REPORT OF INSPECTION PROCEDURES AND RESULTS

FOR

DETERMINING QUALIFICATIONS

OF A

TAX INCREMENT FINANCING DISTRICT

OSB PLANT REDEVELOPMENT TIF DISTRICT

Prepared for

CITY OF GRAND RAPIDS, MINNESOTA

November 7, 2022

LHB

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Part 1: Executive Summary

Purpose of the Evaluation

LHB was hired by the City of Grand Rapids 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 502 County Road 63 in Grand Rapids, MN (Diagram 1). The purpose of LHB's work is to determine whether the proposed TIF District meets the statutory requirements for coverage, and whether two (2) buildings on six (6) 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 six (6) parcels with two (2) structures. Two (2) buildings were inspected on September 19, 2022. Building Code and Condition Deficiency reports for the buildings that were inspected and found substandard 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 73.9 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 two buildings on the interior and exterior during the day of September 19, 2022.

Part 4: Findings

1. Coverage Test

a. The total square foot area of the parcels in the proposed TIF District were 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 were 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 73.9 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 2022.

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 Grand Rapids, 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 2022; 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

Two (2) out of two (2) 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 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 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, two (2) out of two (2) 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 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 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 Reports
APPENDIX C Building Replacement Cost Reports
Code Deficiency Cost Reports
Photographs

APPENDIX A

Property Condition Assessment Summary Sheet

OSB Plant Redevelopment TIF District

Property Condition Assessment Summary Sheet

Grand Rapids, 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	91.019.2201	N/A	Vacant	Exterior	666,998	132,689	19.9%	666,998	0					
B	91.019.2202	N/A	Vacant	Exterior	146,824	0	0.0%	0	0					
C	91.019.2300	N/A	Improved	Interior/Exterior	1,909,440	572,850	30.0%	1,909,440	1	$6,525,115	$978,767	$2,921,000	1	1
D	91.019.2403	N/A	Vacant	Exterior	561,599	0	0.0%	0	0					
E	91.019.3200	502 County Road 63	Improved	Interior/Exterior	1,849,355	739,742	40.0%	1,849,355	1	$40,966,347	$6,144,952	$14,112,000	1	1
F	91.019.3102	N/A	Vacant	Exterior	850,955	93,605	11.0%	0	0					
TOTALS					5,985,171			4,425,793	2				2	2
							Total Coverage Percent:	73.9%						
												Percent of buildings exceeding 15 percent code deficiency threshold:	100.0%	
												Percent of buildings determined substandard:		100.0%

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APPENDIX B

Building Code, Condition Deficiency and Context Analysis Reports

OSB Plant Redevelopment TIF District

Building Code, Condition Deficiency and Context Analysis Report

Parcel C — OSB Plant – Annex

Address:	502 West County Road 63, Grand Rapids, Minnesota 55744
Parcel ID:	91-091-2300
Inspection Date(s) & Time(s):	September 19, 2022, 2:45 PM
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:	$6,525,115
Estimated Cost to Correct Building Code Deficiencies:	$2,921,000
Percentage of Replacement Cost for Building Code Deficiencies:	44.8%

DEFECTS IN STRUCTURAL ELEMENTS

1. Steel lintels should be protected from rusting per code.
2. Steel structural columns should be protected from rusting per code.
3. Steel structural columns have been modified and do not comply with code.

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 compliant accessible route to all levels of the building.
    d. There is no code compliant accessible restroom in the building.
    e. There is no code required potable water in the building.
    f. There is no code compliant drinking fountain in the building.
    g. There are no code compliant showers.

2. Light and Ventilation
    a. Lighting does not comply with code.
    b. Electrical wiring does not comply with code.
    c. The HVAC system does not comply with code.
    d. The plumbing system does not comply with code.

3. Fire Protection/Adequate Egress

a. There are no code required smoke detectors in the building.
b. There is no code required emergency lighting system in the building.
c. The emergency notification system does not comply with code.
d. The building sprinkler system does not comply with code.
e. The stairways do not comply with code.
f. Door hardware does not comply with code.
g. Thresholds do not comply with code for maximum height.
h. Flooring is damaged creating an impediment to emergency egress which does not comply with code.

4. Layout and Condition of Interior Partitions/Materials
   a. All interior surfaces should be repaired/repainted.
   b. Graffiti is present and should be removed.
   c. Interior doors are damaged and should be replaced.
   d. Elevated platforms are not properly protected per code.

5. Exterior Construction
   a. Roofing material has failed allowing for water intrusion, contrary to code.
   b. Sidewalls are open allowing for water intrusion which is contrary to code
   c. Exterior doors should be repaired, repainted, or replaced.
   d. The surrounding green space should be mowed.
   e. Parking lots and roadways are in disrepair.
   f. Hollow metal steel doors are rusting and should be repainted.

