

REPORT OF INSPECTION PROCEDURES AND RESULTS
FOR
DETERMINING QUALIFICATIONS
OF A
TAX INCREMENT FINANCING DISTRICT

DULUTH INCLINE LAKEVIEW
REDEVELOPMENT TIF DISTRICT

Prepared for

CITY OF DULUTH, MINNESOTA
January 24, 2024



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Part 1: Executive Summary

Purpose of the Evaluation

LHB was hired by the City of Duluth to inspect and evaluate the properties within a Tax Increment Financing Redevelopment District ("TIF District") proposed to be established by the City. The proposed TIF District is located at the former Central High School site south of East Central Entrance Road (Diagram 1). The purpose of LHB's work is to determine whether the proposed TIF District meets the statutory requirements for coverage, and whether one building on one parcel, located within the proposed TIF District, meets the qualifications required for a Redevelopment District.

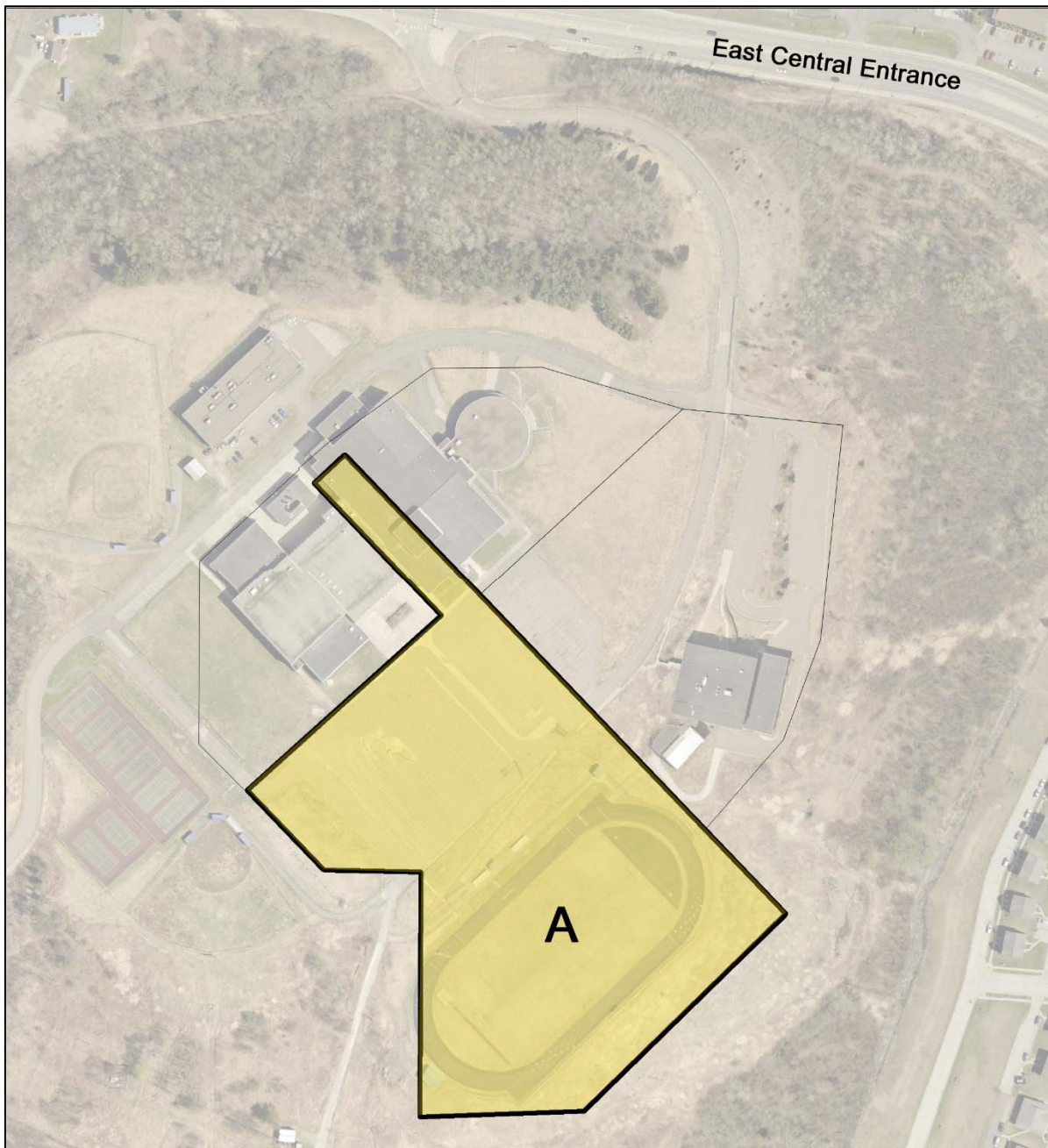


Diagram 1: Proposed TIF District

Scope of Work

The proposed TIF District consists of one parcel with one building. The building was inspected on August 31, 2023. Building Code and Condition Deficiency reports are in Appendix B.

Conclusion

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

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

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

Part 2: Minnesota Statute 469.174, Subdivision 10 Requirements

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

Interior Inspection

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

Exterior Inspection and Other Means

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

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

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

Documentation

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

Qualification Requirements

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

1. COVERAGE TEST

- a. Minnesota Statutes, Section 469.174, Subdivision 10(a)(1) states:

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

- b. 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."

2. CONDITION OF BUILDINGS TEST

- a. 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;"

- b. 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."

- i. 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.
- c. 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."

- i. 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:
 - 1) 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.
 - 2) 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*..."
 - 3) Chapter 11 of the 2015 Minnesota Residential Code incorporates Minnesota Rules, Chapters, 1322 and 1323 *Minnesota Energy Code*.
