



**To:** Members of the Edina Housing & Redevelopment Authority **Agenda Item #:** III.

**From:** Bill Neuendorf  
Economic Development Manager

**Action**   
**Discussion**   
**Information**

**Date:** March 19, 2013

**Subject:** Resolution No. 2013- 04, Finding that Parcel is Occupied by a Structurally Substandard Building

**Action Requested:**

Adopt Resolution.

**Information / Background:**

The former Public Works facility located at 5146 Eden Avenue is intended to be cleared in order to eliminate a potential nuisance and to make the site more attractive for complete redevelopment. The demolition contract (approved February 19, 2013) is anticipated to be financed by the HRA with funds remaining from the previous Grandview TIF redevelopment district.

The Grandview Development Framework (approved April 2012) recommends that Tax Increment Financing (TIF) be considered to fund future improvements in the area. The first step in that process is declaring one or more buildings to be substandard. After a building is found to be substandard, the City has three years to establish a TIF District that includes the site of the substandard building.

The existing structure has been inspected to document its condition. The inspector determined that the vacant building is in poor condition and lacks numerous elements required of new buildings. The report notes a complete lack of accessibility features as well as a lack of life safety, fire protection systems and inadequate mechanical ventilation systems. The report concludes that “after inspecting and evaluating the building within the proposed TIF District on March 12, 2013, and applying current statutory criteria for a Redevelopment District...it is our professional opinion that the building qualifies as substandard.”

Based on these findings, staff recommends that the HRA approve the attached Resolution.

**Attachments:**

Resolution No. 2013-04  
LHB Report dated March 13, 2013

**RESOLUTION NO. 2013-04**

**FINDING THAT PARCEL IS OCCUPIED  
BY A STRUCTURALLY SUBSTANDARD BUILDING**

BE IT RESOLVED by the Board of Commissioners of the Edina Housing and Redevelopment Authority (the "HRA"), as follows:

1. The HRA intends to include in a tax increment financing district to be created by HRA under Minnesota Statutes, Sections 469.174 to 469.179 (the "TIF District"), 3 tax parcels located in the City of Edina (the "City") at 5146 Eden Avenue consisting of PID #s 28-117-31-0014, 28-117-21-31-0015, and 28-117-21-31-0016 (together, the "Parcel"), on which the former public works facility of the City is located. The HRA has engaged LHB, Inc. to inspect the Parcel and the building located on the Parcel and to prepare a report as to the Parcel and the condition of the building. A copy of the report of LHB, Inc. dated March 13, 2013 (the "LHB Report"), has been presented to and reviewed by the Board of Commissioners. It is expected that the building located on the Parcel will be demolished and removed by the City prior to the creation of the TIF District, and the cost of such demolition and removal will be financed by the HRA.

2. The Board of Commissioners hereby finds as follows: (a) that the building located on the Parcel is structurally substandard within the meaning of Minnesota Statutes, Section 469.174, Subd. 10(b), since it contains 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; (b) that the building located on the Parcel is not in compliance with the building code applicable to new buildings and could not be modified to satisfy the building code at a cost of less than 15% of the cost of constructing a new structure of the same square footage and type on the Parcel; (c) more than 15% of the area of each of the 3 tax parcels included in the Parcel contains buildings, streets, utilities, paved or gravel parking lots, or similar structures; and (d) after the demolition and removal of the building on the Parcel the HRA intends to include the Parcel within the TIF District. In making the findings under (a), (b) and (c) above the HRA is relying on the LHB Report.

Dated: March 19, 2013

Attest: \_\_\_\_\_

Ann Swenson, Secretary

\_\_\_\_\_

James B. Hovland, Chair

STATE OF MINNESOTA)  
COUNTY OF HENNEPIN) SS  
CITY OF EDINA )

CERTIFICATE OF EXECUTIVE DIRECTOR

I, the undersigned duly appointed and acting Executive Director for the Edina Housing and Redevelopment Authority do hereby certify that the attached and foregoing Resolution is a true and correct copy of the Resolution duly adopted by the Edina Housing and Redevelopment Authority at its Regular Meeting of March 19, 2013, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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Executive Director



