

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

ARCHER HOUSE REDEVELOPMENT TIF DISTRICT
NORTHFIELD, MINNESOTA



March 2, 2021

Prepared for the
CITY OF NORTHFIELD

Prepared by:
LHB, Inc.
701 Washington Avenue North, Suite 200
Minneapolis, Minnesota 55401

LHB Project No. 210114



Table of Contents

Part 1: Executive Summary	2
Purpose of the Evaluation.....	2
Scope of Work	2
Conclusion	3
Part 2: Minnesota Statute 469.174, Subdivision 10 Requirements	3
Interior Inspection	3
Exterior Inspection and Other Means	3
Documentation.....	3
Qualification Requirements.....	3
1. Coverage Test	3
2. Condition of Buildings Test	4
3. Distribution of Substandard Buildings	4
Part 3: Procedures Followed	5
Part 4: Findings	5
1. Coverage Test	5
2. Condition of Building Test.....	6
3. Distribution of Substandard Structures	8
Part 5: Team Credentials	9
Appendices.....	9
APPENDIX A Property Condition Assessment Summary Sheet	
APPENDIX B Building Code, Condition Deficiency and Context Analysis Reports	
APPENDIX C Building Replacement Cost Reports	
Code Deficiency Cost Reports	
Photographs	

Part 1: Executive Summary

Purpose of the Evaluation

LHB was hired by the City of Northfield 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 bounded by the Cannon River, 2nd Street West, and Division Street South (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 (1) building on two (2) parcels, located within the proposed TIF District, meet the qualifications required for a Redevelopment District.

