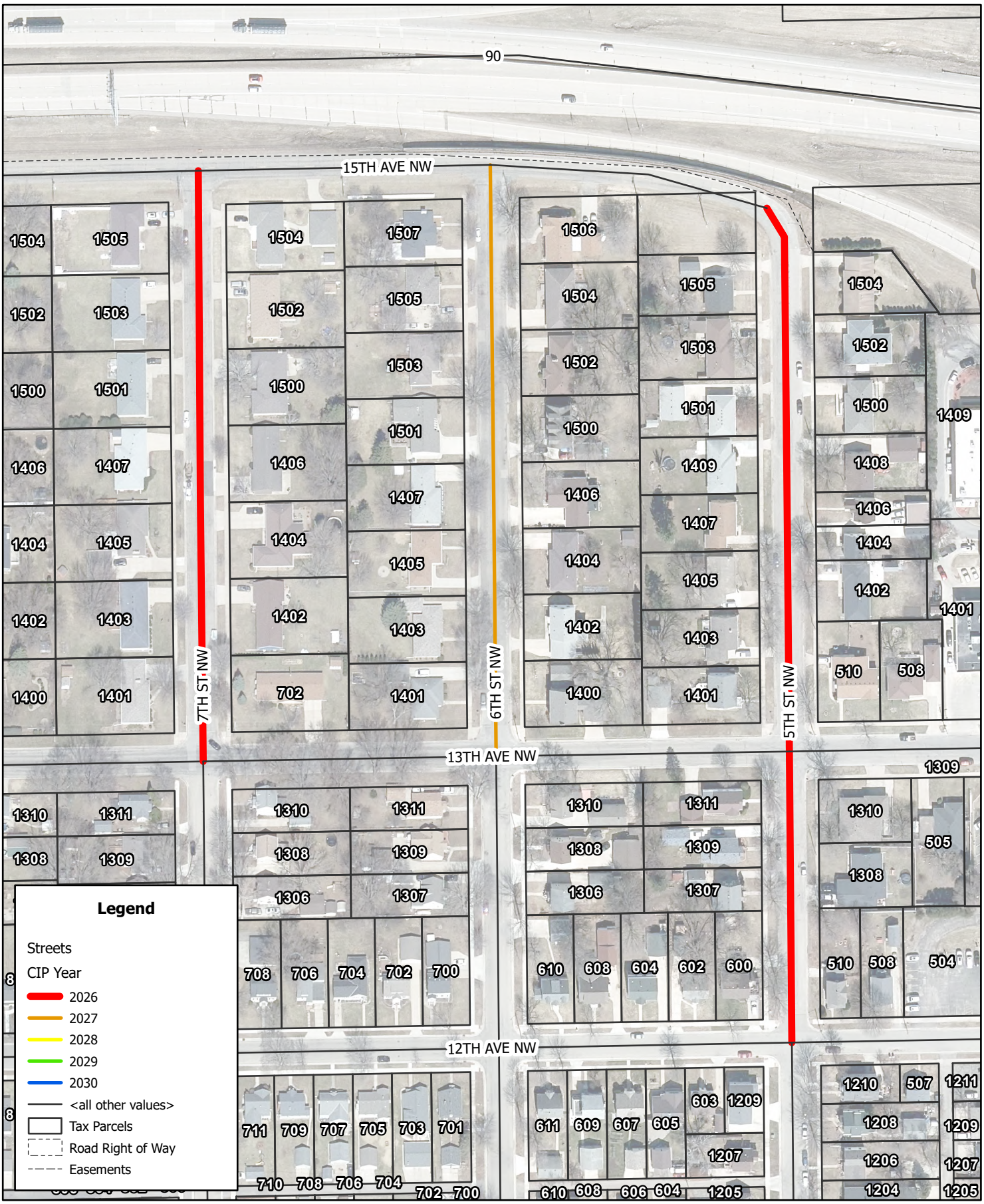
Funding Source	Amount
Assessment Bonds	$695,000
WWTP Fund 61	$355,000
SWUD Fund 67	$50,000
Total for 5th St NW & 7th St NW	**$1,100,000**

Abutting property owners would be assessed based on the City's assessment policy.

Assistant City Engineer

The Council has considered the above project and recommends that a public hearing be scheduled for February 17, 2026, to consider the proposed project.

2026 Assessment Feasibility Reports
7TH STREET & 5TH STREET NW



Legend

Streets

CIP Year

- 2026
- 2027
- 2028
- 2029
- 2030
- <all other values>
- Tax Parcels
- Road Right of Way
- Easements

0 90 180 360 US Feet

Date: 12/31/2025

DATE: January 5th, 2026
PROJECT NO: 26104

REPORT ON FEASIBILITY OF PROPOSED LOCAL IMPROVEMENTS

Honorable Mayor & Members of the City Council
City of Austin, Minnesota

A resolution requesting a feasibility study for the asphalt resurfacing (Mill & Overlay) of 14th Street NW (from 8th Ave NW to 15th Ave NW) was referred to this office on November 17, 2025 for the Engineer's Preliminary Report.

We report that the improvements **are feasible**.

14th Street NW is classified as a minor arterial with an AADT of 12,200 vehicles (last counted in 2024) It is made of asphalt pavement, and its width varies from 54 feet at 8th Ave NW to 74' with a 6' median and left turn lanes to 61 feet on the North end. The street was originally constructed in 1964, and the asphalt pavement was last placed in 2002 when it was reconstructed to its current 4-lane divided section. This section of sanitary sewer was constructed in 1968. The proposed project will consist of the following:

14th Street NW (8th Ave NW to 15th Ave NW)

1) Milling the top 2" of the existing asphalt pavement.
2) Remove and replace any deficient curb and gutter and median.
3) ADA improvements to pedestrian ramps and deficient sidewalk
4) Storm & sanitary structure minor repairs and adjustments.
5) Sanitary sewer re-route in and near the 8th Ave NW intersection.

The total estimated costs would be funded as follows:

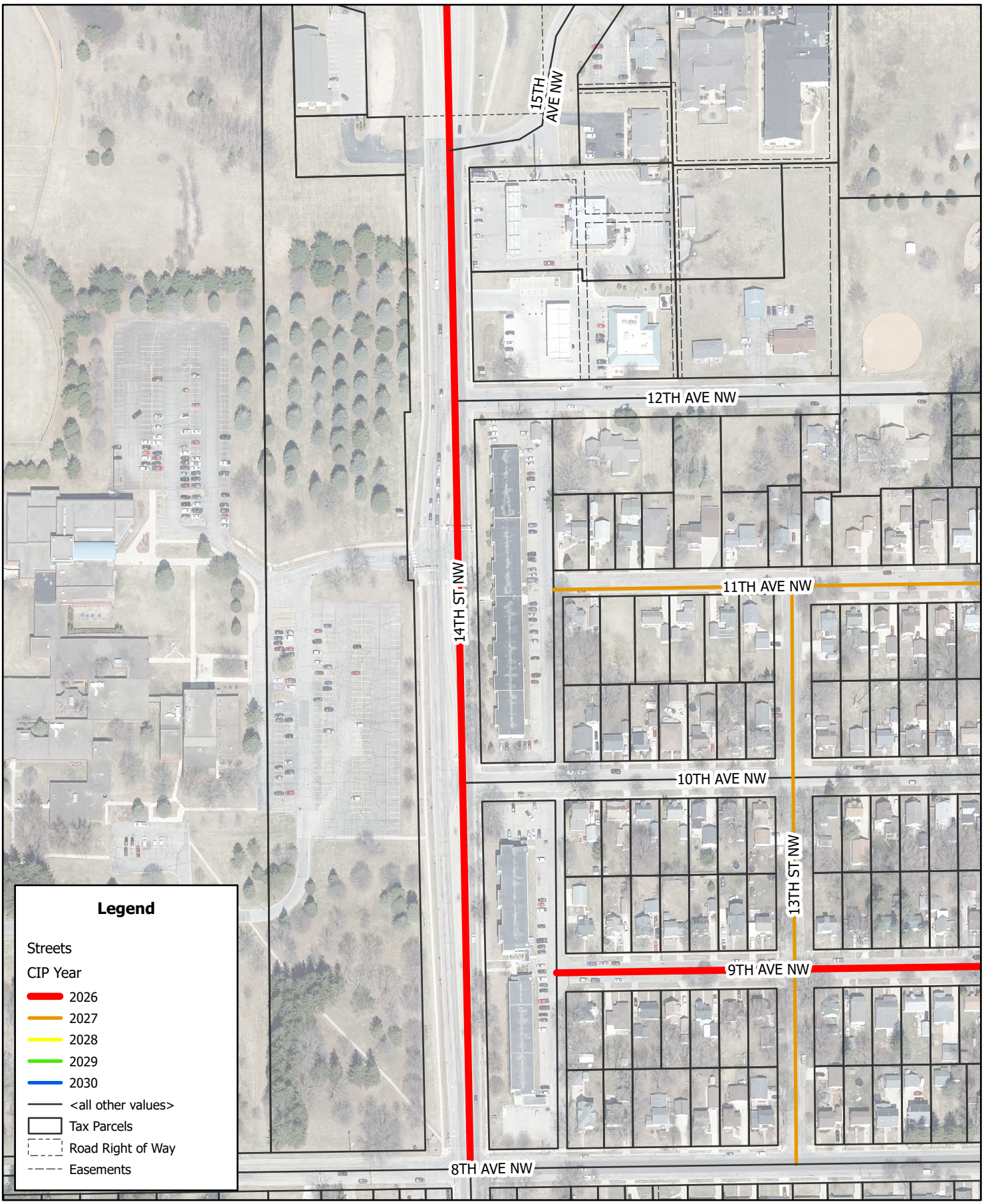
Funding Source	Amount
Assessment Bonds	$275,000
WWTP Fund 61	$25,000
SWUD Fund 67	$0
Total for 14th Street NW M&O	**$300,000**

Abutting property owners would be assessed based on the City's assessment policy.

Assistant City Engineer

The Council has considered the above project and recommends that a public hearing be scheduled for February 17, 2026, to consider the proposed project.

2026 Assessment Feasibility Reports
MILL & OVERLAY - 14TH STREET NW



Date: 12/31/2025

RESOLUTION NO.

RESOLUTION CALLING
HEARING ON IMPROVEMENT

WHEREAS, a report has been prepared by the City Engineer, with reference to the following improvement:

8th Street SE (8th Avenue SE to 15th Avenue SE) Project 25104

and said report was received by the City Council on January 5th, 2026.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Austin, Minnesota:

A. The Council will consider the improvement on the following street improvement project in accordance with the reports and assessments of abutting property for all or a portion of the cost of the improvement pursuant to Minnesota Statutes Section 429.011 and 429.111 as amended, at an estimated total cost of the improvements as follows:

$1,275,000

B. A public hearing shall be held on such proposed improvement on the 17th day of February 2026 in the Council Chambers of City Hall at 5:30 p.m., and the City Clerk shall give mailed and published notice of such hearing on improvement as required by law.

Passed by the Austin City Council on the 5th day of January 2026.

YEAS NAYS

ATTEST: APPROVED:

City Clerk Mayor

RESOLUTION NO.

RESOLUTION CALLING
HEARING ON IMPROVEMENT

WHEREAS, a report has been prepared by the City Engineer, with reference to the following improvement:

7th Avenue SW (24th Street SW to 8th Avenue SW)
8th Avenue SW (7th Avenue SW to 27th Street SW)
26th Street SW (5th Avenue SW to 8th Avenue SW)
Project 26101

and said report was received by the City Council on January 5th, 2026.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Austin, Minnesota:

A. The Council will consider the improvement on the following street improvement project in accordance with the reports and assessments of abutting property for all or a portion of the cost of the improvement pursuant to Minnesota Statutes Section 429.011 and 429.111 as amended, at an estimated total cost of the improvements as follows:

$130,000

B. A public hearing shall be held on such proposed improvement on the 17th day of February 2026 in the Council Chambers of City Hall at 5:30 p.m., and the City Clerk shall give mailed and published notice of such hearing on improvement as required by law.

Passed by the Austin City Council on the 5th day of January 2026.

YEAS NAYS

ATTEST: APPROVED:

City Clerk Mayor

RESOLUTION NO.

RESOLUTION CALLING
HEARING ON IMPROVEMENT

WHEREAS, a report has been prepared by the City Engineer, with reference to the following improvement:

9th Avenue NW (Blu Line Flats Apts to Dead End East of 11th), Project 26102

and said report was received by the City Council on January 5th, 2026.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Austin, Minnesota:

A. The Council will consider the improvement on the following street improvement project in accordance with the reports and assessments of abutting property for all or a portion of the cost of the improvement pursuant to Minnesota Statutes Section 429.011 and 429.111 as amended, at an estimated total cost of the improvements as follows:

$825,000

B. A public hearing shall be held on such proposed improvement on the 17th day of February 2026 in the Council Chambers of City Hall at 5:30 p.m., and the City Clerk shall give mailed and published notice of such hearing on improvement as required by law.

Passed by the Austin City Council on the 5th day of January 2026.

YEAS NAYS

ATTEST: APPROVED:

_____ _____

City Clerk Mayor

RESOLUTION NO.

RESOLUTION CALLING
HEARING ON IMPROVEMENT

WHEREAS, a report has been prepared by the City Engineer, with reference to the following improvement:

5th Street NW (12th Avenue NW to 15th Avenue NW)
7th Avenue NW (13th Avenue NW to 15th Avenue NW)
Project 26103

and said report was received by the City Council on January 5th, 2026.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Austin, Minnesota:

A. The Council will consider the improvement on the following street improvement project in accordance with the reports and assessments of abutting property for all or a portion of the cost of the improvement pursuant to Minnesota Statutes Section 429.011 and 429.111 as amended, at an estimated total cost of the improvements as follows:

$1,100,000

B. A public hearing shall be held on such proposed improvement on the 17th day of February 2026 in the Council Chambers of City Hall at 5:30 p.m., and the City Clerk shall give mailed and published notice of such hearing on improvement as required by law.

Passed by the Austin City Council on the 5th day of January 2026.

YEAS NAYS

ATTEST: APPROVED:

City Clerk Mayor

RESOLUTION NO.

RESOLUTION CALLING
HEARING ON IMPROVEMENT

WHEREAS, a report has been prepared by the City Engineer, with reference to the following improvement:

14th Street NW (8th Avenue NW to 15th Avenue NW) Project 26104

and said report was received by the City Council on January 5th, 2026.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Austin, Minnesota:

A. The Council will consider the improvement on the following street improvement project in accordance with the reports and assessments of abutting property for all or a portion of the cost of the improvement pursuant to Minnesota Statutes Section 429.011 and 429.111 as amended, at an estimated total cost of the improvements as follows:

$300,000

B. A public hearing shall be held on such proposed improvement on the 17th day of February 2026 in the Council Chambers of City Hall at 5:30 p.m., and the City Clerk shall give mailed and published notice of such hearing on improvement as required by law.

