



October 28, 2024

Danette Parr
Community Development Director
City of Maplewood
1830 County Road B East
Maplewood, MN 55109

TIF ANALYSIS FINDINGS FOR 1946 ENGLISH STREET

LHB was hired to inspect one building on one parcel in Maplewood, 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 located at 1946 English Street (Parcel A in Diagram 1). LHB had previously inspected this building in 2018 and now re-inspected in 2024 to verify that no improvements had taken place in the building since our last inspection.

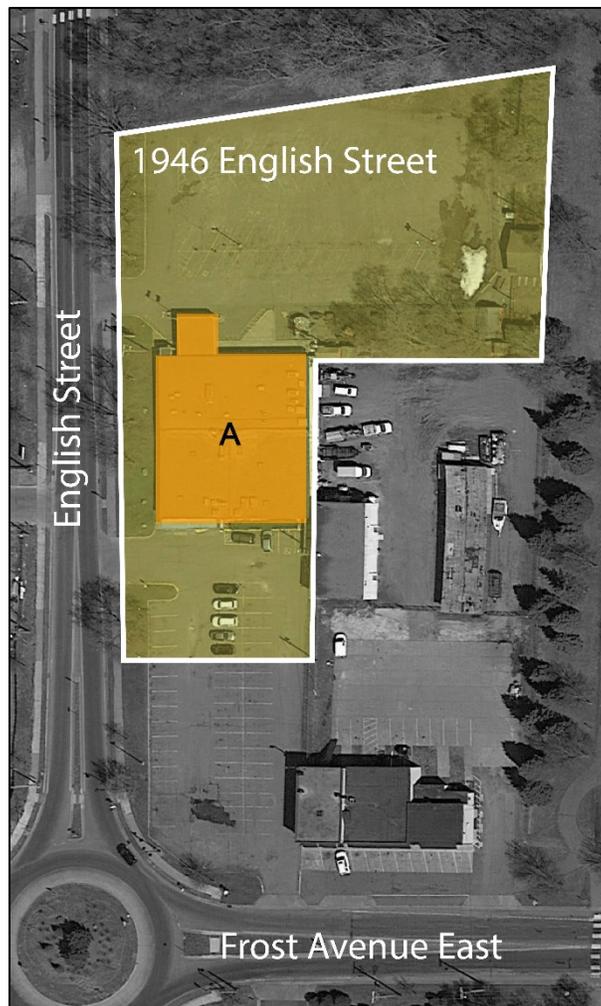


Diagram 1

CONCLUSION

After evaluating the condition of the building on August 8, 2018, and September 20, 2024, 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 152922230051

- The parcel is approximately 74,487 sf and is 92 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 38 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 125 cities with strategic planning for TIF Districts. He is an Architectural Principal and Vice President at LHB.

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".

MICHAEL A. FISCHER, AIA, LEED AP

c: LHB Project No.180643.01

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1946 English Street Redevelopment TIF District | 2018

Building Code, Condition Deficiency and Context Analysis Report

Parcel A

Address:

Parcel ID:

Inspection Date(s) & Time(s):

Inspection Type:

Summary of Deficiencies:

Moose Lodge

1946 English Street, Maplewood, Minnesota 55109

152922230051

August 8, 2018, 11:00 AM

Interior and Exterior

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:

\$2,087,068

Estimated Cost to Correct Building Code Deficiencies:

\$604,565

Percentage of Replacement Cost for Building Code Deficiencies:

28.97%

DEFECTS IN STRUCTURAL ELEMENTS

1. None observed.

COMBINATION OF DEFICIENCIES

1. Essential Utilities and Facilities

- a. There is no fully code compliant restroom in the building.
- b. Thresholds do not comply with code for maximum height.
- c. Stage is not accessible per code.
- d. Door hardware is not code compliant.
- e. Kitchen does not fully comply with code.
- f. A code required drinking fountain should be installed.

2. Light and Ventilation

- a. HVAC system does not comply with code.
- b. Electrical circuit panels are not properly labeled per code.
- c. Electrical circuit panels have open spaces contrary to code.
- d. Electrical wiring is not code compliant.

3. Fire Protection/Adequate Egress

- a. Stairways are not code compliant.
- b. Emergency exit doors do not comply with code.
- c. Kitchen ceiling tile are missing and do not comply with code.
- d. Smoke detectors do not comply with code.
- e. Emergency lighting does not comply with code.
- f. Emergency notification system does not comply with code.
- g. First floor is not sprinkled as required by code.
- h. Glass doors do not have code compliant 10-inch kick plates.