 - 4) 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.
 - 5) 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.

- 6) 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.

3. DISTRIBUTION OF SUBSTANDARD BUILDINGS

- a. Minnesota Statutes, Section 469.174, Subdivision 10, defines a Redevelopment District and requires one or more of the following conditions "reasonably distributed throughout the district":
 - "(1) Parcels consisting of 70 percent of the area of the district are occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures and more than 50 percent of the buildings, not including outbuildings, are structurally substandard to a degree requiring substantial renovation or clearance.
 - (2) the property consists of vacant, unused, underused, inappropriately used, or infrequently used rail yards, rail storage facilities, or excessive or vacated railroad rights-of-way.
 - (3) tank facilities, or property whose immediately previous use was for tank facilities..."
- b. Our interpretation of the distribution requirement is that the substandard buildings must be reasonably distributed throughout the district as compared to the location of all buildings in the district. For example, if all the buildings in a district are located on one half of the area of the district, with the other half occupied by parking lots (meeting the required 70 percent coverage for the district), we would evaluate the distribution of the substandard buildings compared with only the half of the district where the buildings are located. If all the buildings in a district are located evenly throughout the entire area of the district, the substandard buildings must be reasonably distributed throughout the entire area of the district. We believe this is consistent with the opinion expressed by the State of Minnesota Court of Appeals in the *Walser Auto Sales, Inc. vs. City of Richfield* case filed November 13, 2001.

Part 3: Procedures Followed

LHB inspected one building on August 31, 2023.

Part 4: Findings

1. Coverage Test

- a. The total square foot area of the parcel in the proposed TIF District was obtained from City records, GIS mapping and site verification.
- b. The total square foot area of buildings and site improvements on the parcels in the proposed TIF District was obtained from City records, GIS mapping and site verification.
- c. The percentage of coverage for each parcel in the proposed TIF District was computed to determine if the 15 percent minimum requirement was met. The total square footage of parcels meeting the 15 percent requirement was divided into the total square footage of the entire district to determine if the 70 percent requirement was met.