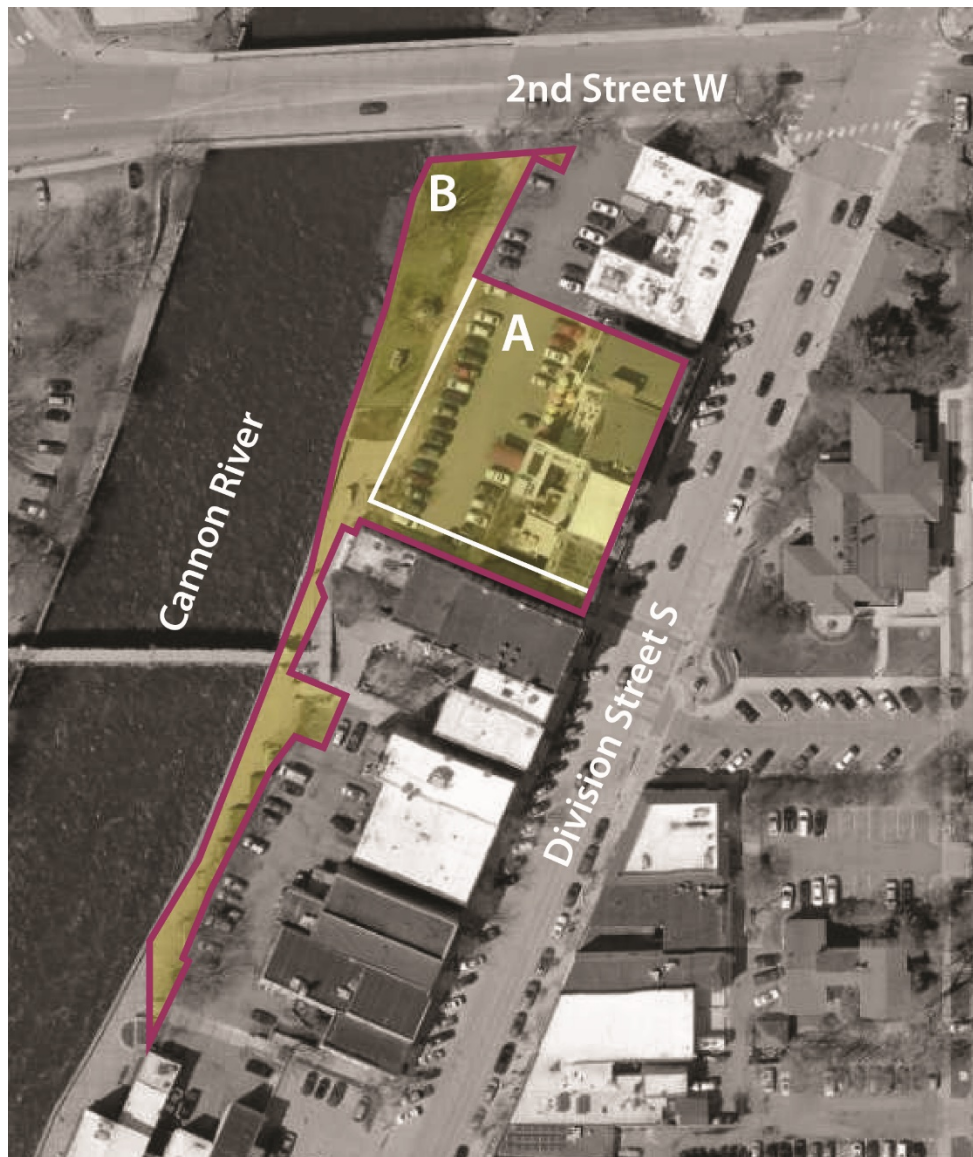


Diagram 1: Proposed TIF District

Scope of Work

The proposed TIF District consists of two (2) parcels with one (1) building. One (1) building was inspected on February 11, 2021. A Building Code and Condition Deficiency Report for the building that was inspected and found substandard is located in Appendix B.

Conclusion

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

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

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

Part 2: Minnesota Statute 469.174, Subdivision 10 Requirements

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

Interior Inspection

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

Exterior Inspection and Other Means

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

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

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

Documentation

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

Qualification Requirements

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

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 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.”
- 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) 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.
 - 4) 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.
 - 5) 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.

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

Part 3: Procedures Followed

LHB inspected one (1) building during the day of February 11, 2021.

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 or not a building “appears” to have enough defects or deficiencies of sufficient total significance to justify substantial renovation or clearance. If it does, the inspector documents with notes and photographs code and non-code deficiencies in the building.

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 2021.

- 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 Northfield, 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 actually 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 2021; 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 (1) out of one (1) building (100 percent) in the proposed TIF District contained code deficiencies exceeding the 15 percent threshold required by Minnesota Statutes, Section 469.174, Subdivision 10(c). Building Code, Condition Deficiency and Context Analysis reports for the buildings in the proposed TIF District can be found in Appendix B of this report.

d. SYSTEM CONDITION DEFICIENCIES

- i. If a building meets the minimum code deficiency threshold under Minnesota Statutes, Section 469.174, Subdivision 10(c), then in order for such building to be "structurally substandard" under Minnesota Statutes, Section 469.174, Subdivision 10(b), the building's defects or deficiencies should be of sufficient total significance to justify "substantial renovation or clearance." Based on this definition, LHB re-evaluated each of the buildings that met the code deficiency threshold under Minnesota Statutes, Section 469.174, Subdivision 10(c), to determine if the total deficiencies warranted "substantial renovation or clearance" based on the criteria we outlined above.
- 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 (1) out of one (1) building (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 green area depicts parcels with buildings.
Shaded orange area depicts substandard buildings.

Part 5: Team Credentials

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

Michael has 33 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.

Philip Waugh – Project Manager/TIF Analyst

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

Phil Fisher – Inspector

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

Appendices

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

APPENDIX A

Property Condition Assessment Summary Sheet

Archer House Redevelopment TIF District

Property Condition Assessment Summary Sheet

Northfield, Minnesota

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	22.31.3.50.025	212 DIVISION ST S	Improved	Interior/Exterior	21,869	21,869	100.0%	21,869	1	\$3,602,544	\$540,382	\$727,850	1	1
B	22.31.3.50.024	N/A	Improved	Exterior	19,273	15,166	78.7%	19,273	0					
TOTALS					41,142	Total Coverage Percent:		41,142	1	Percent of buildings exceeding 15 percent code deficiency threshold:			1	1
					100.0%			Percent of buildings determined substandard:					100.0%	100.0%

M:\21Proj\210114\300 Design\Reports\Final Report\210114 Archer House Redevelopment TIF Summary Sheet.xlsxProperty Info

Percent of buildings determined substandard:

100.0%

M:\21Proj\210114\300 Design\Reports\Final Report\210114 Archer House Redevelopment TIF Summary Sheet.xlsx]Property Info

APPENDIX B

Building Code, Condition Deficiency and Context Analysis Reports

Archer House Redevelopment TIF District

Building Code, Condition Deficiency and Context Analysis Report

Parcel A

Archer House

Address: 212 Division Street South, Northfield, MN 55057
Parcel ID: 22.31.3.50.025
Inspection Date(s) & Time(s): February 11, 2021 10:30 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: \$3,602,544
Estimated Cost to Correct Building Code Deficiencies: \$727,850
Percentage of Replacement Cost for Building Code Deficiencies: 20.2%

DEFECTS IN STRUCTURAL ELEMENTS

1. Roofing system is compromised because of fire and does not comply with code.
2. Flooring system is compromised because of fire and does not comply with code.

