



**CITY OF ST. FRANCIS, MN
EXISTING FACILITIES
ASSESSMENT REPORT, STEP TWO
OCTOBER 31, 2018**



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INTRODUCTION: MISSION

SCOPE OF WORK

To review, analyze, and determine current and future space needs for eight existing municipal buildings.

Step 1. Space Needs Study of current and projected needs for each of the existing municipal buildings, including Bottle Shop/Liquor Store, Fire Station, City Hall, 4020 Maintenance Building, Waste Water Treatment, Salt and Trap Rock Storage Sheds, and Police/Public Works Facility.

Step 2. Existing Facilities Assessment (condition of existing buildings, suitability for continued use, and possible expansion).

Step 3. Stay or Go (conceptual design solution for either renovation and addition or new construction replacement of an existing municipal building).

METHODOLOGY - STEP TWO

- › Analyze current operations through departmental meetings and interviews
- › Project future operational life expectancy
- › Determine current deficiencies and problem issues with each municipal facility
- › Determine life expectancy of critical building components
- › Define maintenance issues and periodic scheduling
- › Review condition of existing building systems and determine either repairs or replacement

STAFF INVOLVEMENT

- › City Administrator
- › Public Works Director
- › Police Chief
- › Fire Chief
- › Liquor Store Manager

RATING LEGEND		
5	NEW	New or like-new condition, no issues to report, no expected failures, 10-12 year life
4	GOOD	Good Condition, no reported issues or concerns, consider replacement in 8-10 years
3	FAIR	Average wear for building age, no issues to report, 6-8 year life
2	POOR	Worn from use and nearing end of lifecycle, replace within 3-5 years when budget allows
1	CRITICAL	Extremely worn or damaged, replace in next 2 years

**Note: A population growth rate of 54% is projected
 for 2017 to 2060 by the U.S. Census Bureau**

BUILDING 1: BOTTLE SHOP / MUNICIPAL LIQUOR STORE

GENERAL

Overall Building Condition Rating: 2.97

The Bottle Shop is located at 23307 St Francis Boulevard NW and is approximately 46'x96'. The facility was constructed in 1965 with a remodel in 1971. An extensive remodel in 2001 covered the existing precast plank roof with wood truss framing and portions of the exterior walls were upgraded to EIFS, brick, and CMU.

ARCHITECTURAL

COMMENTS

On the north and east exteriors, there are several damaged sections of the EIFS surface that need to be repaired to stop rain water infiltration causing further damage within the walls. (See photos)

Due to lack of product storage space, the public restrooms and emergency exit hallway are being used for storage. This cuts down on the required widths and accessibility to these spaces, creating code violations. The HC grab bars within each restroom currently do not comply with MN HC Accessibility requirements.

RECOMMENDATIONS

- A building addition for product storage should be added to the east side of the existing Bottle Shop where it will not impede parking count or customer service access.
- Move stored products out of Restrooms and Exit Hall for HC accessibility and sanitation.
- Replace HC grab bars in Restrooms.
- Enhance exterior appearance with additional landscape plantings and shade trees.
- Enhance interior with new finishes; ceramic floor tile, paint walls, replace transaction counter.



Product storage in restroom



Product storage in restroom and hallway

BUILDING 1: BOTTLE SHOP / MUNICIPAL LIQUOR STORE

STRUCTURAL

COMMENTS

The top of the northwest footing is damaged.

The brick is cracked on the west side due to differential settlement.

The EIFS is damaged on the north and east sides, and there are no gutters on the building.

LOAD STUDY

Design Codes – 2001 Remodel

1997 Uniform Building Code

1998 Minnesota State Building Code

Design Live Loads – 2001 Remodel

Wind = 80 mph, Exposure B

Roof (Snow) = 40 psf (+ Drifting)

Dead Load (Superimposed) = 10 psf

Net uplift for joist design = 5 psf



Northwest footing

NOTE: Drawings from 1965 to 1971 were not available to the Structural Engineer at the time of this report.



Cracking brick and CMU on west side

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EIFS damage



RECOMMENDATIONS

- Repair the top of the damaged northwest footing.
- Tuckpoint the cracked brick and CMU on the west side; monitor for additional settlement after repair.
- Repair the damaged EIFS on the north and east sides.
- Consider adding gutters and downspouts.

BUILDING 1: BOTTLE SHOP / MUNICIPAL LIQUOR STORE

CIVIL / LANDSCAPE

COMMENTS / RECOMMENDATIONS

- Provide Parking stall striping with appropriate handicap and Van Accessible stalls. (See Figure 7.23A below.)
- Limited Entrance Modifications to Bottle Shop to 223rd Street. (See attached *Proposed Road Entrance Modification*.)
- Install lawn irrigation system to entire site.

MECHANICAL

COMMENTS

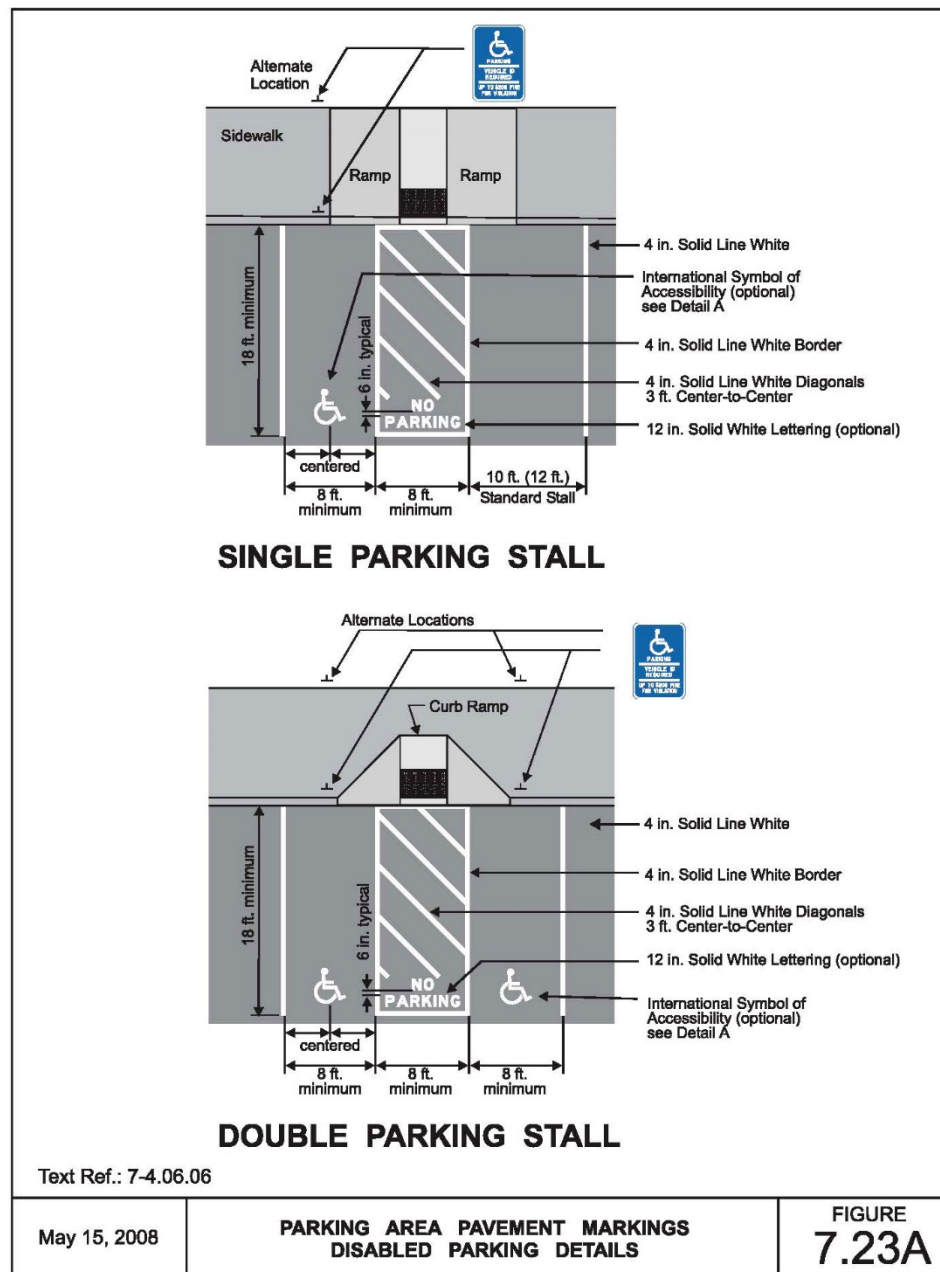
The original sewer and water services are from 1971 and are approaching the end of their useful operating lives. They should be monitored to insure their continued performance. The rest of the building was substantially upgraded in 2001 with new lighting installed in 2016 and new furnaces with a new water heater installed in the last few years as well.

COST ESTIMATES

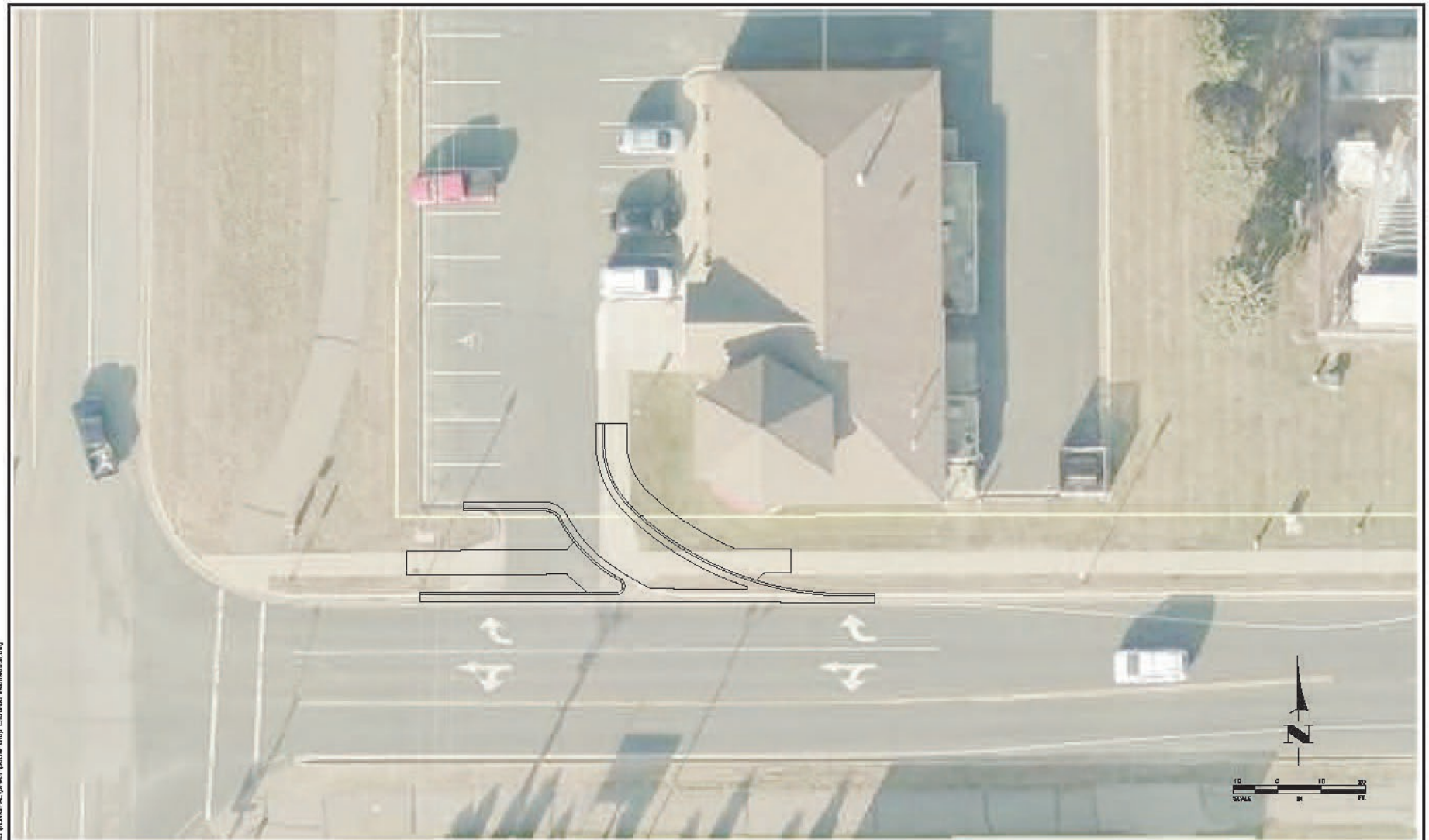
Building Addition for Product Storage	\$ 122,165
Replace Transaction Counter at Sales Floor	\$ 5,580
New Interior Finishes; CT Floor, RR Wall Tile, Wall Paint, Ceilings	\$ 54,594
Exterior Landscape Plantings, Shrubs, Shade Trees, Conc. Walks	\$ 7,020
Install Lawn Irrigation System	\$ 6,874
Modifications for Bottle Shop Site Entrance	\$ 26,008
Install Fiber Optics / ZAYO Network to City Hall & Water Tower	\$ 45,976
Total Cost of Bottle Shop Recommendations	\$ 268,217



BOTTLE SHOP: FIGURE 7.23A



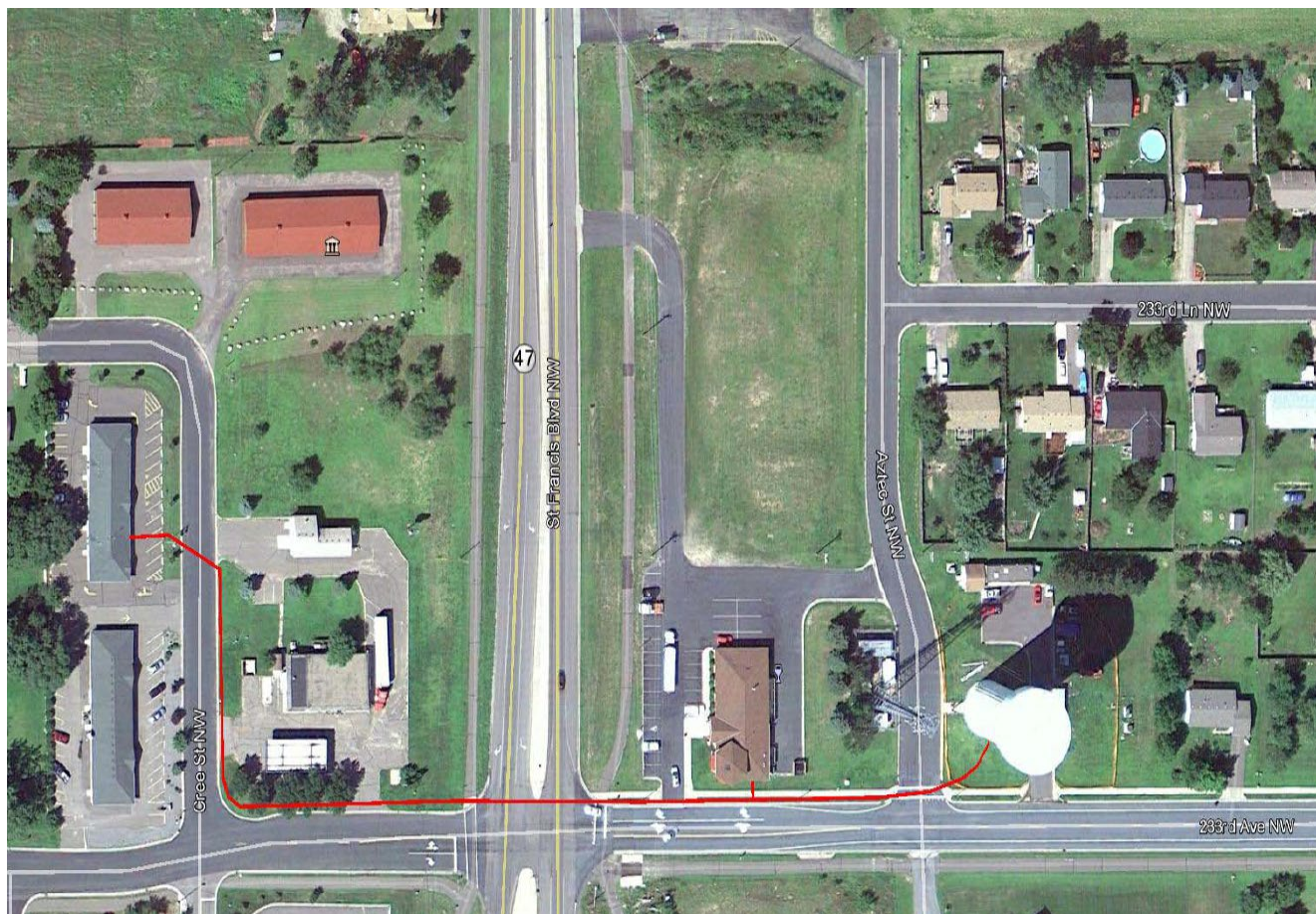
BOTTLE SHOP: PROPOSED ROAD ENTRANCE MODIFICATION



Map 10-2018 - 5.27.18
H:\Map\Projects\WINDROPAL\STFRANCIS\Bottle Shop Entrance Modification.dwg

DATE	REVISION	<p>I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.</p> <p>DATE 5/3/18 DAVE E. NELSON, P.E. Lic. No. 43381</p>	<p>3800 E SUN</p>	 <p>Hakanson Anderson Civil Engineers and Land Surveyors 3801 Thurston Ave., Anoka, Minnesota 55303 763-427-8860 FAX 763-427-0520 www.hakanson-anderson.com</p>	<p>ENTRANCE MODIFICATIONS ST FRANCIS BOTTLE SHOP</p>	<p>SITE PLAN CITY OF ST. FRANCIS, MINNESOTA</p>	<p>SHEET 1 OF 1 1 SPS01</p>
			<p>3800 N LSB</p>				
			<p>3800 R SUN</p>				

BOTTLE SHOP: PROPOSED FIBER ROUTE



The pathway is estimated at 1,040 feet between an existing telecommunications vault by city hall and the base of the water tower. The constructed conduit pathway would include a vault at the base of the water tower for the fiber entry point, a vault for the connection into the bottle shop, and a third vault at the northwest corner of St. Francis Boulevard and 233RD Ave NW. This last vault would serve as a connection point to any future fiber that may extend north or south of this intersection.