Passed by the Austin City Council on the 5th day of January 2026.

YEAS NAYS

ATTEST: APPROVED:

City Clerk Mayor

City of Austin
500 Fourth Avenue N.E.
Austin, Minnesota 55912-3773

Steven J. Lang, P.E.
City Engineer/P.W. Director
507-437-9950
Fax 507-437-7101
slang@ci.austin.mn.us

Memorandum

To: Mayor & Council

From: Steven J. Lang, P.E.

Date: December 12, 2025

Subject: Bruins' Office Electrical Mods

The Bruins currently lease space from the City at Riverside Arena, which includes office space per the terms of the lease agreement. During an inspection, the Fire Department identified safety concerns in the Bruins' office area related to the excessive use of extension cords and power strips, creating a risk of overheating and potential fire.

To correct this issue and bring the space into compliance, staff requested a proposal from Fox Electric. The contractor has provided a quote totaling **$1,675.00** to install **three (3) quad electrical receptacles**, including all necessary conduit, wiring, and inspection fees.

There are currently ongoing discussions between a Council/Staff working group and the Bruins regarding a potential contract extension. In order to avoid inadvertently affecting those negotiations, staff is requesting Council direction on how to proceed with the cost responsibility for the electrical improvements.

Requested Action:
Please provide direction on whether the City should:

1. Require the Bruins to pay the full cost of the electrical upgrades;
2. Share the cost between the City and the Bruins; or
3. Have the City cover the full cost at this time.

Please feel free to contact me if you have any questions.

It was recommended at work session to move forward with option 3. We would recommend using 2025 contingency fund budget for the project.

RESOLUTION NO.

A RESOLUTION AUTHORIZING ELECTRICAL IMPROVEMENTS AT RIVERSIDE ARENA FOR THE BRUINS' LEASED OFFICE SPACE

WHEREAS, during a recent inspection, the City Fire Department identified safety concerns within the Bruins' office area related to the excessive use of extension cords and power strips, creating a risk of overheating and potential fire hazards; and

WHEREAS, in order to correct the identified safety concerns and bring the space into compliance with applicable fire and safety codes, City staff requested a proposal from Fox Electric; and

WHEREAS, Fox Electric has provided a quote in the amount of $1,675.00 to install three quad electrical receptacles, including all necessary conduit, wiring, and inspection fees; and

WHEREAS, it is requested that funding for the project be allocated from the 2025 Contingency Fund budget;

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Austin approves electrical repairs at Riverside Arena in the amount of $1,675.00 with funding coming from contingency.

Passed by a vote of yeas and nays this 5th day of January 2026.

YEAS NAYS

ATTEST: APPROVED:

City Clerk Mayor

City of Austin
Craig Clark,
City Administrator

500 Fourth Avenue N.E.
Austin, Minnesota 55912-3773
Phone: 507-437-9941
craigc@ci.austin.mn.us
www.ci.austin.mn.us

January 5, 2026

TO: Honorable Mayor and City Council Members

FROM: Craig D. Clark, Administrator

RE: Law Enforcement Center (LEC) agreement with Mower County

Council considered and approved a precontract agreement with Mower County in October, included as attachment B of Exhibit 1 for the City's occupation of portions of the Law Enforcement Center. This agreement is intended to clarify our arrangement for the Austin Police Department to occupy portions of the Mower County facility by moving beyond our past agreements and apportion the costs moving forward.

While the previous agreements will no longer be in effect the primary component from the 1994 agreement is Austin Police Departments right to use the space for as long as is necessary. This remains until the City, at its sole discretion, vacates the facility.

Details of the agreement include:

- Establishment of a Budget Review Committee that solely makes recommendation to their respective governing bodies;
- Establishes quarterly reimbursement to Mower County for the items listed on Attachment A on a 14.89% basis to the City of Austin;
- Provides allocation of how records staff will be financially allocated, managed by the City's Command Staff with the eventual migration to these positions being employees of the City of Austin;
- Transition of the City off of Mower County's technology system with migration target date of March 1, 2026;

- Provides how joint efforts for a Computer Aided Dispatch system will financially allocated and determined moving forward with initial system being Pro-Phoenix;
- How data requests will be processed;
- Required insurance and indemnification;
- Termination and how any amendments can be made.

This has been reviewed by the Chief of Police and the City Attorney. Attorney Byram points out there are many terms which provide a fair bit of discretion that could be problematic as with any joint agreement. As it comes to allocating relative expenses it will be important for the City to audit these charges to make sure, they are subject to the cost share allocation. It is difficult to account for all scenarios in a joint agreement, but I am comfortable a workable and reasonable partnership with Mower County will endure.

Please let me know if you have any questions.

Council action is requested to approve the LEC agreement included as Exhibit 1 and authorize the Mayor, Administrator and Police Chief to sign on behalf of the City.

AGREEMENT BETWEEN MOWER COUNTY AND THE CITY OF AUSTIN, MINNESOTA ON THE OPERATION OF THE LAW ENFORCEMENT CENTER

THIS CONTRACT, and amendments and supplements thereto, is between the County of Mower, Minnesota, acting through its Board of Commissioners (hereinafter COUNTY), and the City of Austin, Minnesota, acting through its City Council (hereinafter CITY).

WHEREAS, the parties have ascertained the need for an updated agreement regarding the shared use of the Mower County Law Enforcement Center (LEC) that will establish updated cost-reimbursement, staffing IT, CAD system, infrastructure, and termination provisions consistent with Minnesota law.

WHEREAS, the parties entered into a Pre-Contract Summary of Terms in October 2025 to establish preliminary terms for a contract to be entered into before November 30, 2025. The Pre-Contract Summary of Terms is attached hereto as Attachment B.

NOW, THEREFORE, it is hereby agreed by and between Mower County, Minnesota and the City of Austin, Minnesota, as follows:

I. TERM OF CONTRACT

This Agreement shall become effective on January 1, 2026, and shall remain in effect unless terminated pursuant to the provisions contained in this Agreement. The terms and obligations set forth herein shall continue in full force until properly terminated in accordance with Section X or any other applicable termination provisions agreed upon by the parties.

II. PRIOR AGREEMENTS

This Agreement shall replace and supersede all prior agreements related to the Law Enforcement Center (LEC), except for the provision contained in the 1994 agreement granting the Austin Police Department the right to use its agreed-upon designated space, identified common areas, and shared spaces within the LEC. That specific provision shall remain in full force and effect for as long as the Austin City Council elects to participate with the County under the terms of this agreement. The provision shall terminate only upon the City's decision to discontinue participation.

III. BUDGET REVIEW COMMITTEE

A. Dissolution of Prior Commission

The former LEC Communications, Budget, and Operations Commission is hereby dissolved. City and County staff shall meet as needed to provide analysis, coordination, and recommendations to their respective governing bodies regarding matters related to Law Enforcement Center operations, budgeting, and interagency administrative functions.

B. Establishment and Purpose of the Joint Budget Review Committee

The City and County shall establish a Joint Budget Review Committee for the purpose of reviewing projected shared costs, evaluating anticipated capital or operational needs, and establishing expected budget contributions for the upcoming fiscal year. The Committee

DRAFT #3 12.26.25

shall meet annually during the month of June, with the goal of finalizing a proposed shared budget no later than August 1 of each calendar year.

C. Committee Composition and Meetings
The Committee shall be composed of designated representatives from each jurisdiction, including executive leadership, finance staff, one County Board Member, and the Mayor or one City Council Member. The Committee may also convene at any time during the year, upon written request by either party, to address joint projects, unplanned expenses, or emergency funding needs requiring coordinated review.

D. Advisory Nature of Recommendations
All recommendations made by the Joint Budget Review Committee shall be advisory only and shall not be binding on either party. Final approval of all budget contributions, cost allocations, and financial commitments shall require formal action by the County Board and the City Council.

IV. COSTS, BILLING AND BUILDING ALTERATIONS

A. Quarterly Cost Reimbursement
The County shall invoice the City on a quarterly basis for the City's proportional share of all actual operating costs, calculated using the agreed-upon percentage based on occupied space. The breakdown of space allocation and cost-apportionment methodology is included in Attachment A.

Operating costs subject to reimbursement include, but are not limited to: utilities (gas, electricity, water, sewer), IT facility use (power, rack space, connectivity), janitorial services, general building maintenance, building insurance, parking lot maintenance, HVAC and boiler systems, elevator services, and security access systems.

B. Facility Modifications and Alterations
If the City requests any structural, functional, or operational changes within the Law Enforcement Center—including but not limited to poles for squad readers, antenna mounts, cable routing, or equipment installations—the City must obtain prior written approval from the County. The City shall be responsible for arranging and paying for all such modifications using qualified, licensed contractors, and all work must meet applicable codes, standards, and County requirements.

The County may require the City to restore affected areas to original condition if modifications are later removed or found to be noncompliant. The County agrees that any request by the City for alterations, improvements, or changes that are reasonably necessary for the City's use of the space shall not be unreasonably withheld, conditioned, or delayed.

V. RECORDS DIVISION

A. The City and County will share the costs to staff the records division during the transition phase listed in this agreement. The costs will be shared at a rate of 50% for each party. The City is not cost-sharing in any dispatch-related expenses.

DRAFT #3 12.05

B. Effective on or before March 1, 2026, the County shall continue to employ Records staff and shall assign two (2) County employees to perform Records work under the daily direction of the City Police Department. These employees shall remain County employees for all employment-related purposes, including but not limited to hiring, discipline, termination, benefits, and payroll administration.

The City shall reimburse the County for the actual personnel costs associated with the two assigned employees, including salaries, benefits, mandated programs, and employer-paid taxes.

Vacancies and Hiring Rights

1. City's Right to Hire Its Own Staff:
   If either of the two City-assigned Records positions becomes vacant (due to resignation, retirement, reassignment, termination, or any other separation), the City shall have the exclusive right to fill that position through its own hiring process.
   - The County shall not assign another County employee to the City-designated positions unless the City specifically requests or approves such an assignment.
2. County Records Vacancies:
   If a County Records employee who is not assigned to City duties separates from County employment, the County may fill that County position through its normal hiring process. However, this shall not affect the City's right to hire its own staff for the City-designated positions if either of those positions becomes vacant.
3. Employee Movement Between County Positions:
   If the County has a vacancy in a County Records position and one of the County employees assigned to the City wishes to apply for or transfer into that County position, the County may consider such a request under its normal personnel procedures.
   - If the County fills that County position by selecting a City-assigned employee, that action creates a vacancy in a City-designated Records position, and the City shall retain its right to hire its own employee for that role.

Backfill Exceptions

If the County elects not to backfill a vacated County Records position (reducing its County Records staffing from two (2) employees to one (1) employee), then both employees currently assigned to City duties shall remain assigned to the City. In that circumstance, no staff transition or City hiring will be required until one of the two City-assigned employees separates or is reassigned.

Operational Coordination

The City shall be consulted before any reassignment of County personnel who are serving City functions. However, the City may not require the County to reassign, remove, or terminate any County employee, nor may the City withhold or reduce payment for County-assigned staff who remain in City-designated roles

DRAFT 8.12.25

VI. Information Technology Transition Requirements and Post-Deadline Cost Recovery

A. Transition Deadline

The City shall fully transition to its own independent information technology systems, including servers, networks, storage, workstations, software licensing, connectivity, and support systems, no later than March 1, 2026 or as soon as practical. ("Transition Deadline")

B. Acceptable Delays

Only delays caused by circumstances beyond the direct control of the City shall be considered acceptable for purposes of extending the Transition Deadline. Acceptable delays include, but are not limited to:

1. Unforeseen vendor failure or insolvency after contract award
2. Cost escalations or schedule constraints imposed by vendors where compliance with the Transition Deadline would require expedited services or pricing materially higher than standard delivery, or documented supply chain disruptions affecting hardware delivery
3. Natural disasters or declared emergencies that materially impact the transition schedule
4. State or federal system dependencies that cause unavoidable delays despite the City's timely efforts

All acceptable delays must be documented in writing, and the City must demonstrate that it is actively pursuing timely completion of the transition.

C. Fees for Temporary Transitional Hosting

During any Temporary Transitional Hosting Period, commencing January 1, 2026 and continuing through the Transition Date (estimated March 1, 2026), the City shall pay the County a fee calculated in accordance with the Technology Monthly Fee set forth in Attachment A, prorated as applicable for partial months.

D. Right to Limit or Discontinue Services

If the City fails to make substantial good-faith progress toward completing the transition, incurs unacceptable delays, or fails to pay monthly invoices within thirty (30) days, the County may, upon sixty (60) days' written notice, limit or discontinue IT services provided under this Agreement. The County shall not be liable for any impacts or damages arising from the City's delay or failure to complete the transition.

E. Liability and Indemnification

The City acknowledges that continued use of County systems beyond the Transition Deadline increases technical, cybersecurity, and operational risks. The City agrees to indemnify, defend, and hold harmless the County from any claims, damages, liabilities, or costs arising from the City's continued use of County systems during a Temporary Transitional Hosting Period.

DRAFT 12.2.25

VII. Computer Aided Dispatch (CAD)

A. CAD Cost Recovery and User Fees

Beginning January 1, 2026, the City shall reimburse the County annually for use of the Computer Aided Dispatch (CAD) system based on a per-user fee calculated by the County. The fee shall be determined using the actual costs of providing, maintaining, and operating the CAD system, including vendor licensing fees and system maintenance. The City shall pay its proportional share of all initial setup, configuration, and onboarding costs upfront and prior to activation of City users on the system.

B. Future System Investment and Opt-Out Provisions

Beginning in the year 2031, the City may choose either to continue paying the applicable surcharge associated with long-term capital investment in the next CAD system or to opt out of participation in such future investment. If the City elects to opt out, it is expressly understood that the City shall remain responsible for paying its proportional share of the initial startup, acquisition, configuration, and onboarding costs at the time the next CAD system is purchased or implemented, and such payment shall be made prior to gaining access to any replacement system.

C. Vendor Selection and System Changes

The CAD system expected to be used during the term of this Agreement is Pro-Phoenix. Any subsequent change in vendor, platform, or CAD system architecture shall be reviewed by the Joint Budget Review Committee prior to implementation. The City agrees to cooperate in providing timely input, data, and participation necessary for the County to complete vendor evaluations, cost allocations, and transition planning.

