

Report of Inspection Procedures and Results for
Determining Qualifications of a
Tax Increment Financing District as a Redevelopment District

Canterbury Park Redevelopment TIF District Shakopee, Minnesota



April 30, 2019

Prepared For the

City of Shakopee

Prepared by:



LHB, Inc.
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LHB Project No. 140453

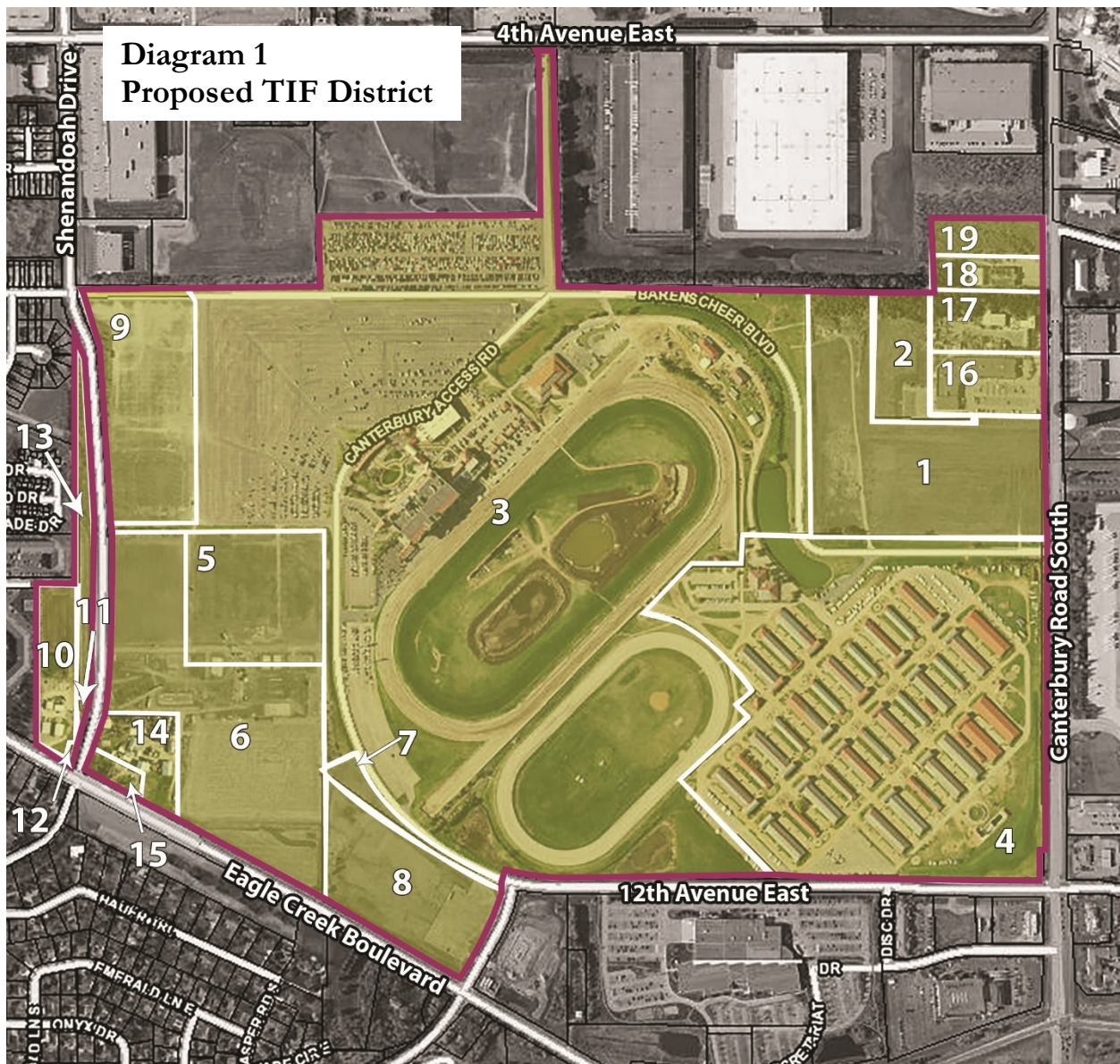
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PART 1 – EXECUTIVE SUMMARY

PURPOSE OF EVALUATION

LHB was hired by the City of Shakopee to inspect and evaluate the properties within a Tax Increment Financing Redevelopment District (“TIF District”) proposed to be established by the City. The proposed TIF District is bounded by 4th Avenue East, Canterbury Road South, 12th Avenue East, and Eagle Creek Boulevard (Diagram 1). The purpose of LHB’s work is to determine whether the proposed TIF District meets the statutory requirements for coverage, and whether thirty-nine (39) buildings on nineteen (19) parcels, located within the proposed TIF District, meet the qualifications required for a Redevelopment District.



SCOPE OF WORK

The proposed TIF District consists of nineteen (19) parcels, with thirty-nine (39) buildings (see Part 3 of this report for how we defined a “building”). Twenty-one (21) buildings were inspected on the interior and exterior on August 5, 2014, four (4) buildings were inspected on the interior and exterior on March 29, 2017, three (3) buildings were inspected on the interior and exterior on October 25, 2017, and one (1) building was inspected on the interior and exterior on March 22, 2019. Nine (9) buildings were not inspected on the interior as they did not appear they would be substandard during the exterior field inspection. One (1) building was not inspected as the inspector could not gain access to the building. Building Code and Condition Deficiency Reports for the buildings that were inspected and found substandard are located in Appendix B.

CONCLUSION

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

- The proposed TIF District has a coverage calculation of 81.3 percent which is above the 70 percent requirement.
- 74.4 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 two tests for occupied parcels:

A. 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.”

B. 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;”

1. 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.”
 - a. 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.
2. 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.
- The index page of the 2007 Minnesota Building Code lists the Minnesota Energy Code as a “Required Enforcement” area compared to an additional list of “Optional Enforcement” chapters.
- 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.

C. DISTRIBUTION OF SUBSTANDARD BUILDINGS

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...”

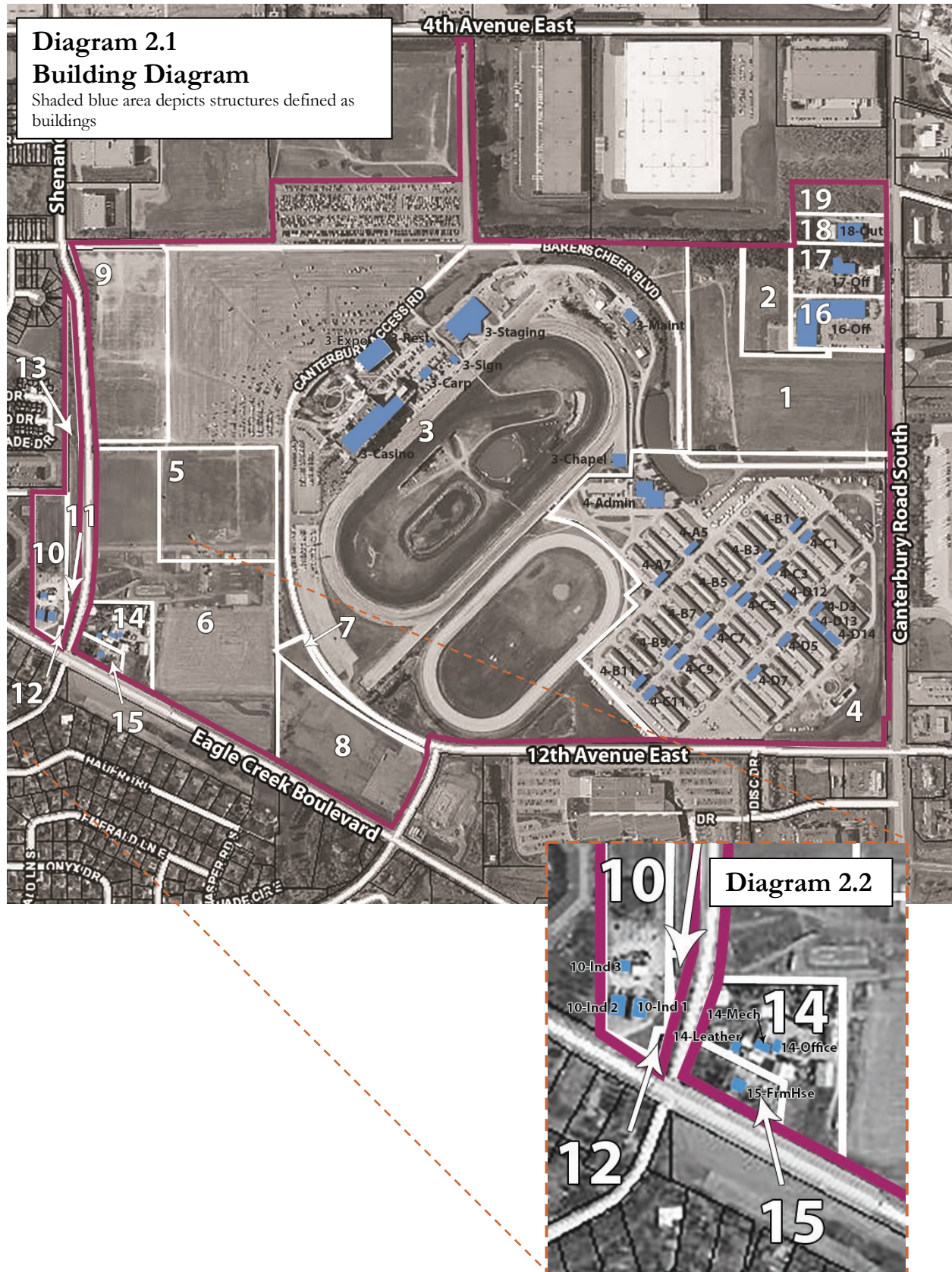
Our interpretation of the distribution requirement is that the substandard buildings must be reasonably distributed throughout the district as compared to the location of all buildings in the district. For example, if all of the buildings in a district are located on one half of the area of the district,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

PART 3 – PROCEDURES FOLLOWED

LHB inspected twenty-one (21) buildings during the day of August 5, 2014. In addition, we inspected four (4) buildings on March 29, 2017, and verified that significant improvements had not been made to the buildings inspected in 2014. Additionally, three (3) buildings were inspected on October 25, 2017 and one (1) building was inspected on March 22, 2019.

For the purposes of our work, we are defining buildings as those structures inhabited by human beings (Diagram 2). These structures would typically include water, sewer and electricity. Barns and small storage facilities are considered “outbuildings” which are not typically considered in TIF analysis because they have very few code requirements and are not intended for human occupation.

Even if all of the outbuildings were defined as actual buildings within our TIF definition, and none of them were determined to meet the Code Deficiency standard under Minnesota statutes, this TIF District would still qualify as a Redevelopment District.



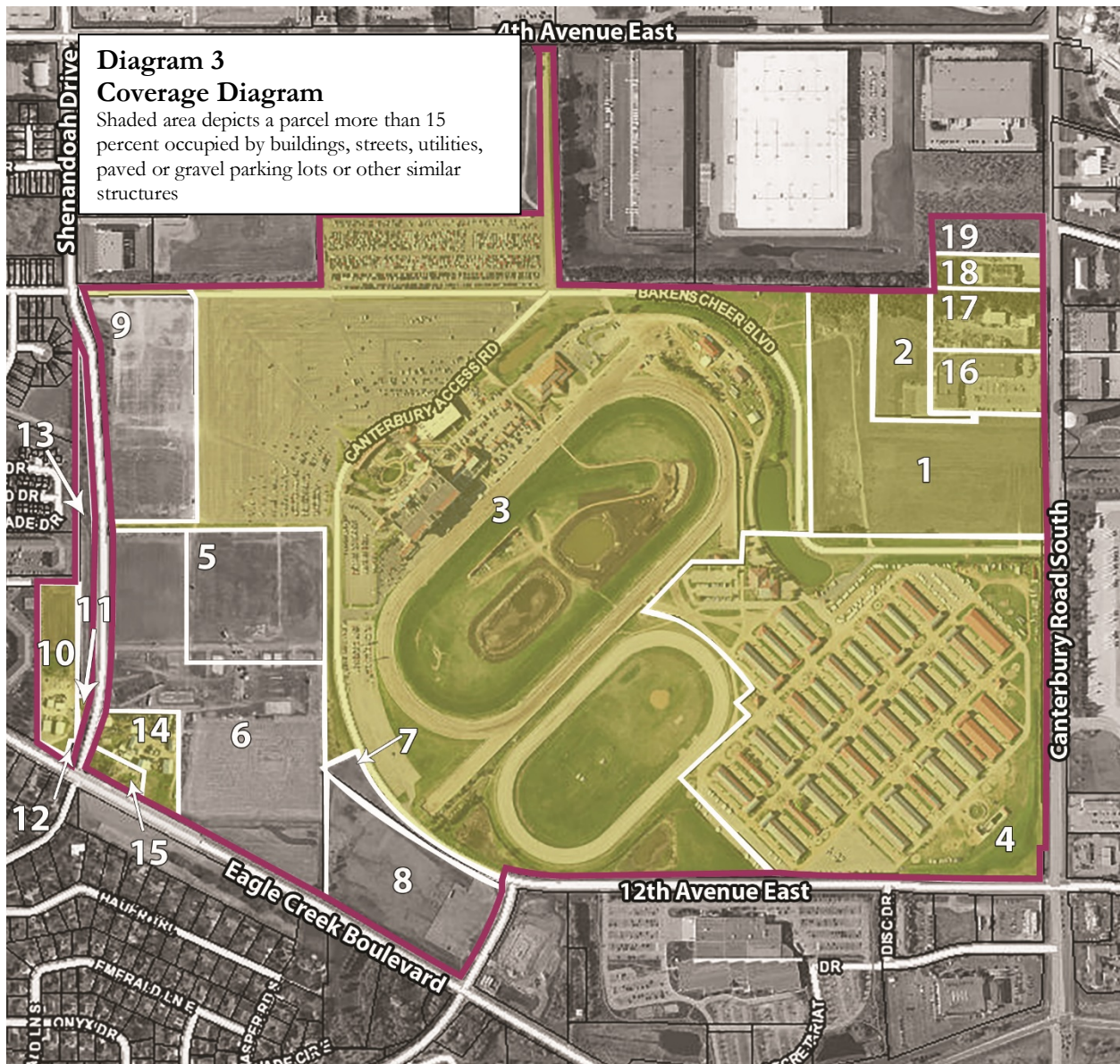
PART 4 – FINDINGS

A. COVERAGE TEST

1. The total square foot area of the parcel in the proposed TIF District was obtained from City records, GIS mapping and site verification.
2. The total square foot area of buildings and site improvements on the parcels in the proposed TIF District was obtained from City records, GIS mapping and site verification.
3. 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 81.3 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 3). This exceeds the 70 percent area coverage requirement for the proposed TIF District under *Minnesota Statutes, Section 469.174, Subdivision (a) (1)*.



B. CONDITION OF BUILDING TEST

1. BUILDING INSPECTION

The first step in the evaluation process is the building inspection. After an initial walk-thru, the inspector makes a judgment whether or not a building “appears” to have enough defects or deficiencies of sufficient total significance to justify substantial renovation or clearance. If it does, the inspector documents with notes and photographs code and non-code deficiencies in the building.

Because so many of the buildings are exact duplicates ([17] Type 1 Dormitories and [3] Type 2 Dormitories), and the occupants of the buildings typically sleep during the day, we elected to intensively inspect a sampling of each type of building for code deficiencies and then verified that the remaining buildings were exactly alike. For that reason, the

replacement values and code deficiencies are essentially the same for each building type, with the variations being the non-code building deficiencies observed in our walk-through inspections.

2. REPLACEMENT COST

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 2014, 2017 and 2019.

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 Shakopee, Minnesota.

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.

3. CODE DEFICIENCIES

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.

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.

The evaluation was made by reviewing all available information with respect to such buildings contained in City Building Inspection records and making interior and exterior inspections of the buildings. LHB utilizes the current Minnesota State Building Code as the official code for our evaluations. The Minnesota State Building Code is actually a series of provisional codes written specifically for Minnesota only requirements, adoption of several international codes, and amendments to the adopted international codes.

After identifying the code deficiencies in each building, we used R.S. Means Cost Works 2014, 2017 and 2019; 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:

Twenty-nine (29) out of thirty-nine (39) buildings (74.4 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 that were found substandard can be found in Appendix B of this report.

4. SYSTEM CONDITION DEFICIENCIES

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

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.

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.

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, twenty-nine (29) out of thirty-nine (39) buildings (74.4 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).

C. DISTRIBUTION OF SUBSTANDARD STRUCTURES

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 4).

The parcels with substandard buildings are reasonably distributed compared to all parcels that contain buildings. In addition, the substandard buildings are reasonably distributed within the parcels that contain buildings.



PART 5 - TEAM CREDENTIALS

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

Michael has 31 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.

Jonathan Pettigrew, AIA – Inspector

Jonathan Pettigrew has worked in architecture and construction for the last twenty years in Minnesota, California and Washington. His experience includes a variety of commercial and residential project types and scales, from single-family homes to a 300,000 square foot multi-building office complex. He has significant experience in code reviews and building systems inspections and analysis. Jonathan received his Minnesota architect's license in 2004. He brings a strong interest in sustainability and an eye for detail to his work. He enjoys working with clients, consultants and contractors to bring projects together successfully.

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.

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APPENDICES

APPENDIX A	Property Condition Assessment Summary Sheet
APPENDIX B	Building Code and Condition Deficiencies Reports
APPENDIX C	Building Replacement Cost Reports Code Deficiency Cost Reports Photographs

APPENDIX A

Property Condition Assessment Summary Sheet

Canterbury Park Redevelopment TIF District - Shakopee, Minnesota

Property Condition Assessment Summary Sheet

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
1	274500030	NA	Improved	Exterior	1,045,929	174,299	16.7%	1,045,929	0					
2	279040103	NA	Improved	Exterior	218,286	36,000	16.5%	218,286	0					
3	274500010	NA	Improved	Exterior	8,712,504	7,042,176	80.8%	8,712,504						
3-Casino	274500010	NA	Improved	Exterior					1	Note 1	Note 1	Note 1	0	0
3-Expo	274500010	NA	Improved	Exterior					1	Note 1	Note 1	Note 1	0	0
3-Carp	274500010	NA	Improved	Interior/Exterior					1	\$171,197	\$25,680	\$49,357	1	1
3-Chapel	274500010	NA	Improved	Exterior					1	Note 1	Note 1	Note 1	0	0
3-Maint	274500010	NA	Improved	Interior/Exterior					1	\$431,168	\$64,675	\$113,526	1	1
3-Rest	274500010	NA	Improved	Interior/Exterior					1	\$203,861	\$30,579	\$41,676	1	1
3-Sign	274500010	NA	Improved	Interior/Exterior					1	\$144,497	\$21,675	\$49,820	1	1
3-Staging	274500010	NA	Improved	Exterior					1	Note 1	Note 1	Note 1	0	0
4	274500020	NA	Improved	Exterior	3,194,551	2,877,662	90.1%	3,194,551						
4-Admin	274500020	NA	Improved	Interior/Exterior					1	\$1,769,007	\$265,351	\$334,870	1	1
4-A5	274500020	NA	Improved	Interior/Exterior					1	\$613,603	\$92,040	\$211,553	1	1
4-A7	274500020	NA	Improved	Interior/Exterior					1	\$613,603	\$92,040	\$211,553	1	1
4-B9	274500020	NA	Improved	Interior/Exterior					1	\$613,603	\$92,040	\$211,553	1	1
4-B1	274500020	NA	Improved	Interior/Exterior					1	\$613,603	\$92,040	\$211,553	1	1
4-B3	274500020	NA	Improved	Interior/Exterior					1	\$613,603	\$92,040	\$211,553	1	1
4-B5	274500020	NA	Improved	Interior/Exterior					1	\$613,603	\$92,040	\$211,553	1	1
4-B7	274500020	NA	Improved	Interior/Exterior					1	\$613,603	\$92,040	\$211,553	1	1
4-B11	274500020	NA	Improved	Interior/Exterior					1	\$613,603	\$92,040	\$211,553	1	1
4-C1	274500020	NA	Improved	Interior/Exterior					1	\$613,603	\$92,040	\$211,553	1	1
4-C3	274500020	NA	Improved	Interior/Exterior					1	\$613,603	\$92,040	\$211,553	1	1
4-C5	274500020	NA	Improved	Interior/Exterior					1	\$613,603	\$92,040	\$211,553	1	1
4-C7	274500020	NA	Improved	Interior/Exterior					1	\$613,603	\$92,040	\$211,553	1	1
4-C9	274500020	NA	Improved	Interior/Exterior					1	\$613,603	\$92,040	\$211,553	1	1
4-C11	274500020	NA	Improved	Interior/Exterior					1	\$613,603	\$92,040	\$211,553	1	1
4-D3	274500020	NA	Improved	Interior/Exterior					1	\$613,603	\$92,040	\$211,553	1	1
4-D5	274500020	NA	Improved	Interior/Exterior					1	\$613,603	\$92,040	\$211,553	1	1
4-D7	274500020	NA	Improved	Interior/Exterior					1	\$613,603	\$92,040	\$211,553	1	1
4-D12	274500020	NA	Improved	Interior/Exterior					1	\$302,252	\$45,338	\$83,057	1	1

Canterbury Park Redevelopment TIF District - Shakopee, Minnesota

Property Condition Assessment Summary Sheet

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
4-D13	274500020	NA	Improved	Interior/Exterior					1	\$302,252	\$45,338	\$83,057	1	1
4-D14	274500020	NA	Improved	Interior/Exterior					1	\$302,252	\$45,338	\$83,057	1	1
5	274500100	NA	Improved	Exterior	511,016	15,597	3.1%	0	0					
6	274500050	NA	Improved	Exterior	1,229,925	32,183	2.6%	0	0					
7	274500040	NA	Vacant	Exterior	58,127	0	0.0%	0	0					
8	272450010	NA	Vacant	Exterior	557,370	0	0.0%	0	0					
9	274500090	NA	Improved	Exterior	618,089	12,783	2.1%	0	0					
10	279080251	2419 EAGLE CREEK BLVD	Improved	Exterior	199,344	65,648	32.9%	199,344						
10-Ind 1	279080251	2419 EAGLE CREEK BLVD	Improved	Exterior					1	Note 1			0	0
10-Ind 2	279080251	2419 EAGLE CREEK BLVD	Improved	Interior/Exterior					1	\$262,830	\$39,424	\$62,603	1	1
10-Ind 3	279080251	2419 EAGLE CREEK BLVD	Improved	Exterior					1	Note 1			0	0
11	274500070	NA	Improved	Exterior	9,712	1,878	19.3%	9,712	0					
12	274500080	NA	Vacant	Exterior	3,145	0	0.0%	0	0					
13	274500060	NA	Vacant	Exterior	134,701	0	0.0%	0	0					
14	279080681	3001 EAGLE CREEK BLVD	Improved	Exterior	159,478	93,945	58.9%	159,478						
14-Office	279080681	3001 EAGLE CREEK BLVD	Improved	Interior/Exterior					1	\$84,969	\$12,745	\$34,134	1	1
14-Mech	279080681	3001 EAGLE CREEK BLVD	Improved	Exterior					1	Note 1			0	0
14-Leather	279080681	3001 EAGLE CREEK BLVD	Improved	Interior/Exterior					1	\$127,213	\$19,082	\$32,009	1	1
15	279080411	2445 EAGLE CREEK BLVD	Improved	Exterior	41,241	8,088	19.6%	41,241						
15-FrmHse	279080411	2445 EAGLE CREEK BLVD	Improved	Exterior					1	Note 1			0	0
16	271320020	712 CANTERBURY RD	Improved	Exterior	201,552	174,766	86.7%	201,552						
16-Off	271320020	712 CANTERBURY RD S	Improved	Exterior					1	Note 1			0	0
17	271320010	700 CANTERBURY RD S	Improved	Exterior	201,901	109,548	54.3%	201,901						
17-Off	271320010	700 CANTERBURY RD S	Improved	Exterior					1	Note 2			0	0
18	274060020	600 CANTERBURY RD S	Improved	Exterior	111,514	60,697	54.4%	111,514						
18-Out	274060020	600 CANTERBURY RD S	Improved	Interior/Exterior					1	\$1,526,542	\$228,981	\$665,210	1	1
19	274060010	600 CANTERBURY RD S	Vacant	Exterior	129,809	5,198	4.0%	0	0					
TOTALS					17,338,194	Total Coverage Percent:		14,096,012	39	Percent of buildings exceeding 15 percent code deficiency threshold:			29	29

Note 1: This building did not appear to be substandard during our field inspection, so we did not complete further analysis.

Note 2: The inspector could not gain access to this building

APPENDIX B

Building Code, Condition Deficiency and Context Analysis Reports

CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Building Code, Condition Deficiency and Context Analysis Report

April 19, 2017

Parcel No. & Building Name: 3-Carp Carpenter Shop
Address: 1100 Canterbury Rd, Shakopee, MN 55379
Parcel ID: 27450010
Inspection Date(s) & Time(s): March 29, 2017 1:00 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: \$171,197

Estimated Cost to Correct Building Code Deficiencies: \$49,357

Percentage of Replacement Cost for Building Code Deficiencies: 28.83%

Defects in Structural Elements

1. None observed.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. Door hardware does not comply with ADA code.
 - b. Door threshold does not comply with ADA code for height.
 - c. There is no code required ADA compliant restroom.
2. Light and Ventilation
 - a. Electrical junction boxes are open and have exposed wiring contrary to code.
 - b. Circuit panels have exposed openings which is against code.
 - c. HVAC system does not comply with current mechanical/building code.
3. Fire Protection/Adequate Egress
 - a. There is no code required building sprinkler system.
 - b. There is no code required smoke detectors in the building.
 - c. There is no code required emergency notification system in the building.
4. Layout and Condition of Interior Partitions/Materials
 - a. There are openings in the ceiling which should be closed per code.
 - b. Interior surfaces should be repainted.

5. Exterior Construction

- a. Roof appears to have exceeded its life expectancy and should be repainted.
- b. Gutter is damaged and should be replaced.
- c. Metal door frames are rusting and should be repaired/repainted.
- d. There is water intrusion at the bottom sill plate that should be repaired to comply with code.
- e. Wood trim and siding is rotting allowing for water intrusion and should be repaired to comply with code.
- f. There are exterior wall penetrations that should be sealed to prevent rodent intrusion per code.

Description of Code Deficiencies

1. Install ADA code required door hardware.
2. Modify door threshold to comply with ADA code.
3. Install ADA code compliant restroom.
4. Secure electrical junction boxes to comply with code.
5. Secure electrical circuit panel openings to comply with code.
6. Replace HVAC system to comply with mechanical/building code.
7. Install code required building sprinkler system.
8. Install code required smoke detectors.
9. Install code required emergency notification system.
10. Secure all ceiling openings to comply with code.
11. Prevent water intrusion at bottom sill plate and rotted wood trim to comply with code.
12. Prevent rodent intrusion by covering openings to comply with code.

Overview of Deficiencies

This building houses a carpenter shop. The HVAC system does not meet code for adequate heat and ventilation. There is no code required accessible restroom in the building. There are no code required smoke detectors or a building sprinkler system. There is no code required emergency notification system present. Exterior wood surfaces have signs of rotting and allowing water intrusion contrary to code requirements. Electrical systems have several code issues including open junction boxes with exposed wires and exposed circuits in circuit breaker panels.

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CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Building Code, Condition Deficiency and Context Analysis Report

April 19, 2017

Parcel No. & Building Name: 3-Maint Vehicle Maintenance Building
Address: 1100 Canterbury Rd S Shakopee, MN 55379
Parcel ID: 274500010
Inspection Date(s) & Time(s): March 29, 2017 2:30 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: \$431,168
Estimated Cost to Correct Building Code Deficiencies: \$113,526
Percentage of Replacement Cost for Building Code Deficiencies: 26.33%

Defects in Structural Elements

1. Foundation block is rotting and should be protected per code.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. There is no ADA code compliant restroom in the building.
 - b. Thresholds do not comply with ADA code for maximum height.
 - c. Door hardware is not ADA code compliant.
2. Light and Ventilation
 - a. The HVAC system does not comply with mechanical/building code.
3. Fire Protection/Adequate Egress
 - a. There is no code required building sprinkler system.
 - b. There is no clearly defined code required means of egress from the building.
4. Layout and Condition of Interior Partitions/Materials
 - a. All interior walls and ceiling should be repainted.
 - b. Sheet rock ceiling is damaged and should be repaired.
5. Exterior Construction
 - a. Exterior block work is damaged and allowing for water intrusion contrary to code.

- b. Exterior windows are rotting and allowing for water intrusion contrary to code.
- c. All vertical caulking is cracking and allowing for water intrusion contrary to code.
- d. Metal siding is damaged and should be repaired.
- e. Hollow metal door frames are rusting and in need of paint per code.
- f. Exterior entrance doors are rotting and allowing for water intrusion contrary to code.
- g. Ceiling hung gas fired heaters are exhausted improperly per code.
- h. Standing metal seamed roof should be repainted.

Description of Code Deficiencies

- 1. Foundation block should be protected from deterioration per code.
- 2. The current restroom should be modified to comply with ADA code.
- 3. Door thresholds should be modified to a maximum of ½ inch to comply with ADA code.
- 4. Door hardware should be replaced to comply with ADA code.
- 5. The HVAC system should be replaced to comply with mechanical/building code.
- 6. Building sprinkler system should be installed to comply with code.
- 7. Clearly defined pathways for emergency egress should be identified per code.
- 8. Exterior block work should be repaired/replaced to prevent water intrusion per code.
- 9. Exterior windows should be replaced to prevent water intrusion per code.
- 10. Damaged caulking should be removed/replaced to prevent water intrusion per code.
- 11. Repair and repaint hollow metal door frames to comply with code.
- 12. Replace damaged exterior metal doors to prevent water intrusion per code.
- 13. Correct ceiling hung gas fired heater exhaust system to comply with code.

Overview of Deficiencies

This vehicle maintenance facility is approaching the end of its designed life cycle. The roof needs to be repainted. The concrete block walls need repair and/or replacement to prevent further water intrusion. The restroom needs to be made ADA code compliant. The windows are rotting allowing for water intrusion which is contrary to code. The building needs a code compliant sprinkler system. The HVAC system is not code compliant.

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Canterbury Park Redevelopment TIF District

Building Code, Condition Deficiency and Context Analysis Report

April 19, 2017

Parcel No. & Building Name: 3-Rest Restroom Building
Address and Parcel ID: 1100 Canterbury Rd S Shakopee, MN 55379
Parcel ID: 274500010
Inspection Date(s) & Time(s): March 29, 2017 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: \$203,861
Estimated Cost to Correct Building Code Deficiencies: \$41,676
Percentage of Replacement Cost for Building Code Deficiencies: 20.44%

Defects in Structural Elements

1. None observed.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. The restrooms are not ADA code compliant.
2. Light and Ventilation
 - a. The HVAC system does not comply with current mechanical/building code.
3. Fire Protection/Adequate Egress
 - a. Locks on the exterior doors do not meet code for emergency egress.
 - b. There are no code required emergency lighting in the building.
4. Layout and Condition of Interior Partitions/Materials
 - a. Toilet partitions are rusting.
 - b. The walls and ceilings need to be painted.
 - c. The fixtures are rusting.
5. Exterior Construction
 - a. Concrete blocks have holes allowing for water intrusion contrary to code.
 - b. The windows are rotting allowing for water intrusion contrary to code.

- c. The roofing system has exceeded its life expectancy and is damaged allowing for water intrusion contrary to code.
- d. Caulking is damaged and missing allowing for water intrusion contrary to code.
- e. Metal door frames are rusting and in need of repair.

Description of Code Deficiencies

1. Restrooms are not ADA code compliant.
2. The HVAC system does not meet mechanical/building code.
3. Key only locks are not code compliant on exterior doors.
4. Code required emergency lighting should be installed.
5. Damaged concrete blocks should be replaced/repared to prevent water intrusion per code.
6. Windows should be replaced to prevent water intrusion per code.
7. Roofing material should be replaced to prevent water intrusion per code.
8. Caulking should be removed/replaced to prevent water intrusion per code.

Overview of Deficiencies

This restroom facility is not ADA code compliant. The exterior windows need to be replaced to prevent water intrusion per code. The roof has exceeded its intended life expectancy and should be replaced to prevent water intrusion per code. The HVAC system does not meet mechanical/building code. Emergency lighting should be installed per code. Damaged exterior concrete block should be repaired/replaced to prevent water intrusion per code. Caulking should be removed/replaced to prevent water intrusion per code.

