

May 13, 2022

Sean Sullivan, Economic Development Manager
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

TIF ANALYSIS FINDINGS FOR 6336 HIGHWAY 10 NW

LHB was hired to inspect the office and repair garage buildings at 6336 Highway 10 NW in Ramsey, Minnesota, to determine if they meet 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 parcel is located at 6336 Highway 10 NW (see Diagram 1).

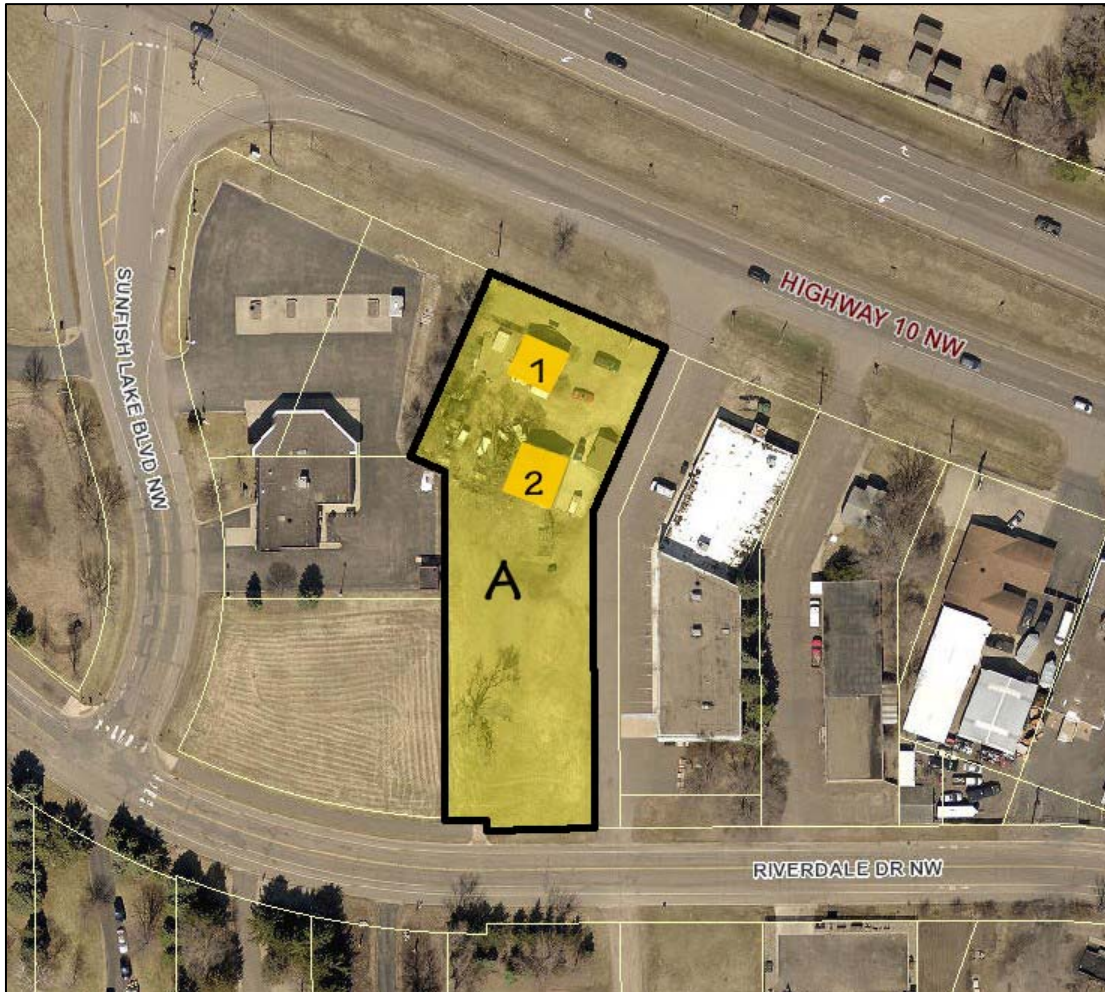


Diagram 1

CONCLUSION

After inspecting and evaluating the buildings on May 3, 2022 and applying current statutory criteria for a Redevelopment District under *Minnesota Statutes, Section 469.174, Subdivision 10*, it is our professional opinion that the buildings qualify 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:

35-32-25-32-0003 (6336 Highway 10 NW)

- The parcel is approximately 41,382 square feet and is 45 percent covered by buildings, parking lots or other improvements.

Findings

The parcel is 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 office building and repair garage at 6336 Highway 10 NW exceed the criteria required to be determined substandard buildings (see the attached Building Code, Condition Deficiency and Context Analysis Reports). We determined the small shed structure was not a building for purposes of this TIF analysis.