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BOTTLE SHOP: PROPOSED ROAD ENTRANCE MODIFICATION

ITEM NO.	SPEC NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY		UNIT PRICE	EXTENSION
1	2021	MOBILIZATION	1	LS	\$ 1,000.00	\$ 1,000.00
2	2104	REMOVE CURB & GUTTER	131	LF	\$ 6.00	\$ 786.00
3	2104	REMOVE BITUMINOUS PAVEMENT	73	SY	\$ 5.00	\$ 365.00
4	2104	REMOVE CONCRETE PAVEMENT	53	SY	\$ 6.00	\$ 318.00
5	2104	SAWING CONCRETE PAVEMENT (FULL DEPTH)	20	LF	\$ 10.00	\$ 200.00
6	2014	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	50	LF	\$ 3.00	\$ 150.00
7	2105	COMMON EXCAVATION	50	CY	\$ 15.00	\$ 750.00
8	2221	AGGREGATE BASE CLASS 5	24	TON	\$ 30.00	\$ 720.00
9	2357	BITUMINOUS MATERIAL FOR TACK COAT	5	GAL	\$ 5.00	\$ 25.00
10	2360	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B)	14	TON	\$ 140.00	\$ 1,960.00
11	2360	TYPE SP 12.5 NON WEARING COURSE MIXTURE (2,B)	14	TON	\$ 140.00	\$ 1,960.00
12	2531	CONCRETE CURB AND GUTTER DESIGN B618	170	LF	\$ 25.00	\$ 4,250.00
13	2531	4" CONCRETE WALK	450	SF	\$ 10.00	\$ 4,500.00
14	2531	6" CONCRETE WALK	126	SF	\$ 12.00	\$ 1,512.00
15	2531	8" CONCRETE VALLEY GUTTER	108	SF	\$ 14.00	\$ 1,512.00
16	2574	SELECT TOPSOIL BORROW	10	CY	\$ 50.00	\$ 500.00
17	2575	TURF ESTABLISHMENT (HYDRO SEED)	1	LS	\$ 500.00	\$ 500.00

ESTIMATED CONSTRUCTION COST \$ 21,008.00

ESTIMATED ENGINEERING AND ADMINISTRATIVE \$ 5,000.00

TOTAL ESTIMATED PROJECT COST \$ 26,008.00

BUILDING 2: FIRE STATION

GENERAL

Overall Building Condition Rating: 2.4

The Fire Station is located at 3740 Bridge Street and is approximately 8,960 sqft. The facility was constructed in 1965 with additions in 1992 and 1996. The 1996 CMU walls support steel bar joists and steel framing. The mezzanine floor is constructed with precast plank. The roof membrane was replaced in 2012 with 60 Mil EPDM.

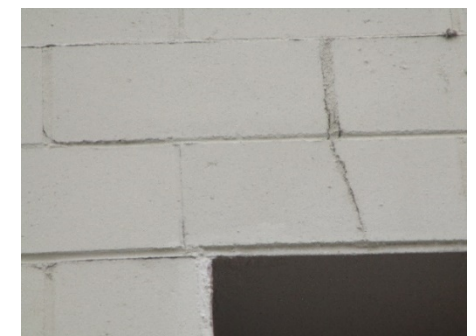
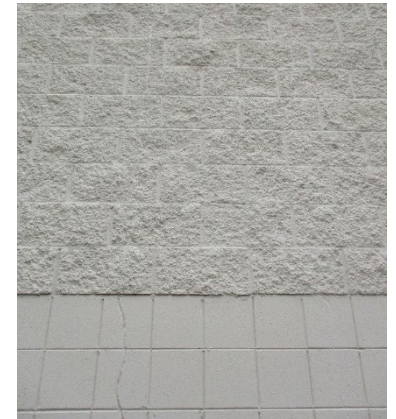
ARCHITECTURAL

COMMENTS

The west and south exterior CMU walls of the Apparatus Bays show numerous vertical cracks, some show through to the inside as well. After further investigation, these cracks do not appear to be caused by structural failure. These appear to be a result of thermal differential movement, caused by extreme temperature differences on the interior versus exterior. These exterior walls are constructed of 12" wide CMU and not insulated, allowing the inside heat to flow outward thru the CMU walls during winter months. Extreme cold surface on the exterior and warm surface on the interior move at different rates. Overall building condition is rated Poor.

RECOMMENDATIONS

- Apply a water-proof paint coating to the exterior of the Apparatus Bays to stop driven-rain infiltration.
- VCT flooring is old, worn, and stained in numerous locations. Replacement recommended.
- One shower provided in both Men and Women toilet rooms, used by both public and staff
- The drinking fountain is not ADA compliant.
- Urinal in men's room is not ADA compliant.
- Insulate north, west and south walls of Apparatus Bay.
- Insulate south and east exterior walls of the EMT garage.
- Remove/reconstruct Restrooms and Showers adjacent to Apparatus Bays.



CMU cracking

BUILDING 2: FIRE STATION

STRUCTURAL

COMMENTS

The overhead door lintel plates are rusting. Above an interior door, between the additions, there is exposed CMU block with open cores visible.

LOAD STUDY

Design Codes

The 1965 and 1992 drawings were not available at the time of this report. There are no design codes listed on the 1996 drawings. In March 1995, the 1995 Minnesota Building Code adopted the 1994 UBC. The building drawings do not confirm the above statement.

Design Loads

Not available. See Design Codes notation.

RECOMMENDATIONS

- Remove the rust on the overhead door lintel plates and repaint. Verify that lintel is not rusted through.
- Install lintel above interior door to cover and support the exposed CMU block open cores.

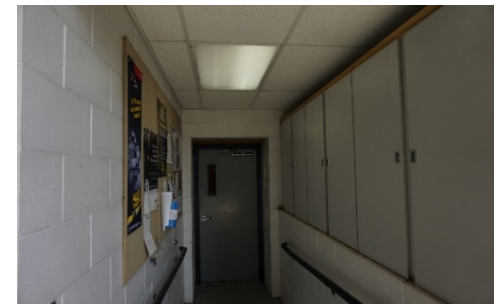
CIVIL / LANDSCAPE

COMMENTS / RECOMMENDATIONS

- Concrete paving and sidewalks on the north and east sides of the Fire Station needs to be reconstructed within a few years.
- Street and storm sewer improvements to the alley and south side of Fire Station from Ambassador Boulevard to Butterfield Drive.
- Construct a new City Municipal Parking Lot across from the Fire Station on the east side of Woodbine Street.
- See attached *Site Plan of Proposed Fire Station Improvements* for locations of these mentioned cost items.
- See attached Engineer's Estimate at end of report for all cost breakdowns.



Overhead door lintel plate rust



Exposed CMU block





BUILDING 2: FIRE STATION

MECHANICAL

COMMENTS / RECOMMENDATIONS

- No internal fire protection sprinkler system, smoke alarms, fire suppression alarms, or fire alarm system.
- The heating system furnaces are in poor condition, as are the exhaust fans.

COST ESTIMATES

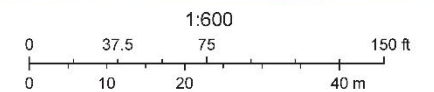
Insulate Apparatus Bays	\$ 26,000
Insulate EMT Garage Wall (East, South)	\$ 5,600
Water Proof Paint Exterior of Apparatus Bays	\$ 12,250
Radiant Heaters and Controls	\$ 51,000
High Efficiency Furnace and Condensing Unit (A)	\$ 16,000
High Efficiency Furnace and Condensing Unit (B)	\$ 16,000
Electric Entry heater	\$ 1,000
Upgrade 1965 Water Piping	\$ 27,000
Upgrade Electrical Distribution	\$ 18,000
Individual Vehicle Exhaust Systems	\$ 29,000
East and North Pavement Reconstruction	\$ 169,120
Alley Pavement and Storm Water Sewer South Side	\$ 430,140
New Municipal Parking Lot East Across from Fire Station	\$ 160,000
Total Cost of Fire Station Recommendations	\$ 961,110



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- Street & Storm Sewer Improvements
- Surface Reconstruction

**Proposed Fire Station
Improvements**

BUILDING 3: CITY HALL

GENERAL

Overall Building Condition Rating: 3.5

City Hall is located at 23340 Cree Street NW and is approximately 38'x118'. The CMU walls support wood truss framing. The facility was constructed in 2006.



ARCHITECTURAL

COMMENTS

Quantity of parking stalls is way below that required for a City Hall function and public interaction. The site is extremely tight and narrow, which causes parking stalls and drive aisles to be narrow and inadequate. There is no exterior trash enclosure to conceal the trash bins at the rear of building. The overall materials and finishes within the interior are in fair condition. The carpet is showing wear in a few heavy traffic locations.

STRUCTURAL

COMMENTS

CMU is degraded on the northwest corner and cracked under the east side (center) windows. The west doors do not have lintels.

LOAD STUDY

Design Codes

No design codes listed on the 2006 drawings except "ACI 318 & ACI Detailing Manual latest edition". In March 2003, the 2003 Minnesota Building Code adopted the 2000 IBC. The building drawings do not confirm the above statement.

Design Loads

Not available. See Design Codes notation.

BUILDING 3: CITY HALL



CMU degradation on northwest corner



CMU degradation on northwest corner



CMU cracked under east window



No lintels on west doors (A)



No lintels on west doors (B)



No lintels on west doors (C)

RECOMMENDATIONS

- Tuckpoint the cracked CMU mortar joints on the northwest building corner.
- Install double angle lintels over the west doors and tuckpoint the CMU.
- Tuckpoint the cracked CMU mortar joints under the east side windows.

BUILDING 3: CITY HALL

CIVIL / LANDSCAPE

RECOMMENDATIONS

Provide current parking stall striping per standards including HC and Van Accessible stalls.

MECHANICAL

COMMENTS / RECOMMENDATIONS

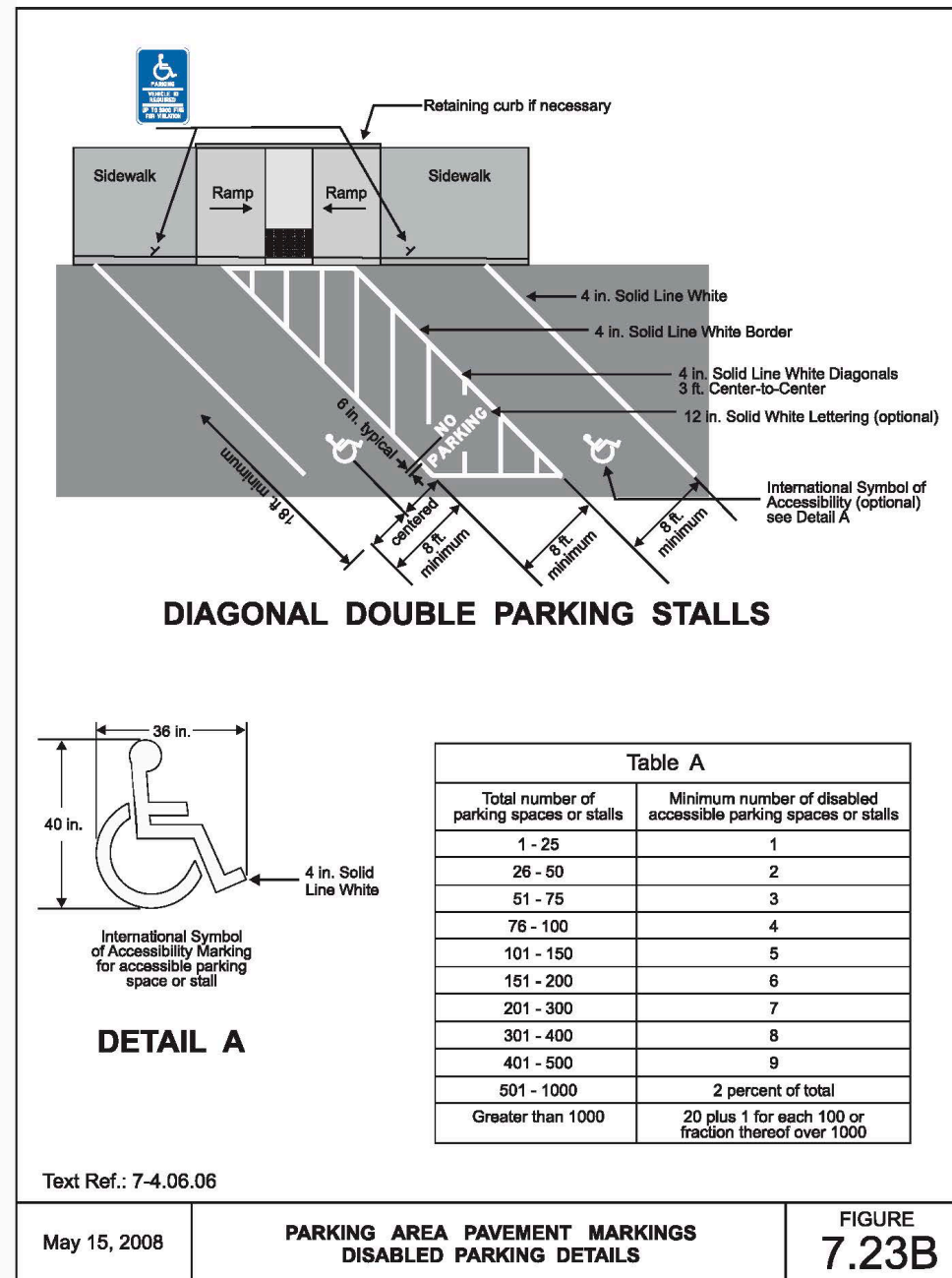
City Hall was constructed in 2006 and was originally designed as multiple smaller units but was changed to be for the City. The MEP systems are in fair condition. In the next 5-10 years, the water heaters and furnaces may need to be changed because equipment is failing or has exceeded its useful operating life.

COST ESTIMATES

Furnace Replacements	\$	24,000
Water Heater Replacements	\$	3,000
Tuck-Pointing Exterior Masonry	\$	24,340
Exterior Window Replacement	\$	12,000
Total Cost of City Hall Recommendations	\$	63,340



FIGURE 7.23B



BUILDING 4: 4020 MAINTENANCE BUILDING

GENERAL

Overall Building Condition Rating: 3.9

The maintenance building is located at 4020 St Francis Boulevard NW and is approximately 40'x70'. The type of construction is precast concrete wall panels with steel bar joist framing. The roof membrane was replaced in 2012 with a 60 Mil EPDM roof. The facility, constructed in 1992, was originally the St. Francis Maintenance HQ; it is now used for ISD15 vehicle equipment storage, and the upper level Mezzanine area is currently used for City Hall Records storage due to lack of space at City Hall. This building is in good condition for continued use as vehicle and equipment storage.

ARCHITECTURAL

COMMENTS

For a 26-year-old maintenance building, 4020 is in fair condition. The interior finishes of the office/mezzanine spaces are old and worn and should be refinished for continued use.

RECOMMENDATIONS

- One HC drinking fountain is required per Code.
- Lavatory fixtures do not meet HC height requirements.
- Storage of vehicles should have a sprinkler system.

STRUCTURAL

LOAD STUDY

Design Codes

1988 Uniform Building Code
1990 Minnesota State Building Code

Design Loads

Stairs = 100 psf
Storage = 125 psf
Roof = 40 psf
Wind = 80 mph



BUILDING 4: 4020 MAINTENANCE BUILDING

RECOMMENDATIONS

- › Replace garage door openers.
- › Replace damaged door trim.

CIVIL / LANDSCAPE

COMMENTS

No additional comments.

MECHANICAL

COMMENTS

This building was originally constructed in 1992 and has seen few updates to the MEP systems since the original construction. It is currently being used by the school and the City has indicated it will not be doing any upgrades at this time even though all systems need updates.