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March 13, 2013

Bill Neuendorf  
Economic Development Manager  
City of Edina  
4801 West 50<sup>th</sup> Street  
Edina, MN 55424

### **TIF ANALYSIS FOR 5146 EDEN AVENUE (PUBLIC WORKS FACILITY)**

LHB was hired to inspect the former public works facility at 5146 Eden Avenue in Edina, MN in order to determine if it meets the definition of “Substandard” as defined by Minnesota Statutes, Section 469.174, subdivision 10. The building could potentially be included in a future Redevelopment TIF District, so will need to be compliant with all of the statutes pertaining to a Redevelopment District.



## CONCLUSION

After inspecting and evaluating the building within the proposed TIF District on March 12, 2013, 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 property was 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 two 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, or paved or gravel parking lots unless 15 percent of the area of the parcel contains building, streets, utilities, or paved or gravel parking lots.”

#### **Findings:**

The public works site is made up of three parcels, with more than 15 percent of each parcel occupied by buildings, streets, utilities, or paved or gravel parking lots (see attached site diagram no. 1, and summary spreadsheet).



Site Diagram 1

**B. Condition of Building** -----

...“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.

**Findings:**

This building exceeds the criteria required to be determined a substandard building.

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 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.
- The index page of the 2007 Minnesota Building Code lists the Minnesota Energy Code as a “Required Enforcement” area compared to an additional list of “Optional Enforcement” chapters.
- 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.

**Findings:**

This building exceeds the building code deficiency criteria required to be determined substandard, with over 15 percent of its replacement value required to modify building code deficiencies.

TEAM CREDENTIALS

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

Michael has twenty-six years of architectural experience as project principal, project manager, project designer and project architect on municipal planning, educational, commercial and governmental projects. He is a Senior Vice President at LHB and currently leads the Minneapolis office. Michael completed a two-year Bush Fellowship at the Massachusetts Institute of Technology in 1999, earning Masters Degrees in City Planning and Real Estate Development. Michael has served on over 40 committees, boards, commissions and community task forces, including a term as City Council President in Superior, Wisconsin, Chair of the Duluth/Superior Metropolitan Planning organization, and Chair of the Planning Commission in Edina, Minnesota. Michael was one of four architects in the country to receive the National "Young Architects Citation" from the American Institute of Architects in 1997.

CLOSING

We have attached a summary spreadsheet, building code/condition deficiency report, replacement cost worksheet, code-related repair cost worksheets, and thumbnail photo sheets of the existing building condition for inclusion in your council resolution. Please contact me at (612) 752-6920 if you have any questions.

LHB INC.

A handwritten signature in black ink, appearing to read "MA Fischer", with a long horizontal stroke extending to the right.

MICHAEL A. FISCHER, AIA, LEED AP  
SENIOR VICE PRESIDENT



# Grandview Redevelopment TIF Analysis

## SUMMARY SPREADSHEET

TIF Map No.	PID #	Property Address and Name	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
1	28-117-21-31-0016	5146 Eden Avenue - Public Works Facility	Improved	Interior/Exterior	126,996	115,000	90.6%	126,996	1	\$3,439,601	\$515,940	\$1,098,118	1	1
2	28-117-21-31-0015	5146 Eden Avenue - Public Works Site	Improved	N/A	9,000	8,000	88.9%	9,000	0					
3	28-117-21-31-0014	5147 Eden Avenue - Public Works Site	Improved	N/A	9,000	3,000	33.3%	9,000	0					
<b>TOTALS</b>					144,996			144,996	1				1	1
								<b>Total Coverage Percent:</b>	<b>100.0%</b>					
												<b>Percent of buildings exceeding 15 percent code deficiency threshold:</b>	<b>100.0%</b>	
												<b>Percent of buildings determined substandard:</b>	<b>100.0%</b>	

**5146 EDEN AVENUE  
CODE/CONDITION DEFICIENCY REPORT**

March 13, 2013

**Map No. & Building Name:** Map No. 1 Former Public Works Facility  
**Address & PID:** 5146 Eden Avenue, PID 28-117-21-31-0016  
**Inspection Date(s) & Time(s):** March 12, 2013, 3:30pm  
**Inspection Type:** Interior/Exterior

**Summary of Deficiencies:** It is our professional opinion that this building is **Substandard** because:

- Building Code deficiencies total more than 15% of replacement cost.
- Substantial renovation is required to correct Conditions found.

