

THIS AGREEMENT, By and between St. Luke's Medical Center, hereinafter known as "Developer," and the City of Milwaukee, a municipal corporation, hereinafter known as "City;"

WITNESSETH:

IN CONSIDERATION of the sum of One Dollar (\$1.00) to each party in hand paid by the other, receipt whereof is hereby acknowledged, and in further consideration of the covenants and agreements hereinafter contained.

WHEREAS, The Developer is the owner of the property located generally north of West Oklahoma Avenue, west of South 27th Street, south of the West Kinnickinnic River Parkway and east of the southwest branch of the Kinnickinnic River Parkway. This property, known as St. Luke's Medical Center, is illustrated by Exhibit "A"; and

WHEREAS, The Developer has requested an agreement providing for relocation of an existing sanitary sewer and for the construction of a new sanitary sewer extension, and

WHEREAS, Subject sewer improvements will facilitate expansion of St. Luke's Medical Center; and

WHEREAS, The requested sewer improvements could be installed under the terms of an Out-of-Program Agreement upon condition that title to the sewer extension upon its completion shall vest in the City of Milwaukee subject to conditions more fully hereinafter stated; and

NOW, THEREFORE, In consideration of these premises and the mutual benefits herein accruing and for other good and valuable considerations,

IT IS AGREED, By and between the parties hereto that:

1. Funding Obligation

Developer agrees to provide all funds required for design, construction, and inspection of the sewer improvements, easement preparation as may be required, and any related City work necessitated by the project.

2. Sanitary Sewer Improvements

A new sanitary sewer shall be constructed from the intersection of South 29th Street and West Kinnickinnic River Parkway to South 31st Street at a point approximately 500 feet north of West Oklahoma Avenue. City shall design this new sewer.

Developer shall design and construct relocated sanitary sewer in easement in vacated South 29th Street from West Kinnickinnic River Parkway to a point approximately _____ feet south. City shall review and approve the design plans for the relocated sewer prior to construction.

Upon completion of the new sanitary sewer, City shall release the easement for the relocated sewer and shall convey said sewer to the Developer.

The estimated cost for the sanitary sewer work, exclusive of the cost to relocate sewer in vacated South 29th Street, is:

Design Engineering	\$ 26,500.00
Construction Engineering	19,400.00
Construction Contract	<u>235,100.00</u>
Total Cost:	\$281,000.00

Plans for all sanitary sewer improvements covered by this agreement shall be subject to review and approval by the Milwaukee Metropolitan Sewerage District.

3. Construction Option

Upon mutual concurrence of Developer and the Commissioner of Public Works, Developer may let and administer construction contracts for the new public sewer between South 29th and 31st Streets. In the event Developer manages the sewer construction contract, City shall perform its normal inspections during the course of construction. In addition, Developer agrees to comply with and administer, on behalf of the City, all applicable City rules and requirements pertaining to DBE and local resident involvement in the construction contracts. Developer shall not authorize any changes in improvement plans without the prior approval of the Commissioner of Public Works. All payments to contractors must be pre approved by the Commissioner.

4. Other Improvements

Developer agrees that any other utility and access improvements necessary to serve the site shall be its responsibility and shall be undertaken by Developer at its sole expense. Developer further agrees that the City shall review and approve plans for any work to occur in the public right-of-way. Permits necessary for any such work shall be obtained by Developer.

5. Private Utilities

Developer agrees that all private utility lines necessary to provide telephone, communications, and electrical services to the development shall be installed underground, except where the City Plan Commission finds that such underground installations are not feasible.

6. Funding Guarantee

Developer shall provide an irrevocable Letter of Credit or other funding guarantee satisfactory in format to the City Attorney, in an amount equal to the estimated construction contract cost of the sewer work prior to the award of any public improvement contract.

The irrevocable Letter of Credit or other form of funding guarantee shall ensure that the Developer's bank or savings and loan will provide the required funds to cover the estimated construction contract cost of installing the applicable public improvements and will, upon simple request by the Commissioner of Public Works and the City Treasurer, release same to City as required, all such funds to be furnished interest free.

The Developer shall further provide a cash deposit to the City in the amount of the design and construction engineering estimates prior to the City commencing design of the new sanitary sewer extension.

