



August 18, 2022

Erik Thorvig, Community Development Director
City of Blaine
10801 Town Square Drive NE
Blaine, MN 55449

TIF ANALYSIS FINDINGS FOR RAINBOW FOODS AT 551 87TH LANE NE

LHB was hired to inspect the Rainbow Foods building located in a shopping mall at 551 87th Lane NE in Blaine, Minnesota, to determine if it meets the definition of "Substandard" as defined by *Minnesota Statutes, Section 469.174, subdivision 10*. The building parcel may potentially be part of a future Redevelopment TIF District, so will need to be compliant with all the statutes pertaining to a Redevelopment District.

The building is currently located on a portion of a large mall parcel at 551 87th Lane NE (Parcel A in Diagram 1).



Diagram 1

CONCLUSION

After evaluating the condition of the building on July 6, 2022 and applying current statutory criteria for a Redevelopment District under *Minnesota Statutes, Section 469.174, Subdivision 10*, it is our professional opinion that the building qualifies as substandard.

The remainder of this letter and attachments describe our process and findings in detail.

MINNESOTA STATUTE 469.174, SUBDIVISION 10 REQUIREMENTS

The properties were inspected in accordance with the following requirements under *Minnesota Statutes, Section 469.174, Subdivision 10(c)*, which states:

INTERIOR INSPECTION

"The municipality may not make such determination [that the building is structurally substandard] without an interior inspection of the property..."

EXTERIOR INSPECTION AND OTHER MEANS

"An interior inspection of the property is not required, if the municipality finds that

(1) the municipality or authority is unable to gain access to the property after using its best efforts to obtain permission from the party that owns or controls the property; and

(2) the evidence otherwise supports a reasonable conclusion that the building is structurally substandard."

DOCUMENTATION

"Written documentation of the findings and reasons why an interior inspection was not conducted must be made and retained under section 469.175, subdivision 3, clause (1)."

QUALIFICATION REQUIREMENTS

Minnesota Statutes, Section 469.174, Subdivision 10 (a) (1) requires two tests for occupied parcels:

1. Coverage Test

"...parcels consisting of 70 percent of the area of the district are occupied by buildings, streets, utilities, or paved or gravel parking lots..."

The coverage required by the parcel to be considered occupied is defined under *Minnesota Statutes, Section 469.174, Subdivision 10(e)*, which states:

"For purposes of this subdivision, a parcel is not occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures unless 15 percent of the area of the parcel contains buildings, streets, utilities, paved or gravel parking lots, or other similar structures."

The LHB team reviewed the following parcels:

Parcel A ID Number 31-31-23-31-0016

- The parcel is approximately 12.72 acres and is 93 percent covered by buildings, parking lots or other improvements.

Findings

The parcels are covered by buildings, parking lots or other improvements, exceeding the 15 percent parcel requirement.

2. Condition of Buildings Test

Minnesota Statutes, Section 469.174, Subdivision 10(a) states:

"...and more than 50 percent of the buildings, not including outbuildings, are structurally substandard to a degree requiring substantial renovation or clearance;"

Structurally substandard is defined under *Minnesota Statutes, Section 469.174, Subdivision 10(b)*, which states:

"For purposes of this subdivision, 'structurally substandard' shall mean containing defects in structural elements or a combination of deficiencies in essential utilities and facilities, light and ventilation, fire protection including adequate egress, layout and condition of interior partitions, or similar factors, which defects or deficiencies are of sufficient total significance to justify substantial renovation or clearance."

We do not count energy code deficiencies toward the thresholds required by *Minnesota Statutes, Section 469.174, Subdivision 10(b)*) defined as "structurally substandard", due to concerns expressed by the State of Minnesota Court of Appeals in the *Walser Auto Sales, Inc. vs. City of Richfield* case filed November 13, 2001.

Findings

The building exceeds the criteria required to be determined a substandard building (see the attached Building Code, Condition Deficiency and Context Analysis Reports).

Buildings are not eligible to be considered structurally substandard unless they meet certain additional criteria, as set forth in *Subdivision 10(c)* which states:

"A building is not structurally substandard if it follows the building code applicable to new buildings or could be modified to satisfy the building code at a cost of less than 15 percent of the cost of constructing a new structure of the same square footage and type on the site. The municipality may find that a building is not disqualified as structurally substandard under the preceding sentence based on reasonably available evidence, such as the size, type, and age of the building, the average cost of plumbing, electrical, or structural repairs, or other similar reliable evidence."

"Items of evidence that support such a conclusion [that the building is not disqualified] include recent fire or police inspections, on-site property tax appraisals or housing inspections, exterior evidence of deterioration, or other similar reliable evidence."

