



July 16, 2026

Rob Mattei
Director of Community Development
City of Grand Rapids
420 North Pokegama Avenue
Grand Rapids, MN 55744

TIF ANALYSIS FINDINGS FOR 900 NW 4TH STREET

LHB was hired to inspect one building on three parcels in Grand Rapids, Minnesota, to determine if it meets the definition of "Substandard" as defined by *Minnesota Statutes, Section 469.174, subdivision 10*. The building parcels may potentially be part of a future Redevelopment TIF District, so they will need to be compliant with all the statutes pertaining to a Redevelopment District.

The building is located at 900 NW 4th Street (Parcel A in Diagram 1).

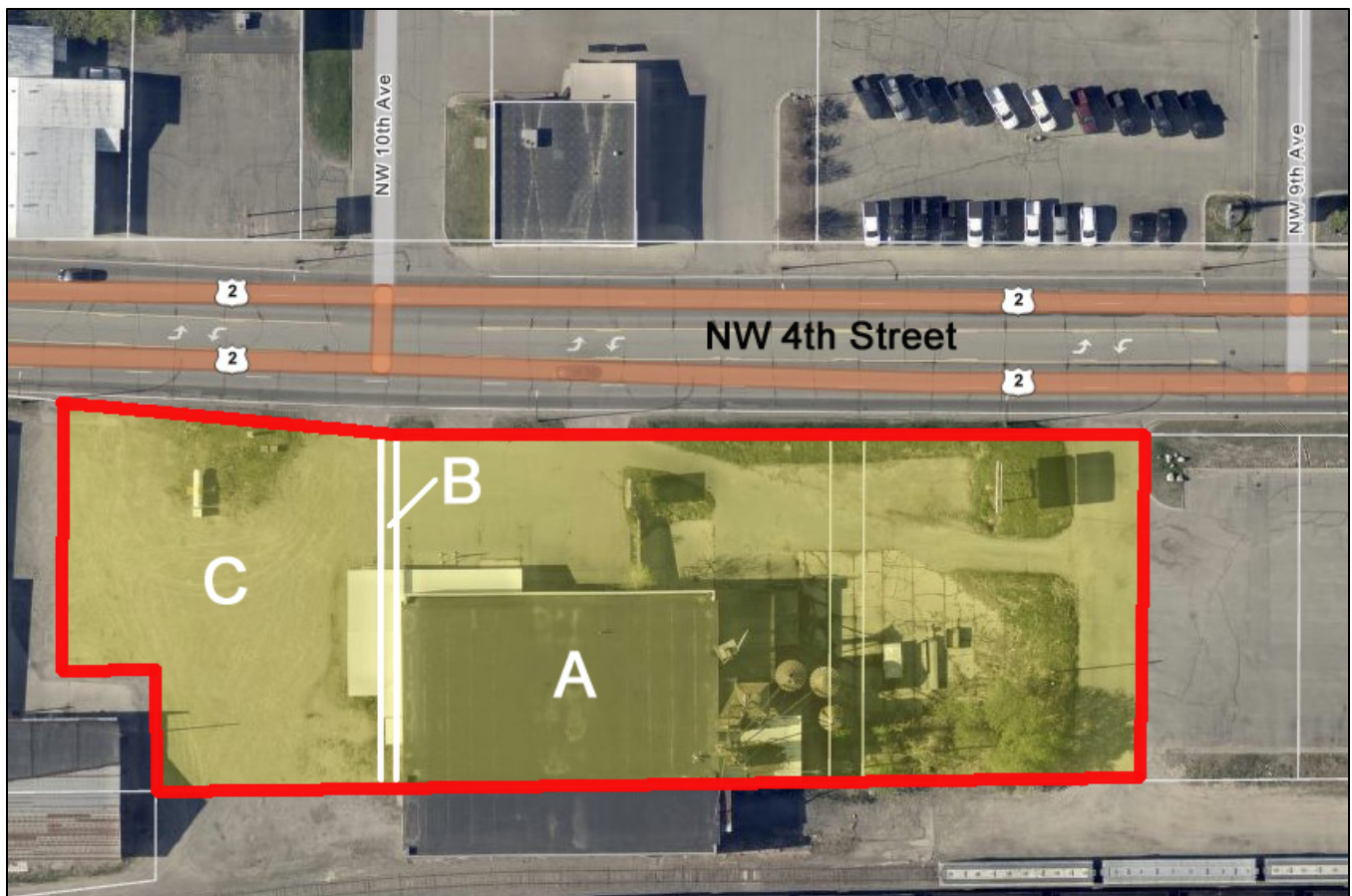


Diagram 1

CONCLUSION

After evaluating the condition of the building on June 12, 2026 and applying current statutory criteria for a Redevelopment District under *Minnesota Statutes, Section 469.174, Subdivision 10*, it is our professional opinion that the building qualifies as substandard.

