

678 North Snelling Little Africa Plaza Construction Plan



African Economic Development Solutions

Submitted to Saint Paul Legislative Hearing - ~~6.8.2023~~

submitted 6/13/23
during Leg. Hearing

Little Africa Plaza

6.8.2023

Construction Funding - pre-bid

Construction & Contingency **\$5,373,720**

Sources

Otto Bremer Trust	\$	500,000
Bigelow Foundation	\$	200,000
St. Paul Foundation	\$	150,000
Hardenbergh Foundation	\$	100,000
McKnight Foundation	\$	100,000
Neighbors United Funding Collaborative	\$	5,000
Year-Round STAR grant	\$	65,000
2022 Neighborhood STAR grant	\$	200,000
Ramsey Critical Corridors Grant	\$	103,507
St Paul Foundation DEED Main Street Grant	\$	750,000
State Appropriation	\$	1,500,000
Bank Loan	\$	615,000
HRA Request	\$	1,085,213

Total Funding Sources \$ 5,373,720

Reconciliation with latest estimate

Flannery Estimate	\$	4,182,933
Required B3 modifications	\$	450,000
Required Add Alternates		
roof deck repair		
fire pump		
floor drain		
Xcel fees		
FF&E in estimate	\$(153,219)	\$ 252,267
Construction	\$	4,632,933
10% Contingency	\$	488,520
Total Construction Estimate	\$	5,373,720

F.1. Bigelow Foundation

From: **Carrie Jo Short** <carriejo.short@spmcf.org>
Date: Mon, May 17, 2021 at 2:38 PM
Subject: F.R. Bigelow Foundation decision
To: Gene Gelgelu (ggelgelu@aeds-mn.org) <ggelgelu@aeds-mn.org>

Dear Gene

I'm so pleased to let you know that the F. R. Bigelow Foundation board approved a grant to AEDS in the amount of \$200,000 last week. You will be receiving official notification and a schedule of payments within the next several weeks. Please don't hesitate to contact me if you have any questions after receiving that communication.

I would like to work with you to identify some other foundations who may be interested in supporting this project. I think you can broaden your support base for capital needs as well as early operating expenses. Will you let me know when you'd have some time to meet to talk about building that list and some next steps?

Congratulations!

Carrie Jo

Carrie Jo Short

Senior Director of Community Impact
Saint Paul & Minnesota Foundation
101 Fifth Street East, Suite 2400
Saint Paul, MN 55101
651.325.4261

Fwd: Congratulations from the

F.2. St. Paul & Minnesota Foundations

From: **Nikki Lund** <Nikki.Lund@spmcf.org>
Date: Fri, Nov 26, 2021 at 11:32 AM
Subject: Congratulations from the foundation!
To: ggelgelu@aeds-mn.org <ggelgelu@aeds-mn.org>

Dear Gene,

Congratulations! Saint Paul & Minnesota Foundation Board of Trustees met recently and approved a grant of \$150,000 to African Economic Development Solutions for Little Africa Plaza.

The award letter, terms of grant agreement and check will be mailed in three to four weeks. Please read the documents carefully and make note of any conditions, the grant starting and ending dates, and interim and/or final report due dates. By cashing the check, you agree to the terms outlined in the terms of grant agreement.

Feel free to call or email anytime should you have questions; your program officer is Carrie Jo Short (CarrieJo.Short@spmcf.org).

We appreciate your assistance during the application review process and are thrilled that the foundation will be helping to support your work.

Warmly,

Nikki Lund
Administrative Assistant
Community Impact
Saint Paul & Minnesota Foundation
101 Fifth Street East, Suite 2400
Saint Paul, MN 55101
651.325.4253

spmcf.org | [Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#)

We also support F. R. Bigelow Foundation and Mardag Foundation.
Visit their websites at mardag.org and frbigelow.org

F3.