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

TEAM CREDENTIALS

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

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

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

PHIL FISHER – INSPECTOR

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

ATTACHMENTS

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

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

LHB, INC.



MICHAEL A. FISCHER, AIA, LEED AP

c: LHB Project No. 220640

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APPENDIX A

Building Code, Condition Deficiency and Context Analysis Reports

Replacement Cost Reports

Code Deficiency Cost Reports

Photographs

Tungsten Redevelopment TIF District

Building Code, Condition Deficiency and Context Analysis Report

Parcel A1

JAC Office

Address: 6336 Highway 10 Northwest, Ramsey, Minnesota 55303
Parcel ID: 35-32-25-32-0003
Inspection Date(s) & Time(s): May 3, 2022, 10:15 am
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:	\$308,914
Estimated Cost to Correct Building Code Deficiencies:	\$69,369
Percentage of Replacement Cost for Building Code Deficiencies:	22.5%

DEFECTS IN STRUCTURAL ELEMENTS

COMBINATION OF DEFICIENCIES

1. Essential Utilities and Facilities
 - a. There is no code compliant accessible parking.
 - b. There is no code compliant accessible route into the building.
 - c. There is no code compliant accessible restroom.
 - d. The staff break room is not code compliant for accessibility.
2. Light and Ventilation
 - a. Electrical wiring does not comply with code.
 - b. The HVAC system does not comply with code.
 - c. Lighting does not comply with code.
3. Fire Protection/Adequate Egress
 - a. Thresholds do not comply with code for maximum height.
 - b. Stairs do not comply with code.
 - c. Smoke detectors are not code compliant.
 - d. There is no code required emergency lighting system.
 - e. There is no code required emergency notification system.
 - f. There is no code required exit signage.
 - g. There is no code required building sprinkler system.
 - h. There is no code required fire caulking.

4. Layout and Condition of Interior Partitions/Materials
 - a. Interior walls should be repainted.
 - b. Interior ceilings are showing signs of water staining and should be repainted.
 - c. Basement walls should be repainted.
 - d. Carpeting is worn and should be replaced.
5. Exterior Construction
 - a. Exterior wood siding is separating from structure allowing for water intrusion which is contrary to code.
 - b. Wood siding should be repaired/repainted.
 - c. Windows are failing allowing for water intrusion which is contrary to code.
 - d. Roofing material is failing allowing for water intrusion which is contrary to code.

DESCRIPTION OF CODE DEFICIENCIES

1. Code compliant accessible parking should be created.
2. Code compliant access into the building should be created.
3. The restroom should be modified to comply with accessibility code.
4. Staff break room should be modified to comply with accessibility code.
5. Electrical wiring should be reinstalled per code.
6. The lighting system should be modified to comply with code.
7. The HVAC system should be replaced to comply with code.
8. Thresholds should be modified to comply with code for maximum height.
9. Install code compliant building smoke detector system.
10. Install code compliant emergency lighting system.
11. A code required emergency notification system should be installed.
12. A code required building sprinkler system should be installed.
13. Stairs should be modified to comply with code.
14. Exterior wood siding should be repaired/replaced to prevent water intrusion per code.
15. Failed windows should be replaced to prevent water intrusion per code.
16. Failed roofing material should be replaced to prevent water intrusion per code.

OVERVIEW OF DEFICIENCIES

This building was used as the office for an auto repair business. The Thresholds should be modified to comply with code for maximum height. The staff break room should be modified to comply with accessibility code. The electrical wiring should be replaced to comply with code. The lighting system should be modified to comply with code. The HVAC system should be replaced to comply with code. The interior walls and ceiling should be repainted. The carpeting should be replaced. A code required emergency notification system should be installed. A code required building sprinkler system should be installed. The stairs should be modified to comply with code. The exterior wood siding should be repaired to prevent water intrusion per code. Windows are failing allowing for water intrusion which is contrary to code. Roofing material is failing allowing for water intrusion which is contrary to code.