D. System Reliability, Degradation, and Emergency Procedures

If the CAD system or dispatch operations experience degradation, outages, failures, cybersecurity incidents, or other service disruptions, the County retains the authority to establish, implement, and modify emergency backup procedures necessary to ensure continuity of public safety operations. The City shall be included in discussions regarding such procedures to the extent feasible and shall collaborate with the County in the development, testing, and implementation of emergency and contingency measures. Both parties acknowledge the critical nature of coordinated response operations and commit to reciprocal support, timely communication, and operational alignment in the event of an emergency affecting either jurisdiction's public safety systems.

VIII. DATA

A. Data Classification, Requests, and Compliance

Each party shall serve as the designated point of contact for public data requests related to its own data, including requests submitted under the Minnesota Government Data Practices Act, the Freedom of Information Act, or any other applicable state or federal data-access legislation. Each party shall be solely responsible for reviewing, classifying, and responding to such requests in accordance with its own legal obligations, policies, and retention requirements. Neither party shall be responsible for responding to public data requests directed at or involving data created, stored, or controlled by the other party.

DRAFT 12.2025

B. Data Ownership and Control

Each party shall retain sole ownership, custody, and control over all data it creates, receives, collects, or stores in the course of its operations, except where data resides within or is processed through the County-provided CAD system. For CAD-related data, the terms, access standards, security obligations, and data-handling requirements established by the CAD system vendor shall apply. Both parties acknowledge that vendor-imposed restrictions may limit access, storage, retention, or export of CAD-related data, and the parties agree to comply with all such requirements.

C. Data Security and Responsibility

Each party is responsible for safeguarding, securing, and managing its own data in accordance with applicable laws, regulations, and recognized cybersecurity standards. When data is exchanged between systems or shared for operational purposes, each party shall use reasonable measures to ensure the confidentiality, integrity, and availability of the data while in its possession. Neither party shall be liable for breaches or compromises occurring within the other party's environment.

D. Coordination on Shared or Interdependent Data

Where operational needs result in the sharing, syncing, or transfer of data between the parties, such as incident information, dispatch records, or interagency reports, each party agrees to coordinate in good faith to ensure accurate exchange and proper handling. The parties shall notify each other promptly of any known data errors, access issues, or security concerns affecting shared data to maintain reliable public-safety operations.

IX. INSURANCE AND INDEMNIFICATION

A. Workers' Compensation Coverage

Each party shall maintain all workers' compensation insurance required by state law for its own employees. Each party shall be solely responsible for claims, benefits, and obligations arising from injuries, illnesses, or incidents involving its personnel, whether occurring on-site or while performing responsibilities under this Agreement.

B. Property Insurance for Equipment and Assets

Each party shall maintain property insurance covering its own equipment, hardware, furnishings, and physical assets located within any County facility or otherwise used in connection with this Agreement. Neither party shall be responsible for insuring, repairing, or replacing property owned by the other party, regardless of where such property is located or utilized.

C. Cyber Liability Insurance

Both parties should maintain cyber liability insurance in an amount reasonably sufficient to cover risks associated with cybersecurity incidents, data breaches, unauthorized access, system failures, or compromised information within their respective systems or environments. Each party is responsible for securing its own networks and data, and neither party shall be liable for breaches occurring within the other party's systems.

DRAFT #3 12.2025

D. Indemnification

Each party shall remain liable for its own acts, omissions, and obligations to the extent provided by law. Each party agrees to indemnify, defend, and hold harmless the other party, including its officers, employees, and agents, from and against any and all claims, losses, liabilities, damages, costs, expenses, or actions, including attorney's fees and expenses of litigation, arising out of or resulting from the indemnifying party's negligence, wrongful acts, omissions, or failure to perform its obligations under this Agreement. This indemnification requirement applies to acts or omissions by the party's officers, employees, contractors, or agents acting within the scope of their duties. Nothing in this section shall be construed as a waiver of any immunities, limitations, or defenses available to either party under applicable law.

X. TERMINATION

A. Duration of Agreement

This Agreement shall remain in full force and effect for as long as the City continues to occupy designated space within the Law Enforcement Center (LEC) and continues to utilize County-provided facilities or services covered under this Agreement.

B. Termination Upon Vacating the LEC

This Agreement shall automatically terminate once the City permanently vacates its assigned space at the LEC. For purposes of this section, "permanently vacated" means that all City personnel, equipment, records, and operational activities have been removed from the premises and the City no longer utilizes County facilities or infrastructure under this Agreement.

C. Notice of Intent to Vacate

The City shall provide the County with written notice at least ninety (90) days prior to the anticipated date of vacating the space. The parties shall coordinate in good faith regarding timelines, facility access, equipment removal, security procedures, and any required transition activities.

D. Final Reconciliation and Outstanding Obligations

Termination of this Agreement shall not relieve either party of any outstanding financial obligations, including cost recovery, transitional hosting fees, surcharges, or other charges accrued pursuant to this Agreement prior to the date of termination. All such amounts shall remain due and payable within thirty (30) days of final invoicing.

E. Return of County Property

Upon termination, the City shall return any County-owned equipment, access cards, keys, or materials issued for City use. Any loss or damage to County property shall be addressed prior to final settlement.

XI. AMENDMENTS

A. Written Amendments Required

No change, modification, amendment, or addition to this Agreement shall have any force or effect unless it is reduced to writing, dated, and executed by both parties. Any such amendment shall expressly state that it is intended to modify this Agreement and shall be incorporated as an official addendum.

DRAFT 3 12 26 25

B. Approval by Governing Bodies

All amendments to this Agreement must be formally approved and authorized by both the County Board and the City Council prior to execution. No verbal agreements, informal understandings, or unauthorized modifications shall be valid or binding on either party.

CITY OF AUSTIN		**MOWER COUNTY**	
Mayor	Date	Board Chair	Date
City Administrator	Date	County Administrator	Date
Police Chief	Date	County Sheriff	Date

DRAFT #3 12.26.25

ATTACHMENT A

2026 Cost Analysis

	Annualized County Expense	Annual APD Cost
Utilities	$ 109,505.40	$ 16,305.91
Building Insurance-Govt Center	119,823.00	17,842.26
Cleaning Company	28,957.92	4,311.98
Pest Control	4,641.60	691.16
Building Maintenance	273,334.46	40,700.90
Grounds Maintenance	-	-
Elevator	1,930.64	287.48
Garbage	5,973.94	889.55
Parking lot maintenance	30,851.05	4,593.88
Door security	15,540.00	2,313.99
Custodial Supplies	12,046.24	1,793.75
	$ 602,604.25	$ 94,217.39
Current IT Costs	$ 73,860.00	
ProPhoenix (33-APD)		$ 55,500.00
Indirect Operating Costs	$ 44,951.45	$ 6,894.31
Cost of 2 Records FTE	$ 228,899.54	$ 235,766.53
Total	$ 950,315.24	$ 392,378.23

Actual County cost times APD occupied space percentage

Utilities
Building Insurance-Govt Center
Cleaning Company
Pest Control
Building Maintenance
Grounds Maintenance
Elevator
Garbage
Parking lot maintenance
Door security
Custodial Supplies

ProPhoenix

$700 Per user fee for annual maintenance
Based on estimated 150 total users

Building Maintenance FTE

FTE usage determined by County Facilities Director

Records FTE

Actual salary and benefit cost per FTE

APD SQUARE FEET	10,200.00
TOTAL SQUARE FEET BUILDING	68,500.00
APD SQUARE FEET PERCENTAGE	14.89%

Records		
07.25 YTD	$ 329,499.63	Sal
	128,299.46	Ben
	457,799.08	
	$ 114,449.77	Annual S/B Per Records FTE

NOTE: Estimate of APD costs would be for 2026 based on actual expenses

Technology Transition Monthly Fee Starting 1/1/26	
Storage	$ 50.00
Microsoft Licensing	1,050.00
MNIT Connection	4,000.00
Verizon squad car internet	900.00
IT Support	3,500.00
	$ 9,500.00

ATTACHMENT B

PRE-CONTRACT SUMMARY OF TERMS
REGARDING THE LAW ENFORCEMENT CENTER OPERATION
BETWEEN THE CITY OF AUSTIN AND THE COUNTY OF MOWER

The parties have ascertained the need for an updated agreement regarding the shared use of the Mower County Law Enforcement Center, intended to establish updated cost-reimbursement, staffing, IT, CAD system, infrastructure, and termination provisions consistent with Minnesota law. The parties also recognize that preliminary budgets and levies need to be set before a full contract can be completed. Therefore, these preliminary terms are agreed upon by the parties with a contract to follow before November 30, 2025:

1. This agreement will replace all prior Law Enforcement Center (LEC) agreements, except to the extent that the 1994 agreement granted the Austin Police Department the right to use its designated space, as well as identified common and shared space within the LEC, for as long as the Austin City Council chooses to participate with Mower County under terms agreed to by both boards. That provision shall remain in effect. Both parties acknowledge that the City of Austin's continued right of use is consistent with the intent of the 1994 agreement and reflects the City's historical financial contributions toward certain remodeling and improvements to City-controlled areas of the LEC. The existing City-County jail use agreement, dated May 1, 1957, as amended by the County Resolution on November 4, 1958, is no longer in effect. The City and County maintain their agreement for 2025 for all associated services at $450,000.

2. The former Law Enforcement Center Communications, Budget, and Operations Commission is dissolved. City and County staff shall meet as needed to make recommendations to their respective governing bodies, the Mower County Board of Commissioners and the Austin City Council, for matters relating to law enforcement center operations, budgeting, and interagency coordination.

3. The County and City shall establish a Joint Budget Review Committee for the purpose of reviewing projected shared costs and establishing expected budget contributions for the upcoming fiscal year. The Committee shall meet annually during June, with the goal of finalizing a proposed shared budget no later than August 1 of each calendar year. The Committee shall be composed of designated representatives from each jurisdiction, including executive leadership, finance staff, one County Board Member, and the Mayor or one City Council Member. The Committee may also convene at any time during the year, upon request by either party, to address joint projects, unexpected costs, or emergency funding needs. All Committee recommendations are advisory and subject to formal approval by each governing body.

4. The County shall invoice the City quarterly for its portion of all actual operating costs (at the agreed-upon percentage linked to the space). The breakdown of costs and space is attached as Exhibit A. The costs shall include: utilities (gas, electricity, water, sewer), IT facility use (power, rack space, connectivity), janitorial expenses and general maintenance, building insurance, parking lot maintenance, HVAC and boiler systems, elevator, security access, and access systems.

5. The City and County will share the costs of records staff during the transition phase listed in this agreement. The costs will be shared at a rate of 50%. The City is not cost-sharing in any dispatch-related expenses.

6. By March 1, 2026, or as soon as practical, the City shall fully transition to its own independent IT systems, including servers, networks, workstations, and support systems. From that date forward, the County shall not be responsible for maintaining or supporting the City's technology environment. The City will be responsible for its share of IT expenses incurred by the County until the transition occurs.

7. Beginning January 1st, 2026, the City shall reimburse the County annually for use of the Computer-Aided Dispatch system based on a per-user fee, calculated by the County for apportionment and based on the actual costs of providing and operating the system, including vendor license fees and system maintenance. The City shall pay its proportional share of the initial setup and configuration costs up front, rather than over a five-year period. For the first five years (through the 2030 billing cycle), the apportionment for other user groups will include a surcharge to recover the initial startup costs incurred by Mower County. Beginning in year six, each user group will have the option to continue paying the surcharge to contribute toward future investment in the next system or to opt out. If a user group chooses to opt out in year six, it is understood by all parties that the group will be responsible for paying its proportional share of the initial startup costs at the time of purchase for the next system. If, after year six, the current system (Pro-Phoenix) is replaced and the City elects to participate in the new system, the City shall be responsible for paying its proportional share of the new system's startup costs at that time. The County shall invoice the City quarterly for this service. Currently, it is expected that the system will be Pro-Phoenix; however, the system may change over time. Any change in vendor shall be reviewed by the Joint Budget Review Committee prior to implementation.

8. If the City requests structural or functional changes (e.g., poles for squad readers, antenna mounts) at the Law Enforcement Center, they must seek prior County approval. The City must arrange and pay for such modifications using qualified contractors. The County may require restoration or compliance with applicable standards. The County agrees that any request by the city for alterations, improvements, or changes to the building that are reasonably necessary for the use shall not be unreasonably withheld, conditioned, or delayed.

9. Effective on or before March 1, 2026, the County shall continue to employ Records staff and shall assign two (2) employees to perform work under the direction of the City Police Department. These employees will remain County employees for all employment matters, including hiring, termination, discipline, benefits, and payroll administration. The City shall reimburse the County for the actual personnel costs associated with the two assigned employees, including salaries, benefits, and employer-paid taxes. In the event that a County Records employee not assigned to City duties separates from employment (due to resignation, retirement, or termination), or if one of the City-assigned Records positions becomes vacant, the City shall retain the right to fill its designated position(s) through its own hiring process. The County shall not assign a County-designated employee to the City's designated roles unless specifically requested or approved by the City. Similarly, if a County-assigned employee serving City functions is reassigned or leaves the position, the City shall be consulted before any replacement is made; however, the City shall not require the County to reassign or remove County personnel, nor withhold or reduce funding for County staff assigned to City duties. This provision ensures

that both parties retain control over their respective staffing responsibilities and maintain operational continuity. However, if the County elects not to backfill a vacated County Records position (thereby reducing its Records staffing from two (2) to one (1) employee), then both employees currently assigned to the City shall remain in their roles, and no staff transition or City hiring will be required at that time.

10. Both parties shall maintain workers' compensation coverage for their employees. Both shall also maintain property insurance for their respective equipment and physical assets located within the County facility. The City and County should also each maintain cyber liability insurance to cover breaches, losses, or claims involving their respective systems or data.

11. Each party agrees to indemnify and hold harmless the other for any claims, damages, or liabilities arising from the use of the facility, its personnel, or its technology systems.

12. Each party shall retain sole ownership of all data it creates, receives, or stores, except for data housed in the County-provided CAD system, where the third-party vendor's terms and security requirements shall apply.

13. Each party shall serve as the point of contact for all public data requests (e.g., under the Minnesota Government Data Practices Act or Freedom of Information requests) related to their data and shall respond accordingly.

14. If the CAD system or dispatch operations experience degradation, outages, or service failures, Mower County retains the authority to establish and implement emergency backup procedures necessary to ensure the continuity of public safety operations. The City of Austin will be included in discussions to the extent feasible and will collaborate with the County in the development and execution of such procedures. Both parties acknowledge the importance of coordinated response efforts and commit to reciprocal support in the event of a similar emergency affecting either jurisdiction's systems.