Directors: Gerald C. Bren, John G. Couchman, Jeffrey T. Peterson, Jon A. Theobald

March 24, 2022

Gene Gelgelu
African Economic Development Center
1821 University Avenue, Suite S-145
St. Paul, MN 55104

Re: Grant for Little Africa Plaza

Dear Mr. Gelgelu:

The Hardenbergh Foundation is pleased the \$100,000 grant made to the African Economic Development Center at our December 2021 board meeting will be used as matching funds for a federal EDA Economic Adjustment Assistance grant to develop this project.

Our grant funds are available for and committed to the development of the Little Africa Plaza project at 678 North Snelling Avenue in St. Paul. The grant has been paid in full. The Hardenbergh Foundation grant funds are not conditioned or encumbered in any way inconsistent with the requirements of EDA investment assistance.

Very truly yours,

A handwritten signature in blue ink that reads "Tammy Davis Cownie".

Tammy Davis Cownie
President & CEO

Tamra Davis Cownie, JD, MA, CLU, President & CEO

tammy@hardenberghfdn.org • 651-653-4956 • 81 East Seventh Street, Suite 125, St. Paul, MN 55101

www.hardenberghfoundation.org



F. 4.

THE MCKNIGHT FOUNDATION

710 South Second Street
Suite 400
Minneapolis,
Minnesota 55401
612-333-4220
612-332-3833 fax
www.mcknight.org

March 21, 2022

Gene Gelgelu
African Economic Development Solutions
1821 University Avenue, Suite S-145
St. Paul, MN 55104

Re: Grant for Little Africa Plaza

Dear Mr. Gelgelu,

We are pleased that the grant of \$100,000 made at the McKnight Foundation's November 2021 board meeting will be used as matching funds for a federal EDA Economic Adjustment Assistance grant to develop the Little Africa Plaza building project. McKnight grant funds are available for and committed to the development of the Little Africa Plaza project at 678 North Snelling Avenue in St. Paul. The grant has been paid in full. The McKnight Foundation grant funds are not conditioned or encumbered in any way inconsistent with the requirements of EDA investment assistance.

Sincerely,

DocuSigned by:

Renee Richie

1E95B095B1DE44F...
Renee Richie
Program & Grants Associate

The grant has been paid in full.

Please let us know if there is any additional information you need.

Sincerely,

F.5. Neighbors United Funding Collaborative

Angelica Chanslor <angelicamchanslor@gmail.com>

Tue, Nov 9, 2021,
12:44 PM

to me

Hello Lisa,

I apologize if this information is getting to you too late. The board did review your application and approved a grant amount of 5,000. I've attached a W9 form below, once you've filled that out and sent it back to me we can request the check.

Thank you

-Angelica Chanslor

A. Year Round STAR grant



City of Saint Paul

City Hall and Court House
15 West Kellogg Boulevard
Phone: 651-266-8560

LEGISLATION DETAILS (HTML TEXT)

File #: RES 21-1574 **Version:** 1
Type: Resolution **Status:** Passed
In control: City Council
Final action: 11/3/2021
Title: Approving the use of grant funds through the Neighborhood STAR Year-Round Program to African Economic Development Solutions (AEDS).
Sponsors: Mitra Jalali
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
11/5/2021	1	Mayor's Office	Signed	
11/3/2021	1	City Council	Adopted	Pass

Approving the use of grant funds through the Neighborhood STAR Year-Round Program to African Economic Development Solutions (AEDS).

WHEREAS, on May 21, 2021, the Neighborhood STAR Board reviewed a Neighborhood STAR proposal for grant financing through the 2021 Neighborhood STAR Program to AEDS for assistance with building improvements to the Little Africa Plaza at 678 N Snelling Ave; and

WHEREAS, improving this empty commercial space with new windows and tuckpointing will positively impact Saint Paul's Midway community; and

WHEREAS, the Neighborhood STAR Board rated this project a 43.00; and

WHEREAS, it is the intent of the Mayor and the Saint Paul City Council to participate in the financing of these activities by providing up to \$65,000 in grant financing through the Ward 4 Neighborhood STAR Year-Round Program; now be it

RESOLVED, upon the recommendation of the Mayor, the Council of the City of Saint Paul hereby authorizes and directs the appropriate City officials to execute the necessary grant documents to implement this Resolution, subject to approval by the City Attorney; and be it

FINALLY RESOLVED, staff of the Department of Planning and Economic Development are further authorized and directed to proceed with all other actions necessary to implement this Resolution.