ENERGY CODE DEFICIENCIES

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

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Estimate Name:	JAC Office	
Building Type:	Office, 1 Story with Wood Clapboard / Wood Frame	
Location:	RAMSEY, MN	
Story Count:	1	
Story Height (L.F.):	10	
Floor Area (S.F.):	880	
Labor Type:	OPN	
Basement Included:	Yes	
Data Release:	Year 2022 Quarter 2	
Cost Per Square Foot:	\$351.04	Costs are derived from a building model with basic components. Scope differences and market conditions can cause costs to vary significantly.
Building Cost:	\$308,914.29	

		Quantity	% of Total	Cost Per S.F.	Cost
A	Substructure		23.62%	\$72.09	\$63,438.36
A1010	Standard Foundations			\$13.86	\$12,198.21
A10101102700	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide	120		\$7.94	\$6,987.96
A10102107410	Spread footings, 3000 PSI concrete, load 100K, soil bearing capacity 6 KSF, 4' - 6" square x 15" deep	8.83		\$5.92	\$5,210.25
A1030	Slab on Grade			\$7.67	\$6,747.42
A10301202240	Slab on grade, 4" thick, non industrial, reinforced	880		\$7.67	\$6,747.42
A2010	Basement Excavation			\$4.72	\$4,153.89
A20101104620	Excavate and fill, 10,000 SF, 8' deep, sand, gravel, or common earth, on site storage	880		\$4.72	\$4,153.89
A2020	Basement Walls			\$45.84	\$40,338.84
A20201107260	Foundation wall, CIP, 12' wall height, pumped, .444 CY/LF, 21.59 PLF, 12" thick	120		\$45.84	\$40,338.84
B	Shell		29.06%	\$88.69	\$78,048.95
B1010	Floor Construction			\$42.49	\$37,386.91
B10102030860	Cast-in-place concrete column, 12" square, tied, 200K load, 12' story height, 142 lbs/LF, 4000PSI	105.96		\$12.29	\$10,815.07
B10102103450	Wood column, 8" x 8", 20' x 20' bay, 10' unsupported height, 133 BF/MSF, 160 PSF total allowable load	880		\$0.87	\$762.74
B10102221720	Flat slab, concrete, with drop panels, 6" slab/2.5" panel, 12" column, 15'x15' bay, 75 PSF superimposed load, 153 PSF total load	880		\$20.45	\$17,996.88
B10107203700	Fireproofing, gypsum board, fire rated, 2 layer, 1" thick, 14" steel column. 3 hour rating. 22 PLF	159.6		\$8.88	\$7,812.22
B1020	Roof Construction			\$15.40	\$13,548.08
B10201027100	Wood roof, truss, 4/12 slope, 24" O.C., 30' to 43' span	880		\$15.40	\$13,548.08
B2010	Exterior Walls			\$17.10	\$15,044.46
B20101484850	Wood siding, 2"x6" studs 16"OC, insulated wall, 8" plain wood siding	960		\$14.70	\$12,938.45
B20101907600	Insulation, fiberglass batts, 6" thick, R19	880		\$2.39	\$2,106.01
B2020	Exterior Windows			\$7.33	\$6,454.22
B20201023000	Windows, wood, double hung, standard glass, 2'-8" x 4'-6"	10.43		\$7.33	\$6,454.22
B2030	Exterior Doors			\$2.57	\$2,257.28
B20302102800	Door, wood, comb, storm & screen, hinged, 3'-0" x 7'-0" opening	2		\$1.28	\$1,128.64
B20302102800	Door, wood, comb, storm & screen, hinged, 3'-0" x 7'-0" opening	2		\$1.28	\$1,128.64
B3010	Roof Coverings			\$3.82	\$3,358.00
B30101401100	Asphalt roofing, strip shingles, inorganic, Class A, 4" slope, 210-235 lbs/SQ	880		\$2.94	\$2,585.57
B30106100200	Gutters, box, aluminum, .032" thick, 5", enameled finish	60		\$0.70	\$618.45
B30106200200	Downspout, aluminum, rectangular, 2" x 3", enameled, .024" thick	24		\$0.17	\$153.98
C	Interiors		9.42%	\$28.75	\$25,300.92
C1010	Partitions			\$5.52	\$4,861.87
C10101241200	Wood partition, 5/8" fire rated gypsum board face, none base, 2 x 4, @ 16" OC framing, same opposite face, 0 insul	308		\$2.05	\$1,806.72
C10101241425	Wood partition, 5/8" fire rated gypsum board face, 1/4" sound deadening gypsum board, 2x4 @ 16" OC framing, same opposite face, sound attenuation insul	132		\$1.47	\$1,297.16
C10101280700	Gypsum board, 1 face only, exterior sheathing, fire resistant, 5/8"	960		\$1.19	\$1,046.84