4. Layout and Condition of Interior Partitions/Materials
 - a. Ceiling tile is water stained from the roof leaking.
 - b. Carpeting is beyond its life expectancy and should be replaced.
 - c. Vinyl asbestos floor tile is damaged/missing and should be repaired/replaced per code.
 - d. Toilet partitions are rusting.
 - e. Interior walls should be repainted.
 - f. Basement has water intrusion from foundation walls.

5. Exterior Construction
 - a. Exterior block wall paint is peeling and should be repainted.
 - b. Caulking is damaged/missing, allowing for water intrusion, contrary to code.
 - c. Exterior brick is water stained and should be acid washed.
 - d. Mullions are rusting and should be repaired/replaced.
 - e. Roofing material has failed, allowing for water intrusion, contrary to code.

DESCRIPTION OF CODE DEFICIENCIES

1. Restrooms are not code compliant for accessibility.
2. Exterior door thresholds do not comply with code for maximum height.
3. The stage does not comply with code for accessibility.
4. Door hardware is not code compliant.
5. Install code required drinking fountain.
6. Kitchen does not fully comply with code.
7. The HVAC system does not comply with code.
8. Electrical panels should be properly labeled per code.
9. Electrical circuit panels have open slots, contrary to code.
10. Electrical wiring is not code compliant.
11. Stairways are not code compliant.
12. Emergency exit doors should be replaced to comply with code.
13. Kitchen ceiling tile should be installed to comply with code.
14. Smoke detectors do not comply with code.
15. Emergency lighting does not comply with code.
16. The emergency notification system does not comply with code.
17. The first floor does not have a code required sprinkler system.
18. Glass doors do not have code required 10-inch kick plates.
19. Vinyl asbestos floor tile should be replaced to comply with code.
20. Caulking should be removed/replaced to prevent water intrusion per code.
21. Failed roofing material should be replaced to prevent water intrusion per code.

OVERVIEW OF DEFICIENCIES

This building is home to a Moose Lodge. The exterior brick work is stained and should be acid washed. Painted block work is peeling and should be repainted. The roofing material has failed, allowing for water intrusion. The HVAC system does not comply with code. The electrical system has numerous code deficiencies. The kitchen does not comply with code. Vinyl asbestos floor tile is damaged/missing and should be replaced to comply with code. Emergency exit doors do not comply with code. The interior walls should be repainted. Carpeting is worn and should be replaced. Stairways are not code compliant. Restrooms are not code compliant for accessibility. Ceiling tile is water stained and or missing and should be replaced. Smoke detectors, emergency lighting, and the emergency notification system are not code compliant. The first floor is not sprinkled as required by code. The stage is not code compliant for accessibility.

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1946 English Street Redevelopment TIF District | 2024

Building Code, Condition Deficiency and Context Analysis Report

Parcel A

Address:

Parcel ID:

Inspection Date(s) & Time(s):

Inspection Type:

Summary of Deficiencies:

Moose Lodge

1946 English Street, Maplewood, Minnesota 55109

152922230051

September 20, 2024, 1:30 PM

Verification

It is our professional opinion that this building is Substandard because:

INSPECTORS OBSERVATION

LHB conducted a Building Code Deficiency inspection of the Moose Lodge located in Maplewood Minnesota on August 8, 2018, while it was still in operation. The purpose of that inspection was to determine if the property would meet the Minnesota requirements for Tax Increment Financing. The inspector assessed the interior and exterior for code deficiencies and recorded the physical conditions of the property. During a more recent inspection conducted on September 20, 2024, the inspector was able to verify that the building has not been improved since the 2018 inspection. In addition, there is no record of building permits for any improvements to the property since the 2018 inspection.