ACCEPTANCE

CITY OF AUSTIN

10-7-25
Mayor — Date

Brianne D Wolf 10/07/25
City Clerk — Date

10/07/25
Police Chief — Date

MOWER COUNTY

10-10-25
Board Chair — Date

10-10-25
County Administrator — Date

10.10.2025
County Sheriff — Date

RESOLUTION NO.

APPROVING AN AGREEMENT WITH MOWER COUNTY FOR A JOINT LAW ENFORCEMENT CENTER

WHEREAS, the City wishes to collaborate with Mower County to establish a joint law enforcement center; and

WHEREAS, the parties have identified the need for an updated agreement concerning the shared use of the Mower County Law Enforcement Center (LEC) that will establish updated cost-reimbursement, staffing IT, CAD system, infrastructure, and termination provisions consistent with Minnesota law; and

WHEREAS, the parties entered into a Pre-Contract Summary of Terms in October 2025 to establish preliminary terms for a contract to be entered into before November 30, 2025; and

WHEREAS, The Pre-Contract Summary of Terms and updated agreement is attached; and

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Austin approves the updated agreement with Mower County for the Joint Law Enforcement Center, effective January 1, 2026.

Passed by a vote of yeas and nays this 5th day of January, 2026.

YEAS NAYS

ATTEST: APPROVED:

City Clerk Mayor

AUSTIN POLICE DEPARTMENT

LAW ENFORCEMENT CENTER
201 1ST STREET NE STE 2 AUSTIN MN 55912 (507) 437-9400 FAX: (507) 437-9546

1-5-26

Mayor and Council,

In the mid 1970's the Austin Police Department (APD) and Mower County Sheriff's Office (MCSO) collaborated on an addition to the Mower County Courthouse building, that would be known as the Law Enforcement Center (LEC). This occurred when the technology we use today was just a dream found only in science fiction. Even when I started with the APD in 1997 we did not have computers in our cars, cell phones, digital cameras, in-car digital cameras, the internet, officer emails. Some internal processes back then even used the typewriter.

That has obviously changed dramatically, as technology is fully integrated into all we do. So much so that any disruptions can have devastating effects on our operations. During the last couple of decades, the APD was a tenant to Mower County's systems due to our shared use of space in a county building. That connection was exposed as a weakness this past June, when Mower County had a bad actor enter their system, and that had an impact on our operations as well as MCSO's. Mower County is not alone is having this occur, with the City of St. Paul being just one of many other examples of the impact and vulnerability of government IT systems. We, and Mower County, agreed that following this summer's events, both of us would be better served if the APD had its own network and is required by the MN Bureau of Apprehension (MN BCA).

This was first brought to Council and approved at the 10-6-25 Council meeting as part of a broader agreement with Mower County on the LEC use, Records, and IT provisions. The wording you saw in Mr. Clark's backup that evening is below.

Second is the agreement will allow for the City to transition IT services from Mower County to the City of Austin's provision. This is reflected primarily in item 6 and has been necessitated by the State of Minnesota as the system will access the State's systems for interoperability.

AUSTIN POLICE DEPARTMENT

LAW ENFORCEMENT CENTER

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The APD, Austin IT, and Austin Administration have met with several vendors since that council meeting. We selected one at the end of that process. That being Pantheon Computers out of Waseca. https://www.pantheoncomputers.com/

The cost associated with moving to our own internal network is $69,052.01 and can be found in the attachments that go with this letter. In working with Mr. Dankert prior to his departure and Ms. Burns currently, the cost of this part of the project would come from the General Fund's fund balance.

We also need to move to our own phone system, which is also viewed as an IT network component. The cost for this project is estimated to be $12,220 initially and would come from the General Fund's fund balance. The ongoing monthly costs would be cover from the APD's communication budget, which was funded in 2026 with these types of IT costs in mind.

A separate request of Council is to approve a budget adjustment to let us choose a managed service, advanced security options, and Co-LASO option with Pantheon Computers in lieu of the City of Austin hiring another IT employee, which was the initial plan as we moved to our own network in 2026. There are also attachments that give details of what these services entail. I do think the APD would be best served by taking this route.

Managed services would help give us ongoing network oversight, a wider availability of IT help, and access to more IT professionals than a single employee would. In some ways it is akin to how we use a local service provider to service our squad cars vs. the APD attempting to employ a service technician and operate a repair facility. The advance security options are needed due to our being on the CJIS and MNJIS networks.

The Co-LASO service is something specific to law enforcement's needs within the Criminal Justice Information Network (CJIS) and Minnesota Justice Information System (MNJIS). This is a very complicated realm in which our current IT professional and our APD staff have no working knowledge. This is a realm in which supports the policy and integration end is

AUSTIN POLICE DEPARTMENT

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needed by our agency, especially in an environment in which breaches will continue to occur and the rules to allow access to CJIS and MNJIS systems will grow soon.

These costs would be $8,750 a month (or $105,000) a year and be funded via 42010.6414 “accounting/DP rental” to Pantheon vs. the City’s IT department as was previously structured. There are sufficient funds in this account to cover these costs.

Respectfully,

Chief David McKichan

PANTHEON COMPUTERS

City of Austin network and server project.

Prepared for **Pantheon Computers**

By Nick Gates | nick.gates@pantheoncomputers.com
Valid until Thursday, February 5, 2026

Statement of Work (SOW)

Austin Police Department (APD) – IT Infrastructure Separation & Migration Project

Draft version — for internal Pantheon use and refinement

1. Project Overview

The City of Austin Police Department (APD) is separating from the shared Mower County/LEC IT environment and transitioning to an independently managed IT infrastructure. Pantheon Computer Systems will provide planning, hardware procurement guidance, domain migration, infrastructure implementation, and long-term managed services.

This SOW defines the scope, deliverables, responsibilities, timeline estimates, and pricing structure for Pantheon services.

2. Project Objectives

- Establish a dedicated APD Active Directory domain and Microsoft 365 tenant.
- Migrate all APD user accounts, mailboxes, data, shared resources, and endpoints.
- Architect and implement APD network, server, storage, and security infrastructure.
- Provide hardware procurement assistance for new APD-owned systems.
- Coordinate with Mower County IT and City of Austin IT on separation tasks.
- Backup and Disaster recovery plan.
- Ensure CJIS compliance.

3. Scope of Work

3.1 Discovery & Planning (Completed / In Progress)

Pantheon has completed ~10 discovery hours, including onsite walkthrough and planning. Clarifications received include:

- Workstation counts (offices, report room, evidence, vehicles)
- Mailbox counts
- Shared/retained systems
- ISP options
- Phone system separation coordination (handled by County)
- Interview & evidence room system separation
- Data segregation and folder structure considerations

3.2 Workstations & Endpoints

New Systems to Be Procured:

- Report Room: **1 workstation**
- Interview Room: **1 workstation** (pending APD decision)
- Evidence Room (front desk): **1 workstation** (if required for MCSO)

Existing Systems to Be Migrated:

- Detective Division: **5 systems**
- Day Lieutenant Office: **1 system**
- Supervisor Offices: **2 systems**
- Administrative Offices: **3 systems** (Chief, Captain, Admin Assistant)
- Report Room: **4 existing systems**
- Records Clerks: **2 workstations**

- Evidence Room (front desk): **1 workstation**
- Evidence Room (back office): **1 system**
- Squad Cars: 9 MDTs

Workstation Deployment

Pantheon will perform:

- Setup and configuration of all new PCs
- Domain join & migration of existing workstations
- EDR/AV installation
- Configuration and testing of systems
- Full validation of device functionality after migration

3.3 Active Directory Domain Creation

Pantheon will:

- Design and deploy the **APD.local** Active Directory domain
- Configure domain controllers, DNS, DHCP (as needed), GPOs, OUs, and security baselines
- Establish APD identity, permissions, and access controls aligned with CJIS
- Prepare and execute workstation migration to the new domain

(VM-based domain controller deployment details are located in Section 3.7.)

3.4 Microsoft 365 Tenant Build & Email Migration

Pantheon will work with Mower County IT to:

- Build and configure new APD Microsoft 365 tenant
- Implement MFA, Conditional Access, and baseline security policies
- Prepare and migrate ~39–41 mailboxes (including shared mailboxes like **APDRecords@**)
- Validate mailbox size, permissions, and County readiness
- Perform migration using **BitTitan MigrationWiz** for:
  - Email
  - Contacts
  - Calendars
  - Tasks
  - Shared mailbox data
- Perform pre-staging, final delta sync, and post-cutover validation
- Configure Outlook, Teams, OneDrive, and mobile devices

Coordination Tasks

- Work with County IT on migration endpoints & access roles
- Assist with MX record timing
- Validate shared permissions, delegation, and distribution lists

3.5 Data Migration & Restructuring

Pantheon will:

- Review segregated APD data prepared by County
- Build new file share structure and permission model
- Migrate data into APD-controlled storage
- Ensure CJIS-compliant separation between APD and MCSO data

3.6 Networking & ISP Setup

Pantheon will coordinate with City of Austin and Mower County regarding:

- Primary ISP via state router
- Backup ISP (Metronet / Spectrum / Arvig)

Pantheon will configure:

- VLANs
- Routing
- Firewall rules
- Remote connectivity as needed

3.7 Server & Infrastructure Buildout

Hyper-V Virtualization Host

The physical Hyper-V server will host:

- Primary Domain Controller VM
- File/Storage Server VM

Network Management System

- Utility/management VM

Rack Infrastructure

- ½-height rack (4-post enclosed)
- Rack PDUs
- Rack Shelves

- Cable management
- Note: Patch panels - Cat6 or better, terminated by 3rd party.

Backup & Storage Systems

- Synology NAS used for:
  - VM backups
  - File share backups
- Acronis Cloud/offsite replication

Security Tooling

- Included in Onboarding

Hardware

- **WatchGuard Firebox**
- **2× 24-port managed switch**
- **UPS:** 2200VA rack-mount
- **Rack PDUs:**
  - 1× UPS-protected
  - 1× surge-only
- **1 Physical Hyper-V host (Lenovo SR650 V3)**
  - 2U form factor
  - 10 CPU cores
  - 64 GB RAM
  - 2× 250 GB SSD RAID 1 (OS)
  - 10× 1.8 TB SSD RAID 10 (VM storage)
  - C13 to NEMA 5-15P (US) line cord
  - 3-year hardware warranty
- **Synology NAS** (32TB)
- 1x Report room workstation
- 2 x Records Clerk workstations
- 1 x Interview room workstation
- Enclosed lockable cabinet for interview workstation
- Misc mounting/installation hardware

Licensing

- Microsoft 365 G3 (approx. 41 licenses)
- Windows Server OS (10 core)
- Windows Server OS User CALs (45 CALs)

4. Project Deliverables

- APD IT infrastructure network installed and configured
- New M365 tenant
- APD local domain
- Fully migrated workstations
- Fully migrated users, mailboxes, and endpoints
- Data migrated into APD-controlled storage
- Technical documentation

5. Assumptions & Dependencies

- APD, City of Austin, and Mower County will provide timely access to personnel and systems.
- County retains the phone, door access and camera systems.
- ADP will procure new .gov domain. Pantheon will facilitate this.
- Data will be pre-segregated as described by PSAP supervisor.

6. Out-of-Scope Items

- Physical security system modifications
- Mobile command trailer upgrades

Estimated Timeline

(To be completed)

Approval & Authorization

Pantheon will begin work upon signed acceptance of this SOW.

$64,309.20

Product	Quantity	Price	Amount
Eaton Tripp Lite Series 25U SmartRack Standard-Depth Half-Height Server Rack Enclosure, Doors and Side Panels	1	$1,381.00	$1,381.00
Eaton Tripp Lite Series 1.8kW 120V Single-Phase Basic PDU - 13 NEMA 5-15R Outlets, 5-15P Input, 6 ft. Cord, 1U Rack-Mount	2	$114.00	$228.00
StarTech.com 1U Vented Server Rack Cabinet Shelf - Fixed 12" Deep Cantilever Rackmount Tray for 19" Data/AV/Network Enclosure w/Cage Nuts	2	$62.00	$124.00
StarTech.com 1U 19in Metal Rackmount Cable Management Panel - Rack cable management kit - 1U	2	$38.00	$76.00
WatchGuard M290	1	$6,435.00	$6,435.00
APC Smart-UPS, Line Interactive, 2200VA, Rackmount 2U, 120V, 6x NEMA 5-15R+2x NEMA 5-20R outlets, SmartConnect Port+SmartSlot, AVR, LCD	1	$1,996.00	$1,996.00
Hpe NW Io 1930 24G 4SFP+ 370W	2	$651.00	$1,302.00
Axiom 10GBASE-CU SFP+ Passive DAC Twinax Cable HP Compatible 3m	1	$59.00	$59.00
Synology RackStation RS422+ SAN/NAS Storage System	1	$1,053.00	$1,053.00
Synology Plus HAT3310-12T 12 TB Hard Drive - 3.5" Internal - SATA (SATA/600) - Conventional Magnetic Recording (CMR) Method	4	$423.00	$1,692.00
Lenovo ThinkCentre M70q Gen 5 12TD001RUS Desktop Computer - Intel Core i5 14th Gen i5-14400T - 16 GB - 512 GB SSD - Tiny - Black	3	$1,102.00	$3,306.00
ThinkVision T24-40 23.8 inch Monitor	3	$229.00	$687.00
Lenovo SR650 V3 2U rackmount server	1	$10,674.00	$10,674.00
Misc parts and uncategorized expenses	1	$250.00	$250.00
Microsoft 365 G3 - Unattended License	41	$43.20	$1,771.20
Windows Server 2025 Standard - 2 Core (Perpetual)	10	$178.00	$1,780.00
Windows Server 2025 - 1 User CAL (Perpetual)	45	$61.00	$2,745.00
Labor-install	1	$28,750.00	$28,750.00

Subtotal	$64,309.20
Shipping	$0.00
Tax	$4,742.81
Total	**$69,052.01**

PANTHEON COMPUTERS

Proposal for
Managed Technology Services

507-835-2212 | sales@pantheoncomputers.com | www.pantheoncomputers.com

City of Austin Police Department,

Thank you for allowing Pantheon Computers to speak with you about how your organization can leverage Information Technology to fulfill your vision and mission. Through our interactions with you, we were able to learn at least a little about your agency and how that relates to technology. We hope for the opportunity to strategically plan much more in the future.

My team and I believe that you value technology and what you need to be successful not only now but also in to the future.

If you have any questions about what we talked about today or would like to discuss further, please let us know. We would be happy to clarify and provide additional information.