2022 Neighborhood STAR Program: (20) Proposals Approved for Funding via Resolution #22-1647 Approved 11/9/22 cont.

Y #	T C	D 1	A P P L I C A N T	T I T L E	P R O J E C T	F i n a l L o a n A w a r d	T o t a l A w a r d	M a t c h F u n d i n g
22-109	H	5	African American Community Development Center, 1440 Arcade St Ste 510, St. Paul, MN 55106; Danielle Swift, Helo@georgiant.com	Affordable Multi-unit housing for mid-large size families	Create affordable housing for mid size families to create a pathway for generational wealth building. A portion of the grant would be allocated to acquisition and a portion to construction/rehab.	0	60,000	60,000
22-111	C	4	African Economic Development Solutions, 1821 University Ave. W. S-145, St. Paul, MN 55104; Gene Ongeli, gongeli@aeeds-minn.org	Little Africa Plaza	Roof replacement with insulation, buckporting brick, replacing roof, insulating & sheetrock walls, replacing windows, new rooftop HVAC units, new electrical wiring, 1 new sump-pump, 1 LEDA fit, new flooring & lighting.	0	200,000	200,000
22-117	C	1	Blentz Barber Shop, Minnesota LLC, 741 University Ave W, St. Paul, MN 55104; Jaime Shavers, Blentzbarbershop@gmail.com	Blentz Barber Shop, Minnesota LLC	New floors, install a new exterior business sign and patch some of the brick outside of the structure.	0	15,000	15,000
22-137	C	5	Heizon One Inc., 1090 Earl St., St. Paul, MN 55106; Peter Wang, peter_wang@heizonrealty.com	Horizon Realty Office Basement Project	Fully renovate unfinished basement into a finished usable space with multi-purpose conference room and additional 4-8 additional office areas. Required new concrete floors, new windows, updating HVAC, electrical, plumbing, drain tile, flooring and lighting.	0	50,000	50,000
22-164	C	4	Shanghai Wholesale LLC, 645 Pfor Ave N, St. Paul, MN 55104; Comp Li, saf@shanghaiwholesale.com	Shanghai Wholesale New Warehouse	On existing vacant food distribution retail business consisting of more than 100,000 sq ft retail building to provide a variety of ethnic foods, groceries for community and restaurant/food service owners. The location will also include a warehouse to provide deliveries of food/groceries to restaurants, food service facility and supermarkets.	150,000	100,000	250,000
22-160	C	1	ROLU LLC, 481 University Ave W, St. Paul, MN 55103; Rose Jara, rosejara12@gmail.com	Mi Linda Tierra New Commercial Kitchen	Construction and build out of a new commercial kitchen, demo of two to three interior walls, removal of concrete flooring, framing, sheetrock, mud & taping, painting, install 2 interior doors, flooring, plumbing, electrical, mechanical, Aerial system and roofing.	0	118,640	118,640
22-101	H	7	Irreducible Grace Foundation, 565 Fuller Ave, St. Paul, MN 55106; Darlene Fry, info@igraze.org	The Black Youth Healing AHE Collective (BYHAC)	The non-profit recently purchased property at 643 Virginia Street with plans to remodel the space for programming facilitated by Black youth leaders and provide services to house 16 of those leaders with a shared kitchen, dining and laundry facility.	0	81,296	81,296
22-172	C	1	Walker West Music Academy, 760 Seabury Ave, St. Paul, MN 55104; Jennifer Halcrow, convsnorthco@gmail.com	Walker West Music Academy Permanent Home	A \$6.1 million capital campaign to purchase & renovate the building at 655 Marshall Avenue to meet the needs of the Rondo neighborhood & Walker West's teaching artists, students, & audiences. Neighborhood STAR to specifically support renovations of the facility.	40,648	40,648	81,296
22-114	C	5	Arcade Wine & Spirits LLC, 1100 Arcade St., St. Paul, MN 55106; Cher Xiong, chang@tulomes@gmail.com	Arcade Wine & Spirits LLC	Replace windows, flooring, the side door for product deliveries and as a safety exit, remodel the bathroom, add lights, repair the building and repair the cracking bricks around the building and in the basement.	15,000	15,000	15,000
22-163	H	1	Seabury West LLLP / Twin Cities Housing Development Corporation, 1360 Energy Park Dr., Suite 210, St. Paul, MN 55106; Kelly Rainsford, krainsford@tchdc.org	Seabury West	Convert vacant/underutilized commercial space in the Milton Building (Seabury Ave. & Milton St.) into eight (8) two-bedroom affordable apartment units and a community room.	81,296	0	81,296
22-133	H	5	FY LLC, 1199 Earl St., St. Paul, MN 55106; Mark Youngfians, youngfians@gmail.com	Exterior remodel and updates	The property houses 2 restaurants and a 2 bedroom apartment. The funds would be used to fix and update the exterior of the property, brick veneer, lock pointed roof repairs, drainage and driveway/repair.	0	30,000	30,000
Twenty (20) Proposals Approved for Funding:						561,561	1,871,145	13,267,286