LHB counts energy code deficiencies toward the 15 percent code threshold required by *Minnesota Statutes, Section 469.174, Subdivision 10(c)*) for the following reasons:

- The Minnesota energy code is one of ten building code areas highlighted by the Minnesota Department of Labor and Industry website where minimum construction standards are required by law.
- Chapter 13 of the *2015 Minnesota Building Code* states, "Buildings shall be designed and constructed in accordance with the International Energy Conservation Code." Furthermore, *Minnesota Rules, Chapter 1305.0021 Subpart 9* states, "References to the International Energy Conservation Code in this code mean the Minnesota Energy Code..."
- Chapter 11 of the *2015 Minnesota Residential Code* incorporates *Minnesota Rules, Chapters, 1322 and 1323 Minnesota Energy Code*.
- The Senior Building Code Representative for the Construction Codes and Licensing Division of the Minnesota Department of Labor and Industry confirmed that the Minnesota Energy Code is being enforced throughout the State of Minnesota.

- In a January 2002 report to the Minnesota Legislature, the Management Analysis Division of the Minnesota Department of Administration confirmed that the construction cost of new buildings complying with the Minnesota Energy Code is higher than buildings built prior to the enactment of the code.

Proper TIF analysis requires a comparison between the replacement value of a new building built under current code standards with the repairs that would be necessary to bring the existing building up to current code standards. For an equal comparison to be made, all applicable code chapters should be applied to both scenarios. Since current construction estimating software automatically applies the construction cost of complying with the Minnesota Energy Code, energy code deficiencies should also be identified in the existing structures.

Findings

The building has code deficiencies exceeding the 15 percent building code deficiency criteria required to be determined substandard (see the attached Building Code, Condition Deficiency and Context Analysis Reports).

TEAM CREDENTIALS

MICHAEL A. FISCHER, AIA, LEED AP - PROJECT PRINCIPAL/TIF ANALYST

Michael has 34 years of experience as project principal, project manager, project designer and project architect on planning, urban design, educational, commercial, and governmental projects. He has become an expert on Tax Increment Finance District analysis assisting over 100 cities with strategic planning for TIF Districts. He is an Architectural Principal at LHB and currently leads the Minneapolis office.

Michael completed a two-year Bush Fellowship, studying at MIT and Harvard in 1999, earning master's degrees in City Planning and Real Estate Development from MIT. He has served on more than 50 committees, boards, and community task forces, including City Council President in Superior, Wisconsin, Chair of the Duluth/Superior Metropolitan Planning Organization, and Chair of the Edina, Minnesota Planning Commission. Most recently, he served as a member of the Edina city council and Secretary of the Edina HRA. Michael has also managed and designed several award-winning architectural projects and was one of four architects in the Country to receive the AIA Young Architects Citation in 1997.

PHIL FISHER – INSPECTOR

For 35 years, Phil Fisher worked in the field of Building Operations in Minnesota including White Bear Lake Area Schools. At the University of Minnesota, he earned his Bachelor of Science in Industrial Technology. He is a Certified Playground Safety Inspector, Certified Plant Engineer, and is trained in Minnesota Enterprise Real Properties (MERP) Facility Condition Assessment (FCA). His FCA training was recently applied to the Minnesota Department of Natural Resources Facilities Condition Assessment project involving over 2,000 buildings.

ATTACHMENTS

We have attached a Building Code, Condition Deficiency and Context Analysis Report, Replacement Cost Report, Code Deficiency Report, and thumbnail photo sheets of the building.

Please contact me at (612) 752-6920 if you have any questions.

LHB, INC.

A handwritten signature in blue ink, appearing to read "MA Fischer", followed by a horizontal line and a period.

MICHAEL A. FISCHER, AIA, LEED AP

c: LHB Project No.220868

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Blaine Rainbow Foods Redevelopment TIF District

Building Code, Condition Deficiency and Context Analysis Report

Parcel A

Former Rainbow Food Store

Address:	551 87 th Lane Northeast, Blaine, Minnesota 55434
Parcel ID:	31-31-23-31-0016
Inspection Date(s) & Time(s):	July 6, 2022, 12:15 PM
Inspection Type:	Interior and Exterior
Summary of Deficiencies:	<p>It is our professional opinion that this building is Substandard because:</p> <ul style="list-style-type: none">- Substantial renovation is required to correct Conditions found.- Building Code deficiencies total more than 15% of replacement cost, NOT including energy code deficiencies.

Estimated Replacement Cost:	\$7,829,890
Estimated Cost to Correct Building Code Deficiencies:	\$3,319,643
Percentage of Replacement Cost for Building Code Deficiencies:	42.4%

DEFECTS IN STRUCTURAL ELEMENTS

1. Exterior block wall is vertically cracked on the southeast corner which is indicative of differential settlement.
2. Steel lintels should be protected from rusting per code.

COMBINATION OF DEFICIENCIES

1. Essential Utilities and Facilities
 - a. The transaction counter does not comply with accessibility code.
 - b. Access to restrooms does not comply with code.
 - c. There is no code compliant access to the second floor.
2. Light and Ventilation
 - a. Electrical wiring does not comply with code.
 - b. The lighting system does not comply with code.
 - c. The HVAC system is not code compliant.
3. Fire Protection/Adequate Egress
 - a. Thresholds do not comply with code for maximum height.
 - b. Glass doors should have code required 10-inch kick plates.
 - c. Door hardware does not comply with code.