Whether or not you choose us as your technology partner, we strongly encourage you to create a comprehensive Strategic Plan. Every organization should have one, and it's essential that your Business Strategic Plan includes an integrated IT strategy. A well-developed Strategic Plan will be instrumental in preparing for your BCA audit, strengthening your cybersecurity posture, establishing effective backup and disaster-recovery processes, and supporting accurate budgeting.

As a business owner and organization leader myself, I've learned the value of engaging with specialists in areas of our business where I lack expertise. This is why I outsource significant portions of our HR, Finance and Legal needs. These companies know us and I trust them to provide helpful and pro-active advice to me within their areas of specialty. We strive to do the same for our clients – get to know them and understand their vision and direction. Because of this, our clients can look to the future with confidence that their IT will support *their* mission and *their* team.

The following proposal provides a view of what it would look like for Pantheon Computers to partner with you in handling the planning, advising, implementing and support of your IT systems.

Choosing the right partner for your IT management is an important decision, so please do not hesitate to reach out with questions, concerns or for clarification.

We appreciate this opportunity and look forward to working with you in the future.

Sincerely,

Jill Stagman

PANTHEON SERVICES - Overview

Pantheon has a staff of highly experienced technicians available to respond to any IT need. All issues are reported by phone or e-mail and tracked individually in our service management system. This helps ensure all matters are responded to and resolved in a timely fashion and allows us to provide the highest quality service to our clients. In addition to the service desk, senior engineers are on staff to provide support on escalated issues, implementation services, advice on technology needs and assistance in long-term planning.

PROJECT TEAM

- **Will be responsible for any initial projects and the onboarding of your business**.
- They will also implement any future projects that are approved. Once your agency is onboarded and running, we will transition your team to the Service Team for ongoing support.

DESIGNATED TEAM

- **A small team of technical support staff will be assigned to your company,** allowing for a high degree of familiarity and consistency for both parties.
- This team of people will respond to most of your company's service requests; however, Pantheon always strives to ensure that all staff are familiar with your company's environment and that documentation is thorough and kept up to date. This ensures that any of Pantheon's technicians can respond to an issue if the primary resources are unavailable.

YOUR vCIO VIRTUAL CIO (Chief Information Officer)

- **Will meet with you regularly** to review a long-term budget and upcoming projects.
- Will be responsible for tracking your overall technology inventory and lifecycle.
- Will also be your contact for hardware/software procurement, and to keep you up to date on any important changes in business technology.

PROACTIVE MAINTENANCE TEAM (NOC)

- **Proactive maintenance will be performed on all servers and workstations (physical and virtual) each month.** This ensures the operating system on each computer remains up to date and secure, reducing the chance of unexpected failures due to application or operating system errors.
- Many proactive tasks are also performed on a regular basis, such as checking file systems, defragmentation, and updates to drivers or other system software.
- Lastly, critical systems on all computers are monitored by a centralized system 24 hours per day. The system generates alerts for problems that occur; however, it also watches for events and trends which indicate potential problems, allowing them to be addressed before causing a failure or unnecessary downtime.

YOUR DESIGNATED TEAM

DAILY ADVISOR

Nick
Gates

SERVICE COORDINATOR

Kristina
Willes

DESIGNATED TECH TEAM

Jeremy
Tuttle

Angel
Anderson

Dillon
Iverson

Josh
Burston

Dale
Lowe

CONTACT INFO:

Email: service@pantheoncomputers.com
Designated Number: 507-310-0006
www.pantheoncomputers.com

MANAGED TECHNOLOGY SERVICES - Overview

Pantheon Computers works under a pricing and service model known as “Managed Technology Services”. This model allows Pantheon to provide complete management, support and proactive maintenance of the environment for a flat monthly fee.

The primary objective of the Managed Technology Services model is to align the interests of both the client and the service provider. Under the traditional hourly billing model, the service provider profits most when a client experiences a problem. Hourly billing also does not provide an effective means of proactively managing the IT systems, because too much time is spent reacting to problems in the environment, and it is difficult to justify the extra costs of proactive maintenance.

The focus of Managed Technology Services is to provide proactive IT services for a flat monthly fee. This changes the fundamental basis of the relationship to one where both sides benefit when things are maintained and functioning. The smoother things work, the better it is for everyone. And there is no risk of a large, unexpected bill. It truly is a win-win.

There are several other advantages to a Managed Technology Service model:

1. **It encourages a higher quality of service**. It is in the service providers best interests to keep all systems running as smoothly as possible to prevent issues from happening in the first place or prevent issues from reoccurring. This ultimately results in fewer issues, less downtime and therefore increase employee productivity.
2. **The IT budget becomes predictable**. With the exception of projects, the cost is the same every month. Controlling access to IT support is no longer an issue, as the cost remains constant regardless of how much support is required.
3. **It provides a strong incentive for the service provider to be proactive**. To be successful for the provider, they must be efficient, correct small issues before they become larges ones, and ensure issues are fixed right the first time. These are goals that is best be achieved when a service provider can fully manage an environment. This is a significant benefit to the client because the result is smoother operations, less interruption, less downtime and there for increased productivity for users.

Essentially, this model allows an external IT service provider to act more like a true internal IT organization for the client. This allows the client to focus on their own core business without having to worry about their technology.

Please note that this overview does not include additional services including projects, advanced security services, and subscription services such as Office 365 and Backup Services. These services are available for an additional cost but are not included in the flat monthly rate.

MANAGED TECHNOLOGY SERVICES – Included Services

Workstation Monitoring and Maintenance

- Monitoring on CPU Usage, Remaining Hard Drive Space, Memory Usage, Patch Status
- Advanced Endpoint Protection
- Windows Updates and Patches
- 3rd Party Updates and Patches
- Remediation of Normal Maintenance Issues

Network and Server Administration

- Necessary Adjustments or Updates to Operating System/Firmware Configurations
- Management of Active Directory, Group Policy, Login Scripts and other User and Security Settings
- Oversee Network Connectivity through Cabling and Wireless Devices

Multi-Layered Security Services

- SPAM Filtering with Email Continuity
- Email Attachment Scanning
- Click Protect for URLs sent via Email
- DNS Filtering
- Firewall Management and Administration

Help Desk Support for Users

- Help Desk Call Center
- Onsite Assistance

Virtual CIO Consulting

- Assist in Reviewing and Understanding Current IT Infrastructure
- Maintain Records on Hardware and Software and Manage Subscriptions
- Assist during Compliancy Audits
- Present Options for New Technologies and Processes that may Advance your Business
- Conduct regular Meetings to which include a comprehensive look at where we're at, where we're going, and how we're going to get there. At a minimum, we hold Quarterly Check-ins and Annual Technical Business Reviews.

Server Monitoring and Maintenance

- Monitoring of CPU Usage, Remaining Hard Drive Space, Memory Usage, Patch Status, RAID Alerts and Shadow Protect Backup Software Success Reports
- Advanced Endpoint Protection if its use is determined to be advantageous by our Senior Technician
- Additional Monitoring of Applicable Services (Active Directory Domain Services, DNS/DNS Server, DHCP, Exchange Services, Print Spooler, Remote Procedure Call (RPC), Terminal Server)
- Windows Updates and Patches
- 3rd Party Updates and Patches
- Monthly Manual Review of Windows Log Alerts
- Remediation of Normal Maintenance Issues

MANAGED TECHNOLOGY SERVICES – Examples

Covered/Included

Servers and PC's that are less than 60 months (5 years) old and whose OS is currently supported.

Labor to replace printers and other simple network peripherals.

Restoration of server image from the backup if Pantheon's preferred backup software is being used and the local storage device is deemed compliant at the Client's annual review.

Routine updates and maintenance to existing software

Support of current software's network functionality. (i.e. it is running, computers are connecting to it, data is accessible, reports can be printed, etc.)

Not Covered/Included

Parts and labor needed to replace or service any non-warrantied PC or Server

Labor to replace Firewalls and Servers as well as replacing or upgrading more than 1/3 of your PCs– unless included in Agreement

Any significant add, change or move

Consulting, installation, or training on software new to the Client's environment

Support of software functionality or features, including training.

Large Software Updates

Anything quoted as a project

MANAGED TECHNOLOGY SERVICES – Additional Details

Prioritization and Response Targets

Pantheon Computers will respond to the Client Partner's Service Tickets based on the prioritization level assigned to the ticket during the triage process.
Prioritization will be assigned according to the following definitions:

Priority	Definition
Priority 1 – Emergency Response	The network or an essential system is down. We are experiencing a work stoppage for a significant portion of the staff or for a key process, and we need to have a technician respond now.
Priority 2 – Critical Response	We have a critical issue that is either making work difficult for everyone or is preventing one of our key personnel from working.
Priority 3 – Normal Response	One or more employees are experiencing an issue that is making work difficult for them.
Priority 4 – Flexible Response	There is an issue we would like to have looked at. While we want it done in a timely manner, it is not especially urgent and can wait for service for a little while.
Priority 5 – Longer Term Item	This issue is not time sensitive. We would like to have this looked at or explored, but at this point, we do not have a particular time frame in mind.

For each priority level, Pantheon set targets for response and resolution for both the Response Team and the Client Partner's Designated Technical Team. These targets are measured and reported on to the Client Partner in a monthly report. Our goal is to meet or exceed these targets on 80% or more of all tickets submitted. A response is defined as contact with you to confirm that we have received the request, have assigned a technician to the issue and the technician has a plan to address the issue. Resolution is defined as addressing the presenting issue with a solution that works for the Client Partner or as agreeing with the Client Partner that that issue is not to be resolved for some reason. Should additional issues come up while addressing the presenting issue, another ticket will be created for those issues and appropriate priorities and targets will be set for those tickets.

Our response and resolution goals are as follows:

Priority	Response Goal	Resolution Goal
Priority 1 – Emergency Response	30 Minutes	4 Hours
Priority 2 – Critical Response	1 Hour	1 Business Day
Priority 3 – Normal Response	1 Business Day	3 Business Days
Priority 4 – Flexible Response	1 Business Day	2 Weeks
Priority 5 – Longer Term Item	1 Business Day	4 Weeks

ADVANCED CYBERSECURITY SERVICES - Overview

The cybersecurity landscape has changed dramatically over the last few years due to:

1. Increased working from home
2. Increased adoption of cloud technology
3. Increased threat actor activity
4. Increased focus on small and medium sized businesses by threat actors

Pantheon spends a lot of time, energy and resources trying to provide appropriate levels of security to our partners. We constantly balance the needs and wants of our partners with the levels of security that are realistic and cost effective. The following advanced security services are not automatically included in a Managed Technology Services Agreement, but are specifically recommended to and chosen by the partner according to their legal compliancy needs, risk tolerance and business strategy. This list is subject to changes or additions at any point.

Security Awareness Training and Simulated Phishing Platform: Security awareness training campaigns (may include interactive modules, videos, games, newsletters, etc.) will be provided and can be tracked to ensure completion. In addition, simulated phishing attacks will provide users with practical experience in identifying and responding to phishing attacks. Reports, including stats, can be provided to management to track the efficacy of the training platform.

Security Information and Event Management (SIEM): This service ingests security and log events and processes them through advanced analytics to detect and notify Pantheon when changes in patterns, users or systems occur, based on unusual behavior and out-of-ordinary access. Data on such events is reported to meet regulatory requirements.

Dark Web ID Monitor and Reporting: This service proactively monitors the Dark Web for stolen or compromised identification data for your organization and sends real-time alerts when data is discovered.

Multi-Factor Authentication: Multi-Factor Authentication allows for a second factor to be added to domain active directory logins. This helps mitigate the threat caused by the phishing of credentials by bad actors.

Application Whitelisting: Application Whitelisting prevents any software, services or executables from running on an endpoint unless specifically approved.

Office 365 Backup: Microsoft does not back up Office 365 accounts or the data they contain. They will help to recover any data deleted in the last 60 days, but beyond that data is irretrievable. Having an independent Office 365 Backup saves you from malicious or accidental deletion of data by members of your team.

Network Vulnerability Scanning: Performing routine scans of your network to detect and remediate any found security vulnerabilities is a process required by some compliancy standards and is a positive step for any organization to take to improve their security.

Password Storage: By centralizing password storage in a tool controlled by your organization, you retain access to passwords when team members leave. In addition, because staff do not need to remember the passwords, passwords can be stronger and will not be reused.

Our security focus includes more than just software tools and management. Pantheon's daily and senior advisors will work with your firm to provide cybersecurity roadmpas, best practices, polices and assist in managing your firm's cyber security insurance vendors. These Virtual CIO services together with our advanced security tools offer additional proection for your organization's systems and data.

SERVICE GROUP - Projects

Projects are a major add, change, or move within your business and/or network.
A project has a *defined beginning and end, a defined scope, and a defined goal; they are also billed separately from your agreement.*

The following are examples of what would qualify as a project:

- The installation of a new server
- The installation of more than 1/3 of your workstations
- Moving to a new office/location
- A major network or cabling refresh
- Moving a service or process to the cloud
- A major security initiative

No project will ever come as a surprise. Each project will be carefully scoped, laid out, and discussed with you before anything is started. You will sign a quote to approve the project.

WHY PANTHEON:

Pantheon Computers believes that everything we do is rooted in relationships. It is the nature and character of that relationship that forms our core values. In our relationships with each other and our clients we are committed to:

1. Being an **Invested Partner**
2. **Doing the Right Thing**
3. Being **Accountable**
4. Striving for **Transformative Growth**

INVESTED PARTNER

Pantheon takes the time to learn about your business and what success means to you. We want to understand your goals and concerns so that we can provide you with the information and support you need to make decisions that move your business forward. Every person at every level of Pantheon is involved so we can provide multi-dimensional support. We have your best interests in mind, because we believe that your success is our success. We strive to function as your business' virtual CIO and not as a vendor.

DO THE RIGHT THING

We aim to provide excellent value for your dollar. The IT line item in your budget is significant and it is vital for that money to be an investment in your success and not just an expense. We commit to not over-selling or under-solving your problems. We take pride in knowing that we are fair and honest in our recommendations for your business and earn the trust of our clients.

We genuinely care about client satisfaction. Your concerns, needs and worries are a priority for us, and we diligently seek ways to assist in addressing and alleviating those things for you.

We also understand that you do not necessarily have the tools or knowledge available to make sure we are doing our jobs properly. So, we commit to doing the right thing for your business – even if that results in a loss for us.

ACCOUNTABLE

The truth is a lot of clients don't really understand a lot of what we do. Holding your MSP accountable can be hard. We make it easier with reporting, having frank conversations on visible accountability, and regular check-ins with your advisor to track the progress on your goals.

When we make mistakes, we will own them. This is important because once we are all comfortable with accountability on the day-to-day stuff, we can move on to the fun stuff like innovation, automation and AI.

