Report of Inspection Procedures and Results for
Determining Qualifications of a
Tax Increment Financing District as a Redevelopment District

Blaine University Avenue Redevelopment TIF District
Blaine, Minnesota

September 6, 2018

Prepared For the
City of Blaine

Prepared by:

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LHB Project No. 180678

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PART 1 – EXECUTIVE SUMMARY

PURPOSE OF EVALUATION

LHB was hired by the City of Blaine to inspect and evaluate the properties within a Tax Increment Financing Redevelopment District ("TIF District") proposed to be established by the City. The proposed TIF District is located at the northeast corner of University Avenue NE and 102nd Lane NE (Diagram 1). The purpose of LHB's work is to determine whether the proposed TIF District meets the statutory requirements for coverage, and whether three (3) buildings on three (3) parcels, located within the proposed TIF District, meet the qualifications required for a Redevelopment District. Note that the garage structures are considered "outbuildings," so they were not inspected or included in the building count.

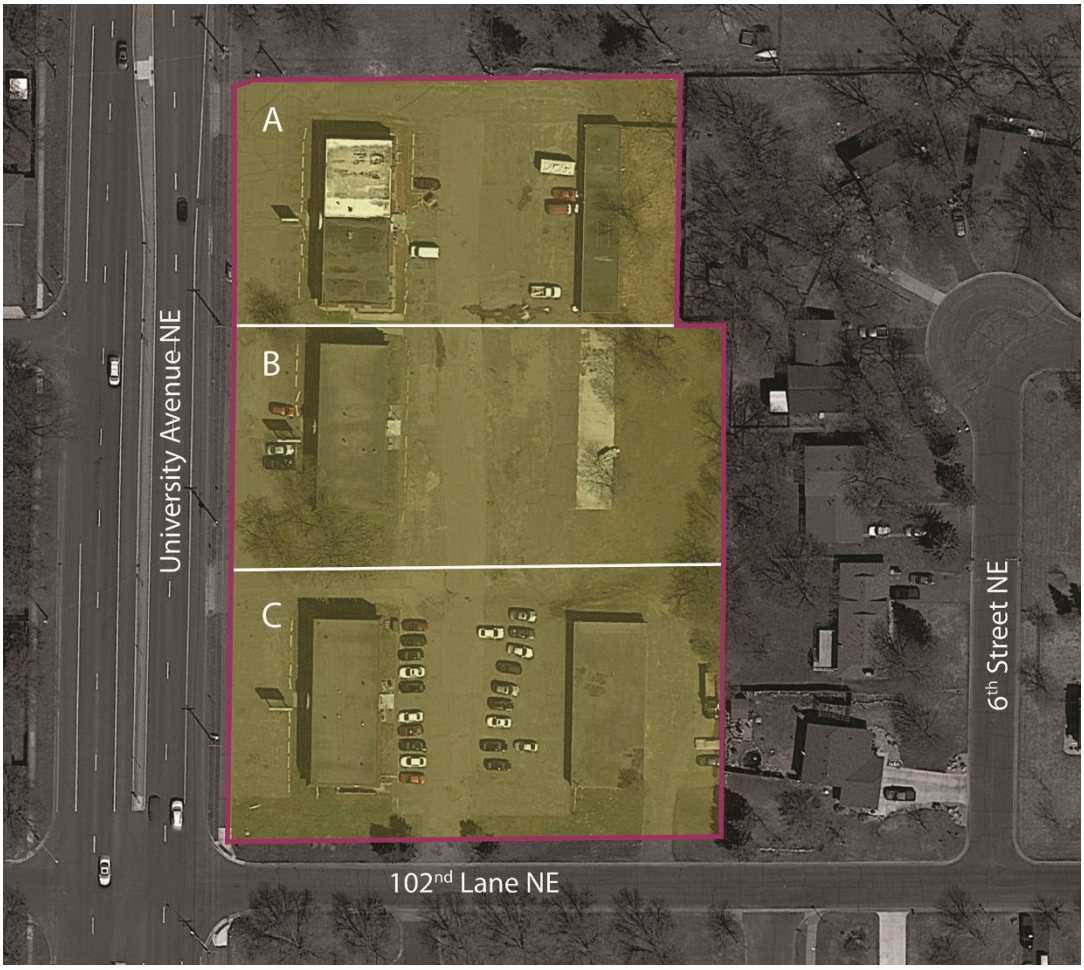

Diagram 1 – Proposed TIF District

SCOPE OF WORK

The proposed TIF District consists of three (3) parcels with three (3) buildings. Three (3) buildings were inspected on August 20, 2018. Building Code and Condition Deficiency reports for the buildings that were inspected are located in Appendix B.

CONCLUSION

After inspecting and evaluating the properties within the proposed TIF District and applying current statutory criteria for a Redevelopment District under *Minnesota Statutes, Section 469.174, Subdivision 10*, it is our professional opinion that the proposed TIF District qualifies as a Redevelopment District because:

- The proposed TIF District has a coverage calculation of 100 percent which is above the 70 percent requirement.
- 100 percent of the buildings are structurally substandard which is above the 50 percent requirement.
- The substandard buildings are reasonably distributed.

The remainder of this report describes our process and findings in detail.

PART 2 – 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(1)."

QUALIFICATION REQUIREMENTS

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

A. 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."

B. 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;"

1. 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."

    a. 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.

2. 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 is in compliance with 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 on the basis of 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*…"

- 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. In order 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.

C. DISTRIBUTION OF SUBSTANDARD BUILDINGS

Minnesota Statutes, Section 469.174, Subdivision 10, defines a Redevelopment District and requires one or more of the following conditions, "reasonably distributed throughout the district."

(1) "Parcels consisting of 70 percent of the area of the district are occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures and more than 50 percent of the buildings, not including outbuildings, are structurally substandard to a degree requiring substantial renovation or clearance;
(2) the property consists of vacant, unused, underused, inappropriately used, or infrequently used rail yards, rail storage facilities, or excessive or vacated railroad rights-of-way;
(3) tank facilities, or property whose immediately previous use was for tank facilities…"

Our interpretation of the distribution requirement is that the substandard buildings must be reasonably distributed throughout the district as compared to the location of all buildings in the district. For example, if all of the buildings in a district are located on one half of the area of the district, with the other half occupied by parking lots (meeting the required 70 percent coverage for the district), we would evaluate the distribution of the substandard buildings compared with only the half of the district where the buildings are located. If all of the buildings in a district are located evenly throughout the entire area of the district, the substandard buildings must be reasonably distributed throughout the entire area of the district. We believe this is consistent with the opinion expressed by the State of Minnesota Court of Appeals in the *Walser Auto Sales, Inc. vs. City of Richfield* case filed November 13, 2001.

PART 3 – PROCEDURES FOLLOWED

LHB inspected three (3) of the three (3) buildings during the day of August 20, 2018.

PART 4 – FINDINGS

A. COVERAGE TEST

1. The total square foot area of the parcel in the proposed TIF District was obtained from City records, GIS mapping and site verification.

2. The total square foot area of buildings and site improvements on the parcels in the proposed TIF District was obtained from City records, GIS mapping and site verification.

3. The percentage of coverage for each parcel in the proposed TIF District was computed to determine if the 15 percent minimum requirement was met. The total square footage of parcels meeting the 15 percent requirement was divided into the total square footage of the entire district to determine if the 70 percent requirement was met.

