

EXHIBIT B

Proposed Redevelopment

Former MDS Building

TIF Eligibility Assessment

St Paul Port Authority

CR-BPS, Inc No. STPPA-005

October 3, 2014



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Proposed Redevelopment

TIF Eligibility Assessment

Prepared for the St Paul Port Authority

1.0 Purpose

CR-BPS, Inc. (CR) was hired by the St Paul Port Authority to survey and evaluate the Former MDS Building. The project was to document existing building condition and to determine eligibility as it relates to current Minnesota Statutes for the establishment of a Redevelopment Tax Increment Financing (TIF) District.

The purpose of our work was to independently ascertain whether the building qualification tests for tax increment eligibility, as required under current Minnesota Statute, could be met.

The findings and conclusions drawn herein are solely for the purpose of tax increment eligibility for the buildings assessed and are not intended to be used outside the scope of this assessment.

2.0 Scope of Work

The assessment area consists of 1 Ramsey County property parcel, currently occupied by 1 building. Our scope of work included the interior and exterior assessment of the building.

The Building is classified primarily as Mercantile (M) and Storage (S-2) per the International Building Code occupancy classifications.

3.0 Evaluations

Interior and exterior inspections were completed for the building within the Scope of Work.

4.0 Findings

Coverage Test – The parcel was evaluated for coverage and met the required 15% coverage. It is listed as follows by the Map ID and percent coverage below. The proposed district meets the requirements to be defined as 100% Covered.

MAP ID	SITE AREA	COVERAGE	SITE COVERAGE	PERCENTAGE
1	98010	100%	98010	100%
TOTALS	98010	100%	98010	100%
PERCENTAGES				100%

Condition of Buildings Test – The assessment area contains 1 structure. The substandard determination of a particular building is a two-step process; therefore, the findings of each step are independent of each other and both steps must be satisfied in order for a building to be found structurally substandard. In order to abide by the code test a structure must have code deficiencies requiring more than 15 percent of the cost of constructing a new structure of the same square footage and type on the site. The conditions test is more subjective and relates to the overall function and defects within the structure; i.e. broken windows, roof leaks, aged finishes, etc. The structure met both steps to be determined substandard.

Map ID, Building	PIN	Percent of Code Deficiencies related to replacement costs	Conditions Deficiencies (Yes/No)
1-1, Former MDS Building	06.28.22.12.0098	22.60%	Yes

Please refer to the definition of “structurally substandard” as follows.

5.0 Conclusions- In our professional opinion, and based on our surveying and evaluation of the parcels and building, **the parcel met the 15% coverage test; and the building qualifies as an eligible structure** (structurally substandard) based on the coverage test and conditions test under the current statutory criteria and formulas for Redevelopment Tax Increment Financing District (State Statute 469.174 Subd. 10 (b) and (c)).

6.0 Supporting Documents Attached

- TIF Assessment Figures: Buildings Under Study, Occupied Surfaces, Percent Occupied
- Site Occupied/Building Substandard Determination table
- Asset Detail Report on Building Condition (one per building)

7.0 Procedural Requirements

The property was surveyed and evaluated in accordance with the following requirements under Minnesota Statute Section 469.174, Subdivision 10, clause (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; and 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 building findings and reasons why an interior inspection was not conducted must be made and retained under section 469.175, subdivision 3, clause (1).”

8.0 Procedures to Follow to Meet Requirements

Chris Braun, as prime manager of the property, provided access to the building within the assessment area. CR-BPS conducted the assessment on September 29, 2014. An interior and exterior inspection and evaluation was completed for the building within the Scope of Work.

For the subject building, we were provided copies of available building permit information on record for review by CR-BPS. These permits provide a basic description of type of work completed for each permit (Building, Electrical, or Plumbing, Scope of Work) and, in some cases, approximate value of work to be completed. Additionally, copies of police reports and

building inspection reports were also provided for the building if available. In some cases, completed and approved corrections are noted on the reports. Building data from these public records was combined with and reviewed against information gathered in the field Qualification Requirements. In addition, we were provided with plans and maps regarding the structure and site.

The property was surveyed and evaluated to ascertain whether the qualification tests for tax increment eligibility for a Redevelopment District, required under the following Minnesota Statutes, could be met.