<b>Estimated Replacement Cost:</b>	<b>\$ 3,439,600</b>
<b>Estimated Cost to Correct Building Code Deficiencies:</b>	<b>\$ 1,098,118</b>
<b>Percentage of Replacement Cost:</b>	<b>31.9%</b>

**Description of Condition Deficiencies**

Minnesota Statutes, Section 469.174, Subdivision 10, states that a building is Structurally Substandard if it contains “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. Defects in Structural Elements**

1. The roof does not meet current minimum slope requirements per code.
2. Interior floor slab and walls are damaged due to fire department training.

**B. Combination of Deficiencies**

1. Essential Utilities and Facilities
  - a. Restroom facilities do not meet current accessibility codes.
  - b. Copper has been removed from the building, plumbing system is not functioning.
  - c. Drinking fountain near entrance lobby does not meet code.
  - d. Grease traps in the repair garage do not meet current codes.
2. Light and Ventilation
  - a. The ventilation system is not adequate in the shop area.
  - b. The cooling and heating system is not adequate in the office area.
  - c. Light fixtures are old, not energy efficient and mostly not working.
3. Fire Protection/Adequate Egress
  - a. The mezzanine stairs do not meet current codes.
  - b. Railings on all stairs do not meet current codes.
  - c. An elevator is required for access to the upper floor.
  - d. Guard rails at mezzanine spaces do not meet current codes.
4. Layout and Condition of Interior Partitions/Materials
  - a. All wall surfaces require new paint.
  - b. All interior (wall, ceiling, floor) surfaces require updating.
  - c. Windows are broken in several offices.

## 5. Exterior Construction

- a. Several exterior windows are broken, allowing air and water to infiltrate the building.
- b. The public entrance to the building does not have an airlock vestibule.
- c. All man doors are weathered and lightly damaged.
- d. Overhead doors have minor staining, dents and dings.
- e. The exterior wall has rust spots in various locations.
- f. Concrete block on both sides of public entrance are damaged.
- g. Areas of damage and decay are visible on roof eaves.

## **Overview of Condition Deficiencies**

The former public works building is a large structure used for storage and maintenance of vehicles and equipment along with office functions for public works, streets, utilities, park and recreation and other miscellaneous groups. It was built in 1963 and vacated in 2010 after the City constructed a new public works facility. Overall, the building is in poor condition as a result of age and non-use. A significant amount of work would be required for this building to be made functional for a public or non-public use.

In total, the defects and deficiencies in this building are of sufficient total significance to justify substantial renovation or clearance.

## **Description of Code Deficiencies**

1. The roof does not meet current minimum slope requirements per code.
2. Restroom facilities do not meet current accessibility codes.
3. Drinking fountain near entrance lobby does not meet code.
4. Grease traps in the repair garage do not meet current codes.
5. The ventilation system is not adequate in the shop area.
6. The cooling and heating system is not adequate in the office area.
7. The mezzanine stairs do not meet current codes.
8. Railings on all stairs do not meet current codes.
9. An elevator is required for access to the upper floor.
10. Guard rails at mezzanine spaces do not meet current codes.
11. Windows are broken allowing air and water to infiltrate the building envelope.

## **Energy Code**

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:

- Building's light fixtures are not energy efficient per code – T-12 fixtures.
- Building's walls and roof seem to lack adequate insulation to meet code.
- Building's windows are not energy efficient per code.