C. Commercial, H. Housing, HC. Mixed Use, RH. Public Improvement

B. 2022 Neighborhood Star

6/8/23, 4:07 PM

lisakuglerconsults.com Mail - RE: Critical Corridor Grant information - AEDS



Lisa Kugler <lisa@lisakuglerconsults.com>

RE: Critical Corridor Grant information - AEDS

2 messages

Mitchell, Ella <Ella.Mitchell@co.ramsey.mn.us>

Tue, Jan 17, 2023 at 4:03 PM

To: Lisa Kugler <lisa@lisakuglerconsults.com>, Gene Gelgelu <ggelgelu@aeds-mn.org>

Cc: "Faust, Martha E" <Martha.Faust@co.ramsey.mn.us>, "Schwartz, Ann" <Ann.Schwartz@co.ramsey.mn.us>

Hi Lisa and Gene,

Thanks for your patience as we've been drafting grant agreements for the Critical Corridors programs. Attached is the agreement for Little Africa Plaza. Please let me know if you have any questions or would like to discuss. Otherwise, please sign and return along with the documents listed in Section 1.02, Exhibit A (legal description of the property), and signed Exhibit D. We will include the attached resolution as Exhibit C.

Thanks!

Ella

Ella S. Mitchell

she/her/hers

Economic Development Specialist | Redevelopment

Community and Economic Development

15 West Kellogg Blvd, 210 Courthouse, St. Paul, MN 55102

P: 651-413-4975

ella.mitchell@co.ramsey.mn.us

www.ramseycounty.us



to successfully complete the Project and that the Project is in the best interests of the Authority and will positively contribute to meeting the goals of the Program.

I. The City of Saint Paul, a municipality of Ramsey County, has by majority vote, approved the Project Activities by Resolution, which is attached hereto as **Exhibit C**.

J. The Authority agrees to provide a Grant in the amount of One Hundred and Three Thousand Five Hundred and Seven Dollars and no/100's (\$103,507.00) (the "Funds") to the Grantee pursuant to the Program and Resolution No. H2022-012.

NOW THEREFORE, in order to induce the Authority to make the Grant to the Grantee consideration of the mutual covenants and agreement contained herein, the Authority and the Grantee agree as follows:

ARTICLE 1: TERMS OF GRANT

1.01 Grant Amount. The Authority agrees to provide this Grant to the Grantee in the amount of not to exceed One Hundred and Three Thousand Five Hundred and Seven Dollars and no/100's, (\$103,507.00) upon the terms and conditions and for the purposes set forth in this Agreement. The Grant constitutes a grant of funds and no portion of the Grant is to be repaid by the Grantee to the Authority unless mutually agreed to by all parties as part of this Agreement or an Event of Default (as defined below) occurs.