FINDING:
The proposed TIF District met the coverage test under *Minnesota Statutes, Section 469.174, Subdivision 10(e)*, which resulted in parcels consisting of 100 percent of the area of the proposed TIF District being occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures (Diagram 2). This exceeds the 70 percent area coverage requirement for the proposed TIF District under *Minnesota Statutes, Section 469.174, Subdivision (a) (1).*

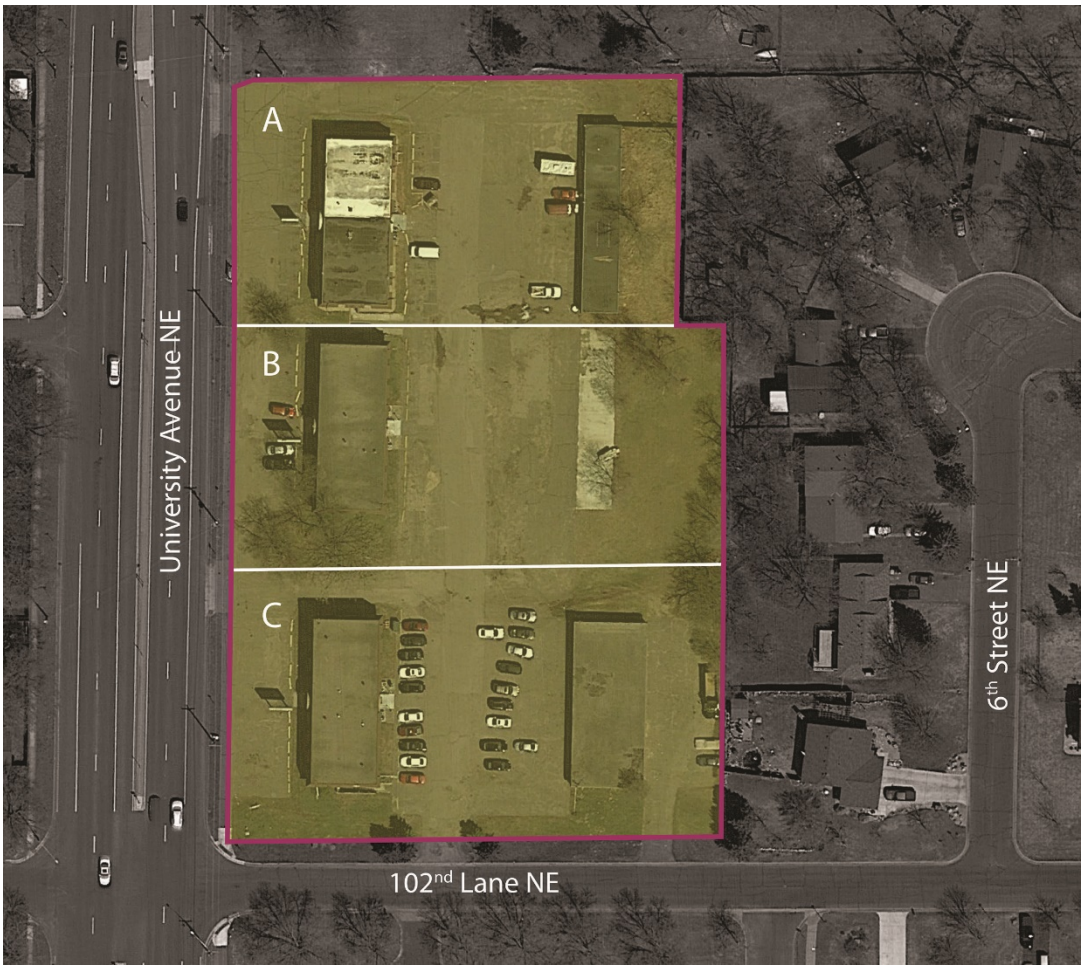

Diagram 2 – Coverage Diagram
Shaded area depicts a parcel more than 15 percent occupied by buildings, streets, utilities, paved or gravel parking lots or other similar structures

B. CONDITION OF BUILDING TEST

1. BUILDING INSPECTION

The first step in the evaluation process is the building inspection. After an initial walk-thru, the inspector makes a judgment whether or not a building "appears" to have enough defects or deficiencies of sufficient total significance to justify substantial renovation or clearance. If it does, the inspector documents with notes and photographs code and non-code deficiencies in the building.

2. REPLACEMENT COST

The second step in evaluating a building to determine if it is substandard to a degree requiring substantial renovation or clearance is to determine its replacement cost. This is the cost of constructing a new structure of the same square footage and type on site. Replacement costs were researched using R.S. Means Cost Works square foot models for 2018.

A replacement cost was calculated by first establishing building use (office, retail, residential, etc.), building construction type (wood, concrete, masonry, etc.), and building size to obtain the appropriate median replacement cost, which factors in the costs of construction in Blaine, Minnesota.

Replacement cost includes labor, materials, and the contractor's overhead and profit. Replacement costs do not include architectural fees, legal fees or other "soft" costs not directly related to construction activities. Replacement cost for each building is tabulated in Appendix A.

3. CODE DEFICIENCIES

The next step in evaluating a building is to determine what code deficiencies exist with respect to such building. Code deficiencies are those conditions for a building which are not in compliance with current building codes applicable to new buildings in the State of Minnesota.

Minnesota Statutes, Section 469.174, Subdivision 10(c), specifically provides that a building cannot be considered structurally substandard if its code deficiencies are not at least 15 percent of the replacement cost of the building. As a result, it was necessary to determine the extent of code deficiencies for each building in the proposed TIF District.

The evaluation was made by reviewing all available information with respect to such buildings contained in City Building Inspection records and making interior and exterior inspections of the buildings. LHB utilizes the current Minnesota State Building Code as the official code for our evaluations. The Minnesota State Building Code is actually a series of provisional codes written specifically for Minnesota only requirements, adoption of several international codes, and amendments to the adopted international codes.

After identifying the code deficiencies in each building, we used R.S. Means Cost Works 2018; Unit and Assembly Costs to determine the cost of correcting the identified deficiencies. We were then able to compare the correction costs with the replacement cost of each building to determine if the costs for correcting code deficiencies meet the required 15 percent threshold.

FINDING:

Three (3) out of three (3) buildings (100 percent) in the proposed TIF District contained code deficiencies exceeding the 15 percent threshold required by *Minnesota Statutes, Section 469.174, Subdivision 10(c).* Building Code, Condition Deficiency and Context Analysis reports for the buildings in the proposed TIF District can be found in Appendix B of this report.

4. SYSTEM CONDITION DEFICIENCIES

If a building meets the minimum code deficiency threshold under *Minnesota Statutes, Section 469.174, Subdivision 10(c),* then in order for such building to be "structurally substandard" under *Minnesota Statutes, Section 469.174, Subdivision 10(b)*, the building's defects or deficiencies should be of sufficient total significance to justify "substantial renovation or clearance." Based on this definition, LHB re-evaluated each of the buildings that met the

code deficiency threshold under *Minnesota Statutes, Section 469.174, Subdivision 10(c),* to determine if the total deficiencies warranted "substantial renovation or clearance" based on the criteria we outlined above.

System condition deficiencies are a measurement of defects or substantial deterioration in site elements, structure, exterior envelope, mechanical and electrical components, fire protection and emergency systems, interior partitions, ceilings, floors and doors.

The evaluation of system condition deficiencies was made by reviewing all available information contained in City records, and making interior and exterior inspections of the buildings. LHB only identified system condition deficiencies that were visible upon our inspection of the building or contained in City records. We did not consider the amount of "service life" used up for a particular component unless it was an obvious part of that component's deficiencies.

After identifying the system condition deficiencies in each building, we used our professional judgment to determine if the list of defects or deficiencies is of sufficient total significance to justify "substantial renovation or clearance."

FINDING:

In our professional opinion, three (3) out of three (3) buildings (100 percent) in the proposed TIF District are structurally substandard to a degree requiring substantial renovation or clearance, because of 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. This exceeds the 50 percent requirement of Subdivision 10a(1).

C. DISTRIBUTION OF SUBSTANDARD STRUCTURES

Much of this report has focused on the condition of individual buildings as they relate to requirements identified by *Minnesota Statutes, Section 469.174, Subdivision 10*. It is also important to look at the distribution of substandard buildings throughout the geographic area of the proposed TIF District (Diagram 3).

FINDING:
The parcels with substandard buildings are reasonably distributed compared to all parcels that contain buildings.

