



824 Hennepin Avenue (Hennepin Stages) RFP Pre-proposal Tour
Tuesday, July 13, 2010

- Q: Are the tables and chairs included with the sale of the property?
 - A: Yes.
- Q: What do you know about Engineered Air?
 - A: Engineered Air is the HVAC system for the building. The HVAC system was installed in 1995. The HVAC system requires parts be shipped from Canada when the system doesn't work. The City purchased the following spare parts for the HVAC system in case the HVAC system breaks down and needs immediate repair during the heating months:

• Combustion blower assembly (CCB 1/2).....	\$580.00
• Combustion blower assembly (CCB 1/12).....	\$490.00
• Transformer (1500 va).....	\$425.00
• Transformer (250 va).....	\$120.00
• C-Trac (main circuit board).....	\$1200.00
- Q: Who maintains the HVAC system?
 - A: Metropolitan Mechanical Contractors, Inc. repairs the HVAC system.
- Q: Is there a roof warranty?
 - A: No
- Q: Is there an appraisal for the property?
 - A: Yes, an appraisal was prepared in May 2007 by Massopust Appraisals, LLC. The appraised value was \$1,000,000 to \$1,100,000 assuming the 2nd floor of the building would remain a theater. Please contact Andrea Petersen andrea.petersen@ci.minneapolis.mn.us if you would like to see a copy of the May 2007 appraisal.
- Q: Will there be a new appraisal of the building?
 - A: Yes, Massopust Appraisals, LLC is preparing a new appraisal which should be available in late July, 2010 and will be posted on the RFP website.