Minnesota Statute Section 469.174, Subdivision 10, requires three tests for occupied parcels:

1. **Coverage Test** – “parcels consisting of 70 percent of the area of the district are occupied by buildings, streets, utilities, paved or gravel parking lots or similar structures . . .”

Note: The coverage required by the parcel to be considered occupied is defined under Minnesota Statute Section 469.174, Subdivision 10, clause (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% of the area of the parcel contains buildings, streets, utilities, paved or gravel parking lots or other similar structures.”

2. **Condition of Buildings Test** – The term ‘structurally substandard’, as used in the preceding paragraph, is defined by a two-step test:

Conditions Test: Under the tax increment law, specifically, Minnesota Statutes, Section 469.174, Subdivision 10, clause (b), a building is **structurally substandard** if it contains “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.”

Code Test: Notwithstanding the foregoing, the tax increment law, specifically, Minnesota Statutes, Section 469.174, Subdivision 10, clause (c) also provides that a building may not be considered structurally substandard if it: “. . . is in compliance with 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.”

Based on the above requirements, the substandard determination of a particular building is a two-step process; therefore, the findings of each step are independent of each other and both steps must be satisfied in order for a building to be found structurally substandard. It is not sufficient to conclude

that a building is structurally substandard solely because the Code Test is satisfied. It is theoretically possible for a building to require extensive renovation in order to meet current building codes but still not meet the main test of the Conditions Test.

Furthermore, deficiencies included in the Conditions Test may or may not include specific code deficiencies as listed in the Code Test. In many cases, specific building code deficiencies may well contribute to the data which supports satisfying the Conditions Test; conversely, it is certainly possible that identified hazards or other deficiencies which could be included in the Conditions Test do not necessarily constitute current building code deficiencies. By definition, the nature of the two steps is slightly different. The Conditions Test is more *subjective*, whereas the Code Test is an *objective* test. Conditions Test deficiencies are less technical and not necessarily measurable to the same extent of the code deficiencies in the Code Test. To the end that technical, measurable building code deficiencies support the satisfaction of the less technical Conditions Test, the following code requirements are defined in terms that go beyond the technical requirements of the code and demonstrate their relevance in terms of “. . . deficiencies in essential utilities and facilities, light and ventilation, etc. . .”

International Building Code (IBC): The purpose of the IBC is to provide minimum standards to safeguard public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment (IBC 101.3). A deficiency in the building code (insufficient number of building exits, insufficient door landing area, etc.) adversely affects one or more of the above standards to safeguard ‘public health . . . and safety to life’; therefore, a deficiency in the building code is considered a deficiency in one or more “essential utilities and facilities, light and ventilation, etc.”.

Minnesota Accessibility Code, Chapter 1341: This chapter sets the requirements for accessibility for all building occupancies. The Minnesota Accessibility Code closely follows ANSI 117.1 (2003), which sets the guidelines for accessibility to places of public accommodations and commercial facilities as required by the Americans with Disabilities Act (ADA) of 1990. The ADA is a federal anti-discrimination statute designed to remove barriers that prevent qualified individuals with disabilities from enjoying the same opportunities that are available to persons without disabilities (ADA Handbook). Essentially, a deficiency in the accessibility code (lack of handrail extension at stairs or ramp, lack of clearance at a toilet fixture, etc.) results in a discrimination against disabled individuals; therefore, a deficiency in the accessibility code is considered a deficiency in “essential utilities and facilities”.

Minnesota Rules/Manufactured Homes, Chapter 1350: This chapter sets the requirements for manufactured homes and closely follows the Federal Manufactured Home Construction and Safety Standards. The standards

provide additional safety requirements for residents in these structures. A deficiency in this code would consist of improper installation or lack of seals.

Minnesota Food Code, Chapter 4626: This chapter is enforced by the Minnesota Department of Health and is similar to the IBC in that it provides minimum standards to safeguard public health in areas of public/commercial food preparation. A deficiency in the food code (Jack of non-absorbent wall or ceiling finishes, lack of hand sink, etc.) causes a condition for potential contamination of food; therefore, a deficiency in the food code is considered a deficiency in “essential utilities and facilities”.