C10101280960	Add for the following: taping and finishing	960		\$0.81	\$711.15
C1020	Interior Doors			\$5.09	\$4,476.82
C10201022600	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush. 3'-0" x 7'-0" x 1-3/8"	2.77		\$5.09	\$4,476.82
C1030	Fittings			\$0.49	\$430.62
C10301100420	Toilet partitions, cubicles, ceiling hung, plastic laminate	0.38		\$0.49	\$430.62
C3010	Wall Finishes			\$1.90	\$1,669.28
C30102300140	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	880		\$0.91	\$798.35
C30102300140	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	960		\$0.99	\$870.93
C3020	Floor Finishes			\$5.40	\$4,755.91
C30204100080	Carpet tile, nylon, fusion bonded, 18" x 18" or 24" x 24", 35 oz	528		\$3.71	\$3,267.14
C30204101600	Vinyl, composition tile, maximum	264		\$0.78	\$688.90
C30204101720	Tile, ceramic natural clay	88		\$0.91	\$799.87
C3030	Ceiling Finishes			\$10.35	\$9,106.42
C30302106000	Acoustic ceilings, 3/4" fiberglass board, 24" x 48" tile, tee grid, suspended support	880		\$10.35	\$9,106.42
D	Services		37.91%	\$115.72	\$101,832.89
D2010	Plumbing Fixtures			\$4.36	\$3,836.07
D20101102080	Water closet, vitreous china, bowl only with flush valve, wall hung	0.38		\$1.88	\$1,653.95
D20102102000	Urinal, vitreous china, wall hung	0.13		\$0.23	\$198.01
D20103101560	Lavatory w/trim, vanity top, PE on Cl, 20" x 18"	0.38		\$0.85	\$750.58
D20104404340	Service sink w/trim, PE on Cl, wall hung w/rim guard, 24" x 20"	0.13		\$0.94	\$826.43
D20108202080	Water cooler, electric, floor mounted, dual height, 14.3 GPH	0.13		\$0.46	\$407.10
D2020	Domestic Water Distribution			\$2.10	\$1,849.16
D20202501860	Gas fired water heater, commercial, 100 < F rise, 100 MBH input, 91 GPH	0.13		\$2.10	\$1,849.16
D3050	Terminal & Package Units			\$23.30	\$20,500.79
D30501553840	Rooftop, multizone, air conditioner, offices, 10,000 SF, 31.66 ton	880		\$23.30	\$20,500.79
D4010	Sprinklers			\$4.06	\$3,571.92
D40104100620	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 10,000 SF	880		\$4.06	\$3,571.92
D4020	Standpipes			\$2.16	\$1,897.10
D40203101540	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	0.15		\$2.16	\$1,897.10
D5010	Electrical Service/Distribution			\$51.16	\$45,016.85
D50101200320	Overhead service installation, includes breakers, metering, 20' conduit & wire. 3 phase. 4 wire. 120/208 V. 400 A	1.25		\$10.31	\$9,074.25
D50102300320	Feeder installation 600 V, including RGS conduit and XHHW wire, 400 A	100		\$12.95	\$11,393.60
D50102400240	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V. 3 phase. 600 A	1.2		\$27.90	\$24,549.00
D5020	Lighting and Branch Wiring			\$22.41	\$19,717.30
D50201100640	Receptacles incl plate, box, conduit, wire, 16.5 per 1000 SF, 2.0 W per SF, with transformer	880		\$5.84	\$5,138.46
D50201350320	Miscellaneous power, 1.2 watts	880		\$0.42	\$370.13
D50201400280	Central air conditioning power, 4 watts	880		\$0.80	\$701.75
D50201452080	Motor installation, three phase, 460 V, 15 HP motor size	2		\$6.58	\$5,792.48
D50202100520	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @32watt per 1000 SF	1012		\$8.77	\$7,714.48
D5030	Communications and Security			\$6.19	\$5,443.70
D50303101020	Telephone wiring for offices & laboratories, 8 jacks/MSF	660		\$1.90	\$1,675.74
D50309100452	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	0.13		\$3.68	\$3,240.95
D50309100460	Fire alarm command center, addressable without voice, excl. wire & conduit	0.13		\$0.60	\$527.01
D50309200110	Internet wiring, 8 data/voice outlets per 1000 S.F.	1		\$0.00	\$0.00
E	Equipment & Furnishings		0.00%	\$0.00	\$0.00
E1090	Other Equipment			\$0.00	\$0.00
F	Special Construction		0.00%	\$0.00	\$0.00
G	Building Sitework		0.00%	\$0.00	\$0.00

SubTotal	100%	\$305.25	\$268,621.12
Contractor Fees (General Conditions,Overhead,Profit)	15.0%	\$45.79	\$40,293.17
Architectural Fees	0.0%	\$0.00	\$0.00
User Fees	0.0%	\$0.00	\$0.00
Total Building Cost		\$351.04	\$308,914.29

