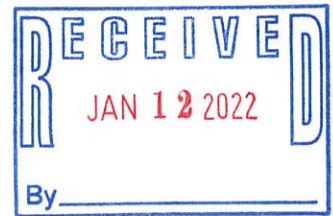




NEWBURY



January 11, 2022

John Barrett
Township Manager
Township of South Fayette
515 Millers Run Road
Morgan, PA 15064

RE: Township LERTA for the BJ's Wholesale Club Storeroom at Newbury Market

Dear John:

I am writing on behalf of BJ's Wholesale Club, Inc. to provide The Township of South Fayette with notification that BJ's Wholesale Club, Inc. completed construction of the BJ's Wholesale Club Storeroom on January 10, 2022. Attached for your reference is the Temporary Certificate of Occupancy from the Township for this building. A final inspection is scheduled for this week, and BJ's anticipates that a final Certificate of Occupancy should be issued in short order.

Following is information about the property, as requested per Township Ordinance No. 06 of 2007:

1. Property owner – BJ's Wholesale Club, Inc.
25 Research Drive, RT. A6
Westborough, MA 01581
2. Lot and block number of the property – 256-L-30
3. Construction completion date – January 10, 2022
4. There were no major modifications for the plan of construction as previously submitted.
5. Final adjusted actual costs of construction - \$4,994,086

Also attached for your reference is the Township LERTA application form that was submitted at the time that BJ's Wholesale Club, Inc. secured a building permit for the Wholesale Club Storeroom.

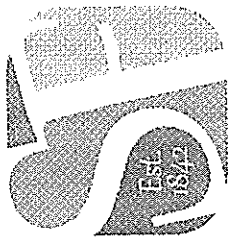
If you have any questions, please do not hesitate to contact me at (412) 779-4850.

Sincerely,

Eric Newhouse
Project Manager

Cc: Board of Property Assessment, Appeals and Review of Allegheny County

Newbury Market
1225 Newbury Highland
Bridgeville, PA 15017
Phone: 412-779-4850



SOUTH FAYETTE T O W N S H I P

A Community Growing Together

CERTIFICATE OF OCCUPANCY

This Certifies that BJ'S WHOLESALE CLUB 30 DAY TEMPORARY

Located at 4000 VICTORIA ST , BRIDGEVILLE PA 15017

Use Group M-MERCANTILE Construction Type IIB Zoning District _____

Owner BJ'S WHOLESALE CLUB INC
4000 VICTORIA ST
BRIDGEVILLE, PA 15017

CERTIFICATE NO. 2021-037
ISSUED 12/02/2021

Construction code Edition 2015 IBC
Date of Final Inspection 12/02/2021

BUILDING CODE OFFICIAL, SOUTH FAYETTE TOWNSHIP



LERTA Tax Exemption

Application
www.southfayettepa.com

ORIGINAL APPLICATION FOR ABATEMENT TO BE FILED AT TOWNSHIP OFFICE WITHIN NINETY (90) DAYS AFTER ISSUANCE OF A BUILDING PERMIT. The filing of an application for tax exemption under South Fayette Township regulations does not relieve the taxpayer from payment of land real estate taxes, when due. There is no exemption for any tax imposed on land. Applicant recognizes that delinquencies on any property owned will result in the removal of any and all LERTA tax exemptions. **South Fayette School District and Allegheny County programs must be applied for and coordinated directly with those organizations.** See Township Code, Chapter 220, Article VIII for additional information.