### Square Foot Cost Estimate Report

Estimate Name:	<b>Edina Public Works</b>	
Building Type:	<b>Garage, Repair with Poured Concrete / Steel Joists</b>	
Location:	<b>MINNEAPOLIS, MN</b>	 <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:	<b>1</b>	
Story Height (L.F.):	<b>20</b>	
Floor Area (S.F.):	<b>40888</b>	
Labor Type:	<b>STD</b>	
Basement Included:	<b>No</b>	
Data Release:	<b>Year 2013 Quarter 1</b>	
Cost Per Square Foot:	<b>\$81.82</b>	
Building Cost:	<b>\$3,439,600.78</b>	

		% of Total	Cost Per S.F.	Cost
<b>A Substructure</b>		<b>12.55%</b>	<b>9.78</b>	<b>399,885</b>
<b>A1010</b>	<b>Standard Foundations</b> Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6		<b>1.05</b>	<b>42,932</b>
<b>A1030</b>	<b>Slab on Grade</b> Slab on grade, 6" thick, light industrial, reinforced		<b>8.73</b>	<b>356,952</b>
<b>A2010</b>	<b>Basement Excavation</b> Excavate and fill, 30,000 SF, 4' deep, sand, gravel, or common earth, on		<b>0</b>	<b>0</b>
<b>A2020</b>	<b>Basement Walls</b> Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF,		<b>0</b>	<b>0</b>
<b>B Shell</b>		<b>25.12%</b>	<b>23.79</b>	<b>972,725.52</b>
<b>B1020</b>	<b>Roof Construction</b> Roof, steel joists, 1.5" 22 ga metal deck, on bearing walls, 40' bay, 25.5"		<b>6.08</b>	<b>248,599</b>
<b>B2010</b>	<b>Exterior Walls</b> Concrete wall, reinforced, 8' high, 8" thick, plain finish, 3000 PSI		<b>8.65</b>	<b>353,681</b>
<b>B2020</b>	<b>Exterior Windows</b> Windows, aluminum, sliding, standard glass, 5' x 3'		<b>0.79</b>	<b>32,302</b>
<b>B2030</b>	<b>Exterior Doors</b> Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x Door, steel 24 gauge, overhead, sectional, manual operation, 12'-0" x 12'		<b>1.65</b>	<b>67,465</b>
<b>B3010</b>	<b>Roof Coverings</b> Roofing, asphalt flood coat, gravel, base sheet, 3 plies 15# asphalt felt, Insulation, rigid, roof deck, composite with 2" EPS, 1" perlite Roof edges, aluminum, duranodic, .050" thick, 6" face Gravel stop, aluminum, extruded, 4", mill finish, .050" thick		<b>6.62</b>	<b>270,679</b>
<b>B3020</b>	<b>Roof Openings</b> Skylight, plastic domes, insulated curbs, 10 SF to 20 SF, single glazing		<b>0</b>	<b>0</b>
<b>C Interiors</b>		<b>7.55%</b>	<b>7.16</b>	<b>292,758</b>
<b>C1010</b>	<b>Partitions</b> Lightweight block 4" thick		<b>1.87</b>	<b>76,461</b>
<b>C1020</b>	<b>Interior Doors</b> Door, single leaf, kd steel frame, hollow metal, commercial quality, flush,		<b>0.43</b>	<b>17,582</b>
<b>C1030</b>	<b>Fittings</b> Toilet partitions, cubicles, ceiling hung, stainless steel		<b>0.04</b>	<b>1,636</b>
<b>C3010</b>	<b>Wall Finishes</b> 2 coats paint on masonry with block filler Painting, masonry or concrete, latex, brushwork, primer & 2 coats		<b>2.95</b>	<b>120,620</b>

