

1. What is the current **zoning**?

C-1 and please refer to website

http://www.ci.minneapolis.mn.us/zoning/code/title20_chapter548.asp

2. Does the **lift** work?

According to PW, the lift does not currently work but is repairable.

3. Status of **housing project** (Sheridan Development Company)

The development is behind schedule causing a default of contract. However, we expect a start of project in the near future. Refer to RFP for details related to this project.

Jerry LePage is coordinating housing development on the Grain Belt Campus. #673 7053

4. How many **parking spaces** are dedicated to the Office Building?

17 surface spaces total. Nine will be provided adjacent to the Office Building property and eight will be located within close proximity to the housing development's parking ramp.

Construction of parking spaces is the responsibility of Sheridan Development Company. All parking spaces will exist on the housing development site. An easement will run with the Office Building site that provides for parking access, ingress/egress and maintenance easements.

If parking is delayed due to delayed housing construction then temporary interim parking solution will be provided.

5. What type **flooring** exists under carpeting?

a. Some of the flooring is wood. Public Works will loosen carpeting at corners of rooms so it can be pulled back to view what is under the carpeting in each room. A subsequent answer will follow.

b. Much of the flooring upstairs is wood. Some of the flooring lower is cement and it is not clear if the cement covers a wooden surface or not. Tile squares cover much of the flooring and then the carpet.

6. Extent of **water damage**?

Water damage has been caused by leaks in roof (subsequently repaired/patched) and by water infiltration through ground and window wells (especially along the northerly basement wall). Evidence of water leaks is visible on all floors.

7. What is the condition of **roof**?

a. The roof has been patched and repaired but it is old. The roof will need to be replaced.

b. Flat roof contractor, previous work, was Central Roofing.

c. The retaining wall, if you walk the stairway to the top, provides some visuals of the roofing condition.

8. Are there original **floor plans**?

If the original floor plans exist, they would be archived at the State Historic Preservation Office. The as built plans have been provided by SVV Architects (see attachments to RFP).

9. Where is the **retaining wall** located?

See the north side of building. Water and debris gets trapped between the retaining wall and the building exterior wall at basement level.

10. Could one of the two **boilers** be shut down and used as a back-up?

Yes one boiler could run and the other one shut down to be used as a back-up. Originally, the two boilers were built to service two buildings.

Public Works checks the boilers daily as part of the maintenance routine.

9. Is there **air conditioning**?

- a. The building has been wired for air conditioning in the past.
- b. The air conditioning did work. The sheet metal was stolen. . It was shut down

10. Will **the parking on Marshall Street** be available after the road reconstruction?

Currently, the intent is to remove parking along the street at Marshall between Broadway and 13th during reconstruction (2008 est).

11. How will **delivery** trucks enter the driveway off Marshall?

We expect that trucks will need to back into the driveway since there are no provisions for a turn-around (see the RFP plat map attachment).

12. What level of **electric service** to the building?

There are 600 volts and 400-600 amps servicing the building.

13. What is the status of the **skylighting**?

a. There is a "crawl space" or catwalk above the decorative glass and below the roof line. The skylighting glass has been removed but the decorative glass has not (historic feature). It may be possible to reconstruct the skyline or else create artificial lighting features above the decorative glass. The treatment of the skylight and other rehabilitation ideas of historic features will require review and approval by SHPO and HPC.

b. There is no electric wired to the crawl space for lighting at this time.

14. What is behind the **wall surface** (wallpaper)?

Plaster

15. What has been the city's **operating costs** for 1215 Marshall this year?

For the 2006 year, the City budgeted \$50,000 to mothball the Office Building based on the following estimates from Public Works. Please be very careful as these costs are no help to you as you prepare a proforma or a budget for a fully occupied and functioning building.

The increase in utilities (gas bill = \$22,000 for the year) along with the storm water fee's @ approx \$700.00/month (\$8,400 yr) – the engineers to keep the boiler going, plumbers for the mandatory RPZ testing, alarm/security, all the regular property management costs to continually open the building and be on hand for developers, etc and the routine maintenance – snow removal, mowing, repairs to broken windows and/or boarding, monitoring, etc. and any other needed repairs.

Repairs include side door, front entrance step replacement, fire alarm system repairs, and general debris clean-up. Also pulling of carpet and other work related to water infiltration in the basement.

By end of October approximately \$44,000 has been spent related to the the operations and management of this vacant building.

16. How much **land** goes with the parcel? Distance from building to land boundary?

See the access exhibit on this RFP's webpage at

http://www.ci.minneapolis.mn.us/cped/rfps_home.asp

17. The RFP lists the auto traffic on Broadway, per public works. What is the **daily auto traffic** on Marshall Street?

Traffic flow on Marshall between Broadway and 8th is 8,500 count average annual daily traffic. Marshall, just south of Lowry, is 9,900 count average annual daily traffic. We do not have statistics specifically for Marshall north or south of Broadway.

18. Explain **tunnel** that runs under Marshall.

Small, utility tunnel that ran from Brew House to Office Building. The utility tunnel is capped at both ends.

19. Condition of **sprinkler system**?

Sprinkler system is working.

20. Why is there a sign on stairway saying **10 person capacity upper level**?

We don't know nor do we know who put that sign up or when.

21. Who was the last tenant of the building?

Caswell International vacated the office building in 1999. From time to time, we have leased the building on a short term basis. This past summer an artist organization used the property for a few months. Skewed Visions was the tenant. The email contact I have is Gulgun Kayim [<mailto:gkayim@yahoo.com>].