TUNGSTEN REDEVELOPMENT TIF DISTRICT

Code Deficiency Cost Report

Parcel A1 - 6336 Highway 10 Northwest, Ramsey, Minnesota 55303
 Parcel ID 35-32-25-32-0003

Building Name or Type
 JAC Office

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

Parking

Create code compliant accessible parking	\$ 100.00	EA	1	\$ 100.00
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Accessible Route

Create a code compliant accessible route into the building	\$ 3,500.00	Lump	1	\$ 3,500.00
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Restroom

Modify restroom to comply with accessibility code	\$ 3.45	SF	880	\$ 3,036.00
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Break Room

Modify break room to comply with accessibility code	\$ 1.00	SF	880	\$ 880.00
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Structural Elements

\$ -

Exiting

Thresholds

Modify thresholds to comply with code	\$ 100.00	EA	2	\$ 200.00
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Emergency Lighting System

Install a code required emergency lighting system	\$ 0.75	SF	880	\$ 660.00
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Emergency Notification System

Install a code required emergency notification system	\$ 0.60	SF	880	\$ 528.00
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Exit Signage

Install code required exit signage	\$ 0.75	SF	880	\$ 660.00
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Stairs

Modify stairs to comply with code	\$ 1.75	SF	880	\$ 1,540.00
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Fire Protection

Smoke Detectors

Install code compliant smoke detectors	\$ 3.68	SF	880	\$ 3,238.40
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Fire Caulking

Install code required fire caulking	\$ 0.25	SF	880	\$ 220.00
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Building Sprinkler System

Install code required building sprinkler system	\$ 6.22	SF	880	\$ 5,473.60
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Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Exterior Construction					
	Wood Siding				
	Repair/replace failed wood siding to prevent water intrusion per code	\$ 7.00	SF	880	\$ 6,160.00
	Windows				
	Replace failed windows to prevent water intrusion per code	\$ 7.33	SF	880	\$ 6,450.40
Roof Construction					
	Roofing Material				
	Replace failed roofing material to prevent water intrusion per code	\$ 3.82	SF	880	\$ 3,361.60
Mechanical- Electrical					
	Mechanical				
	Install code compliant HVAC system	\$ 23.30	SF	880	\$ 20,504.00
	Electrical				
	Install a code compliant electrical wiring system	\$ 5.84	SF	880	\$ 5,139.20
	Install a code compliant lighting system	\$ 8.77	SF	880	\$ 7,717.60
Total Code Improvements					\$ 69,369

Tungsten Redevelopment TIF District | Parcel A1 6336 Highway 10 NW



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Tungsten Redevelopment TIF District | Parcel A1 6336 Highway 10 NW



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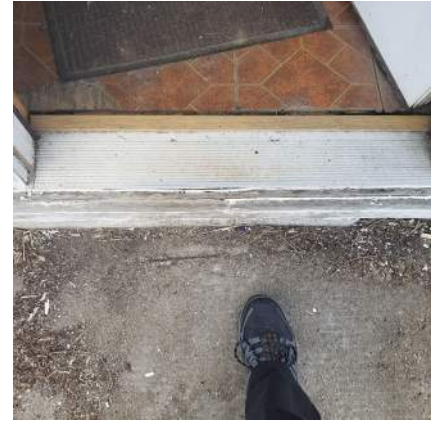
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Tungsten Redevelopment TIF District | Parcel A1 6336 Highway 10 NW



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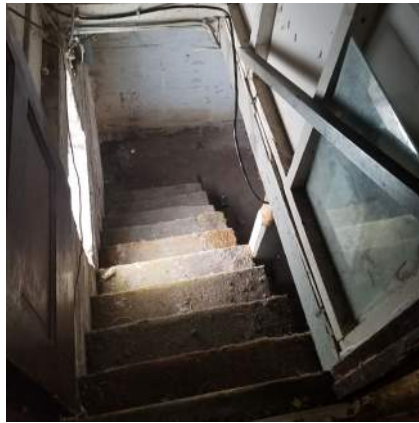
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Tungsten Redevelopment TIF District | Parcel A1 6336 Highway 10 NW



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Tungsten Redevelopment TIF District

Building Code, Condition Deficiency and Context Analysis Report

Parcel A2

JAC Repair Garage

Address: 6336 Highway 10 Northwest, Ramsey, Minnesota 55303
Parcel ID: 35-32-25-32-0003
Inspection Date(s) & Time(s): May 3, 2022, 10:00 am
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:	\$212,446
Estimated Cost to Correct Building Code Deficiencies:	\$71,608
Percentage of Replacement Cost for Building Code Deficiencies:	33.7%