The remainder of this letter and attachments describe our process and findings in detail.

MINNESOTA STATUTE 469.174, SUBDIVISION 10 REQUIREMENTS

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

INTERIOR INSPECTION

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

EXTERIOR INSPECTION AND OTHER MEANS

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

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

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

DOCUMENTATION

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

QUALIFICATION REQUIREMENTS

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

1. Coverage Test

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

The coverage required by the parcel to be considered occupied is defined under *Minnesota Statutes, Section 469.174, Subdivision 10(e)*, which states:

"For purposes of this subdivision, a parcel is not occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures unless 15 percent of the area of the parcel contains buildings, streets, utilities, paved or gravel parking lots, or other similar structures."

The LHB team reviewed the following parcels:

Parcel A - ID Number 91.420.2610

- The parcel is approximately 46,192 sf (including a portion of City ROW) and is 96 percent covered by buildings, parking lots or other improvements.

Parcel B - ID Number 91.420.2511

- The parcel is approximately 745 sf and is 100 percent covered by buildings, parking lots or other improvements.

Parcel C - ID Number 91.420.2510

- The parcel is approximately 19,171 sf and is 100 percent covered by buildings, parking lots or other improvements.

Findings

Three out of three parcels are covered by buildings, parking lots or other improvements, exceeding the 15 percent parcel requirement.

2. Condition of Buildings Test

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

"...and more than 50 percent of the buildings, not including outbuildings, are structurally substandard to a degree requiring substantial renovation or clearance;"

Structurally substandard is defined under Minnesota Statutes, Section 469.174, Subdivision 10(b), which states:

"For purposes of this subdivision, 'structurally substandard' shall mean containing defects in structural elements or a combination of deficiencies in essential utilities and facilities, light and ventilation, fire protection including adequate egress, layout and condition of interior partitions, or similar factors, which defects or deficiencies are of sufficient total significance to justify substantial renovation or clearance."

We do not count energy code deficiencies toward the thresholds required by *Minnesota Statutes, Section 469.174, Subdivision 10(b)* defined as "structurally substandard", due to concerns expressed by the State of Minnesota Court of Appeals in the *Walser Auto Sales, Inc. vs. City of Richfield* case filed November 13, 2001.

Findings

The building exceeds the criteria required to be determined a substandard building (see the attached Building Code, Condition Deficiency and Context Analysis Reports).

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."

LHB counts energy code deficiencies toward the 15 percent code threshold required by *Minnesota Statutes, Section 469.174, Subdivision 10(c)* for the following reasons:

- The Minnesota energy code is one of ten building code areas highlighted by the Minnesota Department of Labor and Industry website where minimum construction standards are required by law.
- Chapter 13 of the *2015 Minnesota Building Code* states, "Buildings shall be designed and constructed in accordance with the International Energy Conservation Code." Furthermore, *Minnesota Rules, Chapter 1305.0021 Subpart 9* states, "References to the International Energy Conservation Code in this code mean the Minnesota Energy Code..."
- Chapter 11 of the *2015 Minnesota Residential Code* incorporates *Minnesota Rules, Chapters, 1322 and 1323 Minnesota Energy Code*.
- The Senior Building Code Representative for the Construction Codes and Licensing Division of the Minnesota Department of Labor and Industry confirmed that the Minnesota Energy Code is being enforced throughout the State of Minnesota.
- In a January 2002 report to the Minnesota Legislature, the Management Analysis Division of the Minnesota Department of Administration confirmed that the construction cost of new buildings complying with the Minnesota Energy Code is higher than buildings built prior to the enactment of the code.

Proper TIF analysis requires a comparison between the replacement value of a new building built under current code standards with the repairs that would be necessary to bring the existing building up to current code standards. For an equal comparison to be made, all applicable code chapters should be applied to both scenarios. Since current construction estimating software automatically applies the construction cost of complying with the Minnesota Energy Code, energy code deficiencies should also be identified in the existing structures.