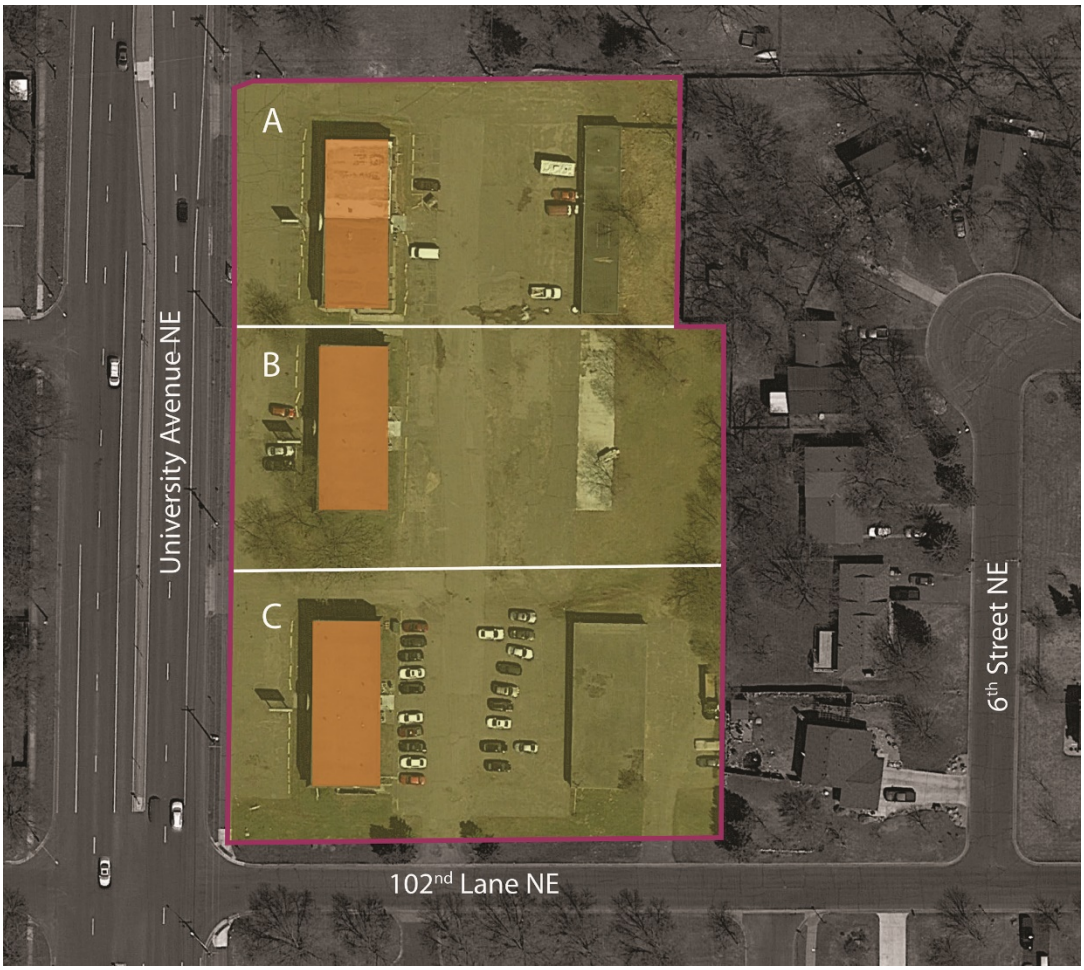

Diagram 3 – Substandard Buildings
Shaded green area depicts parcels with buildings.
Shaded orange area depicts substandard buildings.

PART 5 - TEAM CREDENTIALS

Michael A. Fischer, AIA, LEED AP - Project Principal/TIF Analyst

Michael has 30 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 Masters degrees in City Planning and Real Estate Development from MIT. He has served on more than 50 committees, boards and community task forces, including a term as a City Council President and as Chair of a Metropolitan Planning Organization. Most recently, he served as Chair of the Edina, Minnesota planning commission and is currently a member of the Edina city council. 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.

Philip Waugh – Project Manager/TIF Analyst

Philip is a project manager with 13 years of experience in historic preservation, building investigations, material research, and construction methods. He previously worked as a historic preservationist and also served as the preservation specialist at the St. Paul Heritage Preservation Commission. Currently, Phil sits on the Board of Directors for the Preservation Alliance of Minnesota. His current responsibilities include project management of historic preservation projects, performing building condition surveys and analysis, TIF analysis, writing preservation specifications, historic design reviews, writing Historic Preservation Tax Credit applications, preservation planning, and grant writing.

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.

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APPENDICES

APPENDIX A	Property Condition Assessment Summary Sheet
APPENDIX B	Building Code and Condition Deficiencies Reports
APPENDIX C	Building Replacement Cost Reports Code Deficiency Cost Reports Photographs

APPENDIX A

Property Condition Assessment Summary Sheet

Blaine University Avenue Redevelopment TIF District — Blaine, Minnesota

Property Condition Assessment Summary Sheet

TIF Map No.	PID #	Property Address	Improved or Vacant	Survey Method Used	Site Area (S.F.)	Coverage Area of Improvements (S.F.)	Coverage Percent of Improvements	Coverage Quantity (S.F.)	No. of Buildings	Building Replacement Cost	15% of Replacement Cost	Building Code Deficiencies	No. of Buildings Exceeding 15% Criteria	No. of buildings determined substandard
A	19-31-23-33-0001	10301 University Ave NE	Improved	Interior/Exterior	45,043	33,681	74.8%	45,043	1	$754,421	$113,163	$195,740	1	1
B	19-31-23-33-0002	10299 University Ave NE	Improved	Interior/Exterior	45,113	29,562	65.5%	45,113	1	$754,421	$113,163	$215,135	1	1
C	19-31-23-33-0003	10267 University Ave NE	Improved	Interior/Exterior	49,684	38,946	78.4%	49,684	1	$754,421	$113,163	$211,925	1	1
TOTALS					139,840			139,840	3				3	3
							Total Coverage Percent:	**100.0%**						
												Percent of buildings exceeding 15 percent code deficiency threshold:	**100.0%**	
												Percent of buildings determined substandard:		**100.0%**

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APPENDIX B

Building Code, Condition Deficiency and Context Analysis Reports

Blaine University Avenue Redevelopment TIF District

Building Code, Condition Deficiency and Context Analysis Report

Parcel No. & Building Name:	Parcel No. A Office Suites Building
Address:	10301 University Ave NE Blaine, MN 55434
Parcel ID:	19-31-23-33-0001
Inspection Date(s) & Time(s):	August 20, 2018 2:50 PM
Inspection Type:	Interior and Exterior
Summary of Deficiencies:	It is our professional opinion that this building is Substandard because: - 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:	$754,421
Estimated Cost to Correct Building Code Deficiencies:	$195,740
Percentage of Replacement Cost for Building Code Deficiencies:	25.95%

Defects in Structural Elements

1. None observed.

Combination of Deficiencies

1. Essential Utilities and Facilities
    a. There is no code required accessible parking.
    b. There is no code required accessible way into the building.
    c. The restrooms do not fully comply with code for accessibility.
    d. Break rooms are not ADA code compliant.
    e. There is no code required accessible route to all levels.

2. Light and Ventilation
    a. The HVAC system does not comply with code.
    b. Not all electrical wiring is code compliant.

3. Fire Protection/Adequate Egress
    a. Glass doors do not have code required 10-inch kick plates.
    b. Thresholds do not meet code for maximum height.
    c. There are no code compliant smoke detectors in the building.
    d. The emergency lighting system in the building is not code compliant.
    e. There is no code required emergency notification system in the building.
    f. There is no code required building sprinkler system in the building.

4. Layout and Condition of Interior Partitions/Materials
    a. Interior stairways do not comply with code.
    b. Textured walls are cracked and should be repaired/repainted.
    c. Carpeting is stained.

5. Exterior Construction
    a. Window glass is damaged and should be repaired.
    b. Roofing material is failing and should be replaced to prevent water intrusion per code.
    c. Concrete sidewalks are failing.

