

January 24, 2014

Roxanne Young
Project Manager, City of St. Paul PED
25 West Fourth Street
Saint Paul, MN 55102

Dear Roxanne:

I'm writing in response to your request for information regarding the costs of proposed work related to the structural and civil engineering requirements in the renovation of 208-210 Bates, 216-218 Bates and 716 Wilson in St. Paul.

It's my hope that this letter will provide a more thorough understanding of the nature of these properties and their current condition, along with the resulting engineering which was required in developing a plan for their renovation, and ultimately the construction work that will be associated to the engineering needs to these properties. If you need further information, I'm happy to provide it. I can also direct you to the engineers who have provided services to the project to date:

Structural Engineer
Joe Cain
Mattson Macdonald Young
612-827-7825

Civil Engineer
Jonathan L. Faraci
Lake & Land Surveying, Inc.
Land Surveying – Civil & Geotechnical Engineering
651-776-6211 ext 222

716 Wilson

This single-family dwelling has a full basement which has deteriorated over time due to water infiltration. The structure is built into a hillside, and water movement within this topography has caused the masonry foundation to disintegrate. It was the consensus of the architects, engineers, consulting contractors and me that the damage was so extensive that repairs were not an option, and that even if repairs to the foundation were possible, that water infiltration would continue to be an issue at this particular site, given its topography.

The original plan called for the house to be shored up while a new foundation was installed. On the east elevation, the new foundation was engineered to resist both water infiltration and

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lateral pressure (from hydrology). The civil engineer designed a system to capture water moving through the ground and manage this water by directing it into catch basins, which are in turn to be connected to the nearest city storm drain in the street north of 216-218 Bates.

During the bidding process, it was recognized that installation of this system would be costly, as it would require temporary shoring to OSHA standards. Excavators bidding the work recommended shifting the house to the west (while leaving the old wall in place) to avoid these shoring costs. This suggestion was ultimately incorporated into the project plans.

As the home has no garage, a new garage was engineered to sit behind the home at the southeast corner of the lot. This location, against the hillside, necessitated a similar footing design as the main house.

In order to facilitate the new garage and adjacent drive, a catch basin system was engineered to manage surface water runoff and direct the water to the storm sewer. The original plan called for the driveway to extend southward to provide access to a new garage at 208-210 Bates; when 208-210 Bates was eliminated from the overall project, the drive was altered so that it would terminate at the Wilson garage.

216-218 Bates

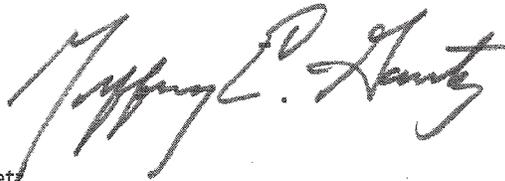
This building has extensive rot and mold from years of water infiltration. The architects and engineers determined that the entire length of the east wall, and the roof of the one story section of the building, should both be demolished.

The existing usable space in the building was not sufficient to successfully adapt the building to accommodate two dwelling units. Given this fact, and the deterioration of the existing structural members, the architects devised a plan that modified the building to both improve its structural integrity while increasing its usable space.

The building has a basement at its north end which can only be accessed via a ladder; after investigating, the architects determined that there was no way to accurately assess that structural integrity of the formed and poured concrete that make up the ceiling of this basement. As a result, their plan calls removal of the concrete ceiling, and infilling and repouring of the first floor once gas, sewer and water lines are installed in the basement.

On the north and west elevations, 216-218 Bates is constructed right up to the public sidewalks. This fact makes storm water management at the site difficult. The plan calls for all water at both addresses to be captured by a new catch basin system, and/or directed offsite via pipes connected to the underground storm sewer system.

Thank you,



Jeffrey Garetz

CC: Jim Erchul, Dayton's Bluff Neighborhood Housing Services

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