- d. Exterior stairs do not comply with code.
 - e. Electrical transformers are not properly protected per code.
 - f. Natural gas service is not properly protected per code.
 - g. Flooring is damaged creating an impediment to emergency egress which is contrary to code.
 - h. Smoke detectors do not comply with code.
 - i. The emergency lighting system does not comply with code.
 - j. The emergency notification system does not comply with code.
 - k. The building sprinkler system does not comply with code.
4. Layout and Condition of Interior Partitions/Materials
- a. Interior walls should be repaired/repainted.
 - b. Interior acoustical ceilings should be repaired/replaced.
5. Exterior Construction
- a. Exterior hollow metal doors are rusting and should be repaired/replaced.
 - b. Windows are failing allowing for water intrusion which is contrary to code.
 - c. Expansion joint caulking is failing allowing for water intrusion which is contrary to code.
 - d. Exterior brick/block and mortar is damaged/cracked allowing for water intrusion which is contrary to code.
 - e. Graffiti is present on exterior surfaces and should be removed per code.
 - f. Roofing material has failed allowing for water intrusion which is contrary to code.

DESCRIPTION OF CODE DEFICIENCIES

- 1. Steel lintels should be protected from rusting per code.
- 2. Transaction counter should be modified to comply with accessibility code.
- 3. Restroom access should be modified to comply with code.
- 4. Code compliant access to the second floor should be created.
- 5. Electrical wiring does not comply with code.
- 6. The lighting system does not comply with code.
- 7. A code compliant HVAC system should be installed.
- 8. Thresholds should be modified to comply with code for maximum height.
- 9. Glass doors should have code required 10-inch kick plates installed.
- 10. Code compliant door hardware should be installed.
- 11. Modify exterior stairs to comply with code.
- 12. Electrical transformers should be properly protected per code.
- 13. Natural gas service should be properly protected per code.
- 14. Damaged flooring should be repaired/replaced to create a code required unimpeded means for emergency egress.
- 15. Code compliant smoke detectors should be installed.
- 16. Code compliant emergency lighting should be installed.
- 17. A code compliant emergency notification system should be installed.
- 18. A code compliant building sprinkler system should be installed.
- 19. Failed windows should be replaced to prevent water intrusion per code.

20. Failed caulking should be replaced to prevent water intrusion per code.
21. Exterior brick and mortar that is damaged/missing should be replaced to prevent water intrusion per code.
22. Graffiti should be removed to comply with code.
23. Failed roofing material should be removed/replaced to prevent water intrusion per code.

OVERVIEW OF DEFICIENCIES

This former supermarket building has been vacant for several years. Exterior brick, mortar and caulking is failing allowing for water intrusion which is contrary to code. Roofing material and windows are failing allowing for water intrusion which is contrary to code. Electrical wiring and lighting do not comply with code. The HVAC system does not comply with code. There is no code compliant access to the second level. Access into the restroom does not comply with code. Door hardware does not comply with code. The transaction counter does not comply with code. The electrical transformers and natural gas service is not properly protected per code. Life safety system do not comply with code. Damaged flooring should be repaired/replaced to create a code required unimpeded means for emergency egress.

ENERGY CODE DEFICIENCIES

In addition to the building code deficiencies listed above, the existing building does not comply with the current energy code. These deficiencies are not included in the estimated costs to correct code deficiencies and are not considered in determining whether or not the building is substandard.

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Blaine Rainbow Foods Redevelopment TIF District

RSMeans data
from GORDIAN

Square Foot Cost Estimate Report

Date:

7/12/2022

Estimate Name:	551 87th Lane NE	
Building Type:	Store, Supermarket, 1 Story with Decorative Concrete Block / Steel Joists	
Location:	BLAINE, MN	 <p>Costs are derived from a building model with basic components. Scope differences and market conditions can cause costs to vary significantly.</p>
Story Count:	1	
Story Height (L.F.):	21.00	
Floor Area (S.F.):	65600	
Labor Type:	OPN	
Basement Included:	No	
Data Release:	Year 2022 Quarter 2	
Cost Per Square Foot:	\$119.36	
Building Cost:	\$7,829,890.00	