Description of Code Deficiencies

1. A code required accessible parking space should be created.
2. A code compliant accessible route into the building should be created.
3. Restrooms should be modified to comply with code for accessibility.
4. The break room sink should be modified to comply with code for accessibility.
5. A code required accessible route to all levels should be created.
6. The HVAC system should be replaced to comply with code.
7. Some electrical wiring should be replaced to comply with code.
8. Glass doors should have code required 10-inch kick plates installed.
9. Thresholds should be modified to comply with code for maximum height.
10. Code compliant smoke detectors should be installed.
11. Code compliant emergency lighting should be installed.
12. Code required emergency notification system should be installed.
13. Code required building sprinkler system should be installed.
14. Interior stairways should be modified to comply with code.
15. Roofing material should be replaced to prevent water intrusion per code.

Overview of Deficiencies

This split entry office building is not code compliant for accessibility into the building or to all levels. The roofing material is failing, allowing for water intrusion, contrary to code. The HVAC system should be replaced to comply with code. Some electrical wiring does not comply with commercial code. There are no code required life safety systems in the building.

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Blaine University Avenue Redevelopment TIF District

Building Code, Condition Deficiency and Context Analysis Report

Parcel No. & Building Name:	Parcel No. B Blaine Professional Building
Address:	10299 University Ave NE Blaine, MN 55434
Parcel ID:	19-31-23-33-0002
Inspection Date(s) & Time(s):	August 20, 2018 2:20 PM
Inspection Type:	Interior and Exterior
Summary of Deficiencies:	It is our professional opinion that this building is Substandard because: - 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:	$754,421
Estimated Cost to Correct Building Code Deficiencies:	$215,135
Percentage of Replacement Cost for Building Code Deficiencies:	28.52%

Defects in Structural Elements

1. None observed.

Combination of Deficiencies

1. Essential Utilities and Facilities
    a. There is no code required accessible parking.
    b. There is no code required accessible way into the building.
    c. Door hardware does not comply with code.
    d. The restrooms do not comply with code for accessibility.
    e. Break room is not ADA code compliant.
    f. There is no code required accessible route to all levels.

2. Light and Ventilation
    a. The HVAC system does not comply with code.
    b. Electrical wiring does not comply with code.

3. Fire Protection/Adequate Egress
    a. Glass doors do not have code required 10-inch kick plates.
    b. Thresholds do not meet code for maximum height.
    c. Carpeting is torn, creating an impediment to emergency egress, which is contrary to code.
    d. There are no code required smoke detectors in the building.
    e. There is no code required emergency lighting system in the building.
    f. There is no code required emergency notification system in the building.
    g. There is no code required building sprinkler system in the building.

4. Layout and Condition of Interior Partitions/Materials
    a. Interior stairways do not comply with code.
    b. Ceiling tile is damaged and/or missing.
    c. Ceiling tile is stained from water intrusion.
    d. Plaster walls are cracked and should be repaired/repainted.
    e. Carpeting is stained.

5. Exterior Construction
    a. Window screens are damaged and should be repaired.
    b. Exterior windows should be repainted.
    c. Roofing material is failing and should be replaced to prevent water intrusion per code.
    d. West side concrete stairway is failing.

Description of Code Deficiencies

1. A code required accessible parking space should be created.
2. A code compliant accessible route into the building should be created.
3. Code compliant door hardware should be installed.
4. Restrooms should be modified to comply with code for accessibility.
5. The break room sink should be modified to comply with code for accessibility.
6. A code required accessible route to all levels should be created.
7. The HVAC system should be replaced to comply with code.
8. The electrical wiring should be replaced to comply with code.
9. Glass doors should have code required 10-inch kick plates installed.
10. Thresholds should be modified to comply with code for maximum height.
11. Damaged carpeting should be replaced to comply with code for unimpeded emergency egress.
12. Code required smoke detectors should be installed.
13. Code required emergency lighting should be installed.
14. Code required emergency notification system should be installed.
15. Code required building sprinkler system should be installed.
16. Interior stairways should be modified to comply with code.
17. Roofing material should be replaced to prevent water intrusion per code.

Overview of Deficiencies

This split entry office building is not code compliant for accessibility into the building or to all levels. The roofing material is failing, allowing for water intrusion, contrary to code. The HVAC system should be replaced to comply with code. Electrical wiring does not comply with commercial code. There are no code required life safety systems in the building.

Blaine University Avenue Redevelopment TIF District

Building Code, Condition Deficiency and Context Analysis Report

Parcel No. & Building Name:	Parcel No. C American Pride Building
Address:	10267 University Ave NE Blaine, MN
Parcel ID:	19-31-23-33-0003
Inspection Date(s) & Time(s):	August 20, 2018 2:00 PM
Inspection Type:	Interior and Exterior
Summary of Deficiencies:	It is our professional opinion that this building is Substandard because: - 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:	$754,421
Estimated Cost to Correct Building Code Deficiencies:	$211,925
Percentage of Replacement Cost for Building Code Deficiencies:	28.09%

Defects in Structural Elements

1. None observed.

Combination of Deficiencies

1. Essential Utilities and Facilities
    a. There is no code required accessible parking.
    b. There is no code required accessible way into the building.
    c. Door hardware does not comply with code.
    d. The restrooms do not comply with code for accessibility.
    e. Break rooms are not ADA code compliant.
    f. There is no code required accessible route to all levels.

2. Light and Ventilation
    a. The HVAC system does not comply with code.
    b. Electrical wiring does not comply with code.

3. Fire Protection/Adequate Egress
    a. Glass doors do not have code required 10-inch kick plates.
    b. Thresholds do not meet code for maximum height.
    c. There are no code required smoke detectors in the building.
    d. There is no code required emergency lighting system in the building.
    e. There is no code required emergency notification system in the building.
    f. There is no code required building sprinkler system in the building.

4. Layout and Condition of Interior Partitions/Materials
    a. Interior stairways do not comply with code.
    b. Textured walls should be repainted.
    c. Carpeting is stained.

5. Exterior Construction
    a. Painted metal flashing should be repainted.
    b. Exterior windows should be repainted.
    c. Roofing material is failing and should be replaced to prevent water intrusion per code.

Description of Code Deficiencies

1. A code required accessible parking space should be created.
2. A code compliant accessible route into the building should be created.
3. Code compliant door hardware should be installed.
4. Restrooms should be modified to comply with code for accessibility.
5. The break room sink should be modified to comply with code for accessibility.
6. A code required accessible route to all levels should be created.
7. The HVAC system should be replaced to comply with code.
8. The electrical wiring should be replaced to comply with code.
9. Glass doors should have code required 10-inch kick plates installed.
10. Thresholds should be modified to comply with code for maximum height.
11. Code required smoke detectors should be installed.
12. Code required emergency lighting should be installed.
13. Code required emergency notification system should be installed.
14. Code required building sprinkler system should be installed.
15. Interior stairways should be modified to comply with code.
16. Roofing material should be replaced to prevent water intrusion per code.

Overview of Deficiencies

This split entry office building is not code compliant for accessibility into the building or to all levels. The roofing material is failing allowing for water intrusion, contrary to code. The HVAC system should be replaced to comply with code. Electrical wiring does not comply with commercial code. There are no code required life safety systems in the building.

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APPENDIX C

Building Replacement Cost Reports
Code Deficiency Cost Reports
Photographs

Blaine University Avenue Redevelopment TIF District

Replacement Cost Report

RSMeans data from GORDIAN **Square Foot Cost Estimate Report** Date: **8/21/2018**

Estimate Name:	**10301 University Ave NE** City of Blaine 10301 University Ave NE , Blaine , Minnesota , 55434
Building Type:	**Office, 2-4 Story with Stone Veneer / Wood Frame**
Location:	**BLAINE, MN**
Story Count:	**2**
Story Height (L.F.):	**10**
Floor Area (S.F.):	**4250**
Labor Type:	**OPN**
Basement Included:	**No**
Data Release:	**Year 2018 Quarter 2**
Cost Per Square Foot:	**$177.52**
Building Cost:	**$754,421.56**

Costs are derived from a building model with basic components.

