ATTACHMENT B: CONDITIONAL USE PERMIT

University of St. Thomas: STEAM Building,Renovation of Loras Hall,
Selective Renovations of O'Shaughnessy Science Hall and Owens Science Hall Project

In the following pages are the Conditional Use Permits for years:

- 1990
- 1995
- 2004

"setback modification"
zoning committee → planning cancel

4/21/99

UST SCUP
Feb 1990 document
T #1

Note: South campus setbacks changed in April 1995; see other documents

CONDITIONAL USE PERMIT - 1990

city of saint paul
planning commission resolution
file number 90-14
date February 9, 1990

WHEREAS, St. Thomas College file #10030 has applied for a Special Condition Use Permit under the provisions of Sections 60.413(6) and 65.230 of the Saint Paul Legislative Code, for the purpose of establishing a campus boundary, modifying setback requirements, and monitoring compliance with Zoning Code parking requirements and for modification of the building height limit of the RC-3 River Corridor District under provisions of Section 65.233(a) of the Saint Paul Legislative Code on property located at 2115 Summit Avenue (legal description attached); and

WHEREAS, the Planning Commission on July 14, 1989, and January 26, 1990 held public hearings at which all persons present were given an opportunity to be heard pursuant to said applications in accordance with the requirements of Section 64.300 of the Saint Paul Legislative Code; and

WHEREAS, on the basis of analyses completed, discussions held, and the statement "Looking to the Future" released by the College of St. Thomas in June, 1988 with its addendum of April, 1989, the following premises are recognized as a basis for this permit:

- Enrollment on the Saint Paul Campus will not exceed 10,000, with approximately half of this number day undergraduate students.

- For the indefinite future the College will not acquire property with the intention of expanding its campus beyond the present main campus, the former seminary campus, and the two blocks south of Summit Avenue between Cleveland and Cretin Avenues.

- As day undergraduate enrollment increases, the College will continue to provide on-campus housing for at least 30 to 35 percent of this enrollment.

- The College will expand on-campus parking in the near future and as demand increases, meeting established zoning code requirements at a minimum.

- As additional campus development occurs, the College will continue to maintain the high quality architectural and landscape character of the present campus.

moved by TRACY
seconded by PARK
in favor Unanimous
against

- The College, the City, and the neighborhood will work together to accommodate continuing campus development within the guidelines established by the Land Use Plan and the parameters of this permit.

WHEREAS, the Saint Paul Planning Commission, at the public hearing as subsequently reflected in the minutes, made the following findings of fact:

1. Section 60.413(6) of the Zoning Code identifies colleges, universities, and seminaries as permitted uses subject to special conditions in the R-1 through R-4 (single family) zoning districts, as they are in all subsequent residential zoning districts except RM-3 (high-density multiple family). They are subject to the following conditions.

2. Condition a. *The campus boundary as defined under clause (d) at some point shall be adjacent to a major thoroughfare as designated on the major thoroughfare plan.*

   The St. Thomas campus is served by Summit, Cretin, and Cleveland avenues. They are all classified as major thoroughfares as they travel past the campus at some point (Summit, east of Cretin; Cretin, north of Summit; and Cleveland, south of Summit). A more detailed discussion of the question of access, particularly access to major parking facilities. can be found in the August 1988 College Zoning Committee's recommendations for the permit.

3. Condition b. *Buildings shall be set back a minimum of 50 feet from every property line, plus an additional two feet for every foot the building's height exceeds 50 feet.*

   On the traditional campus, the minimum setback for buildings from Cretin, Selby, and Cleveland would be 50 feet, as this condition b. requires. Buildings would have to be setback an additional 2 feet for each foot that the buildings exceed 50 feet in height. The minimum setback from Summit Avenue is recommended to be 100 feet. Buildings will have to be setback an additional 2 feet for each foot that the building exceeds 60 feet in height. A larger setback is needed from Summit Avenue, because Aquinas and Albertus Magnus Halls, two of the more handsome buildings in the City, create a unique character for this part of the campus and Summit Avenue. Aquinas is setback 105 feet from Summit and Albertus Magnus is setback 125 feet. To permit new buildings with only a 50 foot setback would severely detract from these buildings and this part of Summit.

   For the College-owned property in the block bounded by Summit, Cleveland, and Grand avenues, and Finn Street, the minimum building setback is recommended to be 50 feet from all campus property lines. Buildings would have to be setback from Grand Avenue an additional 2 feet for each foot that the buildings exceed 50 feet in height. The 50 foot Summit setback is reasonably consistent with the existing 38 foot setback for McNeely Hall and 45 foot setback for the Christ Child Building; the 50 foot Grand Avenue setback is appropriate for the mixture of commercial buildings, apartment buildings, and one and two family homes located along Grand between Cleveland and Cretin.