Findings

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

TEAM CREDENTIALS

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

Michael has 39 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 140 cities with strategic planning for TIF Districts. He is an Architectural Principal and Vice President at LHB.

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

PHIL FISHER – INSPECTOR

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

ATTACHMENTS

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

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

LHB, INC.



MICHAEL A. FISCHER, AIA, LEED AP

c: LHB Project No.260330.00

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900 NW 4th Street Redevelopment TIF District

Building Code, Condition Deficiency and Context Analysis Report

Parcel A

Former Co-Op

Address:	900 Northwest 4 th Street, Grand Rapids, Minnesota. 55744
Parcel ID:	91-420-2610
Inspection Date(s) & Time(s):	June 12, 2026, 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:	\$2,800,417
Estimated Cost to Correct Building Code Deficiencies:	\$970,504
Percentage of Replacement Cost for Building Code Deficiencies:	34.7%

DEFECTS IN STRUCTURAL ELEMENTS

1. Exterior concrete block walls are showing signs of differential settlement which should be corrected per code.
2. Steel 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. Transaction counters do not comply with accessibility code.
 - c. There is no code required drinking fountain.
 - d. Install a code required accessible restroom.
2. Light and Ventilation
 - a. The electrical system does not comply with code.
 - b. The lighting system does not comply with code.
 - c. The mechanical systems do not comply with code.
3. Fire Protection/Adequate Egress
 - a. Sidewalks are damaged, creating an impediment to emergency egress which is contrary to code.
 - b. Thresholds do not comply with code for maximum height.
 - c. Flooring materials are damaged, creating an impediment to emergency egress which is contrary to code.
 - d. Door hardware does not comply with code.
 - e. Stairs do not comply with code.

- f. Damaged/missing ceilings should be replaced to comply with code.
 - g. There are no code required smoke detectors.
 - h. Code-compliant emergency exit signs should be installed.
 - i. Code-compliant emergency lighting should be installed.
 - j. A code required emergency notification system should be installed.
 - k. A code required building fire suppression system should be installed.
4. Layout and Condition of Interior Partitions/Materials
- a. Graffiti should be removed from the interior walls.
 - b. Interior walls should be repaired and repainted.
 - c. Mold is present throughout the building.
5. Exterior Construction
- a. Exterior concrete block walls are damaged/missing, allowing for water intrusion which is contrary to code.
 - b. Exterior graffiti should be removed to comply with city code.
 - c. The loading dock is deteriorating and should be repaired.
 - d. Failed roofing materials should be replaced to prevent water intrusion which is contrary to code.

DESCRIPTION OF CODE DEFICIENCIES

- 1. Correct differential settlement, per code which is noticeable by cracked linear mortar joints on southeast corner.
- 2. Protect steel columns from rusting per code.
- 3. Create a code required accessible parking area.
- 4. Modify transaction counters to comply with code.
- 5. Install a code required drinking fountain.
- 6. Install a code compliant accessible restroom.
- 7. Modify electrical wiring to comply with code.
- 8. Install a code compliant lighting system.
- 9. Install code compliant mechanical systems.
- 10. Repair damaged sidewalks to comply with code for an unimpeded means for emergency egress.
- 11. Modify thresholds to comply with code for maximum height.
- 12. Repair damaged flooring to create a code required unimpeded means for emergency egress.
- 13. Install code compliant door hardware.
- 14. Modify stairs to comply with code.
- 15. Replace missing ceiling tile to comply with code.
- 16. Install code required smoke detectors.
- 17. Install code compliant emergency exit signs.
- 18. Install code compliant emergency lighting.
- 19. Install a code required emergency notification system.
- 20. Install a code required building fire suppression system.
- 21. Repair damaged/cracked block and mortar to prevent water intrusion per code.

22. Remove graffiti to comply with city code.
23. Replace failed roofing materials to prevent water intrusion per code.

OVERVIEW OF DEFICIENCIES

The building exhibits a broad combination of code issues including structural, accessibility, life-safety, interior, exterior, and building-system deficiencies. Exterior concrete block walls show signs of differential settlement and damaged or missing block and mortar, and steel columns require protection from rusting as required by code. Accessibility deficiencies include the absence of code-required accessible parking, non-compliant transaction counters, and the need for an accessible restroom. Building systems, including electrical, lighting, and mechanical systems, do not comply with code. Several conditions impede safe emergency egress, including damaged sidewalks, excessive threshold heights, damaged flooring, noncompliant door hardware, noncompliant stairs, and damaged or missing ceilings, all required by code. The building also lacks code required smoke detectors, emergency exit signs, emergency lighting, an emergency notification system, and a fire suppression system. Interior conditions include graffiti, walls in need of repair and repainting, and mold throughout the building. Exterior code deficiencies include exterior graffiti, a deteriorating loading dock, and failed roofing materials, all of which should be corrected to prevent continued deterioration and water intrusion.