LOT AND BLOCK	256-L-30		
PROPERTY LOCATION/ ADDRESS	Newbury Market 4000 Victoria Street Bridgeville, PA 15017		
APPLICANT'S NAME	BJ's Wholesale Club, Inc.	PHONE: 744-512-7921	
APPLICANT ADDRESS	25 Research Drive, RT. A6 Westborough, MA 01581	FAX: none	
APPLICANT'S TAX BILLING ADDRESS	25 Research Drive, RT. A6 Westborough, MA 01581	EMAIL: jchisholm@bjs.com	
PROPERTY ACREAGE	9.6	PROPERTY DIMENSIONS	Building = 259' x 452'
CURRENT ASSESSED VALUE	\$546,000.00	CURRENT YEAR TOWNSHIP TAXES	\$2,530.93 - Tax Year 2021
BUILDING PERMIT #	2021-037	DATE ISSUED	02/24/2021
DATE CONSTRUCTION TO START: <u>04/01/2021</u> FINISH: <u>11/30/2021</u>			
APPLICATION FOR:		CONSTRUCTION COST: <u>\$4,994,086.00</u>	
<input type="checkbox"/> PROPERTY IMPROVEMENT(S) – Repair, alterations or additions to an existing structure. <input checked="" type="checkbox"/> NEW CONSTRUCTION – Erection of a building; 99,729 SF BJ's Wholesale Club Storeroom			
ATTACHMENTS:	REQUIRED	OPTIONAL	
	<input checked="" type="checkbox"/> Summary/Plans of Improvement(s)	<input checked="" type="checkbox"/> Building Permit	
	<input checked="" type="checkbox"/> Cost Estimate of Improvement(s)	<input type="checkbox"/> Other _____	
HAVE YOU RECEIVED COUNTY APPROVAL		County LERTA application	
<input type="checkbox"/> YES <input type="checkbox"/> NO		under review.	
Pending			
I hereby certify that the statements made in this application are true and correct the best of my knowledge, information and belief.			
Applicant Signature: <u>John Chisholm</u>		Date: <u>3-25-2021</u>	

For Township Use Only

Date Received _____ Received by _____

Abatement Schedule

District	Year 1-2	Year 3-4	Year 5-6	Year 7-8	Year 9 -10	Year 11	Notes
PED Business	100%	90%	80%	70%	60%	0%	

Official Signatures

Township			
	Signature	Title	Date
Treasurer			
	Signature	Title	Date

BJ's Wholesale Club Storeroom at Newbury Market

Summary of Improvements: Construction of 99,729 square foot storeroom building on the currently vacant Parcel 256-L-30 at Newbury Market. The new building will house a BJ's Wholesale Club.

<u>Estimated Construction Costs</u>	<u>Project Total</u>
Concrete	\$ 181,000.00
Masonry	\$ 30,000.00
Structural & Misc. Metals & Insulation	\$ 1,261,081.00
Rough & Finish Carpentry	\$ 140,000.00
Exterior Skin	\$ 88,625.00
Roofing	\$ 468,300.00
Doors and Hardware	\$ 125,772.00
Storefront & Skylights	\$ 116,966.00
Drywall & Painting	\$ 267,967.00
Flooring, Ceiling & Accessories	\$ 162,027.00
Loading Dock Equipment	\$ 41,603.00
Fire Suppression	\$ 305,542.00
Elevator	\$ 23,745.00
Plumbing	\$ 460,600.00
HVAC	\$ 287,993.00
Electrical & Lighting	\$ 1,032,865.00
Building Construction Costs	\$ 4,994,086.00

SOUTH FAYETTE TOWNSHIP

**BUILDING
PERMIT ISSUED**

Original APPLICATION and (Copies of Plans and Specifications, upon strict compliance with which the execution of said work is authorized) will be found duly filed in the South Fayette Township Municipal Building.

PERMIT EXPIRES 180 DAYS FROM ISSUANCE OR IF WORK IS SUSPENDED OR ABANDONED FOR 180 DAYS

Permit Number: 2021-037 Permit Date: 02/24/2021

Address: 4000 VICTORIA ST, BRIDGEVILLE, PA 15017

Permit Issued For: NEW CONSTRUCTION

Use Group: COMMERCIAL

Applicable Code: 2015 IBC

Permit Notes: MERCANTILE WHOLESale CLUB

Municipal Official: 

This placard (which is PART OF A PERMIT), MUST BE POSTED IN A CONSPICUOUS PLACE on the work site, plainly visible from the principle street, and well secured if exposed to weather during the entire operation authorized.

Your special attention is called to the following: This permit is granted on the express condition that the said construction shall, in all respects, conform to the ordinances of this jurisdiction regulating the construction and use of buildings, and may be revoked at any time upon violation of any provisions of said ordinances. The department must be notified and inspection made of prior construction work as requested. Requests for inspections shall be made by calling 24 hours in advance to South Fayette Township at (412) 221-8700. Rough and Final Electrical Inspections done by a certified Electrical Inspector and Allegheny County Health Department Plumbing inspections must be conducted prior to South Fayette rough and final inspections

Permit Number: 2021-037 Permit Date: 02/24/2021