FINDING

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

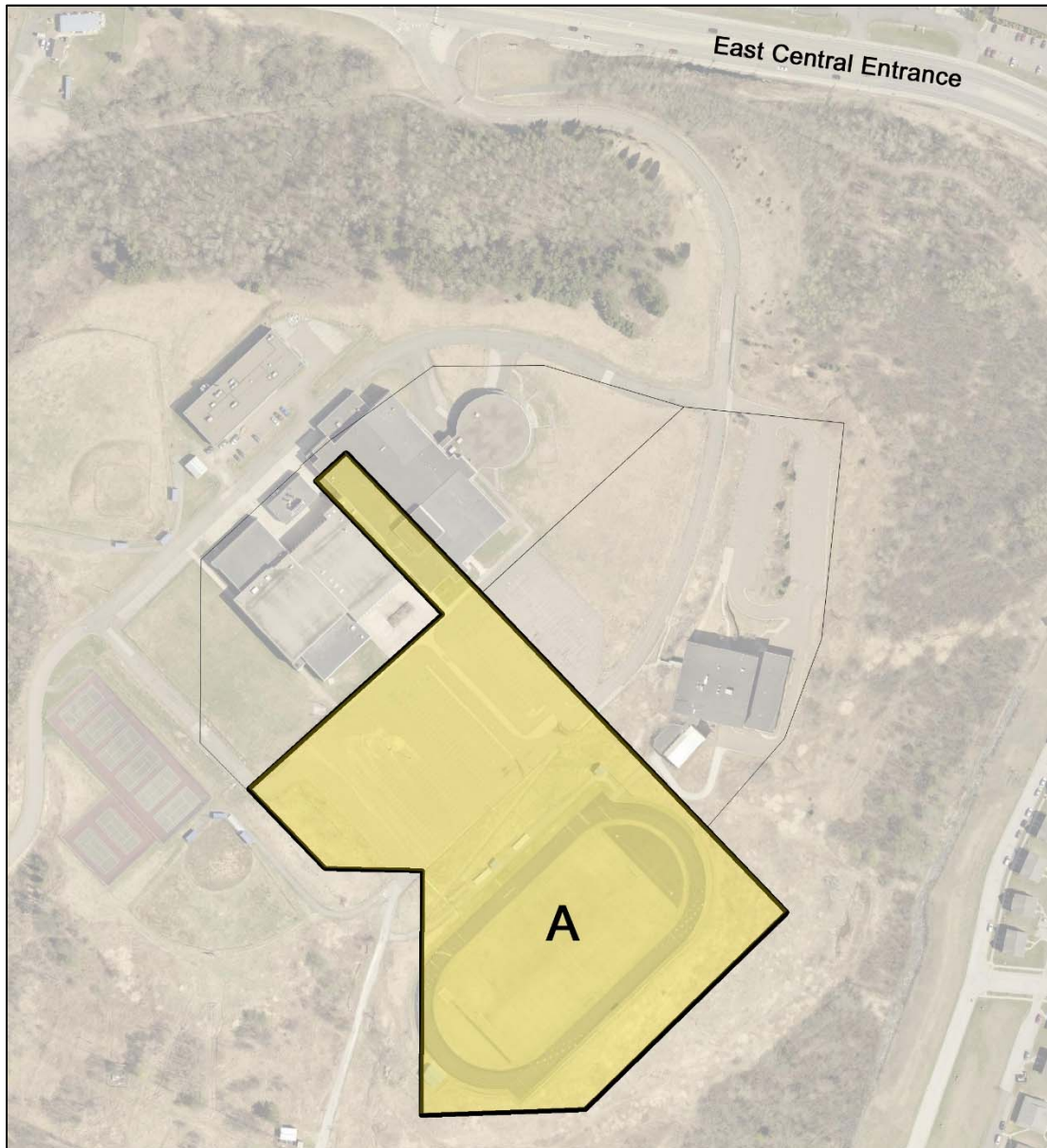


Diagram 2 – Coverage Diagram

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

2. Condition of Building Test

a. BUILDING INSPECTION

- i. The first step in the evaluation process is the building inspection. After an initial walk-thru, the inspector makes a judgment whether a building “appears” to have enough defects or deficiencies of sufficient total significance to justify substantial renovation or clearance. If it does, the inspector documents with notes and photographs code and non-code deficiencies in the building.