DESCRIPTION OF CODE DEFICIENCIES

1. Steel lintels should be protected from rusting per code.
2. Protect steel structural columns from rusting per code.
3. Replace modified structural steel columns to comply with code.
4. Accessible parking should be created per code.
5. An accessible route into the building should be created per code.
6. An accessible route to all levels of the building should be created per code.
7. A code required accessible restroom should be created.
8. Showers should be made code compliant.
9. Code required potable water should be available in the building.
10. A code required accessible drinking fountain should be installed.
11. Elevated platforms should have safety toe boards installed per code.
12. The electrical wiring system should be replaced to comply with code.
13. The lighting system does not comply with code.
14. The HVAC system does not comply with code.
15. The plumbing system does not comply with code.
16. There are no code required smoke detectors.
17. There is no code required emergency lighting system installed.

18. The emergency notification system does not comply with code.
19. The building sprinkler system does not comply with code.
20. Stairways do not comply with code.
21. Door hardware does not comply with code.
22. Thresholds do not comply with code for maximum height.
23. Flooring is damaged creating an impediment to emergency egress which is contrary to code.
24. Sidewalls should be repaired/replaced to prevent water intrusion per code.
25. Roofing material has failed allowing for water intrusion, contrary to code.

OVERVIEW OF DEFICIENCIES

This manufacturing facility annex has been vacant for several years. Code required potable water is not currently available in the building. There are several steel columns that have been modified to accommodate removal of equipment that do not comply with structural code. Accessible code issues include parking, access into the building, access to all levels of the building, accessible restrooms, accessible showers, and accessible drinking fountains. The exterior metal siding is failing allowing for water intrusion which is contrary to code. Roofing material is failing allowing for water intrusion which is contrary to code. Sidewalls should be repaired/replaced to prevent water intrusion per code. The HVAC system, the plumbing system, the lighting system, and the electrical wiring do not comply with code. All life safety systems required by code are not in compliance or are not present. The interior walls and ceilings should be repaired/repainted. Flooring is damaged creating an impediment to emergency egress which is contrary to code. Stairways do not comply with code. Door hardware and thresholds do not comply with code. Graffiti should be removed.

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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OSB Plant Redevelopment TIF District

Building Code, Condition Deficiency and Context Analysis Report

Parcel E	OSB Plant – Main Building
Address:	502 West County Road 63, Grand Rapids, Minnesota 55744
Parcel ID:	91-019-3200
Inspection Date(s) & Time(s):	September 19, 2022, 2:00 PM
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:	$40,966,347
Estimated Cost to Correct Building Code Deficiencies:	$14,112,000
Percentage of Replacement Cost for Building Code Deficiencies:	34.4%

DEFECTS IN STRUCTURAL ELEMENTS

1. Steel lintels should be protected from rusting per code.
2. Steel structural columns should be protected from rusting per code.

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 compliant accessible route to all levels of the building.
    d. There is no code compliant accessible restroom in the building.
    e. There is no code required potable water in the building.
    f. There is no code compliant drinking fountain in the building.
    g. There are no code compliant showers.

2. Light and Ventilation
    a. Lighting does not comply with code.
    b. Electrical wiring does not comply with code.
    c. The HVAC system does not comply with code.
    d. The plumbing system does not comply with code.

3. Fire Protection/Adequate Egress
    a. There are no code required smoke detectors in the building.

b. There is no code required emergency lighting system in the building.
c. Through wall, floor and ceiling penetrations should have code required fire caulking installed.
d. The emergency notification system does not comply with code.
e. The building sprinkler system does not comply with code.
f. The stairways do not comply with code.
g. Door hardware does not comply with code.
h. Thresholds do not comply with code for maximum height.
i. Flooring is damaged creating an impediment to emergency egress which does not comply with code.

4. Layout and Condition of Interior Partitions/Materials
   a. All interior surfaces should be repaired/repainted.
   b. Graffiti is present and should be removed.
   c. Interior doors are damaged and should be replaced.
   d. Elevated platforms are not properly protected per code.

5. Exterior Construction
   a. Exterior windows have failed allowing for water intrusion, contrary to code.
   b. Roofing material has failed allowing for water intrusion, contrary to code.
   c. Exterior doors should be repaired, repainted, or replaced.
   d. The surrounding green space should be mowed.
   e. Parking lots and roadways are in disrepair.
   f. Hollow metal steel doors are rusting and should be repainted.

DESCRIPTION OF CODE DEFICIENCIES

1. Steel lintels should be protected from rusting per code.
2. Protect steel structural columns from rusting per code.
3. Accessible parking should be created per code.
4. An accessible route into the building should be created per code.
5. An accessible route to all levels of the building should be created per code.
6. A code required accessible restroom should be created.
7. Code compliant showers should be installed.
8. Code required potable water should be available in the building.
9. A code required accessible drinking fountain should be installed.
10. Elevated platforms should have safety railings per code.
11. The electrical wiring system should be replaced to comply with code.
12. The lighting system does not comply with code.
13. The HVAC system does not comply with code.
14. The plumbing system does not comply with code.
15. There are no code required smoke detectors.
16. There is no code required emergency lighting system installed.
17. The emergency notification system does not comply with code.

18. The building sprinkler system does not comply with code.
19. Stairways do not comply with code.
20. Door hardware does not comply with code.
21. Thresholds do not comply with code for maximum height.
22. Flooring is damaged creating an impediment to emergency egress which is contrary to code.
23. Exterior windows have failed allowing for water intrusion, contrary to code.
24. Roofing material has failed allowing for water intrusion, contrary to code.