Scope differences and market conditions can cause costs to vary significantly.

		% of Total	Cost Per S.F.	Cost
A Substructure		**7.83%**	**12.64**	**53,695.63**
A1010	**Standard Foundations**		**9.58**	**40,700.00**
	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick		5.55	23,568.30
	Strip footing, concrete, reinforced, load 14.8 KLF, soil bearing capacity 6 KSF, 12" deep x 32" wide		3.16	13,445.74
	Spread footings, 3000 PSI concrete, load 200K, soil bearing capacity 6 KSF, 6' - 0" square x 20" deep		0.87	3,685.96
A1030	**Slab on Grade**		**2.90**	**12,308.40**
	Slab on grade, 4" thick, non industrial, reinforced		2.90	12,308.40
A2010	**Basement Excavation**		**0.16**	**687.23**
	Excavate and fill, 10,000 SF, 4' deep, sand, gravel, or common earth, on site storage		0.16	687.23
B Shell		**28.30%**	**45.68**	**194,120.77**
B1010	**Floor Construction**		**16.06**	**68,235.17**
	Wood column, 8" x 8", 20' x 20' bay, 10' unsupported height, 133 BF/MSF, 160 PSF total allowable load		0.23	967.96
	Wood column, 8" x 8", 20' x 20' bay, 10' unsupported height, 133 BF/MSF, 160 PSF total allowable load		0.23	967.96
	Wood beam and joist floor, 12"x16" girder, 8"x16" beam, 2x10 joists @ 16", 20'x20' bay, 75 PSF LL, 102 PSF total load		7.28	30,933.86
	Fireproofing, gypsum board, fire rated, 2 layer, 1" thick, 14" steel column, 3 hour rating, 22 PLF		8.32	35,365.39
B1020	**Roof Construction**		**4.05**	**17,203.72**
	Wood roof truss, 2' OC, 60' span, 4:12 pitch, 1' overhang, 5/8" sheathing, 1x8 fascia, R30 insulation		4.05	17,203.72
B2010	**Exterior Walls**		**17.37**	**73,814.82**
	Brick veneer wall, oversized, 4" x 2-1/4" x 16", 25gax6" studs @ 24" back-up, running bond, 1to3 slot face		2.70	11,485.00

	Cement stucco, 7/8" thick, plywood sheathing, 1x8 fascia, R30 insulation, stud wall, 2" x 6", 24" OC		13.86	58,905.00
	Insulation, fiberglass batts, 6" thick, R19		0.81	3,424.82
B2020	**Exterior Windows**		**3.99**	**16,961.92**
	Windows, wood, vinyl clad, casement, insulated glass, 2'-0" x 3'-0"		3.99	16,961.92
B2030	**Exterior Doors**		**1.41**	**5,999.27**
	Door, aluminum & glass, with transom, narrow stile, double door, hardware, 6'-0" x 10'-0" opening		0.74	3,144.96
	Door, aluminum & glass, with transom, bronze finish, hardware, 3'-0" x 10'-0" opening		0.38	1,619.26
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening		0.29	1,235.05
B3010	**Roof Coverings**		**2.80**	**11,905.87**
	Roofing, single ply membrane, EPDM, 45mils, fully adhered		2.38	10,115.00
	Gutters, box, aluminum, .027" thick, 5", enameled finish		0.30	1,270.31
	Downspout, aluminum, rectangular, 2" x 3", embossed mill finish, .020" thick		0.12	520.56
C Interiors		**17.85%**	**28.80**	**122,402.81**
C1010	**Partitions**		**4.28**	**18,193.75**
	Wood partition, 5/8"fire rated gypsum board face, none base,2 x 4,@ 16" OC framing,same opposite face, 0 insul		1.43	6,091.37
	Wood partition, 5/8" fire rated gypsum board face, 1/4"sound deadening gypsum board, 2x4 @ 16" OC framing, same opposite face, sound		1.06	4,486.60
	Gypsum board, 1 face only, exterior sheathing, fire resistant, 5/8"		1.09	4,619.33
	Add for the following: taping and finishing		0.71	2,996.45
C1020	**Interior Doors**		**6.27**	**26,644.95**
	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"		6.27	26,644.95
C1030	**Fittings**		**0.23**	**990.57**
	Toilet partitions, cubicles, ceiling hung, plastic laminate		0.23	990.57
C2010	**Stair Construction**		**4.54**	**19,282.09**
	Stairs, steel, pan tread for conc in-fill, picket rail,12 risers w/ landing		4.54	19,282.09
C3010	**Wall Finishes**		**1.68**	**7,133.76**
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats		0.72	3,078.02
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats		0.95	4,055.74
C3020	**Floor Finishes**		**5.36**	**22,788.33**
	Carpet tile, nylon, fusion bonded, 18" x 18" or 24" x 24", 35 oz		3.21	13,662.14
	Vinyl, composition tile, maximum		0.94	3,977.17
	Tile, ceramic natural clay		1.21	5,149.02
C3030	**Ceiling Finishes**		**6.44**	**27,369.36**
	Acoustic ceilings, 3/4" fiberglass board, 24" x 48" tile, tee grid, suspended support		6.44	27,369.36
D Services		**46.02%**	**74.26**	**315,618.57**
D1010	**Elevators and Lifts**		**12.25**	**52,064.54**
	Hydraulic passenger elevator, 3000 lb, 3 floors,12' story height, 2 car group,125 FPM		12.25	52,064.54
D2010	**Plumbing Fixtures**		**2.10**	**8,911.61**
	Water closet, vitreous china, bowl only with flush valve, wall hung		0.84	3,568.19
	Urinal, vitreous china, wall hung		0.14	583.17

	Lavatory w/trim, vanity top, PE on CI, 20" x 18"	0.26	1,101.00
	Service sink w/trim, PE on CI,wall hung w/rim guard, 24" x 20"	0.57	2,417.16
	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH	0.29	1,242.09
D2020	**Domestic Water Distribution**	**0.60**	**2,531.82**
	Gas fired water heater, commercial, 100< F rise, 100 MBH input, 91 GPH	0.60	2,531.82
D3050	**Terminal & Package Units**	**17.35**	**73,754.29**
	Rooftop, multizone, air conditioner, offices, 25,000 SF, 79.16 ton	17.35	73,754.29
D4010	**Sprinklers**	**3.71**	**15,779.50**
	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 5000 SF	1.64	6,962.00
	Wet pipe sprinkler systems, steel, light hazard, each additional floor, 5000 SF	1.80	7,647.33
	Standard High Rise Accessory Package 3 story	0.28	1,170.17
D4020	**Standpipes**	**1.02**	**4,336.49**
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	0.55	2,342.37
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, additional floors	0.47	1,994.12
D5010	**Electrical Service/Distribution**	**17.46**	**74,204.40**
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 1000 A	4.51	19,149.56
	Feeder installation 600 V, including RGS conduit and XHHW wire, 1000 A	5.83	24,786.10
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 1200 A	7.12	30,268.74
D5020	**Lighting and Branch Wiring**	**13.53**	**57,508.25**
	Receptacles incl plate, box, conduit, wire, 16.5 per 1000 SF, 2.0 W per SF, with transformer	4.98	21,176.77
	Miscellaneous power, 1.2 watts	0.34	1,455.03
	Central air conditioning power, 4 watts	0.62	2,653.83
	Motor installation, three phase, 460 V, 15 HP motor size	1.24	5,260.87
	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @32watt per 1000 SF	6.34	26,961.75
D5030	**Communications and Security**	**6.24**	**26,527.11**
	Telephone wiring for offices & laboratories, 8 jacks/MSF	1.68	7,120.91
	Communication and alarm systems, fire detection, addressable, 50 detectors, includes outlets, boxes, conduit and wire	2.10	8,935.54
	Fire alarm command center, addressable with voice, excl. wire & conduit	0.65	2,767.92
	Internet wiring, 8 data/voice outlets per 1000 S.F.	1.81	7,702.74
D5090	**Other Electrical Systems**	**0.00**	**0.56**
	Uninterruptible power supply with standard battery pack, 15 kVA/12.75 kW	0.00	0.56
E Equipment & Furnishings		**0%**	**0**	**0**
E1090	**Other Equipment**		**0**	**0**
F Special Construction		**0%**	**0**	**0**
G Building Sitework		**0%**	**0**	**0**