1.02 Documents Delivered with Agreement. Prior to, or contemporaneously with the execution of this Agreement, Grantee has delivered to Authority the following documents and/or instruments, each of which will be in a form acceptable to Authority.

- A. Evidence of the insurance coverages required by this Agreement in a form acceptable to Authority, to be submitted on an annual basis on the anniversary date of this Agreement.
- B. Articles of Incorporation, Bylaws, and Certificate of Good Standing for Grantee.
- C. Certificate of an authorized member of Grantee with Resolution of Grantee, executed by the Grantee's official, authorizing the execution and delivery of this Agreement any other documents described in this Agreement.
- D. Current state and federal tax lien search with the Minnesota Secretary of State indicating that there are no tax liens filed against Grantee.
- E. The Certification Regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion – Lower Tier Covered Transactions as set forth in **Exhibit D**.



East Metro Main Street Economic Revitalization Program

Acknowledgement of Grant Award Conditions

THIS AGREEMENT dated April 3, 2023, by **African Economic Development Solutions** of 1821 University Avenue West, Suite S125, Saint Paul, Minnesota 55104 (hereinafter "Grantee"), serves as documented acknowledgement that the Grantee understands and affirms the following conditions of receiving a grant through the East Metro Main Street Economic Revitalization Program (hereinafter "Program").

The Saint Paul & Minnesota Foundation (hereinafter "Foundation"), as a partner organization for the State of Minnesota Department of Employment and Economic Development's (DEED) Main Street Revitalization Economic Revitalization Program, plans to **recommend a grant of \$750,000** be awarded to the Grantee to support the Little Africa Plaza project at 678 Snelling Avenue North (hereinafter "Project") from the East Metro Main Street Economic Revitalization Program fund.

Prior to this recommendation, the Grantee affirms the following:

Eligibility:

- The Project address is located along one of the three Program commercial corridors:
 - Snelling-University-Rice Cultural District
 - East Side Community
 - West 7th Street
- Grantee has been impacted by civil unrest and/or the COVID-19 pandemic.
- Grant funds will be used for eligible expenses only, including the development, redevelopment, demolition, site preparation, predesign, design, engineering, repair or renovation of real property or capital improvements.
- Grant funds will be used for costs incurred after the award date of December 14, 2022.

Matching Funds:

- Matching funds totaling at least 200% of the grant through the Program have been secured.
- None of these matching funds were expended prior to July 1, 2021.
- For any of these matching funds expended between July 1, 2021, and prior to the Program recommended award date on December 14, 2022, only 50% of the funds have counted toward the matching requirements.
- These matching funds do not include state or federal funds.
- All matching funds will be restricted for use exclusively through this Program and for the same type of purpose as the Project (i.e., the development, redevelopment, demolition, site preparation, predesign, design, engineering, repair, or renovation of real property or capital improvements).
- These matching funds will *not* be expended for the purchase of real estate or business operations or business operating expenses, such as inventory, wages or working capital, or other expenses outside of eligible Program expenses.

Grant Amount, Distribution and Expenditure:

- Program grant funds will not cover more than 30% of the total costs of the Project.
- The Project has secured commitments for all required matching funds.
- Per 2020 Minnesota Statutes 116J.871, all Grantees receiving \$200,000 or more in grant funds through the Program must comply with prevailing wage requirements under Minnesota Statutes 177.41 through 177.44.
- No grants will be disbursed after June 2025.
- The Project is expected to be completed by December 2026.

Development Approvals:

- All required development permits and approvals will be in place for any portion of the Project for which grants funds are requested, prior to those grant funds being disbursed to the Grantee.

Continued Work with the Foundation and Designated Technical Assistance Partner:

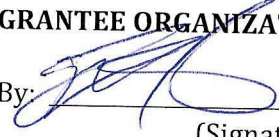
- The Grantee will continue to work with the Foundation and the Grantee's assigned technical assistance partner to ensure project compliance and reporting requirements are fulfilled.