TRANFORMATIVE GROWTH

We want to help you dream and then help you get to your dream. Our senior advisors run our business, so they understand the struggles and the joys of it. They also want to talk about your strategic goals, budgeting, forecasting/road mapping, risk management, compliance, cyber security insurance plans, and new technologies.

We are always looking to learn more; and then work on thinking critically and creatively on ways new technologies can benefit you. We are not a company that creates new software or writes code, but we are innovative in the ways we take enterprise level technologies and/or best practices and find ways to shape them to benefit you.

CLIENT TESTIMONIALS

Spero - Healthcare
"Customer friendly, responsive, efficient, transparent are words that described Pantheon in our early days as a customer. Those words still describe Pantheon staff."

City of Waseca - Government
"Pantheon does everything. They have great customer service, and they care about the security of our city. I have nothing but great things to say about them and if you wish to hire an IT Company, I highly recommend Pantheon Computers."

Families First of Southern Minnesota – Non-profit
I've appreciated working with Pantheon very much. They're knowledgeable, prompt, professional, and personable.

Janesville State Bank - Financial Services
All the individual staff that we deal with are exceptional. I have not heard any negative feedback from my users and have had all good experiences myself.

ICAN – Non-profit
Pantheon Computers has truly elevated our peace of mind by ensuring round-the-clock monitoring of our systems, preemptively addressing issues before they even arise. This proactive approach has been invaluable in maintaining our operations seamlessly.
Additionally, having a local service provider like Pantheon has been a significant advantage. Their ability to respond promptly and even come on-site within minutes when necessary underscores their commitment to customer satisfaction.
Beyond their technical expertise, what sets Pantheon apart is their personalized service. Getting to know our dedicated tech team has fostered a sense of partnership, making it feel like they are an integral part of our own team. The quality of service they provide is exceptional, and I highly recommend Pantheon Computers to anyone seeking reliable IT support.

Orthopaedic and Fracture Clinic - Healthcare
I am very satisfied and impressed with the level of knowledge and expertise of the technicians...
Everyone really seems to want the best for [us] as demonstrated with willingness to work weekends and showing a true concern. They have handled sensitive matters very professionally

North Mankato Police Department - Government
Recognizing that technology in law enforcement is growing rapidly, we are constantly expanding the number of tools we have, to get the job done efficiently and effectively. Pantheon Computers was able to come into our department and identify vulnerabilities and deficiencies in our network and operating systems. They were then able to provide us with several solutions that limit and actively monitor our exposure to any threats. Pantheon Computers has been instrumental in ensuring our department is up to date and in compliance with all CJIS/FBI Security Policies.

Trinity Lutheran School – Non-profit

Helped troubleshoot and get done what needed to be done in a very timely manner and all very courteously. Thankful!

City of North Mankato - Government

Pantheon has been a great IT service provider for our organization. The staff is responsive and suggests cost effective solutions for our business needs. Top notch service.

Peterson, Kolker, Haedt & Benda, Ltd. – Legal Services

Pantheon Computer Systems has a tremendous customer service department and responds promptly and efficiently to the needs of our office. They explain problems thoroughly and find creative solutions that suite our needs and budget and limit interference with the day-to-day operations of our business. Pantheon team members who work within our office are professional, friendly, and respectful of confidentiality.

TEAM MEMBER TESTIMONIALS

Branden – Network Technician

"I am repeatedly amazed with not only the depth of knowledge of every technician Pantheon brings onboard but also the willingness to stick with a task, seeing it to the end, as a solution always exists. The company's core values, such as Heart of a Servant and certainly being Fair and Accountable, are truly embraced by all and measured. I came from an Internal I.T. background, and it has been wonderful still feeling like I'm teaming up with our clients as a team to meet or exceed their needs and expectations."

Jeremy – Network Technician

"Our core values really mean something to us. Not just for the company, but for each of us."

Jessica – Service Coordinator

"I appreciate the support for growth both personal and professional."

Jay – Network Technician

"My favorite aspects of working for Pantheon is the cultivation of team comradery and respect for every single person at Pantheon. It is NOT difficult to look forward to going into work each and every day and the team we have become is something to be proud to be a part of."

Angel – Network Technician

"Sometimes when speaking with current Partners; especially new ones, I tell them how wonderful it is to work with a Team of high level professionals who love what they do, excel at what they do and are a pleasure to work with. They are all so kind, understanding, helpful and have attention to detail. We dot our I's and cross our T's. We truly support each other."

EXECUTIVE SUMMARY

Pantheon Computers proposes the following summary in taking over as the Managed Services Provider for City of Austin Police Department as described in the previous pages of this document. Pantheon Computers offers a comprehensive approach to Advise, Plan, Implement, and Support your organization's IT systems.

The following is an executive overview of our proposal for a monthly partnership:

1. Fully Managed Agreement for your IT systems: Based on 30 Computers
   - Fully Managed: $4,500
2. Highly Suggested Add-on
   - Advanced Security: $2,250
3. Onboarding Amount: ~~$5,000~~ – FREE w/ approval of project quote
4. Immediate Projects:
   - See quote/scope of work for Network/Server/Migration
   - Phone System
5. Optional Add-ons for CJIS compliance
   - Co-LASO Policy and Procedure: $2000/month
     (Proposed w/ Mower County in a consortium)
6. Proposed Start Date: TBD
7. O365 licenses not included.

Next Steps:

Introductions to Your Designated Team:

- Meet with your Advisor(s) who will partner with you to understand how you can leverage IT to make your organization even more effective in fulfilling your vision and mission.
- Schedule ongoing meetings with you as often as you want to answer questions and build/review onboarding plans.
- Instruction and introductions to your whole team to help them understand how to get support and what our new relationship looks like.

Begin Ongoing Support:

- Standard full support: 8am – 5pm weekdays
- Urgent support: 6am – 8am and 5pm – 8pm weekdays
- Emergency support: after hours
- Access to our senior technical staff in specialty fields of Security, Operations, and Project management.

Installation/Execution of our entire stack of Standard Security Solutions:

- Advanced Endpoint Protection
- DNS validation
- SPAM email filtering
- Backup monitoring and maintenance
- Security assessments on best practices
- Workstation OS and software updates and patching
- Plus, many other features, two factor authentication, VPN access…

PANTHEON COMPUTERS

Advanced Security Tools and Resources

507-835-2212 | sales@pantheoncomputers.com | www.pantheoncomputers.com

ADVANCED CYBERSECURITY SERVICES

The cybersecurity landscape has changed dramatically over the last few years due to:

- Increase in working from remote locations
- Increased adoption of cloud technology
- Increased threat actor activity (bad guys)
- Increased focus on local government by threat actors

Pantheon spends a lot of time, energy and resources providing appropriate levels of security to our partners. We constantly balance the needs and wants of our partners with the levels of security that are realistic and cost effective. The following advanced security services are not automatically included in a Managed Technology Services Agreement, but are specifically recommended to and chosen by the partner according to their legal compliancy needs, risk tolerance and business strategy. This list is subject to changes or additions at any point.

Our security focus includes more than just software tools and management. Pantheon's daily and senior advisors will work with your firm to provide cybersecurity roadmpas, best practices, polices and assist in managing your firm's cyber security insurance vendors. These Virtual CIO services together with our advanced security tools offer additional proection for your organization's systems and data.

Advanced Security Tools and Resources			
	Included in Fully Managed		**Advanced Security tools for CJIS Compliance**
Microsoft Patching	X		X
Third Party Patching	X		X
Advanced Endpoint Protection	X		X
SPAM Filtering and Quarantine	X		X
Website DNS Protection and Filtering	X		X
Microsoft 365 MFA	X		X
Hardware Encryption	X		X
Firewall Monitoring	X		X
Email Encryption	X		X
Computer Remote Access Tool			X
Due Diligence Packet on Pantheon			X
Due Diligence Assistance with Vendors			X
Security Roadmap			X
Dark Web Monitoring			X
End User Education Training			X
Phishing Tests			X
Password Management Tool			X
Review of Alerts and Active Remediation			X
Application Whitelisting			X
USB Port Control			X
Duo Authentication			X
SIEM			X
Annual Audit Assistance			X
Network Information Security Map			X
SAAS Alerts for O365 email			X
Price per Computer/Endpoint			**$75**

Security Awareness Training and Simulated Phishing Platform: Security awareness training campaigns (may include interactive modules, videos, games, newsletters, etc.) will be provided and can be tracked to ensure completion. In addition, simulated phishing attacks will provide users with practical experience in identifying and responding to phishing attacks. Reports, including stats, can be provided to management to track the efficacy of the training platform.

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Password Storage: By centralizing password storage in a tool controlled by your organization, you retain access to passwords when team members leave. In addition, because staff do not need to remember the passwords, passwords can be stronger and will not be reused.

PANTHEON COMPUTERS

Proposal for

VOIP / Phone System

507-835-2212 | sales@pantheoncomputers.com | www.pantheoncomputers.com

Phone System Initial Setup Project: Cover Letter & Statement of Work

Comprehensive Deployment and Support for APD – 3CX Enterprise

December 31, 2025

To Austin Police Department,

We appreciate the opportunity to propose our solution for the implementation of a modern VOIP phone system at APD. Our team is committed to delivering a seamless communications platform utilizing industry-leading hardware, enterprise-grade 3CX software, and robust support services. This project will enable APD to leverage advanced telephony features, reliable connectivity, and ongoing maintenance for optimal operational efficiency.

The following Statement of Work (SOW) outlines our plan for the initial setup, encompassing procurement and deployment of hardware, licensing, network infrastructure, and professional labor. It also details our monthly support and maintenance services designed to ensure the continued reliability and performance of your VOIP phone system. We look forward to collaborating closely with APD to achieve all project objectives and exceed expectations.

Thank you for considering our proposal. We are dedicated to providing exceptional service and expertise throughout the project lifecycle and beyond.

Sincerely,

Pantheon Computers

Jill Stagman

Statement of Work (SOW): VOIP Phone System Setup & 3CX Deployment

1. Project Overview

This Statement of Work describes the scope, deliverables, timeline, and responsibilities for the initial setup and ongoing support of the APD VOIP phone system. The project features deployment of recommended phone hardware, 3CX Enterprise/AI Edition software,

network hardware, and professional installation services, followed by a monthly support plan for system maintenance and user assistance.

2. Objectives

- Implement a scalable, reliable VOIP phone system for APD staff.
- Deploy 3CX Enterprise/AI Edition for advanced call management and AI-powered features.
- Ensure robust network connectivity and hardware integration.
- Provide ongoing support and maintenance to maximize system uptime and user satisfaction.

3. Scope of Work

1. Procurement and installation of recommended phone hardware and accessories.
2. Deployment and configuration of 3CX Enterprise/AI Edition software and licensing.
3. Installation of network hardware, including PoE switches to support all endpoints.
4. Comprehensive system setup: server hosting, IVR scripts, call routing, extension planning, phone programming.
5. Provision of monthly support, maintenance, and telecom service management.

4. Hardware and Software Details

Phone Hardware

Handsets (Mid-Level): 12 units for professionals and managers, featuring 4.3" screens, 10 line-keys, and 16 SIP accounts. Users include Chief, Captain, Admin, Detectives, Records, and Evidence personnel.

Expansion Module (Receptionist): 1 unit with programmable buttons for high-volume call routing and management.

Wireless Advanced Headsets: 8 units for supervisors and reporting staff, supporting Bluetooth/DECT technology for mobility and clarity.

Licensing

3CX Enterprise/AI Edition: Hosted annual license for up to 40 users and 8 simultaneous calls. Includes AI transcription, advanced integrations, voicemail transcription, mobile app, and fax capabilities.

Network Hardware

Switch Instant On 1930 24G Class4 PoE: Provides ample power and connectivity for all endpoints, supporting high-speed data transfer and reliable network performance.

Labor and Installation – Does not include Electrician's Costs if additional Low Voltage Wiring is required.

End-to-end setup, including server hosting, IVR scripting, call routing, extension planning, and phone programming.

5. 3CX Deployment Specifics

The 3CX Enterprise/AI Edition will be deployed as a hosted solution, tailored for large organizations that require continuous operations and advanced call management. Key features include:

- Secure, cloud-based platform with integrated AI-powered call transcription.
- Support for mobile applications, centralized call recording, and sophisticated call center capabilities.

Seamless integration with APD's network and hardware for optimal performance.

For further details on the 3CX Enterprise/AI Edition, refer to 3CX Website.

6. Ongoing Monthly Support and Maintenance

Telecom Service: SIP/VOIP services for 8 lines, unlimited minutes, FAX, and DIDs, billed directly from Voxtelesys based on usage.

Phone System Maintenance/Support: Monthly support for up to 20 endpoints, including user assistance, updates, backups, and system monitoring.

Total Monthly Recurring Cost: $875.00 (Includes telecom service estimate and Pantheon support)

7. Timeline

Phase	Duration	Deliverable
Procurement & Hardware Delivery	2 weeks	All hardware and licenses received
Installation & Configuration	4 weeks	Phone system fully installed and configured
User Training & Go-Live	1 week	Users trained, system goes live

Monthly Support Commencement	Ongoing	Maintenance and user support begins

8. Responsibilities

- Provider: Deliver all hardware, software, and network components; perform installation and configuration; provide documentation and training; deliver monthly support and maintenance.
- APD: Facilitate access to installation sites, provide necessary network information, designate project contacts, and participate in training and acceptance testing.

9. Acceptance Criteria

- All hardware and software installed, configured, and operational according to specifications.
- Successful completion of user training and system testing.
- Monthly support services initiated and documented.
- Project sign-off by APD stakeholders.
- Pantheon is not responsible for loss of VOIP/SIP services or loss of business due to Phone system failure. Roll-over/Call-Forwarding plan must be in place.

This Statement of Work is intended to serve as a comprehensive guide for the successful deployment and ongoing support of APD's VOIP phone system. All terms and details herein are based on the referenced documents and are subject to review and approval by APD project stakeholders.