SubTotal	**100%**	**$161.38**	**$685,837.78**
Contractor Fees (General Conditions,Overhead,Profit)	**10.00%**	**$16.14**	**$68,583.78**
Architectural Fees	**0.00%**	**$0.00**	**$0.00**
User Fees	**0.00%**	**$0.00**	**$0.00**
Total Building Cost		**$177.52**	**$754,421.56**

Blaine University Avenue Redevelopment TIF District

Code Deficiency Cost Report

Parcel A - 10301 University Ave NE Blaine, MN 55434 - PID 19-31-23-33-0001

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Accessibility Items					
	Accessible Parking				
	Create a code required accessible parking space	$ 100.00	EA	1	$ 100.00
	Accessible Route				
	Create a code required accessible route into building	$ 2,500.00	Lump	1	$ 2,500.00
	Create a code required accessible route to all levels	$ 12.25	SF	4250	$ 52,062.50
	Door Hardware				
	Install code required door hardware	$ 250.00	EA	14	$ 3,500.00
	Restrooms				
	Modify restrooms to comply with ADA code	$ 1.47	SF	4250	$ 6,247.50
	Break Room				
	Modify break room sink to comply with ADA code	$ 500.00	Lump	1	$ 500.00
Structural Elements					
					$ -
Exiting					
	Glass Doors				
	Install code required 10-inch kick plate on glass doors	$ 100.00	EA	8	$ 800.00
	Thresholds				
	Modify thresholds to comply with code for maximum height	$ 500.00	EA	2	$ 1,000.00
	Stairways				
	Modify stairways to comply with code	$ 2,500.00	Lump	1	$ 2,500.00
Fire Protection					
	Smoke Detectors				
	Install code compliant smoke detectors	$ 2.10	SF	4250	$ 8,925.00
	Emergency Lighting				
	Install code compliant emergency lighting	$ 0.47	SF	4250	$ 1,997.50
	Emergency Notification System				
	Install code required emergency notification system	$ 0.65	SF	4250	$ 2,762.50
	Building Sprinkler System				
	Install code required building sprinkler system	$ 4.73	SF	4250	$ 20,102.50
Exterior Construction					
					$ -

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Roof Construction					
	Roofing Material				
	Remove failed roofing material	$ 0.50	SF	4250	$ 2,125.00
	Install roofing material to prevent water intrusion per code	$ 2.80	SF	4250	$ 11,900.00
Mechanical- Electrical					
	Mechanical				
	Install code compliant HVAC system	$ 17.35	SF	4250	$ 73,737.50
	Electrical				
	Install code compliant electrical wiring	$ 4.98	SF	1000	$ 4,980.00
				Total Code Improvements	**$ 195,740**

Blaine University Redevelopment TIF District

Photos: Parcel A - 10301 University Ave NE


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Blaine University Redevelopment TIF District

Photos: Parcel A - 10301 University Ave NE


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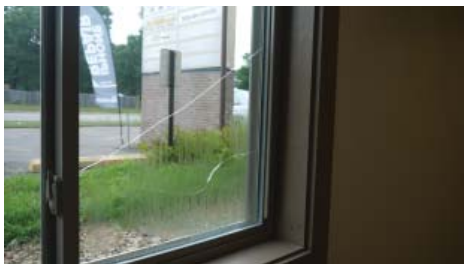
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Blaine University Redevelopment TIF District

Photos: Parcel A - 10301 University Ave NE

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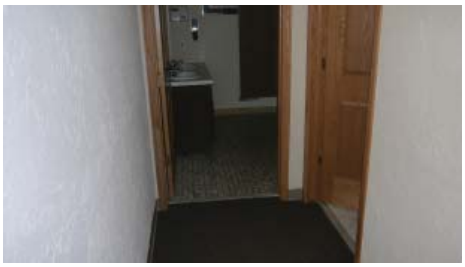

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Blaine University Avenue Redevelopment TIF District

Replacement Cost Report

RSMeans data from GORDIAN

Square Foot Cost Estimate Report Date: **8/21/2018**

Estimate Name:	**10299 University Ave NE** City of Blaine 10299 University Ave NE , Blaine , Minnesota , 55434
Building Type:	**Office, 2-4 Story with Stone Veneer / Wood Frame**
Location:	**BLAINE, MN**
Story Count:	**2**
Story Height (L.F.):	**10**
Floor Area (S.F.):	**4250**
Labor Type:	**OPN**
Basement Included:	**No**
Data Release:	**Year 2018 Quarter 2**
Cost Per Square Foot:	**$177.52**
Building Cost:	**$754,421.56**

Costs are derived from a building model with basic components.

Scope differences and market conditions can cause costs to vary significantly.

		% of Total	Cost Per S.F.	Cost
A Substructure		**7.83%**	**12.64**	**53,695.63**
A1010	**Standard Foundations**		**9.58**	**40,700.00**
	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick		5.55	23,568.30
	Strip footing, concrete, reinforced, load 14.8 KLF, soil bearing capacity 6 KSF, 12" deep x 32" wide		3.16	13,445.74
	Spread footings, 3000 PSI concrete, load 200K, soil bearing capacity 6 KSF, 6' - 0" square x 20" deep		0.87	3,685.96
A1030	**Slab on Grade**		**2.90**	**12,308.40**
	Slab on grade, 4" thick, non industrial, reinforced		2.90	12,308.40
A2010	**Basement Excavation**		**0.16**	**687.23**
	Excavate and fill, 10,000 SF, 4' deep, sand, gravel, or common earth, on site storage		0.16	687.23
B Shell		**28.30%**	**45.68**	**194,120.77**
B1010	**Floor Construction**		**16.06**	**68,235.17**
	Wood column, 8" x 8", 20' x 20' bay, 10' unsupported height, 133 BF/MSF, 160 PSF total allowable load		0.23	967.96
	Wood column, 8" x 8", 20' x 20' bay, 10' unsupported height, 133 BF/MSF, 160 PSF total allowable load		0.23	967.96
	Wood beam and joist floor, 12"x16" girder, 8"x16" beam, 2x10 joists @ 16", 20'x20' bay, 75 PSF LL, 102 PSF total load		7.28	30,933.86
	Fireproofing, gypsum board, fire rated, 2 layer, 1" thick, 14" steel column, 3 hour rating, 22 PLF		8.32	35,365.39
B1020	**Roof Construction**		**4.05**	**17,203.72**
	Wood roof truss, 2' OC, 60' span, 4:12 pitch, 1' overhang, 5/8" sheathing, 1x8 fascia, R30 insulation		4.05	17,203.72
B2010	**Exterior Walls**		**17.37**	**73,814.82**
	Brick veneer wall, oversized, 4" x 2-1/4" x 16", 25gax6" studs @ 24" back-up, running bond, 1to3 slot face		2.70	11,485.00