OVERVIEW OF DEFICIENCIES

This manufacturing facility has been vacant for several years. Code required potable water is not currently available in the building. Accessible code issues include parking, access into the building, access to all levels of the building, accessible restrooms, accessible showers, and accessible drinking fountains. The exterior metal siding is failing allowing for water intrusion which is contrary to code. Roofing material is failing allowing for water intrusion which is contrary to code. The HVAC system, the plumbing system, the lighting system, and the electrical wiring do not comply with code. All life safety systems required by code are not in compliance or are not present. The interior walls and ceilings should be repaired/repainted. Flooring is damaged creating an impediment to emergency egress which is contrary to code. Stairways do not comply with code. Door hardware and thresholds do not comply with code. Graffiti should be removed.

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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APPENDIX C

Building Replacement Cost Reports

Code Deficiency Cost Reports

Photographs

OSB Plant Redevelopment TIF District

Replacement Cost Report

RSMeans data from GORDIAN

	Square Foot Cost Estimate Report	Date:	**10/17/2022**
Estimate Name:	**OSB Plant - Annex - Building B**		
Building Type:	**Metal Panel / Rigid Steel**		
Location:	**GRAND RAPIDS, MN**		
Story Count:	**1**		
Story Height (L.F.):	**36.00**		
Floor Area (S.F.):	**52000**		
Labor Type:	**OPN**		
Basement Included:	**No**		
Data Release:	**Year 2022 Quarter 3**		
Cost Per Square Foot:	**$125.48**		
Building Cost:	**$6,525,115.01**		

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**		**15.00%**	**$16.37**	**$851,183.47**
A1010		**Standard Foundations**			**$4.73**	**$246,146.83**
A10101051560		Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick	1400		$2.79	$145,111.40
A10101102900		Strip footing, concrete, reinforced, load 6.8 KLF, soil bearing capacity 3 KSF, 12" deep x 32" wide	1400		$1.75	$91,009.10
A10102107300		Spread footings, 3000 PSI concrete, load 75K, soil bearing capacity 6 KSF, 4' - 0" square x 12" deep	26		$0.19	$10,026.33
A1030		**Slab on Grade**			**$11.44**	**$594,824.88**
A10301204520		Slab on grade, 6" thick, light industrial, reinforced	52000		$11.44	$594,824.88
A2010		**Basement Excavation**			**$0.20**	**$10,211.76**
A20101105740		Excavate and fill, 30,000 SF, 4' deep, sand, gravel, or common earth, on site storage	52000		$0.20	$10,211.76
B		**Shell**		**38.90%**	**$42.44**	**$2,206,956.38**
B1020		**Roof Construction**			**$16.55**	**$860,853.76**
B10201245800		Roof, steel joists, joist girder, 1.5" 22 ga metal deck, on columns, 50'x50' bay, 40 PSF superimposed load, 59" deep, 64 PSF total load	52000		$14.95	$777,472.80
B10201245850		Roof, steel joists, joist girder, 1.5" 22 ga metal deck, on columns, 50'x50' bay, 40 PSF superimposed load, 59" deep, 64 PSF total load, add for columns	52000		$1.60	$83,380.96
B2010		**Exterior Walls**			**$6.17**	**$320,861.01**
B20101463400		Metal siding, steel, corrugated or ribbed, 20 ga, .0359" thick, galvanized	35280		$5.04	$262,056.31
B20101544100		Metal siding support, 18' building height, 30 PSF wind load, 25' column spacing, wind columns	35280		$1.13	$58,804.70
B2030		**Exterior Doors**			**$11.39**	**$592,191.60**
B20302205500		Door, steel, vertical lift, door with frame, motor operator, 16"-0" x 16"-0" opening	15.6		$11.39	$592,191.60
B3010		**Roof Coverings**			**$8.14**	**$423,393.03**
B30101300970		Roofing, corrugated, steel, galvanized, 22 ga, 1.45 PSF	52000		$6.85	$356,200.00
B30104201400		Roof edges, aluminum, duranodic, .050" thick, 6" face	1400		$0.99	$51,463.65
B30104300040		Flashing, aluminum, no backing sides, .019"	1400		$0.30	$15,729.38
B3020		**Roof Openings**			**$0.19**	**$9,656.98**
B30202100200		Roof hatch, with curb, 1" fiberglass insulation, 2'-6" x 3'-0", aluminum	5.2		$0.19	$9,656.98
C		**Interiors**		**1.21%**	**$1.32**	**$68,618.66**
C1010		**Partitions**			**$0.53**	**$27,554.49**
C10101022000		Concrete block (CMU) partition, regular weight, hollow, 8" thick, no finish	2600		$0.53	$27,421.26
C10101201100		Tile partition, 8W series 8"x16", 4" thick wall, reinforced every 2 courses, glazed 2 sides	5.2		$0.00	$133.23
C1020		**Interior Doors**			**$0.31**	**$16,098.20**
C10201022600		Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	10.4		$0.31	$16,098.20
C1030		**Fittings**			**$0.35**	**$18,328.53**
C10301100860		Toilet partitions, cubicles, floor mounted, headrail braced, plastic laminate	10.4		$0.26	$13,446.04