RECOMMENDATIONS

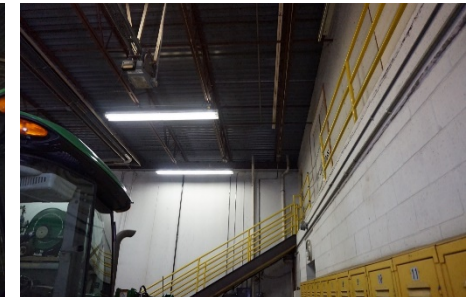
- › Non-garage areas should have a heating system furnace.
- › Exterior, interior, and lighting controls need to be replaced.
- › General maintenance and repairs are recommended for the optimum lifecycle of the facility.

COST ESTIMATES

Radiant Heaters and Controls	\$ 16,000.00
Emergency Exit Signs/Lights	\$ 2,000.00
Total Cost of 4020 Maint. Bldg. Recommendations	\$ 18,000.00



Garage door openers



Damaged door trim





BUILDING 5: WASTE WATER TREATMENT FACILITY

GENERAL

Overall Building Condition Rating: 4.98

The waste water treatment facility (WWTF) is located at 4020 St Francis Boulevard NW and was constructed with CMU, precast concrete, steel, and cast-in-place concrete. The facility consists of multiple structures including but not limited to: final clarifiers, control structure, intermediate lift station, operations building, garage, rapid mix structure, aeration basins, biosolids storage tanks, pretreatment building, backwash holding tank, tertiary building, generator, chlorine contact basin, and reaeration basins. It was constructed in 2016.

ARCHITECTURAL

COMMENTS / RECOMMENDATIONS

The WWTF is in new or like-new condition. General maintenance and repairs are recommended for the optimum lifecycle of the facility.

STRUCTURAL

LOAD STUDY

Design Codes

2006 International Building Code
With Minnesota Amendments

Design Loads

Wind Load = 90 mph, Exposure C	I = 1.15
Ground Snow Load = $P_g = 50$ psf	Importance Factor = 1.1
Exposure Factor = $C_e = 1.0$	Thermal Factor = $C_t = 1.0$



RECOMMENDATIONS

The operation of the WWTF is acceptable. There are currently no recommended remediations.

CIVIL / LANDSCAPE

The civil and landscaping are assessed to be in new or like-new condition.

BUILDING 5: WASTE WATER TREATMENT FACILITY

MECHANICAL

COMMENTS

The Waste Water Treatment Facilities are new and were turned over to the owner in 2017.

RECOMMENDATIONS

The systems and equipment are brand new. There should be no need for replacement or upgrades for many years if service schedules are maintained, and repairs are completed as needed.



BUILDINGS 6 & 7: SALT AND TRAP ROCK STORAGE SHEDS

GENERAL

Overall Building Condition Rating: 4.2

The salt storage and trap rock storage sheds are located at 4020 St Francis Boulevard NW and are approximately 44'x64' and 44'x48' respectively. Both structures are built of precast concrete wall panels with domed canopy framing covered by fabric designed by supplier. These sheds were constructed in 2012. The fabric roof does not extend over the front two column connections leaving the concrete piers exposed.



Salt storage shed



Trap rock storage shed

ARCHITECTURAL

COMMENTS / RECOMMENDATIONS

The structures and fabric shells are assessed to be in good condition.

STRUCTURAL

LOAD STUDY

Design Codes

2006 International Building Code
2007 Minnesota State Building Code

Design Loads

Roof (Snow) = 35 psf (plus drifting and sliding per IBC)
Wind = 90 mph, Exposure C (3-Second Gust)
Soil Bearing = 2000 psf

BUILDINGS 6 & 7: SALT AND TRAP ROCK STORAGE SHEDS



Salt storage shed



Trap rock storage shed

RECOMMENDATIONS

For both sheds, extend the fabric roof over the front piers to protect the column connections and the concrete piers from the elements.

CIVIL / LANDSCAPE

COMMENTS / RECOMMENDATIONS

No additional comments.

MECHANICAL

COMMENTS

This was a brand-new facility in 2012 and the MEP systems are in good operating condition. The sheds should not need upgrading for the MEP systems for 15-20 years.



BUILDING 8: POLICE STATION AND PUBLIC WORKS BUILDING - COMBINED FACILITY

GENERAL

Overall Building Condition Rating: 4.1

The police station and the public works building is a combined facility located at 4058 Street Francis Boulevard NW and is approximately 47,520 sf. The precast concrete wall panels support steel bar joists and steel beam framing over most of the structure. A portion is covered by 8" hollow core plank. The typical 1/4" per foot roof slope is covered with 60 Mil EPDM. The facility was constructed in 2012.

ARCHITECTURAL

COMMENTS

The overall assessment of this facility, both interior and exterior, is good and it is wearing well. However, squad cars are currently being parked/stored in the PW garage due to lack of space in the PS garage making two to four additional parking spaces necessary for the Police Station.

RECOMMENDATIONS

- › The exterior precast wall panels will require applying a water-proof coating periodically as part of the regular maintenance schedule. This was originally applied in 2011 and should be applied again every 5 – 6 years. This will help control water infiltration and to ensure the current cracks in the surface do not continue to grow.
- › Repaint the Public Works wash bay walls.

STRUCTURAL

COMMENTS

Parts of the sidewalk are heaving, and the bituminous pavement is settling near the stoops. The precast walls are cracked in the upper band, and around the window openings on the exterior wythe. At the public works building, mild salt corrosion is located at the concrete slab joints. At the police station, water is leaking through the overhead door lintel screws, and paint is peeling on the caulk joints in the wash bay.

BUILDING 8: POLICE STATION AND PUBLIC WORKS BUILDING - COMBINED FACILITY

LOAD STUDY

Design Codes

2006 International Building Code
2007 Minnesota State Building Code

Design Loads

Roof (Snow) = 35 psf (plus drifting per IBC)
Mezzanine Floor = 250 psf
Stairs = 100 psf
Wind = 90 mph, Exposure C (3-Second Gust)
Soil Bearing = 2000 psf
Roof Dead Load = 20 psf
Roof Wind Uplift Load = 15 psf (Net)



Heaving sidewalk



Bituminous settling near stoops



Cracked precast walls



Cracked precast walls



Mild salt corrosion at slab joints of PW Garage



Water leaking through OH door lintel screws

BUILDING 8: POLICE STATION AND PUBLIC WORKS BUILDING - COMBINED FACILITY



Sealant pulling away at Wash Bay PC joints



Paint deteriorating at wash bay

RECOMMENDATIONS

- Monitor the sidewalk heaving and bituminous pavement settling to avoid trip hazards and to allow proper opening of the exterior doors. If significant ponding is observed, we would recommend re-grading and repaving these areas.
- Monitor the precast wall cracks in the upper band, and around the window openings on the exterior wythe to ensure that they do not continue to grow. Cleaning and caulking the cracks is recommended to prevent water infiltration.
- Monitor the mild salt corrosion in the concrete slab joints at the public works building. Once the top layer of concrete is corroded, we recommend grinding the surface and coating with epoxy.
- At the police overhead door lintels, install flashing for the full precast wall depth. Remove rust on the lintels before repainting the lintels.
- Repaint the Public Works wash bay walls.

BUILDING 8: POLICE STATION AND PUBLIC WORKS BUILDING - COMBINED FACILITY

CIVIL / LANDSCAPE

COMMENTS

The civil and landscaping are assessed to be good condition.

RECOMMENDATIONS


- Added public functions at this facility would require additional public parking on the south side, which would jeopardize the secured perimeter of the site. This site was never designed or intended for large publicly attended events.
- General maintenance and repairs are recommended for the optimum lifecycle of the facility.

MECHANICAL

COMMENTS

This was a brand-new facility in 2012 and the MEP systems are in very good operating condition. There should be no need for replacement or upgrades for many years if service schedules are maintained, and repairs are undertaken as needed.



		CITY OF ST. FRANCIS, MN Existing Municipal Buildings Assessment Conditions							STEP 2: FACILITY ASSESSMENT	
5	NEW	New or like-new condition. No issues to report; No expected failures; 10 - 12 year life	Evaluation Considerations *Age of Component *Expected Service of Life *Maintenance Records *Visual Inspection Condition					Bottle Shop		Bldg. Name
4	GOOD	Good Condition; No reported issues or concerns; consider replacement in 8 - 10 years.						23307 St. Francis Bld. NW St.		Address
3	FAIR	Average wear for building age; Not new but no issues to report; 6 - 8 Year Life						Francis, MN 55070		
2	POOR	Worn from use - near end of lifecycle; Replace within 3 - 5 years when budget allows.						1971 original, updated 2001		Bldg. Date Constructed
1	CRITICAL	Extremely worn or damaged; replace in next 2 years.						Aug. 23, 2018		Survey Date
Site / Civil / Landscaping			5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS	
CIVIL	Access Gates							X		
	Perimeter Fencing							X		
	On-Site Sidewalks / Crosswalks			X						
	Paving - Parking Lot (Asphalt / Concrete)			X					Seal-coat 8-24-18. Recommend following regular maintenance sched for seal coating and crack sealing.	
	Striping / Pavement Markings						X		Lot is currently not Stripped due to new seal coat. New stripping should include at a minimum 1 van accessible parking stall (8' parking + 8' access aisle) . See attached Fig. 7.23A.	
	Curbing			X					Some joint deterioration in several panels. Recommend repair in the next 5 +/- years.	
	On-Site Signage				X				Site currently does not have handicap stall signage along the south parking lot line.	
	Pedestrian Access (ADA, HC Van Stalls)			X					The accessibility route is acceptable. See stripping comments above. Entrance at curb does not meet current requirement for 0" entrance.	
	Site Access								This parking lot currently has direct access to highway 47 via a paved driveway to the north. There has been some discussion of removing this access from the Bottle Shop. At that time, it may be necessary to limit the access to 233rd Ave. to a right-in only. A sketch and cost estimate is attached.	
LANDSCAPE	Bike Racks & Storage							X	None required.	
	Lawn Irrigation System (Condition or Needed)						X		Recommend extending lawn irrigation system.	
	Landscape Vegetation (Condition or Needed)				X					
	Landscape Walls / Structures							X		
	Trees and Shade Systems (Proximity to Bldg.)					X			No shade trees on site. Recommend planting several shade trees.	
	Patio Systems (Paver, Concrete, Brick, etc.)							X		



CITY OF ST. FRANCIS, MN
Existing Municipal Buildings Assessment Conditions

STEP 2:
FACILITY ASSESSMENT


5	NEW	New or like-new condition: No issues to report; No expected failures; 10 - 12 year life	<u>Evaluation Considerations</u> Age of Component Expected Service of Life Maintenance Records Visual Inspection Condition					Bottle Shop	Bldg. Name
	GOOD	Good Condition; No reported issues or concerns; consider replacement in 8 - 10 years.						23307 St. Francis Bld. NW Francis, MN 55070	Address
	FAIR	Average wear for building age; Not new but no issues to report; 6 - 8 Year Life						1971 original, updated 2001	Bldg. Date Constructed
	POOR	Worn from use - near end of lifecycle; Replace within 3 - 5 years when budget allows.						Aug. 23, 2018	Survey Date
	CRITICAL	Extremely worn or damaged; replace in next 2 years.						Pearl Architecture, The Design Group-MEP, Tekton Struct Eng., Hakanson Anderson - Civil	Surveyor
Site / Civil / Landscaping			5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS
SITE LAYOUT / CIVIL	Walkway Canopies							X	
	Loading Docks							X	
	Dumpster Trash (Concrete pad, Enclosure)				X				Current condition adequate for pupose.
	Electrical Service				X				
	Gas Distribution System				X				
	Storm Water Management (Detention Pond)							X	This site does not have any stormwater treatment or detention. Stormwater retention / treatemnt would be required per the City Code if more than 20,000 sq.ft. of the site is distrubed.
	Water Distribution System				X				
	Backflow Preventer							X	
	NPDES Compliance (Potential Needed)							X	This site does not have any stormwater treatment or detention. Stormwater retention / treatment would be req'd. per the NPDES construction permit if more than 1 acre of impervious surface is added to
	Handicap Parking (adequate count & marked)						X		One HC stall is required + 1 Van Accessible. There currently is no stripping on site (see comment above) due to recent seal-coat.
	Accessible Route and Entry			X					
	Exterior Stairs and Railings							X	
	Exterior Ramps and Walks and Railings (if required)							X	





CITY OF ST. FRANCIS, MN Existing Municipal Buildings Assessment Conditions


STEP 2: FACILITY ASSESSMENT


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		CITY OF ST. FRANCIS, MN Existing Municipal Buildings Assessment Conditions							STEP 2: FACILITY ASSESSMENT	
5	NEW	New or like-new condition: No issues to report; No expected failures; 10 - 12 year life	Evaluation Considerations						Bottle Shop	
4	GOOD	Good Condition; No reported issues or concerns; consider replacement in 8 - 10 years.	Age of Component						23307 St. Francis Bld. NW St.	
3	FAIR	Average wear for building age; Not new but no issues to report; 6 - 8 Year Life	Expected Service of Life						Francis, MN 55070	
2	POOR	Worn from use - near end of lifecycle; Replace within 3 - 5 years when budget allows.	Maintenance Records						1971 original, updated 2001	
1	CRITICAL	Extremely worn or damaged; replace in next 2 years.	Visual Inspection Condition						Aug. 23, 2018	
			5	4	3	2	1	N/A	Pearl Architecture, The Design Group-MEP, Tekton Struct Eng., Hakanson Anderson - Civil	
Building Interior Elements			COMMENTS / RECOMMENDED ACTIONS							
BUILDING INTERIOR COMPONENTS	Wall Finishes (paint on drywall)				X					
	Wall Finishes (cmu painted, precast painted)				X				Painted cmu. In fair condition.	
	Interior Doors & Frames (wood, metal)					X			Combination of painted metal doors and frames & wood doors, in fair condition. Repaint all doors and frames.	
	Modular wall panels - demountable							X		
	Ceilings (suspended ACT)				X				Lay-in clg. In fair condition. Could replace for aesthetic upgrades.	
	Floor Finishes / Ceramic Tile				X					
	Floor Finishes (exposed conc., stained conc.)				X					
	Floor Finishes / Vinyl Tile				X					
	Exterior Windows (condition of interior)			X						
	Window Treatments (blinds, shades)							X		
	Interior Borrowed Lites (interior windows)				X					
	Casework / Cabinetry				X				Transaction counter a bit worn. Should replace counter tops.	
	Locker Rooms; lockers, benches							X		
	Toilet Rooms (rest rooms): toilet partitions				X				No toilet partitions; single use Men & Women.	
	ADA HC Accessibility - clearances, turning radius, etc.				X				ADA clearances OK, once all product stored is removed. This is currently a code violation as used for storage. HC grab bars do NOT comply with code; need to replace.	
Rest Room Accessories (mirrors, towels, soap, etc.)				X				Replace those items (mirror, etc.) that do NOT comply.		
Kitchen Furnishings (appliances)							X			


		CITY OF ST. FRANCIS, MN Existing Municipal Buildings Assessment Conditions							STEP 2: FACILITY ASSESSMENT	
5	NEW	New or like-new condition: No issues to report; No expected failures; 10 - 12 year life	Evaluation Considerations Age of Component Expected Service of Life Maintenance Records Visual Inspection Condition					Bottle Shop		Bldg. Name
4	GOOD	Good Condition; No reported issues or concerns; consider replacement in 8 - 10 years.						23307 St. Francis Bld. NW St. Francis, MN 55070		Address
3	FAIR	Average wear for building age; Not new but no issues to report; 6 - 8 Year Life						1971 original, updated 2001		Bldg. Date Constructed
2	POOR	Worn from use - near end of lifecycle; Replace within 3 - 5 years when budget allows.						Aug. 23, 2018		Survey Date
1	CRITICAL	Extremely worn or damaged; replace in next 2 years.						Pearl Architecture, The Design Group-MEP, Tekton Struct Eng., Hakanson Anderson - Civil		Surveyor
Plumbing Systems			5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS	
PLUMBING SYSTEMS	Custodial Closets; mop sinks, floor drain				X					
	Drinking Fountains; ADA accessible & Non-HC accessible						X		No drinking fountains provided; either standard or HC accessible. Code violation.	
	Kitchen Sinks (grease traps ? Disposals ?)							X		
	Dishwasher (service at 140F water ?)							X		
	Water Closets				X					
	Urinals							X	None provided.	
	Sinks / Lavatories				X					
	ADA fixtures - Compliant ?						X		HC grab bars at Watercloset do not comply, and need to be replaced. Not per MN HC Accessibility Code.	
	Sanitary / Waste-water piping				X					
	Water Supply piping				X					
	Roof Drain Piping (insulated ?)							X		
	Piping Vented (interior regulators ?)							X		
	Gas Piping				X					
	Gas PRV							X		
	Gas Service Meter(s)				X					
Fire Sprinkler Piping / heads							X			

		CITY OF ST. FRANCIS, MN Existing Municipal Buildings Assessment Conditions							STEP 2: FACILITY ASSESSMENT		
5	NEW	New or like-new condition; No issues to report; No expected failures; 10 - 12 year life	Evaluation Considerations Age of Component Expected Service of Life Maintenance Records Visual Inspection Condition					Bottle Shop		Bldg. Name	
4	GOOD	Good Condition; No reported issues or concerns; consider replacement in 8 - 10 years.						23307 St. Francis Bld. NW St. Francis, MN 55070		Address	
3	FAIR	Average wear for building age; Not new but no issues to report; 6 - 8 Year Life						1971 original, updated 2001		Bldg. Date Constructed	
2	POOR	Worn from use - near end of lifecycle; Replace within 3 - 5 years when budget allows.						Aug. 23, 2018		Survey Date	
1	CRITICAL	Extremely worn or damaged; replace in next 2 years.						Pearl Architecture, The Design Group-MEP, Tekton Struct Eng., Hakanson Anderson - Civil		Surveyor	
Mechanical Systems / HVAC			5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS		
MECHANICAL SYSTEMS / HVAC	Heating System Furnace(s)		X						New high efficiency unit.		
	Heating System Furnace(s)		X						New high efficiency unit.		
	Make-Up Air							X			
	Boilers (fuel type, input / output)							X			
	Pumps (VFD / Suction Pressure)							X			
	Water Treatment							X			
	Make-Up Water: secondary backflow preventer							X			
	Other Air Handling				X				Toilet exhaust fans.		
	Water Heater(s)			X					Electric water heaters.		
	Unit Heaters (fuel type)							X			
	Roof-top AHUs							X			
	Condensing Units				X						
	Terminal Units (VAV, VAV/reheat, heat source, etc.)							X			
	Refrigeration				X				Condensing units for coolers.		
	Temperature Control Monitoring							X			
HVAC Controls					X			Simple wall thermostats.			