O'Shaughnessy Stadium along Cretin Avenue on the traditional campus and some of the buildings on the block south of Summit between Cleveland and Finn have building setbacks less than those recommended and will be nonconforming as to setback. However, these buildings can continue to be used for college purposes and they may be altered or enlarged so long as they do not become more nonconforming. For example, McNeely Hall which has a 38 foot setback could have an addition constructed onto it which is also 38 feet from Summit without the need for a variance.

The former Seminary Campus is located within the River Corridor District. The setbacks for this part of the campus are discussed in conjunction with maximum height limits in Finding 12.

4. Condition c. *On a campus of five (5) acres or more, no building shall exceed 90 feet in height; on a campus smaller than five (5) acres, no building shall exceed 40 feet in height.*

For the traditional campus, the maximum building height will be 90 feet. At the proposed 100 foot setback from Summit Avenue, buildings may be 60 feet high and may increase one foot in height for each two feet they are setback from Summit. Aquinas and Albertus Magnus Halls are 60 and 57 feet high, respectively, by zoning code height standards. Again, the purpose of this limit is to protect the fine character of this part of the campus and Summit Avenue by ensuring that new buildings will be in scale with the existing buildings.

For the college-owned property in the block bounded by Summit, Cleveland, and Grand Avenues, and Finn Street, the maximum building height is recommended to be 60 feet. The 60 foot limit along Summit will allow buildings equal in height to Aquinas and Albertus Magnus across Summit and will be consistent with the 60 foot height limits proposed for the former Seminary campus. (See Finding 12.) The 60 foot height limit along Grand is appropriate for the mixed use nature of the buildings there now.

All existing college buildings meet these proposed height limits.

The former Seminary Campus is located within the River Corridor District. The maximum building height for this part of the campus is discussed in Finding 12.

5. Condition d, part 1. *The boundaries of the institution shall be as defined in the permit, and may not be expanded without the prior approval of the Planning Commission, as evidenced by an amended special condition use permit. The campus that is defined by the boundaries shall be a minimum of three acres, and all property within the campus boundaries must be contiguous.*

Current Campus Boundary: The campus boundary should encompass the traditional campus of the College of St. Thomas, the portion of the former St. Paul Seminary campus recently acquired, and all property now owned by St. Thomas in the block south of Summit, between Finn and Cleveland. These areas are labeled A, B, & C on Map 1.

There is a 100 year history of use of the traditional and former Seminary campuses for post-secondary institutions, which predates creation of the City's Zoning Code.

For the block south of Summit, and east of Finn, all property owned by the College in this block should be included in the current boundary. The properties are continuous to the traditional campus and function as a portion of it. This includes the Christ Child and McNeely classroom buildings, which have long been used by St. Thomas for academic purposes. The other properties owned by St. Thomas on the block have generally been acquired in the past five years and have been used for office purposes, surface parking, and rental housing. Four of the properties on Grand Avenue (2091, 2109, 2115, and 2117 Grand) are zoned OS-1 (office-service), while the remainder of the block face on Grand is zoned RM-2 (multiple-family residential). The College Zoning Committee has recommended a 40-acre study (to be considered by the Planning Commission concurrently with this permit) to rezone these lots from OS-1 to RM-2 so that they may be included in the campus boundary.

Future Campus Boundary: The College of St. Thomas owns 10 of 23 properties in the block south of Summit between Finn Street and Cretin Avenue and presently uses the property in a manner consistent with its residential zoning. The College has indicated its intent to expand its campus to include this area in the future, but does not have development plans for the area now, or a timetable for further property acquisition. Future adjustment of the campus boundary to include any or all of this block should be based on development plans for the property and evaluation of those plans for their impact on remaining non-college residential uses in the block.

6. Condition d., part 2. *The applicant shall submit an "anticipated growth and development statement" for approval of a new or expanded campus boundary, which statement shall include but not be limited to the following elements:*

   1. *Proposed new boundary or boundary expansion.*
   2. *Enrollment growth plans which include planned or anticipated maximum enrollment by major category (full-time, part-time, undergraduate, graduate) over the next 10 years and also the anticipated maximum enrollment over the next 20 years.*
   3. *Plans or parking facilities over the next 10 years, including potential locations and approximate time of development.*
   4. *Plans for the provision of additional student housing, either on-campus, or off-campus in college-controlled housing.*
   5. *Plans for use of land and buildings, new construction, and changes affecting major open space.*
   6. *An analysis of the effect this expansion (or new campus) will have on the economic, social, and physical well-being of the surrounding neighborhood, and how the expansion (or new campus) will benefit the broader community.*

St. Thomas has submitted its "Looking to the Future" statement, dated June, 1988, and an addendum, dated April, 1989, as its "anticipated growth and development statement" in conformance with the above requirement. (See Attachment D.) The statement acceptably addresses each of the required elements.