		Quantity	% of Total	Cost Per S.F.	Cost
A	Substructure		10.97%	\$11.38	\$746,586.76
A1010	Standard Foundations			\$3.36	\$220,197.93
A10101051560	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick	1050		\$1.75	\$115,123.58
A10101102500	Strip footing, concrete, reinforced, load 5.1 KLF, soil bearing capacity 3 KSF, 12" deep x 24" wide	1050		\$0.93	\$61,144.65
A10102107250	Spread footings, 3000 PSI concrete, load 75K, soil bearing capacity 3 KSF, 5' - 6" square x 13" deep	59.64		\$0.67	\$43,929.70
A1030	Slab on Grade			\$7.67	\$502,989.31
A10301202240	Slab on grade, 4" thick, non industrial, reinforced	65600		\$7.67	\$502,989.31
A2010	Basement Excavation			\$0.36	\$23,399.52
A20101106911	Excavate and fill, 100,000 SF, 4' deep, sand, gravel, or common earth, on site storage	65600		\$0.36	\$23,399.52
B	Shell		35.43%	\$36.78	\$2,412,456.76
B1010	Floor Construction			\$0.59	\$38,957.86
B10107203550	Fireproofing, gypsum board, fire rated, 1 layer, 1/2" thick, 14" steel column, 2 hour rating, 18 PLF	1035.29		\$0.59	\$38,957.86
B1020	Roof Construction			\$18.56	\$1,217,663.92
B10201124500	Roof, steel joists, beams, 1.5" 22 ga metal deck, on columns, 30'x30' bay, 28" deep, 40 PSF superimposed load, 62 PSF total load	65600		\$16.11	\$1,056,717.60
B10201124600	Roof, steel joists, beams, 1.5" 22 ga metal deck, on columns, 30'x30' bay, 28" deep, 40 PSF superimposed load, 62 PSF total load, add for column	65600		\$2.45	\$160,946.32
B2010	Exterior Walls			\$7.37	\$483,460.91
B20101155450	Concrete block (CMU) wall, split rib, 8 ribs, hollow, regular weight, 8x8x16, reinforced, vertical #5@16", grouted	19845		\$7.37	\$483,460.91
B2020	Exterior Windows			\$3.01	\$197,249.93
B20202101450	Aluminum flush tube frame, for 1/4" glass, 1-3/4" x 4-1/2", 5'x6' opening, 1 intermediate horizontal	2205		\$1.53	\$100,490.89
B20202202300	Glazing panel, plate glass, 3/8" thick, tinted	2205		\$1.47	\$96,759.04
B2030	Exterior Doors			\$0.59	\$38,841.21
B20301105850	Doors, stainless steel & glass, balanced, standard, premium, 3'-0" x 7'-0" opening	1.19		\$0.45	\$29,264.61
B20302203450	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	2.39		\$0.15	\$9,576.60
B3010	Roof Coverings			\$6.45	\$422,917.09
B30101203300	Roofing, single ply membrane, EPDM, 60 mills, fully adhered	65600		\$2.87	\$188,272.00
B30103203090	Insulation, rigid, roof deck, composite with 2" EPS, 1" perlite	65600		\$2.72	\$178,223.39
B30104201400	Roof edges, aluminum, duranodic, .050" thick, 6" face	1050		\$0.67	\$43,760.59
B30106305100	Gravel stop, aluminum, extruded, 4", mill finish, .050" thick	1050		\$0.19	\$12,661.11
B3020	Roof Openings			\$0.20	\$13,365.84
B30202100300	Roof hatch, with curb, 1" fiberglass insulation, 2'-6" x 3'-0", galvanized steel, 165 lbs	2		\$0.06	\$3,894.11
B30202102100	Smoke hatch, unlabeled, galvanized, 2'-6" x 3', not incl hand winch operator	4		\$0.14	\$9,471.73
C	Interiors		14.27%	\$14.81	\$971,397.22
C1010	Partitions			\$3.02	\$197,830.09