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Canterbury Park Redevelopment TIF District

Building Code, Condition Deficiency and Context Analysis Report

April 19, 2017

Parcel No. & Building Name: 3-Sign Sign Shop
Address: 1100 Canterbury Rd S Shakopee, MN, 55379
Parcel ID: 274500010
Inspection Date(s) & Time(s): March 29, 2017 1:30 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: \$144,497
Estimated Cost to Correct Building Code Deficiencies: \$49,820
Percentage of Replacement Cost for Building Code Deficiencies: 34.48%

Defects in Structural Elements

1. None observed.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. There is no ADA code compliant restroom.
 - b. Thresholds do not meet ADA code compliance for height.
 - c. Door hardware is not ADA code compliant.
 - d. There is no code required drinking fountain.
2. Light and Ventilation
 - a. The HVAC system does not meet mechanical/building code.
 - b. The ceiling lights wiring is not properly protected per code.
3. Fire Protection/Adequate Egress
 - a. There are no code required smoke detector's present.
 - b. There is no code required emergency lighting.
 - c. There is no code required emergency notification system installed.
 - d. There is no code required building sprinkler system installed.
 - e. The carpet is torn creating an impediment to emergency egress per code.
4. Layout and Condition of Interior Partitions/Materials

- a. Interior walls and ceiling should be repainted.
 - b. Carpeting is worn and damaged and should be replaced.
5. Exterior Construction
- a. Roof system appears to have exceeded its life expectancy and should be replaced.
 - b. Windows are rotted and allowing for water intrusion contrary to code.
 - c. The wood siding is rotting and allowing for water intrusion contrary to code.
 - d. All exterior surfaces should be repainted.

Description of Code Deficiencies

- 1. ADA code required restroom should be installed.
- 2. Thresholds should be modified to comply with ADA code for maximum height of 1/2 inch.
- 3. ADA code required door hardware should be installed.
- 4. A code required drinking fountain should be installed.
- 5. The HVAC system should be replaced to comply with code.
- 6. Ceiling light wiring should be protected per code.
- 7. Code required smoke detectors should be installed.
- 8. Code required emergency lighting should be installed.
- 9. Code required emergency notification system should be installed.
- 10. Code required building sprinkler system should be installed.
- 11. Torn carpeting should be replaced to create an unimpeded means of egress per code.
- 12. Windows should be replaced to prevent water intrusion per code.
- 13. Wood siding should be replaced to prevent water intrusion per code.

Overview of Deficiencies

This wood sided building houses the sign shop for the complex. The wood siding is rotted and should be replaced. The roofing system is at the end of its life cycle and should be replaced. The windows are rotting and should be replaced to prevent water intrusion per code. There is no code required restroom in the building. Code required emergency systems including, smoke detectors, emergency lighting, notifications system and building sprinkler system should be installed. Torn carpet should be replaced. Interior and exterior surfaces should be repainted. The HVAC system does not meet code and should be replaced.

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CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Building Code, Condition Deficiency and Context Analysis Report

23 December 2014

Dormitory Type 1 (attached to Winter Barn)

Parcel No. & Building Name: 4-A5 Dormitory
Address: 1100 Canterbury Rd S, Shakopee, MN
Parcel ID: 274500020
Inspection Date(s): 5 August 2014
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: \$ 613,603

Estimated Cost to Correct Building Code Deficiencies: \$ 211,553

Percentage of Replacement Cost for Building Code Deficiencies: 34.5%

Defects in Structural Elements

1. Rusty lintels
2. Cracks in grout joints and through blocks may indicate differential settlement.
3. Ceiling height/structure does not meet minimum code clearances on second floor.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. Restroom doors lack required hardware.
 - b. Inadequate clearance at existing restroom fixtures, stalls and doors.
 - c. Building lacks an accessible drinking fountain.
 - d. Sleeping room electrical receptacles lack required arc fault protection.
2. Light and Ventilation
 - a. Building lacks code-compliant ventilation system.
3. Fire Protection/Adequate Egress
 - a. Replace door hardware at exit doors with compliant door hardware.
 - b. Thresholds at egress doors exceed allowable 1/2".
 - c. Landings at top and bottom of stairs lack required areas clear of door swings.
 - d. Stair hand rails are too low and lack required extensions.
 - e. Stair riser openings are larger than the code-permitted 4".
 - f. Stair guard rails are too low and have openings exceeding code-permitted 4".

- g. Sleeping rooms lack code-compliant egress windows. The masonry opening is too small and that opening is often blocked by window air conditioners.
 - h. Exit doors are not properly fire-rated to provide required separation from U-Occupancy barn below.
 - i. Penetrations through dormitory floor to ceiling of horse care area below are not fire-stopped.
4. Layout and Condition of Interior Partitions/Materials
- a. Concrete floor is cracked.
 - b. Window and door trim in sleeping rooms is damaged and missing in some cases.
 - c. Multiple interior doors show extensive wear.
5. Exterior Construction
- a. Cracking of exterior CMU and grout joints.
 - b. Holes in exterior CMU, particularly at intersections with barn walls.
 - c. Wood window frames and trim are badly decayed.
 - d. Roof lacks required ventilation.
 - e. Metal roof finish is deteriorating.
 - f. Fascia is loose.

Description of Code Deficiencies

1. Restroom doors lack required hardware.
2. Inadequate clearance at existing restroom fixtures, stalls and doors.
3. Building lacks an accessible drinking fountain.
4. Sleeping room electrical receptacles lack required arc fault protection.
5. Replace door hardware at exit doors with compliant door hardware.
6. Thresholds at egress doors exceed allowable 1/2".
7. Landings at top and bottom of stairs lack required areas clear of door swings.
8. Stair hand rails are too low and lack required extensions.
9. Stair riser openings are larger than the code-permitted 4".
10. Stair guard rails are too low and have openings exceeding code-permitted 4".
11. Sleeping rooms lack code-compliant egress windows. The masonry opening is too small and that opening is often blocked by window air conditioners.
12. Exit doors are not properly fire-rated to provide required separation from U-Occupancy barn below.
13. Penetrations through dormitory floor to ceiling of horse care area below are not fire-stopped.
14. Roof lacks required ventilation.

Overview of Deficiencies

There are 17 of this dormitory (Type 1) on site. This dormitory type is constructed of CMU with a precast concrete plank floor and has 12 residential units. The building has sprinklers throughout. The R2-occupancy is located on the second floor above U-occupancy spaces that are dedicated to equestrian care and equipment. The lower portion of the building opens to a large horse barn constructed of wood framing and roof trusses with metal siding. These buildings date from 1986.

In general, the buildings have been maintained, but they show heavy use. Issues in the original design and subsequent changes to building codes create significant deficiencies.

Energy Code Deficiencies

In addition to the building code deficiencies listed above, the existing building does not comply with the current energy code. These deficiencies are not included in the estimated costs to correct code deficiencies and are not considered in determining whether or not the building is substandard:

- Most of the fluorescent light fixtures are T12 instead of Code-compliant T8.
- The building lacks adequate thermal insulation as required by the Energy Code.

CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Building Code, Condition Deficiency and Context Analysis Report

23 December 2014

Dormitory Type 1 (attached to Winter Barn)

Parcel No. & Building Name: 4-A7 Dormitory
Address: 1100 Canterbury Rd S, Shakopee, MN
Parcel ID: 274500020
Inspection Date(s): 5 August 2014
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: \$ 613,603

Estimated Cost to Correct Building Code Deficiencies: \$ 211,553

Percentage of Replacement Cost for Building Code Deficiencies: 34.5%

Defects in Structural Elements

1. Rusty lintels
2. Cracks in grout joints and through blocks may indicate differential settlement.
3. Ceiling height/structure does not meet minimum code clearances on second floor.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. Restroom doors lack required hardware.
 - b. Inadequate clearance at existing restroom fixtures, stalls and doors.
 - c. Building lacks an accessible drinking fountain.
 - d. Sleeping room electrical receptacles lack required arc fault protection.
2. Light and Ventilation
 - a. Building lacks code-compliant ventilation system.
 - b. Exposed wires present at missing light fixture.
 - c. Electrical conduit requires replacement.
3. Fire Protection/Adequate Egress
 - a. Replace door hardware at exit doors with compliant door hardware.
 - b. Thresholds at egress doors exceed allowable 1/2".
 - c. Landings at top and bottom of stairs lack required areas clear of door swings.
 - d. Stair hand rails are too low and lack required extensions.

- e. Stair riser openings are larger than the code-permitted 4".
 - f. Stair guard rails are too low and have openings exceeding code-permitted 4".
 - g. Sleeping rooms lack code-compliant egress windows. The masonry opening is too small and that opening is often blocked by window air conditioners.
 - h. Exit doors are not properly fire-rated to provide required separation from U-Occupancy barn below.
 - i. Penetrations through dormitory floor to ceiling of horse care area below are not fire-stopped.
4. Layout and Condition of Interior Partitions/Materials
- a. Concrete floor is cracked.
 - b. Window and door trim in sleeping rooms is damaged and missing in some cases.
 - c. Exposed wires present at missing light fixture.
 - d. Walls require new paint in multiple areas.
 - e. Signs of deterioration on ceiling texture.
 - f. Stair tread requires repair in stairwell.
5. Exterior Construction
- a. Cracking of exterior CMU and grout joints.
 - b. Holes in exterior CMU, particularly at intersections with barn walls.
 - c. Wood window frames and trim are badly decayed.
 - d. Roof lacks required ventilation.
 - e. Metal roof finish is deteriorating.
 - f. Fascia is loose.
 - g. Reports of roof leaking in some areas.

Description of Code Deficiencies

1. Restroom doors lack required hardware.
2. Inadequate clearance at existing restroom fixtures, stalls and doors.
3. Building lacks an accessible drinking fountain.
4. Sleeping room electrical receptacles lack required arc fault protection.
5. Replace door hardware at exit doors with compliant door hardware.
6. Thresholds at egress doors exceed allowable 1/2".
7. Landings at top and bottom of stairs lack required areas clear of door swings.
8. Stair hand rails are too low and lack required extensions.
9. Stair riser openings are larger than the code-permitted 4".
10. Stair guard rails are too low and have openings exceeding code-permitted 4".
11. Sleeping rooms lack code-compliant egress windows. The masonry opening is too small and that opening is often blocked by window air conditioners.
12. Exit doors are not properly fire-rated to provide required separation from U-Occupancy barn below.
13. Penetrations through dormitory floor to ceiling of horse care area below are not fire-stopped.
14. Roof lacks required ventilation.

Overview of Deficiencies

There are 17 of this dormitory (Type 1) on site. This dormitory type is constructed of CMU with a precast concrete plank floor and has 12 residential units. The building has sprinklers throughout. The R2-occupancy is located on the second floor above U-occupancy spaces that are dedicated to equestrian care and equipment. The lower portion of the building opens to a large horse barn constructed of wood framing and roof trusses with metal siding. These buildings date from 1986.

In general, the buildings have been maintained, but they show heavy use. Issues in the original design and subsequent changes to building codes create significant deficiencies.

Energy Code Deficiencies

In addition to the building code deficiencies listed above, the existing building does not comply with the current energy code. These deficiencies are not included in the estimated costs to correct code deficiencies and are not considered in determining whether or not the building is substandard:

- Most of the fluorescent light fixtures are T12 instead of Code-compliant T8.
- The building lacks adequate thermal insulation as required by the Energy Code.

CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Building Code, Condition Deficiency and Context Analysis Report

29 December 2014

Parcel No. & Building Name: 4-Admin Administration / Cafeteria Building
Address: 1100 Canterbury Rd S., Shakopee, MN
Parcel ID: 274500020
Inspection Date(s): 5 August 2014
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: \$ 1,769,007

Estimated Cost to Correct Building Code Deficiencies: \$ 334,870

Percentage of Replacement Cost for Building Code Deficiencies: 18.9%

Defects in Structural Elements

1. Cracks in grout joints and through blocks may indicate differential settlement.
2. Badly eroded CMU where exposed to regular runoff such as adjacent to northeast entry.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. Restroom doors lack required clearances.
 - b. Inadequate clearances at fixtures, stalls and doors at main lobby restrooms.
 - c. Inadequate clearances at fixtures, stalls and doors at kitchen restrooms.
 - d. Inadequate number of restroom fixtures within office wing (B-Occupancy).
 - e. The building lacks accessible restroom facilities.
 - f. Building lacks an accessible drinking fountain.
 - g. Interior doors have knobs instead of code-compliant operating hardware such as levers.
2. Light and Ventilation
 - a. Building lacks code-compliant ventilation system.
 - b. Per facility representative, the main make up air system is non-functional.
3. Fire Protection/Adequate Egress
 - a. Required occupancy separation of dental suite from adjacent recreation area is lacking.
 - b. Sprinkler dry valves are very rusty and are failing according to facility representative.
 - c. Glass storefront doors lack required 10" minimum kickplate.
 - d. Thresholds at egress doors exceed allowable 1/2".
 - e. South and west exterior stair hand rails are too low and lack required extensions at top.
 - f. Loading dock stair guard rail has openings exceeding code-permitted 4".

- g. Loading dock stair hand rails lack required extensions at top and bottom.
 - h. Loading dock stair treads are smaller than the required 11" minimum.
4. Layout and Condition of Interior Partitions/Materials
- a. Concrete floor is cracked.
 - b. Cracks in VCT at east part of Kitchen 138.
 - c. VCT is worn, damaged and missing in several areas of the Kitchen and Dining room.
 - d. Interior doors and frames are worn and dented.
 - e. There are large holes in the wall in Men's Room 131 where a urinal was removed.
 - f. There is mold at the base of walls in corners of the Kitchen.
 - g. Signs of water damage on boiler room floor.
 - h. Toilet partitions are rusting.
 - i. Stained and damaged ceiling tile.
 - j. Some restroom toilet paper dispensers need replacement.
5. Exterior Construction
- a. Cracking of exterior CMU and grout joints.
 - b. Spalling and holes in exterior CMU, particularly near downspouts.
 - c. Wood window frames and trim are badly decayed.
 - d. Broken window on west wall near southwest entrance.
 - e. Caulk is failing and peeling up at exterior window sills.
 - f. Roof lacks required ventilation.
 - g. Roof finish is deteriorating.
 - h. Stained ACT indicates roof leaks in several locations.
 - i. Roof rake edge fascia is missing at several locations including the south and east.
 - j. Roof eave edge damaged near loading dock.
 - k. Bumper at loading dock is loose.
 - l. Partially open electrical junction box next to loading dock.
 - m. Sidewalk is cracking in some areas.
 - n. Wood fencing requires repair.
 - o. Exterior door hinges exhibit signs of rust.
 - p. Weather stripping deteriorated on doors.

Description of Code Deficiencies

1. Restroom doors lack required clearances.
2. Inadequate clearances at fixtures, stalls and doors at main lobby restrooms.
3. Inadequate clearances at fixtures, stalls and doors at kitchen restrooms.
4. Inadequate number of restroom fixtures within office wing (B-Occupancy).
5. The building lacks accessible restroom facilities.
6. Building lacks an accessible drinking fountain.
7. Interior doors have knobs instead of code-compliant operating hardware such as levers.
8. Building lacks code-compliant ventilation system.
9. Per facility representative, the main make up air system is non-functional.
10. Required occupancy separation of dental suite from adjacent recreation area is lacking.
11. Sprinkler dry valves are very rusty and are failing according to facility representative.
12. Glass storefront doors lack required 10" minimum kickplate.
13. Thresholds at egress doors exceed allowable 1/2".
14. South and west exterior stair hand rails are too low and lack required extensions at top.
15. Loading dock stair guard rail has openings exceeding code-permitted 4".
16. Loading dock stair hand rails lack required extensions at top and bottom.
17. Loading dock stair treads are smaller than the required 11" minimum.
18. Roof lacks required ventilation.

Overview of Deficiencies

The Administration /Cafeteria Building is the center of activity for the stable area. It is a structure with concrete block and metal panel walls with a wood truss roof structure and metal panel roof covering.

In general, this building has been maintained, but it shows heavy use. Finishes are generally worn. Issues in the original design and subsequent changes to building codes create significant deficiencies.

Energy Code Deficiencies

In addition to the building code deficiencies listed above, the existing building does not comply with the current energy code. These deficiencies are not included in the estimated costs to correct code deficiencies and are not considered in determining whether or not the building is substandard:

- Most of the fluorescent light fixtures are T12 instead of Code-compliant T8.
- The building lacks adequate thermal insulation as required by the Energy Code.

CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Building Code, Condition Deficiency and Context Analysis Report

23 December 2014

Dormitory Type 1 (attached to Winter Barn)

Parcel No. & Building Name: 4-B1 Dormitory
Address: 1100 Canterbury Rd S, Shakopee, MN
Parcel ID: 274500020
Inspection Date(s): 5 August 2014
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: \$ 613,603

Estimated Cost to Correct Building Code Deficiencies: \$ 211,553

Percentage of Replacement Cost for Building Code Deficiencies: 34.5%

Defects in Structural Elements

1. Rusty lintels
2. Cracks in grout joints and through blocks may indicate differential settlement.
3. Ceiling height/structure does not meet minimum code clearances on second floor.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. Restroom doors lack required hardware.
 - b. Inadequate clearance at existing restroom fixtures, stalls and doors.
 - c. Building lacks an accessible drinking fountain.
 - d. Sleeping room electrical receptacles lack required arc fault protection.
2. Light and Ventilation
 - a. Building lacks code-compliant ventilation system.
 - b. Men's restroom light fixture at shower is missing the waterproof cover.
3. Fire Protection/Adequate Egress
 - a. Replace door hardware at exit doors with compliant door hardware.
 - b. Thresholds at egress doors exceed allowable 1/2".
 - c. Landings at top and bottom of stairs lack required areas clear of door swings.
 - d. Stair hand rails are too low and lack required extensions.
 - e. Stair riser openings are larger than the code-permitted 4".

- f. Stair guard rails are too low and have openings exceeding code-permitted 4".
 - g. Sleeping rooms lack code-compliant egress windows. The masonry opening is too small and that opening is often blocked by window air conditioners.
 - h. Exit doors are not properly fire-rated to provide required separation from U-Occupancy barn below.
 - i. Penetrations through dormitory floor to ceiling of horse care area below are not fire-stopped.
4. Layout and Condition of Interior Partitions/Materials
- a. Concrete floor is cracked.
 - b. Window and door trim in sleeping rooms is damaged and missing in some cases.
 - c. Second floor ceiling paint is bubbled.
 - d. Men's restroom light fixture at shower is missing the waterproof cover.
 - e. Hole in the block wall at urinal in Men's restroom.
 - f. Southeast stairwell paint is chipping.
 - g. Restroom walls require re-painting.
5. Exterior Construction
- a. Cracking of exterior CMU and grout joints.
 - b. Holes in exterior CMU, particularly at intersections with barn walls.
 - c. Wood window frames and trim are badly decayed.
 - d. Broken and missing sliding windows where air conditioners are in place.
 - e. Roof lacks required ventilation.
 - f. Roof exhibits signs of leaking.

Description of Code Deficiencies

1. Restroom doors lack required hardware.
2. Inadequate clearance at existing restroom fixtures, stalls and doors.
3. Building lacks an accessible drinking fountain.
4. Sleeping room electrical receptacles lack required arc fault protection.
5. Replace door hardware at exit doors with compliant door hardware.
6. Thresholds at egress doors exceed allowable 1/2".
7. Landings at top and bottom of stairs lack required areas clear of door swings.
8. Stair hand rails are too low and lack required extensions.
9. Stair riser openings are larger than the code-permitted 4".
10. Stair guard rails are too low and have openings exceeding code-permitted 4".
11. Sleeping rooms lack code-compliant egress windows. The masonry opening is too small and that opening is often blocked by window air conditioners.
12. Exit doors are not properly fire-rated to provide required separation from U-Occupancy barn below.
13. Penetrations through dormitory floor to ceiling of horse care area below are not fire-stopped.
14. Roof lacks required ventilation.

Overview of Deficiencies

There are 17 of this dormitory (Type 1) on site. This dormitory type is constructed of CMU with a precast concrete plank floor and has 12 residential units. The building has sprinklers throughout. The R2-occupancy is located on the second floor above U-occupancy spaces that are dedicated to equestrian care and equipment. The lower portion of the building opens to a large horse barn constructed of wood framing and roof trusses with metal siding. These buildings date from 1986.

In general, the buildings have been maintained, but they show heavy use. Issues in the original design and subsequent changes to building codes create significant deficiencies.

Energy Code Deficiencies

In addition to the building code deficiencies listed above, the existing building does not comply with the current energy code. These deficiencies are not included in the estimated costs to correct code deficiencies and are not considered in determining whether or not the building is substandard:

- Most of the fluorescent light fixtures are T12 instead of Code-compliant T8.
- The building lacks adequate thermal insulation as required by the Energy Code.

CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Building Code, Condition Deficiency and Context Analysis Report

23 December 2014

Dormitory Type 1 (attached to Winter Barn)

Parcel No. & Building Name: 4-B3 Dormitory
Address: 1100 Canterbury Rd S, Shakopee, MN
Parcel ID: 274500020
Inspection Date(s): 5 August 2014
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: \$ 613,603

Estimated Cost to Correct Building Code Deficiencies: \$ 211,553

Percentage of Replacement Cost for Building Code Deficiencies: 34.5%

Defects in Structural Elements

1. Rusty lintels
2. Cracks in grout joints and through blocks may indicate differential settlement.
3. Ceiling height/structure does not meet minimum code clearances on second floor.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. Restroom doors lack required hardware.
 - b. Inadequate clearance at existing restroom fixtures, stalls and doors.
 - c. Building lacks an accessible drinking fountain.
 - d. Sleeping room electrical receptacles lack required arc fault protection.
2. Light and Ventilation
 - a. Building lacks code-compliant ventilation system.
3. Fire Protection/Adequate Egress
 - a. Replace door hardware at exit doors with compliant door hardware.
 - b. Thresholds at egress doors exceed allowable 1/2".
 - c. Landings at top and bottom of stairs lack required areas clear of door swings.
 - d. Stair hand rails are too low and lack required extensions.
 - e. Stair riser openings are larger than the code-permitted 4".
 - f. Stair guard rails are too low and have openings exceeding code-permitted 4".

- g. Sleeping rooms lack code-compliant egress windows. The masonry opening is too small and that opening is often blocked by window air conditioners.
 - h. Exit doors are not properly fire-rated to provide required separation from U-Occupancy barn below.
 - i. Penetrations through dormitory floor to ceiling of horse care area below are not fire-stopped.
4. Layout and Condition of Interior Partitions/Materials
- a. Concrete floor is cracked.
 - b. Window and door trim in sleeping rooms is damaged and missing in some cases.
 - c. Holes in the wall in the Northeast stairwell.
 - d. Men's restroom door requires replacement.
 - e. Restrooms and hallway require new paint.
 - f. Light cover missing in Men's restroom.
 - g. Walls exhibit signs of mold in some areas.
5. Exterior Construction
- a. Cracking of exterior CMU and grout joints.
 - b. Holes in exterior CMU, particularly at intersections with barn walls.
 - c. Wood window frames and trim are badly decayed.
 - d. Roof lacks required ventilation.

Description of Code Deficiencies

1. Restroom doors lack required hardware.
2. Inadequate clearance at existing restroom fixtures, stalls and doors.
3. Building lacks an accessible drinking fountain.
4. Sleeping room electrical receptacles lack required arc fault protection.
5. Replace door hardware at exit doors with compliant door hardware.
6. Thresholds at egress doors exceed allowable 1/2".
7. Landings at top and bottom of stairs lack required areas clear of door swings.
8. Stair hand rails are too low and lack required extensions.
9. Stair riser openings are larger than the code-permitted 4".
10. Stair guard rails are too low and have openings exceeding code-permitted 4".
11. Sleeping rooms lack code-compliant egress windows. The masonry opening is too small and that opening is often blocked by window air conditioners.
12. Exit doors are not properly fire-rated to provide required separation from U-Occupancy barn below.
13. Penetrations through dormitory floor to ceiling of horse care area below are not fire-stopped.
14. Roof lacks required ventilation.

Overview of Deficiencies

There are 17 of this dormitory (Type 1) on site. This dormitory type is constructed of CMU with a precast concrete plank floor and has 12 residential units. The building has sprinklers throughout. The R2-occupancy is located on the second floor above U-occupancy spaces that are dedicated to equestrian care and equipment. The lower portion of the building opens to a large horse barn constructed of wood framing and roof trusses with metal siding. These buildings date from 1986.

In general, the buildings have been maintained, but they show heavy use. Issues in the original design and subsequent changes to building codes create significant deficiencies.

Energy Code Deficiencies

In addition to the building code deficiencies listed above, the existing building does not comply with the current energy code. These deficiencies are not included in the estimated costs to correct code deficiencies and are not considered in determining whether or not the building is substandard:

- Most of the fluorescent light fixtures are T12 instead of Code-compliant T8.
- The building lacks adequate thermal insulation as required by the Energy Code.

CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Building Code, Condition Deficiency and Context Analysis Report

23 December 2014

Dormitory Type 1 (attached to Winter Barn)

Parcel No. & Building Name: 4-B5 Dormitory
Address: 1100 Canterbury Rd S, Shakopee, MN
Parcel ID: 274500020
Inspection Date(s): 5 August 2014
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: \$ 613,603

Estimated Cost to Correct Building Code Deficiencies: \$ 211,553

Percentage of Replacement Cost for Building Code Deficiencies: 34.5%

Defects in Structural Elements

1. Rusty lintels
2. Cracks in grout joints and through blocks may indicate differential settlement.
3. Ceiling height/structure does not meet minimum code clearances on second floor.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. Restroom doors lack required hardware.
 - b. Inadequate clearance at existing restroom fixtures, stalls and doors.
 - c. Building lacks an accessible drinking fountain.
 - d. Sleeping room electrical receptacles lack required arc fault protection.
2. Light and Ventilation
 - a. Building lacks code-compliant ventilation system.
3. Fire Protection/Adequate Egress
 - a. Replace door hardware at exit doors with compliant door hardware.
 - b. Thresholds at egress doors exceed allowable 1/2".
 - c. Landings at top and bottom of stairs lack required areas clear of door swings.
 - d. Stair hand rails are too low and lack required extensions.
 - e. Stair riser openings are larger than the code-permitted 4".
 - f. Stair guard rails are too low and have openings exceeding code-permitted 4".

- g. Sleeping rooms lack code-compliant egress windows. The masonry opening is too small and that opening is often blocked by window air conditioners.
 - h. Exit doors are not properly fire-rated to provide required separation from U-Occupancy barn below.
 - i. Penetrations through dormitory floor to ceiling of horse care area below are not fire-stopped.
4. Layout and Condition of Interior Partitions/Materials
- a. Concrete floor is cracked.
 - b. Window and door trim in sleeping rooms is damaged and missing in some cases.
 - c. Restrooms require new paint.
5. Exterior Construction
- a. Cracking of exterior CMU and grout joints.
 - b. Holes in exterior CMU, particularly at intersections with barn walls.
 - c. Wood window frames and trim are badly decayed.
 - d. Roof lacks required ventilation.
 - e. Siding is damaged in some areas.

Description of Code Deficiencies

1. Restroom doors lack required hardware.
2. Inadequate clearance at existing restroom fixtures, stalls and doors.
3. Building lacks an accessible drinking fountain.
4. Sleeping room electrical receptacles lack required arc fault protection.
5. Replace door hardware at exit doors with compliant door hardware.
6. Thresholds at egress doors exceed allowable 1/2".
7. Landings at top and bottom of stairs lack required areas clear of door swings.
8. Stair hand rails are too low and lack required extensions.
9. Stair riser openings are larger than the code-permitted 4".
10. Stair guard rails are too low and have openings exceeding code-permitted 4".
11. Sleeping rooms lack code-compliant egress windows. The masonry opening is too small and that opening is often blocked by window air conditioners.
12. Exit doors are not properly fire-rated to provide required separation from U-Occupancy barn below.
13. Penetrations through dormitory floor to ceiling of horse care area below are not fire-stopped.
14. Roof lacks required ventilation.

Overview of Deficiencies

There are 17 of this dormitory (Type 1) on site. This dormitory type is constructed of CMU with a precast concrete plank floor and has 12 residential units. The building has sprinklers throughout. The R2-occupancy is located on the second floor above U-occupancy spaces that are dedicated to equestrian care and equipment. The lower portion of the building opens to a large horse barn constructed of wood framing and roof trusses with metal siding. These buildings date from 1986.

In general, the buildings have been maintained, but they show heavy use. Issues in the original design and subsequent changes to building codes create significant deficiencies.

Energy Code Deficiencies

In addition to the building code deficiencies listed above, the existing building does not comply with the current energy code. These deficiencies are not included in the estimated costs to correct code deficiencies and are not considered in determining whether or not the building is substandard:

- Most of the fluorescent light fixtures are T12 instead of Code-compliant T8.
- The building lacks adequate thermal insulation as required by the Energy Code.

CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Building Code, Condition Deficiency and Context Analysis Report

23 December 2014

Dormitory Type 1 (attached to Winter Barn)

Parcel No. & Building Name: 4-B7 Dormitory
Address: 1100 Canterbury Rd S, Shakopee, MN
Parcel ID: 274500020
Inspection Date(s): 5 August 2014
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: \$ 613,603
Estimated Cost to Correct Building Code Deficiencies: \$ 211,553
Percentage of Replacement Cost for Building Code Deficiencies: 34.5%

Defects in Structural Elements

1. Rusty lintels
2. Cracks in grout joints and through blocks may indicate differential settlement.
3. Ceiling height/structure does not meet minimum code clearances on second floor.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. Restroom doors lack required hardware.
 - b. Inadequate clearance at existing restroom fixtures, stalls and doors.
 - c. Building lacks an accessible drinking fountain.
 - d. Sleeping room electrical receptacles lack required arc fault protection.
 - e. Loose low voltage and telephone wires present.
2. Light and Ventilation
 - a. Building lacks code-compliant ventilation system.
3. Fire Protection/Adequate Egress
 - a. Replace door hardware at exit doors with compliant door hardware.
 - b. Thresholds at egress doors exceed allowable 1/2".
 - c. Landings at top and bottom of stairs lack required areas clear of door swings.
 - d. Stair hand rails are too low and lack required extensions.
 - e. Stair riser openings are larger than the code-permitted 4".

- f. Stair guard rails are too low and have openings exceeding code-permitted 4".
 - g. Sleeping rooms lack code-compliant egress windows. The masonry opening is too small and that opening is often blocked by window air conditioners.
 - h. Exit doors are not properly fire-rated to provide required separation from U-Occupancy barn below.
 - i. Penetrations through dormitory floor to ceiling of horse care area below are not fire-stopped.
- 4. Layout and Condition of Interior Partitions/Materials
 - a. Concrete floor is cracked.
 - b. Window and door trim in sleeping rooms is damaged and missing in some cases.
 - c. Southeast stairwell, Men's restroom, and Men's shower area require new paint.
- 5. Exterior Construction
 - a. Cracking of exterior CMU and grout joints.
 - b. Holes in exterior CMU, particularly at intersections with barn walls.
 - c. Wood window frames and trim are badly decayed.
 - d. Roof lacks required ventilation.
 - e. Fascia is loose in some areas.

Description of Code Deficiencies

1. Restroom doors lack required hardware.
2. Inadequate clearance at existing restroom fixtures, stalls and doors.
3. Building lacks an accessible drinking fountain.
4. Sleeping room electrical receptacles lack required arc fault protection.
5. Replace door hardware at exit doors with compliant door hardware.
6. Thresholds at egress doors exceed allowable 1/2".
7. Landings at top and bottom of stairs lack required areas clear of door swings.
8. Stair hand rails are too low and lack required extensions.
9. Stair riser openings are larger than the code-permitted 4".
10. Stair guard rails are too low and have openings exceeding code-permitted 4".
11. Sleeping rooms lack code-compliant egress windows. The masonry opening is too small and that opening is often blocked by window air conditioners.
12. Exit doors are not properly fire-rated to provide required separation from U-Occupancy barn below.
13. Penetrations through dormitory floor to ceiling of horse care area below are not fire-stopped.
14. Roof lacks required ventilation.

Overview of Deficiencies

There are 17 of this dormitory (Type 1) on site. This dormitory type is constructed of CMU with a precast concrete plank floor and has 12 residential units. The building has sprinklers throughout. The R2-occupancy is located on the second floor above U-occupancy spaces that are dedicated to equestrian care and equipment. The lower portion of the building opens to a large horse barn constructed of wood framing and roof trusses with metal siding. These buildings date from 1986.