C10301101100	Entrance screens, floor mounted, 54" high, painted metal	5.2		$0.03	$1,708.63
C10301101300	Urinal screens, floor mounted, 24" wide, plastic laminate	7.8		$0.06	$3,173.86
C3010	**Wall Finishes**			**$0.13**	**$6,637.44**
C30102300300	Painting, masonry or concrete, latex, brushwork, primer & 1 coat	5200		$0.13	$6,637.44
D	**Services**		**44.89%**	**$48.99**	**$2,547,254.54**
D1010	**Elevators and Lifts**			**$1.78**	**$92,396.70**
D10101102200	Hydraulic, passenger elevator, 3000 lb, 2 floors, 100 FPM	1		$1.78	$92,396.70
D2010	**Plumbing Fixtures**			**$3.74**	**$194,585.58**
D20101102000	Water closet, vitreous china, tank type, 2 piece close coupled	17.68		$0.51	$26,631.47
D20102102040	Urinal, vitreous china, stall type	4.42		$0.26	$13,281.79
D20103102080	Lavatory w/trim, wall hung, PE on CI, 19" x 17"	17.68		$0.83	$42,931.99
D20104404340	Service sink w/trim, PE on CI,wall hung w/rim guard, 24" x 20"	4.42		$0.57	$29,882.85
D20107101680	Shower, stall, baked enamel, terrazzo receptor, 36" square	17.68		$1.34	$69,473.74
D20108201920	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH	4.42		$0.24	$12,383.74
D2020	**Domestic Water Distribution**			**$3.69**	**$192,078.61**
D20202502260	Gas fired water heater, commercial, 100 < F rise, 600 MBH input, 576 GPH	4.42		$3.69	$192,078.61
D2040	**Rain Water Drainage**			**$1.59**	**$82,812.26**
D20402104280	Roof drain, CI, soil,single hub, 5" diam, 10' high	20.8		$1.24	$64,601.78
D20402104320	Roof drain, CI, soil,single hub, 5" diam, for each additional foot add	291.2		$0.35	$18,210.48
D3020	**Heat Generating Systems**			**$8.98**	**$467,098.84**
D30201082040	Heating systems, steel boiler, gas, terminal unit heaters, 1,960 MBH, 26,100 SF bldg	52000		$8.98	$467,098.84
D3050	**Terminal & Package Units**			**$0.38**	**$19,900.00**
D30502800270	16000 CFM, 5 HP vane axial fan	2.6		$0.38	$19,900.00
D4010	**Sprinklers**			**$10.31**	**$536,142.36**
D40103701580	Deluge sprinkler systems, steel, extra hazard, 1 floor, 10,000 SF	52000		$10.31	$536,142.36
D4020	**Standpipes**			**$3.07**	**$159,763.27**
D40203101580	Wet standpipe risers, class III, steel, black, sch 40, 6" diam pipe, 1 floor	2		$0.80	$41,406.50
D40203101600	Wet standpipe risers, class III, steel, black, sch 40, 6" diam pipe, additional floors	2.8		$0.28	$14,801.57
D40204103650	Fire pump, electric, with controller, 5" pump, 100 HP, 1000 GPM	2		$1.99	$103,555.20
D5010	**Electrical Service/Distribution**			**$1.19**	**$61,999.78**
D50101200280	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 200 A	3.25		$0.21	$10,816.57
D50102300280	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A	260		$0.26	$13,605.15
D50102400200	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A	2.6		$0.72	$37,578.06
D5020	**Lighting and Branch Wiring**			**$12.88**	**$669,594.64**
D50201100320	Receptacles incl plate, box, conduit, wire, 4 per 1000 SF, .5 W per SF, with transformer	52000		$2.70	$140,333.44
D50201350200	Miscellaneous power, to .5 watts	52000		$0.16	$8,492.64
D50202260680	HID fixture, 16' above work plane, 3 watt/SF, type G, 157 FC, 3 fixtures per 1000 SF	52000		$10.01	$520,768.56
D5030	**Communications and Security**			**$1.26**	**$65,354.87**
D50309100452	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	2.6		$1.18	$61,469.79
D50309100460	Fire alarm command center, addressable without voice, excl. wire & conduit	1		$0.07	$3,885.08
D5090	**Other Electrical Systems**			**$0.11**	**$5,527.63**
D50902100200	Generator sets, w/battery, charger, muffler and transfer switch, gas/gasoline operated, 3 phase, 4 wire, 277/480 V, 7.5 kW	2.6		$0.08	$4,044.40
D50902100560	Generator sets, w/battery, charger, muffler and transfer switch, diesel engine with fuel tank, 30 kW	2		$0.03	$1,483.23
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%**	**$109.12**	**$5,674,013.05**
Contractor Fees (General Conditions,Overhead,Profit)	**15.0%**	**$16.37**	**$851,101.96**
Architectural Fees	**0.0%**	**$0.00**	**$0.00**
User Fees	**0.0%**	**$0.00**	**$0.00**
Total Building Cost		**$125.48**	**$6,525,115.01**

OSB Plant Redevlopment TIF District

Code Deficiency Cost Report

Parcel C - 502 West County Road 63, Grand Rapids, Minnesota 55744
Parcel ID 91-019-2300