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C10101265800	Metal partition, 5/8" fire rated gypsum board face, 1/4" sound deadening gypsum board, 2-1/2" @ 24", same opposite face, no insulation	10933.33	\$1.23	\$80,823.57
C10107101001	1/2" fire rated gypsum board, taped & finished, painted on metal furring	19845	\$1.78	\$117,006.52
C1020	Interior Doors		\$2.70	\$176,875.09
C10201022600	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	109.33	\$2.70	\$176,875.09
C3010	Wall Finishes		\$0.30	\$19,837.88
C30102300140	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	21866.67	\$0.30	\$19,837.88
C3020	Floor Finishes		\$7.19	\$471,654.16
C30204101740	Tile, porcelain type, minimum	32800	\$7.19	\$471,654.16
C3030	Ceiling Finishes		\$1.60	\$105,200.00
C30302106900	Acoustic ceilings, 3/4" mineral fiber, 12" x 12" tile, 1" x 3" wood, 12" OC grid, masonry support	10000	\$1.60	\$105,200.00
D	Services		39.33%	\$40.83
D1010	Elevators and Lifts		\$1.41	\$92,680.20
D10101102200	Hydraulic, passenger elevator, 3000 lb, 2 floors, 100 FPM	1	\$1.41	\$92,680.20
D2010	Plumbing Fixtures		\$2.59	\$169,752.58
D20101102080	Water closet, vitreous china, bowl only with flush valve, wall hung	23.32	\$1.56	\$102,259.83
D20102102000	Urinal, vitreous china, wall hung	3.04	\$0.07	\$4,790.57
D20103101560	Lavatory w/trim, vanity top, PE on CI, 20" x 18"	9.12	\$0.28	\$18,159.08
D20104404340	Service sink w/trim, PE on CI, wall hung w/rim guard, 24" x 20"	4.06	\$0.41	\$26,658.86
D20108201880	Water cooler, electric, wall hung, dual height, 14.3 GPH	4.06	\$0.27	\$17,884.24
D2020	Domestic Water Distribution		\$0.51	\$33,779.41
D20202502220	Gas fired water heater, commercial, 100 < F rise, 500 MBH input, 480 GPH	1.01	\$0.51	\$33,779.41
D2040	Rain Water Drainage		\$1.20	\$78,998.24
D20402104360	Roof drain, CI, soil, single hub, 6" diam, 10' high	11.15	\$0.68	\$44,826.19
D20402104400	Roof drain, CI, soil, single hub, 6" diam, for each additional foot add	388.83	\$0.52	\$34,172.05
D3050	Terminal & Package Units		\$10.19	\$668,367.57
D30501502560	Rooftop, single zone, air conditioner, department stores, 10,000 SF, 29.17 ton	65600	\$10.19	\$668,367.57
D4010	Sprinklers		\$3.30	\$216,746.99
D40104100640	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 50,000 SF	65600	\$3.30	\$216,746.99
D4020	Standpipes		\$0.38	\$24,908.97
D40203101580	Wet standpipe risers, class III, steel, black, sch 40, 6" diam pipe, 1 floor	0.6	\$0.19	\$12,282.94
D40203101600	Wet standpipe risers, class III, steel, black, sch 40, 6" diam pipe, additional floors	2.39	\$0.19	\$12,626.03
D5010	Electrical Service/Distribution		\$1.80	\$118,271.89
D50101200480	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 1200 A	1.25	\$0.61	\$40,001.13
D50102300480	Feeder installation 600 V, including RGS conduit and XHHW wire, 1200 A	100	\$0.64	\$41,717.20
D50102400320	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 1200 A	1.2	\$0.56	\$36,553.56
D5020	Lighting and Branch Wiring		\$15.08	\$989,505.60
D50201100240	Receptacles incl plate, box, conduit, wire, 2.5 per 1000 SF, .3 W per SF, with transformer	43952	\$1.67	\$109,371.92
D50201350200	Miscellaneous power, to .5 watts	65600	\$0.18	\$11,805.38
D50201400240	Central air conditioning power, 3 watts	78720	\$0.93	\$60,847.41
D50201400280	Central air conditioning power, 4 watts	65600	\$0.80	\$52,312.06
D50202100540	Fluorescent fixtures recess mounted in ceiling, 2.4 watt per SF, 60 FC, 15 fixtures @ 32 watt per 1000 SF	65600	\$11.51	\$755,168.83
D5030	Communications and Security		\$4.35	\$285,147.81
D50309100456	Communication and alarm systems, fire detection, addressable, 100 detectors, includes outlets, boxes, conduit and wire	0.6	\$0.86	\$56,228.03
D50309100456	Communication and alarm systems, fire detection, addressable, 100 detectors, includes outlets, boxes, conduit and wire	1.64	\$2.36	\$154,627.07
D50309100462	Fire alarm command center, addressable with voice, excl. wire & conduit	1.49	\$0.39	\$25,462.49

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D50309100462	Fire alarm command center, addressable with voice, excl. wire & conduit	0.6		\$0.16	\$10,185.00
D50309200102	Internet wiring, 2 data/voice outlets per 1000 S.F.	45.92		\$0.52	\$33,814.57
D50309200102	Internet wiring, 2 data/voice outlets per 1000 S.F.	6.56		\$0.07	\$4,830.65
E	Equipment & Furnishings		0.00%	\$0.00	\$0.00
E1090	Other Equipment			\$0.00	\$0.00
F	Special Construction		0.00%	\$0.00	\$0.00
G	Building Sitework		0.00%	\$0.00	\$0.00
SubTotal			100%	\$103.79	\$6,808,600.00
Contractor Fees (General Conditions,Overhead,Profit)			15.0%	\$15.57	\$1,021,290.00
Architectural Fees			0.0%	\$0.00	\$0.00
User Fees			0.0%	\$0.00	\$0.00
Total Building Cost				\$119.36	\$7,829,890.00

Blaine Rainbow Foods Redevelopment TIF District

Code Deficiency Cost Report

Parcel A - 551 87th Lane Northeast, Blaine, Minnesota 55434

Parcel ID 31-31-23-31-0016

Building Name or Type

Former Rainbow Supermarket

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
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Accessibility Items

Transaction Counter

Modify transaction counter to comply with accessibility code	\$ 1,500.00	Lump	1	\$	1,500.00
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Restroom

Modify access to restroom to comply with code.	\$ 1,500.00	EA	2	\$	3,000.00
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Second Level

Create code compliant access to second level	\$ 1.41	SF	65,600	\$	92,496.00
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Structural Elements

Steel Lintels

Protect steel lintels from rusting per code	\$ 500.00	Lump	1	\$	500.00
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Exiting

Thresholds

Modify thresholds to comply with code for maximum height	\$ 500.00	Lump	1	\$	500.00
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Glass Doors

Install code required 10-inch kick plates on glass doors	\$ 100.00	EA	12	\$	1,200.00
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Door Hardware

Install code compliant door hardware	\$ 250.00	EA	20	\$	5,000.00
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Stairs

Modify stairs to comply with code	\$ 2,500.00	Lump	1	\$	2,500.00
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Flooring

Repair/replace damaged/missing flooring to create a code required unimpeded means for emergency egress	\$ 7.19	SF	2,500	\$	17,975.00
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Emergency Lighting System

Install a code compliant emergency lighting system	\$ 3.13	SF	65,600	\$	205,328.00
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Emergency Notification System