In general, the buildings have been maintained, but they show heavy use. Issues in the original design and subsequent changes to building codes create significant deficiencies.

Energy Code Deficiencies

In addition to the building code deficiencies listed above, the existing building does not comply with the current energy code. These deficiencies are not included in the estimated costs to correct code deficiencies and are not considered in determining whether or not the building is substandard:

- Most of the fluorescent light fixtures are T12 instead of Code-compliant T8.
- The building lacks adequate thermal insulation as required by the Energy Code.

CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Building Code, Condition Deficiency and Context Analysis Report

23 December 2014

Dormitory Type 1 (attached to Winter Barn)

Parcel No. & Building Name: 4-B9 Dormitory
Address: 1100 Canterbury Rd S, Shakopee, MN
Parcel ID: 274500020
Inspection Date(s): 5 August 2014
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: \$ 613,603
Estimated Cost to Correct Building Code Deficiencies: \$ 211,553
Percentage of Replacement Cost for Building Code Deficiencies: 34.5%

Defects in Structural Elements

1. Rusty lintels
2. Cracks in grout joints and through blocks may indicate differential settlement.
3. Ceiling height/structure does not meet minimum code clearances on second floor.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. Restroom doors lack required hardware.
 - b. Inadequate clearance at existing restroom fixtures, stalls and doors.
 - c. Building lacks an accessible drinking fountain.
 - d. Sleeping room electrical receptacles lack required arc fault protection.
2. Light and Ventilation
 - a. Building lacks code-compliant ventilation system.
3. Fire Protection/Adequate Egress
 - a. Replace door hardware at exit doors with compliant door hardware.
 - b. Thresholds at egress doors exceed allowable 1/2".
 - c. Landings at top and bottom of stairs lack required areas clear of door swings.
 - d. Stair hand rails are too low and lack required extensions.
 - e. Stair riser openings are larger than the code-permitted 4".
 - f. Stair guard rails are too low and have openings exceeding code-permitted 4".

- g. Sleeping rooms lack code-compliant egress windows. The masonry opening is too small and that opening is often blocked by window air conditioners.
 - h. Exit doors are not properly fire-rated to provide required separation from U-Occupancy barn below.
 - i. Penetrations through dormitory floor to ceiling of horse care area below are not fire-stopped.
4. Layout and Condition of Interior Partitions/Materials
- a. Concrete floor is cracked.
 - b. Window and door trim in sleeping rooms is damaged and missing in some cases.
 - c. Northwest door exhibits signs of deterioration.
 - d. Wall damaged in the Southeast stairwell.
 - e. Women's restroom door requires replacement.
 - f. Door closer in the hallway is not functioning.
5. Exterior Construction
- a. Cracking of exterior CMU and grout joints.
 - b. Holes in exterior CMU, particularly at intersections with barn walls.
 - c. Wood window frames and trim are badly decayed.
 - d. Roof lacks required ventilation.
 - e. Metal roof finish exhibits signs of deterioration.

Description of Code Deficiencies

1. Restroom doors lack required hardware.
2. Inadequate clearance at existing restroom fixtures, stalls and doors.
3. Building lacks an accessible drinking fountain.
4. Sleeping room electrical receptacles lack required arc fault protection.
5. Replace door hardware at exit doors with compliant door hardware.
6. Thresholds at egress doors exceed allowable 1/2".
7. Landings at top and bottom of stairs lack required areas clear of door swings.
8. Stair hand rails are too low and lack required extensions.
9. Stair riser openings are larger than the code-permitted 4".
10. Stair guard rails are too low and have openings exceeding code-permitted 4".
11. Sleeping rooms lack code-compliant egress windows. The masonry opening is too small and that opening is often blocked by window air conditioners.
12. Exit doors are not properly fire-rated to provide required separation from U-Occupancy barn below.
13. Penetrations through dormitory floor to ceiling of horse care area below are not fire-stopped.
14. Roof lacks required ventilation.

Overview of Deficiencies

There are 17 of this dormitory (Type 1) on site. This dormitory type is constructed of CMU with a precast concrete plank floor and has 12 residential units. The building has sprinklers throughout. The R2-occupancy is located on the second floor above U-occupancy spaces that are dedicated to equestrian care and equipment. The lower portion of the building opens to a large horse barn constructed of wood framing and roof trusses with metal siding. These buildings date from 1986.

In general, the buildings have been maintained, but they show heavy use. Issues in the original design and subsequent changes to building codes create significant deficiencies.

Energy Code Deficiencies

In addition to the building code deficiencies listed above, the existing building does not comply with the current energy code. These deficiencies are not included in the estimated costs to correct code deficiencies and are not considered in determining whether or not the building is substandard:

- Most of the fluorescent light fixtures are T12 instead of Code-compliant T8.
- The building lacks adequate thermal insulation as required by the Energy Code.

CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Building Code, Condition Deficiency and Context Analysis Report

23 December 2014

Dormitory Type 1 (attached to Winter Barn)

Parcel No. & Building Name: 4-B11 Dormitory
Address: 1100 Canterbury Rd S, Shakopee, MN
Parcel ID: 274500020
Inspection Date(s): 5 August 2014
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: \$ 613,603

Estimated Cost to Correct Building Code Deficiencies: \$ 211,553

Percentage of Replacement Cost for Building Code Deficiencies: 34.5%

Defects in Structural Elements

1. Rusty lintels
2. Cracks in grout joints and through blocks may indicate differential settlement.
3. Ceiling height/structure does not meet minimum code clearances on second floor.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. Restroom doors lack required hardware.
 - b. Inadequate clearance at existing restroom fixtures, stalls and doors.
 - c. Building lacks an accessible drinking fountain.
 - d. Sleeping room electrical receptacles lack required arc fault protection.
2. Light and Ventilation
 - a. Building lacks code-compliant ventilation system.
 - b. Light cover is loose in Men's shower area.
3. Fire Protection/Adequate Egress
 - a. Replace door hardware at exit doors with compliant door hardware.
 - b. Thresholds at egress doors exceed allowable 1/2".
 - c. Landings at top and bottom of stairs lack required areas clear of door swings.
 - d. Stair hand rails are too low and lack required extensions.
 - e. Stair riser openings are larger than the code-permitted 4".

- f. Stair guard rails are too low and have openings exceeding code-permitted 4".
 - g. Sleeping rooms lack code-compliant egress windows. The masonry opening is too small and that opening is often blocked by window air conditioners.
 - h. Exit doors are not properly fire-rated to provide required separation from U-Occupancy barn below.
 - i. Penetrations through dormitory floor to ceiling of horse care area below are not fire-stopped.
4. Layout and Condition of Interior Partitions/Materials
- a. Concrete floor is cracked.
 - b. Window and door trim in sleeping rooms is damaged and missing in some cases.
 - c. Women's shower area and South stairwell require new paint.
 - d. FRP is loose in Men's shower area.
 - e. Light cover is loose in Men's shower area.
 - f. Signs of mold on the Mechanical Room ceiling.
5. Exterior Construction
- a. Cracking of exterior CMU and grout joints.
 - b. Holes in exterior CMU, particularly at intersections with barn walls.
 - c. Wood window frames and trim are badly decayed.
 - d. Roof lacks required ventilation.
 - e. Metal roof finish is deteriorated.

Description of Code Deficiencies

1. Restroom doors lack required hardware.
2. Inadequate clearance at existing restroom fixtures, stalls and doors.
3. Building lacks an accessible drinking fountain.
4. Sleeping room electrical receptacles lack required arc fault protection.
5. Replace door hardware at exit doors with compliant door hardware.
6. Thresholds at egress doors exceed allowable 1/2".
7. Landings at top and bottom of stairs lack required areas clear of door swings.
8. Stair hand rails are too low and lack required extensions.
9. Stair riser openings are larger than the code-permitted 4".
10. Stair guard rails are too low and have openings exceeding code-permitted 4".
11. Sleeping rooms lack code-compliant egress windows. The masonry opening is too small and that opening is often blocked by window air conditioners.
12. Exit doors are not properly fire-rated to provide required separation from U-Occupancy barn below.
13. Penetrations through dormitory floor to ceiling of horse care area below are not fire-stopped.
14. Roof lacks required ventilation.

Overview of Deficiencies

There are 17 of this dormitory (Type 1) on site. This dormitory type is constructed of CMU with a precast concrete plank floor and has 12 residential units. The building has sprinklers throughout. The R2-occupancy is located on the second floor above U-occupancy spaces that are dedicated to equestrian care and equipment. The lower portion of the building opens to a large horse barn constructed of wood framing and roof trusses with metal siding. These buildings date from 1986.

In general, the buildings have been maintained, but they show heavy use. Issues in the original design and subsequent changes to building codes create significant deficiencies.

Energy Code Deficiencies

In addition to the building code deficiencies listed above, the existing building does not comply with the current energy code. These deficiencies are not included in the estimated costs to correct code deficiencies and are not considered in determining whether or not the building is substandard:

- Most of the fluorescent light fixtures are T12 instead of Code-compliant T8.
- The building lacks adequate thermal insulation as required by the Energy Code.

CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Building Code, Condition Deficiency and Context Analysis Report

23 December 2014

Dormitory Type 1 (attached to Winter Barn)

Parcel No. & Building Name: 4-C1 Dormitory
Address: 1100 Canterbury Rd S, Shakopee, MN
Parcel ID: 274500020
Inspection Date(s): 5 August 2014
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: \$ 613,603

Estimated Cost to Correct Building Code Deficiencies: \$ 211,553

Percentage of Replacement Cost for Building Code Deficiencies: 34.5%

Defects in Structural Elements

1. Rusty lintels
2. Cracks in grout joints and through blocks may indicate differential settlement.
3. Ceiling height/structure does not meet minimum code clearances on second floor.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. Restroom doors lack required hardware.
 - b. Inadequate clearance at existing restroom fixtures, stalls and doors.
 - c. Building lacks an accessible drinking fountain.
 - d. Sleeping room electrical receptacles lack required arc fault protection.
2. Light and Ventilation
 - a. Building lacks code-compliant ventilation system.
3. Fire Protection/Adequate Egress
 - a. Replace door hardware at exit doors with compliant door hardware.
 - b. Thresholds at egress doors exceed allowable 1/2".
 - c. Landings at top and bottom of stairs lack required areas clear of door swings.
 - d. Stair hand rails are too low and lack required extensions.
 - e. Stair riser openings are larger than the code-permitted 4".
 - f. Stair guard rails are too low and have openings exceeding code-permitted 4".

- g. Sleeping rooms lack code-compliant egress windows. The masonry opening is too small and that opening is often blocked by window air conditioners.
 - h. Exit doors are not properly fire-rated to provide required separation from U-Occupancy barn below.
 - i. Penetrations through dormitory floor to ceiling of horse care area below are not fire-stopped.
4. Layout and Condition of Interior Partitions/Materials
- a. Concrete floor is cracked.
 - b. Window and door trim in sleeping rooms is damaged and missing in some cases.
 - c. Southwest stairwell and Men's shower area require new paint.
 - d. Signs of mold in Men's shower area.
5. Exterior Construction
- a. Cracking of exterior CMU and grout joints.
 - b. Holes in exterior CMU, particularly at intersections with barn walls.
 - c. Wood window frames and trim are badly decayed.
 - d. Roof lacks required ventilation.
 - e. Signs of roof leaks.
 - f. Missing fascia metal on North side.

Description of Code Deficiencies

1. Restroom doors lack required hardware.
2. Inadequate clearance at existing restroom fixtures, stalls and doors.
3. Building lacks an accessible drinking fountain.
4. Sleeping room electrical receptacles lack required arc fault protection.
5. Replace door hardware at exit doors with compliant door hardware.
6. Thresholds at egress doors exceed allowable 1/2".
7. Landings at top and bottom of stairs lack required areas clear of door swings.
8. Stair hand rails are too low and lack required extensions.
9. Stair riser openings are larger than the code-permitted 4".
10. Stair guard rails are too low and have openings exceeding code-permitted 4".
11. Sleeping rooms lack code-compliant egress windows. The masonry opening is too small and that opening is often blocked by window air conditioners.
12. Exit doors are not properly fire-rated to provide required separation from U-Occupancy barn below.
13. Penetrations through dormitory floor to ceiling of horse care area below are not fire-stopped.
14. Roof lacks required ventilation.

Overview of Deficiencies

There are 17 of this dormitory (Type 1) on site. This dormitory type is constructed of CMU with a precast concrete plank floor and has 12 residential units. The building has sprinklers throughout. The R2-occupancy is located on the second floor above U-occupancy spaces that are dedicated to equestrian care and equipment. The lower portion of the building opens to a large horse barn constructed of wood framing and roof trusses with metal siding. These buildings date from 1986.

In general, the buildings have been maintained, but they show heavy use. Issues in the original design and subsequent changes to building codes create significant deficiencies.

Energy Code Deficiencies

In addition to the building code deficiencies listed above, the existing building does not comply with the current energy code. These deficiencies are not included in the estimated costs to correct code deficiencies and are not considered in determining whether or not the building is substandard:

- Most of the fluorescent light fixtures are T12 instead of Code-compliant T8.
- The building lacks adequate thermal insulation as required by the Energy Code.

CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Building Code, Condition Deficiency and Context Analysis Report

23 December 2014

Dormitory Type 1 (attached to Winter Barn)

Parcel No. & Building Name: 4-C3 Dormitory
Address: 1100 Canterbury Rd S, Shakopee, MN
Parcel ID: 274500020
Inspection Date(s): 5 August 2014
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: \$ 613,603

Estimated Cost to Correct Building Code Deficiencies: \$ 211,553

Percentage of Replacement Cost for Building Code Deficiencies: 34.5%

Defects in Structural Elements

1. Rusty lintels
2. Cracks in grout joints and through blocks may indicate differential settlement.
3. Ceiling height/structure does not meet minimum code clearances on second floor.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. Restroom doors lack required hardware.
 - b. Inadequate clearance at existing restroom fixtures, stalls and doors.
 - c. Building lacks an accessible drinking fountain.
 - d. Sleeping room electrical receptacles lack required arc fault protection.
2. Light and Ventilation
 - a. Building lacks code-compliant ventilation system.
3. Fire Protection/Adequate Egress
 - a. Replace door hardware at exit doors with compliant door hardware.
 - b. Thresholds at egress doors exceed allowable 1/2".
 - c. Landings at top and bottom of stairs lack required areas clear of door swings.
 - d. Stair hand rails are too low and lack required extensions.
 - e. Stair riser openings are larger than the code-permitted 4".
 - f. Stair guard rails are too low and have openings exceeding code-permitted 4".

- g. Sleeping rooms lack code-compliant egress windows. The masonry opening is too small and that opening is often blocked by window air conditioners.
 - h. Exit doors are not properly fire-rated to provide required separation from U-Occupancy barn below.
 - i. Penetrations through dormitory floor to ceiling of horse care area below are not fire-stopped.
4. Layout and Condition of Interior Partitions/Materials
- a. Concrete floor is cracked.
 - b. Window and door trim in sleeping rooms is damaged and missing in some cases.
 - c. Door in hallway is damaged.
 - d. Multiple areas require new paint.
 - e. Men's restroom door requires replacement.
5. Exterior Construction
- a. Cracking of exterior CMU and grout joints.
 - b. Holes in exterior CMU, particularly at intersections with barn walls.
 - c. Wood window frames and trim are badly decayed.
 - d. Roof lacks required ventilation.

Description of Code Deficiencies

1. Restroom doors lack required hardware.
2. Inadequate clearance at existing restroom fixtures, stalls and doors.
3. Building lacks an accessible drinking fountain.
4. Sleeping room electrical receptacles lack required arc fault protection.
5. Replace door hardware at exit doors with compliant door hardware.
6. Thresholds at egress doors exceed allowable 1/2".
7. Landings at top and bottom of stairs lack required areas clear of door swings.
8. Stair hand rails are too low and lack required extensions.
9. Stair riser openings are larger than the code-permitted 4".
10. Stair guard rails are too low and have openings exceeding code-permitted 4".
11. Sleeping rooms lack code-compliant egress windows. The masonry opening is too small and that opening is often blocked by window air conditioners.
12. Exit doors are not properly fire-rated to provide required separation from U-Occupancy barn below.
13. Penetrations through dormitory floor to ceiling of horse care area below are not fire-stopped.
14. Roof lacks required ventilation.

Overview of Deficiencies

There are 17 of this dormitory (Type 1) on site. This dormitory type is constructed of CMU with a precast concrete plank floor and has 12 residential units. The building has sprinklers throughout. The R2-occupancy is located on the second floor above U-occupancy spaces that are dedicated to equestrian care and equipment. The lower portion of the building opens to a large horse barn constructed of wood framing and roof trusses with metal siding. These buildings date from 1986.

In general, the buildings have been maintained, but they show heavy use. Issues in the original design and subsequent changes to building codes create significant deficiencies.

Energy Code Deficiencies

In addition to the building code deficiencies listed above, the existing building does not comply with the current energy code. These deficiencies are not included in the estimated costs to correct code deficiencies and are not considered in determining whether or not the building is substandard:

- Most of the fluorescent light fixtures are T12 instead of Code-compliant T8.
- The building lacks adequate thermal insulation as required by the Energy Code.

CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Building Code, Condition Deficiency and Context Analysis Report

23 December 2014

Dormitory Type 1 (attached to Winter Barn)

Parcel No. & Building Name: 4-C5 Dormitory
Address: 1100 Canterbury Rd S, Shakopee, MN
Parcel ID: 274500020
Inspection Date(s): 5 August 2014
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: \$ 613,603
Estimated Cost to Correct Building Code Deficiencies: \$ 211,553
Percentage of Replacement Cost for Building Code Deficiencies: 34.5%

Defects in Structural Elements

1. Rusty lintels.
2. Cracks in grout joints and through blocks may indicate differential settlement.
3. Ceiling height/structure does not meet minimum code clearances on second floor.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. Restroom doors lack required hardware.
 - b. Inadequate clearance at existing restroom fixtures, stalls and doors.
 - c. Building lacks an accessible drinking fountain.
 - d. Sleeping room electrical receptacles lack required arc fault protection.
2. Light and Ventilation
 - a. Building lacks code-compliant ventilation system.
3. Fire Protection/Adequate Egress
 - a. Replace door hardware at exit doors with compliant door hardware.
 - b. Thresholds at egress doors exceed allowable 1/2".
 - c. Landings at top and bottom of stairs lack required areas clear of door swings.
 - d. Stair hand rails are too low and lack required extensions.
 - e. Stair riser openings are larger than the code-permitted 4".
 - f. Stair guard rails are too low and have openings exceeding code-permitted 4".

- g. Sleeping rooms lack code-compliant egress windows. The masonry opening is too small and that opening is often blocked by window air conditioners.
 - h. Exit doors are not properly fire-rated to provide required separation from U-Occupancy barn below.
 - i. Penetrations through dormitory floor to ceiling of horse care area below are not fire-stopped.
4. Layout and Condition of Interior Partitions/Materials
- a. Concrete floor is cracked.
 - b. Window and door trim in sleeping rooms is damaged and missing in some cases.
 - c. Southwest stairwell and Northwest stairwell require new paint.
5. Exterior Construction
- a. Cracking of exterior CMU and grout joints.
 - b. Holes in exterior CMU, particularly at intersections with barn walls.
 - c. Wood window frames and trim are badly decayed.
 - d. Roof lacks required ventilation.

Description of Code Deficiencies

1. Restroom doors lack required hardware.
2. Inadequate clearance at existing restroom fixtures, stalls and doors.
3. Building lacks an accessible drinking fountain.
4. Sleeping room electrical receptacles lack required arc fault protection.
5. Replace door hardware at exit doors with compliant door hardware.
6. Thresholds at egress doors exceed allowable 1/2".
7. Landings at top and bottom of stairs lack required areas clear of door swings.
8. Stair hand rails are too low and lack required extensions.
9. Stair riser openings are larger than the code-permitted 4".
10. Stair guard rails are too low and have openings exceeding code-permitted 4".
11. Sleeping rooms lack code-compliant egress windows. The masonry opening is too small and that opening is often blocked by window air conditioners.
12. Exit doors are not properly fire-rated to provide required separation from U-Occupancy barn below.
13. Penetrations through dormitory floor to ceiling of horse care area below are not fire-stopped.
14. Roof lacks required ventilation.

Overview of Deficiencies

There are 17 of this dormitory (Type 1) on site. This dormitory type is constructed of CMU with a precast concrete plank floor and has 12 residential units. The building has sprinklers throughout. The R2-occupancy is located on the second floor above U-occupancy spaces that are dedicated to equestrian care and equipment. The lower portion of the building opens to a large horse barn constructed of wood framing and roof trusses with metal siding. These buildings date from 1986.

In general, the buildings have been maintained, but they show heavy use. Issues in the original design and subsequent changes to building codes create significant deficiencies.

Energy Code Deficiencies

In addition to the building code deficiencies listed above, the existing building does not comply with the current energy code. These deficiencies are not included in the estimated costs to correct code deficiencies and are not considered in determining whether or not the building is substandard:

- Most of the fluorescent light fixtures are T12 instead of Code-compliant T8.
- The building lacks adequate thermal insulation as required by the Energy Code.

CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Building Code, Condition Deficiency and Context Analysis Report

23 December 2014

Dormitory Type 1 (attached to Winter Barn)

Parcel No. & Building Name: 4-C7 Dormitory
Address: 1100 Canterbury Rd S, Shakopee, MN
Parcel ID: 274500020
Inspection Date(s): 5 August 2014
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: \$ 613,603

Estimated Cost to Correct Building Code Deficiencies: \$ 211,553

Percentage of Replacement Cost for Building Code Deficiencies: 34.5%

Defects in Structural Elements

1. Rusty lintels.
2. Cracks in grout joints and through blocks may indicate differential settlement.
3. Ceiling height/structure does not meet minimum code clearances on second floor.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. Restroom doors lack required hardware.
 - b. Inadequate clearance at existing restroom fixtures, stalls and doors.
 - c. Building lacks an accessible drinking fountain.
 - d. Sleeping room electrical receptacles lack required arc fault protection.
2. Light and Ventilation
 - a. Building lacks code-compliant ventilation system.
3. Fire Protection/Adequate Egress
 - a. Replace door hardware at exit doors with compliant door hardware.
 - b. Thresholds at egress doors exceed allowable 1/2".
 - c. Landings at top and bottom of stairs lack required areas clear of door swings.
 - d. Stair hand rails are too low and lack required extensions.
 - e. Stair riser openings are larger than the code-permitted 4".
 - f. Stair guard rails are too low and have openings exceeding code-permitted 4".

- g. Sleeping rooms lack code-compliant egress windows. The masonry opening is too small and that opening is often blocked by window air conditioners.
 - h. Exit doors are not properly fire-rated to provide required separation from U-Occupancy barn below.
 - i. Penetrations through dormitory floor to ceiling of horse care area below are not fire-stopped.
4. Layout and Condition of Interior Partitions/Materials
- a. Concrete floor is cracked.
 - b. Window and door trim in sleeping rooms is damaged and missing in some cases.
 - c. Men's restroom and Northwest stairwell require new paint.
 - d. Men's restroom door requires replacement.
 - e. Broken switch plate in the Men's restroom.
 - f. Signs of mold on the Mechanical Room ceiling.
5. Exterior Construction
- a. Cracking of exterior CMU and grout joints.
 - b. Holes in exterior CMU, particularly at intersections with barn walls.
 - c. Wood window frames and trim are badly decayed.
 - d. Roof lacks required ventilation.

Description of Code Deficiencies

1. Restroom doors lack required hardware.
2. Inadequate clearance at existing restroom fixtures, stalls and doors.
3. Building lacks an accessible drinking fountain.
4. Sleeping room electrical receptacles lack required arc fault protection.
5. Replace door hardware at exit doors with compliant door hardware.
6. Thresholds at egress doors exceed allowable 1/2".
7. Landings at top and bottom of stairs lack required areas clear of door swings.
8. Stair hand rails are too low and lack required extensions.
9. Stair riser openings are larger than the code-permitted 4".
10. Stair guard rails are too low and have openings exceeding code-permitted 4".
11. Sleeping rooms lack code-compliant egress windows. The masonry opening is too small and that opening is often blocked by window air conditioners.
12. Exit doors are not properly fire-rated to provide required separation from U-Occupancy barn below.
13. Penetrations through dormitory floor to ceiling of horse care area below are not fire-stopped.
14. Roof lacks required ventilation.

Overview of Deficiencies

There are 17 of this dormitory (Type 1) on site. This dormitory type is constructed of CMU with a precast concrete plank floor and has 12 residential units. The building has sprinklers throughout. The R2-occupancy is located on the second floor above U-occupancy spaces that are dedicated to equestrian care and equipment. The lower portion of the building opens to a large horse barn constructed of wood framing and roof trusses with metal siding. These buildings date from 1986.

In general, the buildings have been maintained, but they show heavy use. Issues in the original design and subsequent changes to building codes create significant deficiencies.

Energy Code Deficiencies

In addition to the building code deficiencies listed above, the existing building does not comply with the current energy code. These deficiencies are not included in the estimated costs to correct code deficiencies and are not considered in determining whether or not the building is substandard:

- Most of the fluorescent light fixtures are T12 instead of Code-compliant T8.
- The building lacks adequate thermal insulation as required by the Energy Code.

CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Building Code, Condition Deficiency and Context Analysis Report

23 December 2014

Dormitory Type 1 (attached to Winter Barn)

Parcel No. & Building Name: 4-C9 Dormitory
Address: 1100 Canterbury Rd S, Shakopee, MN
Parcel ID: 274500020
Inspection Date(s): 5 August 2014
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: \$ 613,603

Estimated Cost to Correct Building Code Deficiencies: \$ 211,553

Percentage of Replacement Cost for Building Code Deficiencies: 34.5%

Defects in Structural Elements

1. Rusty lintels
2. Cracks in grout joints and through blocks may indicate differential settlement.
3. Ceiling height/structure does not meet minimum code clearances on second floor.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. Restroom doors lack required hardware.
 - b. Inadequate clearance at existing restroom fixtures, stalls and doors.
 - c. Building lacks an accessible drinking fountain.
 - d. Sleeping room electrical receptacles lack required arc fault protection.
2. Light and Ventilation
 - a. Building lacks code-compliant ventilation system.
3. Fire Protection/Adequate Egress
 - a. Replace door hardware at exit doors with compliant door hardware.
 - b. Thresholds at egress doors exceed allowable 1/2".
 - c. Landings at top and bottom of stairs lack required areas clear of door swings.
 - d. Stair hand rails are too low and lack required extensions.
 - e. Stair riser openings are larger than the code-permitted 4".
 - f. Stair guard rails are too low and have openings exceeding code-permitted 4".

- g. Sleeping rooms lack code-compliant egress windows. The masonry opening is too small and that opening is often blocked by window air conditioners.
 - h. Exit doors are not properly fire-rated to provide required separation from U-Occupancy barn below.
 - i. Penetrations through dormitory floor to ceiling of horse care area below are not fire-stopped.
4. Layout and Condition of Interior Partitions/Materials
- a. Concrete floor is cracked.
 - b. Window and door trim in sleeping rooms is damaged and missing in some cases.
 - c. Missing door handle on the Women's restroom door.
 - d. Men's restroom and Southwest stairwell require new paint.
 - e. Door in the Southwest Hallway is damaged.
5. Exterior Construction
- a. Cracking of exterior CMU and grout joints.
 - b. Holes in exterior CMU, particularly at intersections with barn walls.
 - c. Wood window frames and trim are badly decayed.
 - d. Roof lacks required ventilation.

Description of Code Deficiencies

1. Restroom doors lack required hardware.
2. Inadequate clearance at existing restroom fixtures, stalls and doors.
3. Building lacks an accessible drinking fountain.
4. Sleeping room electrical receptacles lack required arc fault protection.
5. Replace door hardware at exit doors with compliant door hardware.
6. Thresholds at egress doors exceed allowable 1/2".
7. Landings at top and bottom of stairs lack required areas clear of door swings.
8. Stair hand rails are too low and lack required extensions.
9. Stair riser openings are larger than the code-permitted 4".
10. Stair guard rails are too low and have openings exceeding code-permitted 4".
11. Sleeping rooms lack code-compliant egress windows. The masonry opening is too small and that opening is often blocked by window air conditioners.
12. Exit doors are not properly fire-rated to provide required separation from U-Occupancy barn below.
13. Penetrations through dormitory floor to ceiling of horse care area below are not fire-stopped.
14. Roof lacks required ventilation.

Overview of Deficiencies

There are 17 of this dormitory (Type 1) on site. This dormitory type is constructed of CMU with a precast concrete plank floor and has 12 residential units. The building has sprinklers throughout. The R2-occupancy is located on the second floor above U-occupancy spaces that are dedicated to equestrian care and equipment. The lower portion of the building opens to a large horse barn constructed of wood framing and roof trusses with metal siding. These buildings date from 1986.

In general, the buildings have been maintained, but they show heavy use. Issues in the original design and subsequent changes to building codes create significant deficiencies.

Energy Code Deficiencies

In addition to the building code deficiencies listed above, the existing building does not comply with the current energy code. These deficiencies are not included in the estimated costs to correct code deficiencies and are not considered in determining whether or not the building is substandard:

- Most of the fluorescent light fixtures are T12 instead of Code-compliant T8.
- The building lacks adequate thermal insulation as required by the Energy Code.

CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Building Code, Condition Deficiency and Context Analysis Report

23 December 2014

Dormitory Type 1 (attached to Winter Barn)

Parcel No. & Building Name: 4-C11 Dormitory
Address: 1100 Canterbury Rd S, Shakopee, MN
Parcel ID: 274500020
Inspection Date(s): 5 August 2014
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: \$ 613,603

Estimated Cost to Correct Building Code Deficiencies: \$ 211,553

Percentage of Replacement Cost for Building Code Deficiencies: 34.5%

Defects in Structural Elements

1. Rusty lintels
2. Cracks in grout joints and through blocks may indicate differential settlement.
3. Ceiling height/structure does not meet minimum code clearances on second floor.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. Restroom doors lack required hardware.
 - b. Inadequate clearance at existing restroom fixtures, stalls and doors.
 - c. Building lacks an accessible drinking fountain.
 - d. Sleeping room electrical receptacles lack required arc fault protection.
2. Light and Ventilation
 - a. Building lacks code-compliant ventilation system.
3. Fire Protection/Adequate Egress
 - a. Replace door hardware at exit doors with compliant door hardware.
 - b. Thresholds at egress doors exceed allowable 1/2".
 - c. Landings at top and bottom of stairs lack required areas clear of door swings.
 - d. Stair hand rails are too low and lack required extensions.
 - e. Stair riser openings are larger than the code-permitted 4".
 - f. Stair guard rails are too low and have openings exceeding code-permitted 4".

- g. Sleeping rooms lack code-compliant egress windows. The masonry opening is too small and that opening is often blocked by window air conditioners.
 - h. Exit doors are not properly fire-rated to provide required separation from U-Occupancy barn below.
 - i. Penetrations through dormitory floor to ceiling of horse care area below are not fire-stopped.
4. Layout and Condition of Interior Partitions/Materials
- a. Concrete floor is cracked.
 - b. Window and door trim in sleeping rooms is damaged and missing in some cases.
 - c. Southwest stairwell and Restrooms require new paint.
5. Exterior Construction
- a. Cracking of exterior CMU and grout joints.
 - b. Holes in exterior CMU, particularly at intersections with barn walls.
 - c. Wood window frames and trim are badly decayed.
 - d. Roof lacks required ventilation.

Description of Code Deficiencies

1. Restroom doors lack required hardware.
2. Inadequate clearance at existing restroom fixtures, stalls and doors.
3. Building lacks an accessible drinking fountain.
4. Sleeping room electrical receptacles lack required arc fault protection.
5. Replace door hardware at exit doors with compliant door hardware.
6. Thresholds at egress doors exceed allowable 1/2".
7. Landings at top and bottom of stairs lack required areas clear of door swings.
8. Stair hand rails are too low and lack required extensions.
9. Stair riser openings are larger than the code-permitted 4".
10. Stair guard rails are too low and have openings exceeding code-permitted 4".
11. Sleeping rooms lack code-compliant egress windows. The masonry opening is too small and that opening is often blocked by window air conditioners.
12. Exit doors are not properly fire-rated to provide required separation from U-Occupancy barn below.
13. Penetrations through dormitory floor to ceiling of horse care area below are not fire-stopped.
14. Roof lacks required ventilation.