7. Condition d., part 3. *Approval of a new or expanded campus boundary shall be based on an evaluation using the general standards for special condition uses found in Section 64.300, and the following criteria:*

   i. *Anticipated undergraduate student enrollment is supported by plans for student housing that can be expected to prevent excessive increase in student housing demand in residential neighborhood adjacent to the campus.*

      St. Thomas has stated that it intends to provide sufficient on-campus housing to continue to provide accommodations for 30-35% of its day undergraduate students, as it has done in the past. As an example of this commitment, St. Thomas has remodeled dormitory space on the former Seminary campus over the summer of 1989, which adds 170 new beds, for a total of approximately 1,880 on-campus beds. The modest undergraduate enrollment growth that is planned, coupled with the College's commitment to continue to add beds on-campus as needed, indicate that there will not be a significant increase in the number of students wishing to live in the neighborhood adjacent to the campus.

   ii. *Potential parking sites identified in the plan are generally acceptable in terms of possible access points and anticipated traffic flows on adjacent streets.*

      The Strgar-Roscoe-Fausch report on potential parking, traffic, air and noise quality impacts resulting from additional St. Thomas development included a preliminary analysis of these possible ramp locations. The consultant stated that none of the locations should be ruled out as unacceptable. Some traffic improvements (the addition of exclusive turning lanes) may be required, depending upon the location selected. Air and noise quality are projected to remain within acceptable levels.

      For a specific parking facility proposal, the adequacy of access will be reviewed during site plan review. It is not appropriate or possible for the special condition use permit to include more specific requirements for parking ramps at this point, before specific proposals have been made by the College.

   iii. *Plans for building construction and maintenance of major open space areas indicate a sensitivity to adjacent development by maintaining or providing adequate and appropriately located open space.*

      "Looking to the Future" states that these are the major building projects that are expected over the next 10-20 years:

* library expansion
* science building (Albertus Magnus) expansion
* additional office and classroom space
* parking ramp
* other projects if specific gifts are offered

The addendum to "Looking to the Future" states that St. Thomas, as a result of these planned building projects, does not expect any significant changes to major open space areas. In particular, St. Thomas expects to maintain the southeast corner of the former Seminary campus as open space over the long term.

iv. *The proposed new or expanded boundary and the "anticipated growth and development statement" are not in conflict with the City's Comprehensive Plan.*

The Land Use Plan (adopted November 20, 1980) within the City's Comprehensive Plan, has a section entitled "Expansion of Institutional Land Uses", (p. 35). This section contains the following two policies:

Policy (4.5-1): Through zoning and building permit processes, the city will discourage the expansion of institutional uses where it would not support established city policies.

Policy (4.5-2): The city will work with the district councils and institutions to resolve land use conflicts arising from the competing needs of the institutions and their neighbors.

The College Zoning Committee has been engaged in a two year process of working with St. Thomas and its neighbors to determine needs and make recommendations that would best balance these needs and promote the stability and vitality of that neighborhood as a whole. The recommended permit is a framework for the long-term development of the St. Thomas campus that defines the extent of the campus, and includes commitments by St. Thomas regarding enrollment and student housing that together will promote the long-term stability of that neighborhood.

8. Condition d., General Standards. *64.300.(c) Before the Planning Commission may grant approval of a principal use subject to special conditions, the Commission shall find that:*

(1) The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the city council.

(2) The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.

(3) The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.

(4) *The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*

(5) *The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

All of these issues have already been addressed in the recommendations of the Committee. The recommended permit would be in conformance with these general standards.

9. Condition e. *The institution shall not exceed by more than 10 percent or 300, whichever is less, the student enrollment, staff and employee size and/or dormitory bed levels identified in the permit unless required off-street parking is provided and approved by the Commission.*

As of fall semester of 1988, the College of St. Thomas had the following student, employee, dormitory bed, and parking levels at the St. Paul Campus[1]

Employees: 1,051
Dormitory beds: 1,711
Full-time students living off-campus: 2,683
Part-time students: 3,658
On-campus parking spaces: 1,759

The base level of employees, dormitory beds, and part-time students is 6,420. The parking required for this number using the current requirement is 2,316. However, St. Thomas has a grandfathered in non-conformance of 596 spaces that it is not legally required to provide. This derives from the time (pre-1975) that the City had no parking requirement for colleges, and from other times since 1975 when the parking requirement has been increased (the requirement for employees was just increased from one space for every three to one space for every two as part of the recently adopted College Zoning II 40-Acre Study). Therefore, St. Thomas' current legal parking requirement is 1,720 spaces, leaving an excess of 39 spaces (1,759 - 1,720 = 39) which can be used to satisfy future parking requirements.

In the future, St. Thomas will be required to provide additional spaces when the baseline number established by this permit (6,420) increases by 300 to 6,720. (The 300 figure is applicable since it is less than what a 10 percent increase (642) in the baseline would be.)