b. REPLACEMENT COST

- i. The second step in evaluating a building to determine if it is substandard to a degree requiring substantial renovation or clearance is to determine its replacement cost. This is the cost of constructing a new structure of the same square footage and type on site. Replacement costs were researched using R.S. Means Cost Works square foot models for 2023.
- ii. A replacement cost was calculated by first establishing building use (office, retail, residential, etc.), building construction type (wood, concrete, masonry, etc.), and building size to obtain the appropriate median replacement cost, which factors in the costs of construction in Duluth, Minnesota.
- iii. Replacement cost includes labor, materials, and the contractor’s overhead and profit. Replacement costs do not include architectural fees, legal fees or other “soft” costs not directly related to construction activities. Replacement cost for each building is tabulated in Appendix A.

c. CODE DEFICIENCIES

- i. The next step in evaluating a building is to determine what code deficiencies exist with respect to such building. Code deficiencies are those conditions for a building which are not in compliance with current building codes applicable to new buildings in the State of Minnesota.
- ii. Minnesota Statutes, Section 469.174, Subdivision 10(c), specifically provides that a building cannot be considered structurally substandard if its code deficiencies are not at least 15 percent of the replacement cost of the building. As a result, it was necessary to determine the extent of code deficiencies for each building in the proposed TIF District.
- iii. The evaluation was made by reviewing all available information with respect to such buildings contained in City Building Inspection records and making interior and exterior inspections of the buildings. LHB utilizes the current Minnesota State Building Code as the official code for our evaluations. The Minnesota State Building Code is a series of provisional codes written specifically for Minnesota only requirements, adoption of several international codes, and amendments to the adopted international codes.
- iv. After identifying the code deficiencies in each building, we used R.S. Means Cost Works 2023; Unit and Assembly Costs to determine the cost of correcting the identified deficiencies. We were then able to compare the correction costs with the replacement cost of each building to determine if the costs for correcting code deficiencies meet the required 15 percent threshold.

FINDING

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

d. SYSTEM CONDITION DEFICIENCIES

- i. If a building meets the minimum code deficiency threshold under Minnesota Statutes, Section 469.174, Subdivision 10(c), then for such building to be “structurally substandard” under Minnesota Statutes, Section 469.174, Subdivision 10(b), the building’s defects, or deficiencies should be of sufficient total significance to justify “substantial renovation or clearance.” Based on this definition, LHB re-evaluated each of the buildings that met the code deficiency threshold under Minnesota Statutes, Section 469.174, Subdivision 10(c), to determine if the total deficiencies warranted “substantial renovation or clearance” based on the criteria we outlined above.

- ii. System condition deficiencies are a measurement of defects or substantial deterioration in site elements, structure, exterior envelope, mechanical and electrical components, fire protection and emergency systems, interior partitions, ceilings, floors, and doors.
- iii. The evaluation of system condition deficiencies was made by reviewing all available information contained in City records and making interior and exterior inspections of the buildings. LHB only identified system condition deficiencies that were visible upon our inspection of the building or contained in City records. We did not consider the amount of "service life" used up for a particular component unless it was an obvious part of that component's deficiencies.
- iv. After identifying the system condition deficiencies in each building, we used our professional judgment to determine if the list of defects or deficiencies is of sufficient total significance to justify "substantial renovation or clearance."

FINDING

In our professional opinion, one out of one buildings (100 percent) in the proposed TIF District are structurally substandard to a degree requiring substantial renovation or clearance, because of defects in structural elements or a combination of deficiencies in essential utilities and facilities, light and ventilation, fire protection including adequate egress, layout and condition of interior partitions, or similar factors which defects or deficiencies are of sufficient total significance to justify substantial renovation or clearance. This exceeds the 50 percent requirement of Subdivision 10a(1).