Overview of Deficiencies

There are 17 of this dormitory (Type 1) on site. This dormitory type is constructed of CMU with a precast concrete plank floor and has 12 residential units. The building has sprinklers throughout. The R2-occupancy is located on the second floor above U-occupancy spaces that are dedicated to equestrian care and equipment. The lower portion of the building opens to a large horse barn constructed of wood framing and roof trusses with metal siding. These buildings date from 1986.

In general, the buildings have been maintained, but they show heavy use. Issues in the original design and subsequent changes to building codes create significant deficiencies.

Energy Code Deficiencies

In addition to the building code deficiencies listed above, the existing building does not comply with the current energy code. These deficiencies are not included in the estimated costs to correct code deficiencies and are not considered in determining whether or not the building is substandard:

- Most of the fluorescent light fixtures are T12 instead of Code-compliant T8.
- The building lacks adequate thermal insulation as required by the Energy Code.

CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Building Code, Condition Deficiency and Context Analysis Report

23 December 2014

Dormitory Type 1 (attached to Winter Barn)

Parcel No. & Building Name: 4-D3 Dormitory
Address: 1100 Canterbury Rd S, Shakopee, MN
Parcel ID: 274500020
Inspection Date(s): 5 August 2014
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: \$ 613,603

Estimated Cost to Correct Building Code Deficiencies: \$ 211,553

Percentage of Replacement Cost for Building Code Deficiencies: 34.5%

Defects in Structural Elements

1. Rusty lintels
2. Cracks in grout joints and through blocks may indicate differential settlement.
3. Ceiling height/structure does not meet minimum code clearances on second floor.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. Restroom doors lack required hardware.
 - b. Inadequate clearance at existing restroom fixtures, stalls and doors.
 - c. Building lacks an accessible drinking fountain.
 - d. Sleeping room electrical receptacles lack required arc fault protection.
2. Light and Ventilation
 - a. Building lacks code-compliant ventilation system.
3. Fire Protection/Adequate Egress
 - a. Replace door hardware at exit doors with compliant door hardware.
 - b. Thresholds at egress doors exceed allowable 1/2".
 - c. Landings at top and bottom of stairs lack required areas clear of door swings.
 - d. Stair hand rails are too low and lack required extensions.
 - e. Stair riser openings are larger than the code-permitted 4".
 - f. Stair guard rails are too low and have openings exceeding code-permitted 4".

- g. Sleeping rooms lack code-compliant egress windows. The masonry opening is too small and that opening is often blocked by window air conditioners.
 - h. Exit doors are not properly fire-rated to provide required separation from U-Occupancy barn below.
 - i. Penetrations through dormitory floor to ceiling of horse care area below are not fire-stopped.
4. Layout and Condition of Interior Partitions/Materials
- a. Concrete floor is cracked.
 - b. Window and door trim in sleeping rooms is damaged and missing in some cases.
 - c. Northwest stairwell ceiling, Hallway, Southwest stairwell ceiling, and East Restroom ceiling require new paint.
 - d. Hole in the wall at Women's and Men's restroom.
 - e. Ceiling texture in Women's restroom requires repair.
 - f. Shower base requires repair in Women's restroom.
5. Exterior Construction
- a. Cracking of exterior CMU and grout joints.
 - b. Holes in exterior CMU, particularly at intersections with barn walls.
 - c. Wood window frames and trim are badly decayed.
 - d. Roof lacks required ventilation.
 - e. Metal finish on roof exhibits signs of deterioration.

Description of Code Deficiencies

1. Restroom doors lack required hardware.
2. Inadequate clearance at existing restroom fixtures, stalls and doors.
3. Building lacks an accessible drinking fountain.
4. Sleeping room electrical receptacles lack required arc fault protection.
5. Replace door hardware at exit doors with compliant door hardware.
6. Thresholds at egress doors exceed allowable 1/2".
7. Landings at top and bottom of stairs lack required areas clear of door swings.
8. Stair hand rails are too low and lack required extensions.
9. Stair riser openings are larger than the code-permitted 4".
10. Stair guard rails are too low and have openings exceeding code-permitted 4".
11. Sleeping rooms lack code-compliant egress windows. The masonry opening is too small and that opening is often blocked by window air conditioners.
12. Exit doors are not properly fire-rated to provide required separation from U-Occupancy barn below.
13. Penetrations through dormitory floor to ceiling of horse care area below are not fire-stopped.
14. Roof lacks required ventilation.

Overview of Deficiencies

There are 17 of this dormitory (Type 1) on site. This dormitory type is constructed of CMU with a precast concrete plank floor and has 12 residential units. The building has sprinklers throughout. The R2-occupancy is located on the second floor above U-occupancy spaces that are dedicated to equestrian care and equipment. The lower portion of the building opens to a large horse barn constructed of wood framing and roof trusses with metal siding. These buildings date from 1986.

In general, the buildings have been maintained, but they show heavy use. Issues in the original design and subsequent changes to building codes create significant deficiencies.

Energy Code Deficiencies

In addition to the building code deficiencies listed above, the existing building does not comply with the current energy code. These deficiencies are not included in the estimated costs to correct code deficiencies and are not considered in determining whether or not the building is substandard:

- Most of the fluorescent light fixtures are T12 instead of Code-compliant T8.
- The building lacks adequate thermal insulation as required by the Energy Code.

CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Building Code, Condition Deficiency and Context Analysis Report

23 December 2014

Dormitory Type 1 (attached to Winter Barn)

Parcel No. & Building Name: 4-D5 Dormitory
Address: 1100 Canterbury Rd S, Shakopee, MN
Parcel ID: 274500020
Inspection Date(s): 5 August 2014
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: \$ 613,603
Estimated Cost to Correct Building Code Deficiencies: \$ 211,553
Percentage of Replacement Cost for Building Code Deficiencies: 34.5%

Defects in Structural Elements

1. Rusty lintels
2. Cracks in grout joints and through blocks may indicate differential settlement.
3. Ceiling height/structure does not meet minimum code clearances on second floor.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. Restroom doors lack required hardware.
 - b. Inadequate clearance at existing restroom fixtures, stalls and doors.
 - c. Building lacks an accessible drinking fountain.
 - d. Sleeping room electrical receptacles lack required arc fault protection.
2. Light and Ventilation
 - a. Building lacks code-compliant ventilation system.
3. Fire Protection/Adequate Egress
 - a. Replace door hardware at exit doors with compliant door hardware.
 - b. Thresholds at egress doors exceed allowable 1/2".
 - c. Landings at top and bottom of stairs lack required areas clear of door swings.
 - d. Stair hand rails are too low and lack required extensions.
 - e. Stair riser openings are larger than the code-permitted 4".
 - f. Stair guard rails are too low and have openings exceeding code-permitted 4".

- g. Sleeping rooms lack code-compliant egress windows. The masonry opening is too small and that opening is often blocked by window air conditioners.
 - h. Exit doors are not properly fire-rated to provide required separation from U-Occupancy barn below.
 - i. Penetrations through dormitory floor to ceiling of horse care area below are not fire-stopped.
4. Layout and Condition of Interior Partitions/Materials
- a. Concrete floor is cracked.
 - b. Window and door trim in sleeping rooms is damaged and missing in some cases.
 - c. Water damage to interior block on the Northwest wall.
 - d. Mechanical Room door requires replacement.
 - e. Stair tread is bent and requires repair.
 - f. Multiple doors closers require maintenance or replacement.
 - g. Hallway, Women's restroom, Men's restroom, and Southwest stairwell require new paint.
 - h. Paper towel dispenser in Men's restroom requires replacement.
 - i. FRP loose in the Men's shower area.
 - j. Men's restroom door requires replacement.
 - k. Ceiling is cracked in the Southwest stairwell.
5. Exterior Construction
- a. Cracking of exterior CMU and grout joints.
 - b. Holes in exterior CMU, particularly at intersections with barn walls.
 - c. Wood window frames and trim are badly decayed.
 - d. Roof lacks required ventilation.
 - e. Metal finish on roof is deteriorating.

Description of Code Deficiencies

1. Restroom doors lack required hardware.
2. Inadequate clearance at existing restroom fixtures, stalls and doors.
3. Building lacks an accessible drinking fountain.
4. Sleeping room electrical receptacles lack required arc fault protection.
5. Replace door hardware at exit doors with compliant door hardware.
6. Thresholds at egress doors exceed allowable 1/2".
7. Landings at top and bottom of stairs lack required areas clear of door swings.
8. Stair hand rails are too low and lack required extensions.
9. Stair riser openings are larger than the code-permitted 4".
10. Stair guard rails are too low and have openings exceeding code-permitted 4".
11. Sleeping rooms lack code-compliant egress windows. The masonry opening is too small and that opening is often blocked by window air conditioners.
12. Exit doors are not properly fire-rated to provide required separation from U-Occupancy barn below.
13. Penetrations through dormitory floor to ceiling of horse care area below are not fire-stopped.
14. Roof lacks required ventilation.

Overview of Deficiencies

There are 17 of this dormitory (Type 1) on site. This dormitory type is constructed of CMU with a precast concrete plank floor and has 12 residential units. The building has sprinklers throughout. The R2-occupancy is located on the second floor above U-occupancy spaces that are dedicated to equestrian care and equipment. The lower portion of the building opens to a large horse barn constructed of wood framing and roof trusses with metal siding. These buildings date from 1986.

In general, the buildings have been maintained, but they show heavy use. Issues in the original design and subsequent changes to building codes create significant deficiencies.

Energy Code Deficiencies

In addition to the building code deficiencies listed above, the existing building does not comply with the current energy code. These deficiencies are not included in the estimated costs to correct code deficiencies and are not considered in determining whether or not the building is substandard:

- Most of the fluorescent light fixtures are T12 instead of Code-compliant T8.
- The building lacks adequate thermal insulation as required by the Energy Code.

CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Building Code, Condition Deficiency and Context Analysis Report

23 December 2014

Dormitory Type 1 (attached to Winter Barn)

Parcel No. & Building Name: 4-D7 Dormitory
Address: 1100 Canterbury Rd S, Shakopee, MN
Parcel ID: 274500020
Inspection Date(s): 5 August 2014
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: \$ 613,603

Estimated Cost to Correct Building Code Deficiencies: \$ 211,553

Percentage of Replacement Cost for Building Code Deficiencies: 34.5%

Defects in Structural Elements

1. Rusty lintels
2. Cracks in grout joints and through blocks may indicate differential settlement.
3. Ceiling height/structure does not meet minimum code clearances on second floor.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. Restroom doors lack required hardware.
 - b. Inadequate clearance at existing restroom fixtures, stalls and doors.
 - c. Building lacks an accessible drinking fountain.
 - d. Sleeping room electrical receptacles lack required arc fault protection.
 - e. Furnace is outdated.
 - f. Sprinkler valves are rusty and tend to stick.
2. Light and Ventilation
 - a. Building lacks code-compliant ventilation system.
3. Fire Protection/Adequate Egress
 - a. Replace door hardware at exit doors with compliant door hardware.
 - b. Thresholds at egress doors exceed allowable 1/2".
 - c. Landings at top and bottom of stairs lack required areas clear of door swings.
 - d. Stair hand rails are too low and lack required extensions.

- e. Stair riser openings are larger than the code-permitted 4".
 - f. Stair guard rails are too low and have openings exceeding code-permitted 4".
 - g. Sleeping rooms lack code-compliant egress windows. The masonry opening is too small and that opening is often blocked by window air conditioners.
 - h. Exit doors are not properly fire-rated to provide required separation from U-Occupancy barn below.
 - i. Penetrations through dormitory floor to ceiling of horse care area below are not fire-stopped.
 - j. Sprinkler valves are rusty and tend to stick.
4. Layout and Condition of Interior Partitions/Materials
- a. Concrete floor is cracked.
 - b. Window and door trim in sleeping rooms is damaged and missing in some cases.
 - c. First floor mechanical room ceiling is moldy.
 - d. Women's restroom and Men's restroom require new paint.
 - e. North hallway and Southwest stairwell doors require replacement.
 - f. Cracks present in the Southwest stairwell ceiling.
5. Exterior Construction
- a. Cracking of exterior CMU and grout joints.
 - b. Holes in exterior CMU, particularly at intersections with barn walls.
 - c. Wood window frames and trim are badly decayed.
 - d. Roof lacks required ventilation.
 - e. Metal finish on roof is deteriorating.

Description of Code Deficiencies

1. Restroom doors lack required hardware.
2. Inadequate clearance at existing restroom fixtures, stalls and doors.
3. Building lacks an accessible drinking fountain.
4. Sleeping room electrical receptacles lack required arc fault protection.
5. Replace door hardware at exit doors with compliant door hardware.
6. Thresholds at egress doors exceed allowable 1/2".
7. Landings at top and bottom of stairs lack required areas clear of door swings.
8. Stair hand rails are too low and lack required extensions.
9. Stair riser openings are larger than the code-permitted 4".
10. Stair guard rails are too low and have openings exceeding code-permitted 4".
11. Sleeping rooms lack code-compliant egress windows. The masonry opening is too small and that opening is often blocked by window air conditioners.
12. Exit doors are not properly fire-rated to provide required separation from U-Occupancy barn below.
13. Penetrations through dormitory floor to ceiling of horse care area below are not fire-stopped.
14. Roof lacks required ventilation.

Overview of Deficiencies

There are 17 of this dormitory (Type 1) on site. This dormitory type is constructed of CMU with a precast concrete plank floor and has 12 residential units. The building has sprinklers throughout. The R2-occupancy is located on the second floor above U-occupancy spaces that are dedicated to equestrian care and equipment. The lower portion of the building opens to a large horse barn constructed of wood framing and roof trusses with metal siding. These buildings date from 1986.

In general, the buildings have been maintained, but they show heavy use. Issues in the original design and subsequent changes to building codes create significant deficiencies.

Energy Code Deficiencies

In addition to the building code deficiencies listed above, the existing building does not comply with the current energy code. These deficiencies are not included in the estimated costs to correct code deficiencies and are not considered in determining whether or not the building is substandard:

- Most of the fluorescent light fixtures are T12 instead of Code-compliant T8.
- The building lacks adequate thermal insulation as required by the Energy Code.

CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Building Code, Condition Deficiency and Context Analysis Report

29 December 2014

Dormitory Type 2

Parcel No. & Building Name: 4-D12 Dormitory
Address: 1100 Canterbury Rd S, Shakopee, MN
Parcel ID: 274500020
Inspection Date(s): 5 August 2014
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: \$ 302,252
Estimated Cost to Correct Building Code Deficiencies: \$ 83,057
Percentage of Replacement Cost for Building Code Deficiencies: 27.5%

Defects in Structural Elements

1. No “visible” structural defects.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. Restroom doors lack required hardware.
 - b. Inadequate clearance at existing restroom fixtures, stalls and doors.
 - c. Inadequate number of showers for number of occupants per 2902.1.
 - d. Building lacks an accessible drinking fountain.
 - e. Sleeping room and hallway electrical receptacles lack required arc fault protection.
2. Light and Ventilation
 - a. Building lacks a code-compliant ventilation system.
3. Fire Protection/Adequate Egress
 - a. Door hardware at exit doors – replace with compliant door hardware.
 - b. Thresholds at egress doors exceed allowable 1/2”.
4. Layout and Condition of Interior Partitions/Materials
 - a. Walls in restrooms and mechanical rooms are damaged.
 - b. Ceiling drywall is cracked in places.
 - c. Window and door trim in sleeping rooms is damaged and missing in some cases.
 - d. Loose tile in Men’s restroom.

- e. Men's restroom requires new paint.
- f. Baseboard missing in some areas.
- g. Hallway doors require repair or replacement.
- 5. Exterior Construction
 - a. Damaged and dented metal siding.
 - b. Window frames and trim are damaged.
 - c. Roof lacks required ventilation.
 - d. Exterior doors and hardware are damaged.

Description of Code Deficiencies

1. Restroom doors lack required hardware.
2. Inadequate clearance at existing restroom fixtures, stalls and doors.
3. Inadequate number of showers for number of occupants.
4. Building lacks an accessible drinking fountain.
5. Sleeping room and hallway electrical receptacles lack required arc fault protection.
6. Door hardware at exit doors – replace with compliant door hardware.
7. Thresholds at egress doors exceed allowable 1/2”.
8. Roof lacks required ventilation.

Overview of Deficiencies

There are 3 of this dormitory (Type 2) on site. This dormitory type is a slab on grade, wood-framed structure with 12 sleeping rooms. The buildings are sprinklered throughout. The buildings have metal panel roofs and siding. They date from 1986.

Accessibility: Overall on site there are 240 sleeping rooms (dwelling units) which would require 10 of those to be accessible units, including 3 with roll-in showers. The Type 1 dormitories are not accessible to people with disabilities, so the grade level Type 2 dormitories are the reasonable place to provide accessible dwelling units.

In general, the buildings have been maintained, but they show heavy use. Issues in the original design and subsequent changes to building codes create significant deficiencies.

Energy Code Deficiencies

In addition to the building code deficiencies listed above, the existing building does not comply with the current energy code. These deficiencies are not included in the estimated costs to correct code deficiencies and are not considered in determining whether or not the building is substandard:

- Most of the fluorescent light fixtures are T12 instead of Code-compliant T8.
- The building lacks adequate thermal insulation as required by the Energy Code.

CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Building Code, Condition Deficiency and Context Analysis Report

29 December 2014

Dormitory Type 2

Parcel No. & Building Name: 4-D13 Dormitory
Address: 1100 Canterbury Rd S, Shakopee, MN
Parcel ID: 274500020
Inspection Date(s): 5 August 2014
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: \$ 302,252

Estimated Cost to Correct Building Code Deficiencies: \$ 83,057

Percentage of Replacement Cost for Building Code Deficiencies: 27.5%

Defects in Structural Elements

1. No “visible” structural defects.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. Restroom doors lack required hardware.
 - b. Inadequate clearance at existing restroom fixtures, stalls and doors.
 - c. Inadequate number of showers for number of occupants per 2902.1.
 - d. Building lacks an accessible drinking fountain.
 - e. Sleeping room and hallway electrical receptacles lack required arc fault protection.
2. Light and Ventilation
 - a. Building lacks a code-compliant ventilation system.
 - b. Outside light fixture is loose.
3. Fire Protection/Adequate Egress
 - a. Door hardware at exit doors – replace with compliant door hardware.
 - b. Thresholds at egress doors exceed allowable 1/2”.
4. Layout and Condition of Interior Partitions/Materials
 - a. Walls in restrooms and mechanical rooms are damaged.
 - b. Ceiling drywall is cracked in places.

- c. Window and door trim in sleeping rooms is damaged and missing in some cases.
 - d. Baseboard missing in some areas.
 - e. FRP loose and damaged in some areas.
 - f. Men's restroom sink is loose.
 - g. Women's restroom threshold is missing.
 - h. Women's restroom stall doors are missing.
 - i. Shower in Women's restroom does not shut off.
 - j. Broken tile in some areas.
5. Exterior Construction
- a. Damaged and dented metal siding.
 - b. Window frames and trim are damaged.
 - c. Roof lacks required ventilation.
 - d. Damage to roof.
 - e. Exterior doors and hardware are damaged.
 - f. Roof finish exhibits deterioration.
 - g. Soffit missing.

Description of Code Deficiencies

- 1. Restroom doors lack required hardware.
- 2. Inadequate clearance at existing restroom fixtures, stalls and doors.
- 3. Inadequate number of showers for number of occupants.
- 4. Building lacks an accessible drinking fountain.
- 5. Sleeping room and hallway electrical receptacles lack required arc fault protection.
- 6. Door hardware at exit doors – replace with compliant door hardware.
- 7. Thresholds at egress doors exceed allowable 1/2".
- 8. Roof lacks required ventilation.

Overview of Deficiencies

There are 3 of this dormitory (Type 2) on site. This dormitory type is a slab on grade, wood-framed structure with 12 sleeping rooms. The buildings are sprinklered throughout. The buildings have metal panel roofs and siding. They date from 1986.

Accessibility: Overall on site there are 240 sleeping rooms (dwelling units) which would require 10 of those to be accessible units, including 3 with roll-in showers. The Type 1 dormitories are not accessible to people with disabilities, so the grade level Type 2 dormitories are the reasonable place to provide accessible dwelling units.

In general, the buildings have been maintained, but they show heavy use. Issues in the original design and subsequent changes to building codes create significant deficiencies.

Energy Code Deficiencies

In addition to the building code deficiencies listed above, the existing building does not comply with the current energy code. These deficiencies are not included in the estimated costs to correct code deficiencies and are not considered in determining whether or not the building is substandard:

- Most of the fluorescent light fixtures are T12 instead of Code-compliant T8.
- The building lacks adequate thermal insulation as required by the Energy Code.

CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Building Code, Condition Deficiency and Context Analysis Report

29 December 2014

Dormitory Type 2

Parcel No. & Building Name: 4-D14 Dormitory
Address: 1100 Canterbury Rd S, Shakopee, MN
Parcel ID: 274500020
Inspection Date(s): 5 August 2014
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: \$ 302,252
Estimated Cost to Correct Building Code Deficiencies: \$ 83,057
Percentage of Replacement Cost for Building Code Deficiencies: 27.5%

Defects in Structural Elements

1. No “visible” structural defects.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. Restroom doors lack required hardware.
 - b. Inadequate clearance at existing restroom fixtures, stalls and doors.
 - c. Inadequate number of showers for number of occupants per 2902.1.
 - d. Building lacks an accessible drinking fountain.
 - e. Sleeping room and hallway electrical receptacles lack required arc fault protection.
2. Light and Ventilation
 - a. Building lacks a code-compliant ventilation system.
3. Fire Protection/Adequate Egress
 - a. Door hardware at exit doors – replace with compliant door hardware.
 - b. Thresholds at egress doors exceed allowable 1/2”.
4. Layout and Condition of Interior Partitions/Materials
 - a. Walls in restrooms and mechanical rooms are damaged.
 - b. Ceiling drywall is cracked in places.
 - c. Window and door trim in sleeping rooms is damaged and missing in some cases.

5. Exterior Construction
 - a. Damaged and dented metal siding.
 - b. Window frames and trim are damaged.
 - c. Roof lacks required ventilation.
 - d. Exterior doors and hardware are damaged.

Description of Code Deficiencies

1. Restroom doors lack required hardware.
2. Inadequate clearance at existing restroom fixtures, stalls and doors.
3. Inadequate number of showers for number of occupants.
4. Building lacks an accessible drinking fountain.
5. Sleeping room and hallway electrical receptacles lack required arc fault protection.
6. Door hardware at exit doors – replace with compliant door hardware.
7. Thresholds at egress doors exceed allowable 1/2”.
8. Roof lacks required ventilation.

Overview of Deficiencies

There are 3 of this dormitory (Type 2) on site. This dormitory type is a slab on grade, wood-framed structure with 12 sleeping rooms. The buildings are sprinklered throughout. The buildings have metal panel roofs and siding. They date from 1986.

Accessibility: Overall on site there are 240 sleeping rooms (dwelling units) which would require 10 of those to be accessible units, including 3 with roll-in showers. The Type 1 dormitories are not accessible to people with disabilities, so the grade level Type 2 dormitories are the reasonable place to provide accessible dwelling units.

In general, the buildings have been maintained, but they show heavy use. Issues in the original design and subsequent changes to building codes create significant deficiencies.

Energy Code Deficiencies

In addition to the building code deficiencies listed above, the existing building does not comply with the current energy code. These deficiencies are not included in the estimated costs to correct code deficiencies and are not considered in determining whether or not the building is substandard:

- Most of the fluorescent light fixtures are T12 instead of Code-compliant T8.
- The building lacks adequate thermal insulation as required by the Energy Code.

Canterbury Park Redevelopment TIF District

Building Code, Condition Deficiency and Context Analysis Report

November 27, 2017

Parcel No. & Building Name: 10-Ind 2 Industrial Building 2
Address: 2419 Eagle Creek Blvd Shakopee, MN 55379
Parcel ID: 279080251
Inspection Date(s) & Time(s): October 25, 2017 9:30 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: \$262,830

Estimated Cost to Correct Building Code Deficiencies: \$62,603

Percentage of Replacement Cost for Building Code Deficiencies: 23.82%

Defects in Structural Elements

1. None observed.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. There is no ADA code required parking space.
 - b. The threshold leading into the building does not comply with ADA code for minimum height.
 - c. There is no code required restroom in the building.
 - d. Exterior door hardware is not ADA code compliant.
 - e. A code compliant drinking fountain should be installed.
2. Light and Ventilation
 - a. HVAC system does not comply with mechanical/building code.
3. Fire Protection/Adequate Egress
 - a. There are no code required smoke detectors in the building.
 - b. There is no code required emergency notification system in the building.
 - c. There is no code required emergency lighting in the building.
 - d. There is no code required building sprinkler system installed.

4. Layout and Condition of Interior Partitions/Materials
 - a. Interior walls should be repaired/repainted.
 - b. Exposed ceiling insulation is damaged and should be repaired.
 - c. Overhead garage door opener is not properly guarded per code.
5. Exterior Construction
 - a. West side of building is water stained and should be cleaned.
 - b. Windows should be replaced to prevent water intrusion per code.
 - c. Exterior doors are rusting and should be replaced to prevent water intrusion per code.
 - d. Steel lintels are rusting and should be protected per code.

Description of Code Deficiencies

1. An accessible parking space should be created to comply with code.
2. The exterior door threshold should be modified to comply with code.
3. An ADA code compliant restroom is required.
4. ADA code compliant door hardware should be installed.
5. Install code compliant drinking fountain.
6. The HVAC system is not mechanical/building code compliant.
7. Code required smoke detectors should be installed.
8. Code required emergency notification system should be installed.
9. Code required emergency lighting should be installed.
10. Code required building sprinkler system should be installed.
11. Protect garage door opener to comply with OSHA code.
12. Replace windows to prevent water intrusion per code.
13. Replace exterior personnel door to prevent water intrusion per code.
14. Protect rusting lintels to comply with code.

Overview of Deficiencies

This steel framed and metal sided building is currently being used as a commercial shop. The exterior metal siding is stained on the west side. The exterior windows have failed and are allowing for water intrusion. The exterior personnel door is rusting and warped. The interior ceiling insulation is damaged in several places and should be repaired. The interior should be repainted. There is no code required restroom. The HVAC system does not comply with code. There is no code required life/safety equipment within the building.

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Canterbury Park Redevelopment TIF District

Building Code, Condition Deficiency and Context Analysis Report

November 27, 2017

Parcel No. & Building Name: 14-Office Farm Office
Address: 3001 Eagle Creek Blvd Shakopee, MN 55379
Parcel ID: 279080681
Inspection Date(s) & Time(s): October 25, 2017 8:35 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: \$84,969
Estimated Cost to Correct Building Code Deficiencies: \$34,134
Percentage of Replacement Cost for Building Code Deficiencies: 40.17%

Defects in Structural Elements

1. None observed.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. There is no ADA code compliant parking.
 - b. There is no ADA code compliant entrance because the threshold is higher than allowed.
 - c. There is no ADA code compliant restroom.
 - d. There is no code required drinking fountain in the building.
 - e. Door hardware should be replaced to comply with ADA code.
 - f. There is no ADA code compliant route to all levels.
2. Light and Ventilation
 - a. HVAC system does not comply with mechanical/building code.
 - b. Lighting 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 notification system in the building.
 - c. There is no code required emergency lighting in the building.
 - d. There is no code required building sprinkler system installed.

4. Layout and Condition of Interior Partitions/Materials
 - a. Interior ceilings should be repainted.
5. Exterior Construction
 - a. Exterior siding should be repainted.
 - b. Windows should be replaced to prevent water intrusion per code.
 - c. Exterior doors are damaged and should be replaced.
 - d. Location of building does not comply with code for proper distance from nearest building.

Description of Code Deficiencies

1. Create ADA code compliant parking space.
2. Create ADA code compliant accessible route into building.
3. Install ADA code required restroom in building.
4. Install code required drinking fountain in building.
5. Install ADA code compliant door hardware.
6. Create ADA code compliant route to all levels of building.
7. Install code compliant HVAC system in building.
8. Install code compliant lighting in building.
9. Code required smoke detectors should be installed.
10. Code required emergency notification system should be installed.
11. Code required emergency lighting should be installed.
12. Code required building sprinkler system should be installed.
13. Windows should be replaced to comply with code to prevent water intrusion.
14. Building should be moved away from adjacent building to comply with code.

Overview of Deficiencies

The office building exterior siding should be repainted. Interior ceiling should be repainted. The HVAC system does not meet code. The windows should be replaced. There is no code compliant access to the second floor. There is no code required restroom in the building. There is no operable fire notification or building sprinkler system in the building. The interior and exterior doors are worn and at the end of their life expectancy.

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Canterbury Park Redevelopment TIF District

Building Code, Condition Deficiency and Context Analysis Report

November 27, 2017

Parcel No. & Building Name: 14-Leather Leather Workshop
Address: 3001 Eagle Creek Blvd. Shakopee, MN 55379
Parcel ID: 279080681
Inspection Date(s) & Time(s): October 25, 2017 8:50 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: \$127,213
Estimated Cost to Correct Building Code Deficiencies: \$32,009
Percentage of Replacement Cost for Building Code Deficiencies: 25.16%

Defects in Structural Elements

1. None observed.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. There is no ADA code compliant parking.
 - b. There is no ADA code compliant entrance because the threshold is higher than allowed.
 - c. There is no ADA code compliant restroom.
 - d. There is no code required drinking fountain in the building.
2. Light and Ventilation
 - a. HVAC system does not comply with mechanical building code.
 - b. Lighting installation 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 notification system in the building.
 - c. There is no code required emergency lighting in the building.
 - d. There is no code required building sprinkler system installed.

4. Layout and Condition of Interior Partitions/Materials
 - a. Interior walls need to be painted.
 - b. Interior ceiling needs to be painted.
5. Exterior Construction
 - a. Exterior siding is damaged and allowing for water intrusion, contrary to code.
 - b. Windows are rotting, allowing for water intrusion, contrary to code.

Description of Code Deficiencies

1. ADA code compliant parking should be created.
2. ADA code compliant means of entrance into the building should be created.
3. ADA code compliant restroom should be created.
4. Code compliant HVAC system should be installed.
5. Code compliant lighting should be installed.
6. Code compliant drinking fountain should be installed.
7. Code required pathways should be established to create an unimpeded means for emergency egress.
8. Code required smoke detectors should be installed.
9. Code required emergency notification system should be installed.
10. Code required emergency lighting should be installed.
11. Code required building sprinkler system should be installed.
12. Windows should be replaced to prevent water intrusion per code.
13. Siding should be replaced to prevent water intrusion per code.

Overview of Deficiencies

This building was originally constructed as a garage and has been converted into a commercial workshop for custom leather products. The siding is damaged, the windows are rotting. There is no code required parking and access into the building would not meet code. The interior should be repainted. The interior lighting installation does not meet code. The HVAC system is not code compliant. There is no restroom or water in the building. This commercial operation would require smoke detectors, emergency lighting, emergency notification system and a building sprinkler system.

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Canterbury Park Redevelopment TIF District

Building Code, Condition Deficiency and Context Analysis Report

April 30, 2019

Parcel No. & Building Name: 18-Out Twin City Outboard
Address and Parcel ID: 600 Canterbury Rd S, Shakopee, MN
Parcel ID: 274060020
Inspection Date(s) & Time(s): March 22, 2019 9:20 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: \$1,526,542
Estimated Cost to Correct Building Code Deficiencies: \$665,210
Percentage of Replacement Cost for Building Code Deficiencies: \$43.58%

Defects in Structural Elements

1. None observed.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. There is no code-required accessible route to all levels.
 - b. Kitchen area does not comply with code for accessibility.
2. Light and Ventilation
 - a. Lighting does not comply with code.
 - b. The HVAC system does not comply with code.
3. Fire Protection/Adequate Egress
 - a. Glass doors do not have code-required 10-inch kick plates.
 - b. Door hardware does not comply with code.
 - c. Interior stairway does not comply with code.
 - d. Flooring material is damaged/missing, creating an impediment to emergency egress, which does not comply with code.
 - e. There are no code-required smoke detectors in the building.
 - f. Emergency lighting is not code-compliant.
 - g. There is no code-required emergency notification system in the building.
 - h. There is no code-required building sprinkler system.