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1. These numbers include the students and faculty of the St. Paul Seminary. It is relatively difficult for the College and the Seminary to accurately provide separate numbers for each because many students and employees study and teach at both institutions. Since the parking provided serves the needs of both campuses at nearly the same location; the parking requirement for both will be calculated together in the future.

f. A theatre, auditorium or sports arena located on a college, university or seminary campus must provide off-street parking within 600 feet of the building to be served as measured from a principal entrance to the building to the nearest point of the off-street parking facility, and also provide the number of parking spaces specified in Section 62.103. The Planning Commission, after public hearing, may determine that the existing parking provided by the institution for students, employees and dormitory beds meets this parking requirement based upon the following:

1. The spaces are within 600 feet of the building they are intended to serve, as measured from a principal entrance to the building to the nearest point of the off-street parking lot; and

2. It can be demonstrated by the institution that the spaces are not needed by students and employees during times when events attracting non-students and non-employees are to be held.

If St. Thomas were to build a new theater, auditorium, or sports arena on its campus in the future, it would be required to provide off-street parking as specified above.

(The next three findings address River Corridor requirements, which only apply to the former Seminary portion of St. Thomas's campus.)

10. The area of the campus that is known as the former St. Paul Seminary campus is entirely within the RC-3 River Corridor Urban Open District. In the RC-3 District, uses which are special condition uses in the underlying district (R-2) are also considered conditional uses in the RC-3 district. The permit issued to St. Thomas will be a combination permit for both a special condition use in the R-2 district and a conditional use in the RC-3 district.

In passing upon conditional use permit applications, the Planning Commission or Planning Administrator must consider 14 factors that are specified in Section 65.503. Nearly all of these factors are most applicable to development that occurs close to the river, particularly in the floodplain. Only two of the factors are directly applicable to this permit. These require: a) consideration of the importance of the services provided by the proposed facility to the community; and b) analysis of the compatibility of the proposed use with existing development and development anticipated in the foreseeable future. These factors have been addressed in other portions of this staff report and in the May 16, 1989 staff report.

11. General standards regarding placement of structures, grading and filling, protection of wildlife and vegetation, and run-off, as specified in Section 65.410, apply to all uses in River Corridor districts. These general standards will apply to development that occurs on the former Seminary campus as well.

Two of these standards, which will affect where development can occur on the Seminary campus, prohibit development on slopes greater than 18 percent or within 40 feet of the bluffline (Section 65.411, Subd. b, (5) and (6). This means that no development can occur in the large river gorge that extends into the campus from under the Mississippi River Boulevard or within 40 feet of the bluffline created by the gorge. (See Map 4.)

12. Section 65.233(a) limits all development in the RC-3 district (which district overlays the former Seminary campus) to 40 feet in height. Section 60.413(6) (b) requires a minimum building setback of 50 feet from every property line. The College has requested modification of the height limit and the setback requirement. The requested modification is contained in Attachment A.

As shown on Map 2, staff recommends building height limits of 30, 60, and 75 feet and building setbacks of 0, 50, 70, and 100 feet.

MODIFICATION JUSTIFIED

There are a variety of reasons to justify a modification of the RC-3 40-foot height limit. First, the boundary of the River Corridor extends approximately one block in from the river bluff for most of its length, except at the Seminary property, where it extends to Cretin Avenue to include the entire campus area. Logically, only the western one-third of the campus should be included in the River Corridor using the boundary on the north and south sides of the campus as a guide. In this area, the boundary generally extends inward one residential block. According to City staff who worked on River Corridor related issues at the time the overlay district was created, one of the reasons the entire campus was considered for inclusion in the district was because it was under one property description.

Second, three existing buildings (Loras, Cretin, and Grace Halls) on the campus exceed 40 feet now. Allowing other buildings in excess of 40 feet on the eastern half of the campus will not significantly change the views from the river or the character of the campus from the surrounding neighborhood.

Third, enforcement of the 40 foot height restriction on the entire campus area would be a significantly stricter height limit than faced by the other colleges in the city.

Finally, higher building height limits will encourage the preservation of more green space on the campus. Assuming St. Thomas constructs new buildings to meet a given space requirement on the Seminary campus, a 40 foot height restriction would force new buildings to occupy a larger footprint than would be the case with a less restrictive height limit.

PROPOSED HEIGHT AND SETBACK LIMITS

Both the College and staff recommend a 30 foot height limit along the Mississippi River Boulevard and Goodrich Avenue. The area along the Mississippi River Boulevard is the area closest to the river bluff and the area that should logically be regulated by the River Corridor limit. The proposed height limit is 10 feet lower than would be permitted by the 40 foot River Corridor limit. The 30 foot height limit along Goodrich reflects the low building heights (20 feet) on the college campus immediately north of Goodrich and the existing residential buildings south of Goodrich.