		CITY OF ST. FRANCIS, MN Existing Municipal Buildings Assessment Conditions							STEP 2: FACILITY ASSESSMENT	
5	NEW	New or like-new condition. No issues to report, No expected failures; 10 - 12 year life	Evaluation Considerations					Bottle Shop		Bldg. Name
4	GOOD	Good Condition; No reported issues or concerns; consider replacement in 8 - 10 years.	Age of Component					23307 St. Francis Bld. NW St.		Address
3	FAIR	Average wear for building age; Not new but no issues to report; 6 - 8 Year Life	Expected Service of Life					1971 original, updated 2001		Bldg. Date Constructed
2	POOR	Worn from use - near end of lifecycle; Replace within 3 - 5 years when budget allows.	Maintenance Records					Aug. 23, 2018		Survey Date
1	CRITICAL	Extremely worn or damaged; replace in next 2 years.	Visual Inspection Condition					Pearl Architecture, The Design Group-MEP, Tekton Struct Eng., Hakanson Anderson - Civil		Surveyor
Electrical Systems / Power & Lighting			5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS	
ELECTRICAL SYSTEMS / POWER & LIGHTING	Service Switchgear				X					
	Site Transformers (City Owned ?)				X					
	Transformers							X		
	Surge Suppression							X		
	Panel Boards				X					
	Emergency Generator							X		
	Smoke Alarms							X		
	Fire Suppression Alarms							X		
	Fire Alarm System							X		
	Annunciator Panels							X		
	Intrusion Alarms				X					
	Motion Dectors				X					
	Security Cameras				X					
	Exterior Lighting / type					X			Incandescent lamps; should switch to LED in future.	
	Interior Lighting / type		X						LED fixtures & lamps.	
	Lighting Controls					X			Simple Wall switches.	
	Intercom / PA system							X		
Totals of Ranking			3	8	42	6	5	-	64	
Average of Conditions Rating Totals:			15	32	126	12	5	-	190	Overall Building Conditions Rating: 2.97

		CITY OF ST. FRANCIS, MN Existing Municipal Buildings Assessment Conditions							STEP 2: FACILITY ASSESSMENT	
5	NEW	New or like-new condition: No issues to report; No expected failures; 10 - 12 year life	Evaluation Considerations *Age of Component *Expected Service of Life *Maintenance Records *Visual Inspection Condition					Fire Station		Bldg. Name
4	GOOD	Good Condition; No reported issues or concerns; consider replacement in 8 - 10 years.						3740 Bridge St. St.		Address
3	FAIR	Average wear for building age; Not new but no issues to report; 6 - 8 Year Life						Francis, MN 55070		Bldg. Date Constructed
2	POOR	Worn from use - near end of lifecycle; Replace within 3 - 5 years when budget allows.						1965, 1992 Addition, 1996 Addition		Survey Date
1	CRITICAL	Extremely worn or damaged; replace in next 2 years.						Aug. 23, 2018		Surveyor
Site / Civil / Landscaping			5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS	
CIVIL	Access Gates							X		
	Perimeter Fencing							X		
	On-Site Sidewalks / Crosswalks				X					
	Paving - Parking Lot (Asphalt / Concrete)					X				
	Striping / Pavement Markings					X				
	Curbing					X				
	On-Site Signage					X				
	Pedestrian Access (ADA, HC Van Stalls)					X				
LANDSCAPE	Bike Racks & Storage							X		
	Lawn Irrigation System (Condition or Needed)				X					
	Landscape Vegetation (Condition or Needed)				X					
	Landscape Walls / Structures				X				Monument Sign and adjacent masonry walls need tuck pointing / repair.	
	Trees and Shade Systems (Proximity to Bldg.)					X				
	Patio Systems (Paver, Concrete, Brick, etc.)							X		
	Other Amenities							X		


		CITY OF ST. FRANCIS, MN Existing Municipal Buildings Assessment Conditions							STEP 2: FACILITY ASSESSMENT			
5	NEW	New or like-new condition: No issues to report; No expected failures; 10 - 12 year life	Evaluation Considerations Age of Component Expected Service of Life Maintenance Records Visual Inspection Condition					Fire Station		Bldg. Name		
4	GOOD	Good Condition; No reported issues or concerns; consider replacement in 8 - 10 years.						3740 Bridge St. Francis, MN 55070		St.	Address	
3	FAIR	Average wear for building age; Not new but no issues to report; 6 - 8 Year Life						1965, 1992 Addition, 1996 Addition		Bldg. Date Constructed		
2	POOR	Worn from use - near end of lifecycle; Replace within 3 - 5 years when budget allows.						Aug. 23, 2018		Survey Date		
1	CRITICAL	Extremely worn or damaged; replace in next 2 years.						Pearl Architecture, The Design Group - MEP, Tekton Struct Eng., Hakanson Anderson - Civil		Surveyor		
Site / Civil / Landscaping			5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS			
SITE LAYOUT / CIVIL	Walkway Canopies							X				
	Loading Docks							X				
	Dumpster Trash (Concrete pad, Enclosure)						X		Trash Bins located south side; No Enclosure as req'd. by code.			
	Electrical Service					X			Mix of original and newer addition(s)			
	Gas Distribution System				X				Mix of original and newer addition(s)			
	Storm Water Management (Detention Pond)							X				
	Water Distribution System					X			Mix of original and newer addition(s)			
	Backflow Preventer							X				
	NPDES Compliance (Potential Needed)											
	Handicap Parking (adequate count & marked)						X					
	Accessible Route and Entry					X						
	Exterior Stairs and Railings							X				
	Exterior Ramps and Walks and Railings (if required)							X				


	CITY OF ST. FRANCIS, MN Existing Municipal Buildings Assessment Conditions	STEP 2: FACILITY ASSESSMENT
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5	NEW	New or like-new condition: No issues to report; No expected failures; 10 - 12 year life	<u>Evaluation Considerations</u>							Fire Station		Bldg. Name
4	GOOD	Good Condition; No reported issues or concerns; consider replacement in 8 - 10 years.	Age of Component							3740 Bridge St. St. Francis, MN 55070		Address
3	FAIR	Average wear for building age; Not new but no issues to report; 6 - 8 Year Life	Expected Service of Life							1965, 1992 Addition, 1996 Addition		Bldg. Date Constructed
2	POOR	Worn from use - near end of lifecycle; Replace within 3 - 5 years when budget allows.	Maintenance Records							Aug. 23, 2018		Survey Date
1	CRITICAL	Extremely worn or damaged; replace in next 2 years.	Visual Inspection Condition							Pearl Architecture, The Design Group - MEP, Tekton Struct Eng., Hakanson Anderson - Civil		Surveyor
	Exterior Building Envelope		5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS			
BUILDING EXTERIOR ENVELOPE	Structure - Footings / Foundations				X							
	Damp proofing							X				
	Exterior Finish (CMU, EIFS) {EIFS=Exterior Insulation Finish System }				X				Painted CMU & EIFS system. West & south CMU walls of Apparatus Bays show numerous cracks in the CMU. These have been caulked & painted. No apparent structural damage. See summary.			
	Paint Finish				X				Exterior repainted in 2013. However, driven-rain still leaks thru CMU ext. walls, especially west wall.			
	Sealants / caulking				X							
	Fascia / Soffits			X					Fascia & Wall Cap-Flashing installed in 2012 with new roof.			
	Windows				X							
	Storefront / Curtainwall glazing				X							
	Louvers and Vents					X						
	Main Entry Doors / Storefront system				X							
	OverHead Sectional Doors					X			Apparatus Bay doors are 12' W x 14' Tall. Should be 14' wide. OH Door lint plates rusting & bolted connections rusted at head .			
	Exterior Metal Doors & frames				X				Painted Hollw Metal (HM).			
	Roof condition (shingles, Single Ply membrane, etc.)			X					EPDM 60 MILL; installed 2012 with 20 year life expectancy (2032).			
	Roof Access Openings (roof hatch)			X								
	Roof Skylights							X				
	Roof Drains				X							
	Gutters / Downspouts				X				Overflow Scuppers & downspouts low roofs. Just Scuppers at high roof.			
Roof Equipment Curbs							X					


	<p align="center">CITY OF ST. FRANCIS, MN Existing Municipal Buildings Assessment Conditions</p>	<p align="center">STEP 2: FACILITY ASSESSMENT</p>
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5	NEW	New or like-new condition: No issues to report; No expected failures; 10 - 12 year life	<u>Evaluation Considerations</u>						Fire Station		Bldg. Name
4	GOOD	Good Condition; No reported issues or concerns; consider replacement in 8 - 10 years.	Age of Component						3740 Bridge St. St.		Address
3	FAIR	Average wear for building age; Not new but no issues to report; 6 - 8 Year Life	Expected Service of Life						Francis, MN 55070		
2	POOR	Worn from use - near end of lifecycle; Replace within 3 - 5 years when budget allows.	Maintenance Records						1965, 1992 Addition, 1996 Addition		Bldg. Date Constructed
1	CRITICAL	Extremely worn or damaged; replace in next 2 years.	Visual Inspection Condition						Aug. 23, 2018		Survey Date
									Pearl Architecture, The Design Group - MEP, Tekton Struct Eng., Hakanson Anderson - Civil		Surveyor
	Building Interior Elements		5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS		
BUILDING INTERIOR COMPONENTS	Wall Finishes (paint on drywall)			X							
	Wall Finishes (cmu painted, precast painted)				X						
	Interior Doors & Frames (wood, metal)					X			No lintel @ door between addition with CMU cores exposed. Painted HM doors & frames.		
	Modular wall panels - demountable							X			
	Ceilings (gyp.bd., suspended ACT)					X			Both painted Gyp.Bd. & ACT suspended.		
	Floor Finishes / Carpet					X			Carpet worn (offices).		
	Floor Finishes (epoxy flooring @ apparatus bays)				X				Apparatus Bays, in fair condition.		
	Floor Finishes / Vinyl Tile (VCT)						X		VCT flooring is old, worn & stained in numerous locations.		
	Exterior Windows (condition of interior)				X						
	Window Treatments (blinds, shades)				X						
	Interior Borrowed Lites (interior windows)				X						
	Casework / Cabinetry				X				Casework in Kitchen/Laundry are replaced & in fair condition / adequate		
	Locker Rooms; lockers, benches							X	None provided for Firefighters.		
	Toilet Rooms (rest rooms): toilet partitions						X		1 shower provided in both Men & Women toilet rooms, used by both public and staff.		
	ADA HC Accessibility - clearances, turning radius, etc.					X					
	Rest Room Accessories (mirrors, towels, soap, etc.)					X					
Kitchen Furnishings (appliances)					X			Refrigerator new, 1 microwave. Very limited.			


		CITY OF ST. FRANCIS, MN Existing Municipal Buildings Assessment Conditions							STEP 2: FACILITY ASSESSMENT	
5	NEW	New or like-new condition: No issues to report; No expected failures; 10 - 12 year life	Evaluation Considerations Age of Component Expected Service of Life Maintenance Records Visual Inspection Condition					Fire Station		Bldg. Name
4	GOOD	Good Condition; No reported issues or concerns; consider replacement in 8 - 10 years.						3740 Bridge St. St.		Address
3	FAIR	Average wear for building age; Not new but no issues to report; 6 - 8 Year Life						Francis, MN 55070		Bldg. Date Constructed
2	POOR	Worn from use - near end of lifecycle; Replace within 3 - 5 years when budget allows.						1965, 1992 Addition, 1996 Addition		Survey Date
1	CRITICAL	Extremely worn or damaged; replace in next 2 years.						Aug. 23, 2018		Surveyor
Plumbing Systems			5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS	
PLUMBING SYSTEMS	Custodial Closets; mop sinks, floor drain					X			1 in office area also furnace rm. 1 off Truck-bay, small but adequate.	
	Drinking Fountains; ADA accessible & Non-HC accessible				X				One provided and not ADA compliant.	
	Kitchen Sinks (grease traps ? Disposals ?)					X				
	Dishwasher (service at 140F water ?)							X		
	Water Closets					X			Tank type toilets, older.	
	Urinals						X		1 urinal provided; none ADA compliant.	
	Sinks / Lavatories					X				
	ADA fixtures - Compliant ?					X			not fully ADA compliant	
	Sanitary / Waste-water piping					X			Mix of original and newer addition(s).	
	Water Supply piping					X			Mix of original and newer addition(s).	
	Roof Drain Piping (insulated ?)					X			Mix of original and newer addition(s).	
	Piping Vented (interior regulators ?)							X		
	Gas Piping				X				Mix of original and newer addition(s).	
	Gas PRV							X		
	Gas Service Meter(s)				X					
Fire Sprinkler Piping / heads							X	A Fire Station without an internal Fire Protection Sprinkler System.		


		CITY OF ST. FRANCIS, MN Existing Municipal Buildings Assessment Conditions							STEP 2: FACILITY ASSESSMENT	
5	NEW	New or like-new condition: No issues to report; No expected failures; 10 - 12 year life	Evaluation Considerations Age of Component Expected Service of Life Maintenance Records Visual Inspection Condition					Fire Station		Bldg. Name
4	GOOD	Good Condition; No reported issues or concerns; consider replacement in 8 - 10 years.						3740 Bridge St.		Address
3	FAIR	Average wear for building age; Not new but no issues to report; 6 - 8 Year Life						Francis, MN 55070		Bldg. Date Constructed
2	POOR	Worn from use - near end of lifecycle; Replace within 3 - 5 years when budget allows.						1965, 1992 Addition, 1996 Addition		Survey Date
1	CRITICAL	Extremely worn or damaged; replace in next 2 years.						Aug. 23, 2018		Surveyor
Mechanical Systems / HVAC			5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS	
MECHANICAL SYSTEMS / HVAC	Heating System Furnace(s)					X			Older High Efficiency, on last legs.	
	Heating System Furnace(s)					X			Older High Efficiency, on last legs.	
	Make-Up Air				X				Gas Fired make-up air unit with co/no control.	
	Boilers (fuel type, input / output)							X		
	Pumps (VFD / Suction Pressure)							X		
	Water Treatment							X		
	Make-Up Water: secondary backflow preventer							X		
	Other Air Handling					X			Exhaust fans.	
	Water Heater(s)				X				Newer gas water heater and older electric water heater (2).	
	Unit Heaters (fuel type)				X				Gas unit heaters and Radiant heating.	
	Roof-top AHUs							X		
	Condensing Units					X				
	Terminal Units (VAV, VAV/reheat, heat source, etc.)							X		
	Refrigeration							X		
	Temperature Control Monitoring							X		
	HVAC Controls					X			Limited thermostats.	
CO Alarms					X					


		CITY OF ST. FRANCIS, MN Existing Municipal Buildings Assessment Conditions							STEP 2: FACILITY ASSESSMENT	
5	NEW	New or like-new condition: No issues to report; No expected failures; 10 - 12 year life	<u>Evaluation Considerations</u> Age of Component Expected Service of Life Maintenance Records Visual Inspection Condition					Fire Station		Bldg. Name
4	GOOD	Good Condition; No reported issues or concerns; consider replacement in 8 - 10 years.						3740 Bridge St. St.		Address
3	FAIR	Average wear for building age; Not new but no issues to report; 6 - 8 Year Life						Francis, MN 55070		
2	POOR	Worn from use - near end of lifecycle; Replace within 3 - 5 years when budget allows.						1965, 1992 Addition, 1996 Addition		Bldg. Date Constructed
1	CRITICAL	Extremely worn or damaged; replace in next 2 years.						Aug. 23, 2018		Survey Date
								The Design Group, Inc. - MEP		Surveyor
		Electrical Systems / Power & Lighting	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS	
ELECTRICAL SYSTEMS / POWER & LIGHTING	Service Switchgear					X				
	Site Transformers (City Owned ?)					X				
	Transformers							X		
	Panel Boards					X			Mix of Old and Newer equipment.	
	Emergency Generator				X				Newer gas generator.	
	Smoke Alarms							X	Fire Station with Fire Trucks & Equipment without fire safety systems.	
	Fire Suppression Alarms							X	Fire Station with Fire Trucks & Equipment without fire safety systems.	
	Fire Alarm System							X	Fire Station with Fire Trucks & Equipment without fire safety systems.	
	Annunciator Panels							X		
	Intrusion Alarms							X		
	Motion Dectors							X		
	Security Cameras							X		
	Exterior Lighting / type					X			Incandescent lamps.	
	Interior Lighting / type					X			Flourescent lamps.	
	Lighting Controls					X			Mostly wall switches with some occupancy sensors.	
	Intercom / PA system							X		
	Audio Visual Equipment							X		
Totals of Rankings:			0	4	28	38	5	0	75	
Average of Conditions Rating Totals:			0	16	84	76	5	0	181	Overall Building Condition Rating: 2.4
Exterior CMU Walls of Apparatus Bays (west & south) have numerous vertical cracks thru the wall. These appear to be thermal differential movement cracks, and not a structural deficient cause. The difference of extreme cold outside to warm inside surfaces can cause differential movement resulting in cracks.										