4. Layout and Condition of Interior Partitions/Materials
 - a. Carpeting is stained and should be removed/replaced.
 - b. Walls should be repainted
 - c. Ceiling tile is missing/damaged and should be replaced.
5. Exterior Construction
 - a. Stucco is cracked/damaged, allowing for water intrusion, contrary to code.
 - b. Roofing material has failed, allowing for water intrusion, contrary to code.
 - c. Steel framed doors are rusting and should be repaired/repainted.
 - d. Windows have failed, allowing for water intrusion, contrary to code.

Description of Code Deficiencies

1. Access to all levels is required by code.
2. The kitchen area is not code-compliant for accessibility.
3. Lighting should be upgraded to comply with code.
4. The HVAC system should be replaced to comply with code.
5. Glass doors should have code-required 10-inch kick plates installed.
6. Code-compliant door hardware should be installed.
7. Interior stairway should be modified to comply with code.
8. Damaged flooring material should be replaced to comply with code for emergency egress.
9. Code-required smoke detectors should be installed.
10. Code-compliant emergency lighting should be installed.
11. A code-required emergency notification system should be installed.
12. A code-required building sprinkler system should be installed.
13. Stucco should be repaired to prevent water intrusion per code.
14. Failed roofing material should be replaced to prevent water intrusion per code.
15. Failed windows should be replaced to prevent water intrusion per code.

Overview of Deficiencies

This two-story commercial building was originally a racquet ball facility but was converted to an outboard motor repair and sales facility. The building does not comply with code for accessibility to all levels. All flooring material is damaged and or stained and should be replaced. The lighting does not comply with code. The HVAC system does not comply with code. Roofing material has failed, allowing for water intrusion, contrary to code. Windows have failed. The interior stairway does not comply with code. There are no code-required emergency systems in the building. The exterior stucco is cracked/damaged, allowing for water intrusion, contrary to code.

M:\14Proj\140453\400 Design\406 Reports\2019 Building Reports - Phase IV\600 Canterbury Road South\600 Canterbury Road S Redevelopment District Substandard Building Report.docx

APPENDIX C

Building Replacement Cost Reports
Code Deficiency Cost Reports
Photographs

CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Replacement Cost Report

RSMeans data
from BORDIAN

Square Foot Cost Estimate Report

Date: **4/3/2017**

Estimate Name:	Canterbury Park Carpenter Shop	
	City of Shakopee 1100 Canterbury Road South , Shakopee , Minnesota , 55379	
Building Type:	Work Shop with Wood Clapboard / Wood Frame	
Location:	SHAKOPEE, MN	 Costs are derived from a building model with basic components. Scope differences and market conditions can cause costs to vary significantly.
Story Count:	1	
Story Height (L.F.):	10	
Floor Area (S.F.):	1480	
Labor Type:	OPN	
Basement Included:	No	
Data Release:	Year 2017	
Cost Per Square Foot:	\$120.16	
Building Cost:	\$171,197.00	

		% of Total	Cost Per S.F.	Cost
A Substructure		21.24%	22.34	33061.91
A1010	Standard Foundations		17.00	25158.03
	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick		10.85	16054.90
	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide		5.94	8786.65
	Spread footings, 3000 PSI concrete, load 25K, soil bearing capacity 3 KSF, 3' - 0" square x 12" deep		0.21	316.48
A1030	Slab on Grade		5.01	7412.37
	Slab on grade, 4" thick, non industrial, non reinforced		5.01	7412.37
A2010	Basement Excavation		0.33	491.51
	Excavate and fill, 10,000 SF, 4' deep, sand, gravel, or common earth, on site storage		0.33	491.51
B Shell		30.72%	32.31	47816.41
B1010	Floor Construction		0.24	355.02
	Wood column, 6" x 6", 20' x 20' bay, 12' unsupported height, 90 BF/MSF, 50 PSF total allowable load		0.08	112.15
	Wood beam, 3 - 2 x 14, Douglas Fir No. 2, 243 lbs/LF @ 18' span		0.16	242.87
B1020	Roof Construction		2.80	4144.00
	Wood roof, flat rafter, 2" x 6", 16" O.C.		2.80	4144.00
B2010	Exterior Walls		11.31	16745.00
	Wood siding, 2"x4" studs 16"OC, insulated wall, 5/8" texture 1-11 fir plywood		11.31	16745.00
B2020	Exterior Windows		0.50	740.00
	Glazing panel, insulating, 5/8" thick units, 2 lites 3/16" float glass, tinted		0.50	740.00
B2030	Exterior Doors		6.47	9570.56
	Door, steel 18 gauge, hollow metal, 1 door with frame, "A" label, 3'-0" x 7'-0" opening		4.30	6362.56

B3010	Door, steel, overhead, rolling, manual operation, 10'-0" x 10'-0" opening	2.17	3208.00	
	Roof Coverings	10.99	16261.83	
	Tile roofing, clay, mission, 4" minimum slope, 12.2 PSF	8.04	11899.20	
	Insulation, rigid, roof deck, polyisocyanurate, 2#/CF, 3" thick	2.02	2996.96	
	Gutters, box, aluminum, .032" thick, 5", enameled finish	0.86	1275.05	
	Downspout, aluminum, rectangular, 2" x 3", enameled, .024" thick	0.06	90.62	
C Interiors		8.07%	8.48	12557.02
C1010	Partitions	0.33	488.00	
	Wood partition, 5/8"fire rated gypsum board face, none base,2 x 4,@ 16" OC framing,same opposite face, 0 insul	0.33	488.00	
C1020	Interior Doors	1.44	2137.64	
	Door, single leaf, wood frame, 3'-0" x 7'-0" x 1-3/8", hollow core, lauan	1.44	2137.64	
C1030	Fittings	0.46	681.85	
	Toilet partitions, cubicles, ceiling hung, stainless steel	0.46	681.85	
C3010	Wall Finishes	1.61	2382.33	
	Painting, interior on plaster and drywall, brushwork, primer & 2 coats	1.61	2382.33	
C3030	Ceiling Finishes	4.64	6867.20	
	Gypsum board ceilings, 1/2" fire rated gypsum board, painted and textured finish,1" x 3" wood, 16" OC furring, wood support	4.64	6867.20	
D Services		39.96%	46.11	62198.30
D2010	Plumbing Fixtures	10.75	15913.35	
	Water closet, vitreous china, bowl only with flush valve, wall hung	6.80	10059.67	
	Urinal, vitreous china, stall type	0.37	544.97	
	Lavatory w/trim, vanity top, PE on CI, 19" x 16" oval	2.33	3448.08	
	Service sink w/trim, PE on CI, corner floor, 28" x 28", w/rim guard	0.50	739.60	
	Water cooler, electric, wall hung, dual height, 14.3 GPH	0.76	1121.03	
D2020	Domestic Water Distribution	0.33	495.65	
	Electric water heater, residential, 100< F rise, 10 gallon tank, 7 GPH	0.33	495.65	
D3010	Energy Supply	12.64	12636.80	
	Splt sys, air cooled condensing unit, schools and colleges, 10,000 SF, 38.33 ton	12.64	12636.80	
D4010	Sprinklers	3.50	5181.78	
	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 10,000 SF	3.50	5181.78	
D4020	Standpipes	0.90	1336.44	
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	0.90	1336.44	
D5010	Electrical Service/Distribution	7.61	11265.76	
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 200 A	2.00	2961.88	
	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A	1.58	2335.50	
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A	4.03	5968.38	
D5020	Lighting and Branch Wiring	5.27	7805.08	
	Receptacles incl plate, box, conduit, wire, 2.5 per 1000 SF, .3 watts per SF	1.92	2837.40	
	Wall switches, 1.0 per 1000 SF	0.29	421.98	
	Miscellaneous power, to .5 watts	0.16	241.70	
	Fluorescent fixtures, type A, 8 fixtures per 400 SF	2.91	4304.00	
D5030	Communications and Security	5.11	7563.44	
	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	0.96	1416.71	

Fire alarm command center, addressable without voice, excl. wire & conduit		4.15	6146.73
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%	\$109.24	\$155,633.64
Contractor Fees (General Conditions,Overhead,Profit)	10.00%	\$10.92	\$15,563.36
Architectural Fees	0.00%	\$0.00	\$0.00
User Fees	0.00%	\$0.00	\$0.00
Total Building Cost		\$120.16	\$171,197.00

CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Code Deficiency Cost Report

3-Carp -1100 Canterbury Road S, Shakopee, MN 55379 - PID 274500010

Carpenter Shop

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
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Accessibility Items

Doors					
Install ADA code compliant door hardware	\$	250.00	Ea	1	\$ 250.00
Thresholds					
Modify door thresholds to comply with ADA code	\$	100.00	Ea	1	\$ 100.00
Restroom					
Install ADA code compliant restroom	\$	10.00	SF	1480	\$ 14,800.00

Structural Elements

\$ -

Exiting

\$ -

Fire Protection

Sprinkler System					
Install code compliant building sprinkler system	\$	4.40	SF	1480	\$ 6,512.00
Smoke Detectors					
Install code compliant smoke detectors	\$	0.96	SF	1480	\$ 1,420.80
Emergency Notification System					
Install code compliant emergency notification system	\$	4.15	SF	1480	\$ 6,142.00
Ceiling Openings					
Secure all ceiling openings to comply with code	\$	250.00	Lump	1	\$ 250.00

Exterior Construction

Wall System					
Repair wood sills to prevent water intrusion per code	\$	1,000.00	Lump	1	\$ 1,000.00
Siding					
Patch siding where holes are allowing for rodent intrusion contrary to code	\$	100.00	Lump	1	\$ 100.00

Roof Construction

\$ -

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Mechanical- Electrical					
	Mechanical				
	Replace HVAC system to comply with mechanical/building code	\$ 12.64	SF	1480	\$ 18,707.20
	Electrical				
	Secure electrical junction boxes to comply with code	\$ 25.00	Lump	1	\$ 25.00
	Secure electrical circuit breaker boxes to comply with code	\$ 50.00	Lump	1	\$ 50.00
Total Code Improvements					\$ 49,357

CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Building 3-Carp, 1100 Canterbury Rd S - Carpenter Shop



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CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Building 3-Carp, 1100 Canterbury Rd S - Carpenter Shop



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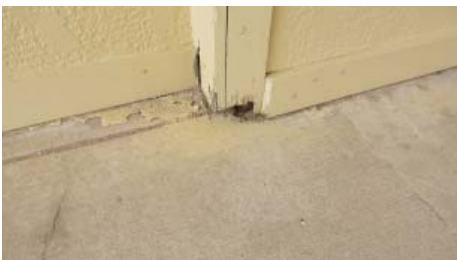
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CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Replacement Cost Report

RSMeans data
from BORDIAN

Square Foot Cost Estimate Report

Date: **4/4/2017**

Estimate Name:

Canterbury Park Vehicle Maintenance Building

City of Shakopee

1100 Canterbury Road South , Shakopee ,
Minnesota , 55379

Building Type:

**Hangar, Aircraft with Concrete Block / Rigid
Steel**

Location:

SHAKOPEE, MN

Story Count:

1

Story Height (L.F.):

12

Floor Area (S.F.):

4250

Labor Type:

OPN

Basement Included:

No

Data Release:

Year 2017

Cost Per Square Foot:

\$101.45

Building Cost:

\$431,168.96

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		18.87%	17.41	73979.83
A1010	Standard Foundations		9.03	38383.87
	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick		5.67	24082.35
	Strip footing, concrete, reinforced, load 6.8 KLF, soil bearing capacity 3 KSF, 12" deep x 32" wide		3.23	13707.15
	Spread footings, 3000 PSI concrete, load 75K, soil bearing capacity 6 KSF, 4' - 0" square x 12" deep		0.14	594.37
A1030	Slab on Grade		8.20	34843.20
	Slab on grade, 6" thick, light industrial, reinforced		8.20	34843.20
A2010	Basement Excavation		0.18	752.76
	Excavate and fill, 30,000 SF, 4' deep, sand, gravel, or common earth, on site storage		0.18	752.76
B Shell		42.91%	39.57	168205.40
B1020	Roof Construction		8.10	34432.44
	Wood roof, truss, 4/12 slope, 24" O.C., 44' to 60' span		7.04	29920.00
	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		1.06	4512.44
B2010	Exterior Walls		7.37	31338.44
	Concrete block (CMU) wall, regular weight, hollow, 8 x 8 x 16, 2000 PSI, perlite core fill		7.37	31338.44
B2020	Exterior Windows		1.99	8459.98
	Windows, wood, double hung, standard glass, 3'-0" x 5'-6"		0.89	3766.62
	Windows, wood, sliding, standard glass, 4'-4" x 3'-3"		1.10	4693.36
B2030	Exterior Doors		10.53	44745.52
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 4'-0" x 8'-0" opening		1.66	7064.04

	Door, steel, vertical lift, door with frame, motor operator, 16"-0" x 16"-0" opening	8.87	37681.48	
B3010	Roof Coverings	11.58	49229.02	
	Metal roofing, steel, colors, 3" min slope, 26 gauge, 1.0 PSF	7.40	31450.00	
	Insulation, rigid, roof deck, fiberboard, mineral, 1-1/2" thick, R4.17	1.83	7765.52	
	Roof edges, aluminum, duranodic, .050" thick, 6" face	1.98	8416.58	
	Flashing, aluminum, no backing sides, .019"	0.38	1596.92	
C Interiors		1.29%	1.19	5038.94
C1010	Partitions	0.51	2167.32	
	Concrete block (CMU) partition, regular weight, hollow, 8" thick, no finish	0.51	2167.32	
C1020	Interior Doors	0.24	1011.32	
	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	0.24	1011.32	
C1030	Fittings	0.31	1299.35	
	Toilet partitions, cubicless, floor mounted, headrail braced, plastic laminate	0.22	918.53	
	Entrance screens, floor mounted, 54" high, painted metal	0.03	145.56	
	Urinal screens, floor mounted, 24" wide, laminated plastic	0.06	235.26	
C3010	Wall Finishes	0.13	560.95	
	Painting, masonry or concrete, latex, brushwork, primer & 1 coat	0.13	560.95	
D Services		36.93%	34.06	144747.61
D2010	Plumbing Fixtures	1.65	7015.55	
	Water closet, vitreous china, tank type, 2 piece close coupled	0.48	2055.37	
	Urinal, vitreous china, stall type	0.18	782.47	
	Lavatory w/trim, wall hung, PE on CI, 19" x 17"	0.55	2354.48	
	Service sink w/trim, PE on CI, wall hung w/rim guard, 24" x 20"	0.28	1175.87	
	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH	0.15	647.36	
D2020	Domestic Water Distribution	2.82	11980.50	
	Gas fired water heater, commercial, 100< F rise, 600 MBH input, 576 GPH	2.82	11980.50	
D2040	Rain Water Drainage	0.39	1651.34	
	Roof drain, CI, soil, single hub, 5" diam, for each additional foot add	0.39	1651.34	
D3050	Terminal & Package Units	6.15	26118.00	
	Space heater, suspended, gas fired, propeller fan, 320 MBH	6.15	26118.00	
D4010	Sprinklers	7.43	31596.20	
	Deluge sprinkler systems, steel, extra hazard, 1 floor, 10,000 SF	7.43	31596.20	
D4020	Standpipes	1.21	5147.00	
	Wet standpipe risers, class II, steel, black, sch 40, 2-1/2" diam pipe, 1 floor	1.21	5147.00	
D5010	Electrical Service/Distribution	1.02	4315.90	
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 200 A	0.19	786.75	
	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A	0.23	992.59	
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A	0.60	2536.56	
D5020	Lighting and Branch Wiring	10.88	46256.12	
	Receptacles incl plate, box, conduit, wire, 4 per 1000 SF, .5 W per SF, with transformer	2.48	10521.90	
	Miscellaneous power, to .5 watts	0.16	694.07	

D5030	HID fixture, 16' above work plane, 3 watt/SF, type G, 157 FC, 3 fixtures per 1000 SF		8.24	35040.15
	Communications and Security		2.51	10667.00
	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire		1.06	4520.27
	Fire alarm command center, addressable without voice, excl. wire & conduit		1.45	6146.73
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%	\$92.23	\$391,971.78
Contractor Fees (General Conditions,Overhead,Profit)		10.00%	\$9.22	\$39,197.18
Architectural Fees		0.00%	\$0.00	\$0.00
User Fees		0.00%	\$0.00	\$0.00
Total Building Cost			\$101.45	\$431,168.96

CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Code Deficiency Cost Report

3-Maint, 1100 Canterbury Road S - Vehicle Maintenance Building - PID 274500010

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Accessibility Items					
	Restroom				
	Modify restroom to become ADA code compliant	\$ 2,500.00	Lump	1 \$	2,500.00
	Thresholds				
	Modify thresholds to comply with ADA code	\$ 250.00	Ea	3 \$	750.00
	Door Hardware				
	Install ADA code compliant hardware	\$ 250.00	Ea	5 \$	1,250.00
Structural Elements					
	Foundation Block				
	Repair/replace damaged foundation block to comply with code	\$ 50.00	LF	240 \$	12,000.00
Exiting					
	Emergency Egress				
	Create code compliant emergency egress routes from building	\$ 500.00	Lump	1 \$	500.00
Fire Protection					
	Building Sprinkler System				
	Install code compliant building sprinkler system	\$ 8.64	SF	4250 \$	36,720.00
Exterior Construction					
	Block Work				
	Repair/replace exterior block work to prevent water intrusion per code	\$ 3.55	SF	4250 \$	15,087.50
	Windows				
	Replace windows to prevent water intrusion per code	\$ 1.99	SF	4250 \$	8,457.50
	Caulking				
	Replace damaged caulking to prevent water intrusion per code	\$ 3.18	LF	100 \$	318.00
	Hollow Metal Doors and Frames				
	Repair/repaint hollow metal door frames to prevent rusting per code	\$ 250.00	Ea	3 \$	750.00
	Replace hollow metal doors to prevent water intrusion per code	\$ 1.66	SF	4250 \$	7,055.00
Roof Construction					
					\$ -

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Mechanical- Electrical					
	Mechanical			\$	-
	Install code compliant HVAC system	\$ 6.15	SF	4250 \$	26,137.50
	Install code compliant exhaust system	\$ 1,000.00	Ea	2 \$	2,000.00
				\$	-
Total Code Improvements					\$ 113,526

CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Building 3-Maint, 1100 Canterbury Rd S, Vehicle Maintenance Shop



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CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Building 3-Maint, 1100 Canterbury Rd S, Vehicle Maintenance Shop



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CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Building 3-Maint, 1100 Canterbury Rd S, Vehicle Maintenance Shop



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CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Building 3-Maint, 1100 Canterbury Rd S, Vehicle Maintenance Shop



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CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Building 3-Maint, 1100 Canterbury Rd S, Vehicle Maintenance Shop



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CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Replacement Cost Report

RSMeans data
from BORDIAN

Square Foot Cost Estimate Report

Date: 4/4/2017

Estimate Name:	Canterbury Park Restroom Building	
	City of Shakopee 1100 Canterbury Road South , Shakopee , Minnesota , 55379	
Building Type:	Public Restroom Building Concrete Block / Bearing Walls	
Location:	SHAKOPEE, MN	
Story Count:	1	
Story Height (L.F.):	10	
Floor Area (S.F.):	1300	
Labor Type:	OPN	
Basement Included:	No	
Data Release:	Year 2017	Costs are derived from a building model with basic components.
Cost Per Square Foot:	\$156.83	Scope differences and market conditions can cause costs to vary significantly.
Building Cost:	\$203,861.30	

		% of Total	Cost Per S.F.	Cost
A Substructure		13.67%	19.48	25,327.18
A1010	Standard Foundations		11.18	14,528.36
	Foundation wall, CIP, 4' wall height, direct chute, .099 CY/LF, 4.8 PLF, 8" thick		8.91	11,578.07
	Strip footing, concrete, unreinforced, load 2.6 KLF, soil bearing capacity 3			
	KSF, 8" deep x 16" wide		2.27	2,950.29
A1030	Slab on Grade		7.22	9,388.50
	Slab on grade, 5" thick, light industrial, reinforced		7.22	9,388.50
A2010	Basement Excavation		1.08	1,410.32
	Excavate and fill, 1000 SF 4' deep sand, gravel, or common earth, on site			
	storage		1.08	1,410.32
B Shell		27.38%	39.04	50,748.22
B1020	Roof Construction		6.31	8,198.28
	Wood roof, truss, 4/12 slope, 24" O.C., 24' to 29' span		6.31	8,198.28
B2010	Exterior Walls		9.22	11,990.16
	Concrete block (CMU) wall, regular weight, hollow, 8 x 8 x 16, 2000 PSI		9.22	11,990.16
B2020	Exterior Windows		3.39	4,401.84
	Windows, wood, sliding, standard glass, 3'-4" x 2'-7"		3.39	4,401.84
B2030	Exterior Doors		6.39	8,304.40
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-6" x 7'-0"			
	opening		6.39	8,304.40
B3010	Roof Coverings		13.73	17,853.54
	Tile roofing, clay, mission, 4" minimum slope, 12.2 PSF		8.04	10,455.20
	Insulation, rigid, roof deck, composite with 2" EPS, 1" perlite		2.15	2,797.28
	Roof edges, aluminum, duranodic, .050" thick, 6" face		3.54	4,601.06
C Interiors		5.89%	8.40	10,923.15
C1010	Partitions		5.1	6,629.43

C1020	Concrete block (CMU) partition, regular weight, hollow, 8" thick, no finish	5.1	6,629.43	
	Interior Doors	1.98	2,577.88	
C3010	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	1.98	2,577.88	
	Wall Finishes	1.32	1,715.84	
	Painting, masonry or concrete, latex, brushwork, primer & 1 coat	1.32	1,715.84	
D Services		53.06%	75.65	98,329.90
D2010	Plumbing Fixtures	37.12	48,251.09	
	Water closetss, battery mount, wall hung, side by side, each additional water closet, add	18.83	24,475.20	
	Urinal, vitreous china, wall hung	8.12	10,558.40	
	Lavatory w/trim, wall hung, PE on CI, 18" x 15"	6.8	8,836.69	
	Lavatory w/trim, wall hung, vitreous china, 20" x 27", handicap	3.37	4,380.80	
D2020	Domestic Water Distribution	3.19	4,146.00	
	Gas fired water heater, residential, 100< F rise, 30 gal tank, 32 GPH	3.19	4,146.00	
D2040	Rain Water Drainage	4.27	5,547.70	
	Roof drain, CI, soil,single hub, 3" diam, 10' high	3.45	4,488.51	
	Roof drain, CI, soil,single hub, 3" diam, for each additional foot add	0.81	1,059.19	
D3050	Terminal & Package Units	8.81	11,447.28	
	Rooftop, single zone, air conditioner, offices, 1,000 SF, 3.17 ton	8.81	11,447.28	
D5010	Electrical Service/Distribution	10.29	13,375.91	
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 400 A	7.37	9,580.72	
	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A	2.92	3,795.19	
D5020	Lighting and Branch Wiring	11.97	15,561.92	
	Receptacles incl plate, box, conduit, wire, 16.5 per 1000 SF, 2.0 watts per SF	3.78	4,916.78	
	Fluorescent fixtures recess mounted in ceiling, 2.4 watt per SF, 60 FC, 15 fixtures @ 32 watt per 1000 SF	8.19	10,645.14	
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%	\$142.57	\$185,328.45
Contractor Fees (General Conditions,Overhead,Profit)		10.00%	\$14.26	\$18,532.85
Architectural Fees		0.00%	\$0.00	\$0.00
User Fees		0.00%	\$0.00	\$0.00
Total Building Cost			\$156.83	\$203,861.30

CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Code Deficiency Cost Report

3-Rest, 1100 Canterbury Road S - Restroom Building - PID 274500010

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Accessibility Items					
	Restrooms				
	Create ADA code compliant restrooms	\$ 3.09	SF	1300	\$ 4,017.00
Structural Elements					
				\$	-
Exiting					
	Door Locks				
	Replace key only door locks to become code compliant	\$ 100.00	Ea	4	\$ 400.00
	Emergency Lighting				
	Install code compliant emergency lighting	\$ 0.75	SF	1300	\$ 975.00
Fire Protection					
				\$	-
Exterior Construction					
	Concrete Masonry Units				
	Repair/replace CMU's to prevent water intrusion per code	\$ 2,500.00	Lump	1	\$ 2,500.00
	Windows				
	Replace windows to prevent water intrusion per code	\$ 3.39	SF	1300	\$ 4,407.00
	Caulking				
	Remove/replace caulking to prevent water intrusion per code	\$ 0.75	LF	100	\$ 75.00
Roof Construction					
	Roofing				
	Replace roofing material to prevent water intrusion per code	\$ 13.73	SF	1300	\$ 17,849.00
Mechanical- Electrical					
	Mechanical			\$	-
	Install code compliant HVAC system	\$ 8.81	SF	1300	\$ 11,453.00
Total Code Improvements					\$ 41,676

CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

3-Rest, 1100 Canterbury Rd S - Restroom



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CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

3-Rest, 1100 Canterbury Rd S - Restroom



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CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

3-Rest, 1100 Canterbury Rd S - Restroom



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CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Replacement Cost Report

RSMeans data
from BORDIAN

Square Foot Cost Estimate Report

Date: 4/3/2017

Estimate Name:	Canterbury Park Sign Shop	 Costs are derived from a building model with basic components. Scope differences and market conditions can cause costs to vary significantly.
	City of Shakopee 1100 Canterbury Road South , Shakopee , Minnesota , 55379	
Building Type:	Work Shop with Wood Clapboard / Wood Frame	
Location:	SHAKOPEE, MN	
Story Count:	1	
Story Height (L.F.):	10	
Floor Area (S.F.):	1000	
Labor Type:	OPN	
Basement Included:	No	
Data Release:	Year 2017	
Cost Per Square Foot:	\$144.50	
Building Cost:	\$144,497.22	

		% of Total	Cost Per S.F.	Cost
A Substructure		23.14%	30.40	30395.85
A1010	Standard Foundations		25.06	25055.39
	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick		16.05	16054.90
	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide		8.79	8786.65
	Spread footings, 3000 PSI concrete, load 25K, soil bearing capacity 3 KSF, 3' - 0" square x 12" deep		0.21	213.84
A1030	Slab on Grade		5.01	5008.36
	Slab on grade, 4" thick, non industrial, non reinforced		5.01	5008.36
A2010	Basement Excavation		0.33	332.10
	Excavate and fill, 10,000 SF, 4' deep, sand, gravel, or common earth, on site storage		0.33	332.10
B Shell		24.18%	31.76	31759.11
B1010	Floor Construction		0.24	239.88
	Wood column, 6" x 6", 20' x 20' bay, 12' unsupported height, 90 BF/MSF, 50 PSF total allowable load		0.08	75.78
	Wood beam, 3 - 2 x 14, Douglas Fir No. 2, 243 lbs/LF @ 18' span		0.16	164.10
B1020	Roof Construction		2.80	2800.00
	Wood roof, flat rafter, 2" x 6", 16" O.C.		2.80	2800.00
B2010	Exterior Walls		10.46	10460.00
	Wood siding, 2"x6" studs 16"OC, insulated wall, 5/8" texture 1-11 fir plywood		10.46	10460.00
B2020	Exterior Windows		2.04	2043.28
	Windows, wood, double hung, standard glass, 2'-8" x 4'-6"		2.04	2043.28
B2030	Exterior Doors		3.57	3565.26
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening		3.57	3565.26

B3010	Roof Coverings	12.65	12650.69
	Tile roofing, clay, mission, 4" minimum slope, 12.2 PSF	8.04	8040.00
	Insulation, rigid, roof deck, polyisocyanurate, 2#/CF, 3" thick	2.02	2024.97
	Flashing, terne coated, no backing, 28 ga, > 2000 lbs	2.59	2585.72
C Interiors		11.71%	15.39
C1010	Partitions	5.39	5385.34
	Wood partition, 5/8" fire rated gypsum board face, 1/4" sound deadening gypsum board, 2x4 @ 16" OC framing, same opposite face, 1.5" fiberglass	5.39	5385.34
C1020	Interior Doors	2.17	2166.52
	Door, single leaf, wood frame, 3'-0" x 7'-0" x 1-3/8", hollow core, lauan	2.17	2166.52
C1030	Fittings	0.46	460.71
	Toilet partitions, cubicles, ceiling hung, stainless steel	0.46	460.71
C3010	Wall Finishes	1.61	1609.68
	Painting, interior on plaster and drywall, brushwork, primer & 2 coats	1.61	1609.68
C3020	Floor Finishes	1.12	1117.50
	Carpet tile, nylon, fusion bonded, 18" x 18" or 24" x 24", 24 oz	1.12	1117.50
C3030	Ceiling Finishes	4.64	4640.00
	Gypsum board ceilings, 1/2" fire rated gypsum board, painted and textured finish, 1" x 3" wood, 16" OC furring, wood support	4.64	4640.00
D Services		40.98%	53.82
D2010	Plumbing Fixtures	10.75	10752.26
	Water closet, vitreous china, bowl only with flush valve, wall hung	6.80	6797.08
	Urinal, vitreous china, stall type	0.37	368.22
	Lavatory w/trim, vanity top, PE on CI, 19" x 16" oval	2.33	2329.78
	Service sink w/trim, PE on CI, corner floor, 28" x 28", w/rim guard	0.50	499.73
	Water cooler, electric, wall hung, dual height, 14.3 GPH	0.76	757.45
D2020	Domestic Water Distribution	1.97	1970.00
	Electric water heater, residential, 100< F rise, 10 gallon tank, 7 GPH	1.97	1970.00
D3050	Terminal & Package Units	12.64	12636.80
	Splt sys, air cooled condensing unit, schools and colleges, 10,000 SF, 38.33 ton	12.64	12636.80
D4010	Sprinklers	3.50	3501.20
	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 10,000 SF	3.50	3501.20
D4020	Standpipes	0.90	903.00
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	0.90	903.00
D5010	Electrical Service/Distribution	11.27	11265.76
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 200 A	2.96	2961.88
	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A	2.34	2335.50
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A	5.97	5968.38
D5020	Lighting and Branch Wiring	5.69	5693.42
	Receptacles incl plate, box, conduit, wire, 2.5 per 1000 SF, .3 watts per SF	1.92	1917.16
	Wall switches, 1.0 per 1000 SF	0.29	285.12
	Miscellaneous power, to .5 watts	0.16	163.31
	Central air conditioning power, 4 watts	0.64	637.83
	Fluorescent fixtures, type A, 8 fixtures per 400 SF	2.69	2690.00
D5030	Communications and Security	7.10	7103.96

Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	0.96	957.23
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Fire alarm command center, addressable without voice, excl. wire & conduit	6.15	6146.73
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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%	\$131.37	\$131,361.11
Contractor Fees (General Conditions,Overhead,Profit)	10.00%	\$13.14	\$13,136.11
Architectural Fees	0.00%	\$0.00	\$0.00
User Fees	0.00%	\$0.00	\$0.00
Total Building Cost		\$144.51	\$144,497.22

CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Code Deficiency Cost Report

3-Sign -1100 Canterbury Road Shakopee, MN 55379 - Sign Shop - PID 274500010

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Accessibility Items					
	Restroom				
	Install ADA code compliant restroom	\$ 9.99	SF	1000	\$ 9,990.00
	Thresholds				
	Modify thresholds to comply with ADA code for maximum height	\$ 150.00	Ea	2	\$ 300.00
	Doors				
	Install ADA code compliant door hardware	\$ 250.00	Ea	4	
	Drinking Fountain				
	Install ADA code compliant drinking fountain	\$ 0.76	SF	1000	\$ 760.00
Structural Elements					
					\$ -
Exiting					
	Carpeting				\$ -
	Remove/replace torn carpet to create a code required unimpeded means of emergency egress	\$ 1.12	SF	1000	\$ 1,120.00
Fire Protection					
	Smoke Detectors				
	Install code compliant smoke detectors	\$ 0.96	SF	1000	\$ 960.00
	Emergency Lighting				
	Install code compliant emergency lighting	\$ 0.50	SF	1000	\$ 500.00
	Emergency Notification System				
	Install code compliant emergency notification system	\$ 6.15	SF	1000	\$ 6,150.00
	Building Sprinkler System				
	Install code compliant building sprinkler system	\$ 4.40	SF	1000	\$ 4,400.00
Exterior Construction					
	Siding				
	Replace rotted siding to prevent water intrusion per code	\$ 10.46	SF	1000	\$ 10,460.00
	Windows				
	Replace rotted windows to prevent water intrusion per code	\$ 2.04	SF	1000	\$ 2,040.00
Roof Construction					
					\$ -