Install a code compliant emergency notification system	\$ 0.55	SF	65,600	\$	36,080.00
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Fire Protection

Electrical Transformers

Properly protect electrical transformers per code	\$ 2,500.00	Lump	1	\$	2,500.00
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Natural Gas

Properly protect natural gas service pipes per code.	\$ 2,500.00	Lump	1	\$	2,500.00
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Smoke Detectors

Install code compliant smoke detectors	\$ 3.22	SF	65,600	\$	211,232.00
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Building Sprinkler System

Install a code compliant building sprinkler system	\$ 3.68	SF	65,600	\$	241,408.00
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Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Exterior Construction					
	Windows				
	Replace failed windows to prevent water intrusion per code	\$ 3.01	SF	65,600	\$ 197,456.00
	Brick/Block and Mortar				
	Replace damaged/missing brick/block and mortar to prevent water intrusion per code	\$ 1.00	SF	65,600	\$ 65,600.00
	Caulking				
	Replace failed caulking to prevent water intrusion per code	\$ 0.10	SF	65,600	\$ 6,560.00
	Graffiti				
	Remove graffiti per code	\$ 500.00	Lump	1	\$ 500.00
Roof Construction					
	Roofing Material				
	Remove failed roofing material	\$ 2.00	SF	65,600	\$ 131,200.00
	Install roofing material to prevent water intrusion per code	\$ 6.65	SF	65,600	\$ 436,240.00
Mechanical - Electrical					
	Mechanical				
	Install code compliant HVAC system	\$ 10.19	SF	65,600	\$ 668,464.00
	Electrical				
	Install code compliant electrical wiring	\$ 3.58	SF	65,600	\$ 234,848.00
	Install code compliant lighting	\$ 11.51	SF	65,600	\$ 755,056.00
Total Code Improvements					\$ 3,319,643

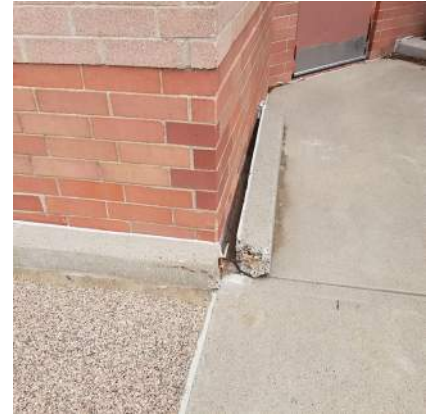
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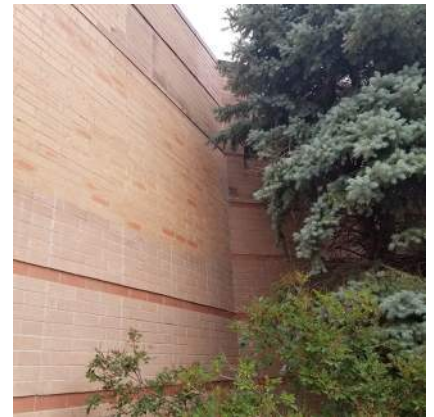
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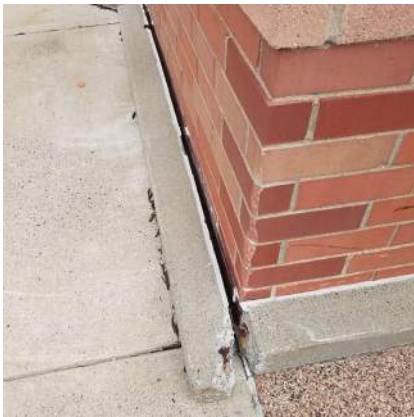
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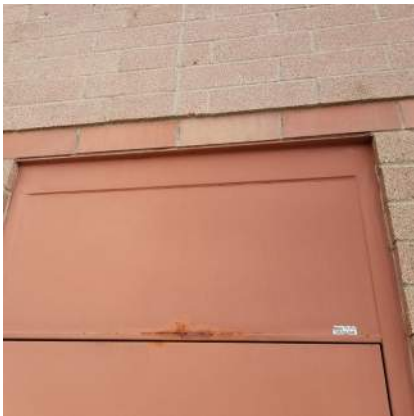
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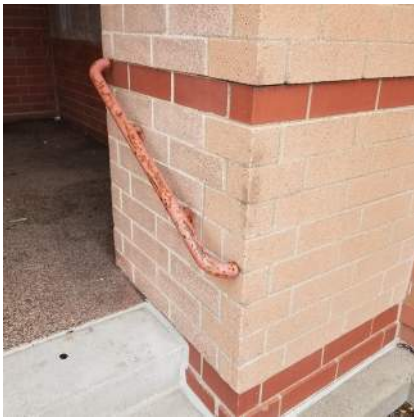
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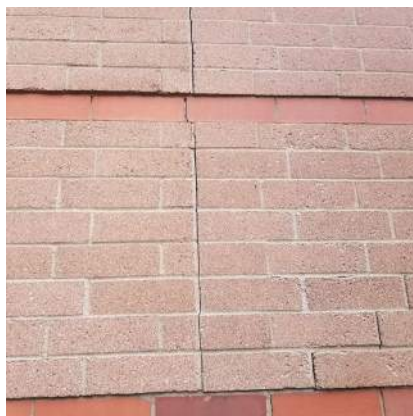
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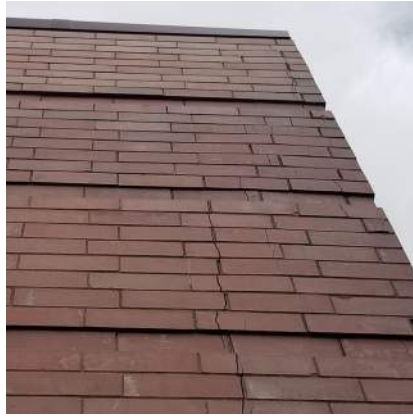