National Electric Code (NEC): The purpose of the NEC is the practical safeguarding of persons and property from hazards arising from the use of electricity. The NEC contains provisions that are considered necessary for safety (NEC 90-1 (a) and (b)). A deficiency in the electric code (insufficient electrical service capacity, improper wiring, etc.) causes a hazard from the use of electricity; therefore, a deficiency in the electric code is considered a deficiency in “essential utilities and facilities”.

International Mechanical Code (IMC): The purpose of the IMC is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation, and maintenance or use of mechanical systems (IMC 101.3). The IMC sets specific requirements for building ventilation, exhaust, intake and relief. These requirements translate into a specified number of complete clean air exchanges for a building based on its occupancy type and occupant load. A deficiency in the mechanical code adversely affects the ‘health . . . and public welfare’ of a building’s occupants; therefore, a deficiency in the mechanical code is considered a deficiency in “light and ventilation”.

Note: The above list represents some of the more common potential code deficiencies considered in the assessment of the buildings in the proposed district. This list does not necessarily include every factor included in the data used to satisfy Step 1 for a particular building. Refer to individual building reports for specific findings.

Finally, the tax increment law provides that the municipality or authority may find that a building is not disqualified as structurally substandard under the Code Test 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 structurally substandard] include recent fire or police inspections, on-site property appraisals or housing inspections, exterior evidence of deterioration, or other similar reliable evidence.”

9.0 Measurements Against Technical Test Requirements

Coverage Test

CR-BPS utilized a GIS (Geographic Information Systems) system database, available through Ramsey County and the City of St Paul, to obtain information on the parcel. The GIS system contains graphic information (parcel shapes) and numerical data based on county tax records. This information was used by CR-BPS for the purposes of this assessment.

The total square foot area of the parcel was obtained from county records (GIS) and general site verification.

The total extent of site improvements on the parcel was digitized from recent aerial photography. The total square footage of site improvements was then digitally measured and confirmed by general site verification.

The total percentage of coverage of the parcel was computed to determine if the 15% requirement was met. Refer to attached maps: Occupied Surfaces map and Percent Occupied map.

Condition of Building Test

Replacement Cost – the cost of constructing a new structure of the same size and type on site:

R. S. Means Square Foot Costs (2012) was used as the industry standard for base cost calculations. *R. S. Means* is a nationally published reference tool for construction cost data. Costs are updated yearly and establish a “national average” for materials and labor prices for all types of building construction. The base costs derived from *R. S. Means* were reviewed, and modified if applicable, against our professional judgment and experience.

A base cost was calculated by first establishing building type, building construction type, and construction quality level (residential construction) to obtain the appropriate Means cost per square foot. This cost was multiplied times the building square footage to obtain the total replacement cost for an individual building. Additionally, to account for regional/local pricing, a cost factor was added to the total cost according to *R.S. Means* tables. Using *R. S. Means*, consideration is made for building occupancy, building size, and construction type; therefore, the cost per square foot used to construct a new structure will vary accordingly.

Building Deficiencies: Conditions Test (Condition Deficiencies) – determining the combination of defects or deficiencies of sufficient total significance to justify substantial renovation or clearance.

On-Site evaluations - Evaluation of each building was made by reviewing available information from available records and making interior and/or exterior evaluations, as noted, sometimes limited to public spaces. Deficiencies in structural elements, essential utilities and facilities, light and ventilation, fire protection including adequate egress, layout and condition of interior partitions, or similar factors, were noted by the evaluator. Condition Deficiencies may or may not include Code Deficiencies as defined below. Energy code compliance was not considered for the purposes of determining Condition Deficiencies. Deficiencies were combined and summarized for each building in order to determine their total significance.

Building Deficiencies: Code Test (Code Deficiencies) – determining technical conditions that are not in compliance with current building code applicable to new buildings and the cost to correct the deficiencies:

On-Site evaluations - Evaluation of each building was made by reviewing available information from available records and making interior and/or exterior evaluations, as noted, sometimes limited to public spaces. On-site evaluations were completed using a standard checklist format. The standard checklist was derived from several standard building code plan review checklists and was intended to address the most common, easily identifiable code deficiencies. Mechanical Engineers, Electrical Engineers, and Building Code Officials were also consulted in the development of the checklist.