COMBINATION OF DEFICIENCIES

1. Essential Utilities and Facilities
 - a. There is not a fully code-compliant accessible route into the building.
 - b. Restrooms are not fully code-compliant for accessibility.
 - c. There is no code-compliant drinking fountain.
 - d. The hotel transaction counter is not code-compliant for accessibility.
 - e. There is no code-compliant accessible route to all levels of the building.
2. Light and Ventilation
 - a. The HVAC system is not code-compliant.
 - b. The lighting system is not code-compliant.
3. Fire Protection/Adequate Egress
 - a. Exterior metal fire escape is not code-compliant.
 - b. Glass doors do not have code-required 10-inch kick plates.
 - c. Thresholds are not code-compliant for proper height.
 - d. Door hardware is not code-compliant.
 - e. Wall and ceiling penetrations are not properly protected per code.

- f. Fire suppression system is compromised and does not comply with code.
 - g. Emergency notification system is compromised and does not comply with code.
 - h. Emergency lighting system does not comply with code.
 - i. Stairways are not code-compliant.
 - j. Flooring material is damaged, creating an impediment to emergency egress, which is contrary to code.
4. Layout and Condition of Interior Partitions/Materials
- a. There is fire damage throughout the building.
 - b. Ceiling tile is damaged / missing and should be replaced.
 - c. Walls should be repaired / repainted.
 - d. Flooring material should be replaced.
 - e. Hard surface ceilings are damaged and should be repaired / repainted.
 - f. Mold is present throughout the building.
 - g. Plumbing system is not fully code-compliant.
 - h. Electrical wiring is not fully code-compliant.
5. Exterior Construction
- a. Exterior wood surfaces should be repainted.
 - b. Caulking is failing, allowing for water intrusion, which is contrary to code.
 - c. Windows are failing, allowing for water intrusion, which is contrary to code.
 - d. Roofing material has failed, allowing for water intrusion, which is contrary to code.
 - e. Exterior brick veneer is failing, allowing for water intrusion, which is contrary to code.

DESCRIPTION OF CODE DEFICIENCIES

- 1. Repair failed roofing structure to comply with code.
- 2. Repair failed flooring system to comply with code.
- 3. A fully code-compliant accessible route into the building should be created.
- 4. Public restrooms should be made fully code-compliant.
- 5. A code-required drinking fountain should be installed.
- 6. The hotel transaction counter should be modified to comply with accessibility code.
- 7. A code-compliant accessible route to all levels should be created to comply with code.
- 8. A code-compliant HVAC system should be installed.
- 9. A code-compliant lighting system should be installed.
- 10. The exterior metal fire escape should be modified to comply with code.
- 11. Glass doors should have code-required 10-inch kick plates installed.
- 12. Thresholds should be modified to comply with code.
- 13. Door hardware should be replaced to comply with code.
- 14. Wall and ceiling penetrations should be protected per code.
- 15. The fire suppression system should be corrected to comply with code.
- 16. The emergency notification system should be corrected to comply with code.
- 17. Emergency lighting should be upgraded to comply with code.

18. Stairways should be modified to comply with code.
19. Repair / replace damaged flooring material, which is creating an impediment to emergency egress, to comply with code.
20. Plumbing system should be modified to comply with code.
21. Electrical wiring system should be modified to comply with code.
22. Failed caulking should be replaced to prevent water intrusion per code.
23. Failed windows should be replaced to prevent water intrusion per code.
24. Failed roofing material should be replaced to prevent water intrusion per code.
25. Exterior brick veneer should be repaired to prevent water intrusion per code.

OVERVIEW OF DEFICIENCIES

County records indicate that the original hotel structure was built in 1877 with several additions. The building suffered smoke and water damages from a fire on November 12, 2020. Since that time, the building has been vacant. The roofing and flooring systems have failed due to the fire, and should be repaired to comply with code. Accessibility into the building and to all levels does not comply with current code. Public restrooms do not fully comply with code. Stairways do not comply with code. There is no code-compliant drinking fountain in the building. The hotel transaction counter does not comply with code for accessibility. Mechanical systems do not comply with code. Electrical wiring and lighting do not comply with code. Glass doors do not have code-required 10-inch kick plates. Door hardware does not comply with code. Interior walls and ceilings are damaged, and need to be repaired and repainted. Wall and ceiling penetrations should be protected per code. The fire suppression system is compromised and does not comply with code. The emergency notification and lighting systems do not comply with code. There is smoke and water damage throughout the building. There is mold present throughout the building. Flooring material is damaged, creating an impediment to emergency egress, which is contrary to code. Roofing material, exterior caulking, and windows are failing, allowing for water intrusion, contrary to code. The metal fire escape on the south side of the building is not code-compliant. Exterior wood surfaces should be repainted.