Building Name or Type
OSB Plant - Annex

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Accessibility Items					
	Parking				
	Create code required accessible parking	$ 1,000.00	Lump	1	$ 1,000.00
	Accessible Routes				
	Create a code required accessible route into the building	$ 500.00	Lump	1	$ 500.00
	Create a code required accessible route to all levels of the building	$ 1.78	SF	52,000	$ 92,560.00
	Restoom				
	Create a code required accessible restroom	$ 1.95	SF	52,000	$ 101,400.00
	Potable Water				
	Connect potable water to the building to comply with code	$ 0.25	SF	52,000	$ 13,000.00
	Drinking Fountain				
	Install code required drinking fountaind	$ 0.24	SF	52,000	$ 12,480.00
	Showers				
	Install code compliant showers	$ 1.34	SF	52,000	$ 69,680.00
Structural Elements					
	Steel Lintels				
	Protect steel lintels from rusting per code	$ 1,000.00	Lump	1	$ 1,000.00
	Steel Structural Columns				
	Protect steel structural columns from rusting per code	$ 0.25	SF	52,000	$ 13,000.00
	Replace modified structural steel columns to comply with code	$ 5.00	SF	52,000	$ 260,000.00
Exiting					
	Emergency Lighting System				
	Install a code compliant emergency lighting sytem	$ 0.75	SF	52,000	$ 39,000.00
	Emergency Notification System				
	Install a code compliant emergency notification system	$ 0.07	SF	52,000	$ 3,640.00
	Emergency Exit Signs				
	Install code compliant emergency exit signs	$ 0.65	SF	52,000	$ 33,800.00
	Stairs				
	Modify stairs to comply with code	$ 0.15	SF	52,000	$ 7,800.00
	Door Hardware				
	Install code compliant door hardware	$ 250.00	EA	15	$ 3,750.00
	Thresholds				
	Modify thresholds to comply with code for maximum height	$ 2,500.00	Lump	1	$ 2,500.00

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
	Flooring				
	Repair/replace damaged flooring to create a code required unimpeded means for emergency egress	$ 0.35	SF	52,000	$ 18,200.00
	Elevated Platforms				
	Install code required toe boards on elevated platforms to comply with code	$ 1,000.00	Lump	1	$ 1,000.00
	Fire Protection				
	Smoke Detectors				
	Install code required smoke detectors	$ 1.18	SF	52,000	$ 61,360.00
	Fire Caulking				
	Install code required fire caulking at all through wall, floor, and ceiling penetrations	$ 0.15	SF	52,000	$ 7,800.00
	Sprinkler System				
	The building sprinkler system does not comply with code	$ 13.38	SF	52,000	$ 695,760.00
	Exterior Construction				
	Siding				
	Replace failed/missing siding material to prevent water intrusion per code	$ 5.04	SF	5,000	$ 25,200.00
	Roof Construction				
	Roofing Material				
	Replace failed roofing material to prevent water intrusion per code	$ 8.33	SF	5,000	$ 41,650.00
	Mechanical - Electrical				
	Mechanical				
	Install code compliant HVAC system	$ 9.46	SF	52,000	$ 491,920.00
	Install a code compliant plumbing system	$ 3.69	SF	52,000	$ 191,880.00
	Electrical				
	Install a code compliant electrical wiring system	$ 4.05	SF	52,000	$ 210,600.00
	Install a code compliant lighting system	$ 10.01	SF	52,000	$ 520,520.00
				Total Code Improvements	**$ 2,921,000**

OSB Plant Redevlopment TIF District | Parcel C: 502 W County Road 63

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OSB Plant Redevlopment TIF District | Parcel C: 502 W County Road 63

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OSB Plant Redevlopment TIF District | Parcel C: 502 W County Road 63

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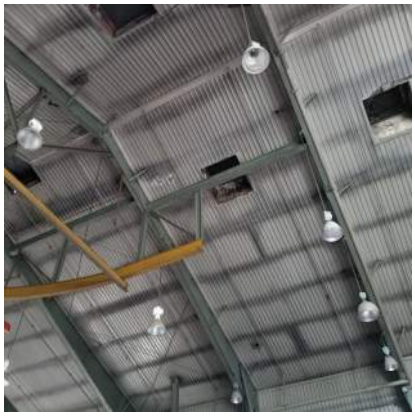

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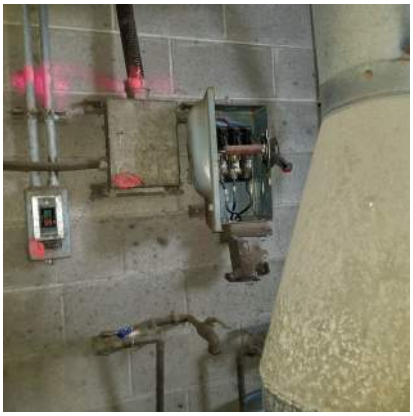

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OSB Plant Redevelopment TIF District