		<div>CITY OF ST. FRANCIS, MN</div> <div>Existing Municipal Buildings Assessment Conditions</div>							<div>STEP 2:</div> <div>FACILITY ASSESSMENT</div>		
5	NEW	New or like-new condition: No issues to report; No expected failures; 10 - 12 year life	<u>Evaluation Considerations</u>						City Hall		Bldg. Name
4	GOOD	Good Condition; No reported issues or concerns; consider replacement in 8 - 10 years.	Age of Component						23340 Cree St. NW St. Francis, MN 55070		Address
3	FAIR	Average wear for building age; Not new but no issues to report; 6 - 8 Year Life	Expected Service of Life						2005		Bldg. Date Constructed
2	POOR	Worn from use - near end of lifecycle; Replace within 3 - 5 years when budget allows.	Maintenance Records						Aug. 23, 2018		Survey Date
1	CRITICAL	Extremely worn or damaged; replace in next 2 years.	Visual Inspection Condition						Pearl Architecture, The Design Group-MEP, Tekton Struct Eng., Hankanson Anderson-Civil Eng.		Surveyor
Site / Civil / Landscaping			5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS		
CIVIL	Access Gates							X			
	Perimeter Fencing							X			
	On-Site Sidewalks / Crosswalks							X	Site currently has no sidewalks, only bituminous pavement.		
	Paving - Parking Lot (Asphalt / Concrete)			X					Seal-coat completed 8-24-18. Recommend following regular maintenance sched for seal coating and crack sealing.		
	Striping / Pavement Markings						X		Lot is currently not stripped due to seal-coat. New stripping should include at a minimum 1 van accessible parking stall (8" parking + 8' access aisle). See attached Fig. 7.23B.		
	Curbing							X	No curbing at all, straight runoff onto grass areas.		
	On-Site Signage						X		Site currently does not have HC stall signage.		
	Pedestrian Access (ADA, HC Van Stalls)				X				The accessibility route is acceptable. See stripping comments above.		
LANDSCAPE	Parking Lot Geometrics						X		The current pavement widths do NOT provide for adequate parking and drive aisle widhts in the front or back of the building.		
	Bike Racks & Storage							X	Not required.		
	Lawn Irrigation System (Condition or Needed)							X	None present.		
	Landscape Vegetation (Condition or Needed)						X		No green space or vegetation. Total site either paved or bldg. footprint.		
	Landscape Walls / Structures							X	None present.		
	Trees and Shade Systems (Proximity to Bldg.)					X			Minimal shade trees along edge of property. Total site either paved or bldg. footprint; no lawn or green space.		
	Patio Systems (Paver, Concrete, Brick, etc.)							X	None present.		

		CITY OF ST. FRANCIS, MN Existing Municipal Buildings Assessment Conditions							STEP 2: FACILITY ASSESSMENT	
5	NEW	New or like-new condition: No issues to report; No expected failures; 10 - 12 year life	Evaluation Considerations Age of Component Expected Service of Life Maintenance Records Visual Inspection Condition					City Hall		Bldg. Name
4	GOOD	Good Condition; No reported issues or concerns; consider replacement in 8 - 10 years.						23340 Cree St. NW St. Francis, MN 55070		Address
3	FAIR	Average wear for building age; Not new but no issues to report; 6 - 8 Year Life						2006		Bldg. Date Constructed
2	POOR	Worn from use - near end of lifecycle; Replace within 3 - 5 years when budget allows.						Aug. 23, 2018		Survey Date
1	CRITICAL	Extremely worn or damaged; replace in next 2 years.						Pearl Architecture, The Design Group-MEP, Tekton Struct Eng., Hankanson Anderson-Civil Eng.		Surveyor
Site / Civil / Landscaping			5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS	
SITE LAYOUT / CIVIL	Walkway Canopies							X		
	Loading Docks							X		
	Dumpster Trash (Concrete pad, Enclosure)						X		None, trash containers (2) sit out against the bldg. with no enclosure.	
	Electrical Service				X					
	Gas Distribution System				X					
	Storm Water Management (Detention Pond)							X	This site does not have any stormwater treatment or detention. Stormwater retention / treatemnt would be required per the City Code if more than 20,000 sq.ft. of the site is distrubed.	
	Water Distribution System				X					
	Backflow Preventer							X		
	NPDES Compliance (Potential Needed)							X	This site does not have any stormwater treatment or detention. Stormwater retention / treatment would be req'd. per the NPDES construction permit if more than 1 acre of impervious surface is added to the site.	
	Handicap Parking (adequate count & marked)						X		One HC stall is required + 1 Van Accessible. There currently is no stripping on site (see comment above) due to recent seal-coat.	
	Accessible Route and Entry			X					See comments above, Pedestrian access.	
	Exterior Stairs and Railings							X	None present	
	Exterior Ramps and Walks and Railings (if required)							X	None present	

		CITY OF ST. FRANCIS, MN Existing Municipal Buildings Assessment Conditions							STEP 2: FACILITY ASSESSMENT	
5	NEW	New or like-new condition; No issues to report; No expected failures; 10 - 12 year life	Evaluation Considerations Age of Component Expected Service of Life Maintenance Records Visual Inspection Condition					City Hall		Bldg. Name
4	GOOD	Good Condition; No reported issues or concerns; consider replacement in 8 - 10 years.						23340 Cree St. NW St. Francis, MN 55070		Address
3	FAIR	Average wear for building age; Not new but no issues to report; 6 - 8 Year Life						2006		Bldg. Date Constructed
2	POOR	Worn from use - near end of lifecycle; Replace within 3 - 5 years when budget allows.						Aug. 23, 2018		Survey Date
1	CRITICAL	Extremely worn or damaged; replace in next 2 years.						Pearl Architecture, The Design Group-MEP, Tekton Struct Eng., Hankanson Anderson-Civil Eng.		Surveyor
Exterior Building Envelope			5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS	
BUILDING EXTERIOR ENVELOPE	Structure - Footings / Foundations			X						
	Damp proofing				X					
	Exterior Finish (brick, precast, <u>cmu</u> , wood, etc.)				X					CMU degradation on NW ext. corner. No lintels over west doors. CMU cracked on east center under windows.
	Paint Finish							X		No painted finishes; all alum. Trim & exposed decorative CMU walls.
	Sealants / caulking			X						
	Fascia / Soffits			X						All prefinished alum. fascia & soffits
	Windows			X						
	Storefront / Curtainwall glazing							X		
	Louvers and Vents				X					
	Main Entry Doors / Storefront system		X							Main Entry Doors & frames are new alum. System installed 2016.
	OverHead Sectional Doors							X		
	Exterior Metal Doors & frames			X						
	Roof condition (shingles, Single Ply membrane, etc.)		X							Fiberglass Singles , 2017.
	Roof Access Openings (roof hatch)							X		
	Roof Skylights							X		
	Roof Drains							X		
Gutters / Downspouts			X						Alum. Gutters & downspouts in good condition.	
Roof Equipment Curbs							X			

		<div>CITY OF ST. FRANCIS, MN</div> <div>Existing Municipal Buildings Assessment Conditions</div>							<div>STEP 2:</div> <div>FACILITY ASSESSMENT</div>	
5	NEW	New or like-new condition: No issues to report; No expected failures; 10 - 12 year life	<u>Evaluation Considerations</u>					City Hall		
4	GOOD	Good Condition; No reported issues or concerns; consider replacement in 8 - 10 years.	Age of Component					23340 Cree St. NW St. Francis, MN 55070		
3	FAIR	Average wear for building age; Not new but no issues to report; 6 - 8 Year Life	Expected Service of Life					2006		
2	POOR	Worn from use - near end of lifecycle; Replace within 3 - 5 years when budget allows.	Maintenance Records					Aug. 23, 2018		
1	CRITICAL	Extremely worn or damaged; replace in next 2 years.	Visual Inspection Condition					Pearl Architecture, The Design Group-MEP, Tekton Struct Eng., Hankanson Anderson-Civil Eng.		
	Building Interior Elements		5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS	
BUILDING INTERIOR COMPONENTS	Wall Finishes (paint on drywall)			X						
	Wall Finishes (cmu painted, precast painted)			X						
	Interior Doors & Frames (wood, metal)			X					Wood doors and frames (residential type) in good condition.	
	Modular wall panels - demountable			X					Workstation cubilces, decent condition.	
	Ceilings (gyp.bd., suspended ACT)			X					ACT Suspended ceilings.	
	Floor Finishes / Carpet			X					Decent, but showing a bit wear.	
	Floor Finishes (exposed conc., stained conc.)							X		
	Floor Finishes / Vinyl Tile			X						
	Exterior Windows (condition of interior)			X						
	Window Treatments (blinds, shades)			X						
	Interior Borrowed Lites (interior windows)							X		
	Casework / Cabinetry			X					Very small kitchen area/limited. Wood base cab. In great shape.	
	Locker Rooms; lockers, benches							X		
	Toilet Rooms (rest rooms): toilet partitions			X						
	ADA HC Accessibility - clearances, turning radius, etc.			X						
	Rest Room Accessories (mirrors, towels, soap, etc.)			X						
Kitchen Furnishings (appliances)			X					Refrig, microwave, toaster, coffe-maker appear decent shape.		


		CITY OF ST. FRANCIS, MN Existing Municipal Buildings Assessment Conditions							STEP 2: FACILITY ASSESSMENT	
5	NEW	New or like-new condition: No issues to report; No expected failures; 10 - 12 year life	Evaluation Considerations Age of Component Expected Service of Life Maintenance Records Visual Inspection Condition					City Hall		Bldg. Name
4	GOOD	Good Condition; No reported issues or concerns; consider replacement in 8 - 10 years.						23340 Cree St. NW St. Francis, MN 55070		Address
3	FAIR	Average wear for building age; Not new but no issues to report; 6 - 8 Year Life						2006		Bldg. Date Constructed
2	POOR	Worn from use - near end of lifecycle; Replace within 3 - 5 years when budget allows.						Aug. 23, 2018		Survey Date
1	CRITICAL	Extremely worn or damaged; replace in next 2 years.						The Design Group, Inc. - MEP		Surveyor
Plumbing Systems			5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS	
PLUMBING SYSTEMS	Custodial Closets; mop sinks, floor drain			X						
	Drinking Fountains; ADA accessible & Non-HC accessible			X						
	Kitchen Sinks (grease traps ? Disposals ?)			X						
	Dishwasher (service at 140F water ?)							X		
	Water Closets			X						
	Urinals							X	Flush tank	
	Sinks / Lavatories			X						
	ADA fixtures - Compliant ?			X						
	Sanitary / Waste-water piping			X						
	Water Supply piping			X						
	Roof Drain Piping (insulated ?)							X		
	Piping Vented (interior regulators ?)							X		
	Gas Piping			X						
	Gas PRV							X		
	Gas Service Meter(s)			X						
	Fire Sprinkler Piping / heads							X		





CITY OF ST. FRANCIS, MN
Existing Municipal Buildings Assessment Conditions


STEP 2:
FACILITY ASSESSMENT


5	NEW	New or like-new condition: No issues to report; No expected failures; 10 - 12 year life	<u>Evaluation Considerations</u> Age of Component Expected Service of Life Maintenance Records Visual Inspection Condition					City Hall	Bldg. Name
4	GOOD	Good Condition; No reported issues or concerns; consider replacement in 8 - 10 years.						23340 Cree St. NW St. Francis, MN 55070	Address
3	FAIR	Average wear for building age; Not new but no issues to report; 6 - 8 Year Life						2006	Bldg. Date Constructed
2	POOR	Worn from use - near end of lifecycle; Replace within 3 - 5 years when budget allows.						Aug. 23, 2018	Survey Date
1	CRITICAL	Extremely worn or damaged; replace in next 2 years.						The Design Group, Inc. - MEP	Surveyor
Mechanical Systems / HVAC			5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS
MECHANICAL SYSTEMS / HVAC	Heating System Furnace(s)				X				High Efficiency units
	Heating System Furnace(s)				X				High Efficiency units
	Make-Up Air							X	
	Boilers (fuel type, input / output)							X	
	Pumps (VFD / Suction Pressure)							X	
	Water Treatment							X	
	Make-Up Water: secondary backflow preventer							X	
	Other Air Handling				X				Toilet exhaust fans.
	Water Heater(s)				X				Small electric.
	Unit Heaters (fuel type)							X	
	Roof-top AHUs							X	
	Condensing Units				X				
	Terminal Units (VAV, VAV/reheat, heat source, etc.)							X	
	Refrigeration							X	
	Temperature Control Monitoring							X	
	HVAC Controls				X				Stand alone thermostats.


		<div>CITY OF ST. FRANCIS, MN</div> <div>Existing Municipal Buildings Assessment Conditions</div>							<div>STEP 2:</div> <div>FACILITY ASSESSMENT</div>	
5	NEW	New or like-new condition: No issues to report; No expected failures; 10 - 12 year life	<div>Evaluation Considerations</div> <div>Age of Component</div> <div>Expected Service of Life</div> <div>Maintenance Records</div> <div>Visual Inspection Condition</div>					<div>City Hall</div> <div>23340 Cree St. NW</div> <div>St. Francis, MN 55070</div> <div>2006</div> <div>Aug. 23, 2018</div> <div>The Design Group, Inc. - MEP</div> <div>Bldg. Name</div> <div>Address</div> <div>Bldg. Date Constructed</div> <div>Survey Date</div> <div>Surveyor</div>		
4	GOOD	Good Condition; No reported issues or concerns; consider replacement in 8 - 10 years.								
3	FAIR	Average wear for building age; Not new but no issues to report; 6 - 8 Year Life								
2	POOR	Worn from use - near end of lifecycle; Replace within 3 - 5 years when budget allows.								
1	CRITICAL	Extremely worn or damaged; replace in next 2 years.								
		Electrical Systems / Power & Lighting	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS	
ELECTRICAL SYSTEMS / POWER & LIGHTING	Service Switchgear			X						
	Site Transformers (City Owned ?)			X						
	Transformers							X		
	Surge Suppression				X					
	Panel Boards			X						
	Emergency Generator							X		
	Smoke Alarms			X						
	Fire Suppression Alarms							X	No fire sprinkler system within bldg.	
	Fire Alarm System							X		
	Annunciator Panels							X		
	Intrusion Alarms			X						
	Audio Visual Equipment					X			Limited equipment in Conference room.	
	Security Cameras							X		
	Exterior Lighting / type				X				LED Lamps	
	Interior Lighting / type				X				Flourescent lamps.	
	Lighting Controls				X				Simple wall switches	
Intercom / PA system							X			
		Totals of Ranking	2	37	17	2	6	-	64	
		Average of Conditions Rating Totals:	10	148	51	4	6	-	219	Overall Building Condition Rating: 3.5