DEFECTS IN STRUCTURAL ELEMENTS

1. None Found.

COMBINATION OF DEFICIENCIES

1. Essential Utilities and Facilities
 - a. There is no code required accessible parking.
 - b. There is no code required accessible route into the building.
 - c. There is no code required accessible restroom.
 - d. There is no code required drinking fountain.
2. Light and Ventilation
 - a. The lighting system does not comply with code.
 - b. The electrical system does not comply with code.
 - c. The HVAC system does not comply with code.
3. Fire Protection/Adequate Egress
 - a. Thresholds do not comply with code for maximum height.
 - b. There are no code required smoke detectors in the building.
 - c. There is no code required emergency lighting system.
 - d. There is no code required emergency notification system.
 - e. There is no code required emergency exit signage in the building.
 - f. There is no code required building sprinkler system.

- g. There is no code required fire caulking at through wall and ceiling penetrations.
4. Layout and Condition of Interior Partitions/Materials
 - a. Interior walls should be repaired/repainted.
 - b. Interior ceilings should be repaired/repainted.
 5. Exterior Construction
 - a. Windows have failed allowing for water intrusion which is contrary to code.
 - b. Wood siding should be repaired/repainted.
 - c. Exterior overhead doors should be replaced.
 - d. Roofing material is failing allowing for water intrusion which is contrary to code.

DESCRIPTION OF CODE DEFICIENCIES

1. Code required accessible parking should be created.
2. A code required accessible route into the building should be created.
3. The code required accessible restroom should be installed.
4. A code required drinking fountain should be installed.
5. The lighting system should be modified to comply with code.
6. The electrical system should be modified to comply with code.
7. A code compliant HVAC system should be installed.
8. Thresholds should be modified to comply with code.
9. A code required smoke detector system should be installed.
10. A code required emergency lighting system should be installed.
11. A code required emergency notification system should be installed.
12. Code required emergency exit signage should be installed
13. A code required building sprinkler system should be installed.
14. Code required fire caulking should be place in all through wall and ceiling penetrations.
15. Failed windows should be replaced to comply with code to prevent water intrusion.
16. Failed roofing material should be replaced to prevent water intrusion per code.

OVERVIEW OF DEFICIENCIES

Records indicate that this was a vehicle repair facility. There is no code required accessible parking or accessible route into the building. Thresholds are not code compliant. The exterior wood siding is damaged and should be repaired/repainted. There is no code required accessible restroom. There is no code required drinking fountain. The electrical system and lighting system should be made code compliant. The HVAC system is not code compliant. There are no code required life safety systems in the building. There is no code required fire caulking at through wall and ceiling penetrations. Windows and roofing have failed allowing for water intrusion which is contrary to code.

ENERGY CODE DEFICIENCIES

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

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Estimate Name:	JAC Repair Garage	
Building Type:	Garage, Repair with Wood Siding / Wood Frame	
Location:	RAMSEY, MN	
Story Count:	1	
Story Height (L.F.):	14.00	
Floor Area (S.F.):	1200	
Labor Type:	OPN	
Basement Included:	No	
Data Release:	Year 2022 Quarter 2	
Cost Per Square Foot:	\$177.04	Costs are derived from a building model with basic components. Scope differences and market conditions can cause costs to vary significantly.
Building Cost:	\$212,446.01	