Deficiencies are generally grouped into the following categories (category names are followed by its applicable building code):

- Building accessibility – Minnesota Accessibility Code
- Building egress, building construction – International Building Code
- Fire protection systems – International Building Code
- Food service – Minnesota Food Code
- HVAC (heating, ventilating, and air conditioning) – International Mechanical Code
- Electrical systems – National Electric Code and Minnesota Energy Code
- Energy code compliance – Minnesota Energy Code

For the purposes of determining the Code Test (Code Deficiencies), Energy code compliance is relevant because its criteria affect the design of integral parts of a majority of a building's systems. The intent of these criteria is to

provide a means for assuring building durability, and permitting energy efficient operation (7676.0100). The energy code addresses general building construction (all forms of energy transmission in an exterior building envelope – walls, roofs, doors and windows, etc.) and energy usage by lighting and mechanical systems. A deficiency in the energy code (inadequate insulation, non-insulated window systems, improper air infiltration protection, etc.) reduces energy efficient operation and adversely affects building system durability; therefore, a deficiency in the energy code is considered to contribute to a condition requiring substantial renovation or clearance.

Office evaluations – Following the on-site evaluation, each building was then reviewed, based on on-site data, age of construction, building usage and occupancy, square footage, and known improvements (from building permit data), and an assessment was made regarding compliance with current mechanical, electrical, and energy codes. A basic code review was also completed regarding the potential need for additional egress (basement stairways, for example), sprinkler systems, or elevators.

Deficiency Cost – Costs to correct identified deficiencies were determined by using *R. S. Means Cost Data* and our professional judgment and experience. Our VFA partner Internet website has a real-time link to the *R. S. Means Cost Data*. In general, where several items of varying quality were available for selection to correct a deficiency, an item of average cost was used, as appropriate for typical commercial or residential applications. Actual construction costs are affected by many factors (bidding climate, size of project, etc.). Due to the nature of this assessment, we were only able to generalize the scope of work for each correction; that is to say that detailed plans, quantities, and qualities of materials were not possible to be known. Our approach to this matter was to determine a preliminary cost projection suitable to the level of detail that is known. This process is similar to our typical approach for a cost projection that may be given to an owner during a schematic design stage of a project.

Costs to correct deficiencies were computed for each building and compared to the building replacement cost to determine if the 15% requirement was met. Each individual Asset Summary Report contains the Requirements Index. The Requirements Index is the ratio of Requirements (Code Deficiencies) divided by current replacement value.

Technical Conditions Resources – the following list represents the current building codes applicable to new buildings used in the Building Deficiency review:

2007 Minnesota State Building Code
2006 International Building Code
2006 International Residential Code
MN 1341 – Minnesota Accessibility Code, Chapter 1341
(2007)

MN 1350 – Minnesota Rules/ Manufactured Homes, Chapter
1350 (2007)
2007 Minnesota Energy Code, Chapters 7672, 7674, or 7676
2014 National Electric Code
2006 International Mechanical Code