		CITY OF ST. FRANCIS, MN Existing Municipal Buildings Assessment Conditions							STEP 2: FACILITY ASSESSMENT	
5	NEW	New or like-new condition; No issues to report; No expected failures; 10 - 12 year life	Evaluation Considerations *Age of Component *Expected Service of Life *Maintenance Records *Visual Inspection Condition					4020 Bldg.		Bldg. Name
4	GOOD	Good Condition; No reported issues or concerns; consider replacement in 8 - 10 years.						4020 St. Francis Blvd. NW St. Francis, MN 55070		Address
3	FAIR	Average wear for building age; Not new but no issues to report; 6 - 8 Year Life						1992 (New Roof 2013)		Bldg. Date Constructed
2	POOR	Worn from use - near end of lifecycle; Replace within 3 - 5 years when budget allows.						Aug. 23, 2018		Survey Date
1	CRITICAL	Extremely worn or damaged; replace in next 2 years.						Pearl Architecture, The Design Group - MEP, Tekton Struct Eng., Hakanson Anderson Civil Eng.		Surveyor
Site / Civil / Landscaping			5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS	
CIVIL	Access Gates		X						As part of the PW & Police perimeter security fencing & access gates.	
	Perimeter Fencing		X						As part of the PW & Police perimeter security fencing & access gates.	
	On-Site Sidewalks / Crosswalks							X		
	Paving - Parking Lot (Asphalt / Concrete)			X					New in 2016 as part of new Police & PW Facility construction.	
	Striping / Pavement Markings							X	None; parking stall stripping should be added at bldg.	
	Curbing							X	None	
	On-Site Signage							X	None	
	Pedestrian Access (ADA, HC Van Stalls)					X			At grade entrance, no HC issues.	
LANDSCAPE	Bike Racks & Storage							X		
	Lawn Irrigation System (Condition or Needed)							X		
	Landscape Vegetation (Condition or Needed)							X		
	Landscape Walls / Structures							X		
	Trees and Shade Systems (Proximity to Bldg.)						X			
	Patio Systems (Paver, Concrete, Brick, etc.)							X		
	Other Amenities							X		


		CITY OF ST. FRANCIS, MN Existing Municipal Buildings Assessment Conditions							STEP 2: FACILITY ASSESSMENT	
5	NEW	New or like-new condition: No issues to report; No expected failures; 10 - 12 year life	Evaluation Considerations Age of Component Expected Service of Life Maintenance Records Visual Inspection Condition					4020 Bldg.		Bldg. Name
4	GOOD	Good Condition; No reported issues or concerns; consider replacement in 8 - 10 years.						4020 St. Francis Blvd. NW St. Francis, MN 55070		Address
3	FAIR	Average wear for building age; Not new but no issues to report; 6 - 8 Year Life						1992 (New Roof 2013)		Bldg. Date Constructed
2	POOR	Worn from use - near end of lifecycle; Replace within 3 - 5 years when budget allows.						Aug. 23, 2018		Survey Date
1	CRITICAL	Extremely worn or damaged; replace in next 2 years.						Pearl Architecture, The Design Group - MEP, Tekton Struct Eng., Hakanson Anderson Civil Eng.		Surveyor
Site / Civil / Landscaping			5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS	
SITE LAYOUT / CIVIL	Walkway Canopies							X	None	
	Loading Docks							X	None	
	Dumpster Trash (Concrete pad, Enclosure)							X	No external trash bins or enclosure assoc. with this bldg.	
	Electrical Service				X					
	Gas Distribution System				X					
	Storm Water Management (Detention Pond)			X					Newly reconfigured drainage with the new WWTF construction.	
	Water Distribution System				X					
	Backflow Preventer							X		
	NPDES Compliance (Potential Needed)							X		
	Handicap Parking (adequate count & marked)							X	No parking stall stripping assoc. with this bldg. Anywhere parking.	
	Accessible Route and Entry				X				Minimal Slopes and at grade entry.	
	Exterior Stairs and Railings							X	None	
	Exterior Ramps and Walks and Railings (if required)							X	None	


		CITY OF ST. FRANCIS, MN Existing Municipal Buildings Assessment Conditions							STEP 2: FACILITY ASSESSMENT	
5	NEW	New or like-new condition; No issues to report; No expected failures; 10 - 12 year life	Evaluation Considerations Age of Component Expected Service of Life Maintenance Records Visual Inspection Condition					4020 Bldg.		Bldg. Name
4	GOOD	Good Condition; No reported issues or concerns; consider replacement in 8 - 10 years.						4020 St. Francis Blvd. NW St. Francis, MN 55070		Address
3	FAIR	Average wear for building age; Not new but no issues to report; 6 - 8 Year Life						1992 (New Roof 2013)		Bldg. Date Constructed
2	POOR	Worn from use - near end of lifecycle; Replace within 3 - 5 years when budget allows.						Aug. 23, 2018		Survey Date
1	CRITICAL	Extremely worn or damaged; replace in next 2 years.						Pearl Architecture, The Design Group - MEP, Tekton Struct Eng., Hakanson Anderson Civil Eng.		Surveyor
Exterior Building Envelope			5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS	
BUILDING EXTERIOR ENVELOPE	Structure - Footings / Foundations			X						
	Damp proofing				X					
	Exterior Finish (brick, precast, cmu, wood, etc.)				X					Precast Insul.Concrete Wall Panels, exposed aggregate.
	Paint Finish				X					Only painted items are Metal Pedestrian Doors.
	Sealants / caulking				X					
	Fascia / Soffits				X					Fascia prefinished alum.; no soffits.
	Windows					X				
	Storefront / Curtainwall glazing							X		None
	Louvers and Vents					X				
	Main Entry Doors / Storefront system							X		Painted Hollow Metal doors, painted.
	OverHead Sectional Doors					X				Issues with garage door openers - replace openers.
	Exterior Metal Doors & frames					X				Door trim damaged - replace door trim.
	Roof condition (shingles, Single Ply membrane, etc.)			X						New 60 Mill EPDM Single-Ply Membrane Adhered, installed 2012.
	Roof Access Openings (roof hatch)							X		None
	Roof Skylights							X		None
	Roof Drains							X		None
Gutters / Downspouts				X					New Fascia Roof scuppers with downspouts installed 2012.	
Roof Equipment Curbs					X					

		<div>CITY OF ST. FRANCIS, MN</div> <div>Existing Municipal Buildings Assessment Conditions</div>							<div>STEP 2:</div> <div>FACILITY ASSESSMENT</div>	
5	NEW	New or like-new condition: No issues to report; No expected failures; 10 - 12 year life	<div>Evaluation Considerations</div> <div>Age of Component</div> <div>Expected Service of Life</div> <div>Maintenance Records</div> <div>Visual Inspection Condition</div>					4020 Bldg.	Bldg. Name	
4	GOOD	Good Condition; No reported issues or concerns; consider replacement in 8 - 10 years.						4020 St. Francis Blvd. NW Francis, MN 55070	Address	
3	FAIR	Average wear for building age; Not new but no issues to report; 6 - 8 Year Life						1992 (New Roof 2013)	Bldg. Date Constructed	
2	POOR	Worn from use - near end of lifecycle; Replace within 3 - 5 years when budget allows.						Aug. 23, 2018	Survey Date	
1	CRITICAL	Extremely worn or damaged; replace in next 2 years.						Pearl Architecture, The Design Group - MEP, Tekton Struct Eng., Hakanson Anderson Civil Eng.	Surveyor	
	Building Interior Elements		5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS	
BUILDING INTERIOR COMPONENTS	Wall Finishes (paint on drywall)				X				Paint on drywall within office, toilets & hallway; in fair condition.	
	Wall Finishes (cmu painted, precast painted)				X				CMU and Precast walls painted; in fair condition.	
	Interior Doors & Frames (wood, metal)			X					Metal doors and frames, painted.	
	Modular wall panels - demountable							X		
	Ceilings (gyp.bd., suspended ACT)				X					
	Floor Finishes / Carpet							X		
	Floor Finishes (exposed conc., stained conc.)			X					Exposed conc. floor slab on main level.	
	Floor Finishes / Vinyl Tile				X					
	Exterior Windows (condition of interior)				X					
	Window Treatments (blinds, shades)							X		
	Interior Borrowed Lites (interior windows)							X		
	Casework / Cabinetry							X		
	Locker Rooms; lockers, benches							X		
	Toilet Rooms (rest rooms): toilet partitions				X				No toilet partitions, single use with a shower.	
	ADA HC Accessibility - clearances, turning radius, etc.					X			Adequate, meets intent.	
Rest Room Accessories (mirrors, towels, soap, etc.)					X					
Kitchen Furnishings (appliances)							X	None at this time.		

		CITY OF ST. FRANCIS, MN Existing Municipal Buildings Assessment Conditions						STEP 2: FACILITY ASSESSMENT	
5	NEW	New or like-new condition: No issues to report; No expected failures; 10 - 12 year life	Evaluation Considerations Age of Component Expected Service of Life Maintenance Records Visual Inspection Condition					4020 Bldg.	Bldg. Name
4	GOOD	Good Condition; No reported issues or concerns; consider replacement in 8 - 10 years.						4020 St. Francis Blvd. NW Francis, MN 55070	Address
3	FAIR	Average wear for building age; Not new but no issues to report; 6 - 8 Year Life						1992 (New Roof 2013)	Bldg. Date Constructed
2	POOR	Worn from use - near end of lifecycle; Replace within 3 - 5 years when budget allows.						Aug. 23, 2018	Survey Date
1	CRITICAL	Extremely worn or damaged; replace in next 2 years.						The Design Group, Inc. - MEP	Surveyor
Plumbing Systems			5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS
PLUMBING SYSTEMS	Custodial Closets; mop sinks, floor drain					X			
	Drinking Fountains; ADA accessible & Non-HC accessible						X		None provided. One required per Code to meet HC.
	Kitchen Sinks (grease traps ? Disposals ?)							X	None provided.
	Dishwasher (service at 140F water ?)							X	None provided.
	Water Closets					X			Flush tank water closets.
	Urinals							X	None, only watercloset.
	Sinks / Lavatories					X			
	ADA fixtures - Compliant ?						X		Doesn't meet HC height requirement.
	Sanitary / Waste-water piping				X				
	Water Supply piping				X				
	Roof Drain Piping (insulated ?)							X	
	Piping Vented (interior regulators ?)							X	
	Gas Piping				X				
	Gas PRV							X	
	Gas Service Meter(s)				X				
	Fire Sprinkler Piping / heads							X	Non-Sprinklered bldg. Storage of vehicles should have a sprinkler system

		<div>CITY OF ST. FRANCIS, MN</div> <div>Existing Municipal Buildings Assessment Conditions</div>							<div>STEP 2:</div> <div>FACILITY ASSESSMENT</div>	
5	NEW	New or like-new condition: No issues to report; No expected failures; 10 - 12 year life	<div>Evaluation Considerations</div> <div>Age of Component</div> <div>Expected Service of Life</div> <div>Maintenance Records</div> <div>Visual Inspection Condition</div>					4020 Bldg.	Bldg. Name	
4	GOOD	Good Condition; No reported issues or concerns; consider replacement in 8 - 10 years.						4020 St. Francis Blvd. NW Francis, MN 55070	Address	
3	FAIR	Average wear for building age; Not new but no issues to report; 6 - 8 Year Life						1992 (New Roof 2013)	Bldg. Date Constructed	
2	POOR	Worn from use - near end of lifecycle; Replace within 3 - 5 years when budget allows.						Aug. 23, 2018	Survey Date	
1	CRITICAL	Extremely worn or damaged; replace in next 2 years.						The Design Group, Inc. - MEP	Surveyor	
	Mechanical Systems / HVAC		5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS	
MECHANICAL SYSTEMS / HVAC	Heating System Furnace(s)							X	None, but should have for non-garage areas.	
	Heating System Furnace(s)							X		
	Make-Up Air							X	None, but should have for vehicle exhaust	
	Boilers (fuel type, input / output)							X		
	Pumps (VFD / Suction Pressure)							X		
	Water Treatment							X		
	Make-Up Water: secondary backflow preventer							X		
	Other Air Handling				X				Exhaust fans.	
	Water Heater(s)				X					
	Unit Heaters (fuel type)				X				Natural gas radiant heating system within garage area.	
	Roof-top AHUs							X		
	Condensing Units							X		
	Terminal Units (VAV, VAV/reheat, heat source, etc.)							X		
	Refrigeration							X		
	Temperature Control Monitoring							X		
	HVAC Controls				X				Simple electrical controls.	

		CITY OF ST. FRANCIS, MN Existing Municipal Buildings Assessment Conditions							STEP 2: FACILITY ASSESSMENT	
5	NEW	New or like-new condition; No issues to report; No expected failures; 10 - 12 year life	<u>Evaluation Considerations</u>					4020 Bldg.		Bldg. Name
4	GOOD	Good Condition; No reported issues or concerns; consider replacement in 8 - 10 years.	Age of Component					4020 St. Francis Blvd. NW St.		Address
3	FAIR	Average wear for building age; Not new but no issues to report; 6 - 8 Year Life	Expected Service of Life					Francis, MN 55070		Bldg. Date Constructed
2	POOR	Worn from use - near end of lifecycle; Replace within 3 - 5 years when budget allows.	Maintenance Records					1992 (New Roof 2013)		Survey Date
1	CRITICAL	Extremely worn or damaged; replace in next 2 years.	Visual Inspection Condition					Aug. 23, 2018		Surveyor
	Electrical Systems / Power & Lighting		5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS	
ELECTRICAL SYSTEMS / POWER & LIGHTING	Service Switchgear					X				
	Site Transformers (City Owned ?)					X				
	Transformers							X		
	Surge Suppression							X		
	Panel Boards					X				
	Emergency Generator							X		
	Smoke Alarms					X				
	Fire Suppression Alarms							X		
	Fire Alarm System							X		
	Annunciator Panels							X		
	Intrusion Alarms						X			
	Motion Detectors							X		
	Security Cameras							X		
	Exterior Lighting / type					X			Metal Halide	
	Interior Lighting / type						X		Fluorescent lamps.	
	Lighting Controls						X		Simple wall switches.	
Intercom / PA system							X			
Totals of Ranking:			0	8	24	16	6	4	58	
Average of Conditions Rating Totals:			0	32	72	32	6	0	241	Overall Building Condition Rating: 4.1


		CITY OF ST. FRANCIS, MN Existing Municipal Buildings Assessment Conditions							STEP 2: FACILITY ASSESSMENT	
5	NEW	New or like-new condition: No issues to report; No expected failures 10 - 12 year life	Evaluation Considerations *Age of Component *Expected Service of Life *Maintenance Records *Visual Inspection Condition					Waste Water Treatment Facility		Bldg. Name
4	GOOD	Good Condition; No reported issues or concerns; consider replacement in 8 - 10 years.						4020 St. Francis Blvd. NW St. Francis MN, 55070		Address
3	FAIR	Average wear for building age; Not new but no issues to report; 6 - 8 Year Life						2016		Bldg. Date Constructed
2	POOR	Worn from use - near end of lifecycle; Replace within 3 - 5 years when budget allows.						Aug. 23, 2018		Survey Date
1	CRITICAL	Extremely worn or damaged; replace in next 2 years.						Pearl Architecture, The Design Group - MEP, Tekton Struct. Eng., Hakanson Anderson Civil Eng.		Surveyor
Site / Civil / Landscaping			5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS	
Entire Facility			X						New or like-new conditions - No issues to report.	
CIVIL	Access Gates		X							
	Perimeter Fencing		X							
	On-Site Sidewalks / Crosswalks		X							
	Paving - Parking Lot (Asphalt / Concrete)		X							
	Striping / Pavement Markings							X		
	Curbing		X							
	On-Site Signage		X							
	Pedestrian Access (ADA, HC Van Stalls)							X		
LANDSCAPE	Bike Racks & Storage							X		
	Lawn Irrigation System (Condition or Needed)							X		
	Landscape Vegetation (Condition or Needed)							X		
	Landscape Walls / Structures		X							
	Trees and Shade Systems (Proximity to Bldg.)							X		
	Patio Systems (Paver, Concrete, Brick, etc.)							X		
	Other Amenities									




CITY OF ST. FRANCIS, MN
Existing Municipal Buildings Assessment Conditions

STEP 2:
FACILITY ASSESSMENT


	5	NEW	New or like-new condition: No issues to report; No expected failures; 10 - 12 year life	<u>Evaluation Considerations</u> *Age of Component *Expected Service of Life *Maintenance Records *Visual Inspection Condition				Waste Water Treatment Facility		Bldg. Name
	4	GOOD	Good Condition; No reported issues or concerns; consider replacement in 8 - 10 years.					4020 St. Francis Blvd. NW	St.	Address
	3	FAIR	Average wear for building age; Not new but no issues to report; 6 - 8 Year Life					Francis MN, 55070		
	2	POOR	Worn from use - near end of lifecycle; Replace within 3 - 5 years when budget allows.					2016		Bldg. Date Constructed
	1	CRITICAL	Extremely worn or damaged; replace in next 2 years.					Aug. 23, 2018		Survey Date
	Site / Civil / Landscaping			5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS
SITE LAYOUT / CIVIL	Walkway Canopies								X	
	Loading Docks			X						
	Dumpster Trash (Concrete pad, Enclosure)			X						
	Electrical Service			X						Different services for different buildings.
	Gas Distribution System			X						Different services for different buildings.
	Storm Water Management (Detention Pond)			X						
	Water Distribution System			X						Different services for different buildings.
	Backflow Preventer			X						
	NPDES Compliance (Potential Needed)								X	
	Handicap Parking (adequate count & marked)								X	
	Accessible Route and Entry			X						
	Exterior Stairs and Railings			X						
	Exterior Ramps & Walks and Railings (if required)			X						