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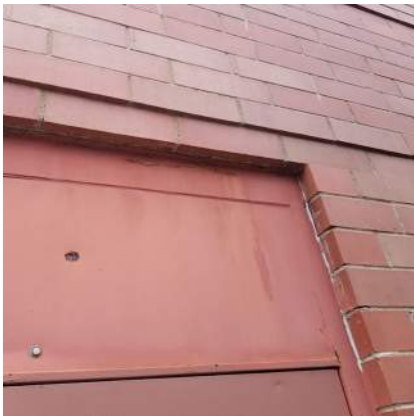
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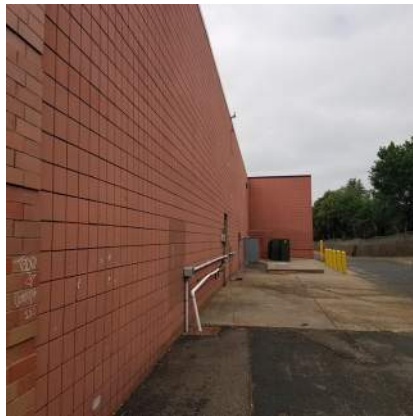
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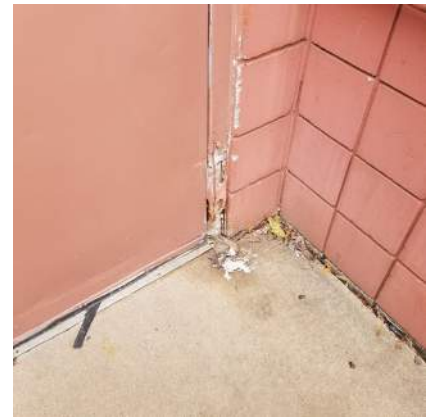
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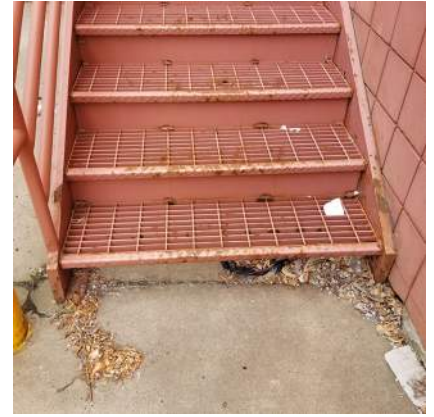
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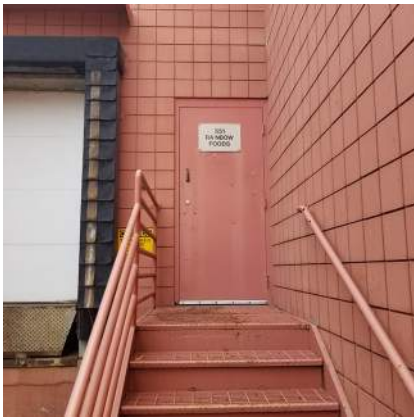
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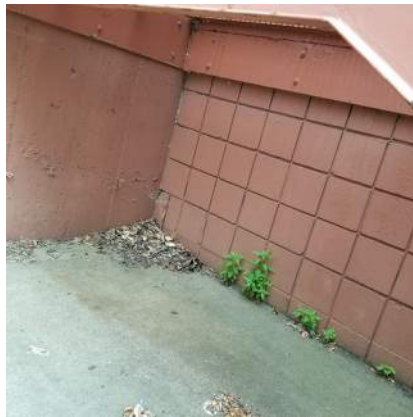
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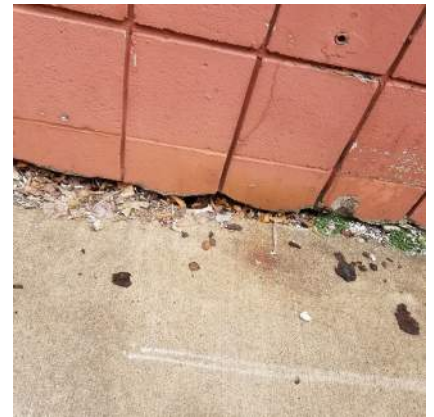
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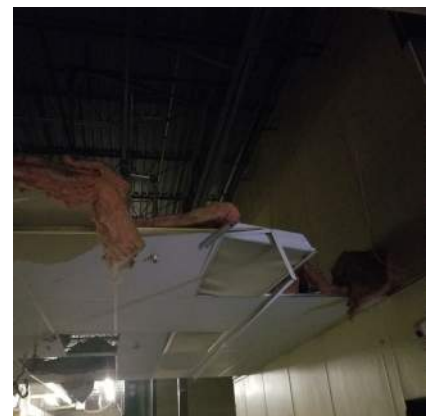