3. Distribution of Substandard Structures

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

FINDING

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

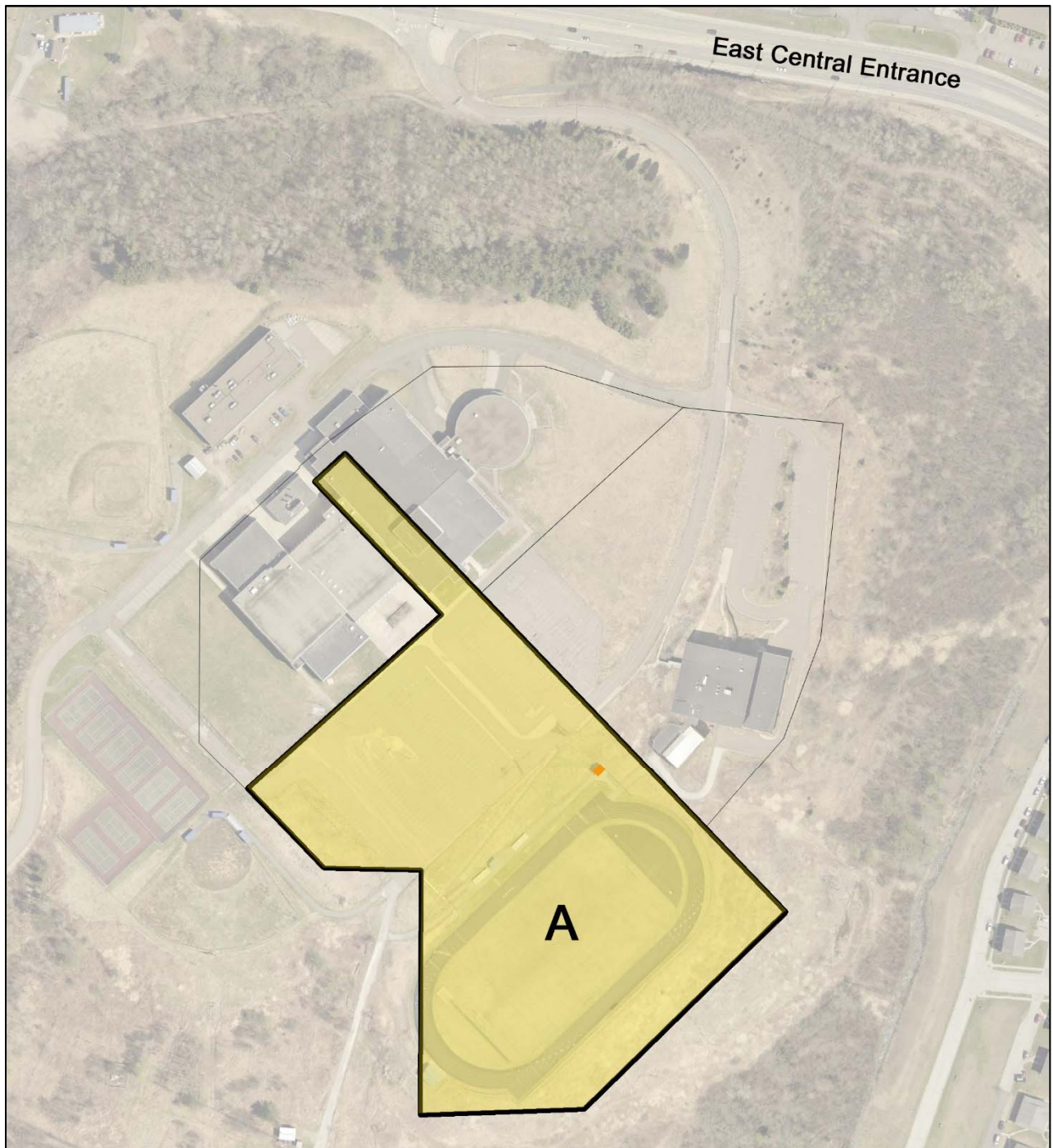


Diagram 3 – Substandard Buildings

Shaded yellow area depicts parcels with buildings.
Shaded orange area depicts substandard buildings.

Part 5: Team Credentials

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

Michael has 37 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 a term as a City Council President, Chair of a Metropolitan Planning Organization, and Chair of the Edina 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.

Appendices

- APPENDIX A** Property Condition Assessment Summary Sheet
- APPENDIX B** Building Code, Condition Deficiency and Context Analysis Report
- APPENDIX C** Building Replacement Cost Report
 - Code Deficiency Cost Report
 - Photographs

APPENDIX A

Property Condition Assessment Summary Sheet

Duluth Incline Lakeview Redevelopment TIF District

TIF Map No.	PID #	Property Address	Improved or Vacant	Survey Method Used	Site Area (S.F.)	Coverage Area of Improvements (S.F.)	Coverage Percent of Improvements	Coverage Quantity (S.F.)	No. of Buildings	Building Replacement Cost	15% of Replacement Cost	Building Code Deficiencies	No. of Buildings Exceeding 15% Criteria	No. of buildings determined substandard
A	N/A	N/A	Improved	Interior/Exterior	446,490	348,262	78.0%	446,490	1	\$65,629	\$9,844	\$12,666	1	1
TOTALS					446,490	Total Coverage Percent:		446,490	1	Percent of buildings exceeding 15 percent code deficiency threshold:			1	1
					100.0%			Percent of buildings determined substandard:					100.0%	100.0%

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Percent of buildings determined substandard:

100.0%

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APPENDIX B

Building Code, Condition Deficiency and Context Analysis Report

Duluth Incline Lakeview Redevelopment TIF District

Building Code, Condition Deficiency and Context Analysis Report

Parcel A

Central High School Stadium Restroom

Address:	800 East Central Entrance, Duluth, Minnesota 55811
Parcel ID:	010-0435-00030
Inspection Date(s) & Time(s):	August 31, 2023, 10am
Inspection Type:	Interior and Exterior
Summary of Deficiencies:	<p>It is our professional opinion that this building is Substandard because:</p> <ul style="list-style-type: none">- Substantial renovation is required to correct Conditions found.- Building Code deficiencies total more than 15% of replacement cost, NOT including energy code deficiencies.

Estimated Replacement Cost:	\$65,629
Estimated Cost to Correct Building Code Deficiencies:	\$12,666
Percentage of Replacement Cost for Building Code Deficiencies:	19.3%

DEFECTS IN STRUCTURAL ELEMENTS

1. * No deficiencies observed.

COMBINATION OF DEFICIENCIES

1. Essential Utilities and Facilities
 - a. There is no code required potable water connected to the building.
 - b. There is no code required electrical service to the building.
 - c. There is no code required accessible parking.
 - d. There is no code compliant accessible route into the building.
2. Light and Ventilation
 - a. The lighting system does not comply with code.
 - b. The HVAC system does not comply with code.
3. Fire Protection/Adequate Egress
 - a. There is no code required smoke detectors.
 - b. There is no code required emergency notification system.
 - c. There is no code required emergency lighting system.

4. Layout and Condition of Interior Partitions/Materials
 - a. Interior walls should be repainted.
 - b. Graffiti should be removed per city code.
5. Exterior Construction
 - a. The EIFS siding is damaged allowing for water intrusion which is contrary to code.
 - b. Metal doors and frames should be repainted.

DESCRIPTION OF CODE DEFICIENCIES

1. Potable water should be connected per code.
2. Electrical service should be connected per code.
3. Accessible parking should be established per code.
4. An accessible route into the building should be created per code.
5. A code-compliant lighting system should be installed.
6. A code-compliant HVAC system should be installed.
7. Code required smoke detectors should be installed.
8. An emergency notification system should be installed per code.
9. Install a code required emergency lighting system.
10. The EIFS siding should be repaired to prevent water intrusion per code.

OVERVIEW OF DEFICIENCIES

This restroom previously served the football stadium. There is no code required potable water or electrical service connected to the building. There is no code required accessible parking or a code required accessible route into the building. The lighting system and HVAC systems should be replaced to comply with code. There are no code required smoke detectors or an emergency notification system in the building. There is no code required emergency lighting system. The interior block walls should be repainted. Graffiti should be removed per code. The exterior EIFS wall system should be repaired to prevent water intrusion per 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 or not the building is substandard.