Both the College and staff recommend a 60 foot height limit along Cretin. Since this area is east of Loras, Cretin, and Grace Halls, all of which are almost 60 feet high, additional 60 foot high buildings will not adversely affect views from the river. The College recommends the standard 50 foot setback from Cretin. The staff recommends a 70 foot setback. This is the setback the Zoning Code requires of all 60 foot high college buildings.

For the area along Summit, the College requests a 75 foot height limit with a 75 foot setback from Summit. The staff recommends a 60 foot height limit with a 100 foot setback. The staff recommendation will maintain a set of height and setback limits which is consistent with those established on the traditional campus. The staff proposed height and setback limits also match the existing building situation in this area--Loras Hall is 58 feet high and the Byrne Residence is setback 100 feet from Summit Avenue.

For the area in the center of the campus, the College requests a 95 foot height limit. The staff recommends 75 feet. A 95 foot height limit would allow buildings which would be visually intrusive and harmful to the views from the river and out of scale with existing campus and surrounding residential development. A 75 foot height limit will allow buildings which will be less intrusive to views from the river and, because this area is at least 300 feet from the nearest residential use, will not adversely affect the surrounding residential neighborhood. A 75 foot height limit is also more in keeping with the height of Loras, Cretin, and Grace Halls.

The College recommends a 0 foot setback along the boundary with the Saint Paul Seminary campus. As long as the two campuses continue as institutional uses, there is no need for a setback along the boundary since the two campuses blend together and function as one campus. However, if the Seminary should be changed to residential use in the future then a setback from the residential use would be appropriate. Consequently, staff recommends the setback along the boundary with the Seminary campus be 0 feet, provided that setbacks as required by the zoning code for colleges (50 feet plus two additional feet for each foot the building exceeds 50 feet) shall apply if the Seminary changes to residential use.

For all these reasons, strict enforcement of the 40 foot height limit would create an undue hardship, and be unreasonable, impractical, and not feasible under the circumstances. The modification would not create a hazard to life or property, and will not adversely affect the safety, use, or stability of a public way, slope or drainage channel, or the natural environment.

The Department of Natural Resources has reviewed the special condition use permit. Their comments are in Attachment E.

NOW, THEREFORE, BE IT RESOLVED, that acting pursuant to Sections 60.413(6), 65.230, and 65.233(a) of the Saint Paul Zoning Code, the Planning Commission does hereby approve and issue a Special Condition Use Permit and does hereby approve modifications to the height limits of the RC-3 River Corridor district to St. Thomas College for its property located at 2115 Summit Avenue and the Planning Commission does hereby make the following determinations as part of said permit:

1. St. Thomas College boundaries are hereby established and as set forth on the attached map, which map is marked "Exhibit A", dated January 26, 1990 and incorporated into this resolution.

2. The building height and setback for the St. Thomas campus are hereby established as set forth on the attached maps, which maps are marked "Exhibit B" and "Exhibit C", dated January 26, 1990. Setbacks along the boundary with the Saint Paul Seminary shall be 0 feet, provided that setbacks, as required by Section 60.413(6)(b), shall apply if the Seminary changes to residential use.

