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August 28, 2017

Michael Kerski
Director of Planning and Development
City of Shakopee
485 Gorman Street
Shakopee, Minnesota 55397

TIF ANALYSIS FINDINGS FOR 129 HOLMES STREET SOUTH

LHB was hired to inspect the old City Hall building at 129 Holmes Street South in Shakopee, Minnesota, in order to determine if it meets the definition of “Substandard” as defined by Minnesota Statutes, Section 469.174, subdivision 10. The building parcel may potentially be part of a future Redevelopment TIF District, so will need to be compliant with all of the statutes pertaining to a Redevelopment District.

The parcel is located at the northeast corner of Holmes Street South and 2nd Avenue East (see Diagram 1)



CONCLUSION

After inspecting and evaluating the building on July 31, 2017 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 property was 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 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 parcel 270011580 (129 Holmes Avenue South):

- The parcel is approximately 28,750 square feet and is 100 percent covered by buildings, parking lots or other improvements.

Findings:

The parcel is covered by buildings, parking lots or other improvements, exceeding the 15 percent parcel requirement.

2. Condition of Buildings Test

Minnesota Statutes, Section 469.174, Subdivision 10(a) states, “...and more than 50 percent of the buildings, not including outbuildings, are structurally substandard to a degree requiring substantial renovation or clearance;”

- a. 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.

Findings:

The old City Hall building at 129 Holmes Street South exceeds the criteria required to be determined a substandard building (see the attached Building Code, Condition Deficiency and Context Analysis Report).

- b. Buildings are not eligible to be considered structurally substandard unless they meet certain additional criteria, as set forth in Subdivision 10(c) which states:

“A building is not structurally substandard if it is in compliance with the building code applicable to new buildings or could be modified to satisfy the building code at a cost of less than 15 percent of the cost of constructing a new structure of the same square footage and type on the site. The municipality may find that a building is not disqualified as structurally substandard under the preceding sentence on the basis of reasonably available evidence, such as the size, type, and age of the building, the average cost of plumbing, electrical, or structural repairs, or other similar reliable evidence.”

“Items of evidence that support such a conclusion [that the building is not disqualified] include recent fire or police inspections, on-site property tax appraisals or housing inspections, exterior evidence of deterioration, or other similar reliable evidence.”

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

- The Minnesota energy code is one of ten building code areas highlighted by the Minnesota Department of Labor and Industry website where minimum construction standards are required by law.
- Chapter 13 of the 2015 *Minnesota Building Code* states, “Buildings shall be designed and constructed in accordance with the *International Energy Conservation Code*.” Furthermore, Minnesota Rules, Chapter 1305.0021 Subpart 9 states, “References to the *International Energy Conservation Code* in this code mean the *Minnesota Energy Code*...”
- 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. 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.

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 Report).

TEAM CREDENTIALS

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

Michael has 29 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 Masters 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 and as Chair of a Metropolitan Planning Organization. Most recently, he served as Chair of the Edina, Minnesota planning commission and is currently a member of the Edina city council. 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, Philip 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.

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
SENIOR VICE PRESIDENT

Shakopee Old City Hall Letter of Finding

Building Code, Condition Deficiency and Context Analysis Report

August 16, 2017

Building Name: Old City Hall
Address: 129 Holmes Street S, Shakopee, MN 55379
Parcel ID: 270011580
Inspection Date(s) & Time(s): July 31, 2017 11:00 am
Inspection Type: Interior and Exterior
Summary of Deficiencies: It is our professional opinion that this building is Substandard because:

- Substantial renovation is required to correct Conditions found.
- Building Code deficiencies total more than 15% of replacement cost, NOT including energy code deficiencies.

Estimated Replacement Cost: \$2,455,610

Estimated Cost to Correct Building Code Deficiencies: \$432,220

Percentage of Replacement Cost for Building Code Deficiencies: 17.6%

Defects in Structural Elements

1. None observed.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. Code required 10-inch kick-plates should be installed on all glass doors.
 - b. Thresholds should be modified to comply with code for maximum height of ½ inch.
 - c. Width between stair balusters is greater than code required 4 inches.
 - d. There is no ADA code required podium in council chambers.
 - e. There are numerous doors that do not have code compliant hardware.
 - f. The staff lounge does not have an ADA code compliant sink.
 - g. Designated ADA restrooms on lower level are not fully code compliant.
2. Light and Ventilation
 - a. The HVAC system is not mechanical/building code compliant.
3. Fire Protection/Adequate Egress
 - a. The first and second floor does not have code required fire sprinkling system.
 - b. The secondary egress from the boiler room is not code compliant.
 - c. The primary access to the boiler room does not comply with code for stair configuration.