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1946 English Street Redevelopment TIF District

Replacement Cost Report

RSMeans data
from GORDIAN

Square Foot Cost Estimate Report

Date:

8/15/2018

Estimate Name: **Moose Lodge**
City of Maplewood
1946 English Street , Maplewood , Minnesota ,
55109

Building Type: **Club, Social with Face Brick & Concrete Block /
Steel Joists**

Location: **MAPLEWOOD, MN**

Story Count: **1**

Story Height (L.F.): **12**

Floor Area (S.F.): **11000**

Labor Type: **OPN**

Basement Included: **Yes**

Data Release: **Year 2018 Quarter 2**

Cost Per Square Foot: **\$189.74**

Building Cost: **\$2,087,068.63**



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		13.45%	23.21	255260.76
A1010	Standard Foundations		3.90	42913.48
	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide		1.57	17240.79
	Spread footings, 3000 PSI concrete, load 100K, soil bearing capacity 6 KSF, 4' - 6" square x 15" deep		2.33	25672.69
A1030	Slab on Grade		5.66	62218.75
	Slab on grade, 4" thick, non industrial, reinforced		5.66	62218.75
A2010	Basement Excavation		3.86	42445.15
	Excavate and fill, 10,000 SF, 8' deep, sand, gravel, or common earth, on site storage		3.86	42445.15
A2020	Basement Walls		9.79	107683.38
	Foundation wall, CIP, 12' wall height, pumped, .444 CY/LF, 21.59 PLF, 12" thick		9.79	107683.38
B Shell		32.34%	55.79	613576.03
B1010	Floor Construction		20.42	224605.90
	Cast-in-place concrete column, 12" square, tied, 200K load, 12' story height, 142 lbs/LF, 4000PSI		5.43	59682.19
	Steel column, W5, 50 K, 10' unsupported length, 16 PLF		0.65	7112.21
	Flat slab, concrete, with drop panels, 6" slab/2.5" panel, 12" column, 15'x15' bay, 75 PSF superimposed load, 153 PSF total load		14.35	157811.50
B1020	Roof Construction		7.53	82792.60
	Roof, steel joists, 1.5" 22 ga metal deck, on bearing walls, 50' bay, 31.5" deep, 20 PSF superimposed load, 42 PSF total load		7.53	82792.60

B2010	Exterior Walls		10.50	115490.10
	Brick wall, composite double wythe, standard face/CMU back-up, 8" thick, perlite core fill		10.50	115490.10
B2020	Exterior Windows		9.08	99862.99
	Aluminum flush tube frame, for 1/4" glass, 1-3/4" x 4", 5' x 6' opening, 1 intermediate horizontal		5.70	62723.36
	Glazing panel, plate glass, 1/4" thick, clear		3.38	37139.63
B2030	Exterior Doors		1.09	11950.72
	Door, aluminum & glass, without transom, narrow stile, double door, hardware, 6'-0" x 7'-0" opening		0.58	6332.28
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening		0.51	5618.44
B3010	Roof Coverings		7.17	78873.72
	Roofing, asphalt flood coat, gravel, base sheet, 3 plies 15# asphalt felt, mopped		3.20	35202.53
	Insulation, rigid, roof deck, composite with 2" EPS, 1" perlite		2.20	24246.97
	Roof edges, aluminum, duranodic, .050" thick, 6" face		1.09	11952.76
	Flashing, aluminum, no backing sides, .019"		0.21	2334.46
	Gravel stop, aluminum, extruded, 4", mill finish, .050" thick		0.47	5137.00
C Interiors		18.02%	31.08	341871.92
C1010	Partitions		9.22	101382.44
	Concrete block (CMU) partition, regular weight, hollow, 8" thick, no finish		7.57	83252.71
	3 coats of painted plaster on wall		1.65	18129.73
C1020	Interior Doors		5.11	56205.05
	Door, single leaf, wood frame, 3'-0" x 7'-0" x 1-3/8", birch, solid core		5.11	56205.05
C3010	Wall Finishes		2.72	29880.87
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats		0.83	9167.53
	Vinyl wall covering, fabric back, medium weight		0.74	8138.31
	Ceramic tile, thin set, 4-1/4" x 4-1/4"		1.14	12575.03
C3020	Floor Finishes		7.78	85599.99
	Carpet tile, nylon, fusion bonded, 18" x 18" or 24" x 24", 35 oz		3.10	34113.22
	Tile, ceramic natural clay		1.78	19547.44
	Maple strip, sanded and finished, maximum		2.90	31939.33
C3030	Ceiling Finishes		6.25	68803.57
	Acoustic ceilings, 3/4" fiberglass board, 24" x 48" tile, tee grid, suspended support		6.25	68803.57
D Services		36.19%	62.41	686626.41
D1010	Elevators and Lifts		7.01	77156.00
	Hydraulic, passenger elevator, 3000 lb, 2 floors, 100 FPM		7.01	77156.00
D2010	Plumbing Fixtures		8.97	98700.35
	Water closet, vitreous china, bowl only with flush valve, wall hung		5.24	57614.70
	Urinal, vitreous china, stall type		0.72	7883.12
	Lavatory w/trim, wall hung, PE on CI, 18" x 15"		0.80	8761.88
	Kitchen sink w/trim, countertop, stainless steel, 19" x 18" single bowl		0.14	1516.75
	Kitchen sink w/trim, countertop, stainless steel, 33" x 22" double bowl		0.53	5820.48
	Service sink w/trim, vitreous china, wall hung 22" x 20"		0.58	6346.14
	Shower, stall, fiberglass 1 piece, three walls, 36" square		0.37	4054.26