M:\21Proj\210114\300 Design\Reports\Building Reports\210114 Archer House Building Report.docx

APPENDIX C

Building Replacement Cost Reports

Code Deficiency Cost Reports

Photographs

Archer House Redevelopment TIF District

Replacement Cost Report

RSMeans data
from BORDIAN

Square Foot Cost Estimate Report

Date: 2/17/2021

Estimate Name:	Archer House Hotel
Building Type:	Hotel, 2-3 Story with Brick Veneer / Wood Frame
Location:	NORTHFIELD, MN
Story Count:	3
Story Height (L.F.):	9.00
Floor Area (S.F.):	24352
Labor Type:	OPN
Basement Included:	No
Data Release:	Year 2021 Quarter 1
Cost Per Square Foot:	\$147.94
Building Cost:	\$3,602,543.54



Costs are derived from a building model with basic components.
Scope differences and market conditions can cause costs to vary significantly.

		Quantity	% of Total	Cost Per S.F.	Cost
A	Substructure		4.02%	\$5.17	\$125,860.26
A1010	Standard Foundations			\$3.01	\$73,285.92
A10101051560	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick	510		\$1.84	\$44,756.84
A10101102700	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide	637.5		\$1.17	\$28,529.08
A1030	Slab on Grade			\$2.04	\$49,667.93
A10301202240	Slab on grade, 4" thick, non industrial, reinforced	8117.33		\$2.04	\$49,667.93
A2010	Basement Excavation			\$0.12	\$2,906.41
A20101104560	Excavate and fill, 10,000 SF, 4' deep, sand, gravel, or common earth, on site storage	8117.33		\$0.12	\$2,906.41
B	Shell		27.64%	\$35.56	\$865,917.57
B1010	Floor Construction			\$3.66	\$89,224.75
B10102613750	Floor, wood joist, 2 x 12 @16" O.C., 1/2" CDX subfloor	16234.67		\$3.66	\$89,224.75
B1020	Roof Construction			\$2.16	\$52,561.50
B10201024100	Wood roof, flat rafter, 2" x 12", 12" O.C.	8117.33		\$2.16	\$52,561.50
B2010	Exterior Walls			\$14.11	\$343,573.89
B20101291400	Brick veneer wall, standard face, 2x6 studs @ 16" back-up, running bond	11704.5		\$14.11	\$343,573.89
B2020	Exterior Windows			\$3.56	\$86,766.42
B20201066850	Windows, aluminum, sliding, insulated glass, 5' x 3'	137.7		\$3.56	\$86,766.42
B2030	Exterior Doors			\$9.57	\$233,104.51
B20301106950	Door, aluminum & glass, with transom, narrow stile, double door, hardware, 6'-0" x 10'-0" opening	0.99		\$0.30	\$7,350.78
B20301107300	Door, aluminum & glass, with transom, bronze finish, hardware, 3'-0" x 10'-0" opening	3.98		\$0.62	\$14,976.87
B20302203450	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	75.54		\$8.66	\$210,776.86
B3010	Roof Coverings			\$2.49	\$60,686.50
B30101052300	Roofing, asphalt flood coat, gravel, coated glass base sheet, 4 plies glass (type IV), mopped	8555.66		\$1.53	\$37,360.43
B30103203090	Insulation, rigid, roof deck, composite with 2" EPS, 1" perlite	8555.67		\$0.71	\$17,345.25
B30104300040	Flashing, aluminum, no backing sides, .019"	510		\$0.12	\$2,968.02
B30106100050	Gutters, box, aluminum, .027" thick, 5", enameled finish	255		\$0.10	\$2,363.55
B30106200100	Downspout, aluminum, rectangular, 2" x 3", embossed mill finish, .020" thick	134.18		\$0.03	\$649.25
C	Interiors		34.67%	\$44.59	\$1,085,932.41
C1010	Partitions			\$14.03	\$341,566.40
C10101241600	Wood partition, 5/8" fire rated gypsum board face, resilient channel base, 2x4 @ 16", same opposite face, 1.5" fiberglass insulation	27830		\$11.41	\$277,743.40