	Cement stucco, 7/8" thick, plywood sheathing, 1x8 fascia, R30 insulation, stud wall, 2" x 6", 24" OC		13.86	58,905.00
	Insulation, fiberglass batts, 6" thick, R19		0.81	3,424.82
B2020	**Exterior Windows**		**3.99**	**16,961.92**
	Windows, wood, vinyl clad, casement, insulated glass, 2'-0" x 3'-0"		3.99	16,961.92
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	Door, aluminum & glass, with transom, narrow stile, double door, hardware, 6'-0" x 10'-0" opening		0.74	3,144.96
	Door, aluminum & glass, with transom, bronze finish, hardware, 3'-0" x 10'-0" opening		0.38	1,619.26
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening		0.29	1,235.05
B3010	**Roof Coverings**		**2.80**	**11,905.87**
	Roofing, single ply membrane, EPDM, 45mils, fully adhered		2.38	10,115.00
	Gutters, box, aluminum, .027" thick, 5", enameled finish		0.30	1,270.31
	Downspout, aluminum, rectangular, 2" x 3", embossed mill finish, .020" thick		0.12	520.56
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	Wood partition, 5/8" fire rated gypsum board face, 1/4"sound deadening gypsum board, 2x4 @ 16" OC framing, same opposite face, sound		1.06	4,486.60
	Gypsum board, 1 face only, exterior sheathing, fire resistant, 5/8"		1.09	4,619.33
	Add for the following: taping and finishing		0.71	2,996.45
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	Stairs, steel, pan tread for conc in-fill, picket rail,12 risers w/ landing		4.54	19,282.09
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	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats		0.72	3,078.02
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	Vinyl, composition tile, maximum		0.94	3,977.17
	Tile, ceramic natural clay		1.21	5,149.02
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	Wet pipe sprinkler systems, steel, light hazard, each additional floor, 5000 SF	1.80	7,647.33
	Standard High Rise Accessory Package 3 story	0.28	1,170.17
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	Fire alarm command center, addressable with voice, excl. wire & conduit	0.65	2,767.92
	Internet wiring, 8 data/voice outlets per 1000 S.F.	1.81	7,702.74
D5090	**Other Electrical Systems**	**0.00**	**0.56**
	Uninterruptible power supply with standard battery pack, 15 kVA/12.75 kW	0.00	0.56
E Equipment & Furnishings		**0%**	**0**	**0**
E1090	**Other Equipment**		**0**	**0**
F Special Construction		**0%**	**0**	**0**
G Building Sitework		**0%**	**0**	**0**

SubTotal	**100%**	**$161.38**	**$685,837.78**
Contractor Fees (General Conditions,Overhead,Profit)	**10.00%**	**$16.14**	**$68,583.78**
Architectural Fees	**0.00%**	**$0.00**	**$0.00**
User Fees	**0.00%**	**$0.00**	**$0.00**
Total Building Cost		**$177.52**	**$754,421.56**

Blaine University Avenue Redevelopment TIF District

Code Deficiency Cost Report

Parcel B - 10299 University Ave NE Blaine, NE 55434 - PID 19-31-23-33-0002

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Accessibility Items					
	Accessible Parking				
	Create a code required accessible parking space	$ 100.00	EA	1	$ 100.00
	Accessible Route				
	Create a code required accessible route into building	$ 2,500.00	Lump	1	$ 2,500.00
	Create a code required accessible route to all levels	$ 12.25	SF	4250	$ 52,062.50
	Door Hardware				
	Install code required door hardware	$ 250.00	EA	14	$ 3,500.00
	Restrooms				
	Modify restrooms to comply with ADA code	$ 1.47	SF	4250	$ 6,247.50
	Break Room				
	Modify break room sink to comply with ADA code	$ 500.00	Lump	1	$ 500.00
Structural Elements					
					$ -
Exiting					
	Glass Doors				
	Install code required 10-inch kick plate on glass doors	$ 100.00	EA	8	$ 800.00
	Thresholds				
	Modify thresholds to comply with code for maximum height	$ 500.00	EA	2	$ 1,000.00
	Stairways				
	Modify stairways to comply with code	$ 2,500.00	Lump	1	$ 2,500.00
	Carpeting				
	Replace damaged carpeting to create an unimpeded means for egress per code	$ 3.21	SF	1000	$ 3,210.00
					$ -
Fire Protection					
	Smoke Detectors				
	Install code required smoke detectors	$ 2.10	SF	4250	$ 8,925.00
	Emergency Lighting				
	Install code required emergency lighting	$ 0.47	SF	4250	$ 1,997.50
	Emergency Notification System				
	Install code required emergency notification system	$ 0.65	SF	4250	$ 2,762.50
	Building Sprinkler System				
	Install code required building sprinkler system	$ 4.73	SF	4250	$ 20,102.50

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Exterior Construction					
					$ -
Roof Construction					
	Roofing Material				
	Remove failed roofing material	$ 0.50	SF	4250	$ 2,125.00
	Install roofing material to prevent water intrusion per code	$ 2.80	SF	4250	$ 11,900.00
Mechanical- Electrical					
	Mechanical				
	Install code compliant HVAC system	$ 17.35	SF	4250	$ 73,737.50
	Electrical				
	Install code compliant electrical wiring	$ 4.98	SF	4250	$ 21,165.00
				Total Code Improvements	**$ 215,135**

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Photos: Parcel B - 10299 University Ave NE


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Photos: Parcel B - 10299 University Ave NE


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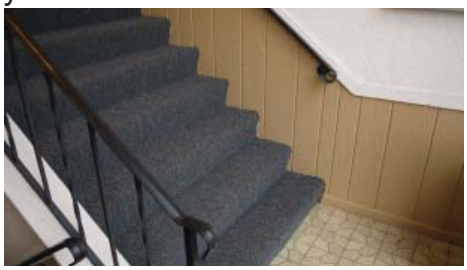
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Photos: Parcel B - 10299 University Ave NE


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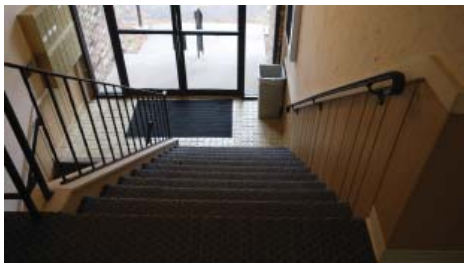
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Blaine University Avenue Redevelopment TIF District

Replacement Cost Report

RSMeans data from GORDIAN

Square Foot Cost Estimate Report Date: **8/21/2018**

Estimate Name:	**10267 University Ave NE** City of Blaine 10267 University Ave NE , Blaine , Minnesota , 55434
Building Type:	**Office, 2-4 Story with Stone Veneer / Wood Frame**
Location:	**BLAINE, MN**
Story Count:	**2**
Story Height (L.F.):	**10**
Floor Area (S.F.):	**4250**
Labor Type:	**OPN**
Basement Included:	**No**
Data Release:	**Year 2018 Quarter 2**
Cost Per Square Foot:	**$177.52**
Building Cost:	**$754,421.56**

Costs are derived from a building model with basic components.

Scope differences and market conditions can cause costs to vary significantly.

		% of Total	Cost Per S.F.	Cost
A Substructure		**7.83%**	**12.64**	**53,695.63**
A1010	**Standard Foundations**		**9.58**	**40,700.00**
	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick		5.55	23,568.30
	Strip footing, concrete, reinforced, load 14.8 KLF, soil bearing capacity 6 KSF, 12" deep x 32" wide		3.16	13,445.74
	Spread footings, 3000 PSI concrete, load 200K, soil bearing capacity 6 KSF, 6' - 0" square x 20" deep		0.87	3,685.96
A1030	**Slab on Grade**		**2.90**	**12,308.40**
	Slab on grade, 4" thick, non industrial, reinforced		2.90	12,308.40
A2010	**Basement Excavation**		**0.16**	**687.23**
	Excavate and fill, 10,000 SF, 4' deep, sand, gravel, or common earth, on site storage		0.16	687.23
B Shell		**28.30%**	**45.68**	**194,120.77**
B1010	**Floor Construction**		**16.06**	**68,235.17**
	Wood column, 8" x 8", 20' x 20' bay, 10' unsupported height, 133 BF/MSF, 160 PSF total allowable load		0.23	967.96
	Wood column, 8" x 8", 20' x 20' bay, 10' unsupported height, 133 BF/MSF, 160 PSF total allowable load		0.23	967.96
	Wood beam and joist floor, 12"x16" girder, 8"x16" beam, 2x10 joists @ 16", 20'x20' bay, 75 PSF LL, 102 PSF total load		7.28	30,933.86
	Fireproofing, gypsum board, fire rated, 2 layer, 1" thick, 14" steel column, 3 hour rating, 22 PLF		8.32	35,365.39
B1020	**Roof Construction**		**4.05**	**17,203.72**
	Wood roof truss, 2' OC, 60' span, 4:12 pitch, 1' overhang, 5/8" sheathing, 1x8 fascia, R30 insulation		4.05	17,203.72
B2010	**Exterior Walls**		**17.37**	**73,814.82**
	Brick veneer wall, oversized, 4" x 2-1/4" x 16", 25gax6" studs @ 24" back-up, running bond, 1to3 slot face		2.70	11,485.00