	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH		0.61	6703.02
D2020	Domestic Water Distribution		0.36	3972.24
	Gas fired water heater, residential, 100< F rise, 50 gal tank, 63 GPH		0.36	3972.24
D2040	Rain Water Drainage		0.79	8713.84
	Roof drain, DWV PVC, 4" diam, diam, 10' high		0.63	6954.62
	Roof drain, DWV PVC, 4" diam, for each additional foot add		0.16	1759.22
D3050	Terminal & Package Units		26.06	286614.90
	Rooftop, multizone, air conditioner, restaurants, 20,000 SF, 100.00 ton		26.06	286614.90
D4010	Sprinklers		5.02	55218.59
	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 10,000 SF		3.61	39682.17
	Wet pipe sprinkler systems, steel, ordinary hazard, 1 floor, 1000 SF		1.41	15536.42
D4020	Standpipes		0.51	5587.37
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor		0.51	5587.37
D5010	Electrical Service/Distribution		2.56	28160.63
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 400 A		0.54	5945.63
	Feeder installation 600 V, including RGS conduit and XHHW wire, 400 A		0.88	9694.75
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A		1.14	12520.25
D5020	Lighting and Branch Wiring		8.80	96851.40
	Receptacles incl plate, box, conduit, wire, 2.5 per 1000 SF, .3 watts per SF		1.90	20936.30
	Wall switches, 1.0 per 1000 SF		0.30	3285.15
	Miscellaneous power, 1.5 watts		0.40	4410.45
	Central air conditioning power, 3 watts		0.66	7250.35
	fixtures @32watt per 1000 SF		5.54	60969.15
D5030	Communications and Security		2.19	24095.00
	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire		0.99	10891.00
	Fire alarm command center, addressable with voice, excl. wire & conduit		1.20	13204.00
D5090	Other Electrical Systems		0.14	1556.09
	Generator sets, w/battery, charger, muffler and transfer switch, gas/gasoline operated, 3 phase, 4 wire, 277/480 V, 11.5 kW		0.14	1556.09
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%	\$172.49	\$1,897,335.12
Contractor Fees (General Conditions,Overhead,Profit)		10.00%	\$17.25	\$189,733.51
Architectural Fees		0.00%	\$0.00	\$0.00
User Fees		0.00%	\$0.00	\$0.00
Total Building Cost			\$189.74	\$2,087,068.63

1946 English Street Redevelopment TIF District

Code Deficiency Cost Report

Parcel A - 1946 English St, Maplewood, Minnesota 55109

Parcel ID 152922230051

Building Name or Type

Moose Lodge

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

Restrooms

Install code compliant restrooms	\$	6.76	SF	11,000	\$ 74,360.00
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Thresholds

Modify thresholds to comply with code for maximum height	\$	250.00	EA	10	\$ 2,500.00
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Stage

Modify stage to comply with code for accessibility	\$	1,500.00	Lump	1	\$ 1,500.00
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Door Hardware

Install code compliant door hardware	\$	250.00	EA	30	\$ 7,500.00
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Drinking Fountain

Install code required drinking fountain	\$	0.61	SF	11,000	\$ 6,710.00
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Structural Elements

\$ -

Exiting

Stairways

Modify stairs to comply with code	\$	2,500.00	EA	3	\$ 7,500.00
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Emergency Exits

Replace emergency exit doors to comply with code	\$	1.09	SF	11,000	\$ 11,990.00
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Glass Door

Install a code required 10-inch kick plates on glass doors	\$	100.00	EA	4	\$ 400.00
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Vinyl Flooring