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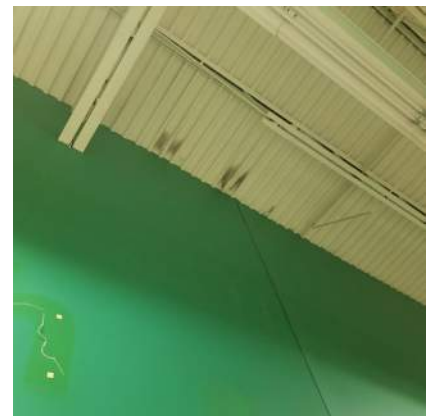
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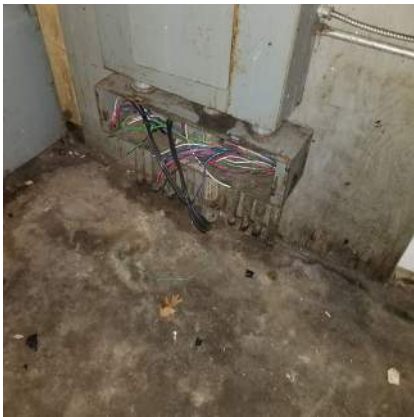
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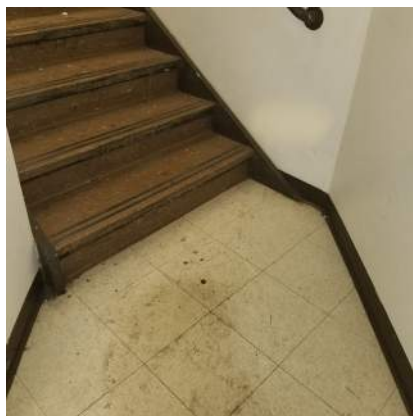
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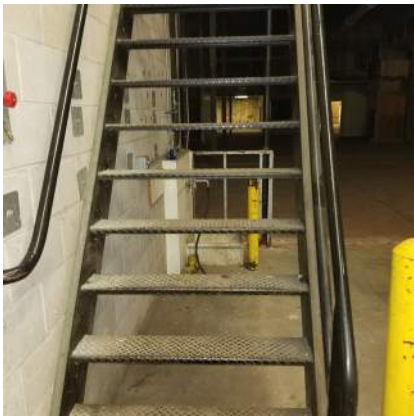
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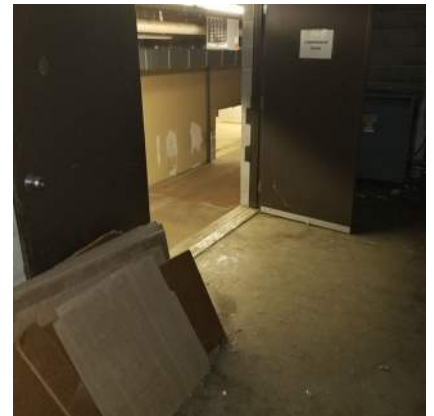
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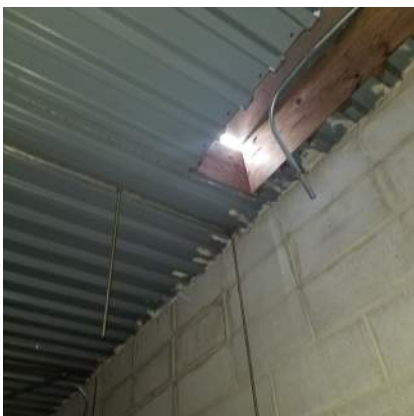
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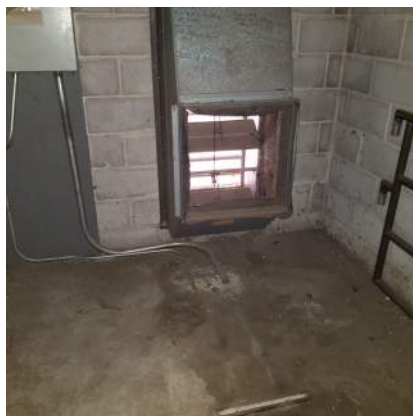
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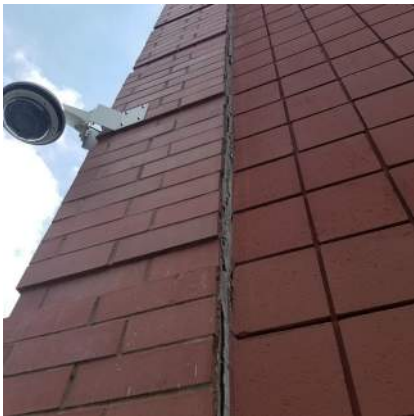
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