3. The existing off-street parking provided as of Fall 1988 is as follows: 1,759 spaces.

4. The student enrollment as of Fall Semester, 1988, is as follows:

   Full-time students living off-campus - 2,683
   Part-time students - 3,658

5. The staff and employee size as of Fall Semester, 1988, is as follows: 1,051

6. The dormitory bed levels as of this date are as follows: 1,711

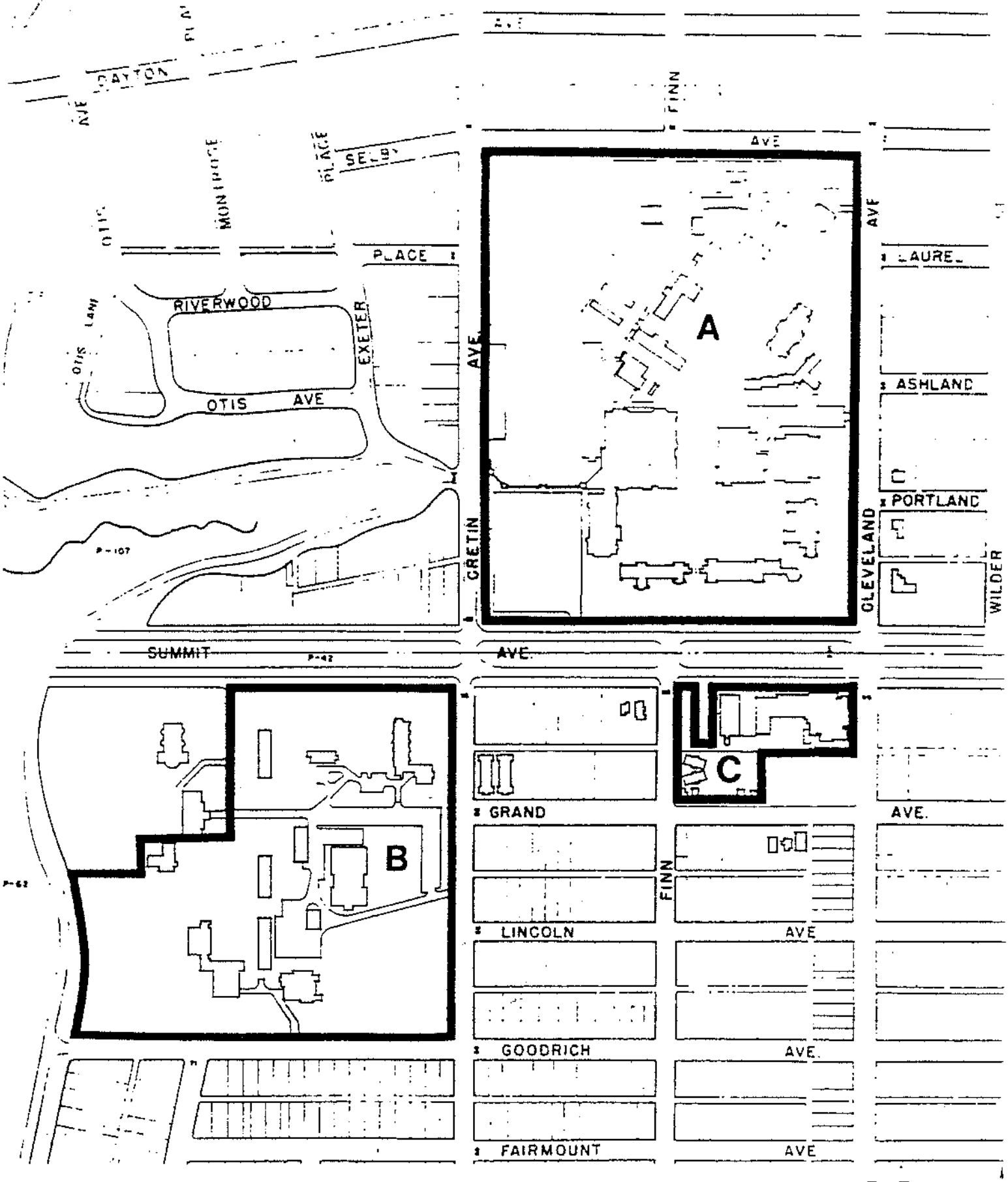
The Special Condition Use Permit is made expressly subject to the following conditions:

1. St. Thomas College will not expand a college use to any property outside of the campus boundary as defined in this permit unless a boundary change is approved by the Planning Commission;

2. Every January 31st, St. Thomas College will report in writing to the Planning Division staff the numbers of employees, students, dormitory beds, and parking spaces for the previous fall term; and

3. Additional parking spaces will be provided as required whenever the base level of student enrollment, staff and employee size and/or dormitory bed levels identified in the permit increases by a minimum of 10 percent or 300, whichever is less.

MAP 1 CAMPUS BOUNDARY

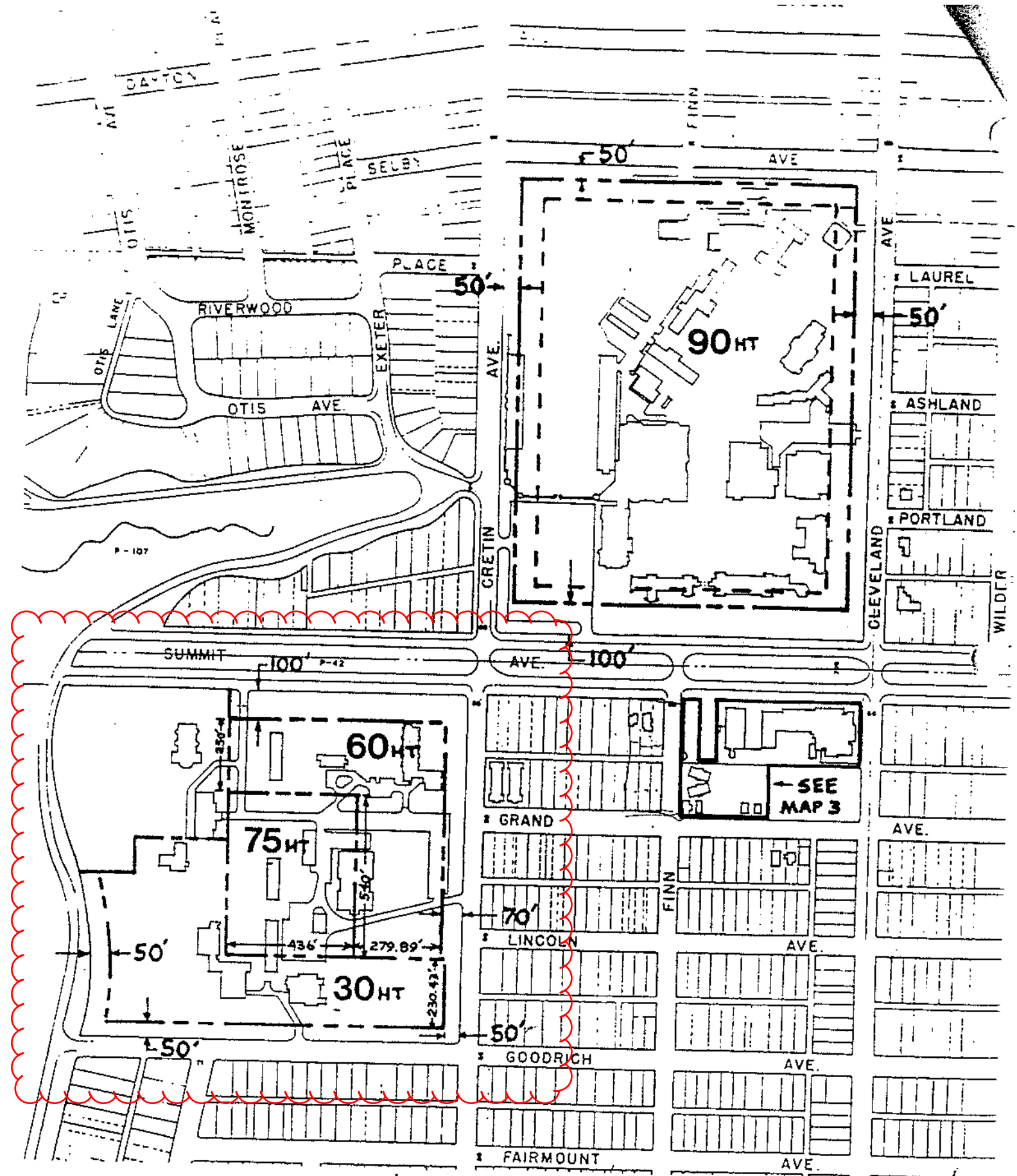


COLLEGE OF ST. THOMAS SPECIAL CONDITION USE PERMIT

SCALE 1" = 400'