Replace damaged vinyl asbestos flooring to comply with code	\$	1.78	SF	11,000	\$ 19,580.00
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Fire Protection

Ceilings

Install code required ceiling tile in kitchen	\$	6.25	SF	1,000	\$ 6,250.00
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Smoke Detectors

Install code compliant smoke detectors	\$	0.99	SF	11,000	\$ 10,890.00
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Emergency Lighting

Install code compliant emergency lighting	\$	1.25	SF	11,000	\$ 13,750.00
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Emergency Notification System

Install code compliant emergency notification system	\$	1.20	SF	11,000	\$ 13,200.00
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Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
	Sprinkler System				
	Install code required building sprinkler system on first floor	\$ 3.61	SF	5,500	\$ 19,855.00
Exterior Construction					
	Caulking				
	Remove/replace damaged missing caulking to prevent water intrusion per code	\$ 5.00	LF	100	\$ 500.00
Roof Construction					
	Roofing Materials				
	Remove failed roofing material	\$ 0.65	SF	11,000	\$ 7,150.00
	Install roofing material to prevent water intrusion per code	\$ 7.17	SF	11,000	\$ 78,870.00
Mechanical - Electrical					
	Mechanical				
	Install code compliant HVAC system	\$ 26.06	SF	11,000	\$ 286,660.00
	Install code compliant kitchen system	\$ 1.25	SF	11,000	\$ 13,750.00
	Electrical				
	Install code compliant wiring	\$ 1.90	SF	11,000	\$ 20,900.00
	Label circuit panels per code	\$ 100.00	EA	6	\$ 600.00
	Protect open spots on circuit panels per code	\$ 25.00	EA	6	\$ 150.00
Total Code Improvements \$					604,565

1946 English Street Redevelopment TIF District | 2018



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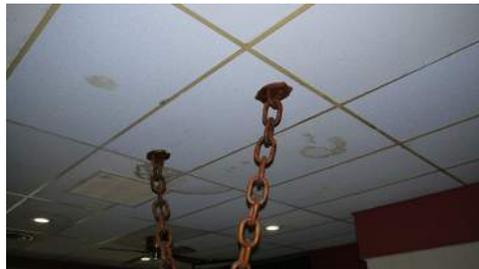
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1946 English Street Redevelopment TIF District | 2018



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1946 English Street Redevelopment TIF District | 2018



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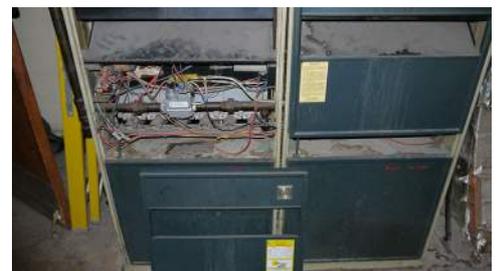
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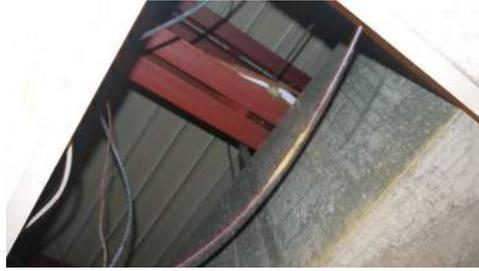


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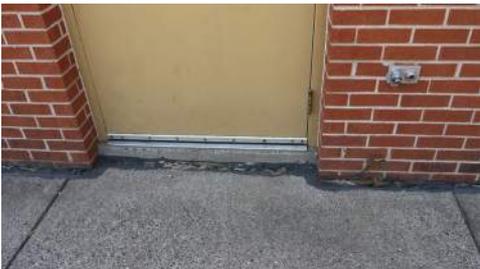
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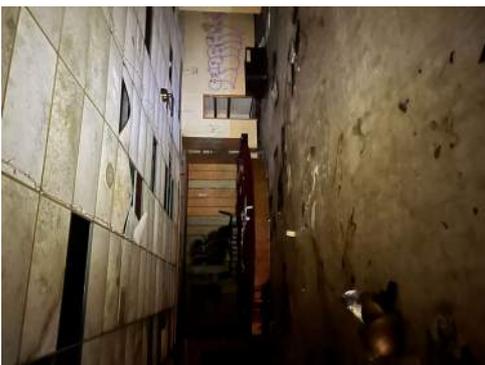
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