

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	

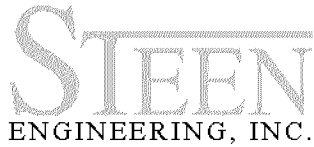
(Source: ITE Trip Generation Manual, Tenth Edition, 2017)

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



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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