		CITY OF ST. FRANCIS, MN Existing Municipal Buildings Assessment Conditions							STEP 2: FACILITY ASSESSMENT	
5	NEW	New or like-new condition No issues to report; No expected failures; 10 - 12 year life	Evaluation Considerations *Age of Component *Expected Service of Life *Maintenance Records *Visual Inspection Condition					Waste Water Treatment Facility		Bldg. Name
4	GOOD	Good Condition; No reported issues or concerns; consider replacement in 8 - 10 years.						4020 St. Francis Blvd. NW St. Francis MN, 55070		Address
3	FAIR	Average wear for building age; Not new but no issues to report; 6 - 8 Year Life						2016		Bldg. Date Constructed
2	POOR	Worn from use - near end of lifecycle; Replace within 3 - 5 years when budget allows.						Aug. 23, 2018		Survey Date
1	CRITICAL	Extremely worn or damaged; replace in next 2 years.						Pearl Architecture, The Design Group - MEP, Tekton Struct. Eng., Hakanson Anderson Civil Eng.		Surveyor
Exterior Building Envelope			5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS	
BUILDING EXTERIOR ENVELOPE	Structure - Footings / Foundations		X							
	Damp proofing		X							
	Exterior Finish (brick, precast, cmu, wood, etc.)		X						precast concrete insulated wall panels.	
	Paint Finish		X							
	Sealants / caulking		X							
	Fascia / Soffits		X							
	Windows		X							
	Storefront / Curtainwall glazing		X							
	Louvers and Vents		X							
	Main Entry Doors / Storefront system		X							
	OverHead Sectional Doors		X							
	Exterior Metal Doors & frames			X					Painted Hollow Metal doors and frames. This environment will require frequent painting maintenance to prevent rusting.	
	Roof condition (shingles, Single Ply membrane, etc.)		X						single ply membrane	
	Roof Access Openings (roof hatch)		X							
	Roof Skylights							X		
Roof Drains		X								
Gutters / Downspouts		X						Overflow scuppers and downspouts.		
Roof Equipment Curbs		X								


	<p align="center">CITY OF ST. FRANCIS, MN Existing Municipal Buildings Assessment Conditions</p>	<p align="center">STEP 2: FACILITY ASSESSMENT</p>
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5	NEW	New or like-new condition: No issues to report; No expected failures; 10 - 12 year life	<u>Evaluation Considerations</u>							Waste Water Treatment Facility	Bldg. Name
4	GOOD	Good Condition; No reported issues or concerns; consider replacement in 8 - 10 years.	*Age of Component							4020 St. Francis Blvd. NW St. Francis MN, 55070	Address
3	FAIR	Average wear for building age; Not new but no issues to report; 6 - 8 Year Life	*Expected Service of Life							2016	Bldg. Date Constructed
2	POOR	Worn from use - near end of lifecycle; Replace within 3 - 5 years when budget allows.	*Maintenance Records							Aug. 23, 2018	Survey Date
1	CRITICAL	Extremely worn or damaged; replace in next 2 years.	*Visual Inspection Condition							Pearl Architecture, The Design Group - MEP, Tekton Struct. Eng., Hakanson Anderson Civil Eng.	Surveyor
		Building Interior Elements	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS		
BUILDING INTERIOR COMPONENTS		Wall Finishes (paint on drywall)	X								
		Wall Finishes (cmu painted, precast painted)	X								
		Interior Doors & Frames (wood, metal)	X								
		Modular wall panels - demountable						X			
		Ceilings (gyp.bd., suspended ACT)	X								
		Floor Finishes / Carpet	X								
		Floor Finishes (exposed conc., stained conc.)	X								
		Floor Finishes / Vinyl Tile	X								
		Exterior Windows (condition of interior)	X								
		Window Treatments (blinds, shades)	X								
		Interior Borrowed Lites (interior windows)	X								
		Casework / Cabinetry	X								
		Locker Rooms; lockers, benches	X								
		Toilet Rooms (rest rooms): toilet partitions	X								
		ADA HC Accessibility - clearances, turning radius, etc.	X								
		Rest Room Accessories (mirrors, towels, soap, etc.)	X								
		Kitchen Furnishings (appliances)	X								


5	NEW	New or like-new condition: No issues to report; No expected failures 10 - 12 year life	<u>Evaluation Considerations</u>						Waste Water Treatment Facility	Bldg. Name
4	GOOD	Good Condition; No reported issues or concerns; consider replacement in 8 - 10 years.	*Age of Component						4020 St. Francis Blvd. NW St. Francis MN, 55070	Address
3	FAIR	Average wear for building age; Not new but no issues to report; 6 - 8 Year Life	*Expected Service of Life						2016	Bldg. Date Constructed
2	POOR	Worn from use - near end of lifecycle; Replace within 3 - 5 years when budget allows.	*Maintenance Records						Aug. 23, 2018	Survey Date
1	CRITICAL	Extremely worn or damaged; replace in next 2 years.	*Visual Inspection Condition						The Design Group, Inc. - MEP	Surveyor
	Plumbing Systems		5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS	
PLUMBING SYSTEMS	Custodial Closets; mop sinks, floor drain		X							
	Drinking Fountains; ADA accessible & Non-HC accessible		X							
	Kitchen Sinks (grease traps ? Disposals ?)							X		
	Dishwasher (service at 140F water ?)							X		
	Water Closets		X							Flush valves with sensors
	Urinals		X							Flush valves with sensors
	Sinks / Lavatories		X							
	ADA fixtures - Compliant ?		X							
	Sanitary / Waste-water piping		X							
	Water Supply piping		X							
	Roof Drain Piping (insulated ?)		X							
	Piping Vented (interior regulators ?)							X		
	Gas Piping		X							
	Gas PRV							X		
	Gas Service Meter(s)		X							Different services for different buildings.
	Fire Sprinkler Piping / heads							X		


	<p align="center">CITY OF ST. FRANCIS, MN Existing Municipal Buildings Assessment Conditions</p>	<p align="center">STEP 2: FACILITY ASSESSMENT</p>
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5	NEW	New or like-new condition: No issues to report; No expected failures; 10 - 12 year life	<u>Evaluation Considerations</u>						Waste Water Treatment Facility	Bldg. Name
4	GOOD	Good Condition; No reported issues or concerns; consider replacement in 8 - 10 years.	*Age of Component						4020 St. Francis Blvd. NW Francis MN, 55070	Address
3	FAIR	Average wear for building age; Not new but no issues to report; 6 - 8 Year Life	*Expected Service of Life						2016	Bldg. Date Constructed
2	POOR	Worn from use - near end of lifecycle; Replace within 3 - 5 years when budget allows.	*Maintenance Records						Aug. 23, 2018	Survey Date
1	CRITICAL	Extremely worn or damaged; replace in next 2 years.	*Visual Inspection Condition						The Design Group, Inc. - MEP	Surveyor
	Mechanical Systems / HVAC		5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS	
MECHANICAL SYSTEMS / HVAC	Heating System Furnace(s)							X		
	Heating System Furnace(s)							X		
	Make-Up Air		X						Gas fired make-up air units for the different buildings.	
	Boilers (fuel type, input / output)		X						High Efficiency gas.	
	Pumps (VFD / Suction Pressure)		X						Pumps have variable frequency drives.	
	Water Treatment							X		
	Make-Up Water: secondary backflow preventer							X		
	Other Air Handling		X						Exhaust fans throughout the buildings, including a Lab Hood & fan coil.	
	Water Heater(s)		X						High Efficiency gas.	
	Unit Heaters (fuel type)		X						High Efficiency gas unit heaters and radiant heaters.	
	Roof-top AHUs		X						Gas fired.	
	Condensing Units		X						For air handling units and mini-split units.	
	Terminal Units (VAV, VAV/reheat, heat source, etc.)		X						VAV Boxes.	
	Refrigeration							X		
	Temperature Control Monitoring		X						DDC Controls.	
	HVAC Controls		X						Interconnected through DDC system.	


		CITY OF ST. FRANCIS, MN Existing Municipal Buildings Assessment Conditions							STEP 2: FACILITY ASSESSMENT	
5	NEW	New or like-new condition: No issues to report; No expected failures; 10 - 12 year life	<u>Evaluation Considerations</u> *Age of Component *Expected Service of Life *Maintenance Records *Visual Inspection Condition					Waste Water Treatment Facility		Bldg. Name
4	GOOD	Good Condition; No reported issues or concerns; consider replacement in 8 - 10 years.						4020 St. Francis Blvd. NW St. Francis MN, 55070		Address
3	FAIR	Average wear for building age; Not new but no issues to report; 6 - 8 Year Life						2016		Bldg. Date Constructed
2	POOR	Worn from use - near end of lifecycle; Replace within 3 - 5 years when budget allows.						Aug. 23, 2018		Survey Date
1	CRITICAL	Extremely worn or damaged; replace in next 2 years.						The Design Group, Inc. - MEP		Surveyor
Electrical Systems / Power & Lighting			5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS	
ELECTRICAL SYSTEMS / POWER & LIGHTING	Service Switchgear		X						Different services for different buildings.	
	Site Transformers (City Owned ?)		X							
	Transformers		X						Step down transformers.	
	Surge Suppression							X		
	Panel Boards		X							
	Emergency Generator		X						One large generator - gas fired.	
	Smoke Alarms		X							
	Fire Suppression Alarms		X							
	Fire Alarm System		X							
	Annunciator Panels		X							
	Intrusion Alarms		X							
	Motion Dectors							X		
	Security Cameras		X							
	Exterior Lighting / type		X						LED Lamps.	
	Interior Lighting / type		X						LED and explosion-proof in critical areas.	
	Lighting Controls		X							
	Intercom / PA system							X		
	Audio Visual Equipment							X		
Totals of Rankings:			85	1	0	0	0	-	86	
Average of Conditions Rating Totals:			425	4	0	0	0	-	429	Overall Building Condition Rating: 4.98

		CITY OF ST. FRANCIS, MN Existing Municipal Buildings Assessment Conditions							STEP 2: FACILITY ASSESSMENT	
5	NEW	New or like-new condition: No issues to report; No expected failures; 10 - 12 year life	Evaluation Considerations *Age of Component *Expected Service of Life *Maintenance Records *Visual Inspection Condition					Salt Shed		Bldg. Name
4	GOOD	Good Condition; No reported issues or concerns; consider replacement in 8 - 10 years.						4020 St. Francis Blvd. NW St. Francis, MN 55070		Address
3	FAIR	Average wear for building age; Not new but no issues to report; 6 - 8 Year Life						2012		Bldg. Date Constructed
2	POOR	Worn from use - near end of lifecycle; Replace within 3 - 5 years when budget allows.						Aug. 23, 2018		Survey Date
1	CRITICAL	Extremely worn or damaged; replace in next 2 years.						Pearl Architecture, The Design Group - MEP, Tekton Struct. Eng., Hakanson Anderson Civil Eng.		Surveyor
Site / Civil / Landscaping			5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS	
CIVIL	Access Gates		X							
	Perimeter Fencing		X							
	On-Site Sidewalks / Crosswalks							X		
	Paving - Parking Lot (Asphalt / Concrete)			X					Asphalt paving surrounds structure & as interior floor surface.	
	Striping / Pavement Markings							X		
	Curbing							X		
	On-Site Signage							X		
	Pedestrian Access (ADA, HC Van Stalls)							X		
	Storm Water Management (Detention Pond)			X						
LANDSCAPE	Bike Racks & Storage							X		
	Lawn Irrigation System (Condition or Needed)							X		
	Landscape Vegetation (Condition or Needed)							X		
	Landscape Walls / Structures							X		
	Trees and Shade Systems (Proximity to Bldg.)							X		
	Patio Systems (Paver, Concrete, Brick, etc.)							X		
	Other Amenities									


		CITY OF ST. FRANCIS, MN Existing Municipal Buildings Assessment Conditions							STEP 2: FACILITY ASSESSMENT	
5	NEW	New or like-new condition: No issues to report; No expected failures; 10 - 12 year life	Evaluation Considerations Age of Component Expected Service of Life Maintenance Records Visual Inspection Condition					Salt Shed		Bldg. Name
4	GOOD	Good Condition; No reported issues or concerns; consider replacement in 8 - 10 years.						4020 St. Francis Blvd. NW St. Francis, MN 55070		Address
3	FAIR	Average wear for building age; Not new but no issues to report; 6 - 8 Year Life						2012		Bldg. Date Constructed
2	POOR	Worn from use - near end of lifecycle; Replace within 3 - 5 years when budget allows.						Aug. 23, 2018		Survey Date
1	CRITICAL	Extremely worn or damaged; replace in next 2 years.						Pearl Architecture, The Design Group - MEP, Tekton Struct. Eng., Hakanson Anderson Civil Eng.		Surveyor
Site Layout / Civil			5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS	
Site Layout / Civil	Dumpster Trash (Concrete pad, Enclosure)							X		
	Electrical Service							X		
	Gas Distribution System							X		
	Water Distribution System							X		
	Backflow Preventer							X		
	Handicap Parking (adequate count & marked)							X		
	Accessible Route and Entry							X		
	Exterior Stairs and Railings							X		
Exterior Building Envelope			5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS	
BUILDING EXTERIOR ENVELOPE	Structure - Footings / Foundations			X						
	Exterior Finish (brick, precast, cmu, wood, etc.)							X		
	Paint Finish			X						
	Sealants / caulking			X						
	Fascia / Soffits							X		
	Columns			X					Protect front column connection - each side.	
	Beams			X					Galvanized steel arch roof frame system.	
	Roof / Sidewall Framing			X					Galvanized steel arch roof frame system.	
	Exterior Doors							X		
	Roof condition (shingles, Single Ply membrane, etc.)			X					HDPE 25 MIL; 2012 install with 20 year life expectancy (2032)	


		CITY OF ST. FRANCIS, MN Existing Municipal Buildings Assessment Conditions							STEP 2: FACILITY ASSESSMENT	
5	NEW	New or like-new condition: No issues to report; No expected failures; 10 - 12 year life	Evaluation Considerations Age of Component Expected Service of Life Maintenance Records Visual Inspection Condition					Salt Shed		Bldg. Name
4	GOOD	Good Condition; No reported issues or concerns; consider replacement in 8 - 10 years.						4020 St. Francis Blvd. NW St. Francis, MN 55070		Address
3	FAIR	Average wear for building age; Not new but no issues to report; 6 - 8 Year Life						2012		Bldg. Date Constructed
2	POOR	Worn from use - near end of lifecycle; Replace within 3 - 5 years when budget allows.						Aug. 23, 2018		Survey Date
1	CRITICAL	Extremely worn or damaged; replace in next 2 years.						Pearl Architecture, The Design Group - MEP, Tekton Struct. Eng., Hakanson Anderson Civil Eng.		Surveyor
Bld. Interior	Building Interior Elements		5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS	
	Wall Finishes (cmu painted, precast painted)							X	Exposed Conc. Columns & side-wall Conc. Bunker panels.	
	Floor Finishes (exposed conc., stained conc.)			X					Asphalt paving.	
	Interior Doors & Frames (wood, metal)							X		
MECHANICAL / Electrical SYSTEMS	Mechanical Systems		5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS	
	Mechanical HVAC							X	No heating / cooling or air handling systems	
	Mechanical Plumbing							X	No water / or waste-water plumbing systems	
	Electrical Systems / Power & Lighting		5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS	
	Service Switchgear							X		
	Transformers							X		
	Panel Boards							X		
	Motion Dectors							X		
	Security Cameras							X		
	Exterior Lighting / type							X		
	Interior Lighting / type			X					Interior Lighting is minimal LED lamps. Adequate.	
	Lighting Controls			X						
	Totals of Rankings:		2	12	0	0	0	-	14	
	Average of Conditions Rating Totals:		10	48	0	0	0	-	58	Overall Building Condition Rating: 4.2


		CITY OF ST. FRANCIS, MN Existing Municipal Buildings Assessment Conditions							STEP 2: FACILITY ASSESSMENT	
5	NEW	New or like-new condition: No issues to report; No expected failures; 10 - 12 year life	Evaluation Considerations *Age of Component *Expected Service of Life *Maintenance Records *Visual Inspection Condition					Trap Rock Shed		Bldg. Name
4	GOOD	Good Condition; No reported issues or concerns; consider replacement in 8 - 10 years.						4020 St. Francis Blvd. NW St. Francis, MN 55070		Address
3	FAIR	Average wear for building age; Not new but no issues to report; 6 - 8 Year Life						2012		Bldg. Date Constructed
2	POOR	Worn from use - near end of lifecycle; Replace within 3 - 5 years when budget allows.						Aug. 23, 2018		Survey Date
1	CRITICAL	Extremely worn or damaged; replace in next 2 years.						Pearl Architecture, The Design Group - MEP, Tekton Struct. Eng., Hakanson Anderson Civil Eng.		Surveyor
Site / Civil / Landscaping			5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS	
CIVIL	Access Gates		X							
	Perimeter Fencing		X							
	On-Site Sidewalks / Crosswalks							X		
	Paving - Parking Lot (Asphalt / Concrete)			X					Asphalt paving surrounds structure & as interior floor surface.	
	Striping / Pavement Markings							X		
	Curbing							X		
	On-Site Signage							X		
	Pedestrian Access (ADA, HC Van Stalls)							X		
	Storm Water Management (Detention Pond)			X						
LANDSCAPE	Bike Racks & Storage							X		
	Lawn Irrigation System (Condition or Needed)							X		
	Landscape Vegetation (Condition or Needed)							X		
	Landscape Walls / Structures							X		
	Trees and Shade Systems (Proximity to Bldg.)							X		
	Patio Systems (Paver, Concrete, Brick, etc.)							X		
	Other Amenities									