If any of the above changes or the Grantee is no longer able to affirm the above, the Grantee understands that it may not be entitled to the full grant through the Program and may be required to return a portion or all of the funds. The Grantee will inform its assigned technical assistance partner and the Foundation of any changes to the affirmed acknowledgements above.

This signed Acknowledgement must be in place and its completion will be referenced in the Foundation's Terms of Grant prior to grant funds being awarded, as a condition of the grant.

IN WITNESS WHEREOF, the Grantee affirms these conditions as of the date first above written.

GRANTEE ORGANIZATION

By:  _____
(Signature)

Name: Gene Gelgelu
(Please Print)

Title: Founder, President, CEO

TECHNICAL ASSISTANCE PARTNER REVIEW - These grant conditions were reviewed with the Grantee by the following designated Technical Assistance Partner as part of the Program application process.

Technical Assistance Partner: _____

Reviewed by: _____

Date Reviewed: _____



March 30, 2023

Mr. Gene Gelgelu
Ms. Lisa Kugler
African Economic Development Solutions

RE: Financing of Little Africa Plaza

Dear Mr. Gelgelu and Ms. Kugler;

Thank you for considering **Sunrise Banks, NA** (the 'Lender') for your financing needs. Please understand this proposal does not represent a commitment to lend, an agreement, is not all-inclusive and is for discussion purposes only.

Borrower: Little Africa Plaza, LLC and African Economic Development Solutions

Purpose: Financing for the renovation of the Little Africa Plaza building

Loan Amount: Up to \$615,000 or 80% of As-Stabilized Appraisal, whichever is less

Term:

Amortization:

Payment

Escrow:

Interest Rate:

Fees:

Guarantors:

Collateral:

Prepayment:

Conditions/
Requirements:

Reporting: -Audited financial statements, 990 tax returns, rent roll and operating statement on the subject property due annually.



Lisa Kugler <lisa@lisakuglerconsults.com>

Support for Little Africa Plaza

3 messages

Jonathan Reisetter <Jonathan.Reisetter@ci.stpaul.mn.us>

Wed, Mar 1, 2023 at 5:28 PM

To: Gene Gelgelu <ggelgelu@aeds-mn.org>, Lisa Kugler <lisa@lisakuglerconsults.com>

Hi Gene and Lisa,

I'm happy to share that we received support this morning for your request for HRA Assistance for Little Africa Plaza. The form of this support is a reservation of Temporary TIF funds for an up-to amount, essentially the full amount that was requested, with modifications as we work together to finalize outstanding project budget items and logistics. We would like to see you maximize additional available debt or equity to fill the newly added \$500k gap as well as any additional amounts that can be reasonably supported by the development, via the sources you've mentioned recently, such as Propel and LISC, and/or any other bank financing or developer equity. Once the capital stack is firmed up in that regard, I can proceed to our internal credit committee for approval of terms for the HRA Assistance. As I mentioned to Lisa, I think we can work with you on how much of the HRA assistance would be made repayable versus forgivable in the interest of better allowing you to add more debt from other sources.

That's all I have for now. Let me know if you have any questions.