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Mechanical- Electrical					
	Mechanical				
	Install new HVAC system to comply with mechanical/building code	\$ 12.64	SF	1000	\$ 12,640.00
	Electrical				
	Enclose ceiling light wiring in code approved conduit	\$ 500.00	Lump	1	\$ 500.00
Total Code Improvements					\$ 49,820

CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

3-Sign, 1100 Canterbury Rd S - Sign Shop



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CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

3-Sign, 1100 Canterbury Rd S - Sign Shop



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CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

3-Sign, 1100 Canterbury Rd S - Sign Shop



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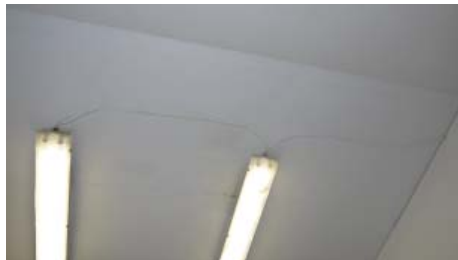
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CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Building Replacement Cost Report

4-Admin

Building Type:	Community Center with Decorative Concrete Block / Bearing Walls	
Location:	MINNEAPOLIS, MN	 Costs are derived from a building model with basic components. Scope differences and market conditions can cause costs to vary significantly.
Story Count:	1	
Story Height (L.F.):	12	
Floor Area (S.F.):	17200	
Labor Type:	OPN	
Basement Included:	No	
Data Release:	Year 2014 Quarter 4	
Cost Per Square Foot:	\$102.85	
Building Cost:	\$1,769,007	

		% of Total	Cost Per S.F.	Cost
A Substructure		14.08%	\$14.48	\$ 249,056
A1010	Standard Foundations		\$1.95	\$33,540
	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6			
A1030	Slab on Grade		\$5.55	\$95,460
	Slab on grade, 4" thick, non industrial, reinforced			
A2010	Basement Excavation		\$0.35	\$6,020
	Excavate and fill, 4000 SF, 4' deep, sand, gravel, or common earth, on site			
A2020	Basement Walls		\$6.63	\$114,036
	Foundation wall, CIP, 4' wall height, direct chute, .099 CY/LF, 4.8 PLF, 8"			
B Shell		20.89%	\$21.49	\$ 369,628
B1020	Roof Construction		\$7.15	\$122,980
	Roof, wood joists, beams, 1.5" 22 ga metal deck, on columns and bearing			
B2010	Exterior Walls		\$6.40	\$110,080
	Concrete block (CMU) wall, rock face, hollow, regular weight, 8x8x16,			
B2020	Exterior Windows		\$1.84	\$31,648
	Aluminum flush tube frame, for 1/4"glass,1-3/4"x4", 5'x6' opening, no			
	Glazing panel, insulating, 1/2" thick, 2 lites 1/8" float glass, clear			
B2030	Exterior Doors		\$1.10	\$18,920
	Door, aluminum & glass, without transom, narrow stile, double door,			
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-			
B3010	Roof Coverings		\$5.00	\$86,000
	Prefinished standing seam metal			
	Roof edges, aluminum, duranodic, .050" thick, 6" face			
C Interiors		25.04%	\$25.75	\$ 442,900
C1010	Partitions		\$6.00	\$103,200
	8" concrete block partition			
C1020	Interior Doors		\$2.08	\$35,776
	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush,			
C1030	Fittings		\$4.00	\$68,800
	Toilet partitions, cubicles, ceiling hung, stainless steel			
	Chalkboards, wall hung, aluminum, wood frame & chalktrough			
C3010	Wall Finishes		\$2.67	\$45,924

CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Building Replacement Cost Report

4-Admin

	Painting, interior on plaster and drywall, walls & ceilings, roller work, Vinyl wall covering, fabric back, medium weight			
C3020	Floor Finishes	\$4.00		\$68,800
	Carpet, tufted, nylon, roll goods, 12' wide, 36 oz			
	Vinyl, composition tile, maximum			
C3030	Ceiling Finishes	\$7.00		\$120,400
	Acoustic ceilings, 3/4" fiberglass board, 24" x 48" tile, tee grid, suspended			
D Services		30.90%	\$31.78	\$ 546,604
D2010	Plumbing Fixtures	\$3.75		\$64,500
	Water closet, vitreous china, bowl only with flush valve, wall hung			
	Urinal, vitreous china, wall hung			
	Lavatory w/trim, vanity top, vitreous china, 20" x 16"			
	Service sink w/trim, PE on CI, wall hung w/rim guard, 22" x 18"			
D2020	Domestic Water Distribution	\$6.69		\$115,068
	Gas fired water heater, commercial, 100< F rise, 500 MBH input, 480 GPH			
D3050	Terminal & Package Units	\$9.88		\$169,936
	Rooftop, single zone, air conditioner, department stores, 10,000 SF, 29.17			
D4010	Sprinklers	3.46		59500
	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 10,000 SF			
D5010	Electrical Service/Distribution	\$0.66		\$11,352
	Overhead service installation, includes breakers, metering, 20' conduit & Feeder installation 600 V, including RGS conduit and XHHW wire, 400 A			
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208			
D5020	Lighting and Branch Wiring	\$5.81		\$99,932
	Receptacles incl plate, box, conduit, wire, 8 per 1000 SF, .9 watts per SF			
	Miscellaneous power, 1.5 watts			
	Central air conditioning power, 4 watts			
	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10			
D5030	Communications and Security	\$1.53		\$26,316
	Communication and alarm systems, fire detection, addressable, 25			
	Fire alarm command center, addressable without voice, excl. wire &			
D5090	Other Electrical Systems - none	\$0.00		\$0
	Generator sets, w/battery, charger, muffler and transfer switch,			
E Equipment & Furnishings		0.00%	\$0.00	\$ -
E1090	Other Equipment	0		0
F Special Construction		0%	0	0
G Building Sitework		0%	0	0
SubTotal		100%	\$93.50	\$1,608,188
Contractor Fees (General Conditions,Overhead,Profit)		10.0%	\$9.35	\$160,819
Architectural Fees			\$0.00	\$0.00
User Fees			\$0.00	\$0.00
Total Building Cost			\$102.85	\$1,769,007

CANTERBURY PARK PROPOSED TIF DISTRICT

Code Deficiency Cost Report

4-Admin - 1100 Canterbury Road S Administration / Cafeteria Building

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
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Accessibility Items

Provide accessible drinking fountain	\$	1,500.00	ea	1	\$	1,500.00
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Provide accessible restrooms at main lobby: fixtures, door clearances, stalls

Rebuild (2) existing accessible toilet rooms w/ compliant clearances, accessories and fixtures

Remove existing restrooms	\$	800.00	Lump	2	\$	1,600.00
water closets	\$	2,500.00	each	6	\$	15,000.00
lavatories	\$	1,750.00	each	6	\$	10,500.00
2 sets of grab bars	\$	300.00	each	2	\$	600.00
2 set toilet room accessories	\$	300.00	each	2	\$	600.00
toilet partitions	\$	500.00	each	6	\$	3,000.00
Interior room reconstruction (doors, partitions, finishes)	\$	60.00	SF	400	\$	24,000.00
new door 6'-8"x3'-0"	\$	800.00	Each	2	\$	1,600.00
reconnect toilet room ventilation system	\$	250.00	each	2	\$	500.00

Provide accessible restrooms at Kitchen: fixtures, door clearances, stalls

Rebuild (2) existing accessible toilet rooms w/ compliant clearances, accessories and fixtures

Remove existing restrooms	\$	800.00	Lump	2	\$	1,600.00
water closets	\$	2,500.00	each	4	\$	10,000.00
lavatories	\$	1,750.00	each	2	\$	3,500.00
sets of grab bars	\$	300.00	each	2	\$	600.00
toilet partitions	\$	500.00	each	6	\$	3,000.00
sets of toilet room accessories	\$	300.00	each	2	\$	600.00
Interior room reconstruction (doors, partitions, finishes)	\$	60.00	SF	224	\$	13,440.00
new door 6'-8"x3'-0"	\$	800.00	Each	2	\$	1,600.00
reconnect toilet room ventilation system	\$	250.00	each	2	\$	500.00

Provide additional, accessible restrooms at Office: fixtures, door clearances, stalls

Enlarge (2) existing accessible toilet rooms w/ compliant clearances, accessories and fixtures

selective demolition	\$	500.00	Lump	1	\$	500.00
water closets	\$	2,500.00	each	2	\$	5,000.00
lavatories	\$	1,750.00	each	2	\$	3,500.00
sets of grab bars	\$	300.00	each	2	\$	600.00
toilet partitions	\$	500.00	each	4	\$	2,000.00
sets of toilet room accessories	\$	300.00	each	2	\$	600.00
Interior room reconstruction (doors, partitions, finishes)	\$	60.00	SF	200	\$	12,000.00

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
	new door 6'-8"x3'-0"	\$ 800.00	Each	2	\$ 1,600.00
	upgrade toilet room ventilation system	\$ 300.00	each	2	\$ 600.00
	Replace storefront doors that have inadequate kick plates	\$ 800.00	Each	13	\$ 10,400.00
	Replace knobs with compliant operating hardware at accessible doors	\$ 350.00	Each	14	\$ 4,900.00
	Revise wall layout at Room 116 Licensing to provide required clearances at doors and exit widths				
	selective demolition	\$ 400.00	Lump	1	\$ 400.00
	Interior room reconstruction (doors, partitions, finishes)	\$ 60.00	SF	40	\$ 2,400.00

Structural Elements

Exiting

Replace thresholds at all exit doors with code compliant	\$ 400.00	Each	10	\$ 4,000.00
Exterior stairs do not provide for proper handrail extension at top and bottom of stair. IBC 1003.3.3.3.11.5.				
Provide new railings at each location	\$ 40.00	Foot	72	\$ 2,880.00
12 feet x3 per stair				
Loading dock stairs do not provide for proper handrail extension at top and bottom of stair. IBC 1003.3.3.3.11.5.				
Provide new railings at each location	\$ 40.00	Foot	20	\$ 800.00
10 feet x2 per stair				
Non-compliant guards at loading dock				
weld on metal grid with smaller opening	\$ 600.00	lump	2	\$ 1,200.00
Replace non-compliant loading dock stairs				
demo existing concrete stairs	\$ 400.00	Lump	1	\$ 400.00
new concrete stairs	\$ 1,600.00	Lump	1	\$ 1,600.00

Fire Protection

provide 1-hour fire protection between assembly and B- occupancies (Dental suite)				
Provide fire stopping at new fire separation perimeter	\$ 150.00	Lump	1	\$ 150.00
20 LF new rated wall	\$ 1,500.00	Lump	1	\$ 1,500.00
fire rated door and frame	\$ 1,000.00	Lump	2	\$ 2,000.00

Exterior Construction

Provide code compliant exterior wall covering				
Repoint block joints (25%)	\$ 3.75	SF	1,000	\$ 3,750.00
fill and repair holes in exterior block walls	\$ 1,600.00	lump	1	\$ 1,600.00
Replace broken window at west side near SW entry	\$ 500.00	ea	1	\$ 500.00
Repair roof fascia	\$ 20.00	LF	30	\$ 600.00

Roof Construction

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
	Remove and replace roof: provide adequate ventilation MN1305.1507.10.1 to 1305.1507.15.1				
	Remove existing roof	\$ 0.75	SF	17,200	\$ 12,900.00
	Install new roofing system	\$ 5.00	SF	17,200	\$ 86,000.00

Mechanical- Electrical

	Provide additional ventilation to comply with current code for fresh air MN 1346.0403 Section 403.3				
	Assumes 50% of floor area is non-code compliant				
	Mechanical equipment, ductwork and units	\$ 6.75	SF	8,600	\$ 58,050.00
	Additional electrical service and distribution for mechanical equipment	\$ 2.00	SF	8,600	\$ 17,200.00
	Provide GFCI protected receptacles at mechanical room and service sinks	\$ 250.00	each	6	\$ 1,500.00
Total Code Improvements					\$ 334,870

CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Building 4-Admin, 1100 Canterbury Road South



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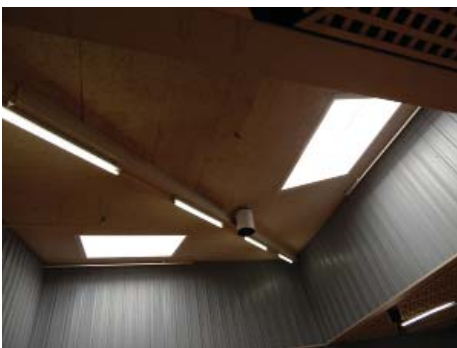
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CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

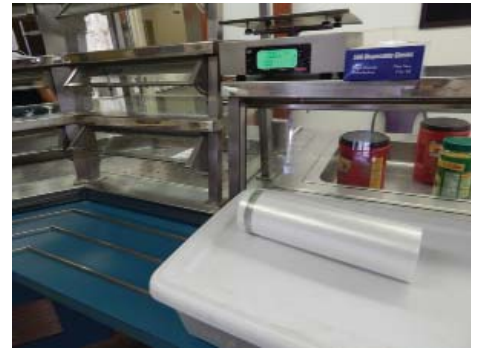
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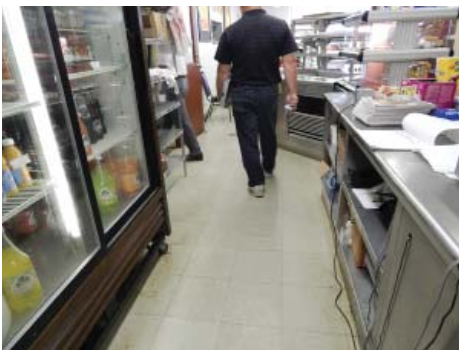
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CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Building 4-Admin, 1100 Canterbury Road South



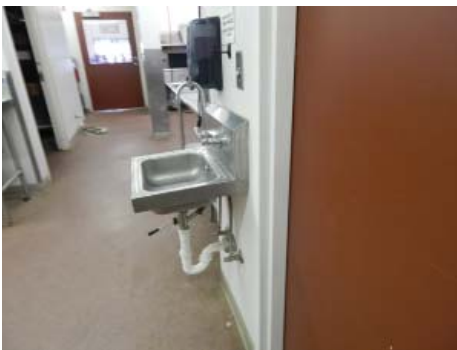
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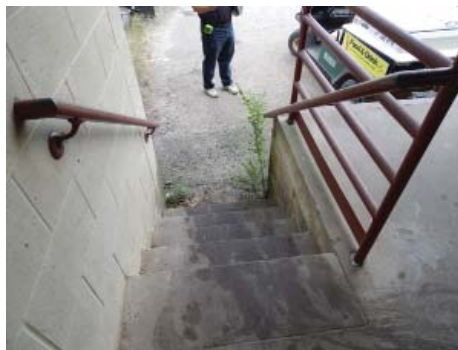
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CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Building 4-Admin, 1100 Canterbury Road South



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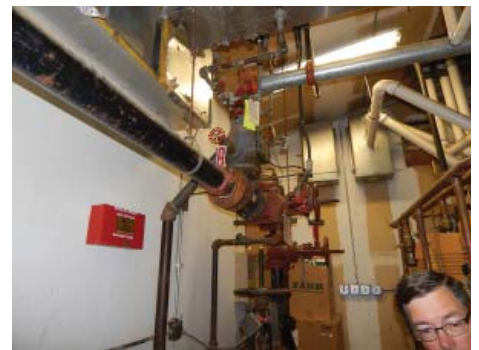
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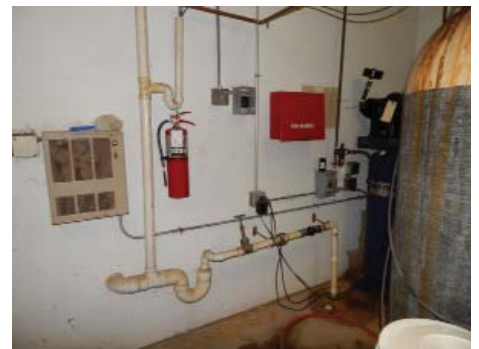
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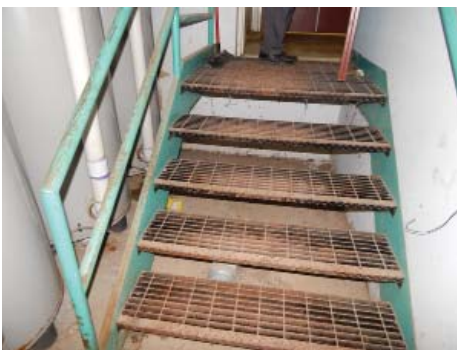
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CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

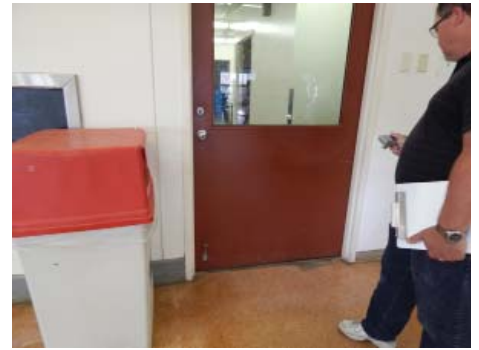
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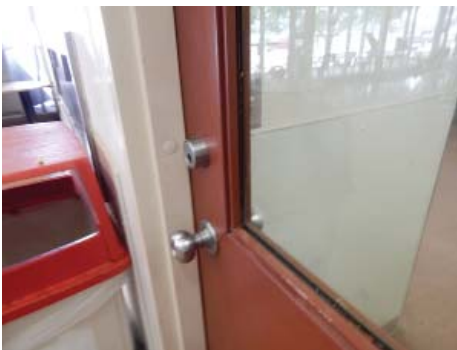
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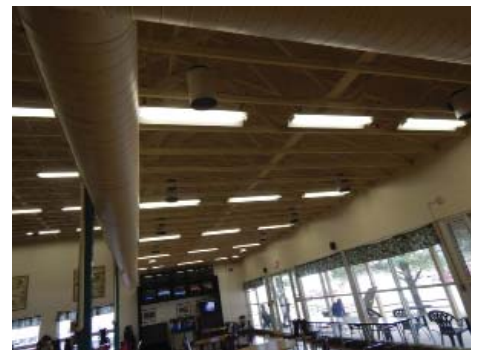
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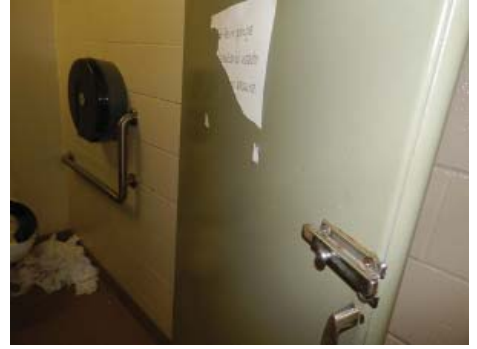
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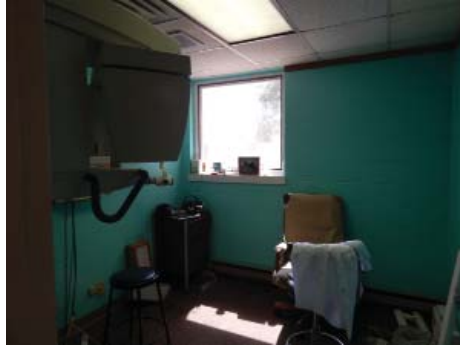
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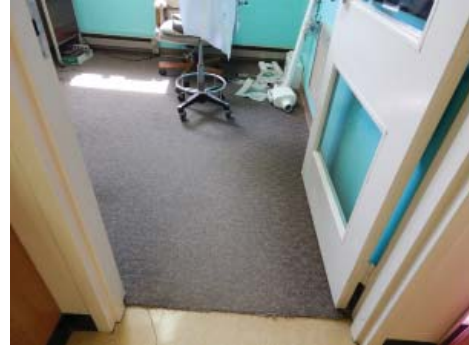
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CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Building 4-Admin, 1100 Canterbury Road South



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CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Building 4-Admin, 1100 Canterbury Road South



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CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Building 4-Admin, 1100 Canterbury Road South



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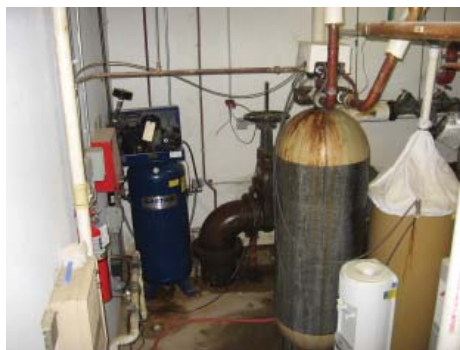
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CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Building 4-Admin, 1100 Canterbury Road South



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CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Building 4-Admin, 1100 Canterbury Road South



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CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Building 4-Admin, 1100 Canterbury Road South



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CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Building Replacement Cost Report

Dormitory Type 1

Building Type:	Dormitory, 2-3 Story with Decorative Concrete Block / Precast Conc.	
Location:	SHAKOPEE, MN	 Costs are derived from a building model with basic components. Scope differences and market conditions can cause costs to vary significantly.
Story Count:	2	
Story Height (L.F.):	14	
Floor Area (S.F.):	5581	
Labor Type:	OPN	
Basement Included:	No	
Data Release:	Year 2014 Quarter 4	
Cost Per Square Foot:	\$109.95	
Building Cost:	\$613,603	

		% of Total	Cost Per S.F.	Cost
A Substructure		7.02%	\$7.72	\$ 43,085
A1010	Standard Foundations		\$3.00	\$16,743
	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6			
A1030	Slab on Grade		\$0.75	\$4,186
	small asphalt area paved at ground level			
A2010	Basement Excavation		\$0.10	\$558
	Excavate and fill, 4000 SF, 4' deep, sand, gravel, or common earth, on site			
A2020	Basement Walls		\$3.87	\$21,598
	Foundation wall, CIP, 4' wall height, direct chute, .099 CY/LF, 4.8 PLF, 8"			
B Shell		33.28%	\$36.59	\$ 204,209
B1010	Floor Construction		\$5.16	\$28,798
	Precast concrete plank, 8" thick, 25' span, 75 PSF superimposed load, 130			
B1020	Roof Construction		\$7.62	\$42,527
	Roof, wood joists, beams, 40 PSF superimposed load, 60 PSF total load			
B2010	Exterior Walls		\$16.31	\$91,026
	Concrete block (CMU) wall, rock face, hollow, regular weight, 8x8x16,			
B2020	Exterior Windows		\$3.77	\$21,040
	Windows, aluminum, sliding, insulated glass, 5' x 3'			
B2030	Exterior Doors		\$1.51	\$8,427
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-			
B3010	Roof Coverings		\$7.38	\$41,188
	Roofing, metal panel			
	Roof edges, aluminum, duranodic, .050" thick, 6" face			
C Interiors		21.42%	\$23.55	\$ 131,433
C1010	Partitions		\$7.78	\$43,420
	Concrete block (CMU) partition, light weight, hollow, 4" thick, gyp plaster, 8" concrete block partition includes grouting & reinforcing steel bars			
C1020	Interior Doors		\$7.00	\$39,067
	Door, single leaf, wood frame, 3'-0" x 7'-0" x 1-3/8", birch, solid core			
C2010	Stair Construction		\$3.74	\$20,873
	Stairs, steel, cement filled metal pan & picket rail, 16 risers, with landing			
C3010	Wall Finishes		\$3.15	\$17,580

CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Building Replacement Cost Report

Dormitory Type 1

	2 coats paint on masonry with block filler			
	Vinyl wall covering, fabric back, medium weight			
C3020	Floor Finishes		\$0.75	\$4,186
	sealed concrete			
C3030	Ceiling Finishes		\$1.13	\$6,307
	texture and paint			
D Services		29.19%	\$32.09	\$ 179,094
D2010	Plumbing Fixtures		\$6.50	\$36,277
	Water closet, vitreous china, bowl only with flush valve, wall hung			
	Urinal, vitreous china, wall hung			
	Lavatory w/trim, vanity top, vitreous china, 20" x 16"			
	Service sink w/trim, PE on CI, wall hung w/rim guard, 22" x 18"			
	Shower, stall, fiberglass 1 piece, three walls, 36" square			
D2020	Domestic Water Distribution		\$4.20	\$23,440
	Gas fired water heater, commercial, 100< F rise, 500 MBH input, 480 GPH			
D3050	Terminal & Package Units		\$3.55	\$19,813
	forced air furnace			
D4010	Sprinklers		\$2.87	\$16,017
	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 10,000 SF			
D4020	Standpipes		\$0.24	\$1,339
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor			
D5010	Electrical Service/Distribution		\$3.46	\$19,310
	Overhead service installation, includes breakers, metering, 20' conduit & Feeder installation 600 V, including RGS conduit and XHHW wire, 400 A			
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208			
D5020	Lighting and Branch Wiring		\$9.38	\$52,350
	Receptacles incl plate, box, conduit, wire, 8 per 1000 SF, .9 watts per SF			
	Miscellaneous power, 1.5 watts			
	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10			
D5030	Communications and Security		\$1.89	\$10,548
	Communication and alarm systems, fire detection, addressable, 25			
	Fire alarm command center, addressable without voice, excl. wire &			
D5090	Other Electrical Systems - none		\$0.00	\$0
	Generator sets, w/battery, charger, muffler and transfer switch,			
E Equipment & Furnishings		0.00%	\$0.00	\$ -
E1090	Other Equipment		0	0
F Special Construction		0%	0	0
G Building Sitework		0%	0	0
SubTotal		100%	\$99.95	\$557,821
Contractor Fees (General Conditions,Overhead,Profit)		10.0%	\$10.00	\$55,782
Architectural Fees			\$0.00	\$0.00
User Fees			\$0.00	\$0.00
Total Building Cost			\$109.95	\$613,603

CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Code Deficiency Cost Report

Dormitory Type 1 Typical Code Deficiencies

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Accessibility Items					
	Provide accessible drinking fountain	\$ 1,500.00	ea	1	\$ 1,500.00
	Provide required number of showers				
	Selective demolition	\$ 600.00	Lump	2	\$ 1,200.00
	reconfigure plumbing	\$ 1,000.00	each	2	\$ 2,000.00
	new showers	\$ 2,000.00	each	2	\$ 4,000.00
	revised wall layout and finishes	\$ 1,200.00	Lump	2	\$ 2,400.00
Structural Elements					
	Repair / replace selected door lintels	\$ 700.00	Each	2	\$ 1,400.00
	Replace roof trusses to meet minimum ceiling height requirements per MN Chapter 1208.2 (Min. Ceiling Heights)	\$ 100,000.00	Each	1	\$ 100,000.00
Exiting					
	Replace thresholds at all exit doors with code compliant	\$ 400.00	Each	2	\$ 800.00
	Non-compliant exit stairs from upper floor				
	Stairs do not provide for proper handrail extension at top and bottom of stair. IBC 1003.3.3.3.11.5.				
	Close risers - weld on additional material (25 risers per stairway)	\$ 100.00	Each	50	\$ 5,000.00
	Provide new railings at each location 45 feet x2 per stair	\$ 40.00	Foot	180	\$ 7,200.00
	revise wall layout to accommodate wider landings	\$ 2,000.00	lump	2	\$ 4,000.00
	Non-compliant guards				
	new guards at inner stair rails	\$ 50.00	Foot	90	\$ 4,500.00
	close openings in lower portion of middle stair landing	\$ 600.00	lump	2	\$ 1,200.00
	Revise landings to provide code required dimensions				
	enlarge upper landing	\$ 600.00	lump	2	\$ 1,200.00
	close off door that swings into lower landing	\$ 150.00	lump	2	\$ 300.00
	provide new exit door to replace one that is closed off				
	cut new opening in CMU	\$ 300.00	lump	2	\$ 600.00
	new exit door	\$ 1,000.00	lump	2	\$ 2,000.00
	Provide compliant egress windows from sleeping rooms				
	Remove existing window and enlarge masonry opening	\$ 300.00	Lump	12	\$ 3,600.00
	patch and repair masonry	\$ 200.00	Lump	12	\$ 2,400.00
	new window and trim	\$ 1,000.00	Lump	12	\$ 12,000.00
	patch and repair interior finishes	\$ 150.00	Lump	12	\$ 1,800.00

CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Code Deficiency Cost Report

Dormitory Type 1 Typical Code Deficiencies

Fire Protection

provide 1-hour fire protection between residential and U- occupancies

Provide fire stopping at new fire separation perimeter	\$	150.00	Lump	1	\$	150.00
Fire stop all pipe and conduit penetrations.	\$	1,000.00	Lump	1	\$	1,000.00
replace 2nd floor exit door with fire-rated assembly	\$	1,000.00	Lump	2	\$	2,000.00

Provide 1-hour fire separation between mechanical room and other spaces

replace mechanical room door with fire-rated assembly	\$	1,000.00	Lump	1	\$	1,000.00
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Install CO detector	\$	250.00	ea	3	\$	750.00
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Exterior Construction

Provide code compliant exterior wall covering

Repoint block joints (25%)	\$	3.75	SF	1,430	\$	5,362.50
fill and repair holes in exterior block walls	\$	1,600.00	lump	1	\$	1,600.00
replace/repoint at lintels	\$	3.75	SF	120	\$	450.00

Roof Construction

Remove and replace roof: provide adequate ventilation
MN1305.1507.10.1 to 1305.1507.15.1

Remove existing roof	\$	0.75	SF	3,000	\$	2,250.00
Install new roofing system	\$	7.38	SF	3,000	\$	22,140.00

Mechanical- Electrical

Provide ventilation at bathrooms	\$	750.00	lump	2	\$	1,500.00
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Provide AFCI protected receptacles per Code

Bedrooms	\$	250.00	each	48	\$	12,000.00
Hallways	\$	250.00	each	6	\$	1,500.00

Provide GFCI protected receptacles at mechanical room and service sinks	\$	250.00	each	3	\$	750.00
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Total Code Improvements	\$	211,553
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CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Building 4-A5, 1100 Canterbury Road South



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CANTERBURY PARK REDEVELOPMENT TIF ANALYSIS

Building 4-A7, 1100 Canterbury Road South



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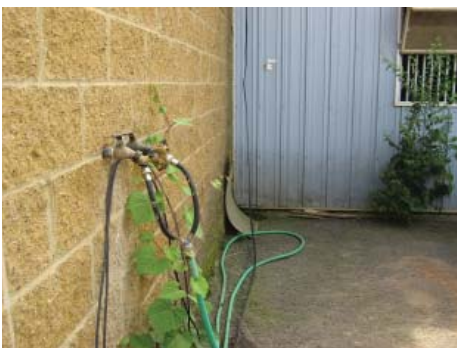
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CANTERBURY PARK REDEVELOPMENT TIF ANALYSIS

Building 4-A7, 1100 Canterbury Road South



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CANTERBURY PARK REDEVELOPMENT TIF ANALYSIS

Building 4-B1, 1100 Canterbury Road South



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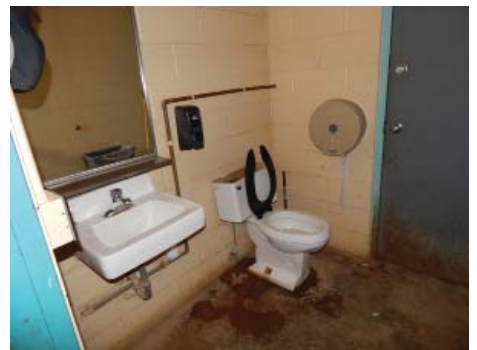
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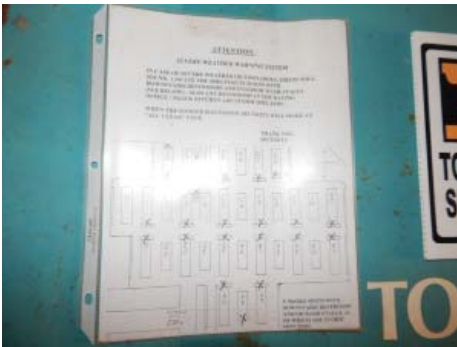
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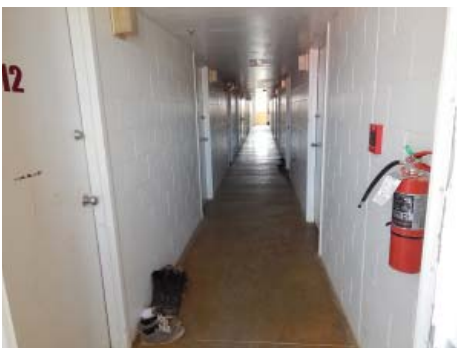
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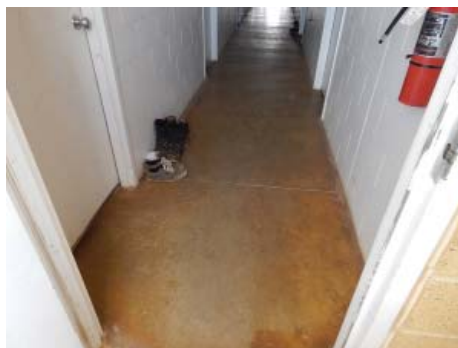
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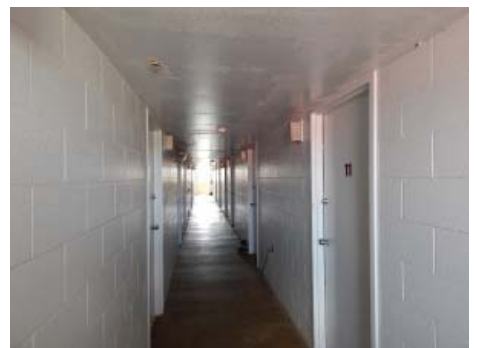
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CANTERBURY PARK REDEVELOPMENT TIF ANALYSIS