List of Figures

Figure 1 – Buildings Under Study

Figure 2 – Occupied Surfaces

Figure 3 – Percent Occupied



ST. PAUL PORT AUTHORITY

Redevelopment Eligibility
Assessment

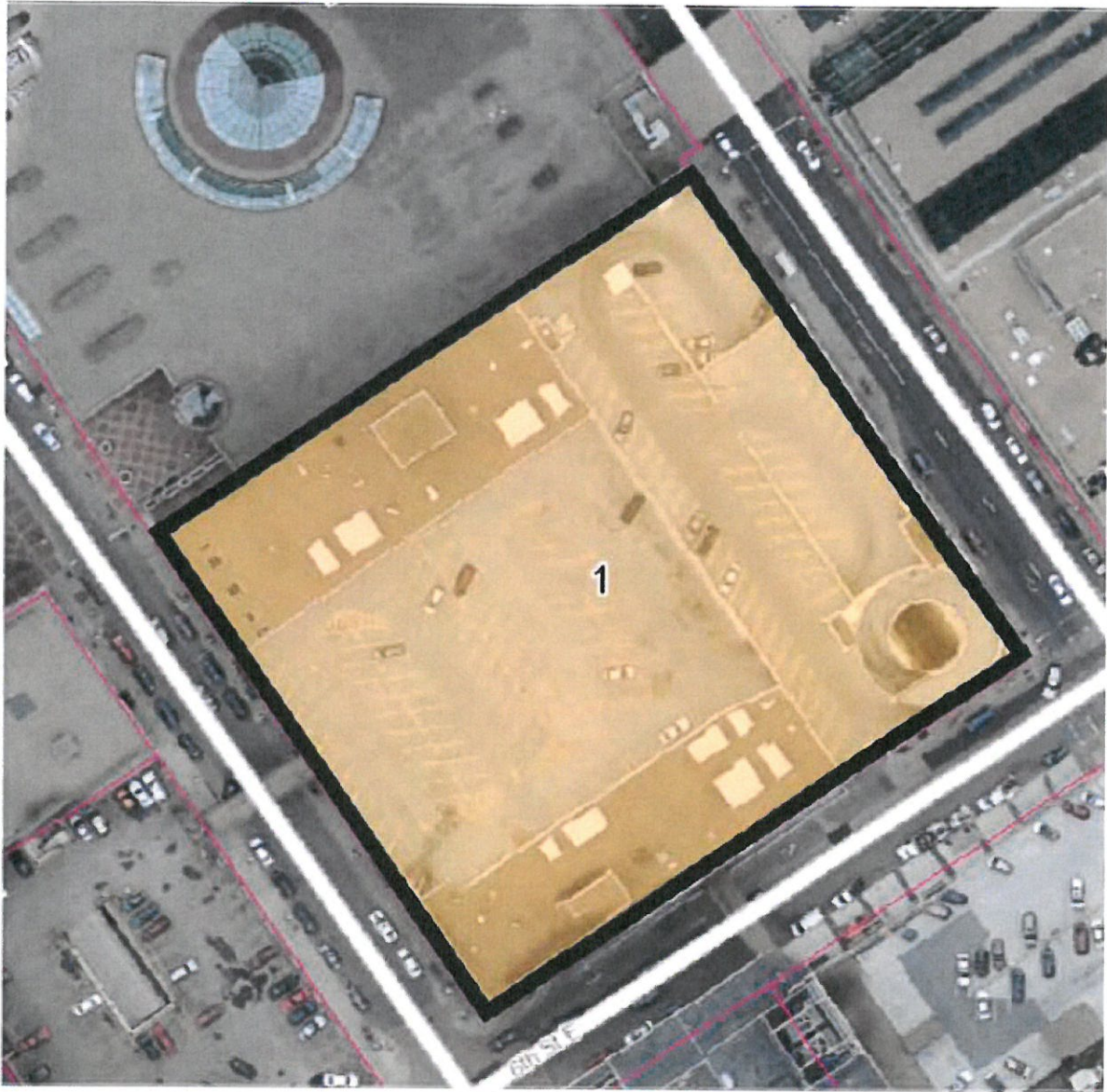
BUILDINGS UNDER STUDY



CR-BPS Inc.
Building Performance Specialists

LEGEND

-  Municipalities
-  Road Centerlines (County)
-  County Road
-  Interstate Hwy
-  State Hwy
-  Roads
-  Pavement Edge
-  Water Structures
-  Parcel Polygons
-  2009 Color Aerials
-  Highway Shields
-  Street Name Labels