Replacement Cost Report

RSMeans data from GORDIAN

	Square Foot Cost Estimate Report	Date:	**10/17/2022**
Estimate Name:	**OSB Plant - Building A**		
Building Type:	**Sandwich Panel / Rigid Steel**		
Location:	**GRAND RAPIDS, MN**		
Story Count:	**1**		
Story Height (L.F.):	**36.00**		
Floor Area (S.F.):	**400000**		
Labor Type:	**OPN**		
Basement Included:	**No**		
Data Release:	**Year 2022 Quarter 3**		
Cost Per Square Foot:	**$102.42**		
Building Cost:	**$40,966,347.08**		

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**		**14.91%**	**$13.28**	**$5,313,121.98**
A1010	**Standard Foundations**			**$1.65**	**$658,993.98**
A10101051560	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick	3450		$0.89	$357,595.95
A10101102900	Strip footing, concrete, reinforced, load 6.8 KLF, soil bearing capacity 3 KSF, 12" deep x 32" wide	3450		$0.56	$224,272.43
A10102107300	Spread footings, 3000 PSI concrete, load 75K, soil bearing capacity 6 KSF, 4' - 0" square x 12" deep	200		$0.19	$77,125.60
A1030	**Slab on Grade**			**$11.44**	**$4,575,576.00**
A10301204520	Slab on grade, 6" thick, light industrial, reinforced	400000		$11.44	$4,575,576.00
A2010	**Basement Excavation**			**$0.20**	**$78,552.00**
A20101105740	Excavate and fill, 30,000 SF, 4' deep, sand, gravel, or common earth, on site storage	400000		$0.20	$78,552.00
B	**Shell**		**46.48%**	**$41.40**	**$16,558,552.01**
B1020	**Roof Construction**			**$16.55**	**$6,621,952.00**
B10201245800	Roof, steel joists, joist girder, 1.5" 22 ga metal deck, on columns, 50'x50' bay, 40 PSF superimposed load, 59" deep, 64 PSF total load	400000		$14.95	$5,980,560.00
B10201245850	Roof, steel joists, joist girder, 1.5" 22 ga metal deck, on columns, 50'x50' bay, 40 PSF superimposed load, 59" deep, 64 PSF total load, add for columns	400000		$1.60	$641,392.00
B2010	**Exterior Walls**			**$3.41**	**$1,364,440.71**
B20101464200	Metal siding, steel, sandwich panels, factory fabricated, 1" polystyrene, stl. core, 26 ga, colored 1 side	86940		$3.41	$1,364,440.71
B2020	**Exterior Windows**			**$0.04**	**$15,588.00**
B20201023150	Windows, wood, double hung, insulated glass, 3'-0" x 5'-6"	20		$0.04	$15,588.00
B2030	**Exterior Doors**			**$11.39**	**$4,555,320.00**
B20302205500	Door, steel, vertical lift, door with frame, motor operator, 16'-0" x 16'-0" opening	120		$11.39	$4,555,320.00
B3010	**Roof Coverings**			**$9.82**	**$3,926,966.82**
B30101300970	Roofing, corrugated, steel, galvanized, 22 ga, 1.45 PSF	400000		$6.85	$2,740,000.00
B30103200300	Insulation, rigid, roof deck, fiberboard, mineral, 1-1/2" thick, R4.17	400000		$2.55	$1,021,384.00
B30104201400	Roof edges, aluminum, duranodic, .050" thick, 6" face	3450		$0.32	$126,821.14
B30104300040	Flashing, aluminum, no backing sides, .019"	3450		$0.10	$38,761.68
B3020	**Roof Openings**			**$0.19**	**$74,284.48**
B30202100200	Roof hatch, with curb, 1" fiberglass insulation, 2'-6" x 3'-0", aluminum	40		$0.19	$74,284.48
C	**Interiors**		**1.48%**	**$1.32**	**$526,810.96**
C1010	**Partitions**			**$0.53**	**$210,932.80**
C10101022000	Concrete block (CMU) partition, regular weight, hollow, 8" thick, no finish	20000		$0.53	$210,932.80
C1020	**Interior Doors**			**$0.31**	**$123,832.32**
C10201022600	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	80		$0.31	$123,832.32
C1030	**Fittings**			**$0.35**	**$140,988.64**
C10301100860	Toilet partitions, cubicless, floor mounted, headrail braced, plastic laminate	80		$0.26	$103,431.04