7. Excess Costs

It is understood and agreed that any actual cost in excess of amounts estimated herein will be billed to Developer upon determination that such excess costs have or will be incurred by City. It shall be

further understood and agreed that where Developer funded work covered under the terms of this agreement does not proceed to the bid or contract stage, the City shall still retain a sufficient amount of the Developer's engineering fund deposit to cover expenses incurred by the City for engineering and plan preparation work commenced by the City at the Developer's request.

8. Inspections

Both parties agree that all materials furnished and all work performed hereunder shall conform to all regulations and specifications of the City of Milwaukee and its Commissioner of Public Works and shall be subject to inspection by and approval of inspectors and engineers furnished by the Department of Public Works. All engineering and inspection costs incidental to the installation of the public improvements covered by this agreement shall be subject to the terms of this agreement, the cost of such service when furnished by City being established as the wages of the person or persons engaged in such work plus all costs of overhead.

9. Ownership of Public Improvements

It is understood and agreed by both parties hereto that upon completion of the new sewer between South 29th Street and South 31st Street, title to such sewer shall vest in the City of Milwaukee and that the City will accept the obligation of operation and maintenance in accordance with its standard practice.

However, it is further understood that upon completion of the sanitary sewer extension, the City will release its South 29th Street sewer easement and will convey to Developer the sewer located therein.

10. Building Permits

It is understood and agreed by both parties hereto that building permits for the planned structures shall not be issued until the Developer has provided the City with the Letter-of-Credit and cash deposit referenced in paragraph seven (7).

11. Occupancy Permits

It is understood and agreed by both parties hereto that occupancy permits for any structure shall not be issued until all planned public improvements have been sufficiently completed so essential public utility services are provided to the structure.

12. City Ordinances and Regulations

It is further understood and agreed that this agreement is subject to all City ordinances and regulations and nothing herein shall be deemed to waive or supercede such requirements.

THIS AGREEMENT, drafted by the City of Milwaukee, shall be binding upon the Developer, its lessees, successors and assigns, and upon the City its successors and assigns.

IN WITNESS WHEREOF, the Developer has caused this document to be signed and sealed this _____ day of _____, 2000.
In Presence Of:

_____ St.
Luke's Medical Center

IN WITNESS WHEREOF, the proper City Officers have caused this document to be signed and the City's seal to be affixed this _____ day of _____, 2000.
In Presence Of:

CITY OF MILWAUKEE

_____ John O.
Norquist, Mayor

_____ City Clerk

COUNTERSIGNED:

Comptroller

STATE OF WISCONSIN)
) SS.
MILWAUKEE COUNTY)

 Personally came before me this ____ day of
_____, 2000, who executed the foregoing instrument, and
acknowledged that they executed the same.

Public, State of Wisconsin

My Commission expires:

STATE OF WISCONSIN)
) SS.
MILWAUKEE COUNTY)

 Personally came before me this ____ day of
_____, 2000,
John O. Norquist, Mayor of the City of Milwaukee, a municipal
corporation, to me known to be the person who executed the foregoing
instrument and to me known to be such Mayor of said municipal
corporation, and acknowledged that he executed the foregoing
instrument as such officer as the deed of said municipal corporation,
its authority, and pursuant to Resolution File No._____,
adopted _____, 2000.

Public, State of Wisconsin

My Commission expires:

STATE OF WISCONSIN)
) SS.
MILWAUKEE COUNTY)

 Personally came before me this ____ day of
_____, 2000,
_____, City Clerk of the above-named municipal corporation,
to me known to be the person who executed the foregoing instrument
and to me known to be such City Clerk of said municipal corporation,
and acknowledged that he executed the foregoing instrument as such
officer as the deed of said municipal corporation, its authority, and
pursuant to Resolution File No. _____, adopted
_____, 1999.

Notary
Public, State of Wisconsin

My Commission expires:

STATE OF WISCONSIN)
) SS.
MILWAUKEE COUNTY)

 Personally came before me this ____ day of
_____, 2000,
_____, City Comptroller of the City of Milwaukee, a
municipal corporation, to me known to be the person who executed the
foregoing instrument and to me known to be such City Comptroller of
said municipal corporation, and acknowledged that he executed the
foregoing instrument as such officer as the deed of said municipal
corporation, its authority, and pursuant to Resolution File
No. _____, adopted _____, 2000.

Notary Public, State of
Wisconsin

My Commission expires:

