



NEW HISTORY

PRICING NARRATIVE – FORMER SOUTH ST. PAUL
LIBRARY

Overview

As part of the reuse study for the former library, this narrative is intended to inform a baseline estimate for the rehabilitation work needed. Since various ownership models and occupancies are being considered, the work described is divided into two parts: ‘Core and Shell’, and ‘Build-out.’

The Core & Shell scope describes the work that is deemed appropriate for reactivating the building while remaining an undetermined final use. This includes work on the envelope and essential parts of the building that are likely to incur cost regardless of use.

The Build-Out scope is intended to be representative of many possible uses, and is presented as a range that can be used on a per-square-foot basis to project various scenarios.

These scopes of work are informed by prior studies and pricing exercises as well as the Step 1: Assessment phase of this reuse study.

1.0 Core & Shell Scope

This work includes three main components: Site, Building Shell, Building Interior, and , Building Utilities, and Accessibility. For each, the costs may vary slightly with the final selected use/occupancy of the building, but they are intended to represent a ‘baseline’ scope of work for budgeting purposes.

1.1 Removal & Abatement

General Scope Description: Removal of materials and furniture related to library use where appropriate to allow for flexibility in new use. Retain permanent/attached wood shelving in historic areas, and retain millwork and trim. *Note: Areas of work that require demolition of existing shall be included in demo as well, but are noted in their respective sections (e.g. re-roofing in section 1.3.5 shall include removal and disposal of existing roofing).*

1.1.1 Targeted Demolition

- 1.1.1.1 Remove all carpet in building.
- 1.1.1.2 Remove book dumbwaiter at 1964 addition
- 1.1.1.3 Remove ceiling at 1927 building lower level to provide access for repair and replacement of building systems.
- 1.1.1.4 Removal of below-grade portion of furring/finish of exterior wall at lower level of 1927 building, along west, north, and east walls
- 1.1.1.5 Remove and dispose of book depository (1964 building), seal opening.
- 1.1.1.6 Restrooms in both the 1927 and 1964 building:
 - 1.1.1.6.1 Plumbing: all fixtures to be removed, with supply and drain lines capped.
 - 1.1.1.6.2 All existing cabinetry to be removed.

1.1.2 Furniture & Fixtures

- 1.1.2.1 Removal of all freestanding book-shelving (not attached to walls), salvage and deliver to curb.
- 1.1.2.2 Remove reception desk at 1964 addition
- 1.1.2.3 Remove all non-wood book shelving along walls.
- 1.1.2.4 Remove all wood book shelving in 1964 addition and basement of 1927 building.
- 1.1.2.5 Remove countertops and cabinetry in office behind reception room
- 1.1.2.6 Deliver all unattached tables and chairs to reuse or recycling center
- 1.1.2.7 Remove kitchenette in 1964 lower level closet
- 1.1.2.8 Remove and dispose of all appliances (refrigerator, microwave, etc)

1.1.3 Hazardous Material Abatement

- 1.1.3.1 Asbestos-containing Interior Materials
 - 1.1.3.1.1 Remove, dispose, and clean subsurface at existing 9-inch by 9-inch gray and white floor tile (restroom area)
 - 1.1.3.1.2 Remove and dispose of asbestos-containing pipe insulation and mesh wrap (all TSI items noted by Braun).
 - 1.1.3.1.3 Remove and dispose of black mastic (all locations noted by Braun).
- 1.1.3.2 Asbestos-containing Exterior materials
 - 1.1.3.2.1 Remove & dispose asbestos-containing caulking, both gray and black, at windows, masonry joints and boundaries, roof seams, and parapet.
- 1.1.3.3 Lead-based paint:
 - 1.1.3.3.1 Strip and repaint all lead-based-paint identified as hazardous.

1.2 Site Elements

General Scope Description:

- 1.2.1.1 At all downspouts: Install catch-basins and below-grade PVC drainage piping, daylighted to northeast corner of site
- 1.2.1.2 Install new steel railing at southwest entry to 1964 addition for mounting of door actuator.
- 1.2.1.3 Northeast exit retaining wall: Sawcut top 4" off of existing concrete retaining wall, construct new 6ft slab at grade (assume 6" average thickness x 6ft wide, reinforced with #4 @ 18" oc, epoxy-doweled into top of wall).
- 1.2.1.4 Regrade within 10ft of perimeter walls to drain away from building (See foundation scope for excavation scope). Provide new 4" drain tile w/sock along building perimeter where excavated.