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APPENDIX C

Building Replacement Cost Report

Code Deficiency Cost Report

Photographs

Duluth Incline Lakeview Redevelopment TIF District

Replacement Cost Report

RSMeans data
from BORDIAN

Square Foot Cost Estimate Report

Date:

9/14/2023

Estimate Name:	Central High Stadium Restroom	
Building Type:	Concrete Block / Bearing Walls	
Location:	DULUTH, MN	
Story Count:	1	
Story Height (L.F.):	10.00	
Floor Area (S.F.):	260	
Labor Type:	STD	
Basement Included:	No	
Data Release:	Year 2021 Quarter 1	
Cost Per Square Foot:	\$252.38	Costs are derived from a building model with basic components. Scope differences and market conditions can cause costs to vary significantly.
Building Cost:	\$65,619.82	

		Quantity	% of Total	Cost Per S.F.	Cost
A	Substructure		18.05%	\$39.61	\$10,299.61
A1010	Standard Foundations			\$29.73	\$7,729.32
A10101051520	Foundation wall, CIP, 4' wall height, direct chute, .099 CY/LF, 4.8 PLF, 8" thick	70		\$23.77	\$6,179.15
A10101102100	Strip footing, concrete, unreinforced, load 2.6 KLF, soil bearing capacity 3 KSF, 8" deep x 16" wide	70		\$5.96	\$1,550.17
A1030	Slab on Grade			\$8.67	\$2,253.62
A10301203400	Slab on grade, 5" thick, light industrial, reinforced	260		\$8.67	\$2,253.62
A2010	Basement Excavation			\$1.22	\$316.67
A20101102220	Excavate and fill, 1000 SF 4' deep sand, gravel, or common earth, on site storage	260		\$1.22	\$316.67
B	Shell		29.69%	\$65.15	\$16,939.28
B1020	Roof Construction			\$10.01	\$2,602.60
B10201027100	Wood roof, truss, 4/12 slope, 24" O.C., 30' to 43' span	260		\$10.01	\$2,602.60
B2010	Exterior Walls			\$21.87	\$5,686.20
B20101525260	E.I.F.S., CMU, 8" x 8" x 16", 1" EPS	260		\$21.87	\$5,686.20
B2030	Exterior Doors			\$17.64	\$4,585.41
B20302203500	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-6" x 7'-0" opening	1.5		\$17.64	\$4,585.41
B3010	Roof Coverings			\$15.63	\$4,065.07
B30101301050	Roofing, corrugated, steel, colored, 26 ga, 1.43 PSF	260		\$5.17	\$1,344.20
B30103203090	Insulation, rigid, roof deck, composite with 2" EPS, 1" perlite	260		\$2.09	\$544.33
B30104201400	Roof edges, aluminum, duranodic, .050" thick, 6" face	70		\$8.37	\$2,176.54
C	Interiors		4.41%	\$9.67	\$2,514.03
C1010	Partitions			\$6.01	\$1,563.13
C10101022000	Concrete block (CMU) partition, regular weight, hollow, 8" thick, no finish	130		\$6.01	\$1,563.13
C1020	Interior Doors			\$2.15	\$557.89
C10201022600	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	0.43		\$2.15	\$557.89
C3010	Wall Finishes			\$1.51	\$393.01
C30102300300	Painting, masonry or concrete, latex, brushwork, primer & 1 coat	260		\$1.51	\$393.01
D	Services		43.84%	\$96.20	\$25,012.79
D2010	Plumbing Fixtures			\$15.36	\$3,992.66
D20101102000	Water closet, vitreous china, tank type, 2 piece close coupled	1.1		\$6.62	\$1,720.39
D20103102040	Lavatory w/trim, wall hung, PE on CI, 18" x 15"	1.1		\$8.74	\$2,272.27
D2020	Domestic Water Distribution			\$44.68	\$11,616.93
D20202502140	Gas fired water heater, commercial, 100< F rise, 300 MBH input, 278 GPH	0.55		\$44.68	\$11,616.93
D4090	Other Fire Protection Systems			\$2.01	\$521.64
D40909100080	Detectors with brackets, ion detector (smoke) detector	2		\$2.01	\$521.64
D5010	Electrical Service/Distribution			\$12.32	\$3,202.60
D50101301700	Underground service installation, includes excavation, backfill, and compaction, 100' length, 4' depth, 1 phase, 3 wire, 120/240 volts, 100 A	0.32		\$7.79	\$2,025.87
D50102501000	Panelboard, 4 wire w/conductor & conduit, NQOD, 120/208 V, 100 A, 0 stories, 0' horizontal	0.32		\$4.53	\$1,176.73