C10301101100	Entrance screens, floor mounted, 54" high, painted metal	40		$0.03	$13,143.30
C10301101300	Urinal screens, floor mounted, 24" wide, plastic laminate	60		$0.06	$24,414.30
C3010	**Wall Finishes**			**$0.13**	**$51,057.20**
C30102300300	Painting, masonry or concrete, latex, brushwork, primer & 1 coat	40000		$0.13	$51,057.20
D	**Services**		**37.12%**	**$33.06**	**$13,224,425.55**
D1010	**Elevators and Lifts**			**$0.46**	**$184,793.40**
D10101102200	Hydraulic, passenger elevator, 3000 lb, 2 floors, 100 FPM	2		$0.46	$184,793.40
D2010	**Plumbing Fixtures**			**$3.74**	**$1,496,812.09**
D20101102000	Water closet, vitreous china, tank type, 2 piece close coupled	136		$0.51	$204,857.48
D20102102040	Urinal, vitreous china, stall type	34		$0.26	$102,167.62
D20103102080	Lavatory w/trim, wall hung, PE on CI, 19" x 17"	136		$0.83	$330,246.08
D20104404340	Service sink w/trim, PE on CI,wall hung w/rim guard, 24" x 20"	34		$0.57	$229,868.05
D20107101680	Shower, stall, baked enamel, terrazzo receptor, 36" square	136		$1.34	$534,413.36
D20108201920	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH	34		$0.24	$95,259.50
D2020	**Domestic Water Distribution**			**$0.26**	**$105,379.50**
D20202102060	Electric water heater, residential, 100< F rise, 120 gallon tank, 23 GPH	10		$0.26	$105,379.50
D2040	**Rain Water Drainage**			**$1.59**	**$637,017.44**
D20402104280	Roof drain, CI, soil,single hub, 5" diam, 10' high	160		$1.24	$496,936.80
D20402104320	Roof drain, CI, soil,single hub, 5" diam, for each additional foot add	2240		$0.35	$140,080.64
D3020	**Heat Generating Systems**			**$0.57**	**$226,438.00**
D30201060860	Boiler, electric, steel, steam, 60 KW, 205 MBH	20		$0.57	$226,438.00
D3050	**Terminal & Package Units**			**$0.38**	**$153,076.90**
D30502800270	16000 CFM, 5 HP vane axial fan	20		$0.38	$153,076.90
D4010	**Sprinklers**			**$10.31**	**$4,124,172.00**
D40103701580	Deluge sprinkler systems, steel, extra hazard, 1 floor, 10,000 SF	400000		$10.31	$4,124,172.00
D4020	**Standpipes**			**$0.40**	**$159,763.27**
D40203101580	Wet standpipe risers, class III, steel, black, sch 40, 6" diam pipe, 1 floor	2		$0.10	$41,406.50
D40203101600	Wet standpipe risers, class III, steel, black, sch 40, 6" diam pipe, additional floors	2.8		$0.04	$14,801.57
D40204103650	Fire pump, electric, with controller, 5" pump, 100 HP, 1000 GPM	2		$0.26	$103,555.20
D5010	**Electrical Service/Distribution**			**$1.19**	**$476,921.38**
D50101200280	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 200 A	25		$0.21	$83,204.38
D50102300280	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A	2000		$0.26	$104,655.00
D50102400200	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A	20		$0.72	$289,062.00
D5020	**Lighting and Branch Wiring**			**$12.88**	**$5,150,728.00**
D50201100320	Receptacles incl plate, box, conduit, wire, 4 per 1000 SF, .5 W per SF, with transformer	400000		$2.70	$1,079,488.00
D50201350200	Miscellaneous power, to .5 watts	400000		$0.16	$65,328.00
D50202260680	HID fixture, 16' above work plane, 3 watt/SF, type G, 157 FC, 3 fixtures per 1000 SF	400000		$10.01	$4,005,912.00
D5030	**Communications and Security**			**$1.19**	**$476,729.58**
D50309100452	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	20		$1.18	$472,844.50
D50309100460	Fire alarm command center, addressable without voice, excl. wire & conduit	1		$0.01	$3,885.08
D5090	**Other Electrical Systems**			**$0.08**	**$32,593.99**
D50902100200	Generator sets, w/battery, charger, muffler and transfer switch, gas/gasoline operated, 3 phase, 4 wire, 277/480 V, 7.5 kW	20		$0.08	$31,110.76
D50902100560	Generator sets, w/battery, charger, muffler and transfer switch, diesel engine with fuel tank, 30 kW	2		$0.00	$1,483.23
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%**	**$89.06**	**$35,622,910.50**
Contractor Fees (General Conditions,Overhead,Profit)	**15.0%**	**$13.36**	**$5,343,436.58**
Architectural Fees	**0.0%**	**$0.00**	**$0.00**
User Fees	**0.0%**	**$0.00**	**$0.00**
Total Building Cost		**$102.42**	**$40,966,347.08**

OSB Plant Redevelopment TIF District

Code Deficiency Cost Report

Parcel E - 502 West County Road 63, Grand Rapids, Minnesota 55744
Parcel ID 91-019-3200

Building Name or Type
OSB Plant - Main Building

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Accessibility Items					
	Parking				
	Create code required accessible parking	$ 1,000.00	Lump	1	$ 1,000.00
	Accessible Routes				
	Create a code required accessible route into the building	$ 1,000.00	Lump	1	$ 1,000.00
	Create a code required accessible route to all levels of the building	$ 0.46	SF	400,000	$ 184,000.00
	Restoom				
	Create a code required accessible restroom	$ 1.92	SF	400,000	$ 768,000.00
	Potable Water				
	Connect potable water to the building to comply with code	$ 0.10	SF	400,000	$ 40,000.00
	Drinking Fountain				
	Install code required drinking fountaind	$ 0.24	SF	400,000	$ 96,000.00
	Showers				
	Install code compliant showers	$ 1.34	SF	400,000	$ 536,000.00
Structural Elements					
	Steel Lintels				
	Protect steel lintels from rusting per code	$ 5,000.00	Lump	1	$ 5,000.00
	Steel Structural Columns				
	Protect steel structural columns from rusting per code	$ 0.25	SF	400,000	$ 100,000.00
Exiting					
	Emergency Lighting System				
	Install a code compliant emergency lighting sytem	$ 0.90	SF	400,000	$ 360,000.00
	Emergency Notification System				
	Install a code compliant emergency notification system	$ 0.25	SF	400,000	$ 100,000.00
	Emergency Exit Signs				
	Install code compliant emergency exit signs	$ 0.15	SF	400,000	$ 60,000.00
	Stairs				
	Modify stairs to comply with code	$ 0.19	SF	400,000	$ 76,000.00
	Door Hardware				
	Install code compliant door hardware	$ 250.00	EA	50	$ 12,500.00
	Thresholds				
	Modify thresholds to comply with code for maximum height	$ 10,000.00	Lump	1	$ 10,000.00