		Quantity	% of Total	Cost Per S.F.	Cost
A	Substructure		21.19%	\$32.62	\$39,139.06
A1010	Standard Foundations			\$20.26	\$24,317.69
A10101051560	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick	140		\$12.79	\$15,349.81
A10101102700	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide	154		\$7.47	\$8,967.88
A1030	Slab on Grade			\$11.97	\$14,364.79
A10301204520	Slab on grade, 6" thick, light industrial, reinforced	1200		\$11.97	\$14,364.79
A2010	Basement Excavation			\$0.38	\$456.58
A20101104560	Excavate and fill, 10,000 SF, 4' deep, sand, gravel, or common earth, on site storage	1200		\$0.38	\$456.58
B	Shell		31.02%	\$47.75	\$57,304.00
B1020	Roof Construction			\$16.17	\$19,398.39
B10201027100	Wood roof, truss, 4/12 slope, 24" O.C., 30' to 43' span	1260		\$16.17	\$19,398.39
B2010	Exterior Walls			\$16.71	\$20,054.72
B20101483250	Wood siding, 2"x4" studs 16"OC, insulated wall, 8" insulated vinyl siding	1568		\$16.71	\$20,054.72
B2020	Exterior Windows			\$4.21	\$5,053.27
B20201023200	Windows, wood, sliding, standard glass, 3'-4" x 2'-7"	6.53		\$4.21	\$5,053.27
B2030	Exterior Doors			\$6.79	\$8,153.85
B20302203450	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	0.36		\$1.20	\$1,445.25
B20302204450	Door, steel 24 gauge, overhead, sectional, manual operation, 12'-0" x 12'-0" opening	2.04		\$5.59	\$6,708.60
B3010	Roof Coverings			\$3.87	\$4,643.77
B30101401100	Asphalt roofing, strip shingles, inorganic, Class A, 4" slope, 210-235 lbs/SQ	1260		\$3.09	\$3,702.07
B30106101000	Gutters, box, steel, galvanized, 28 ga thick, 5", enameled finish	70		\$0.69	\$826.69
B30106201450	Downspout, steel, rectangular, corrugated, 3" x 4", galvanized, 28 ga thick	10.08		\$0.10	\$115.01
C	Interiors		11.81%	\$18.18	\$21,816.21
C1010	Partitions			\$6.16	\$7,394.36
C10101022300	Lightweight block 4" thick	252		\$1.93	\$2,320.52
C10101048000	Concrete block (CMU) partition, light weight, solid, 8" thick, no finish	336		\$4.23	\$5,073.84
C1020	Interior Doors			\$0.54	\$647.10
C10201022600	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush. 3'-0" x 7'-0" x 1-3/8"	0.4		\$0.54	\$647.10
C1030	Fittings			\$2.39	\$2,873.28
C10301100460	Toilet partitions, cubicles, ceiling hung, stainless steel	1		\$2.39	\$2,873.28
C3010	Wall Finishes			\$6.28	\$7,536.15
C30102202000	2 coats paint on masonry with block filler	1568		\$4.81	\$5,769.86
C30102300320	Painting, masonry or concrete, latex, brushwork, primer & 2 coats	480		\$0.80	\$956.96
C30102300340	Painting, masonry or concrete, latex, brushwork, addition for block filler	480		\$0.67	\$809.33
C3020	Floor Finishes			\$1.82	\$2,182.25
C30204100940	Concrete topping, hardeners, metallic additive, minimum	1080		\$1.60	\$1,917.84
C30204101580	Vinyl, composition tile, minimum	120		\$0.22	\$264.41
C3030	Ceiling Finishes			\$0.99	\$1,183.07

C30302105800	Acoustic ceilings, 5/8" fiberglass board, 24" x 48" tile, tee grid, suspended support	120		\$0.99	\$1,183.07
D	Services		35.98%	\$55.40	\$66,476.39
D2010	Plumbing Fixtures			\$4.74	\$5,687.42
D20101102080	Water closet, vitreous china, bowl only with flush valve, wall hung	0.41		\$1.49	\$1,789.28
D20102102000	Urinal, vitreous china, wall hung	0.2		\$0.27	\$321.32
D20103102080	Lavatory w/trim, wall hung, PE on CI, 19" x 17"	0.41		\$0.83	\$996.16
D20104404340	Service sink w/trim, PE on CI, wall hung w/rim guard, 24" x 20"	0.2		\$1.12	\$1,341.07
D20107101560	Shower, stall, baked enamel, molded stone receptor, 30" square	0.2		\$0.57	\$678.70
D20108201920	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH	0.2		\$0.47	\$560.89
D2020	Domestic Water Distribution			\$0.89	\$1,071.73
D20202202260	Gas fired water heater, residential, 100 < F rise, 30 gal tank, 32 GPH	0.2		\$0.89	\$1,071.73
D3050	Terminal & Package Units			\$11.61	\$13,933.52
D30501503120	Rooftop, single zone, air conditioner, factories, 10,000 SF, 33.33 ton	1200		\$11.61	\$13,933.52
D3090	Other HVAC Systems/Equip			\$10.71	\$12,852.24
D30903201040	Garage, single exhaust, 3" outlet, cars & light trucks, 1 bay	1		\$7.06	\$8,476.33
D30903201060	Garage, single exhaust, 3" outlet, additional bays up to seven bays	2		\$3.65	\$4,375.91
D4010	Sprinklers			\$5.28	\$6,334.68
D40104101080	Wet pipe sprinkler systems, steel, ordinary hazard, 1 floor, 10,000 SF	1200		\$5.28	\$6,334.68
D4020	Standpipes			\$1.38	\$1,650.36
D40203101540	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	0.12		\$1.26	\$1,509.06
D40203101560	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, additional floors	0.05		\$0.12	\$141.30
D5010	Electrical Service/Distribution			\$4.84	\$5,803.33
D50101200280	Overhead service installation, includes breakers, metering, 20' conduit & wire. 3 phase. 4 wire. 120/208 V. 200 A	1		\$3.02	\$3,629.70
D50102300280	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A	30		\$1.42	\$1,708.26
D50102400200	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V. 3 phase, 400 A	0.03		\$0.39	\$465.37
D5020	Lighting and Branch Wiring			\$11.38	\$13,655.71
D50201100280	Receptacles incl plate, box, conduit, wire, 4 per 1000 SF, .5 watts per SF	1200		\$2.62	\$3,148.66
D50201350280	Miscellaneous power, 1 watt	1200		\$0.36	\$431.90
D50201400240	Central air conditioning power, 3 watts	1200		\$0.77	\$927.55
D50202100520	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @32watt per 1000 SF	1200		\$7.62	\$9,147.60
D5030	Communications and Security			\$4.57	\$5,487.40
D50309100452	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	0.12		\$2.58	\$3,093.64
D50309100462	Fire alarm command center, addressable with voice, excl. wire & conduit	0.12		\$1.71	\$2,049.42
D50309200104	Internet wiring, 4 data/voice outlets per 1000 S.F.	0.24		\$0.29	\$344.34
E	Equipment & Furnishings		0.00%	\$0.00	\$0.00
E1090	Other Equipment			\$0.00	\$0.00
F	Special Construction		0.00%	\$0.00	\$0.00
G	Building Sitework		0.00%	\$0.00	\$0.00
SubTotal			100%	\$153.95	\$184,735.66
Contractor Fees (General Conditions,Overhead,Profit)			15.0%	\$23.09	\$27,710.35
Architectural Fees			0.0%	\$0.00	\$0.00
User Fees			0.0%	\$0.00	\$0.00
Total Building Cost				\$177.04	\$212,446.01