Initial Project: $12,220

See: "VOIP phone APD Initial Project.pdf"

Monthly Phone Cost: $875

(This price is dependent on Third Party phone line pricing)

See: "VOIP phone APD monthly phone plan.pdf"

Annual Licensing Cost based on 2025/26: $870

Recommended - User Phone Hardware						
Type	**Qty**	**Description**	**MSRP**	**Cost**	**Total**	**Users**
Handset - Mid	12	Mid-level phone, ideal for professionals and managers with moderate call load. Equipped with a 4.3" screen, 10 line-keys, 16 SIP accounts and 27 memory keys.	$225.00	$199.00	$2,388.00	Chief, Captain, Admin, 5x Detectives, 2x Records, 2 Evidence
Expansion - Receptionist	1	Three pages of 20 flexible button with dual-color LED shown on the display can be programmed up to 60 various features that can be used for speed dialing, BLF/BLA, call forward, transfer, etc. Thus, it will help you effectively manage high volume of concurrent calls, effortlessly monitor calls and extremely boost personal productivity	$139.00	$119.00	$119.00	Admin - Ease of call routing
Headset - wireless advanced	8	2 Ear Stereo - Wireless - Bluetooth/DECT - 492.1 ft - 40 Hz to 16 kHz - On-ear, Over-the-ear - Binaural - Ear-cup - Electret Condenser, MEMS Technology Microphone - Black	$644.00	$399.00	$3,192.00	3x Supervisors, 5x Reporting
					$5,699.00	**Total**
Options - User Phone Hardware						
Type	**Wired POE**	**Description**	**MSRP**	**Cost**	**Total**	
Handset - Basic	x	Entry-level phone, well suited for the common workspace. Equipped with a 3.7" screen, 8 line-keys, 12 SIP accounts and 21 memory keys.	$225.00	$149.00		
Handset - Mid	x	Mid-level phone, ideal for professionals and managers with moderate call load. Equipped with a 4.3" screen, 10 line-keys, 16 SIP accounts and 27 memory keys.	$289.00	$199.00		
Handset - High	x	Prime business phone for executives and busy managers with a heavy call load. Equipped with a 7" screen, 29 touch keys and 16 SIP accounts.	$375.00	$299.00		
Handset - Elite	x	With a vivid 7-inch touchable and adjustable color screen, five-megapixel camera and multiway audio/video conferencing.	$529.00	$399.00		
Expansion - Receptionist	x	Three pages of 20 flexible button with dual-color LED shown on the display can be programmed up to 60 various features that can be used for speed dialing, BLF/BLA, call forward, transfer, etc. Thus, it will help you effectively manage high volume of concurrent calls, effortlessly monitor calls and extremely boost personal productivity	$139.00	$119.00		
Type	**Wireless**	**Description**	**MSRP**	**Cost**	**Total**	
Headset - wireless basic	x	1 Ear Mono - Wireless - Bluetooth - 98.4 ft - 20 Hz to 20 kHz - On-ear - Monaural - Supra-aural - MEMS Technology, Noise Cancelling Microphone - Noise Cancelling	$367.00	$299.00		
Headset - wired basic		1 Ear Mono - USB Type A - Wired - 50 Hz to 20 kHz - Over-the-head - Monaural - Supra-aural - 5.25 ft Cable - MEMS Technology Microphone	$246.00	$175.00		
Headset - wireless advanced	x	2 Ear Stereo - Wireless - Bluetooth/DECT - 492.1 ft - 40 Hz to 16 kHz - On-ear, Over-the-ear - Binaural - Ear-cup - Electret Condenser, MEMS Technology Microphone - Black	$644.00	$399.00		
Headset - wired advanced		2 Ear Stereo - USB Type A, USB Type C - Wired - 50 Hz to 20 kHz - Over-the-head, On-ear - Binaural - Supra-aural - MEMS Technology Microphone	$375.00	$275.00		
Licensing						
Type	**Hosted**	**Description**	**MSRP**	**Cost**	**Total**	
Annual Licensing- 8 Simultaneous calls, Recommended Users - 16-40, Hosted, Voicemail Transcription, Mobile App, Fax	**x**	The Enterprise / AI Edition is a cost effective, market-leading solution available within one secure platform and tailored for large organizations where continuous operations, advanced integrations and specialized call management are critical requirements. With AI transcription, speech diarization and cloud or GPU-based processing, 3CX ENT/AI Edition offers Enterprises the full power of next-gen communications including core phone system features, AI powered transcription & Agents, advanced call center capabilities and features specific to global enterprises - at one annual price per year - everything included.https://www.3cx.com/phone-system/enterprise-ai-edition/	**$870.00**	**$870.00**	**$870.00**	
					$870.00	**Total**
Network Hardware						
Type		**Description**	**MSRP**	**Cost**	**Total**	
Switch		Instant On 1930 24G Class4 PoE 4SFP/SFP+ 370W Switch	$772.00	$651.00	$651.00	
					$651.00	**Total**
Labor						
Type		**Description**		**Cost**	**Total**	
Labor		Setup Server Hosting/IVR Scripts/Call Routing/Extension Planning/Phone Programming. Etc.		$5,000.00	$5,000.00	
					$5,000.00	**Total**
Initial Project Cost					**$12,220.00**	**Total**

Reoccurring Costs - Monthly				
Type	**Description**	**Pantheon/Third Party**	**Cost**	
SIP / VOIP Telecom Service	Estimate - Based on Usage (8 Lines), FAX, DID's, Unlimited Minutes	Based on Usage Billed Directly from Voxtelesys - Due to FCC regulations	$175.00	Estimate
Phone System Maintenance/Support	Monthly Support for Phone System, User Support, Updates, Backup	Pantheon Support based on 20 Endpoints	$700.00	Fixed
			$875.00	**Monthly**

PANTHEON COMPUTERS

Strategic IT Action Plan

City of Austin Police Department

Agenda

Challenges you Shared With Us
Critical Issues We Discovered
The Pantheon Difference
IT Action Plan
Your Investment
Questions and Answers
Getting Started

PANTHEON COMPUTERS

Challenges You Shared With US

- Need to break away from Sheriff's Office
- City IT staff does not have the capacity to take on the extra user support and additional network with compliancy
- They need a new hardware infrastructure

Critical Issues Discovered

- The need for BCA/FBI Policy and Procedure Guidance for CJIS Compliance
- They need hardened Cyber Security protocols to prevent a breach
- The County Sherrif and Austin PD are so intertwined making a clean cut and defining roles/responsibilities will be a working challenge
- The unknown...this is a new network and a new culture.

Security Score

Pantheon's Managed Services:

- Unlimited 24/7 Support
- Dedicated Service Team
- Security Tools & Solutions
- Proactive Maintenance
- Quality Communications
- Vendor Management
- vCIO Services
  - Leadership Synergy - You and Us
  - Compliancy & Policy Consulting
  - Technology Expertise
- **Subscription Licenses NOT INCLUDED**.

The Pantheon Difference

- ✓ 90% of Help Desk Tickets Resolved same day in an average of 2.56 Hours
- ✓ 5 Star Customer Service – Google Reviews
- ✓ We Think Big but Act Small
- ✓ Invested Partnership (QBRs, TBRs, Advisors, etc.)
- ✓ You will never get a surprise bill – everything is pre-approved by you!

Co-LASO

Local Agency Security Officer – (LASO)

Working Together

Key responsibilities of a LASO:

- **Information security compliance:** Ensure the agency follows the CJIS Security Policy for accessing, using, and safeguarding CJI and CHRI.
- **Personnel security**: Oversee proper security screening for all personnel who access criminal justice information.
- **Physical security**: Ensure the physical security of data terminals and other equipment that contain or access CJI.
- **Network and system oversight**: Document the agency's network, including how all CJIS-related equipment is connected to state systems.
- **Documentation and reporting**: Maintain required documentation, including network diagrams and incident reports. They also serve as the official contact for information security issues.
- **Liaison duties**: Act as the main communication link between the local agency and the BCA, disseminating information and alerts.
- **Incident response**: Implement and maintain an incident response system, including responding to security incidents and notifying the appropriate authorities.
- **Training and policy updates**: Stay updated on the latest security legislation and regulations, and ensure personnel receive required training

We are P.R.O.S not T.E.C.H.s

P- Proactive –
Not only a behind-the-scenes team proactively making sure things work, but an architect team reviewing your network to keep you up-to-date

R – Responsive –
We answer the phone and resolve 90% of disruptive issues on the same day. And when you need us on-site, we will be there

O – Ownership –
We focus on YOUR success and will own your IT problems. No pointing the finger at someone else and no outsourcing to another provider

S – Strategic –
We work with you on roadmaps, risk assessments, productivity and make sure your IT works for you today and into the future

T – Time Consuming –
You spend way more time managing your IT company than you want to especially since trust is often an issue

E – Evasive –
You have to wonder when something will get fixed or what happened because it's hard to get a straight, reliable answer

C – Confusing / No Guidance –
They are not talking to you about the future or where your risk lies

H – Hidden Fees –
You don't know exactly when or how much you will billed for tickets or on-site visits, etc.

IT Action Plan

- ✓ **Initial Capital Project-**
  - Architect/Build out Network Infrastructure with CJIS/BCA Compliance the Guiding Priority
- ✓ **Fully Managed On-Going Support Agreement**
  - 24/7 365 Fully staffed IT department at your service
- ✓ **Co-Laso Strategic Plan** – Guidance writing Policy and Procedure (Mower/APD Consortium)
  - Taking the tech workload off the PD so you can concentrate on the community you serve
- ✓ **Advanced Security implementation for CJIS/BCA Compliance** – Best Practice
  - Prevention and Remediation tools for Cyber – Security

Your Investment

Based on 30 Endpoints

Pantheon's Managed Services:
$4,500 Fully Managed
$2,250 Advanced Security
TBD Policy & Procedure (Co-LASO)

- Unlimited 24/7 Support
- vCIO Services
- Dedicated Service Team
- Security Tools & Solutions
- Proactive Maintenance
- Quality Communications
- Vendor Management
  - Leadership Synergy - You and Us
  - Compliancy & Policy Consulting
  - Technology Expertise
- One Time Onboarding Fee: $
- **Subscription Licenses NOT INCLUDED.**

Getting Started

Introductions to Your Designated Team:

- Meet with your Advisor(s) who will partner with you to understand how you can leverage IT to make your organization even more effective in fulfilling your vision and mission.
- Schedule ongoing meetings with you as often as you want to answer questions and build/review onboarding plans.
- Instruction and introductions to your whole team to help them understand how to get support and what our new relationship looks like.

Begin Ongoing Support:

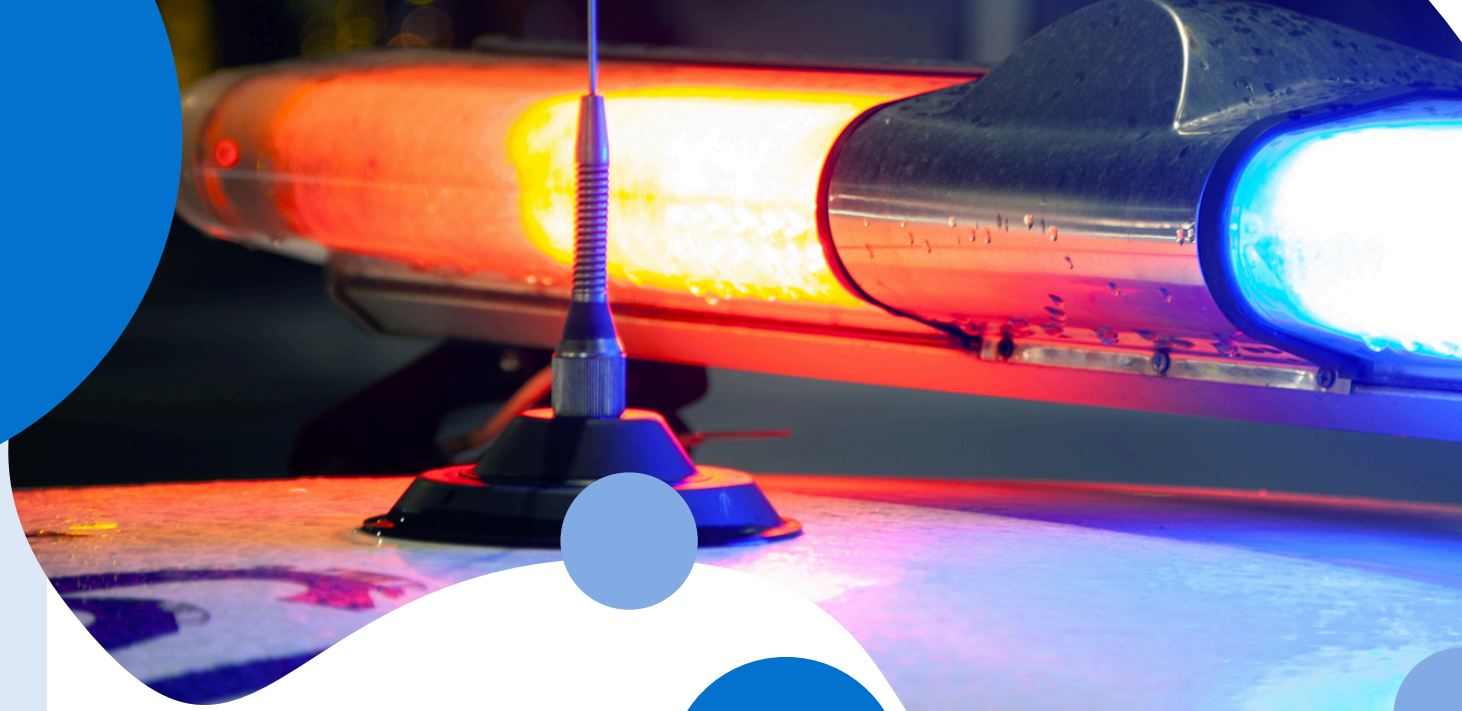
- Standard full support: 8am – 5pm weekdays
- Urgent support: 6am – 8am and 5pm – 8pm weekdays
- Emergency support: after hours
- Access to our senior technical staff in specialty fields of Security, Operations, and Project management.

Installation/Execution of our entire stack of Standard Security Solutions:

- Advanced Endpoint Protection
- DNS validation
- SPAM email filtering
- Backup monitoring and maintenance
- Security assessments on best practices
- Workstation OS and software updates and patching
- Plus, many other features, two factor authentication, VPN access…

Questions?

Helping law enforcement agencies stay CJIS compliant, secure, and audit-ready — without the burden.



CONTACT US

If you have any questions or would like more information about how our Co-LASO program can support your agency, please don't hesitate to reach out.

Midwest

507 - 718 - 4288

www.pantheoncomputers.com

ABOUT US

Pantheon Computers provides CJIS-certified support and real-world expertise, partnering with agencies through our Co-LASO program to make compliance easier and security stronger.

More Information :
www.co-laso.com

WOMEN OWNED
CERTIFIED BY | WOMEN'S BUSINESS ENTERPRISE NATIONAL COUNCIL

PANTHEON COMPUTERS: YOUR PARTNER IN CJIS COMPLIANCE

Simplify CJIS Compliance with Pantheon's Co-LASO Program

PANTHEON COMPUTERS

THE BURDEN OF CJIS COMPLIANCE

Every law enforcement agency must meet strict Criminal Justice Information Services (CJIS) standards to protect sensitive data.