1.3 Building Shell

Make repairs and improvements that are independent of the occupancy type in the building. These include areas where the envelope is breached and/or deterioration has progressed to the point of needing to repair in order to keep from compromising the envelope integrity.

1.3.1 Foundation

- 1.3.1.1 Waterproofing 1927 foundation:
 - 1.3.1.1.1 Excavate the obscured portion of the 1927 building foundation (west, north, and east sides of 1927 portion,
 - 1.3.1.1.2 Repair, clean, and waterproof the existing masonry below

- grade.
- 1.3.1.1.3 Backfill with 2ft of sand adjacent to wall, compacted, with clay cap at grade, sloping away with positive drainage for 10ft.

1.3.2 Masonry

- 1.3.2.1 Re-pointing: re-point 50% of the exterior masonry.
- 1.3.2.2 Brick repair: remove and replace broken brick (assume 5% of masonry veneer area). Infill book return with matching brick.
- 1.3.2.3 Sill cleaning: Remove biological growth with pressure/steam washer (at gentlest effective pressure), with help of non-acidic detergent.
- 1.3.2.4 Sill replacement: replace 5% of window sills with limestone, cut and textured to match existing.
- 1.3.2.5 Sill flashing: At all window sills, remove existing and install new flashing extending minimum 4” onto sloped surface, to divert water.
- 1.3.2.6 Existing lintels: Wirebrush-clean and repaint all steel lintels with epoxy-paint.
- 1.3.2.7 Northwest Repair:
 - 1.3.2.7.1 Lintel and Brick Repair: On west elevation, at two windows north of entry, replace all masonry sills and brick with matching materials (5ft x 15ft area).
 - 1.3.2.7.2 Install (3) new aluminum-framed windows at existing openings (approximately 4ft x 2ft , 2ft x 2ft, and 4ft x 2ft)

1.3.3 Non-Masonry cladding

- 1.3.3.1 Re-caulk areas of abated ACM's (around windows, at joints and boundaries of masonry)
- 1.3.3.2 Replace infill aluminum cladding at two-story bay of windows on east side of 1927 building.
- 1.3.3.3 1927 entry: Remove aluminum covering and restore wood (scrape existing paint, replace bottom one foot of elements near grade.
- 1.3.3.4 Repair/replace cornice at 1927 eave line.
- 1.3.3.5 Fascia and Trim repair as needed.

1.3.4 Windows & Doors

- 1.3.4.1 Replace all exterior doors with similar-sized aluminum frames, doors, and hardware.
- 1.3.4.2 Re-seal (remove and re-apply caulking) joints around all

windows and doors, and at interface of site slab/building walls.

1.3.5 Roofing

- 1.3.5.1 Replace gable roofing of 1927 building
 - 1.3.5.1.1 30-year asphalt shingles, synthetic underlay, and all flashing and counterflashing along gable end walls.
- 1.3.5.2 Replace (flat) roofing on 1964 addition with fully-adhered EPDM roofing membrane.
 - 1.3.5.2.1 Provide new polyisocyanurate tapered insulation, with minimum 6" thickness (R-30).

1.3.6 Other

- 1.3.6.1 Repair the existing rooftop cupola
 - 1.3.6.1.1 Replace deteriorated wood components in kind (20% of material)
 - 1.3.6.1.2 Replace any damaged flashing around windows or fenestration

1.4 Building Interior

General Scope Description: The building interior is mostly intact, and the majority of new finishes will be affected by tenant buildout. This scope is based on code-required elements for occupancy.

1.4.1 Restrooms (Baseline)

General Scope Description: The existing restrooms and finishes will be demolished and the space will be reallocated to create two larger rooms providing restrooms that meet existing building code.

