

November 15, 2023

Colette Baumgardner, Community Development Director  
City of St. Francis  
23340 Cree Street NW  
St. Francis, MN 55070

RE: Rivers Edge 6<sup>th</sup> Addition  
Financial Security Reduction

Dear Mrs. Baumgardner:

We have reviewed the status of the Rivers Edge 6<sup>th</sup> Addition project. At this time, the project has not been accepted by the City. We would summarize the project as follows:

1. The grading has been substantially completed. However, maintenance and removal of erosion control measures remains.
2. The sanitary sewer has been constructed and is substantially complete, however, punchlist items remain to be completed.
3. The watermain has been installed and is substantially complete, however, punchlist items remain to be completed.
4. The storm sewer is substantially completed, however, punchlist items remain to be completed.
5. The streets are constructed and the first lift of bituminous has been constructed. The construction of the bituminous wear course remains to be completed.
6. The sidewalks have been constructed, however, punchlist items remain to be completed.
7. The as-built utility plans have been received.
8. The certification that all iron monuments (lot corners) have been placed has been received.

Based on the status of the project as summarized above, the estimated construction cost to complete the remaining improvements is \$40,000. We therefore recommend that the Financial Security may be reduced to \$50,000 at this time, which is 125% of the estimated cost of the remaining improvements.

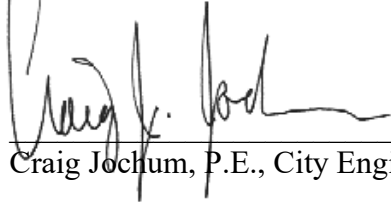
*Mrs. Colette Baumgardner, Community Development Director*

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If you have any questions please call me at 763-427-5860.

Sincerely,  
Hakanson Anderson

A handwritten signature in black ink, appearing to read "Craig Jochum", written over a horizontal line.

Craig Jochum, P.E., City Engineer

cc: Kate Thunstrom, City Administrator  
Darcy Mulvihill, Finance Director  
Paul Carpenter, Public Works Director  
Shane Nelson, P.E., Assistant City Engineer  
Dale Willenbring, Developer  
Marty Campion, Developer's Engineer