Thanks for your persistence and dedication, and Congratulations,
Jonathan

Jonathan Reisetter

Senior Project Manager

Pronouns: he/him

Planning and Economic Development

25 W 4th St, Suite 1300

Saint Paul, MN 55102

P: 651-266-9119

Email: jonathan.reisetter@stpaul.gov**www.StPaul.gov****SAINT PAUL**
MINNESOTA



Flannery Construction Budget Worksheet

AEDS Little Africa Plaza Preliminary Budget
November 28, 2022

CSI	Description	Budget
00-6100	Bond Fee - P&P Bonds	
00-6200	Builder's Risk Insurance	
00-7010	Recommended Construction Contingency	
00-7200	General Conditions	
01-3100	Contractor Fee	
01-3150	Superintendent	
01-3170	Labor - Shop and deliveries	
01-4014	Xcel Energy Fees - Relocate power lines for safe working conditions (By Owner)	
01-4123	Met Council SAC Fees - By Owner	
01-4126	Permit	
01-5100	Environmental Conditions - NOT INCLUDED Time and Material	
01-5400	Small tools	
01-5430	Equipment Rental - Manlifts	
01-5626	Fire and Smoke Restoration - By Owner	
01-7034	Final Cleaning -	
01-7400	Dumpsters	
02-4100	Demolition -	
02-8200	Asbestos Abatement - Allowance	
03-3000	Concrete - Winter conditions are not included	
04-2731	Masonry - Tuckpointing, infills, cleaning, instal lintels	
04-8500	Gypsum Underlayment -	
05-5000	Metals -	
06-1000	Carpentry Labor -	
06-1700	Carpentry Material -	
06-2000	Finish Carpentry Labor	
06-2500	Millwork Material -	
07-2100	Waterproofing -	
07-2500	Insulation -	
07-4000	Roofing - 60 mil Black EPDM mech fastened, R30 Insulation	
07-4600	Siding - Firestone CFP - 12	
07-7200	Skylights - Velux Dynamic (36" X 60")	
07-9000	Joint Sealants	
08-1100	WD Doors, HM Frames and Dorma Hardware	
08-3000	Sectional Garage Doors -	
08-3600	Windows - Anderson Fiberglass	
08-4113	Aluminum Storefront -	
09-2600	Drywall -	
09-3000	Tile -	
09-5110	Acoustical Ceilings	
09-6510	Flooring -	
09-7720	Fireproofing - Fireproofing steel is not included	
09-9100	Painting - Interior brick coating to be cleaned and not removed	
10-2000	Fire Extinguishers -	
10-2130	Specialties -	
10-2800	Toilet Accessories	
10-4310	Signage -	
10-5500	Window Treatments - 3% fabric roller shades second floor only	
11-3500	Commercial Kitchen Equipment - Finishes are not specified	
12-4915	Residential Appliances - Including coffee maker and Toshiba printer	
12-9300	Elevator -	
21-1000	Fire Protection - (see alternates for fire sprinkler water pump)	
22-0010	Plumbing - (see alternates for flammable waste trap in garage)	
23-0010	HVAC - Mechanical schedule not provided	
26-0010	Electrical - Fixture allowance \$53K	
28-1000	Access control/security/cameras - By Owners Vendor	
31-2300	Excavation -	
31-3200	Earth Retention - Soils report not included	
32-1000	Asphalt - Patch alley (165 sy) at new stoops	
32-1313	Site Concrete - Install bollards and bike racks	
32-3100	Fence - Temp fence only	
32-3200	Site Furnishings -	
32-9100	Landscaping/Plantings/Irrigation -	
33-0100	Site Utilities - Water from Snelling Ave main and storm water to alley manhole	
		\$4,182,933

Add Alternates:		
1	Add for replacement of fire damaged roof joist and decking. (3000 sq ft allowance)	
2	Add for Metro Max basement shelving, market display and retailer shelving.	
3	Add for fire sprinkler pump if required.	
4	Add for flammable waste receptor, venting, floor drains in garage.	
5	Add for Xcel Energy Relocation Fees. (allowance)	
6	Add for environmental conditions. (heat, cover and snow removal)	

Little Africa Plaza – 6787 North Snelling - Timeline

6.8.2023

Construction Documents completed	6.12.2023
Plans submitted to City	6.12.2023
Agreement w/ PED for final city funding	6.19.2023
Plans out for Bid	6.19.2023
Clean out fire debris per County requirements	tbd
Plans submitted to Bank for review	6.19.2023
Plans submitted to Appraiser	6.19.2023
Bids Opened	7.13.2023
Bids reviewed/GC contract negotiated	7.24.2023
Construction Finance Closing	8.15.2023
Construction Start	8.21.2023
Construction Completion	April 2024
Occupancy	April-May 2024
Celebration	August 2024