Building 4-B1, 1100 Canterbury Road South



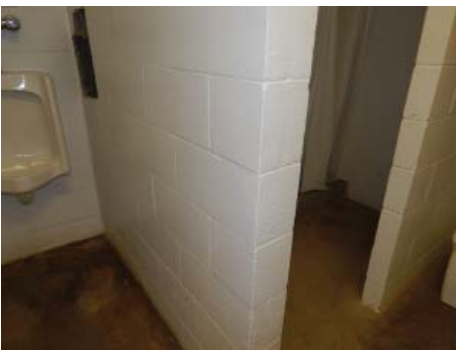
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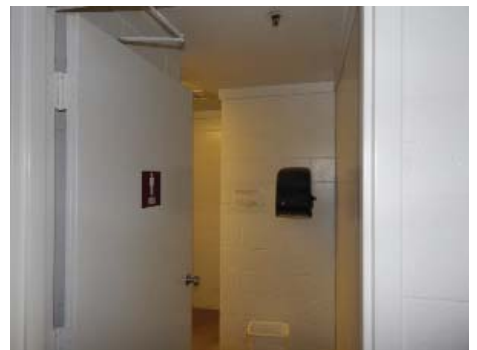
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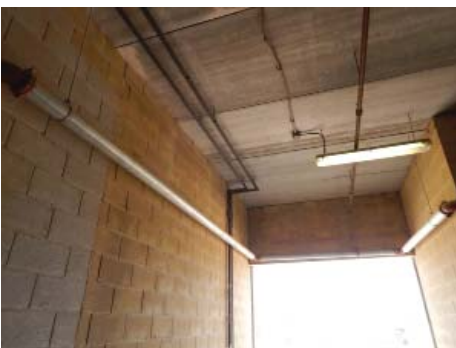
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CANTERBURY PARK REDEVELOPMENT TIF ANALYSIS

Building 4-B1, 1100 Canterbury Road South



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CANTERBURY PARK REDEVELOPMENT TIF ANALYSIS

Building 4-B3, 1100 Canterbury Road South



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CANTERBURY PARK REDEVELOPMENT TIF ANALYSIS

Building 4-B3, 1100 Canterbury Road South



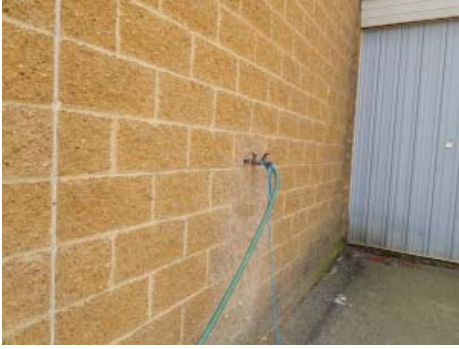
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CANTERBURY PARK REDEVELOPMENT TIF ANALYSIS

Building 4-B5, 1100 Canterbury Road South



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CANTERBURY PARK REDEVELOPMENT TIF ANALYSIS

Building 4-B7, 1100 Canterbury Road South



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CANTERBURY PARK REDEVELOPMENT TIF ANALYSIS

Building 4-B9, 1100 Canterbury Road South



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CANTERBURY PARK REDEVELOPMENT TIF ANALYSIS

Building 4-B11, 1100 Canterbury Road South



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CANTERBURY PARK REDEVELOPMENT TIF ANALYSIS

Building 4-C1, 1100 Canterbury Road South



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CANTERBURY PARK REDEVELOPMENT TIF ANALYSIS

Building 4-C1, 1100 Canterbury Road South



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CANTERBURY PARK REDEVELOPMENT TIF ANALYSIS

Building 4-C3, 1100 Canterbury Road South



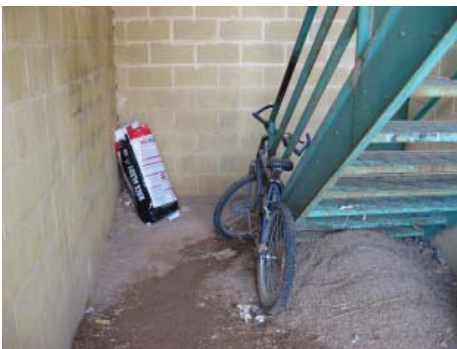
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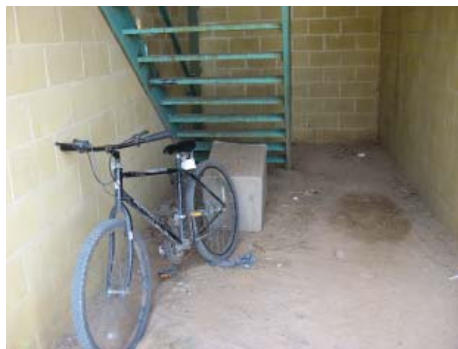
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CANTERBURY PARK REDEVELOPMENT TIF ANALYSIS

Building 5-C5, 1100 Canterbury Road South



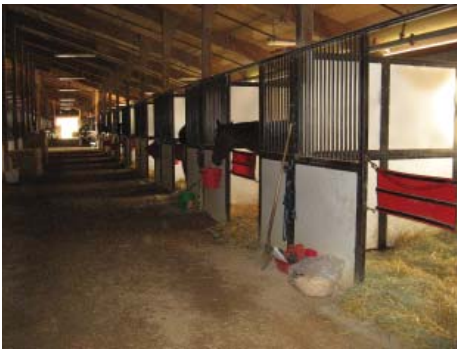
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CANTERBURY PARK REDEVELOPMENT TIF ANALYSIS

Building 4-C7, 1100 Canterbury Road South



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CANTERBURY PARK REDEVELOPMENT TIF ANALYSIS

Building 4-C9, 1100 Canterbury Road South



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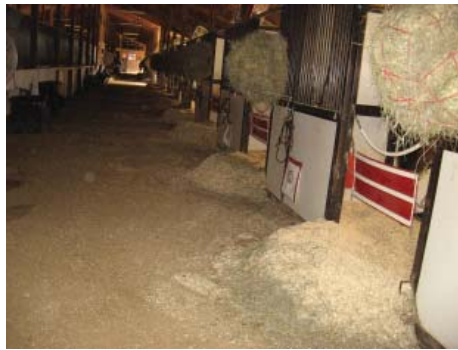
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CANTERBURY PARK REDEVELOPMENT TIF ANALYSIS

Building 4-C11, 1100 Canterbury Road South



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CANTERBURY PARK REDEVELOPMENT TIF ANALYSIS

Building 4-C11, 1100 Canterbury Road South



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CANTERBURY PARK REDEVELOPMENT TIF ANALYSIS

Building 4-D3, 1100 Canterbury Road South



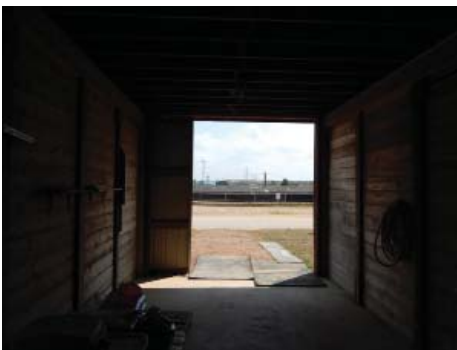
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CANTERBURY PARK REDEVELOPMENT TIF ANALYSIS

Building 4-D3, 1100 Canterbury Road South



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CANTERBURY PARK REDEVELOPMENT TIF ANALYSIS

Building 4-D3, 1100 Canterbury Road South



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CANTERBURY PARK REDEVELOPMENT TIF ANALYSIS

Building 4-D5, 1100 Canterbury Road South



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CANTERBURY PARK REDEVELOPMENT TIF ANALYSIS

Building 4-D7, 1100 Canterbury Road South



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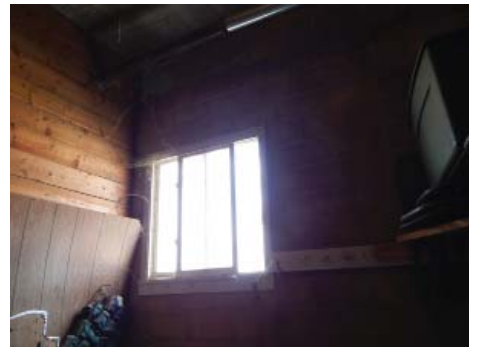
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CANTERBURY PARK REDEVELOPMENT TIF ANALYSIS

Building 4-D7, 1100 Canterbury Road South



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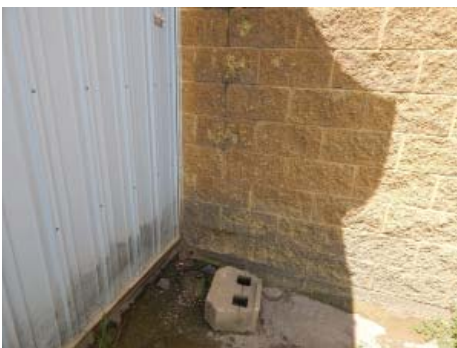
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CANTERBURY PARK REDEVELOPMENT TIF ANALYSIS

Building 4-D7, 1100 Canterbury Road South



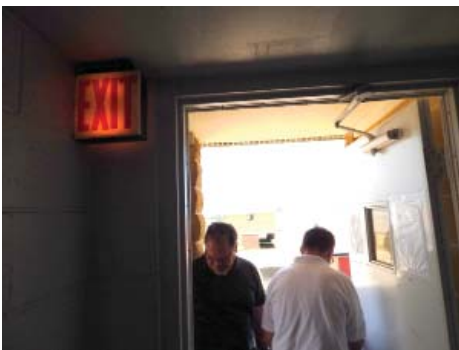
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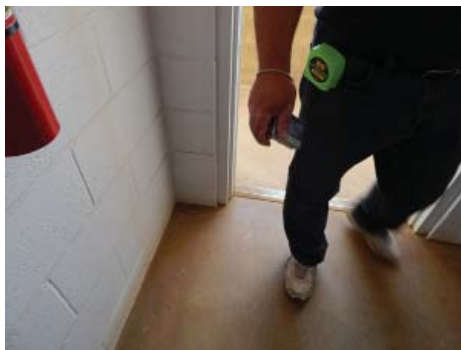
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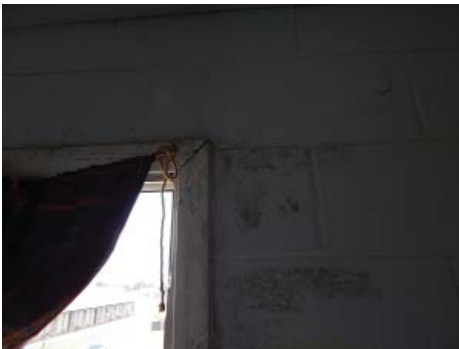
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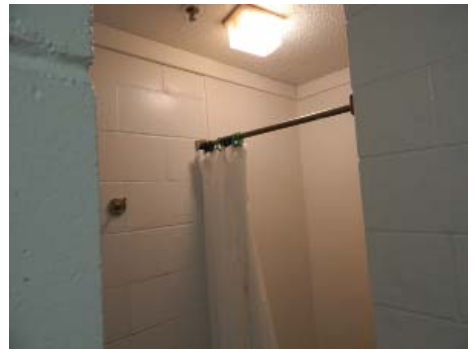
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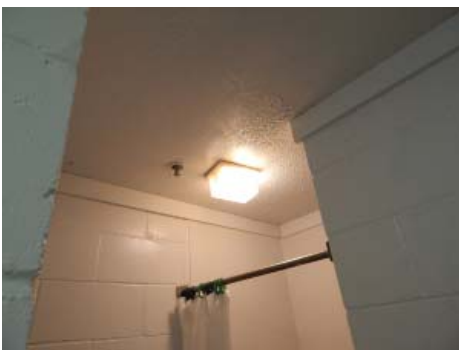
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CANTERBURY PARK REDEVELOPMENT TIF ANALYSIS

Building 4-D7, 1100 Canterbury Road South



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CANTERBURY PARK REDEVELOPMENT TIF ANALYSIS

Building 4-D7, 1100 Canterbury Road South



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CANTERBURY PARK REDEVELOPMENT TIF ANALYSIS

Building 4-D7, 1100 Canterbury Road South



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CANTERBURY PARK REDEVELOPMENT TIF ANALYSIS

Building 4-D7, 1100 Canterbury Road South



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CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Building Replacement Cost Report

Dormitory Type 2

Building Type:	Dormitory, with wood frame walls	
Location:	SHAKOPEE, MN	 Costs are derived from a building model with basic components. Scope differences and market conditions can cause costs to vary significantly.
Story Count:	1	
Story Height (L.F.):	8	
Floor Area (S.F.):	2745	
Labor Type:	OPN	
Basement Included:	No	
Data Release:	Year 2014 Quarter 4	
Cost Per Square Foot:	\$110.11	
Building Cost:	\$302,252	

		% of Total	Cost Per S.F.	Cost
A Substructure		13.18%	\$14.51	\$ 39,830
A1010	Standard Foundations		\$3.00	\$8,235
	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6			
A1030	Slab on Grade		\$6.81	\$18,693
	Slab on grade, 4" thick, light industrial, reinforced			
A2010	Basement Excavation		\$0.20	\$549
	Excavate and fill, 4000 SF, 4' deep, sand, gravel, or common earth, on site			
A2020	Basement Walls		\$4.50	\$12,353
	Foundation wall, CIP, 4' wall height, direct chute, .099 CY/LF, 4.8 PLF, 8"			
B Shell		25.47%	\$28.05	\$ 76,997
B1020	Roof Construction		\$7.21	\$19,791
	Wood roof, truss, 4/12 slope, 24" O.C., 30' to 43' span			
B2010	Exterior Walls		\$7.54	\$20,697
	Metal siding, 2"x6" studs 16"OC, insulated wall,			
B2020	Exterior Windows		\$4.92	\$13,505
	Windows, aluminum, sliding, insulated glass, 5' x 3'			
B2030	Exterior Doors		\$1.00	\$2,745
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-			
B3010	Roof Coverings		\$7.38	\$20,258
	Roofing, metal panel			
	Roof edges, aluminum, duranodic, .050" thick, 6" face			
C Interiors		19.94%	\$21.96	\$ 60,280
C1010	Partitions		\$8.50	\$23,333
	Wood partition, 5/8" fire rated gypsum board face, 1/4" sound deadening			
C1020	Interior Doors		\$8.06	\$22,125
	Door, single leaf, wood frame, 3'-0" x 7'-0" x 1-3/8", birch, solid core			
C3010	Wall Finishes		\$3.15	\$8,647
	Painting, interior on plaster and drywall, walls & ceilings, roller work,			
	Vinyl wall covering, fabric back, medium weight			
C3020	Floor Finishes		\$0.75	\$2,059

CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

Building Replacement Cost Report

Dormitory Type 2

C3030	sealed concrete Ceiling Finishes texture and paint		\$1.50	\$4,118
D Services		32.31%	\$35.58	\$ 97,667
D2010	Plumbing Fixtures Water closet, vitreous china, bowl only with flush valve, wall hung Urinal, vitreous china, wall hung Lavatory w/trim, vanity top, vitreous china, 20" x 16" Service sink w/trim, PE on CI, wall hung w/rim guard, 22" x 18" Shower, stall, fiberglass 1 piece, three walls, 36" square		\$11.00	\$30,195
D2020	Domestic Water Distribution Gas fired water heater, commercial, 100< F rise, 500 MBH input, 480 GPH		\$4.20	\$11,529
D3050	Terminal & Package Units electrical space heating		\$2.00	\$5,490
D4010	Sprinklers Wet pipe sprinkler systems, steel, light hazard, 1 floor, 10,000 SF		\$2.87	\$7,878
D4020	Standpipes Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor		\$0.24	\$659
D5010	Electrical Service/Distribution Overhead service installation, includes breakers, metering, 20' conduit & Feeder installation 600 V, including RGS conduit and XHHW wire, 400 A Switchgear installation, incl switchboard, panels & circuit breaker, 120/208		\$4.00	\$10,980
D5020	Lighting and Branch Wiring Receptacles incl plate, box, conduit, wire, 8 per 1000 SF, .9 watts per SF Miscellaneous power, 1.5 watts Central air conditioning power, 4 watts Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10		\$9.38	\$25,748
D5030	Communications and Security Communication and alarm systems, fire detection, addressable, 25 Fire alarm command center, addressable without voice, excl. wire &		\$1.89	\$5,188
D5090	Other Electrical Systems - none Generator sets, w/battery, charger, muffler and transfer switch,		\$0.00	\$0
E Equipment & Furnishings		0.00%	\$0.00	\$ -
E1090	Other Equipment		0	0
F Special Construction		0%	0	0
G Building Sitework		0%	0	0
SubTotal		100%	\$100.10	\$274,775
Contractor Fees (General Conditions,Overhead,Profit)		10.0%	\$10.01	\$27,477
Architectural Fees			\$0.00	\$0.00
User Fees			\$0.00	\$0.00
Total Building Cost			\$110.11	\$302,252

CANTERBURY PARK REDEVELOPMENT TIF DISTRICT

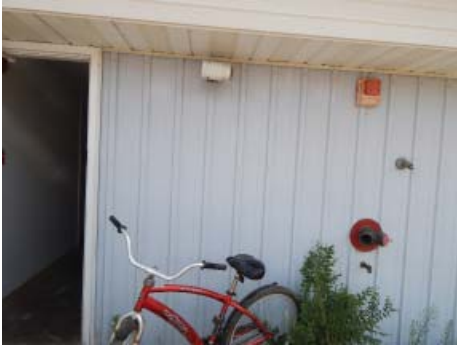
Code Deficiency Cost Report

Dormitory Type 2 Typical Code Deficiencies

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Accessibility Items					
	Provide accessible drinking fountain	\$ 1,500.00	ea	1	\$ 1,500.00
	Provide accessible bathrooms				
	Rebuild (2) existing accessible toilet rooms w/ compliant clearances, accessories and fixtures				
	Remove existing bathrooms	\$ 800.00	Lump	2	\$ 1,600.00
	water closets	\$ 2,500.00	each	4	\$ 10,000.00
	lavatories	\$ 1,750.00	each	4	\$ 7,000.00
	showers -standard	\$ 2,000.00	each	2	\$ 4,000.00
	showers -roll-in	\$ 2,000.00	each	1	\$ 2,000.00
	2 sets of grab bars	\$ 300.00	each	2	\$ 600.00
	2 set toilet room accessories	\$ 300.00	each	2	\$ 600.00
	Interior room reconstruction (doors, partitions ,finishes)	\$ 60.00	SF	224	\$ 13,440.00
	new door 6'-8"x3'-0"	\$ 800.00	Each	2	\$ 1,600.00
	Install toilet room ventilation system	\$ 500.00	each	2	\$ 1,000.00
Exiting					
	Replace thresholds at all exit doors with code compliant	\$ 400.00	Each	2	\$ 800.00
Fire Protection					
	Provide 1-hour fire separation between mechanical room and other spaces				
	replace mechanical room door with fire-rated assembly	\$ 1,000.00	Lump	1	\$ 1,000.00
	repair holes in mechanical room walls	\$ 600.00	Lump	1	\$ 600.00
	Install CO detector	\$ 250.00	ea	3	\$ 750.00
Roof Construction					
	Remove and replace roof: provide adequate ventilation MN1305.1507.10.1 to 1305.1507.15.1				
	Remove existing roof	\$ 0.75	SF	2,745	\$ 2,058.75
	Install new roofing system	\$ 7.38	SF	2,745	\$ 20,258.10
Mechanical- Electrical					
	Provide AFCI protected receptacles per Code				
	Bedrooms	\$ 250.00	each	48	\$ 12,000.00
	Hallways	\$ 250.00	each	6	\$ 1,500.00
	Provide GFCI protected receptacles at mechanical room and service sinks	\$ 250.00	each	3	\$ 750.00
Total Code Improvements					\$ 83,057

CANTERBURY PARK REDEVELOPMENT TIF ANALYSIS

Building 4-D12, 1100 Canterbury Road South



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CANTERBURY PARK REDEVELOPMENT TIF ANALYSIS

Building 4-D13, 1100 Canterbury Road South



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CANTERBURY PARK REDEVELOPMENT TIF ANALYSIS

Building 4-D14, 1100 Canterbury Road South



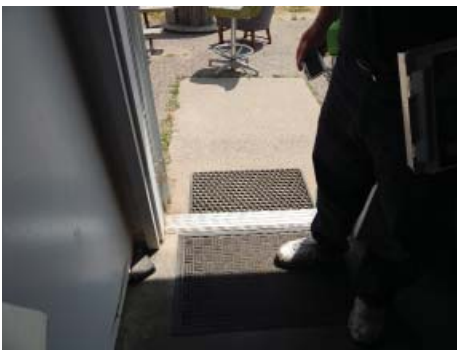
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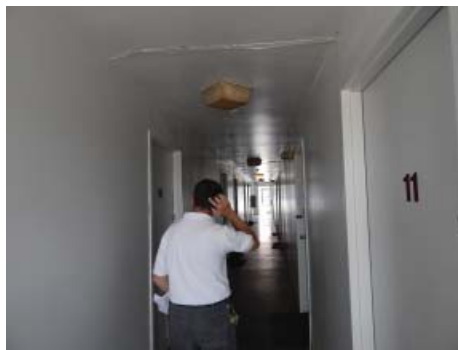
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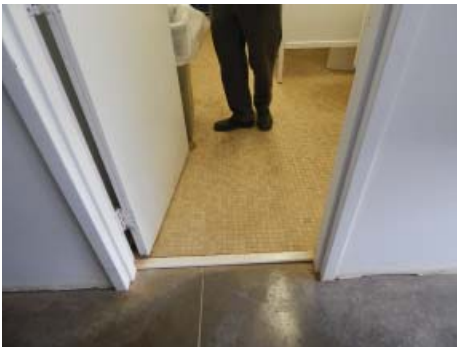
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CANTERBURY PARK REDEVELOPMENT TIF ANALYSIS

Building 4-D14, 1100 Canterbury Road South



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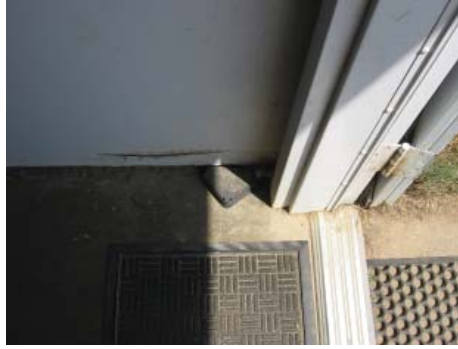
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CANTERBURY PARK REDEVELOPMENT TIF ANALYSIS

Building 4-D14, 1100 Canterbury Road South



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Canterbury Park Redevelopment TIF District

Replacement Cost Report

RSMeans data
from BORDIAN

Square Foot Cost Estimate Report

Date: 11/2/2017

Estimate Name: **2419 Eagle Creek Blvd Building 2**
City of Shakopee
2419 Eagle Creek Blvd , Shakopee , Minnesota ,
55379

Building Type: **Hangar, Aircraft with Metal Panel / Rigid Steel**

Location: **SHAKOPEE, MN**

Story Count: **1**

Story Height (L.F.): **20**

Floor Area (S.F.): **2400**

Labor Type: **OPN**

Basement Included: **No**

Data Release: **Year 2017 Quarter 3**

Cost Per Square Foot: **\$109.47**

Building Cost: **\$262,829.86**



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		25.19%	25.07	60,183.18
A1010	Standard Foundations		16.42	39,419.67
	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick		10.38	24,909.75
	Strip footing, concrete, reinforced, load 6.8 KLF, soil bearing capacity 3 KSF, 12" deep x 32" wide		5.90	14,162.85
	Spread footings, 3000 PSI concrete, load 75K, soil bearing capacity 6 KSF, 4' - 0" square x 12" deep		0.14	347.07
A1030	Slab on Grade		8.47	20,322.29
	Slab on grade, 6" thick, light industrial, reinforced		8.47	20,322.29
A2010	Basement Excavation		0.18	441.22
	Excavate and fill, 30,000 SF, 4' deep, sand, gravel, or common earth, on site storage		0.18	441.22
B Shell		45.06%	44.85	107,673.57
B1020	Roof Construction		12.09	29,021.06
	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		12.09	29,021.06
B2010	Exterior Walls		12.69	30,467.81
	Metal siding, steel, corrugated or ribbed, 20 ga, .0359" thick, galvanized		12.69	30,467.81
B2020	Exterior Windows		2.44	5,861.84
	Windows, aluminum, single hung, insulated glass, 2'-8" x 6'-8"		2.44	5,861.84
B2030	Exterior Doors		4.30	10,326.30
	Door, steel, overhead, rolling, electric operator, 12'-0" x 12'-0" opening		4.30	10,326.30
B3010	Roof Coverings		13.33	31,996.56
	Metal roofing, steel, colors, 3" min slope, 26 gauge, 1.0 PSF		7.35	17,640.00
	Insulation, rigid, roof deck, fiberboard, mineral, 1-1/2" thick, R4.17		1.82	4,365.86
	Roof edges, aluminum, duranodic, .050" thick, 6" face		3.49	8,378.42

Flashing, aluminum, no backing sides, .019"		0.67	1,612.28	
C Interiors		1.24%	1.22	2,954.77
C1010	Partitions	0.53	1,280.68	
	Concrete block (CMU) partition, regular weight, hollow, 8" thick, no finish	0.53	1,274.24	
	Tile partition, 8W series 8"x16", 4" thick wall, reinforced every 2 courses, glazed 2 sides	0.00	6.44	
C1020	Interior Doors	0.24	587.93	
	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	0.24	587.93	
C1030	Fittings	0.31	755.91	
	Toilet partitions, cubicless, floor mounted, headrail braced, plastic laminate	0.22	533.84	
	Entrance screens, floor mounted, 54" high, painted metal	0.04	84.69	
	Urinal screens, floor mounted, 24" wide, laminated plastic	0.06	137.38	
C3010	Wall Finishes	0.14	330.25	
	Painting, masonry or concrete, latex, brushwork, primer & 1 coat	0.14	330.25	
D Services		28.51%	28.38	68,124.72
D2010	Plumbing Fixtures	1.73	4,148.52	
	Water closet, vitreous china, tank type, 2 piece close coupled	0.50	1,210.70	
	Urinal, vitreous china, stall type	0.19	463.12	
	Lavatory w/trim, wall hung, PE on CI, 19" x 17"	0.58	1,390.50	
	Service sink w/trim, PE on CI, wall hung w/rim guard, 24" x 20"	0.29	699.03	
	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH	0.16	385.17	
D2020	Domestic Water Distribution	1.00	2,411.95	
	Electric water heater, residential, 100< F rise, 20 gallon tank, 7 GPH	1.00	2,411.95	
D3050	Terminal & Package Units	3.84	9,210.45	
	Space heater, suspended, gas fired, propeller fan, 320 MBH	3.84	9,210.45	
D4010	Sprinklers	5.11	12,264.00	
	Preaction sprinkler systems, steel, black, sch 40, extra hazard, each additional floor, 5000 SF	5.11	12,264.00	
D4020	Standpipes	1.63	3,910.15	
	Wet standpipe risers, class II, steel, black, sch 40, 2" diam pipe, 1 floor	1.63	3,910.15	
D5010	Electrical Service/Distribution	1.05	2,513.66	
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 200 A	0.19	448.17	
	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A	0.24	568.78	
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A	0.62	1,496.71	
D5020	Lighting and Branch Wiring	9.73	23,356.94	
	Receptacles incl plate, box, conduit, wire, 4 per 1000 SF, .5 W per SF, with transformer	2.45	5,882.06	
	Miscellaneous power, to .5 watts	0.16	386.88	
	Fluorescent fixtures, type A, 53 fixtures per 4000 SF	7.12	17,088.00	
D5030	Communications and Security	3.76	9,032.78	
	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	1.07	2,577.83	
	Fire alarm command center, addressable without voice, excl. wire & conduit	2.69	6,454.95	
D5090	Other Electrical Systems	0.53	1,276.27	
	Generator sets, w/battery, charger, muffler and transfer switch, gas/gasoline operated, 3 phase, 4 wire, 277/480 V, 7.5 kW	0.08	195.10	

Generator sets, w/battery, charger, muffler and transfer switch, diesel engine with fuel tank, 30 kW

0.45 1,081.17

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%	\$99.52	\$238,936.24
Contractor Fees (General Conditions,Overhead,Profit)	10.00%	\$9.95	\$23,893.62
Architectural Fees	0.00%	\$0.00	\$0.00
User Fees	0.00%	\$0.00	\$0.00
Total Building Cost		\$109.47	\$262,829.86

Canterbury Park Redevelopment TIF District

Code Deficiency Cost Report

10-Ind 2, 2419 Eagle Creek Blvd - Industrial Building 2 - PID 279080251

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Accessibility Items					
	Accessible Parking				
	Create an ADA code compliant parking space	\$ 100.00	EA	1	\$ 100.00
	Threshold				
	Modify threshold to comply with ADA code for minimum height	\$ 100.00	EA	1	\$ 100.00
	Restroom				
	Install ADA code compliant restroom	\$ 1.60	SF	2400	\$ 3,840.00
	Install sewer system for building	\$ 2.00	SF	2400	\$ 4,800.00
	Garage Door				
	Protect garage door motor per OSHA code	\$ 150.00	EA	1	\$ 150.00
	Drinking Fountain				
	Install code compliant drinking fountain	\$ 0.16	SF	2400	\$ 384.00
Structural Elements					
	Steel Lintel				
	Protect lintel from rusting per code	\$ 250.00	Lump	1	\$ 250.00
Exiting					
					\$ -
Fire Protection					
	Smoke Detectors				\$ -
	Install code required smoke detectors	\$ 1.07	SF	2400	\$ 2,568.00
	Emergency Lighting				
	Install code required emergency lighting	\$ 175.00	EA	2	\$ 350.00
	Emergency Notification System				
	Install code required emergency notification system	\$ 2.69	SF	2400	\$ 6,456.00
	Building Sprinkler system				
	Install code required building sprinkler system	\$ 6.74	SF	2400	\$ 16,176.00
	Install water to building	\$ 5.00	SF	2400	\$ 12,000.00
Exterior Construction					
	Windows				
	Replace windows to prevent water intrusion per code	\$ 2.44	SF	2400	\$ 5,856.00
	Door				
	Replace damaged exterior personnel door to prevent water intrusion per code	\$ 357.00	EA	1	\$ 357.00

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Roof Construction					
				\$	-
Mechanical- Electrical					
	Mechanical				
	Install code compliant HVAC system	\$ 3.84	SF	2400	\$ 9,216.00
Total Code Improvements					\$ 62,603

CANTERBURY PARK REDEVELOPMENT TIF ANALYSIS

Building 10-Ind 2, 2419 Eagle Creek Boulevard



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CANTERBURY PARK REDEVELOPMENT TIF ANALYSIS

Building 10-Ind 2, 2419 Eagle Creek Boulevard



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CANTERBURY PARK REDEVELOPMENT TIF ANALYSIS

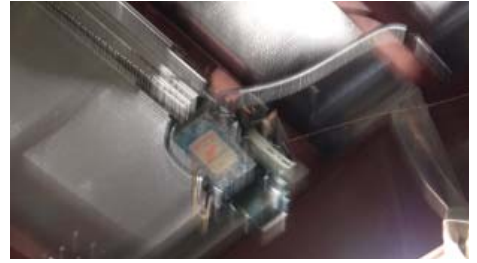
Building 10-Ind 2, 2419 Eagle Creek Boulevard



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Canterbury Park Redevelopment TIF District

Replacement Cost Report

RSMeans data
from BORDIAN

Square Foot Cost Estimate Report

Date: 11/10/2017

Estimate Name:	3001 Eagle Creek Blvd Office	
	City of Shakopee	
	3001 Eagle Creek Blvd , Shakopee , Minnesota , 55379	
Building Type:	Office, 2-4 Story with Wood Clapboard / Wood Frame	
Location:	SHAKOPEE, MN	
Story Count:	2	
Story Height (L.F.):	10	
Floor Area (S.F.):	450	
Labor Type:	OPN	
Basement Included:	No	
Data Release:	Year 2018	Costs are derived from a building model with basic components.
Cost Per Square Foot:	\$188.82	Scope differences and market conditions can cause costs to vary significantly.
Building Cost:	\$84,969.94	** Area, Perimeter entered is outside the range recommended by RSMeans.