C3020	Painting, masonry or concrete, latex, brushwork, addition for block filler <b>Floor Finishes</b>		1.44	58,879
	Concrete topping, hardeners, metallic additive, minimum Vinyl, composition tile, minimum			
C3030	<b>Ceiling Finishes</b>		0.43	17,582
	Acoustic ceilings, 5/8" fiberglass board, 24" x 48" tile, tee grid,			
<b>D Services</b>		<b>36.97%</b>	<b>30.42</b>	<b>1,325,589</b>
D2010	<b>Plumbing Fixtures</b>		3.49	142,699
	Water closet, vitreous china, bowl only with flush valve, wall hung Urinal, vitreous china, wall hung Lavatory w/trim, wall hung, PE on CI, 19" x 17" Service sink w/trim, PE on CI, wall hung w/rim guard, 24" x 20" Shower, stall, baked enamel, molded stone receptor, 30" square Water cooler, electric, wall hung, wheelchair type, 7.5 GPH			
D2020	<b>Domestic Water Distribution</b>		0.59	24,124
	Gas fired water heater, residential, 100< F rise, 30 gal tank, 32 GPH			
D2040	<b>Rain Water Drainage</b>		2.08	85,047
	Roof drain, steel galv sch 40 threaded, 4" diam piping, 10' high Roof drain, steel galv sch 40 threaded, 4" diam piping, for each			
D3050	<b>Terminal &amp; Package Units</b>		10.03	410,107
	Rooftop, single zone, air conditioner, factories, 10,000 SF, 33.33 ton			
D3090	<b>Other HVAC Systems/Equip</b>		0.23	9,404
	Garage, single exhaust, 3" outlet, cars & light trucks, 1 bay Garage, single exhaust, 3" outlet, additional bays up to seven bays			
D4010	<b>Sprinklers</b>		5.05	206,484
	Wet pipe sprinkler systems, steel, ordinary hazard, 1 floor, 10,000 SF			
D4020	<b>Standpipes</b>		0	0
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe,			
D5010	<b>Electrical Service/Distribution</b>		0.13	5,315
	Service installation, includes breakers, metering, 20' conduit & wire, 3 Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A Switchgear installation, incl switchboard, panels & circuit breaker,			
D5020	<b>Lighting and Branch Wiring</b>		8.72	356,543
	Receptacles incl plate, box, conduit, wire, 4 per 1000 SF, .5 watts per SF Miscellaneous power, 1 watt Central air conditioning power, 3 watts Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10			
D5030	<b>Communications and Security</b>		2.0	81,776
	Communication and alarm systems, fire detection, addressable, 25 Fire alarm command center, addressable with voice, excl. wire & conduit Internet wiring, 4 data/voice outlets per 1000 S.F.			
D5090	<b>Other Electrical Systems</b>		0.1	4,089
	Generator sets, w/battery, charger, muffler and transfer switch,			
<b>E Equipment &amp; Furnishings</b>		<b>17.81%</b>	<b>0</b>	<b>0</b>
E1030	<b>Vehicular Equipment</b>		0	0
	Architectural equipment, auto equipment hoists, single post, 4 ton			
E1090	<b>Other Equipment</b>		0	0
<b>F Special Construction</b>		<b>0%</b>	<b>0</b>	<b>0</b>
<b>G Building Sitework</b>		<b>0%</b>	<b>0</b>	<b>0</b>
<b>SubTotal</b>		<b>100%</b>	<b>\$71.15</b>	<b>2,990,957</b>

Contractor Fees (General Conditions,Overhead,Profit)	10.00%	\$7.12	299,096
Architectural Fees	5.00%	\$3.56	149,548
User Fees	0.00%	\$0.00	0
<b>Total Building Cost</b>		<b>\$81.82</b>	<b>3,439,601</b>

**Edina, Minnesota Proposed Grandview TIF District  
Project No. 130153.00  
Parcel 28-117-21-31-0016 - Public Works Facility**

