

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

St. Cloud City Hall Redevelopment TIF District St. Cloud, Minnesota



November 13, 2019

Prepared For the

City of St. Cloud

Prepared by:



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St. Cloud City Hall TIF Analysis

Building Code, Condition Deficiency and Context Analysis Report

Parcel No. & Building Name:	Parcel A	St. Cloud City Hall
Address:	400 2 nd St. S, St Cloud, MN 56301	
Parcel ID:	82.52875.0200	
Inspection Date(s) & Time(s):	October 4, 2019 1:00 PM	
Inspection Type:	Interior and Exterior	
Summary of Deficiencies:	It is our professional opinion that this building is <u>Substandard</u> because: <ul style="list-style-type: none">- 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:	\$9,000,519
Estimated Cost to Correct Building Code Deficiencies:	\$2,262,700
Percentage of Replacement Cost for Building Code Deficiencies:	25.14%

Defects in Structural Elements

1. Foundation walls are cracking, allowing for water intrusion, contrary to code.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. Exterior concrete stairs are not code-compliant for proper rise.
 - b. There are no code-compliant restrooms.
 - c. There are no code-compliant drinking fountains.
 - d. Thresholds are not code-compliant for maximum height.
 - e. The plumbing system does not comply with code.
 - f. There are no code-compliant staff break rooms.
 - g. Some door hardware is not ADA code-compliant.
 - h. Some reception desks are not ADA code-compliant.
2. Light and Ventilation
 - a. 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. Carpeting is wrinkled, creating an impediment to emergency egress, contrary to code.
 - c. Storage room doors do not comply with code for proper height.
 - d. Stairways do not comply with code.
 - e. There is a flammable material cabinet in the engineering area that is not properly vented per code.
 - f. Emergency lighting and exit lighting is not code-compliant.
 - g. There are no code-required smoke detectors in the building.

- h. The emergency notification system is not code-compliant.
 - i. The building sprinkler system is not code-compliant.
 - j. There is a spiral stairway that is used for emergency egress that is not code-compliant.
 - k. There are through wall penetrations that do not comply with code for firestopping.
 - l. Mechanical rooms are being used for combustible storage which is not code-compliant.
 - m. Some interior doors have door hold open devices that are not code-compliant.
 - n. There is a secure storage area that has a lockable gate that is not code-compliant.
 - o. The secondary emergency exit from the boiler room is not code-compliant.
4. Layout and Condition of Interior Partitions/Materials
- a. Ceiling tile is water stained from roof leaks and should be replaced.
 - b. Carpeting is torn/dirty and should be cleaned or replaced.
 - c. Walls should be repainted.
 - d. Interior flooring tile is cracked and should be replaced.
5. Exterior Construction
- a. Exterior brick and mortar work is failing, allowing for water intrusion, contrary to code.
 - b. The roofing material is failing, allowing for water intrusion, contrary to code.
 - c. Exterior hollow metal door frames are rotting and should be repaired/replaced.
 - d. Exterior concrete stairs are damaged and should be repaired.

Description of Code Deficiencies

1. Foundations walls are cracking, allowing for water intrusion, contrary to code.
2. Exterior concrete stairs do not comply with code for proper rise.
3. Restrooms are not code-compliant.
4. Drinking fountains are not code-compliant.
5. Thresholds are not code-compliant for maximum height.
6. The plumbing system is not code-compliant.
7. Staff breakrooms are not code-compliant.
8. Some interior doors do not have code-compliant hardware.
9. Some reception desks are not code ADA code-compliant.
10. The HVAC system does not comply with code.
11. Glass doors do not have code-compliant 10-inch kick plates.
12. Carpeting is wrinkled, creating an impediment to code-required emergency egress.
13. There are two storage room doors that do not comply with code for proper height.
14. Stairways do not comply with code.
15. The flammable material cabinet is not properly vented per code.
16. Emergency egress lighting does not comply with code.
17. There are no code-required smoke detectors in the building.
18. The emergency notification system is not code-compliant.
19. The building sprinkler system is not code-compliant.
20. The spiral staircase is not code-compliant for emergency egress.
21. Through wall penetrations are not properly protected per code.
22. Mechanical rooms being used for storage of combustible material is not code-compliant.
23. Interior doors with floor wedge hold opens are not code-compliant.
24. The secure storage area with a lockable gate is not code-compliant for emergency egress.
25. The secondary egress from the boiler room is not code-compliant.
26. Exterior brick and mortar is failing, allowing for water intrusion, contrary to code.
27. Roofing material is failing, allowing for water intrusion, contrary to code.

Overview of Deficiencies

This three-story brick building was originally constructed as a school. It was purchased by the city and renovated to serve as city hall. The exterior brick and mortar is failing, allowing for water intrusion, contrary to code. The roofing material is failing, allowing for water intrusion, contrary to code. Access into the building is not fully code-compliant. Accessibility within the building is not fully code-compliant. Restrooms are not code-compliant. Fire and life safety systems are not code-compliant. The HVAC system is not code-compliant. Interior stairways are not code-compliant. Emergency egress from several areas is not code-compliant. Walls should be repainted. Carpeting and ceiling tile should be replaced.

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