**ST. PAUL
PORT AUTHORITY**

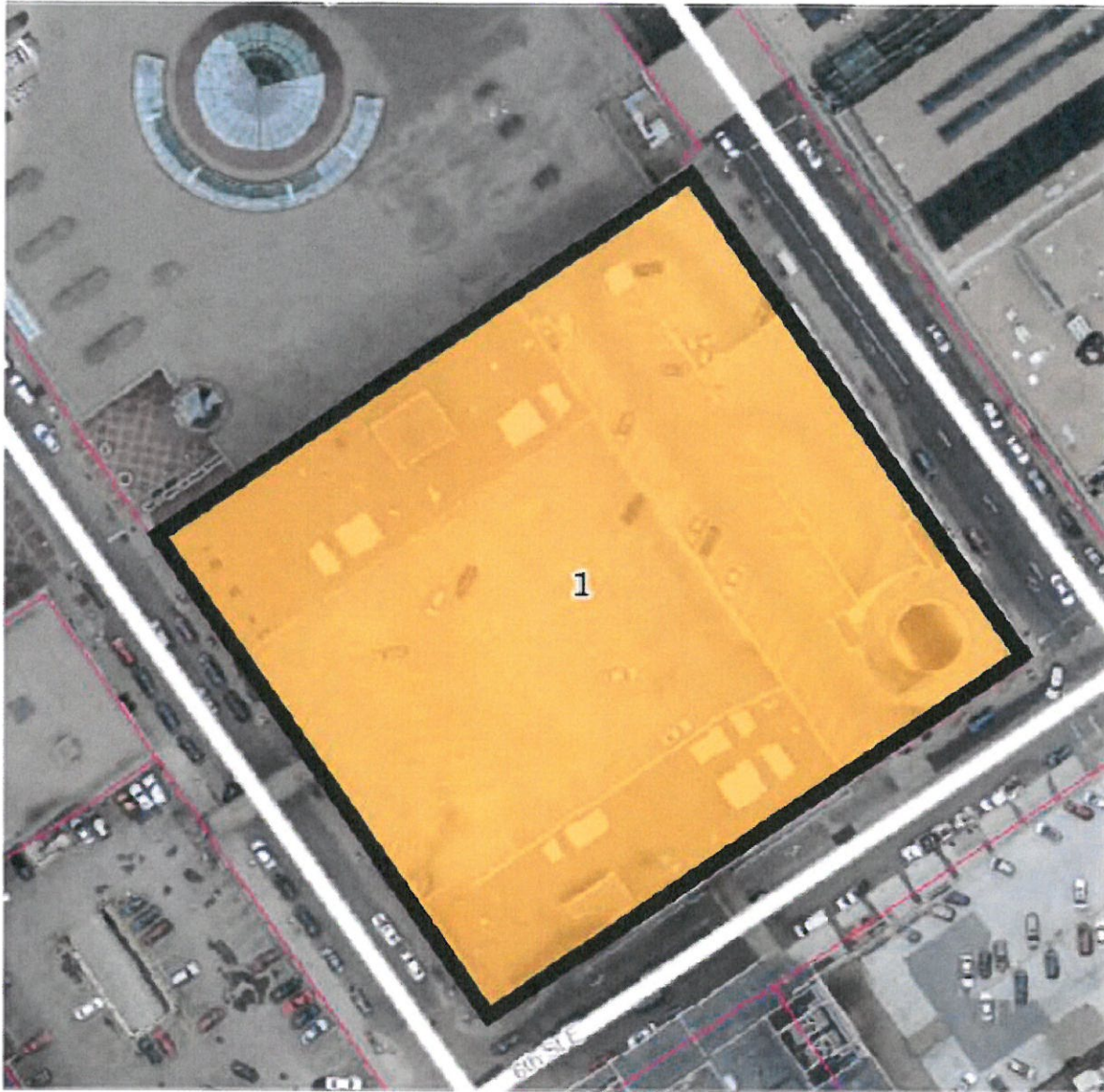
Redevelopment Eligibility
Assessment

OCCUPIED SURFACES



Legend

-  Project Parcels
-  Parcels
- Ocupied Surfaces**
 -  Yes
 -  No








**ST. PAUL
PORT AUTHORITY**

Redevelopment Eligibility
Assessment

PERCENT OCCUPIED



Legend	
	Project Parcels
	Parcels
Percent Occupied	
	0 % Developed
	1 - 15 % Developed
	> 15 % Developed

List of Tables
Site Occupied/Building Substandard Determination

SITE OCCUPIED/BUILDING SUBSTANDARD DETERMINATION
 ST PAUL PORT AUTHORITY
 FORMER MDS BUILDING
 REDEVELOPMENT TIF ELIGIBILITY ASSESSMENT