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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900 NW 4th Street Redevelopment TIF District

Replacement Cost Report

RSMeans data from GORDIAN	Square Foot Cost Estimate Report	Date:	6/16/2026
Estimate Name:	900 NW 4th St		
Building Type:	Concrete Block / Wood Joists		
Location:	GRAND RAPIDS, MN		
Story Count:	2		
Story Height (L.F.):	14.00		
Floor Area (S.F.):	18900		
Labor Type:	OPN		
Basement Included:	No		
Data Release:	Year 2026 Quarter 2		
Cost Per Square Foot:	\$148.17		
Building Cost:	\$2,800,417.33		

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		6.60%	\$8.50	\$160,704.78
A1010	Standard Foundations			\$5.03	\$95,012.25
A10101051520	Foundation wall, CIP, 4' wall height, direct chute, .099 CY/LF, 4.8 PLF, 8" thick	624		\$2.82	\$53,292.41
A10101102700	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide	624		\$1.76	\$33,296.33
A10102107200	Spread footings, 3000 PSI concrete, load 50K, soil bearing capacity 6 KSF, 3' - 0" square x 12" deep	28.35		\$0.34	\$6,401.29
A10102107300	Spread footings, 3000 PSI concrete, load 75K, soil bearing capacity 6 KSF, 4' - 0" square x 12" deep	5.67		\$0.11	\$2,022.22
A1030	Slab on Grade			\$3.35	\$63,395.23
A10301202240	Slab on grade, 4" thick, non industrial, reinforced	9450		\$3.35	\$63,395.23
A2010	Basement Excavation			\$0.12	\$2,297.30
A20101105740	Excavate and fill, 30,000 SF, 4' deep, sand, gravel, or common earth, on site storage	9450		\$0.12	\$2,297.30
B	Shell		28.37%	\$36.55	\$690,825.92
B1010	Floor Construction			\$0.03	\$595.35
B10102102250	Wood column, 6" x 6", 15' x 15' bay, 10' unsupported height, 133 BF/MSF, 140 PSF total allowable load	850.5		\$0.03	\$595.35
B1020	Roof Construction			\$11.28	\$213,102.13
B10201024500	Wood roof, flat rafter, 2" x 14", 12" O.C.	9450		\$7.45	\$140,805.00
B10207703152	Roof deck, douglas fir, 3" thick, 8' span	9733.5		\$3.83	\$72,297.13
B2010	Exterior Walls			\$18.57	\$351,041.42
B20101115430	Concrete block (CMU) wall, regular weight, hollow, 8 x 8 x 16, 2000 PSI, reinforced, vertical #5@32", grouted	15724.8		\$13.31	\$251,561.42
B20101463000	Metal siding, steel, corrugated or ribbed, 29 ga, .0135" thick galvanized	12000		\$5.26	\$99,480.00
B2030	Exterior Doors			\$0.49	\$9,207.30
B20302102900	Door, wood, overhead, panels, heavy duty, manual operation, 10'-0" x 10'-0" opening	1.89		\$0.26	\$4,831.77
B20302204400	Door, steel 24 gauge, overhead, sectional, manual operation, 10'-0" x 10'-0" opening	0.94		\$0.23	\$4,375.53
B3010	Roof Coverings			\$6.18	\$116,879.72
B30101200300	Drip edge, aluminum .016" thick, 5" girth, mill finish	9450		\$0.04	\$712.25
B30101401850	Metal roofing, steel, colors, 3" min slope, 26 gauge, 1.0 PSF	9733.5		\$4.00	\$75,531.96
B30103201750	Insulation, rigid, roof deck, polyisocyanurate, 2#/CF, 3.5" thick	9733.5		\$2.15	\$40,635.51
C	Interiors		23.59%	\$30.39	\$574,415.38
C1010	Partitions			\$2.40	\$45,358.94
C10101045500	Concrete block (CMU) partition, light weight, hollow, 6" thick, no finish	3780		\$2.40	\$45,358.94
C1020	Interior Doors			\$3.03	\$57,282.69
C10201022600	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	37.8		\$3.03	\$57,282.69
C1030	Fittings			\$0.54	\$10,192.40
C10301100460	Toilet partitions, cubicles, ceiling hung, stainless steel	4		\$0.54	\$10,192.40