Yet, most departments are stretched thin — balancing operations, technology, and compliance tasks that demand time, technical knowledge, and documentation.

Result: Officers spend less time policing and more time managing cyber security.

What Is a Co-LASO?

A Co-LASO (Co-Local Agency Security Officer) is a shared-responsibility model where Pantheon Computers partners with your agency to strengthen and support your LASO duties.

Together, we handle:

- Policy Development & Enforcement
- Cybersecurity Risk Assessments
- Compliance, Monitoring & Reporting
- Training & Ongoing Education
- Incident Response & Recovery Planning

How It Works:

1. Assessment & Onboarding: We evaluate your current infrastructure and compliance posture.
2. Custom Plan: We tailor a plan around your agency's unique needs.
3. Continuous Support: Real-time monitoring, audits, and updates.
4. Training: Ongoing education on CJIS standards and emerging threats.

PANTHEON COMPUTERS

Why Choose Pantheon's Co-LASO Program?

- Reduced Workload: Free your officers and IT staff to focus on public safety.
- Cost-Effective: Avoid fines and breaches with proactive compliance management.
- Enhanced Security: We use advanced tools to safeguard sensitive information.
- Expert Guidance: Our CJIS-certified professionals bring decades of experience in IT security and law enforcement technology.
- 24/7 Support: Always on, always ready — your mission never sleeps, and neither do we.

RESOLUTION NO.

AUTHORIZING THE AUSTIN POLICE DEPARTMENT TO CONTRACT SERVICES WITH PANTHEON COMPUTERS TO TRANSITION THE INTERNAL NETWORK

WHEREAS, The City of Austin Police Department (APD) is separating from the shared Mower County/LEC IT environment and transitioning to an independently managed IT infrastructure; and

WHEREAS, Pantheon Computer Systems will provide planning, hardware procurement guidance, domain migration, infrastructure implementation, and long-term managed services; and

WHEREAS, the cost to move to the internal network will be $69,052.01 and would come from the general fund's fund balance; and

WHEREAS, the Police Department would request working with the vendor Pantheon Computers to move and manage the internal network; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Austin, to authorize $69,052.01 from the general fund's fund balance for the Internal Network project and authorize the Police Department to work with Pantheon Computers to perform the project.

Passed by a vote of yeas and nays this 5th day of January, 2026.

YEAS NAYS

ATTEST: APPROVED:

_____ _____

City Clerk Mayor

RESOLUTION NO.

AUTHORIZING THE AUSTIN POLICE DEPARTMENT TO TRANSITION TO THEIR OWN PHONE SYSTEM

WHEREAS, The City of Austin Police Department (APD) is separating from the shared Mower County/LEC IT environment and transitioning to an independently managed phone systems; and

WHEREAS, Pantheon Computer Systems will provide assistant with implementing and servicing the new phone system; and

WHEREAS, the cost to move to the phone system will initially cost $12,220 and would come from the general fund's fund balance with the ongoing monthly costs being covered from the APD's communication budget; and

WHEREAS, the Police Department would request working with the vendor Pantheon Computers to move and manage the phone system; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Austin, to authorize $12,220 from the general fund's fund balance for the phone systems project and authorize the Police Department to work with Pantheon Computers to perform the project.

Passed by a vote of yeas and nays this 5th day of January, 2026.

YEAS	NAYS
ATTEST:	APPROVED:
City Clerk	Mayor

RESOLUTION NO.

AUTHORIZING THE AUSTIN POLICE DEPARTMENT TO CONTRACT WITH PANTHEON/CO-LASO FOR IT MANAGEMENT AND SUPPORT SERVICES

WHEREAS, the City of Austin Police Department (APD) is separating from the shared Mower County/LEC IT environment and transitioning to an independently managed IT support service; and

WHEREAS, Pantheon Computer Systems/Co-LASO will assistant with IT management and support; and

WHEREAS, managed services would help give APD ongoing network oversight, a wider availability of IT support, and access to more IT professionals than a single employee would; and

WHEREAS, the cost to move to contract with Pantheon/Co-LASO will cost $8,750 a month or $105,000 a year and be funded via 42010.6414 “accounting/DP rental”; and

WHEREAS, the Police Department would request working with the vendor Pantheon Computers/Co-LASO to provide IT assistance; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Austin, that the Austin Police Department is authorized to contract services with Pantheon/Co-LASO for IT management and technical assistance.

Passed by a vote of yeas and nays this 5th day of January, 2026.

YEAS	NAYS
ATTEST:	APPROVED:
_____	_____
City Clerk	Mayor

City of Austin
Craig Clark,
City Administrator

500 Fourth Avenue N.E.
Austin, Minnesota 55912-3773
Phone: 507-437-9941
craigc@ci.austin.mn.us
www.ci.austin.mn.us

January 5, 2026

TO: Honorable Mayor and City Council Members

FROM: Craig D. Clark, Administrator

RE: Work Plan and Process Strategic Planning

Building from the Organizational Development Study's recommendations of a Strategic Planning process, I worked with Dave Unmacht to present an outline for his services to develop one in 2026. Included, as Exhibit 1, is his proposed work plan and process.

Elements of the plan provide the following components:

- Outline of goals;
- His perspective of where we are at;
- Reflection of major process steps;
- Cost considerations of $11,500 plus expenses and
- Supporting notes on how he will advance the process and his strengths in strategic planning.

Components of the process would include a group session with the City Administrator and Department Heads, interviews with our eight elected officials, joint work session with Council and Department Heads, creation of summary documents outlining the findings of the interview sessions and development of a final strategic plan.

As timeline is a specific interest of the Council, I asked Mr. Unmacht to provide an outline of the process. This is included as Exhibit 2. This depends on our ability to schedule the components of the plan while also working within Mr. Unmacht's availability as he has engagements with other clients as well. The concluding timeline is suggested to target April 20th approval at the Council meeting of the Strategic Plan for 2026-2028.

Let me know if you have any questions.

Council action is requested to approve the proposal outlined in Exhibit 1 authorizing the Mayor to sign and Administrator attest the contract.

Work Plan and Process
Strategic Planning
City of Austin, Minnesota
January 2025

Objective
Coordinate and conduct a strategic planning process with the City Council and city staff. With a thoughtful, deliberate, and engaging process, the City of Austin will create a three year strategic plan to guide the future direction of the City.

Goals
- Introduce the value and benefits of strategic planning including, purpose, terms, roles and implementation, and important components of a process.
- Create a strategic plan which includes a vision and mission statement with a three year timeframe (2026-2028).
- Engage in a productive, fun, and enjoyable experience.
- Enhance and strengthen the relationships between elected and appointed city leaders.

Perspective
The city of Austin may have had strategic plans in its past, but there is no recent history of a plan. The timing for this plan coincides with the recent completion of an organizational development and workplace culture study. Since this is the first time this specific team of city leaders have committed to a planning process, I encourage the City Council and staff to keep the process simple, straightforward, and succinct. Based on my experience, this is the optimal means to move forward. As the leaders become accustomed to and successfully integrate the plan into the business and operations of the city, the breadth and depth of the plan can grow and expand over time.

In addition, by creating a strategic plan focused on the priorities of the city government, a foundation is created to expand your planning efforts to a comprehensive community-wide visioning initiative.

Major Process Steps
- Keep open and active communication with the City Administrator from the beginning to the end of the process.
- Discuss with city staff ideas and thoughts on how to prepare the vison and mission statements and strategic plan document. Review examples and discuss expectations at the beginning of the process.
- Conduct a work session with the City Administrator and Department Heads. This session should be planned for approximately two hours. The work session will introduce the concept of strategic planning, brief the staff team on the steps in the process, and seek input on priorities, and potential strategies and goals.

- Individual interviews with the eight City Council members. *The interview questions are included at the end of this work plan.* Interviews can be held in city hall or a location of choice for each councilmember. Interviews should be scheduled for 30 minutes. In addition I ask each council member to submit written responses to the questions to supplement the interview. Brief, succinct responses are desired.
- Create a document that summarizes the pertinent information derived from the City Council interviews and staff work session.
- Organize the information from the organizational development study, the staff work session and Council interviews and prepare content and a presentation for a joint work session with the City Council, City Administrator and Department Heads. In my experience the optimal time for a work session is between four and five hours, including a meal and breaks.
- Review all pertinent information collected and create a strategic planning outline which provides the framework to create a strategic plan. Share the outline with the city staff.
- Based on the final wording and language as recommended by staff, develop the layout of the strategic plan and work with the city staff to finalize for City Council consideration and adoption.

Proposed Fee
I propose a lump sum fee of $11,500. Included in the fee is payment for a designer to create the layout of the strategic plan. In addition to the fee, I will have miscellaneous reimbursable expenses, including mileage, technical computer support, and possibly hotels and meals. I limit expenses to a minimum, and track with receipts.

Supporting Notes
Strategic planning should be a positive, educational and engaging experience for city officials. The model I implement provides for a simple, yet effective process to ensure everyone is engaged, participates and contributes. The primary participants in the planning process are the City Council, City Administrator and Department Heads.

There is content and material from the organizational development and culture study that is transferable and likely to be included in the strategic plan. In addition, there is content from the work city staff undertook with Peggy Young that can be considered for the interviews, work sessions and strategic plan.

There are specific components of the plan that the city staff have a leading role in, including: planning, logistics and scheduling of work sessions and interviews, finalizing language and wording, including goals; and partnering in the development of the vision and mission statements. To support the process, I ask a member of the staff attend the staff and City Council work sessions to take notes and help with recording information and tracking important comments.

A strong baseline of knowledge and information is learned from the interviews and staff work session. I develop a summary of the Council interviews and staff work session that is shared

with city officials prior to the joint work session. In addition, based on the recent completion of the organizational and workplace culture study, valuable information and content is already available for potential use in the plan. Hence, I do not use a SWOT analysis, environmental scans, flip charts, colored sticky notes, and other "stereotypical" strategic planning tools. I keep the group together in the same room for the entire meeting; I use small table conversations that support and advance the goals and objectives of the meeting.

One of the foundations of my strategic planning philosophy is the emphasis on action, and implementation. This emphasis begins during the interviews, is highlighted in the work sessions and represented by a section in the strategic plan.

I offer the following information for background and consideration. A consultant has an essential role in the process and here is a sample of my experience, and attributes.

1. Extensive knowledge of the city government in Austin.
2. Earn trust with all involved no matter the position or role.
3. Honest, transparent, and professional. I treat all city officials equally.
4. Extensive knowledge of city government, public policy, and municipal services.
5. Work effectively to ensure all participants engage and participate in the process.
6. Deep knowledge and extensive experience in facilitating and strategic planning.
7. Strong working practical knowledge of governance, roles, and Council-staff relationships.
8. Share relevant and applicable stories and experiences to support the engagement.
9. Significant consulting experience working with elected officials and staff.

Between July of 2023 and December of 2025, I have facilitated 13 strategic planning processes with Minnesota cities and counties, and the Iowa League of Cities, Iowa Worker's Compensation Association, and the South Dakota League of Municipalities. I am currently working on two strategic planning processes beginning in January: City of Champlin and Stearns County.

David J. Unmacht

David J. Unmacht, LLC
dave.unmacht@comcast.net
612-202-2391

Craig Clark
City Administrator
City of Austin

City of Austin, Minnesota
Strategic Planning Process
City Council Interview Questions
January 2026

1. What programs or services does the City of Austin do exceptionally well? What are you most proud of in your work on the City Council?

2. What are the two to three most pressing issues facing the City in the next one to three years that you want considered in a strategic plan? How can a planning process help and support the City in addressing these issues?

3. What major issues loom on the horizon that may not be essential in this strategic plan, but will be important in the next four or five years?

4. The City wants to create its first vision and mission. Do you have thoughts on what specific values or words are important to include in these organizational statements?

5. If implemented successfully, a strategic plan is an important tool for a council and staff leading a city government. How can a strategic plan remain effective and successful over time? In other words, what steps need to take place to ensure that city leaders are committed to following the plan?

6. Do you have any questions or concerns for me as we begin the process? Is there any other input you want to provide that is important in a strategic planning process that is not addressed in these questions?

Possible City of Austin Timeline

1.	Work plan approved by staff	December 31
2.	City Council approves the work plan	January 5
3.	Meeting with staff to kick off work a. Vision/mission process and plan design	January 6-9
4.	Department Head work session	January 15-16
5.	City Council on-site interviews/zoom or phone calls	January 15-16
6.	Organize material and prepare for joint work session	January 19-Febraruy 9
7.	Conduct joint work session (four to five hours)	February 13/14/19/20/21
8.	Prepare strategic plan outline	Two weeks post work session
9.	Staff review of outline and final wording	Two weeks (minimum)
10.	Send final wording to designer to prepare the plan	After staff review
11.	City Council review and approval	April 20 Meeting[1]

Notes to the Timeline

This timeline above assumes meetings can be scheduled and conducted within the dates provided. With any project that involves multiple individuals, challenges will arise in scheduling. The timeline can change if the city has difficulty in scheduling meetings and/or an unexpected conflicts arise on either the city or my end.

Work in steps 8 – 10 are based on my experience; these are best case scenarios. I encourage city leaders to be thoughtful, intentional and deliberate in the process; if review of the strategic plan outline and information requires additional time, then city leaders should not rush forward purely for meeting a desired schedule.

I am out of town January 24 to 31 and March 1 to April 1. Hence the plan to complete all in person engagements by the end of February. I will continue to work on the plan and process while I am out of town.

[1] The timing of the City Council review and action is a function of what date is selected for the joint work session. Further, the City Council may want to spend more time on the draft plan before final action. This schedule does not identify any additional dates; however, based on my experience, this may be an option for the City Council.

Draft Timeline

RESOLUTION NO.

A RESOLUTION APPROVING CONSULTING SERVICES FOR THE CITY OF AUSTIN WITH DAVE UNMACHT

WHEREAS, the City Council of the City of Austin is responsible for setting policy direction and ensuring effective governance of the City; and

WHEREAS, the City Council would like to engage in professional consulting services with Dave Umacht to provide a three-year strategic plan to guide the future direction of the City; and

WHEREAS, such consulting services are intended to assist the City in improving vision, mission, and strategic values statements; and

WHEREAS, City Council has identified the need for consulting services from Dave Umacht for the proposed amount of $11,500; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Austin hereby approves the engagement of consulting services with Dave Unmacht to work with the City Council and City staff for the purposes of creating a strategic plan which includes a vision and mission statement with a three-year timeframe.

Passed by a vote of yeas and nays this 5th day of January 2026.

	YEAS	NAYS
ATTEST:		APPROVED:
City Clerk		Mayor