TUNGSTEN REDEVELOPMENT TIF DISTRICT

Code Deficiency Cost Report

Parcel A2 - 6336 Highway 10 Northwest, Ramsey, Minnesota 55303
 Parcel ID 35-32-25-32-0003

Building Name or Type
 JAC Auto Repair Garage

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

Parking

Code required accessible parking should be created \$ 100.00 Ea 1 \$ 100.00

Accessible Route

A code required accessible route into the building should be created \$ 100.00 Lump 1 \$ 100.00

Restroom

A code required accessible restroom should be created \$ 4.98 SF 1,200 \$ 5,976.00

Water Fountain

A code required water fountain should be installed \$ 0.47 SF 1,200 \$ 564.00

Structural Elements

\$ -

Exiting

Thresholds

Modify thresholds to comply with code \$ 500.00 EA 1 \$ 500.00

Emergency Lighting

Install code required emergency lighting system \$ 2.00 SF 1,200 \$ 2,400.00

Emergency Notification System

Install a code required emergency notification system \$ 1.71 SF 1,200 \$ 2,052.00

Emergency Exit Signage

Install code required emergency exit signage \$ 1.75 SF 1,200 \$ 2,100.00

Fire Protection

Smoke Detectors

Install code required smoke detectors \$ 2.58 SF 1,200 \$ 3,096.00

Building Sprinkler System

Install a code required building sprinkler system \$ 6.66 SF 1,200 \$ 7,992.00

Fire Caulking

Install code required fire caulking \$ 0.25 SF 1,200 \$ 300.00

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Exterior Construction					
	Windows				
	Replace failed windows to prevent water intrusion per code	\$ 4.21	SF	1,200	\$ 5,052.00
Roof Construction					
	Roofing Material				
	Replace failed roofing material to prevent water intrusion per code	\$ 3.87	SF	1,200	\$ 4,644.00
Mechanical- Electrical					
	Mechanical				
	Install a code compliant HVAC system	\$ 11.61	SF	1,200	\$ 13,932.00
	Electrical				
	Code compliant electrical wiring should be installed	\$ 11.38	SF	1,200	\$ 13,656.00
	Code compliant lighting should be installed	\$ 7.62	SF	1,200	\$ 9,144.00
Total Code Improvements					\$ 71,608

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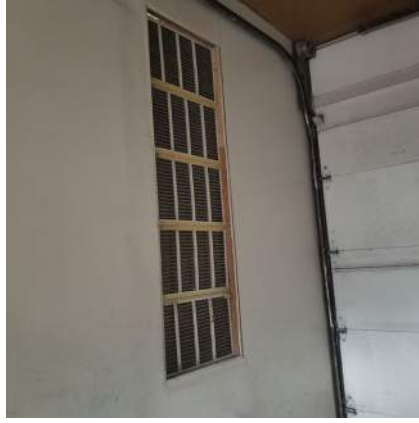


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