C3010	Wall Finishes			\$4.75	\$89,775.87
C30102202000	2 coats paint on masonry with block filler	15724.8		\$4.22	\$79,784.65
C30102300320	Painting, masonry or concrete, latex, brushwork, primer & 2 coats	3780		\$0.53	\$9,991.22
C3020	Floor Finishes			\$16.66	\$314,952.47
C30204102140	Maple strip, sanded and finished, maximum	17010		\$11.31	\$213,745.96
C30204102260	Add for sleepers on concrete, treated, 24" OC, 1"x2"	17010		\$5.24	\$98,980.51
C30204109200	Vinyl, composition tile, 12" x 12" x 1/8" thick, recycled content	600		\$0.12	\$2,226.00
C3030	Ceiling Finishes			\$3.01	\$56,853.01
C30302107400	Acoustic ceilings, 3/4" mineral fiber, 12" x 12" tile, concealed 2" bar & channel grid, suspended support	2835		\$3.01	\$56,853.01
D	Services		41.44%	\$53.40	\$1,009,199.42
D2010	Plumbing Fixtures			\$6.96	\$131,489.02
D20101102080	Water closet, vitreous china, bowl only with flush valve, wall hung	25.7		\$4.21	\$79,526.89
D20102102000	Urinal, vitreous china, wall hung	3.21		\$0.35	\$6,649.46
D20103102080	Lavatory w/trim, wall hung, PE on CI, 19" x 17"	9.64		\$0.98	\$18,494.16
D20104404340	Service sink w/trim, PE on CI, wall hung w/rim guard, 24" x 20"	1.61		\$0.60	\$11,420.85
D20108201880	Water cooler, electric, wall hung, dual height, 14.3 GPH	3.21		\$0.81	\$15,397.66
D2020	Domestic Water Distribution			\$7.93	\$149,925.49
D20202502260	Gas fired water heater, commercial, 100< F rise, 600 MBH input, 576 GPH	3.21		\$7.93	\$149,925.49
D3050	Terminal & Package Units			\$14.58	\$275,614.92
D30501501760	Rooftop, single zone, air conditioner, banks or libraries, 10,000 SF, 41.67 ton	18900		\$14.58	\$275,614.92
D4010	Sprinklers			\$4.29	\$81,155.47
D40104100620	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 10,000 SF	18900		\$4.29	\$81,155.47
D4020	Standpipes			\$1.74	\$32,907.74
D40203101580	Wet standpipe risers, class III, steel, black, sch 40, 6" diam pipe, 1 floor	0.94		\$1.25	\$23,640.12
D40203101600	Wet standpipe risers, class III, steel, black, sch 40, 6" diam pipe, additional floors	1.42		\$0.49	\$9,267.62
D5010	Electrical Service/Distribution			\$1.61	\$30,414.03
D50101200320	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 400 A	1		\$0.41	\$7,800.30
D50102300320	Feeder installation 600 V, including RGS conduit and XHHW wire, 400 A	50		\$0.34	\$6,505.58
D50102400200	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A	1		\$0.85	\$16,108.15
D5020	Lighting and Branch Wiring			\$12.59	\$237,888.40
D50201100440	Receptacles incl plate, box, conduit, wire, 8 per 1000 SF, .9 watts per SF	18900		\$3.28	\$62,070.44
D50201300200	Wall switches, 1.0 per 1000 SF	18900		\$0.35	\$6,532.60
D50201350280	Miscellaneous power, 1 watt	20790		\$0.38	\$7,174.01
D50201400280	Central air conditioning power, 4 watts	18900		\$0.79	\$14,871.84
D50202100520	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @32watt per 1000 SF	18900		\$7.79	\$147,239.51
D5030	Communications and Security			\$3.69	\$69,804.35
D50309100220	Communication and alarm systems, includes outlets, boxes, conduit and wire, sound systems, 12 outlets	1.12		\$1.59	\$30,126.99
D50309100452	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	0.94		\$1.24	\$23,508.86
D50309100462	Fire alarm command center, addressable with voice, excl.wire & conduit	1		\$0.86	\$16,168.50
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%	\$128.84	\$2,435,145.50
Contractor Fees (General Conditions,Overhead,Profit)			15.0%	\$19.33	\$365,271.83
Architectural Fees			0.0%	\$0.00	\$0.00
User Fees			0.0%	\$0.00	\$0.00
Total Building Cost				\$148.17	\$2,800,417.33