4. Layout and Condition of Interior Partitions/Materials
 - a. Ceiling tile is stained and damaged.
 - b. Carpet should be replaced in several areas.
 - c. Interior should be repainted.
5. Exterior Construction
 - a. Soffits are stained from water intrusion.
 - b. Steel lintels should be protected from rusting per code.
 - c. Soffits are cracked indicative of differential settlement.
 - d. Expansion joint caulking should be replaced to prevent water intrusion per code.
 - e. Window caulking should be replaced to prevent water intrusion per code.
 - f. Exterior brick surface is stained from improper installation of roof drain.
 - g. Roof should be replaced to prevent water intrusion per code.

Description of Code Deficiencies

1. Code required 10-inch kick plates should be installed on all glass doors.
2. Exterior thresholds should comply with code for maximum height of ½ inch.
3. Stairway balusters should be modified to comply with code for maximum opening width.
4. The podium in council chambers should be modified to comply with ADA code.
5. All doors should have ADA code compliant hardware.
6. Staff lounge sink should be modified to comply with code.
7. Lower level restrooms should be modified to fully comply with ADA code.
8. HVAC system should be replaced to comply with mechanical/building code.
9. Code requires that all accessible spaces be sprinkled.
10. Secondary emergency egress from boiler room should be modified to comply with code.
11. Stair landing on primary access to boiler room should be modified to comply with code.
12. Steel lintels should be protected from rusting per code.
13. Expansion joint caulking should be replaced to prevent water intrusion per code.
14. Window caulking should be replaced to prevent water intrusion per code.
15. Roofing material should be replaced to prevent water intrusion per code.

Overview of Deficiencies

This two-story commercial building does not comply with code as it is not fully sprinkled. Code requires that all glass doors have 10-inch kick plates. Thresholds at all exterior doors do not comply with code for minimum height. Stairway balusters do not comply with code for maximum width of 4-inches. The podium in the council chambers is not ADA code compliant. There are 10 doors that do not have code compliant hardware. The staff lounge does not have an ADA code compliant sink. Lower level restrooms are not fully ADA code compliant. The HVAC system does not comply with mechanical/building code. Emergency egress from the boiler room is not code compliant. The primary entrance landing in the boiler room is not code compliant. Steel lintels should be protected from rusting per code. Expansion joints are cracked allowing for water intrusion contrary to code. Window caulking is cracked and or missing and should be repaired/replaced to prevent water intrusion per code. Roofing material should be replaced to prevent water intrusion per code. All interior walls should be repainted.

Shakopee Old City Hall Letter of Finding

Replacement Cost Report

RSMeans data
from BORDIAN

Square Foot Cost Estimate Report

Date: 8/7/2017

Estimate Name: **Shakopee TIF City Hall**
City of Shakopee

129 Holmes St S , Shakopee , Minnesota , 55379
Office, 2-4 Story with Brick Veneer / Reinforced Concrete

Building Type:
Location: **SHAKOPEE, MN**
Story Count: **2**
Story Height (L.F.): **12**
Floor Area (S.F.): **13000**
Labor Type: **OPN**
Basement Included: **Yes**
Data Release: **Year 2017 Quarter 2**
Cost Per Square Foot: **\$188.89**
Building Cost: **\$2,455,610.97**



Costs are derived from a building model with basic components.

Scope differences and market conditions can cause costs to vary significantly.