C10107101001	1/2" fire rated gypsum board, taped & finished, painted on metal furring	11704.5	\$2.62	\$63,823.00
C1020	Interior Doors		\$10.48	\$255,181.47
C10201022510	Door, single leaf, wood frame, 3'-0" x 7'-0" x 1-3/8", birch, hollow core	347.89	\$10.48	\$255,181.47
C2010	Stair Construction		\$3.65	\$88,835.13
C20101100740	Stairs, steel, pan tread for conc in-fill, picket rail, 16 risers w/ landing	5.96	\$3.65	\$88,835.13
C3010	Wall Finishes		\$3.92	\$95,519.46
C30102300140	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	50095.54	\$1.92	\$46,863.38
C30102301940	Ceramic tile, thin set, 4-1/4" x 4-1/4"	5566.17	\$2.00	\$48,656.08
C3020	Floor Finishes		\$7.35	\$178,982.47
C30204100160	Carpet, tufted, nylon, roll goods, 12' wide, 36 oz	20699.2	\$4.61	\$112,369.33
C30204100220	Carpet, padding, add to above, 2.7 density	20699.2	\$0.97	\$23,663.74
C30204101720	Tile, ceramic natural clay	3652.8	\$1.76	\$42,949.40
C3030	Ceiling Finishes		\$5.17	\$125,847.48
C30301104800	Gypsum board ceilings, 1/2" fire rated gypsum board, painted and textured finish, 1" x 3" wood, 16" OC furring, wood support	24352	\$5.17	\$125,847.48
D	Services		33.68%	\$43.32
D1010	Elevators and Lifts		\$4.60	\$112,117.10
D10101109150	Hydraulic passenger elevator, 4000 lb., 3 floor, 9' story height, 125 FPM	0.99	\$4.60	\$112,117.10
D2010	Plumbing Fixtures		\$15.76	\$383,798.87
D20101101880	Water closet, vitreous china, tank type, wall hung, close coupled 2 piece	50	\$5.75	\$140,023.00
D20102102000	Urinal, vitreous china, wall hung	0.9	\$0.05	\$1,296.02
D20103101560	Lavatory w/trim, vanity top, PE on CI, 20" x 18"	50	\$3.36	\$81,889.50
D20104101800	Kitchen sink w/trim, countertop, PE on CI, 32" x 21" double bowl	1.8	\$0.13	\$3,118.22
D20104404300	Service sink w/trim, PE on CI, wall hung w/rim guard, 22" x 18"	2.46	\$0.47	\$11,515.62
D20105102080	Bathtub, recessed, PE on CI, mat bottom, 5' long	50	\$5.81	\$141,449.00
D20107101840	Shower, stall, fiberglass 1 piece, three walls, 36" square	0.9	\$0.06	\$1,554.21
D20108201880	Water cooler, electric, wall hung, dual height, 14.3 GPH	0.9	\$0.12	\$2,953.30
D2020	Domestic Water Distribution		\$3.06	\$74,467.18
D20202502140	Gas fired water heater, commercial, 100< F rise, 300 MBH input, 278 GPH	3.63	\$3.06	\$74,467.18
D3030	Cooling Generating Systems		\$2.47	\$60,251.10
D30302141200	Heating/cooling system, gas fired forced air, one zone, SEER 14, 1200 SF	6	\$2.47	\$60,251.10
D4010	Sprinklers		\$3.03	\$73,734.05
D40104100620	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 10,000 SF	8279.68	\$1.22	\$29,605.73
D40104100740	Wet pipe sprinkler systems, steel, light hazard, each additional floor, 10,000 SF	16072.32	\$1.81	\$44,128.32
D4020	Standpipes		\$0.31	\$7,500.11
D40203101540	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	0.5	\$0.22	\$5,343.57
D40203101560	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, additional floors	0.89	\$0.09	\$2,156.54
D5010	Electrical Service/Distribution		\$3.35	\$81,602.95
D50101200400	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 800 A	1.25	\$0.68	\$16,570.66
D50102300400	Feeder installation 600 V, including RGS conduit and XHHW wire, 800 A	200	\$1.68	\$40,940.70
D50102400280	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 800 A	1.2	\$0.99	\$24,091.59

D5020	Lighting and Branch Wiring			\$8.71	\$212,102.87
D50201100560	Receptacles incl plate, box, conduit, wire, 10 per 1000 SF, 1.2 W per SF, with transformer	24352		\$3.96	\$96,540.09
D50201300360	Wall switches, 5.0 per 1000 SF	24352		\$1.38	\$33,705.36
D50201350200	Miscellaneous power, to .5 watts	24352		\$0.17	\$4,206.32
D50201452080	Motor installation, three phase, 460 V, 15 HP motor size	2		\$0.21	\$5,203.90
D50202100200	Fluorescent fixtures recess mounted in ceiling, 1 watt per SF, 20 FC, 5 fixtures @40 watts per 1000 SF	24352		\$2.98	\$72,447.20
D5030	Communications and Security			\$2.03	\$49,362.09
D50309100456	Communication and alarm systems, fire detection, addressable, 100 detectors, includes outlets, boxes, conduit and wire	0.52		\$1.75	\$42,731.67
D50309100462	Fire alarm command center, addressable with voice, excl. wire & conduit	0.5		\$0.27	\$6,630.42
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%	\$128.64	\$3,132,646.56
Contractor Fees (General Conditions,Overhead,Profit)			15.0 %	\$19.30	\$469,896.98
Architectural Fees			0.0 %	\$0.00	\$0.00
User Fees			0.0 %	\$0.00	\$0.00
Total Building Cost				\$147.94	\$3,602,543.54