MAP ID	FULL NAME	PARCEL ID	TYPE OF OCCUPATION	SITE AREA (s.f.)	COVERAGE %	SITE COVERAGE (s.f.)	COVERAGE QUANTITY	TOTAL # BUILDINGS	# SUBSTANDARD	EVAL. TYPE
1	St Paul Port Authority	62822120098	Commercial	98010.00	100.0%	98010.00	98010.00	1	1	I,E
TOTALS										
				98010		98010	98010	1	1	
PERCENTAGES										
						100.00%	100.00%			100.00%

Evaluation Type (I-Interior, E-Exterior)

List of Appendices

Asset Detail Report on Building Condition (one per building)

Client: STPPA
Project Number: STPPA005

Asset: Former MDS Building
Asset Number: 1-1

Assets are ordered by Asset Name Currency: USD

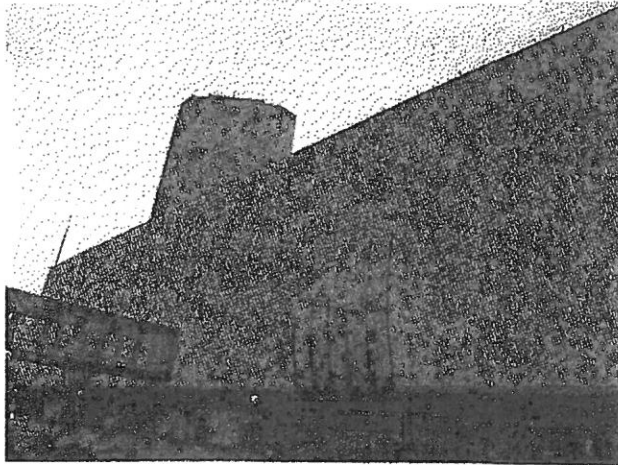
Statistics

FCI Cost:	9,370,711	FCI:	0.16
RI Cost:	12,989,499	RI:	0.23
Total Requirement Cost:	12,989,500		

Current Replacement Value 57,471,276
 Size 529,053 SF
 Year Constructed 1963
 Year Renovated -
 Commission Date -
 Decommission Date -
 Ownership -
 Floors 6
 Type Building

Address 1 396 Wabasha St
 Address 2 -
 City St Paul
 State/Province/Region MN
 Zip/Postal Code 55101
 Architect -
 Historical Category -
 Construction Type IBC - Type 2B
 Use Retail

Photo



Overview

Asset Description

MAP ID # 1-1
 PID # 06.28.22.12.0098
 Parcel Name 396 Wabasha St
 Inspector CK



Asset Detail Report By Asset Name

Inspection Date 9/29/2014
Survey Method INTERIOR/EXTERIOR
Bldg Occupancy MERCANTILE/STORAGE
Bldg Type M/S-2
Wall Construction BLOCK
Roof Construction STEEL/CONCRETE
Stories 6
Basement (Y/N) Y
Story-Height 16
Floor Area 89,284
Building Area 529,053
Year Built 1963
Sprinklered Y/PARTIAL
Elevator Y

Report on Building Condition

Building ID/Business Name/Address: 396 Wabasha St, St Paul, MN 55101

Satisfies Conditions Test for Structurally Substandard Building: Y

Satisfies Code Test for Structurally Substandard Building Y

Structurally Substandard Building (Y/N): Y

Conditions Test

Under the tax increment law, specifically, Minnesota Statutes, Section 469.174, Subdivision 10, a building is structurally substandard if it contains 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.

The above building, based upon actual interior and exterior inspection and review of building permit records, exhibits the following deficiencies that contribute to justifying substantial renovation or clearance:

Structural Elements:

Defects in exterior building shell: Masonry walls show evidence of settlement cracks. Doors are aged and damaged. Parking on the roof is no longer possible due to structural defects. The building does not have the correct construction type for height and area requirements.

Essential Utilities & Facilities:

Deficient in facilities for disabled: Lack of maneuvering clearance and accessible features at toilet areas. Counter heights do not meet current code standards. No areas of refuge or adequate size of elevators.