	Cement stucco, 7/8" thick, plywood sheathing, 1x8 fascia, R30 insulation, stud wall, 2" x 6", 24" OC		13.86	58,905.00
	Insulation, fiberglass batts, 6" thick, R19		0.81	3,424.82
B2020	**Exterior Windows**		**3.99**	**16,961.92**
	Windows, wood, vinyl clad, casement, insulated glass, 2'-0" x 3'-0"		3.99	16,961.92
B2030	**Exterior Doors**		**1.41**	**5,999.27**
	Door, aluminum & glass, with transom, narrow stile, double door, hardware, 6'-0" x 10'-0" opening		0.74	3,144.96
	Door, aluminum & glass, with transom, bronze finish, hardware, 3'-0" x 10'-0" opening		0.38	1,619.26
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening		0.29	1,235.05
B3010	**Roof Coverings**		**2.80**	**11,905.87**
	Roofing, single ply membrane, EPDM, 45mils, fully adhered		2.38	10,115.00
	Gutters, box, aluminum, .027" thick, 5", enameled finish		0.30	1,270.31
	Downspout, aluminum, rectangular, 2" x 3", embossed mill finish, .020" thick		0.12	520.56
C Interiors		**17.85%**	**28.80**	**122,402.81**
C1010	**Partitions**		**4.28**	**18,193.75**
	Wood partition, 5/8"fire rated gypsum board face, none base,2 x 4,@ 16" OC framing,same opposite face, 0 insul		1.43	6,091.37
	Wood partition, 5/8" fire rated gypsum board face, 1/4"sound deadening gypsum board, 2x4 @ 16" OC framing, same opposite face, sound		1.06	4,486.60
	Gypsum board, 1 face only, exterior sheathing, fire resistant, 5/8"		1.09	4,619.33
	Add for the following: taping and finishing		0.71	2,996.45
C1020	**Interior Doors**		**6.27**	**26,644.95**
	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"		6.27	26,644.95
C1030	**Fittings**		**0.23**	**990.57**
	Toilet partitions, cubicles, ceiling hung, plastic laminate		0.23	990.57
C2010	**Stair Construction**		**4.54**	**19,282.09**
	Stairs, steel, pan tread for conc in-fill, picket rail,12 risers w/ landing		4.54	19,282.09
C3010	**Wall Finishes**		**1.68**	**7,133.76**
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats		0.72	3,078.02
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats		0.95	4,055.74
C3020	**Floor Finishes**		**5.36**	**22,788.33**
	Carpet tile, nylon, fusion bonded, 18" x 18" or 24" x 24", 35 oz		3.21	13,662.14
	Vinyl, composition tile, maximum		0.94	3,977.17
	Tile, ceramic natural clay		1.21	5,149.02
C3030	**Ceiling Finishes**		**6.44**	**27,369.36**
	Acoustic ceilings, 3/4" fiberglass board, 24" x 48" tile, tee grid, suspended support		6.44	27,369.36
D Services		**46.02%**	**74.26**	**315,618.57**
D1010	**Elevators and Lifts**		**12.25**	**52,064.54**
	Hydraulic passenger elevator, 3000 lb, 3 floors,12' story height, 2 car group,125 FPM		12.25	52,064.54
D2010	**Plumbing Fixtures**		**2.10**	**8,911.61**
	Water closet, vitreous china, bowl only with flush valve, wall hung		0.84	3,568.19
	Urinal, vitreous china, wall hung		0.14	583.17

	Lavatory w/trim, vanity top, PE on CI, 20" x 18"		0.26	1,101.00
	Service sink w/trim, PE on CI,wall hung w/rim guard, 24" x 20"		0.57	2,417.16
	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH		0.29	1,242.09
D2020	**Domestic Water Distribution**		**0.60**	**2,531.82**
	Gas fired water heater, commercial, 100< F rise, 100 MBH input, 91 GPH		0.60	2,531.82
D3050	**Terminal & Package Units**		**17.35**	**73,754.29**
	Rooftop, multizone, air conditioner, offices, 25,000 SF, 79.16 ton		17.35	73,754.29
D4010	**Sprinklers**		**3.71**	**15,779.50**
	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 5000 SF		1.64	6,962.00
	Wet pipe sprinkler systems, steel, light hazard, each additional floor, 5000 SF		1.80	7,647.33
	Standard High Rise Accessory Package 3 story		0.28	1,170.17
D4020	**Standpipes**		**1.02**	**4,336.49**
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor		0.55	2,342.37
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, additional floors		0.47	1,994.12
D5010	**Electrical Service/Distribution**		**17.46**	**74,204.40**
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 1000 A		4.51	19,149.56
	Feeder installation 600 V, including RGS conduit and XHHW wire, 1000 A		5.83	24,786.10
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 1200 A		7.12	30,268.74
D5020	**Lighting and Branch Wiring**		**13.53**	**57,508.25**
	Receptacles incl plate, box, conduit, wire, 16.5 per 1000 SF, 2.0 W per SF, with transformer		4.98	21,176.77
	Miscellaneous power, 1.2 watts		0.34	1,455.03
	Central air conditioning power, 4 watts		0.62	2,653.83
	Motor installation, three phase, 460 V, 15 HP motor size		1.24	5,260.87
	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @32watt per 1000 SF		6.34	26,961.75
D5030	**Communications and Security**		**6.24**	**26,527.11**
	Telephone wiring for offices & laboratories, 8 jacks/MSF		1.68	7,120.91
	Communication and alarm systems, fire detection, addressable, 50 detectors, includes outlets, boxes, conduit and wire		2.10	8,935.54
	Fire alarm command center, addressable with voice, excl. wire & conduit		0.65	2,767.92
	Internet wiring, 8 data/voice outlets per 1000 S.F.		1.81	7,702.74
D5090	**Other Electrical Systems**		**0.00**	**0.56**
	Uninterruptible power supply with standard battery pack, 15 kVA/12.75 kW		0.00	0.56
E Equipment & Furnishings		**0%**	**0**	**0**
E1090	**Other Equipment**		**0**	**0**
F Special Construction		**0%**	**0**	**0**
G Building Sitework		**0%**	**0**	**0**

SubTotal	**100%**	**$161.38**	**$685,837.78**
Contractor Fees (General Conditions,Overhead,Profit)	**10.00%**	**$16.14**	**$68,583.78**
Architectural Fees	**0.00%**	**$0.00**	**$0.00**
User Fees	**0.00%**	**$0.00**	**$0.00**
Total Building Cost		**$177.52**	**$754,421.56**

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Code Deficiency Cost Report

Parcel C - 10267 University Ave NE Blaine, MN 55434 - PID 19-31-23-33-0003

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	Electrical				
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				Total Code Improvements	**$ 211,925**

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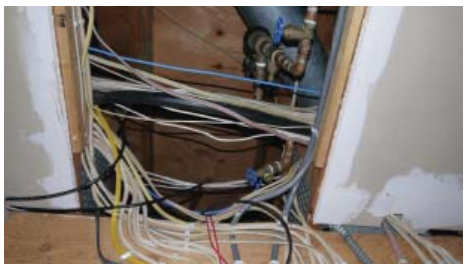
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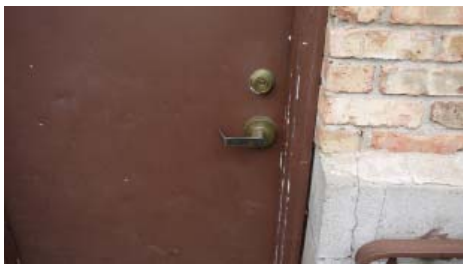
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