Archer House Redevelopment TIF District

Code Deficiency Cost Report

Parcel A - 212 Division Street South, Northfield, MN 55057

Archer House

Parcel ID 22.31.3.50.025

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Accessibility Items					
	Building Access				
	Create a code compliant access into the building	\$ 1,000.00	Lump	1	\$ 1,000.00
	Create a code compliant access to all levels of the building	\$ 7,500.00	Lump	1	\$ 7,500.00
	Restrooms				
	Modify restrooms to fully comply with code	\$ 1,000.00	Lump	1	\$ 1,000.00
	Drinking Fountain				
	Install code compliant drinking fountain	\$ 0.12	SF	24,352	\$ 2,922.24
	Hotel Transaction Counter				
	Modify hotel transaction counter to comply with code for accessibility	\$ 1,000.00	EA	1	\$ 1,000.00
Structural Elements					
	Roofing System				
	Repair failed roofing system to comply with code	\$ 2.16	SF	4,000	\$ 8,640.00
	Flooring system				
	Repair failed flooring system to comply with code	\$ 3.66	SF	2,200	\$ 8,052.00
Exiting					
	Thresholds				
	Modify thresholds to comply with code for maximum height	\$ 100.00	EA	6	\$ 600.00
	Door Hardware				
	Install code compliant door hardware	\$ 250.00	EA	65	\$ 16,250.00
	Glass Doors				
	Install code required 10-inch kick plates on glass doors	\$ 100.00	EA	4	\$ 400.00
	Flooring Material				
	Replace damaged flooring material to comply with code required unimpeded means for emergency egress	\$ 7.35	SF	24,352	\$ 178,987.20
Fire Protection					
	Exterior Fire Escape				
	Modify exterior fire escape to comply with code	\$ 1,000.00	Lump	1	\$ 1,000.00
	Emergency Notification System				
	Install code compliant emergency notification system	\$ 2.03	SF	24,352	\$ 49,434.56
	Emergency Lighting System				
	Install code compliant emergency lighting system	\$ 1.17	SF	24,352	\$ 28,491.84
	Fire Suppression System				
	Install code compliant fire suppression system	\$ 0.77	SF	24,352	\$ 18,751.04
	Wall and Ceiling Penetrations				
	Properly protect wall and ceiling penetrations per code	\$ 2,500.00	Lump	1	\$ 2,500.00

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
	Interior Stairways				
	Modify interior stairways to comply with code	\$ 1.00	SF	24,352	\$ 24,352.00
	Exterior Construction				
	Caulking				
	Replace failed caulking to prevent water intrusion per code	\$ 0.08	SF	24,352	\$ 1,948.16
	Brick Veneer				
	Repair failed brick veneer to prevent water intrusion per code	\$ 1.00	SF	24,352	\$ 24,352.00
	Windows				
	Replace failed window system to prevent water intrusion per code	\$ 3.56	SF	24,352	\$ 86,693.12
	Roof Construction				
	Roofing Material				
	Remove failed roofing material	\$ 0.50	SF	24,352	\$ 12,176.00
	Install roofing material to prevent water intrusion per code	\$ 2.49	SF	24,352	\$ 60,636.48
	Mechanical- Electrical				
	Mechanical				
	Install code compliant HVAC system	\$ 2.47	SF	24,352	\$ 60,149.44
	Modify plumbing system to comply with code	\$ 0.90	SF	24,352	\$ 21,916.80
	Electrical				
	Modify electrical wiring to comply with code	\$ 1.50	SF	24,352	\$ 36,528.00
	Install code compliant lighting system	\$ 2.98	SF	24,352	\$ 72,568.96
Total Code Improvements					\$ 727,850