		% of Total	Cost Per S.F.	Cost
A Substructure		8.74%	15.00	195040.11
A1010	Standard Foundations		3.67	47720.16
	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6			
	KSF, 12" deep x 24" wide		1.04	13512.68
	Spread footings, 3000 PSI concrete, load 200K, soil bearing capacity 6			
	KSF, 6' - 0" square x 20" deep		2.63	34207.48
A1030	Slab on Grade		2.82	36723.12
	Slab on grade, 4" thick, non industrial, reinforced		2.82	36723.12
A2010	Basement Excavation		2.06	26718.58
	Excavate and fill, 10,000 SF, 8' deep, sand, gravel, or common earth, on site storage		2.06	26718.58
A2020	Basement Walls		6.45	83878.25
	Foundation wall, CIP, 12' wall height, pumped, .444 CY/LF, 21.59 PLF, 12" thick		6.45	83878.25
B Shell		38.64%	66.35	862571.99
B1010	Floor Construction		36.82	478706.61
	Cast-in-place concrete column, 12" square, tied, 200K load, 12' story height, 142 lbs/LF, 4000PSI		2.97	38578.33
	Cast-in-place concrete column, 12", square, tied, minimum reinforcing, 150K load, 10'-14' story height, 135 lbs/LF, 4000PSI		0.54	7005.96
	Cast-in-place concrete column, 16", square, tied, minimum reinforcing, 300K load, 10'-14' story height, 240 lbs/LF, 4000PSI		0.56	7315.51
	Concrete I beam, precast, 18" x 36", 790 PLF, 25' span, 6.44 KLF superimposed load		10.54	136990.81
	Flat slab, concrete, with drop panels, 6" slab/2.5" panel, 12" column, 15'x15' bay, 75 PSF superimposed load, 153 PSF total load		6.97	90603.83
	Precast concrete double T beam, 2" topping, 24" deep x 8' wide, 50' span, 30 PSF superimposed load, 120 PSF total load		7.46	96930.73

	Precast concrete double T beam, 2" topping, 24" deep x 8' wide, 50' span, 75 PSF superimposed load, 165 PSF total load	7.79	101281.44
B2010	Exterior Walls	20.27	263523.74
	Brick wall, composite double wythe, standard face/CMU back-up, 8" thick, perlite core fill, 3" XPS	20.27	263523.74
B2020	Exterior Windows	4.17	54148.42
	Windows, aluminum, awning, insulated glass, 4'-5" x 5'-3"	4.17	54148.42
B2030	Exterior Doors	1.11	14402.16
	Door, aluminum & glass, with transom, narrow stile, double door, hardware, 6'-0" x 10'-0" opening	0.60	7831.17
	Door, aluminum & glass, with transom, bronze finish, hardware, 3'-0" x 10'-0" opening	0.30	3878.89
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	0.21	2692.10
B3010	Roof Coverings	3.48	45233.36
	Roofing, single ply membrane, EPDM, 60 mils, loosely laid, stone ballast	0.82	10701.15
	Insulation, rigid, roof deck, extruded polystyrene, 40 PSI compressive strength, 4" thick, R20	1.48	19185.53
	Roof edges, aluminum, duranodic, .050" thick, 6" face	0.71	9247.05
	Flashing, aluminum, no backing sides, .019"	0.14	1778.61
	Gravel stop, aluminum, extruded, 4", duranodic, .050" thick	0.33	4321.02
B3020	Roof Openings	0.50	6557.70
	Roof hatch, with curb, 1" fiberglass insulation, 2'-6" x 3'-0", galvanized steel, 165 lbs	0.23	2955.39
	Smoke hatch, unlabeled, galvanized, 2'-6" x 3', not incl hand winch operator	0.28	3602.31
C Interiors		16.39%	28.14
C1010	Partitions	2.77	36072.56
	Metal partition, 5/8" fire rated gypsum board face, no base, 3'-5/8" @ 24" OC framing, same opposite face, no insulation	1.26	16367.92
	Metal partition, 5/8" fire rated gypsum board face, no base, 3'-5/8" @ 24" OC framing, same opposite face, sound attenuation insulation	0.70	9044.57
	Gypsum board, 1 face only, exterior sheathing, fire resistant, 5/8"	0.50	6452.14
	Add for the following: taping and finishing	0.32	4207.93
C1020	Interior Doors	8.35	108492.80
	Door, single leaf, wood frame, 3'-0" x 7'-0" x 1-3/8", birch, solid core	2.27	29454.29
	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	6.08	79038.51
C1030	Fittings	0.23	2946.12
	Toilet partitions, cubicles, ceiling hung, plastic laminate	0.23	2946.12
C2010	Stair Construction	4.73	61486.99
	Stairs, steel, pan tread for conc in-fill, picket rail, 12 risers w/ landing	4.73	61486.99
C3010	Wall Finishes	1.15	15000.81
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	0.72	9321.73
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	0.44	5679.08
C3020	Floor Finishes	5.19	67425.81
	Carpet tile, nylon, fusion bonded, 18" x 18" or 24" x 24", 35 oz	3.15	40959.13
	Vinyl, composition tile, maximum	0.85	11018.48
	Tile, ceramic natural clay	1.19	15448.20