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
<b>Accessibility Items</b>					
	Replace toilets to provide handicap accessibility for each sex				
	Build (4) new accessible toilet rooms W/ compliant number of accessories and fixtures				
	Remove existing toilet rooms	\$ 2,250.00	Lump	3	\$ 6,750.00
	3 water closets	\$ 3,750.00	each	4	\$ 15,000.00
	3 lavs	\$ 2,500.00	each	4	\$ 10,000.00
	2 Urinals	\$ 2,500.00	each	2	\$ 5,000.00
	3 sets of grab bars	\$ 600.00	each	4	\$ 2,400.00
	3 sets toilet room accessories	\$ 750.00	each	4	\$ 3,000.00
	Interior room reconstruction (doors, partitions, finishes)	\$ 60.00	SF	500	\$ 30,000.00
	Reinstall toilet Room Ventilation System	\$ 1,000.00	each	4	\$ 4,000.00
	Interior configuration does not provide for accessible route. Interior handicap access route not provided through out building. MN 1341.0405, Item E				
	Add Elevator to upper level spaces				
	Elevator Pit and footings	\$ 8,000.00	Lump	1	\$ 8,000.00
	12" CMU Elevator Shaft walls	\$ 13.00	SF	1,216	\$ 15,808.00
	Elevator Equipment (2 stop)	\$ 44,575.00	Lump	1	\$ 44,575.00
	Elevator Equipment Room (Assume 64 SF)	\$ 30.00	SF	64	\$ 1,920.00
	Power 100 amp 3 phase				
	Safety Switch	\$ 520.00	Lump	1	\$ 520.00
	Circuit Breaker	\$ 795.00	Lump	1	\$ 795.00
	Motor Starter	\$ 450.00	Lump	1	\$ 450.00
	Wire and Conduit Feeder (150 feet assumed)	\$ 31.00	LF	150	\$ 4,650.00
	Fire Alarm Connections	\$ 1,000.00	lump	1	\$ 1,000.00
	Emergency Phone Connection	\$ 12.00	LF	150	\$ 1,800.00
<b>Fire Separation Items</b>					
	Office area must be fire separated from Garage area				
	Provide new fire rated doors at existing openings 6'-0"x 7'-0"	\$ 1,300.00	Each	2	\$ 2,600.00
	Provide new fire rated doors at existing openings 3'-0"x 7'-0"	\$ 850.00	Each	5	\$ 4,250.00
<b>Exterior Envelope</b>					
	Windows are 25 percent broken allowing water and air infiltration				
	Remove and replace windows	\$ 12,000.00	Allow	1	\$ 12,000.00
	The existing roof slope does not meet the 1/4" per foot required in IBC 1507				
	Remove existing roof above structure	\$ 0.50	SF	40,000	\$ 20,000.00
	Install new roof with tapered insulation providing proper drainage	\$ 4.00	SF	40,000	\$ 160,000.00
<b>Exiting</b>					
	Stairs do not provide for proper handrail extension at top and bottom of stair. IBC 1003.3.3.3.11.5.				
	Remove existing handrails	\$ 400.00	Each	6	\$ 2,400.00
	Install new handrail	\$ 25.00	LF	240	\$ 6,000.00
	Mezzanine Guard rails do not meet current code (space between bars)				
	Remove existing guard rails	\$ 4.00	LF	500	\$ 2,000.00
	Install new guard rails	\$ 25.00	LF	500	\$ 12,500.00
	Provide new exit signage and emergency lighting	\$ 400.00	Each	8	\$ 3,200.00
<b>Fire Protection</b>					
	IBC Chapter 9 - Fire alarm system required in high-pile storage areas				
	Update fire alarm system in storage areas	\$ 1.75	SF	10,000	\$ 17,500.00
<b>Plumbing</b>					
	Drinking fountain in entrance area is blocking path of egress				
	Demolish existing drinking fountain and install code complying unit	\$ 2,500.00	EA	1	\$ 2,500.00
<b>Mechanical- Electrical</b>					
	HVAC system is insufficient for properly ventilating the garage space and for properly cooling and heating the office space				
	Demolish existing HVAC system in office and garage areas	\$ 0.75	Allow	40,000	\$ 30,000.00
	Provide new HVAC (with electrical upgrades) for entire facility	\$ 10.00	SF	40,000	\$ 400,000.00

**Edina, Minnesota Proposed Grandview TIF District  
 Project No. 130153.00  
 Parcel 28-117-21-31-0016 - Public Works Facility**

<b>Code</b>	<b>Related Cost Items</b>	<b>Unit Cost</b>	<b>Units</b>	<b>Unit Quantity</b>	<b>Total</b>
	Electrical				
	Insufficient power for upgraded HVAC, lighting system largely gutted or dated				
	Demo existing electrical system and remnants of lighting	\$ 10,000.00	Allow	1	\$ 10,000.00
	Provide new service entrance and switch gear	\$ 1.75	SF	40,000	\$ 70,000.00
	Provide new branch circuits and lighting in portions of the building	\$ 7.50	SF	25,000	\$ 187,500.00
<b>Total Code Improvements</b>					<b>\$ 1,098,118.00</b>



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