Archer House Redevelopment TIF District - 212 Division St S Photos



20210211_102142



20210211_102154



20210211_102206



20210211_102213



20210211_102215



20210211_102217



20210211_102234



20210211_102237



20210211_102254



20210211_102309



20210211_102327



20210211_102333

Archer House Redevelopment TIF District - 212 Division St S Photos



20210211_102335



20210211_102338



20210211_102349



20210211_102414



20210211_102416



20210211_102512



20210211_102519



20210211_102610



20210211_102622



20210211_102858



20210211_102900



20210211_102910

Archer House Redevelopment TIF District - 212 Division St S Photos



20210211_102919



20210211_102938



20210211_102940



20210211_102942



20210211_102944



20210211_102948



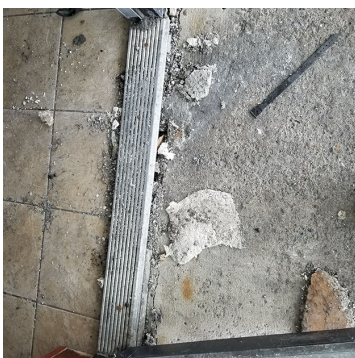
20210211_103007



20210211_103010



20210211_103300



20210211_103309



20210211_103405



20210211_103619

Archer House Redevelopment TIF District - 212 Division St S Photos



20210211_103639



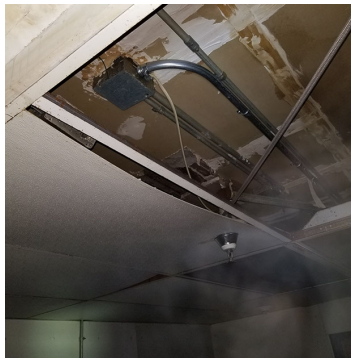
20210211_103658



20210211_103705



20210211_103710



20210211_103727



20210211_103742



20210211_103758



20210211_103906



20210211_103921



20210211_103950



20210211_104009

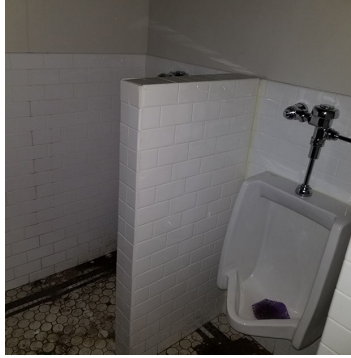


20210211_104023

Archer House Redevelopment TIF District - 212 Division St S Photos



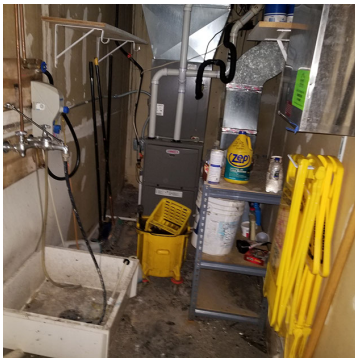
20210211_104057



20210211_104127



20210211_104132



20210211_104154



20210211_104208



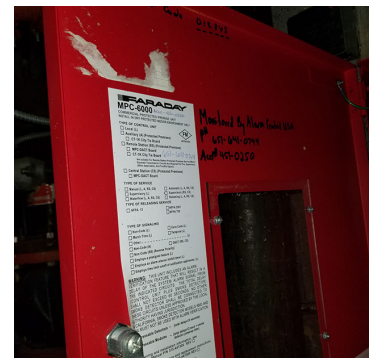
20210211_104314



20210211_104333



20210211_104348



20210211_104352



20210211_104359



20210211_104402



20210211_104433

Archer House Redevelopment TIF District - 212 Division St S Photos



20210211_104509



20210211_104516



20210211_104525



20210211_104539



20210211_104559



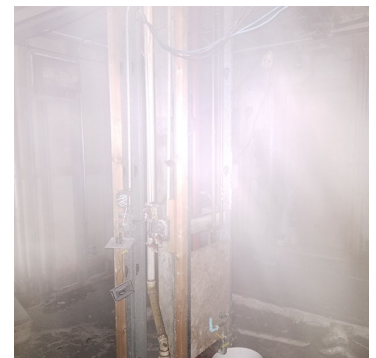