D5020	Lighting and Branch Wiring			\$13.88	\$3,608.24
D50201100600	Receptacles incl plate, box, conduit, wire, 16.5 per 1000 SF, 2.0 watts per SF	260		\$4.37	\$1,137.43
D50202100540	Fluorescent fixtures recess mounted in ceiling, 2.4 watt per SF, 60 FC, 15 fixtures @ 32 watt per 1000 SF	260		\$9.50	\$2,470.81
D5030	Communications and Security			\$7.96	\$2,070.72
D50309100458	Fire alarm control panel, 8 zone, excluding wire and conduit	1		\$7.96	\$2,070.72
E	Equipment & Furnishings		4.02%	\$8.83	\$2,295.00
E1090	Other Equipment			\$8.83	\$2,295.00
E10908100130	Architectural equipment, heaters, wall mounted, to 200 CF	2		\$8.83	\$2,295.00
F	Special Construction		0.00%	\$0.00	\$0.00
G	Building Sitework		0.00%	\$0.00	\$0.00
SubTotal			100%	\$219.46	\$57,060.71
Contractor Fees (General Conditions,Overhead,Profit)			15.0%	\$32.92	\$8,559.11
Architectural Fees			0.0%	\$0.00	\$0.00
User Fees			0.0%	\$0.00	\$0.00
Total Building Cost				\$252.38	\$65,619.82

Duluth Incline Lakeview Redelopment TIF District

Code Deficiency Cost Report

Parcel A - 800 East Central Entrance, Duluth, Minnesota, 55811
Parcel ID 010-0435-00030

Building Name or Type
Central High School Stadium Restroom

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Accessibility Items					
	Parking				
	Create code required accessible parking	\$ 100.00	Lump	1	\$ 100.00
	Accessible Route				
	Create a code required accessible route into the building	\$ 2,500.00	Lump	1	\$ 2,500.00
Structural Elements					
No Deficiencies Observed					
Exiting					
	Thresholds				
	Thresholds do not comply with code for maximum height	\$ 100.00	EA	2	\$ 200.00
	Emergency Notification System				
	Install code required emergency notification system	\$ 5.00	SF	260	\$ 1,300.00
	Emergency Lighting System				
	Install code required emergency lighting system	\$ 500.00	EA	2	\$ 1,000.00
Fire Protection					
	Smoke Detectors				
	Install code required smoke detectors	\$ 500.00	EA	1	\$ 500.00
Exterior Construction					
	EIFS Siding				
	Repair damaged EIFS siding to prevent water intrusion per code	\$ 5.00	SF	260	\$ 1,300.00
Roof Construction					
No Deficiencies Observed					
Mechanical - Electrical					
	Mechanical				
	Connect code required potable water to the building	\$ 500.00	EA	1	\$ 500.00
	Install a code compliant HVAC system	\$ 9.50	SF	260	\$ 2,470.00
	Electrical				
	Connect code required electrical service to the building	\$ 500.00	EA	1	\$ 500.00
	Install a code compliant lighting system	\$ 8.83	SF	260	\$ 2,295.80
Total Code Improvements					\$ 12,666

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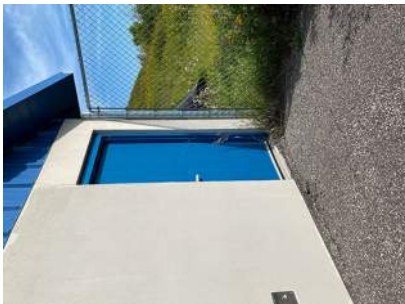


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Duluth Incline Lakeview Redevelopment TIF District | Parcel A



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Duluth Incline Lakeview Redevelopment TIF District | Parcel A



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