C3030	Ceiling Finishes		5.95	77390.69
	Acoustic ceilings, 3/4" fiberglass board, 24" x 48" tile, tee grid, suspended support		5.95	77390.69
D Services		36.23%	62.23	808891.85
D1010	Elevators and Lifts		11.89	154561.68
	Hydraulic passenger elevator, 3000 lb, 3 floors, 12' story height, 2 car group, 125 FPM		11.89	154561.68
D2010	Plumbing Fixtures		2.01	26088.12
	Water closet, vitreous china, bowl only with flush valve, wall hung		0.81	10573.63
	Urinal, vitreous china, wall hung		0.14	1783.39
	Lavatory w/trim, vanity top, PE on CI, 20" x 18"		0.26	3367.48
	Service sink w/trim, PE on CI, wall hung w/rim guard, 24" x 20"		0.51	6681.87
	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH		0.28	3681.75
D2020	Domestic Water Distribution		0.65	8472.99
	Gas fired water heater, commercial, 100< F rise, 100 MBH input, 91 GPH		0.65	8472.99
D2040	Rain Water Drainage		0.92	11898.81
	Roof drain, CI, soil, single hub, 4" diam, 10' high		0.44	5758.61
	Roof drain, CI, soil, single hub, 4" diam, for each additional foot add		0.47	6140.20
D3050	Terminal & Package Units		17.80	231370.10
	Rooftop, multizone, air conditioner, offices, 25,000 SF, 79.16 ton		17.80	231370.10
D4010	Sprinklers		3.78	49193.13
	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 5000 SF		1.67	21755.20
	Wet pipe sprinkler systems, steel, light hazard, each additional floor, 5000 SF		1.83	23773.98
	Standard High Rise Accessory Package 3 story		0.28	3663.95
D4020	Standpipes		1.07	13872.21
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor		0.57	7409.79
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, additional floors		0.50	6462.42
D5010	Electrical Service/Distribution		5.64	73339.08
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 1000 A		1.48	19301.00
	Feeder installation 600 V, including RGS conduit and XHHW wire, 1000 A		1.87	24246.40
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 1200 A		2.29	29791.68
D5020	Lighting and Branch Wiring		12.31	160085.83
	Receptacles incl plate, box, conduit, wire, 16.5 per 1000 SF, 2.0 W per SF, with transformer		4.78	62146.24
	Miscellaneous power, 1.2 watts		0.34	4440.80
	Central air conditioning power, 4 watts		0.63	8180.64
	Motor installation, three phase, 460 V, 15 HP motor size		0.39	5112.00
	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @ 32 watt per 1000 SF		6.17	80206.15
D5030	Communications and Security		5.96	77472.20
	Telephone wiring for offices & laboratories, 8 jacks/MSF		1.56	20220.72
	Communication and alarm systems, fire detection, addressable, 50 detectors, includes outlets, boxes, conduit and wire		2.06	26844.48
	Fire alarm command center, addressable with voice, excl. wire & conduit		0.64	8322.08

D5090	Internet wiring, 8 data/voice outlets per 1000 S.F.		1.70	22084.92
	Other Electrical Systems		0.20	2537.70
	Uninterruptible power supply with standard battery pack, 15 kVA/12.75 kW		0.20	2537.70
E Equipment & Furnishings		0%	0	0
E1090	Other Equipment		0	0
F Special Construction		0%	0	0
G Building Sitework		0%	0	0
SubTotal		100%	\$171.72	\$2,232,373.61
Contractor Fees (General Conditions,Overhead,Profit)		10.00%	\$17.17	\$223,237.36
Architectural Fees		0.00%	\$0.00	\$0.00
User Fees		0.00%	\$0.00	\$0.00
Total Building Cost			\$188.89	\$2,455,610.97