20210211_104608



20210211_104623



20210211_104639



20210211_104656



20210211_104709



20210211_104719



20210211_104737

Archer House Redevelopment TIF District - 212 Division St S Photos



20210211_104743



20210211_104749



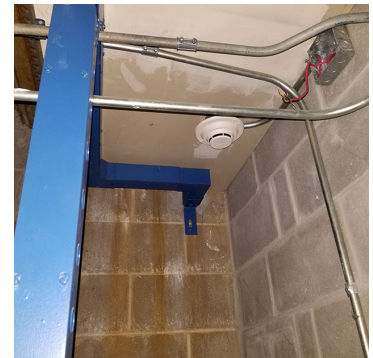
20210211_104805



20210211_104809



20210211_104843



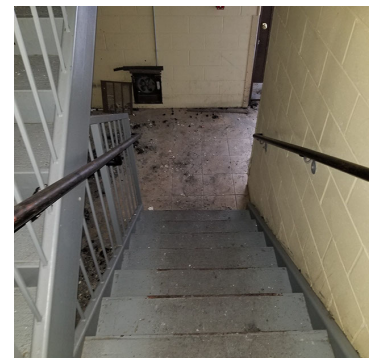
20210211_104946



20210211_104957



20210211_105007



20210211_105042



20210211_105116



20210211_105125

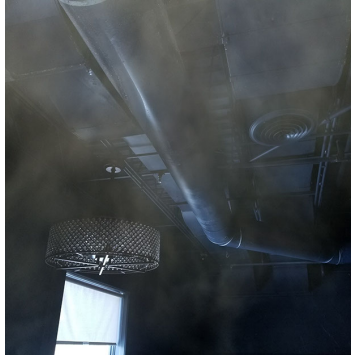


20210211_105141

Archer House Redevelopment TIF District - 212 Division St S Photos



20210211_105146



20210211_105149



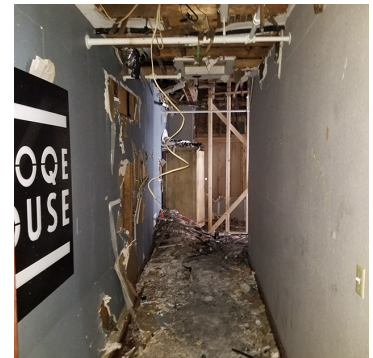
20210211_105232



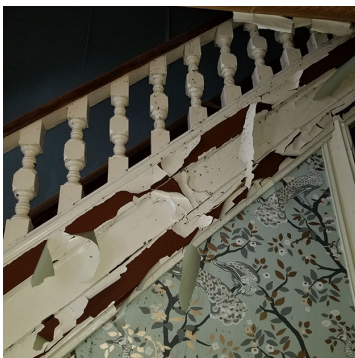
20210211_105251



20210211_105300



20210211_105306



20210211_105332



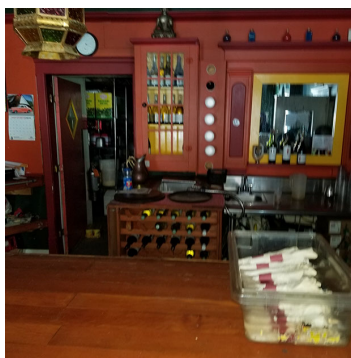
20210211_105340



20210211_105359



20210211_105418



20210211_105426



20210211_105430

Archer House Redevelopment TIF District - 212 Division St S Photos



20210211_105443



20210211_105449



20210211_105458



20210211_105503



20210211_105507



20210211_105534



20210211_105541



20210211_105549



20210211_105557



20210211_105652



20210211_105656



20210211_105708

Archer House Redevelopment TIF District - 212 Division St S Photos



20210211_105725



20210211_105738



20210211_105741



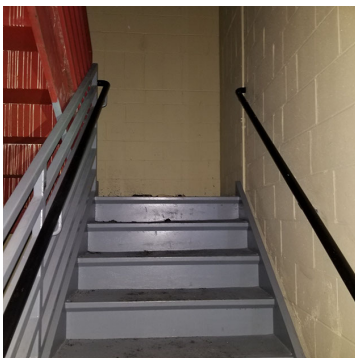
20210211_105743



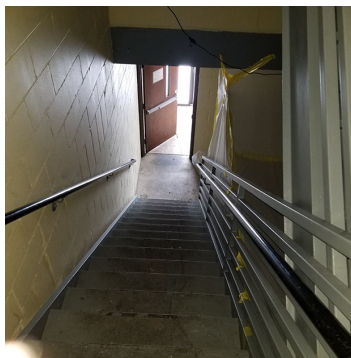
20210211_105806



20210211_105807



20210211_105842



20210211_105846



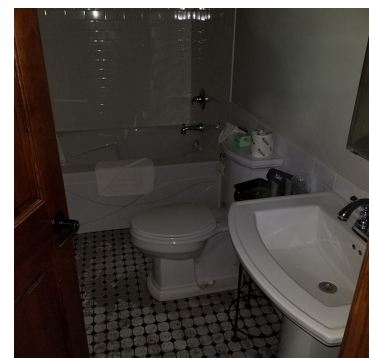
20210211_105925



20210211_105932

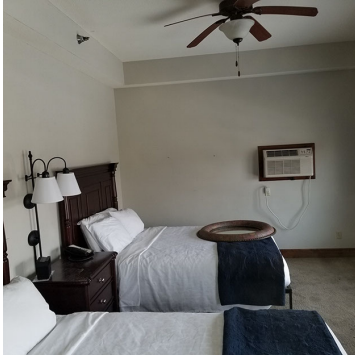


20210211_105940



20210211_110003

Archer House Redevelopment TIF District - 212 Division St S Photos



20210211_110012



20210211_110020



20210211_110039



20210211_110059



20210211_110115



20210211_110132