- 1.4.1.1 Assume 1 wheelchair accessible stall, 1 ambulatory stall and 1 standard per each of the two rooms divided by full height stainless steel partitions.
- 1.4.1.2 Provide two sinks per room, undermounted to a engineered stone counter with a laminate apron,
- 1.4.1.3 Provide mirror for the full width of the counter
- 1.4.1.4 Ceilings are to be painted gyp.
- 1.4.1.5 Include Exhaust fans as required.
- 1.4.1.6 Walls shall have porcelain tile to 5'-0" (assume \$10/SF) with Schluter trim and base cove. Assume painted gyp above,
- 1.4.1.7 Provide floor tile throughout the restrooms (assume \$12/SF)
- 1.4.1.8 Provide toilet accessories as required: Grab bars, feminine napkin

disposal, deck mounted soap dispenser, recessed stainless steel paper towel and trash receptacle. Occupancy lock. Wall hooks.

1.4.2 Stairs & Railings (Baseline)

General Scope Description: The existing railings and handrails do not meet building code.

- 1.4.2.1 At the blue, steel picket railing, install ½” structural glass set within an aluminum base shoe at the inside, or floor side of the existing railing.

1.4.3 Elevator

General Scope: Provide a full elevator replacement within the existing shaft with the same number of stops. (Basis of Design: KONE MonoSpace Flex DX, 2,500lb, 200 FPM)

1.4.4 Other

- 1.4.4.1 Construct soffits to obscure exposed electrical and plumbing in select areas (assumed 1ftx2ft gypsum-board)
- 1.4.4.2 At roof-drain outlets, provide ‘cow-tongue’ spout at outlet near ground

1.5 Building Systems

General Scope Description: While build-out would likely require further/more specific work tailored to a particular use, the core & shell portion of building systems is described as that portion that would be included regardless of use. *Note: The scope of the core & shell building systems as described here may or may not be practical as a standalone project, but are separated for pricing purposes.*

1.5.1 HVAC

- 1.5.1.1 Replace existing gas-fired hot-water boiler with two gas-fired boilers, each 100,000btu capacity.
- 1.5.1.2 Replace piping where necessary to radiators in 1927 building (assume 25% of all distribution piping)
- 1.5.1.3 Replace existing rooftop air-handling unit on 1964 building with new unit having __ton heating/cooling capacity

1.5.2 Electrical

- 1.5.2.1 Replace current high-leg service with standard 208Y/120V, 3-Phase, 4-wire service, with 800A capacity.
- 1.5.2.2 Replace all fluorescent light fixtures with LED lights and provide

- new control system.
- 1.5.2.3 Provide Life safety/egress lighting at all current access points.

1.5.3 Plumbing

- 1.5.3.1 Domestic cold and hot water:
 - 1.5.3.1.1 Install a new 3” domestic cold-water main from the street to the building.
 - 1.5.3.1.2 Strategically place and provide new water connections throughout the building, which are capped and valved for future tenant use.
- 1.5.3.2 Sanitary sewer: Strategically place and provide new sanitary sewer connections throughout, capped for future tenant use.
- 1.5.3.3 Storm Drains
 - 1.5.3.3.1 Replace roof drains with new cast-iron drains.
 - 1.5.3.3.2 Replace gutters and downspouts with 24gauge minimum steel, 5” square or larger.
 - 1.5.3.3.3 See site work for drain-tile and daylighting storm drainage.

1.5.4 Fire Protection

- 1.5.4.1 Install new fire sprinkler system throughout the building
- 1.5.4.2 Install new fire alarm system

1.5.5 Accessibility

- 1.5.5.1 Add accessible ramp (1:12) with guard and handrail to small mezzanine level that is not accessible by the elevator

2.0 Build-out (“Tenant Improvement”)

The scope here is defined as cost per SF in a format that is meant to allow for consideration of ownership and use scenarios. These numbers are based on historical data of similar projects. For the uses identified in 2.1.1, estimates assume the entire building is converted into a single use, occupying 10,735 SF. If uses are combined, costs per square foot may increase.

2.1.1 USES BY SF

- 2.1.1.1 Market/Retail
- 2.1.1.2 Office
- 2.1.1.3 Food and Drink Establishment
- 2.1.1.4 Childcare
- 2.1.1.5 Teen Center
- 2.1.1.6 Health/Wellness Services

- 2.1.1.7 Fitness/Recreation
- 2.1.1.8 Cultural Center
- 2.1.1.9 Art Museum

2.1.2 MULTI-TENANT TEST SCENARIO:

- 2.1.2.1 Bouldering Gym (Fitness/Recreation)
- 2.1.2.2 Coffee Shop (Food and Drink Establishment)
- 2.1.2.3 Coworking (Office)