Shakopee Old City Hall Letter of Finding

Code Deficiency Cost Report

129 Holmes Street South - Parcel ID 270011580

Code	Related Cost Items	Unit Cost	Units	Unit QTY	Total
Accessibility Items					
	Thresholds				
	Modify exterior thresholds to comply with ADA code	\$ 250.00	EA	6	\$ 1,500.00
	Stairway Balusters				
	Modify stairway balusters to comply with code for spacing	\$ 1,500.00	Lump	1	\$ 1,500.00
	Council Chambers Podium				
	Modify council chambers podium to comply with ADA code	\$ 1,000.00	EA	1	\$ 1,000.00
	Door Hardware				
	Install code compliant door hardware	\$ 250.00	EA	12	\$ 3,000.00
	Staff Lounge Sink				
	Modify staff lounge sink to comply with ADA code	\$ 500.00	EA	1	\$ 500.00
	Restrooms				
	Modify lower level restrooms to comply with ADA code	\$ 6,000.00	EA	2	\$ 12,000.00
Structural Elements					
	Steel Lintels				
	Comply with code by protecting steel lintels from rusting	\$ 100.00	EA	20	\$ 2,000.00
Exiting					
	Glass Doors				
	Install code required 10-inch kick plates on exterior glass doors	\$ 100.00	EA	16	\$ 1,600.00
	Secondary Exit From Boiler Room				
	Modify secondary exit from boiler room to comply with code	\$ 20,000.00	Lump	1	\$ 20,000.00
	Primary Entrance to Boiler Room				
	Modify primary entrance concrete steps to comply with code	\$ 500.00	Lump	1	\$ 500.00
Fire Protection					
	Fire Sprinklers				
	Install code required fire sprinkler system on first and second floors	\$ 4.85	SF	9000	\$ 43,650.00
Exterior Construction					
	Expansion Joints				
	Remove and replace expansion joint caulking to prevent water intrusion per code	\$ 1.25	LF	400	\$ 500.00
	Window Caulking				
	Remove and replace window caulking to prevent water intrusion per code	\$ 1.25	LF	600	\$ 750.00

Code	Related Cost Items	Unit Cost	Units	Unit QTY	Total
Roof Construction					
	Roofing Material				
	Remove damaged roofing material	\$ 0.50	SF	13000	\$ 6,500.00
	Replace roofing material to prevent water intrusion per code	\$ 3.98	SF	13000	\$ 51,740.00
Mechanical- Electrical					
	Mechanical				
	Replace HVAC system to comply with mechanical/building code	\$ 17.80	SF	13000	\$ 231,400.00
	Electrical				
	Upgrade electrical service for new HVAC system	\$ 4.16	SF	13000	\$ 54,080.00
Total Code Improvements					\$ 432,220

Shakopee Old City Hall Letter of Finding

Photos: Old City Hall, 129 Holmes Street South



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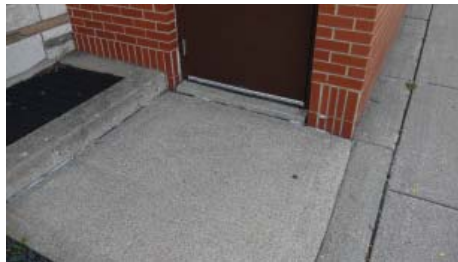
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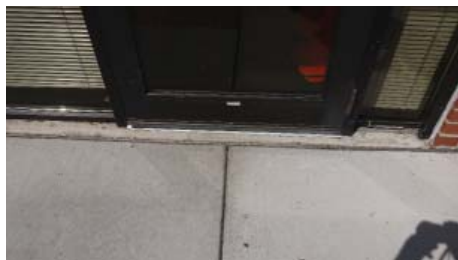
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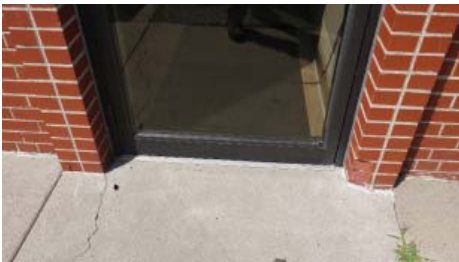
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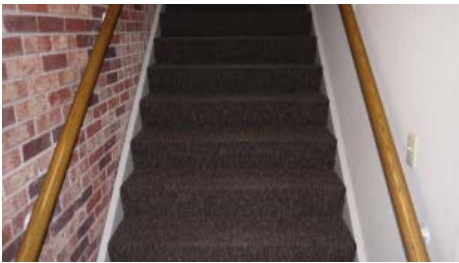
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