Code Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Flooring				
Repair/replace damaged flooring to create a code required unimpeded means for emergency egress	$ 0.65	SF	400,000	$ 260,000.00
Elevated Platforms				
Install code required safety railings on elevated platforms to comply with code	$ 2,500.00	Lump	1	$ 2,500.00
Fire Protection				
Smoke Detectors				
Install code required smoke detectors	$ 1.18	SF	400,000	$ 472,000.00
Fire Caulking				
Install code required fire caulking at all through wall, floor, and ceiling penetrations	$ 0.10	SF	400,000	$ 40,000.00
Sprinkler System				
Install code compliant building sprinkler system	$ 10.71	SF	400,000	$ 4,284,000.00
Exterior Construction				
Windows				
Replace failed windows to prevent water intrusion per code	$ 0.04	SF	400,000	$ 16,000.00
Roof Construction				
Roofing Material				
Replace failed roofing material to prevent water intrusion per code	$ 11.60	SF	50,000	$ 580,000.00
Mechanical - Electrical				
Mechanical				
Install code compliant HVAC system	$ 0.95	SF	400,000	$ 380,000.00
Install a code compliant plumbing system	$ 0.26	SF	400,000	$ 104,000.00
Electrical				
Install a code compliant electrical wiring system	$ 4.05	SF	400,000	$ 1,620,000.00
Install a code compliant lighting system	$ 10.01	SF	400,000	$ 4,004,000.00
			Total Code Improvements	$ 14,112,000

OSB Plant Redevlopment TIF District | Parcel E: 502 W County Road 63

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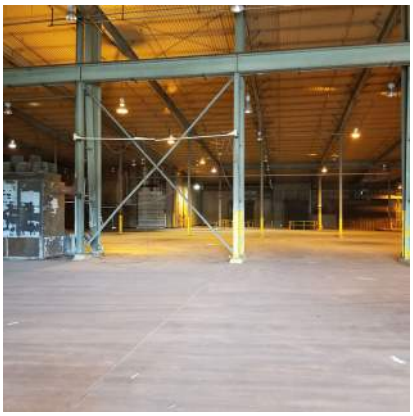

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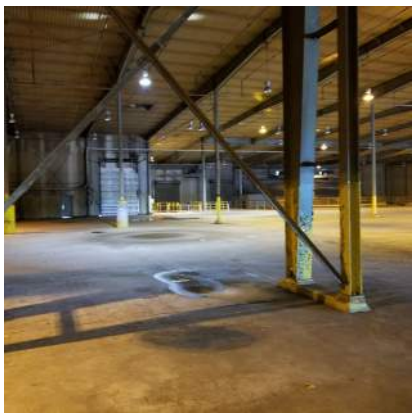

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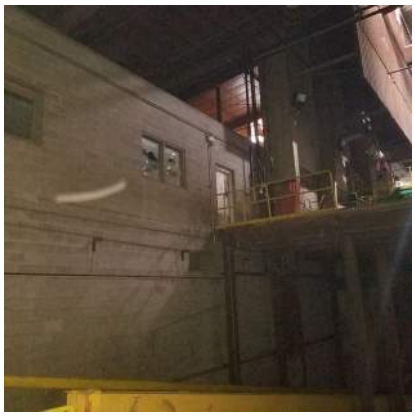

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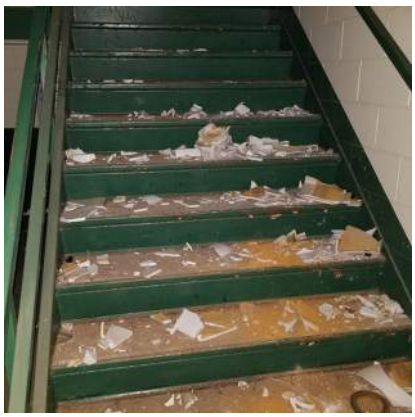

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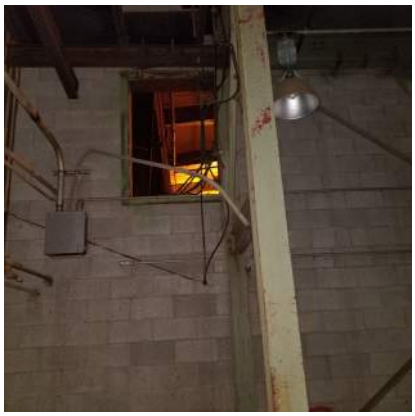

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