900 NW 4th Street Redevelopment TIF District

Code Deficiency Cost Report

Parcel A - 900 Northwest 4th Street, Grand Rapids, Minnesota 55744

Parcel ID 91-420-2610

Building Name or Type

Former Co-Op

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Accessibility Items					
	Parking				
	Create a code required accessible parking area	\$ 100.00	Lump	1	\$ 100.00
	Transaction Counter				
	Modify transaction counters to comply with accessibility code	\$1,500.00	Lump	1	\$ 1,500.00
	Restrooms				
	Modify restrooms to comply with code	\$ 5.54	SF	18,900	\$ 104,706.00
	Drinking Fountain				
	Install a code required drinking fountain	\$ 0.81	SF	18,900	\$ 15,309.00
Structural Elements					
	Differential Settlement				
	Correct differential settlement issue to comply with code	\$5,000.00	Lump	1	\$ 5,000.00
	Steel Columns				
	Protect steel columns from rusting per code	\$1,000.00	Lump	1	\$ 1,000.00
Exiting					
	Sidewalks				
	Repair damaged sidewalks to create a code required unimpeded means for emergency egress	\$ 3.35	SF	1,000	\$ 3,350.00
	Thresholds				
	Modify thresholds to comply with code for maximum height	\$ 500.00	Lump	1	\$ 500.00
	Flooring Materials				
	Repair damaged flooring materials to create a code required unimpeded means for emergency egress	\$ 1.50	SF	8,000	\$ 12,000.00
	Door Hardware				
	Install code compliant door hardware	\$1,500.00	Lump	1	\$ 1,500.00
	Stairs				
	Modify stairs to comply with code	\$5,000.00	Lump	1	\$ 5,000.00
	Emergency Exit Signs				
	Install code compliant emergency exit signs	\$ 0.35	SF	18,900	\$ 6,615.00
	Emergency Lighting System				
	Install a code compliant emergency lighting system	\$ 0.75	SF	18,900	\$ 14,175.00
	Emergency Notification System				
	Install a code compliant emergency notification system	\$ 0.86	SF	18,900	\$ 16,254.00

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Fire Protection					
	Ceiling Tile	\$ 3.01	SF	8,000	\$ 24,080.00
	Replace missing/damaged ceiling tile to comply with code				
	Smoke Detectors	\$ 1.59	SF	18,900	\$ 30,051.00
	Install code required smoke detectors				
	Building Fire Suppression System	\$ 6.03	SF	18,900	\$ 113,967.00
	Install a code required building fire suppression system				
Exterior Construction					
	Exterior Concrete Block Walls	\$ 13.31	SF	1,000	\$ 13,310.00
	Repair damaged concrete block walls to prevent water intrusion per code				
	Graffiti	\$ 500.00	Lump	1	\$ 500.00
	Remove graffiti per city code				
Roof Construction					
	Roofing Materials	\$ 6.18	SF	18,900	\$ 116,802.00
	Replace failed roofing materials to prevent water intrusion per code				
Mechanical - Electrical					
	Mechanical	\$ 14.58	SF	18,900	\$ 275,562.00
	Modify mechanical systems to comply with code				
	Electrical	\$ 3.28	SF	18,900	\$ 61,992.00
	Install a code compliant wiring system	\$ 7.79	SF	18,900	\$ 147,231.00
	Install a code compliant lighting system				
Total Code Improvements					\$ 970,504

900 NW 4th Street Redevelopment TIF District | Parcel A



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900 NW 4th Street Redevelopment TIF District | Parcel A



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900 NW 4th Street Redevelopment TIF District | Parcel A



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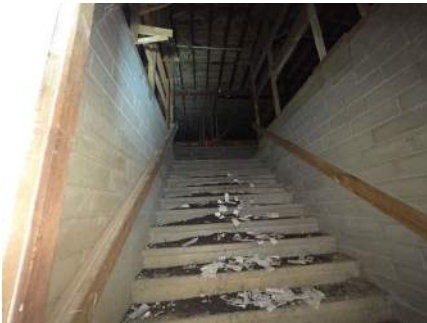
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