	CITY OF ST. FRANCIS, MN Existing Municipal Buildings Assessment Conditions	STEP 2: FACILITY ASSESSMENT
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5	NEW	New or like-new condition: No issues to report; No expected failures; 10 - 12 year life	Evaluation Considerations Age of Component Expected Service of Life Maintenance Records Visual Inspection Condition						Trap Rock Shed 4020 St. Francis Blvd. NW St. Francis, MN 55070 2012 Aug. 23, 2018 Pearl Architecture, The Design Group - MEP, Tekton Struct. Eng., Hakanson Anderson Civil Eng.		Bldg. Name
4	GOOD	Good Condition; No reported issues or concerns; consider replacement in 8 - 10 years.									Address
3	FAIR	Average wear for building age; Not new but no issues to report; 6 - 8 Year Life									Bldg. Date Constructed
2	POOR	Worn from use - near end of lifecycle; Replace within 3 - 5 years when budget allows.									Survey Date
1	CRITICAL	Extremely worn or damaged; replace in next 2 years.									Surveyor
	Site Layout / Civil		5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS		
Site Layout / Civil	Dumpster Trash (Concrete pad, Enclosure)							X			
	Electrical Service							X			
	Gas Distribution System							X			
	Water Distribution System							X			
	Backflow Preventer							X			
	Handicap Parking (adequate count & marked)							X			
	Accessible Route and Entry							X			
	Exterior Stairs and Railings							X			
	Exterior Building Envelope		5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS		
BUILDING EXTERIOR ENVELOPE	Structure - Footings / Foundations			X							
	Exterior Finish (brick, precast, cmu, wood, etc.)							X			
	Paint Finish			X							
	Sealants / caulking			X							
	Fascia / Soffits							X			
	Columns			X					Protect front column connection - each side.		
	Beams			X					Galvanized steel arch roof frame system.		
	Roof / Sidewall Framing			X					Galvanized steel arch roof frame system.		
	Exterior Doors							X			
	Roof condition (shingles, Single Ply membrane, etc.)			X					HDPE 25 MIL; 2012 install with 20 year life expectancy (2032)		

		CITY OF ST. FRANCIS, MN Existing Municipal Buildings Assessment Conditions							STEP 2: FACILITY ASSESSMENT	
5	NEW	New or like-new condition: No issues to report; No expected failures; 10 - 12 year life	Evaluation Considerations Age of Component Expected Service of Life Maintenance Records Visual Inspection Condition					Trap Rock Shed		Bldg. Name
4	GOOD	Good Condition; No reported issues or concerns; consider replacement in 8 - 10 years.						4020 St. Francis Blvd. NW St. Francis, MN 55070		Address
3	FAIR	Average wear for building age; Not new but no issues to report; 6 - 8 Year Life						2012		Bldg. Date Constructed
2	POOR	Worn from use - near end of lifecycle; Replace within 3 - 5 years when budget allows.						Aug. 23, 2018		Survey Date
1	CRITICAL	Extremely worn or damaged; replace in next 2 years.						Pearl Architecture, The Design Group - MEP, Tekton Struct. Eng., Hakanson Anderson Civil Eng.		Surveyor
Bld. Interior	Building Interior Elements		5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS	
	Wall Finishes (cmu painted, precast painted)							X	Exposed Conc. Columns & side-wall Conc. Bunker panels.	
	Floor Finishes (exposed conc., stained conc.)			X					Asphalt paving.	
	Interior Doors & Frames (wood, metal)							X		
MECHANICAL / Electrical SYSTEMS	Mechanical Systems		5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS	
	Mechanical HVAC							X	No heating / cooling or air handling systems	
	Mechanical Plumbing							X	No water / or waste-water plumbing systems	
	Electrical Systems / Power & Lighting		5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS	
	Service Switchgear							X		
	Transformers							X		
	Panel Boards							X		
	Motion Dectors							X		
	Security Cameras							X		
	Exterior Lighting / type							X		
	Interior Lighting / type			X					Interior Lighting is minimal LED lamps. Adequate.	
	Lighting Controls			X						
	Totals of Rankings:		2	12	0	0	0	-	14	
	Average of Conditions Rating Totals:		10	48	0	0	0	-	58	Overall Building Condition Rating: 4.2


		CITY OF ST. FRANCIS, MN Existing Municipal Buildings Assessment Conditions							STEP 2: FACILITY ASSESSMENT	
5	NEW	New or like-new condition: No issues to report; No expected failures; 10 - 12 year life	Evaluation Considerations *Age of Component *Expected Service of Life *Maintenance Records *Visual Inspection Condition					Police & Public Works Facility		Bldg. Name
4	GOOD	Good Condition; No reported issues or concerns; consider replacement in 8 - 10 years.						4058 St. Francis Blvd. NW St. Francis, MN 55070		Address
3	FAIR	Average wear for building age; Not new but no issues to report; 6 - 8 Year Life						2012		Bldg. Date Constructed
2	POOR	Worn from use - near end of lifecycle; Replace within 3 - 5 years when budget allows.						Aug. 23, 2018		Survey Date
1	CRITICAL	Extremely worn or damaged ; replace in next 2 years.						Pearl Architecture, The Design Group - MEP, Tekton Struct Eng., Hakanson Anderson Civil Eng.		Surveyor
Site / Civil / Landscaping			5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS	
CIVIL	Access Gates			X					Fully secured site with 2 access gate locations; securing both Police & PW equipment.	
	Perimeter Fencing			X					Perimeter fencing of total site.	
	On-Site Sidewalks / Crosswalks			X						
	Paving - Parking Lot (Asphalt / Concrete)			X						
	Striping / Pavement Markings			X						
	Curbing			X						
	On-Site Signage			X						
	Pedestrian Access (ADA, HC Van Stalls)		X							
	Staff Parking			X					Staff parking area, separate from Public on south side of bldg. within secured access only entrance.	
	Public Parking				X				Adequate, but limited. Added public functions to this facility would require additional public parking to be located on south side with staff parking and jeopardize secured site.	
LANDSCAPE	Bike Racks & Storage							X	None provided	
	Lawn Irrigation System (Condition or Needed)			X						
	Landscape Vegetation (Condition or Needed)			X						
	Landscape Walls / Structures							X		
	Trees and Shade Systems (Proximity to Bldg.)			X						
	Patio Systems (Paver, Concrete, Brick, etc.)			X						


		CITY OF ST. FRANCIS, MN Existing Municipal Buildings Assessment Conditions							STEP 2: FACILITY ASSESSMENT		
5	NEW	New or like-new condition: No issues to report; No expected failures; 10 - 12 year life	Evaluation Considerations Age of Component Expected Service of Life Maintenance Records Visual Inspection Condition					Police & Public Works Facility		Bldg. Name	
4	GOOD	Good Condition; No reported issues or concerns; consider replacement in 8 - 10 years.						4058 St. Francis Blvd. NW MN 55070		St. Francis,	Address
3	FAIR	Average wear for building age; Not new but no issues to report; 6 - 8 Year Life						2012		Bldg. Date Constructed	
2	POOR	Worn from use - near end of lifecycle; Replace within 3 - 5 years when budget allows.						Aug. 23, 2018		Survey Date	
1	CRITICAL	Extremely worn or damaged; replace in next 2 years.						Pearl Architecture, The Design Group - MEP, Tekton Struct Eng., Hakanson Anderson Civil Eng.		Surveyor	
Site / Civil / Landscaping			5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS		
SITE LAYOUT / CIVIL	Walkway Canopies			X							
	Loading Docks								X		
	Dumpster Trash (Concrete pad, Enclosure)			X						Trash enclosure still missing wood boards on gates.	
	Electrical Service		X								
	Gas Distribution System		X								
	Storm Water Management (Detention Pond)		X								
	Water Distribution System		X								
	Backflow Preventer										
	NPDES Compliance (Potential Needed)										
	Handicap Parking (adequate count & marked)		X								
	Accessible Route and Entry		X								
	Exterior Stairs and Railings								X		
	Exterior Ramps & Walks and Railings (if required)				X					Some sidewalk heaving. Settling of bitum. near stoops (police garage)	

		CITY OF ST. FRANCIS, MN Existing Municipal Buildings Assessment Conditions							STEP 2: FACILITY ASSESSMENT	
5	NEW	New or like-new condition: No issues to report; No expected failures; 10 - 12 year life	Evaluation Considerations					Police & Public Works Facility		Bldg. Name
4	GOOD	Good Condition; No reported issues or concerns; consider replacement in 8 - 10 years.	Age of Component					4058 St. Francis Blvd. NW St. Francis, MN 55070		Address
3	FAIR	Average wear for building age; Not new but no issues to report; 6 - 8 Year Life	Expected Service of Life					2012		Bldg. Date Constructed
2	POOR	Worn from use - near end of lifecycle; Replace within 3 - 5 years when budget allows.	Maintenance Records					Aug. 23, 2018		Survey Date
1	CRITICAL	Extremely worn or damaged; replace in next 2 years.	Visual Inspection Condition					Pearl Architecture, The Design Group - MEP, Tekton Struct Eng., Hakanson Anderson Civil Eng.		Surveyor
Exterior Building Envelope			5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS	
BUILDING EXTERIOR ENVELOPE	Structure - Footings / Foundations			X						
	Damp proofing								X	
	Exterior Finish (brick, precast, cmu, wood, etc.)			X						
	Paint Finish				X					
	Sealants / caulking			X						
	Fascia / Soffits			X						
	Windows				X					
	Storefront / Curtainwall glazing			X						
	Louvers and Vents			X						
	Main Entry Doors / Storefront system			X						
	OverHead Sectional Doors				X					
	Exterior Metal Doors & frames			X						
	Roof condition (shingles, Single Ply membrane, etc.)			X					EPDM 60 MILL; 2012 install with 20 year life expectancy (2032).	
	Roof Access Openings (roof hatch)			X						
	Roof Skylights			X					Some screw covers missing on skylights. Replace.	
	Roof Drains			X						
	Gutters / Downspouts			X						
Roof Equipment Curbs			X							
	Exterior Precast Wall Panels				X				Cracking of upper band on Precast panels exterior face . Cracking around a few window openings. Will require Waterproofing of exterior façade periodically - 5 year intervals.	

	<p align="center">CITY OF ST. FRANCIS, MN Existing Municipal Buildings Assessment Conditions</p>	<p align="center">STEP 2: FACILITY ASSESSMENT</p>
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		New or like-new condition: No issues to report; No expected failures; 10 - 12 year life	<u>Evaluation Considerations</u>							Police & Public Works Facility		Bldg. Name
5	NEW		Age of Component							4058 St. Francis Blvd. NW	St. Francis,	
4	GOOD	Good Condition; No reported issues or concerns; consider replacement in 8 - 10 years.	Expected Service of Life							MN 55070		Address
3	FAIR	Average wear for building age; Not new but no issues to report; 6 - 8 Year Life	Maintenance Records							2012		Bldg. Date Constructed
2	POOR	Worn from use - near end of lifecycle; Replace within 3 - 5 years when budget allows.	Visual Inspection Condition							Aug. 23, 2018		Survey Date
1	CRITICAL	Extremely worn or damaged; replace in next 2 years.								Pearl Architecture, The Design Group - MEP, Tekton Struct Eng., Hakanson Anderson Civil Eng.		Surveyor
	Building Interior Elements		5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS			
BUILDING INTERIOR COMPONENTS	Wall Finishes (paint on drywall)			X								
	Wall Finishes (cmu painted, precast painted)			X								
	Interior Doors & Frames (wood, metal)			X					Wood doors in painted HM Frames.			
	Modular wall panels - demountable			X								
	Ceilings (gyp.bd., suspended ACT)			X								
	Floor Finishes / Carpet			X								
	Floor Finishes (exposed conc., stained conc.)			X					Stained Conc. floor within PW Office area in very good shape.			
	Floor Finishes / Ceramic Tile			X								
	Floor Finishes / Vinyl Tile (VCT)			X								
	Exterior Windows (condition of interior)			X								
	Window Treatments (blinds, shades)			X								
	Interior Borrowed Lites (interior windows)			X								
	Casework / Cabinetry			X								
	Locker Rooms; lockers, benches			X								
	Toilet Rooms (rest rooms): toilet partitions			X								
	ADA HC Accessibility - clearances, turning radius, etc.		X									
	Rest Room Accessories (mirrors, towels, soap, etc.)			X								
Kitchen Furnishings (appliances)			X					Refrig., microwaves, stove/oven, dishwasher.				

		CITY OF ST. FRANCIS, MN Existing Municipal Buildings Assessment Conditions							STEP 2: FACILITY ASSESSMENT	
5	NEW	New or like-new condition: No issues to report; No expected failures; 10 - 12 year life	Evaluation Considerations Age of Component Expected Service of Life Maintenance Records Visual Inspection Condition					Police & Public Works Facility		Bldg. Name
4	GOOD	Good Condition; No reported issues or concerns; consider replacement in 8 - 10 years.						4058 St. Francis Blvd. NW St. Francis, MN 55070		Address
3	FAIR	Average wear for building age; Not new but no issues to report; 6 - 8 Year Life						2012		Bldg. Date Constructed
2	POOR	Worn from use - near end of lifecycle; Replace within 3 - 5 years when budget allows.						Aug. 23, 2018		Survey Date
1	CRITICAL	Extremely worn or damaged; replace in next 2 years.						The Design Group, Inc. - MEP		Surveyor
Plumbing Systems			5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS	
PLUMBING SYSTEMS	Custodial Closets; mop sinks, floor drain			X						
	Drinking Fountains; ADA accessible & Non-HC accessible			X						Fully ADA compliant.
	Kitchen Sinks (grease traps ? Disposals ?)			X						
	Dishwasher (service at 140F water ?)			X						
	Water Closets			X						Flush Valves with sensors.
	Urinals			X						Flush Valves with sensors.
	Sinks / Lavatories			X						Auto sensors.
	ADA fixtures - Compliant ?			X						Fully ADA compliant.
	Sanitary / Waste-water piping		X							
	Water Supply piping		X							
	Roof Drain Piping (insulated ?)		X							
	Piping Vented (interior regulators ?)							X		
	Gas Piping		X							
	Gas PRV							X		
	Gas Service Meter(s)		X							
Fire Sprinkler Piping / heads			X							

		CITY OF ST. FRANCIS, MN Existing Municipal Buildings Assessment Conditions						STEP 2: FACILITY ASSESSMENT	
5	NEW	New or like-new condition: No issues to report; No expected failures; 10 - 12 year life	Evaluation Considerations Age of Component Expected Service of Life Maintenance Records Visual Inspection Condition					Police & Public Works Facility 4058 St. Francis Blvd. NW St. Francis, MN 55070	Bldg. Name Address
4	GOOD	Good Condition; No reported issues or concerns; consider replacement in 8 - 10 years.						2012	Bldg. Date Constructed
3	FAIR	Average wear for building age; Not new but no issues to report; 6 - 8 Year Life						Aug. 23, 2018	Survey Date
2	POOR	Worn from use - near end of lifecycle; Replace within 3 - 5 years when budget allows.						The Design Group, Inc. - MEP	Surveyor
1	CRITICAL	Extremely worn or damaged; replace in next 2 years.							
Mechanical Systems / HVAC			5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTIONS
MECHANICAL SYSTEMS / HVAC	Heating System Furnace(s)							X	
	Make-Up Air			X					Gas fired.
	Boilers (fuel type, input / output)			X					High Efficiency gas
	Pumps (VFD / Suction Pressure)			X					They DO have Variable speed drive.
	Water Treatment							X	
	Make-Up Water: secondary backflow preventer							X	
	Other Air Handling			X					Exhaust fans for restrooms and shop areas.
	Water Heater(s)				X				Atmospheric gas fired.
	Unit Heaters (fuel type)			X					High Efficiency gas and radiant heaters
	Roof-top AHUs			X					Gas fired.
	Condensing Units				X				Used for mini-split units for isolated air conditioning.
	Terminal Units (VAV, VAV/reheat, heat source, etc.)			X					VAV Boxes with hot water reheat coils at Office Areas.
	Refrigeration							X	
	Temperature Control Monitoring			X					DDC systems throughout the building.
	HVAC Controls			X					Tied into the DDC system.