		% of Total	Cost Per S.F.	Cost
A Substructure		17.03%	29.24	13,155.42
A1010	Standard Foundations		26.29	11,830.86
	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick		16.23	7,302.87
	Strip footing, concrete, reinforced, load 14.8 KLF, soil bearing capacity 6 KSF, 12" deep x 32" wide		9.23	4,152.87
	Spread footings, 3000 PSI concrete, load 200K, soil bearing capacity 6 KSF, 6' - 0" square x 20" deep		0.83	375.12
A1030	Slab on Grade		2.79	1,253.62
	Slab on grade, 4" thick, non industrial, reinforced		2.79	1,253.62
A2010	Basement Excavation		0.16	70.94
	Excavate and fill, 10,000 SF, 4' deep, sand, gravel, or common earth, on site storage		0.16	70.94
B Shell		33.31%	57.17	25,729.03
B1010	Floor Construction		32.38	14,569.99
	Wood column, 8" x 8", 20' x 20' bay, 10' unsupported height, 133 BF/MSF, 160 PSF total allowable load		0.22	100.90
	Wood column, 8" x 8", 20' x 20' bay, 10' unsupported height, 133 BF/MSF, 160 PSF total allowable load		0.22	100.90
	Wood beam and joist floor, 12"x16" girder, 8"x16" beam, 2x10 joists @ 16", 20'x20' bay, 75 PSF LL, 102 PSF total load		7.19	3,235.87
	Fireproofing, gypsum board, fire rated, 2 layer, 1" thick, 14" steel column, 3 hour rating, 22 PLF		24.74	11,132.32
B1020	Roof Construction		3.82	1,720.50
	Wood roof, truss, 4/12 slope, 24" O.C., 30' to 43' span		3.82	1,720.50
B2010	Exterior Walls		10.50	4,726.11
	Wood siding, 2"x4" studs 16"OC, insulated wall, 1" x 12" rough sawn cedar		9.72	4,374.00
	Insulation, fiberglass batts, 6" thick, R19		0.78	352.11

B2020	Exterior Windows		8.77	3,944.52
	Windows, wood, double hung, insulated glass, 3'-0" x 5'-6"		8.77	3,944.52
B2030	Exterior Doors		0.65	293.83
	Door, aluminum & glass, with transom, bronze finish, hardware, 3'-0" x 10'-0" opening		0.37	166.65
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening		0.28	127.18
B3010	Roof Coverings		1.05	474.08
	Asphalt roofing, strip shingles, inorganic, Class A, 4" slope, 210-235 lbs/SQ		1.05	474.08
C Interiors		17.63%	30.26	13,620.13
C1010	Partitions		7.70	3,465.81
	Wood partition, 5/8" fire rated gypsum board face, none base, 2 x 4, @ 16" OC framing, same opposite face, 0 insul		1.39	626.51
	Wood partition, 5/8" fire rated gypsum board face, 1/4" sound deadening gypsum board, 2x4 @ 16" OC framing, same opposite face, sound		1.03	461.40
	Gypsum board, 1 face only, exterior sheathing, fire resistant, 5/8"		3.20	1,441.96
	Add for the following: taping and finishing		2.08	935.94
C1020	Interior Doors		6.08	2,737.73
	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"		6.08	2,737.73
C1030	Fittings		0.23	101.81
	Toilet partitions, cubicles, ceiling hung, plastic laminate		0.23	101.81
C2010	Stair Construction		4.40	1,981.00
	Stairs, steel, pan tread for conc in-fill, picket rail, 12 risers w/ landing		4.40	1,981.00
C3010	Wall Finishes		3.52	1,582.99
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats		0.70	316.60
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats		2.81	1,266.39
C3020	Floor Finishes		2.08	938.09
	Vinyl, composition tile, maximum		0.91	408.78
	Tile, ceramic natural clay		1.18	529.31
C3030	Ceiling Finishes		6.25	2,812.70
	Acoustic ceilings, 3/4" fiberglass board, 24" x 48" tile, tee grid, suspended support		6.25	2,812.70
D Services		32.03%	54.98	24,740.82
D1010	Elevators and Lifts		11.93	5,368.26
	Hydraulic passenger elevator, 3000 lb, 3 floors, 12' story height, 2 car group, 125 FPM		11.93	5,368.26
D2010	Plumbing Fixtures		2.04	917.14
	Water closet, vitreous china, bowl only with flush valve, wall hung		0.81	366.33
	Urinal, vitreous china, wall hung		0.13	60.43
	Lavatory w/trim, vanity top, PE on CI, 20" x 18"		0.25	113.98
	Service sink w/trim, PE on CI, wall hung w/rim guard, 24" x 20"		0.55	248.64
	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH		0.28	127.76
D2020	Domestic Water Distribution		0.58	259.35
	Gas fired water heater, commercial, 100< F rise, 100 MBH input, 91 GPH		0.58	259.35
D3050	Terminal & Package Units		16.93	7,617.89
	Rooftop, multizone, air conditioner, offices, 25,000 SF, 79.16 ton		16.93	7,617.89
D4010	Sprinklers		3.63	1,633.96

	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 5000 SF	1.60	719.03
	Wet pipe sprinkler systems, steel, light hazard, each additional floor, 5000 SF	1.77	794.52
	Standard High Rise Accessory Package 3 story	0.27	120.41
D4020	Standpipes	0.99	446.94
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	0.54	241.26
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, additional floors	0.46	205.68
D5010	Electrical Service/Distribution	1.96	881.00
	wire, 1 phase, 3 wire, 120/240 V, 100 A	1.96	881.00
D5020	Lighting and Branch Wiring	11.21	5,045.48
	Receptacles incl plate, box, conduit, wire, 16.5 per 1000 SF, 2.0 W per SF, with transformer	4.54	2,043.85
	Miscellaneous power, 1.2 watts	0.31	139.93
	Central air conditioning power, 4 watts	0.57	256.09
	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @ 32 watt per 1000 SF	5.79	2,605.61
D5030	Communications and Security	5.71	2,570.80
	Telephone wiring for offices & laboratories, 8 jacks/MSF	1.52	683.09
	Communication and alarm systems, fire detection, addressable, 50 detectors, includes outlets, boxes, conduit and wire	1.94	870.84
	Fire alarm command center, addressable with voice, excl. wire & conduit	0.61	276.67
	Internet wiring, 8 data/voice outlets per 1000 S.F.	1.64	740.20
E Equipment & Furnishings		0%	0
E1090	Other Equipment	0	0
F Special Construction		0%	0
G Building Sitework		0%	0
SubTotal		100%	\$171.65 \$77,245.40
Contractor Fees (General Conditions, Overhead, Profit)		10.00%	\$17.17 \$7,724.54
Architectural Fees		0.00%	\$0.00 \$0.00
User Fees		0.00%	\$0.00 \$0.00
Total Building Cost			\$188.82 \$84,969.94

Canterbury Park Redevelopment TIF District

Code Deficiency Cost Report

14-Office, 3001 Eagle Creek Blvd - Farm Office - PID 279080681

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Accessibility Items					
	Parking				
	Create ADA code compliant parking	\$ 100.00	EA	1	\$ 100.00
	Building Entrance				
	Create ADA code compliant accessible route into office	\$ 250.00	EA	1	\$ 250.00
	Restroom				
	Create code compliant restroom in building	\$ 1.76	SF	450	\$ 792.00
	Drinking Fountain				
	Install code required drinking fountain in building	\$ 0.28	SF	450	\$ 126.00
	Door Hardware				
	Install ADA code compliant door hardware	\$ 250.00	EA	3	\$ 750.00
	Accessible Route				
	Create code required accessible route to all levels of building	\$ 11.93	SF	450	\$ 5,368.50
Structural Elements					
					\$ -
Exiting					
					\$ -
Fire Protection					
	Smoke Detectors				
	Install code required smoke detectors	\$ 1.94	SF	450	\$ 873.00
	Emergency Lighting				
	Install code required emergency lighting	\$ 175.00	EA	2	\$ 350.00
	Emergency Notification System				
	Install code required emergency notification system	\$ 0.61	SF	450	\$ 274.50
	Building Sprinkler system				
	Install code required building sprinkler system	\$ 4.62	SF	450	\$ 2,079.00
Exterior Construction					
	Windows				
	Install new windows to prevent water intrusion per code	\$ 8.77	SF	450	\$ 3,946.50
	Location				
	Building should be relocated to comply with code for proper distance from adjacent structures	\$ 20.00	SF	450	\$ 9,000.00

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
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Roof Construction

\$ -

Mechanical- Electrical

Mechanical					
Install code compliant HVAC system in building	\$ 16.93	SF	450	\$	7,618.50
Electrical					
Install code compliant lighting system in building	\$ 5.79	SF	450	\$	2,605.50

Total Code Improvements \$ 34,134

CANTERBURY PARK REDEVELOPMENT TIF ANALYSIS

14-Office, 3001 Eagle Creek Boulevard



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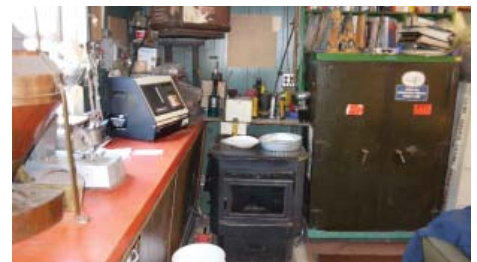
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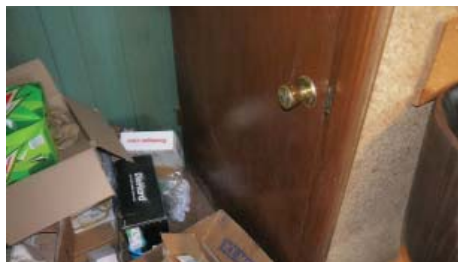
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CANTERBURY PARK REDEVELOPMENT TIF ANALYSIS

14-Office, 3001 Eagle Creek Boulevard



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Canterbury Park Redevelopment TIF District

Replacement Cost Report

RSMeans data
from BORDIAN

Square Foot Cost Estimate Report

Date: 11/9/2017

Estimate Name:	3001 Eagle Creek Blvd City of Shakopee 3001 Eagle Creek Blvd. , Shakopee , Minnesota , 55379	
Building Type:	Work Shop 1 Story with Vinyl Clapboard / Wood Frame	
Location:	SHAKOPEE, MN	
Story Count:	1	
Story Height (L.F.):	10	
Floor Area (S.F.):	800	
Labor Type:	OPN	
Basement Included:	No	
Data Release:	Year 2018	
Cost Per Square Foot:	\$159.03	
Building Cost:	\$127,213.01	



Costs are derived from a building model with basic components.

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

** Area, Perimeter entered is outside the range recommended by RSMeans.

		% of Total	Cost Per S.F.	Cost
A Substructure		16.59%	23.99	19,188.21
A1010	Standard Foundations		18.10	14,478.68
	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick		11.16	8,925.73
	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide		5.55	4,437.46
	Spread footings, 3000 PSI concrete, load 100K, soil bearing capacity 6 KSF, 4' - 6" square x 15" deep		1.39	1,115.49
A1030	Slab on Grade		5.57	4,457.31
	Slab on grade, 4" thick, non industrial, reinforced		5.57	4,457.31
A2010	Basement Excavation		0.32	252.22
	Excavate and fill, 10,000 SF, 4' deep, sand, gravel, or common earth, on site storage		0.32	252.22
B Shell		16.31%	23.58	18,861.02
B1010	Floor Construction		0.45	358.74
	Wood column, 8" x 8", 20' x 20' bay, 10' unsupported height, 133 BF/MSF, 160 PSF total allowable load		0.45	358.74
B1020	Roof Construction		7.65	6,117.34
	Wood roof, truss, 4/12 slope, 24" O.C., 30' to 43' span		7.65	6,117.34
B2010	Exterior Walls		11.28	9,027.94
	Wood siding, 2"x4" studs 16"OC, insulated wall, 1" x 12" rough sawn cedar		9.72	7,776.00
	Insulation, fiberglass batts, 6" thick, R19		1.56	1,251.94
B2020	Exterior Windows		1.28	1,025.42
	Windows, wood, double hung, standard glass, 2'-8" x 4'-6"		1.28	1,025.42
B2030	Exterior Doors		0.81	645.97
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening		0.81	645.97

B3010	Roof Coverings		2.11	1,685.61
	Asphalt roofing, strip shingles, inorganic, Class A, 4" slope, 210-235 lbs/SQ		2.11	1,685.61
C Interiors		7.96%	11.51	9,205.40
C1010	Partitions		1.82	1,453.17
	Gypsum board, 1 face only, exterior sheathing, fire resistant, 5/8"		1.10	881.20
	Add for the following: taping and finishing		0.71	571.97
C1030	Fittings		0.39	310.27
	Toilet partitions, cubicles, ceiling hung, plastic laminate		0.39	310.27
C3010	Wall Finishes		0.97	773.91
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats		0.97	773.91
C3020	Floor Finishes		2.08	1,667.70
	Vinyl, composition tile, maximum		0.91	726.71
	Tile, ceramic natural clay		1.18	940.99
C3030	Ceiling Finishes		6.25	5,000.35
	Acoustic ceilings, 3/4" fiberglass board, 24" x 48" tile, tee grid, suspended support		6.25	5,000.35
D Services		59.14%	85.49	68,393.56
D2010	Plumbing Fixtures		2.25	1,802.10
	Water closet, vitreous china, bowl only with flush valve, wall hung		1.40	1,116.45
	Lavatory w/trim, vanity top, PE on CI, 20" x 18"		0.54	434.22
	Water cooler, electric, floor mounted, dual height, 14.3 GPH		0.31	251.43
D2020	Domestic Water Distribution		1.65	1,317.34
	Gas fired water heater, commercial, 100< F rise, 100 MBH input, 91 GPH		1.65	1,317.34
D3050	Terminal & Package Units		10.85	8,682.23
	Space heater, suspended, gas fired, propeller fan, 320 MBH		10.85	8,682.23
D4010	Sprinklers		3.46	2,764.18
	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 10,000 SF		3.46	2,764.18
D4020	Standpipes		1.53	1,225.46
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor		1.53	1,225.46
D5010	Electrical Service/Distribution		41.62	33,298.84
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 400 A		8.49	6,789.88
	Feeder installation 600 V, including RGS conduit and XHHW wire, 400 A		11.11	8,886.60
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 600 A		22.03	17,622.36
D5020	Lighting and Branch Wiring		17.25	13,802.41
	Receptacles incl plate, box, conduit, wire, 16.5 per 1000 SF, 2.0 W per SF, with transformer		4.54	3,633.50
	Miscellaneous power, 1.2 watts		0.31	248.77
	Central air conditioning power, 4 watts		0.57	455.26
	Motor installation, three phase, 460 V, 15 HP motor size		6.04	4,832.68
	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @32watt per 1000 SF		5.79	4,632.20
D5030	Communications and Security		6.88	5,501.00
	Telephone wiring for offices & laboratories, 8 jacks/MSF		1.52	1,214.38
	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire		2.84	2,276.00

Fire alarm command center, addressable without voice, excl. wire & conduit		0.87	694.71
Internet wiring, 8 data/voice outlets per 1000 S.F.		1.64	1,315.91
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%	\$144.57	\$115,648.19
Contractor Fees (General Conditions,Overhead,Profit)	10.00%	\$14.46	\$11,564.82
Architectural Fees	0.00%	\$0.00	\$0.00
User Fees	0.00%	\$0.00	\$0.00
Total Building Cost		\$159.03	\$127,213.01

Canterbury Park Redevelopment TIF District

Code Deficiency Cost Report

14-Leather, 3001 Eagle Creek Blvd. - Leather Workshop - PID 279080681

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Accessibility Items					
	Parking				
	Create ADA code compliant parking	\$ 125.00	EA	1	\$ 125.00
	Building Entrance				
	Modify building entrance to comply with ADA code	\$ 100.00	EA	1	\$ 100.00
	Restroom				
	Install code compliant restroom	\$ 2.33	SF	800	\$ 1,864.00
	Drinking Fountain				
	Install code compliant drinking fountain	\$ 0.31	SF	800	\$ 248.00
Structural Elements					
					\$ -
Exiting					
	Pathways				\$ -
	Code required pathways should be established to create an unimpeded means for emergency egress	\$ 250.00	Lump	1	\$ 250.00
Fire Protection					
	Smoke Detectors				
	Install code required smoke detectors	\$ 2.84	SF	800	\$ 2,272.00
	Emergency Lighting				
	Install code required emergency lighting	\$ 175.00	EA	2	\$ 350.00
	Emergency Notification System				
	Install code required emergency notification system	\$ 0.87	SF	800	\$ 696.00
	Building Sprinkler system				
	Install code required building sprinkler system	\$ 4.99	SF	800	\$ 3,992.00
Exterior Construction					
	Siding				
	Install new siding to prevent water intrusion per code	\$ 9.72	SF	800	\$ 7,776.00
	Windows				
	Install new windows to prevent water intrusion per code	\$ 1.28	SF	800	\$ 1,024.00
Roof Construction					
					\$ -

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Mechanical- Electrical					
	Mechanical				
	Install code compliant HVAC system	\$ 10.85	SF	800	\$ 8,680.00
	Electrical				
	Provide code compliant lighting installation	\$ 5.79	SF	800	\$ 4,632.00
Total Code Improvements					\$ 32,009

CANTERBURY PARK REDEVELOPMENT TIF ANALYSIS

Building 14-Leather, 3001 Eagle Creek Boulevard



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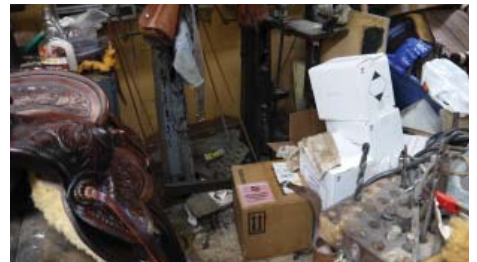
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CANTERBURY PARK REDEVELOPMENT TIF ANALYSIS

Building 14-Leather, 3001 Eagle Creek Boulevard



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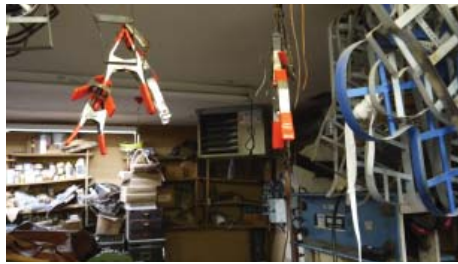
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Canterbury Park Redevelopment TIF District

Replacement Cost Report

RSMeans data
from BORDIAN

Square Foot Cost Estimate Report

Date: 3/22/2019

Estimate Name:	600 Canterbury Road S City of Shakopee 600 Canterbury Road S, Shakopee, Minnesota, 55379
Building Type:	Racquetball Court with Concrete Block / Rigid Steel
Location:	MINNEAPOLIS, MN
Story Count:	2
Story Height (L.F.):	12
Floor Area (S.F.):	11000
Labor Type:	OPN
Basement Included:	No
Data Release:	Year 2019
Cost Per Square Foot:	\$138.79
Building Cost:	\$1,526,542.50



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		7.61%	9.18	101,002.72
A1010	Standard Foundations		5.30	58,267.94
	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick		3.41	37,521.66
	Strip footing, concrete, reinforced, load 5.1 KLF, soil bearing capacity 3 KSF, 12" deep x 24" wide		1.68	18,526.02
	Spread footings, 3000 PSI concrete, load 50K, soil bearing capacity 6 KSF, 3' - 0" square x 12" deep		0.11	1,166.21
	Spread footings, 3000 PSI concrete, load 75K, soil bearing capacity 6 KSF, 4' - 0" square x 12" deep		0.04	432.88
	Spread footings, 3000 PSI concrete, load 100K, soil bearing capacity 6 KSF, 4' - 6" square x 15" deep		0.06	621.17
A1030	Slab on Grade		3.72	40,968.40
	Slab on grade, 5" thick, light industrial, reinforced		3.72	40,968.40
A2010	Basement Excavation		0.16	1,766.38
	Excavate and fill, 10,000 SF, 4' deep, sand, gravel, or common earth, on site storage		0.16	1,766.38
B Shell		28.11%	33.92	373,129.78
B1010	Floor Construction		9.10	100,136.85
	Floor, concrete, slab form, open web bar joist @ 2' OC, on W beam and column, 30'x30' bay, 35" deep, 125 PSF superimposed load, 172 PSF total		8.44	92,799.44
	Floor, concrete, slab form, open web bar joist @ 2' OC, on W beam and column, 30'x30' bay, 35" deep, 125 PSF superimposed load, 172 PSF total		0.67	7,337.41
B1020	Roof Construction		3.77	41,422.87
	Roof, steel joists, joist girder, 1.5" 22 ga metal deck, on columns, 30'x30' bay, 40 PSF superimposed load, 21.5" deep, 60 PSF total load		3.06	33,697.90
	Roof, steel joists, joist girder, 1.5" 22 ga metal deck, on columns, 30'x30' bay, 40 PSF superimposed load, 21.5" deep, 60 PSF total load, add for columns		0.70	7,724.97
B2010	Exterior Walls		13.22	145,469.02

	Concrete block (CMU) wall, regular weight, 75% solid, 8 x 8 x 16, 4500 PSI, reinforced, vertical #5@32", grouted	13.22	145,469.02	
B2020	Exterior Windows	2.88	31,704.39	
	Windows, aluminum, picture unit, insulated glass, 3'-4" x 5'-0"	2.88	31,704.39	
B2030	Exterior Doors	0.57	6,246.07	
	Door, aluminum & glass, without transom, black finish, double door, hardware, 6'-0" x 7'-0" opening	0.27	2,987.30	
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	0.30	3,258.77	
B3010	Roof Coverings	4.34	47,709.93	
	Roofing, asphalt flood coat, gravel, base sheet, 3 plies 15# asphalt felt, mopped	1.62	17,845.74	
	Insulation, rigid, roof deck, composite with 2" EPS, 1" perlite	1.09	11,941.22	
	Roof edges, aluminum, duranodic, .050" thick, 6" face	1.14	12,555.40	
	Gravel stop, aluminum, extruded, 4", mill finish, .050" thick	0.49	5,367.57	
B3020	Roof Openings	0.04	440.65	
	Roof hatch, with curb, 1" fiberglass insulation, 2'-6" x 3'-0", galvanized steel, 165 lbs	0.04	440.65	
C Interiors		20.32%	24.53	269,782.03
C1010	Partitions	8.27	90,953.55	
	Concrete block (CMU) partition, light weight, hollow, 6" thick, no finish	2.47	27,208.50	
	Metal partition, 5/8" fire rated gypsum board face, 1/4" sound deadening gypsum board, 2-1/2" @ 24", same opposite face, no insulation	1.07	11,823.63	
	1/2" fire rated gypsum board, taped & finished, painted on metal furring	4.72	51,921.42	
C1020	Interior Doors	1.54	16,986.08	
	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	1.54	16,986.08	
C1030	Fittings	0.43	4,677.00	
	Toilet partitions, cubicles, ceiling hung, stainless steel	0.43	4,677.00	
C2010	Stair Construction	5.19	57,043.28	
	Stairs, steel, pan tread for conc in-fill, picket rail, 20 risers w/ landing	5.19	57,043.28	
C3010	Wall Finishes	1.23	13,481.31	
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	0.29	3,176.55	
	Painting, masonry or concrete, latex, brushwork, primer & 2 coats	0.94	10,304.76	
C3020	Floor Finishes	3.29	36,218.13	
	Carpet tile, nylon, fusion bonded, 18" x 18" or 24" x 24", 35 oz	2.10	23,110.38	
	Tile, ceramic natural clay	1.19	13,107.75	
C3030	Ceiling Finishes	4.58	50,422.68	
	Acoustic ceilings, 3/4" mineral fiber, 12" x 12" tile, concealed 2" bar & channel grid, suspended support	4.58	50,422.68	
D Services		43.96%	53.06	583,513.73
D1010	Elevators and Lifts	6.77	74,449.60	
	Hydraulic, passenger elevator, 3000 lb, 2 floors, 100 FPM	6.77	74,449.60	
D2010	Plumbing Fixtures	1.18	12,973.29	
	Water closet, vitreous china, bowl only with flush valve, floor mount, 18" high bowl, ADA compliant	0.15	1,679.46	
	Lavatory w/trim, vanity top, PE on CI, 19" x 16" oval	0.31	3,446.57	
	Service sink w/trim, PE on CI, wall hung w/rim guard, 24" x 20"	0.43	4,744.33	
	Water cooler, electric, wall hung, dual height, 14.3 GPH	0.28	3,102.93	
D2020	Domestic Water Distribution	0.37	4,056.58	

	Gas fired water heater, residential, 100< F rise, 30 gal tank, 32 GPH	0.37	4,056.58
D2040	Rain Water Drainage	0.39	4,271.83
	Roof drain, DWV PVC, 4" diam, diam, 10' high	0.18	1,979.45
	Roof drain, DWV PVC, 4" diam, for each additional foot add	0.21	2,292.38
D3050	Terminal & Package Units	29.35	322,840.10
	Rooftop, multizone, air conditioner, bowling alleys, 20,000 SF, 113.00 ton	29.35	322,840.10
D4010	Sprinklers	3.37	37,043.00
	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 10,000 SF	2.72	29,909.22
	Wet pipe sprinkler systems, steel, light hazard, each additional floor, 10,000 SF	0.65	7,133.78
D4020	Standpipes	0.41	4,500.78
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	0.31	3,418.91
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, additional floors	0.10	1,081.87
D5010	Electrical Service/Distribution	0.92	10,148.77
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 400 A	0.20	2,171.24
	Feeder installation 600 V, including RGS conduit and XHHW wire, 400 A	0.32	3,520.73
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A	0.41	4,456.80
D5020	Lighting and Branch Wiring	8.38	92,146.12
	Receptacles incl plate, box, conduit, wire, 2.5 per 1000 SF, .3 watts per SF	1.88	20,705.74
	Wall switches, 1.0 per 1000 SF	0.29	3,190.00
	Miscellaneous power, to .5 watts	0.16	1,715.12
	Central air conditioning power, 4 watts	0.31	3,413.52
	Fluorescent fixtures recess mounted in ceiling, 0.8 watt per SF, 20 FC, 5 fixtures @32 watt per 1000 SF	1.40	15,397.91
	HID fixture, 20' above work plane, 3 watt/SF, type G, 151 FC, 3 fixtures per 1000 SF	4.34	47,723.83
D5030	Communications and Security	1.92	21,083.66
	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	0.72	7,969.61
	Fire alarm command center, addressable with voice, excl. wire & conduit	1.19	13,114.05
E Equipment & Furnishings		0%	0
E1090	Other Equipment		0
F Special Construction		0%	0
G Building Sitework		0%	0

SubTotal	100%	\$120.69	\$1,327,428.26
Contractor Fees (General Conditions,Overhead,Profit)	15.00%	\$18.10	\$199,114.24
Architectural Fees	0.00%	\$0.00	\$0.00
User Fees	0.00%	\$0.00	\$0.00
Total Building Cost		\$138.79	\$1,526,542.50

Canterbury Park Redevelopment TIF District

Code Deficiency Cost Report

18-Out - 600 Canterbury Road South, Shakopee, Minnesota, 55379 - PID 274060020

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Accessibility Items					
	Access To All Levels				
	An elevator should be installed to comply with code for accessibility	\$ 6.77	SF	11000	\$ 74,470.00
	Kitchen Area				
	The kitchen area should be modified to comply with code	\$ 2,500.00	Lump	1	\$ 2,500.00
Structural Elements					
					\$ -
Exiting					
	Glass Doors				
	Install code required 10-inch kick plates on glass doors	\$ 100.00	EA	6	\$ 600.00
	Door Hardware				
	Install code compliant door hardware	\$ 250.00	EA	10	\$ 2,500.00
	Stairway				
	Modify stairway to comply with code	\$ 2,500.00	Lump	1	\$ 2,500.00
	Flooring Material				
	Replace damaged flooring material to create a code required unimpeded means for emergency egress	\$ 3.29	SF	11000	\$ 36,190.00
Fire Protection					
	Smoke Detectors				
	Install code required smoke detectors	\$ 0.72	SF	11000	\$ 7,920.00
	Emergency Lighting				
	Install code compliant emergency lighting	\$ 0.95	SF	11000	\$ 10,450.00
	Emergency Notification System				
	Install code required emergency notification system	\$ 1.19	SF	11000	\$ 13,090.00
	Building Sprinkler System				
	Install code required building sprinkler system	\$ 3.78	SF	11000	\$ 41,580.00
Exterior Construction					
	Stucco				
	Repair damaged stucco to prevent water intrusion per code	\$ 2,500.00	Lump	1	\$ 2,500.00
	Windows				
	Replace failed windows to prevent water intrusion per code	\$ 2.88	SF	11000	\$ 31,680.00

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Roof Construction					
	Roofing Material				
	Remove failed roofing material	\$ 0.50	SF	11000	\$ 5,500.00
	Install new roofing material to prevent water intrusion per code	\$ 4.34	SF	11000	\$ 47,740.00
Mechanical- Electrical					
	Mechanical				
	Install new HVAC system to comply with code	\$ 29.35	SF	11000	\$ 322,850.00
	Lighting				
	Install new lighting to comply with code	\$ 5.74	SF	11000	\$ 63,140.00
Total Code Improvements					\$ 665,210

Canterbury Park Redevelopment TIF Analysis

18-Out, 600 Canterbury Road South



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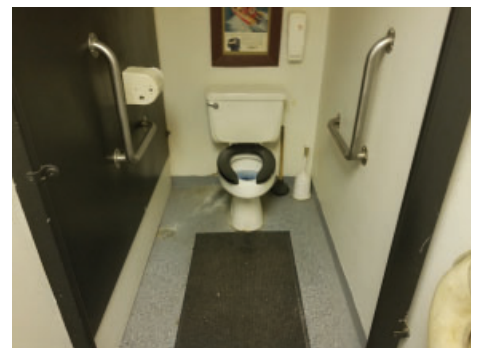
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Canterbury Park Redevelopment TIF Analysis

18-Out, 600 Canterbury Road South



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Canterbury Park Redevelopment TIF Analysis

18-Out, 600 Canterbury Road South



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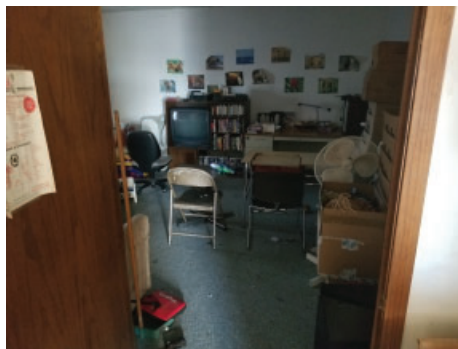
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Canterbury Park Redevelopment TIF Analysis

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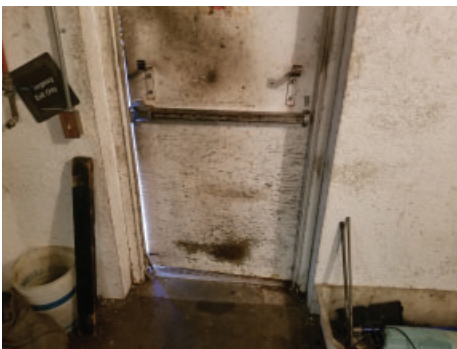
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Canterbury Park Redevelopment TIF Analysis

18-Out, 600 Canterbury Road South



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