

MEMORANDUM

Date: February 13, 2019

Re: Trip Generation – Friendship Village
Westwood Project #0009018.00

To: Ryan Bluhm, P.E.

From: Steve Manhart, P.E. PTOE, PTP

The following table shows the projected trip generation of Friendship Village given the land use and rates shown below:

- Assisted Living – 16 new units (26 replacement units) assuming one bed per unit
- Congregate Care Facility – memory support with 6 new units (26 replacement units)
- Elderly Housing Attached – 96 new residential living apartments
- Nursing Home – skilled nursing beds (66 replacement beds)

Table 1 – Trip Generation

| Gross Trips | | | | | | | | | |
|----------------------------|------|----|-------|---------|------|---------|------|---------|------|
| | ITE | | | Weekday | | AM peak | | PM Peak | |
| Land Use | Code | | Size | Enter | Exit | Enter | Exit | Enter | Exit |
| Assisted Living | 254 | 42 | beds | 56 | 56 | 4 | 2 | 4 | 5 |
| Congregate Care Facility | 253 | 32 | units | 32 | 32 | 1 | 1 | 3 | 2 |
| Elderly Housing - Attached | 252 | 96 | units | 154 | 154 | 6 | 13 | 13 | 11 |
| Nursing Home | 620 | 66 | beds | 90 | 90 | 8 | 3 | 5 | 10 |
| - | | | - | | | | | | |
| - | | | - | | | | | | |
| Total | | | | 332 | 352 | 19 | 19 | 25 | 28 |
| | | | | 664 | | 38 | | 53 | |

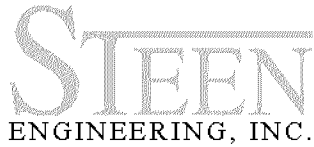
(Source: ITE Trip Generation Manual, Tenth Edition, 2017)

GREYSTONE

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| Friendship Village of Bloomington - Redevelopment Staffing | | |
|--|--------------------------------|-------|
| | | |
| | | Total |
| Assisted Living Services - 7500 | | |
| | Nursing Assistants - 7500 (H) | 12.64 |
| | LPN - 7500 (H) | 4.70 |
| | AL Director/Administrator | 1.00 |
| | EPC | 1.46 |
| | | |
| | Subtotal Total Staffing | 19.80 |
| | | |
| Memory Support Assisted Living Services | | |
| | MS Program Director | 1.00 |
| | Nursing Assistants | 15.33 |
| | EPC | 1.29 |
| | | |
| | Subtotal Total Staffing | 17.62 |
| | | |
| Heath Care Center - 7700 | | |
| | Administrators -78136 (S) | 1.00 |
| | MDS/Assessment - 4943 (S) | 1.00 |
| | Social Services - 2 (S) | 1.00 |
| | New Employee 1 | 1.00 |
| | New Employee 2 | 1.00 |
| | New Employee 3 | 2.00 |
| | Admin & Clerical - 7700 (H) | 3.09 |
| | Nursing Assistants - 7700 (H) | 30.74 |
| | LPN - 7700 (H) | 7.64 |
| | RN - 7700 (H) | 7.52 |
| | | |
| | Subtotal Total Staffing | 55.99 |
| | | |
| Plant Operations - 6300 | | |
| | General Maintenance - 6300 (H) | 1.00 |
| | Security - 6300 (H) | 1.00 |
| | EPC | 0.08 |
| | | |
| | Subtotal Total Staffing | 2.08 |
| | | |

| | | |
|---|--|---------------|
| <u>Food Services - 6700</u> | | |
| Dept Heads & Sup - 272 (S) | | 1.00 |
| Food Production - 3896 (S) | | 4.00 |
| Dept Heads & Sup - 6700 (H) | | 0.40 |
| Bussers/Wait Staff - 6700 (H) | | 9.50 |
| Utility Workers - 6700 (H) | | 3.75 |
| EPC | | 1.14 |
| | | |
| Subtotal Total Staffing | | 19.79 |
| | | |
| <u>Environmental Services - 6500</u> | | |
| Housekeeping - 6500 (H) | | 11.73 |
| Laundry - 6500 (H) | | 0.61 |
| EPC | | 1.04 |
| | | |
| Subtotal Total Staffing | | 13.38 |
| | | |
| <u>Marketing - 6140</u> | | |
| Marketing - 6140 (H) | | 1.00 |
| | | |
| Subtotal Total Staffing | | 1.00 |
| | | |
| <u>G&A Other - 6190</u> | | |
| Admin & Clerical - 6190 (H) | | 1.00 |
| EPC | | 0.08 |
| | | |
| Subtotal Total Staffing | | 1.08 |
| | | |
| Total Staffing (FTEs) | | 130.74 |
| | | |
| | | |



5430 Douglas Drive North Crystal, MN 55429 763-585-6742 main 763-585-6757 fax Email: steen@steeneng.com

February 13, 2019

Mr. Jon Lindstrom
SAS Architects & Planners
630 Dundee Rd., Suite 110
Northbrook, IL 60062

Re: Estimated Water/Waste Water Flow
Friendship Village CCRC
Bloomington, MN
Steen #SAS201601

Dear Jon:

The anticipated water and wastewater flow is estimated to be as follows:

- 3 story Health Care Building:(unchanged from the previous numbers)
1700 fixture units, 300 GPM water/sanitary (including common area and kitchen estimates) 300GPM, 9,600 gallons per day.
- Resident Living:
1870 fixture units, 311 GPM water/sanitary (including common area), and 8,300 gallons per day.

If you have any questions or comments, please call.

Sincerely,
Steen Engineering, Inc.

A handwritten signature in black ink, appearing to read "Victor R. Pipars".

Victor R. Pipars, #16252
Associate, Sr. Mechanical Engineer