Fire Protection/Egress:



Asset Detail Report

By Asset Name

Deficient entry: Occupancy and size require a fire protection system within the ramp area. Upgrade to fire alarm system needed to meet current codes. Stairways lack proper rise/run and handrails.

Layout/Condition of Interior Partitions:

Chipped and/or damaged wall in numerous locations. Flooring is damaged and inconsistent. Layout exhibits obsolescence.

Similar Factors

Defects: Water stained ACT and gypsum; damaged sheathing; aged and damaged interior doors. Potential for asbestos based on age of the structure and 9x9 floor tile. Damaged flooring and potential mold in sub levels.

Code Test

Notwithstanding the foregoing, the tax increment law also provides that a building may not be considered structurally substandard if it is in compliance with the building code applicable to new buildings or could be modified to satisfy the current building code at a cost of less than 15% of the cost of constructing a new building of the same square footage and type on the same site.

Estimated cost of new building of same size and type (Total Replacement Cost): \$57,471,276

Estimated cost of correction of code deficiencies (Total Deficiency Cost): \$9,370,711

Percentage of Code Deficiency to Replacement Cost: 16.30%

Estimated cost of correction of code and energy code deficiencies (Total Deficiency Cost): \$12,989,499

Percent of Code/Energy Deficiency to Replacement Cost: 22.60%

Refer to the following requirements for documentation of specific code deficiencies.

Requirements

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Access Int - Drinking fountain without spout at 36" max. height and 27" min. knee clearance - MN 1341.0446	No		Building Code	TIF Requirement	Sep 29, 2015	10,465
Access Int - Elevator requires major remodeling to meet code - MN 1341.0405	No		Building Code	TIF Requirement	Sep 29, 2015	873,775
Access Int - Less than 5% of public/common use sales/service counter/window at 36" max. above the floor or 36" min. width	No		Building Code	TIF Requirement	Sep 29, 2015	15,329



Asset Detail Report By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
- MN 1341.0720						
Access Int - Toilet room accessibility improvements due to noncompliant clearances at fixtures or doors, location and heights of fixtures (major remodeling)- MN 1341.0454	No		Building Code	TIF Requirement	Sep 29, 2015	74,536
Access Int - Toilet room without plumbing insulation/covering for lavatory - MN 1341.0454	No		Building Code	TIF Requirement	Sep 29, 2015	1,738
Bldg Const - Building does not meet height and area requirements - IBC 503.1	No		Building Code	TIF Requirement	Sep 29, 2015	4,495,413
Bldg Const - Building requires seperation of occupancies - IBC 302.3.3	No		Building Code	TIF Requirement	Sep 29, 2015	375,944
Bldg Const - Occupancy of building requires installation of additional toilet fixture(s) or additional bathroom - IBC 1109.2.1	No		Building Code	TIF Requirement	Sep 29, 2015	51,312
Egress - Building requires an Area of Refuge - IBC 1003.3.3.3	No		Life Safety	TIF Requirement	Sep 29, 2015	176,809
Egress - Flight of stairs with noncompliant rise/run (7" max. rise/11" min. run) (residential exception: 7.75" max. rise/10" min. run) - IBC 1003.3.3.3	No		Life Safety	TIF Requirement	Sep 29, 2015	959,883
Elec Com - For building construction prior to 1980, existing lighting systems do not conform to maximum allowable energy use (lights consume too much energy in terms of watts/s.f.) - MN 7676	No		Energy	TIF Requirement	Sep 29, 2015	1,863,353
Elec Com - Upgrade fire alarm system for UFC, NFPA and ADA requirements	No		Life Safety	TIF Requirement	Sep 29, 2015	1,502,327
Energy - Total above grade wall area in square feet with	No		Energy	TIF Requirement	Sep 29, 2015	795,142



Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
insufficient R-value						
Energy - Total attic/roof area in square feet with insufficient R-value	No		Energy	TIF Requirement	Sep 29, 2015	868,035
Energy - Total foundation wall area in square feet with insufficient R-value	No		Energy	TIF Requirement	Sep 29, 2015	92,258
Fire Sys - Occupancy, area, and construction type of building require installation of fire sprinkler system - IBC Section 903	No		Building Code	TIF Requirement	Sep 29, 2015	833,181
Total						12,989,500