Campus Boundary

EXHIBIT A
January 26, 1990

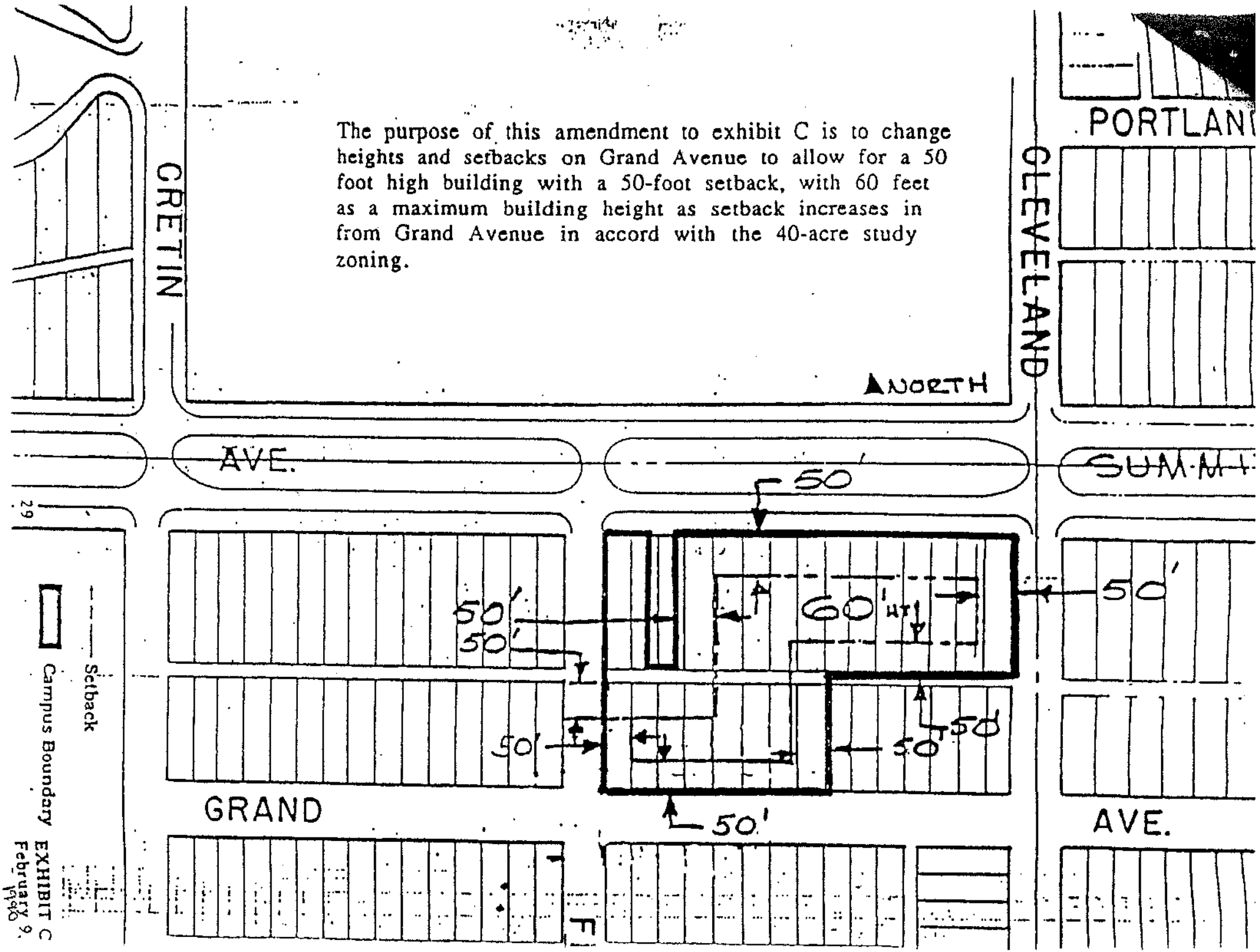


COLLEGE OF ST. THOMAS SPECIAL CONDITION USE PERMIT

——— Setback

– – – – Additional setback for maximum height

EXHIBIT B
January 26, 1990


The purpose of this amendment to exhibit C is to change heights and setbacks on Grand Avenue to allow for a 50 foot high building with a 50-foot setback, with 60 feet as a maximum building height as setback increases in from Grand Avenue in accord with the 40-acre study zoning.
CRETIN
CLEVELAND
PORTLAN
NORTH
AVE.
SUMMIT
50'
50'
50'
60' HT.
50'
50'
50'
50'
50'
GRAND
AVE.
29
Setback
Campus Boundary
EXHIBIT C
February 9, 1990

CONDITIONAL USE PERMIT - 1995

CITY OF SAINT PAUL, MINNESOTA
SPECIAL CONDITION USE PERMIT

ZONING FILE #95-024

APPLICANT: UNIVERSITY OF ST. THOMAS

Review 8/31/17

PURPOSE: Special condition use permit to allow a new campus boundary.

LOCATION: ~~2260~~ 2115 Summit Avenue

UST South Campus Sup changes April 1995

LEGAL DESCRIPTION: See "Exhibit D"

ZONING COMMITTEE ACTION: Recommend approval with conditions

PLANNING COMMISSION ACTION: Approval with conditions

St. Paul Seminary Sup changes on different document

CONDITIONS OF THIS PERMIT:

1. The University of St. Thomas campus boundary is hereby amended from that established on January 26, 1990 and is now set forth in the attached map marked "Exhibit A" dated April 14, 1995 and incorporated into the Planning Commission resolution.

2. The building setbacks for the University of St. Thomas campus are hereby amended from those established on January 26, 1990 and are now set forth in the attached maps marked "Exhibit B" dated April 14, 1995 and "Exhibit C" dated February 9, 1990 and as described by the following:

   Mississippi River Boulevard: 75 feet from the easterly right-of-way of Mississippi River Boulevard between the northern campus boundary line and the northerly right-of-way of Goodrich Avenue;

   Goodrich Avenue: 65 feet from the northerly right-of-way of Goodrich Avenue between the easterly right-of-way of Mississippi River Boulevard and the westerly right-of-way of Cretin Avenue.

   Setbacks along the boundary with the St. Paul Seminary shall be 0 feet, provided that setbacks, as required by Section 60.413(6)(b), shall apply if the Seminary changes to residential use.

3. The existing off-street parking provided as of Fall 1988 is as follows: 1,759 spaces.

4. The student enrollment as of Fall Semester, 1988, is as follows:

   Full-time students living off-campus - 2,683
   Part-time students - 3,658.

5. The staff and employee size as of Fall Semester, 1988, is as follows: 1,051.

6. The dormitory bed levels as of this date area as follows: 1,711.

Review 8/31/17

7. University of St. Thomas will not expand a college use to any property outside of the campus boundary as defined in this permit unless a boundary change is approved by the Planning Commission.

8. Every January 31st, the University of St. Thomas will report in writing to the Planning Division staff the numbers of employees, students, dormitory beds, and parking spaces for the previous fall term.

9. Additional parking spaces will be provided as required whenever the base level of student enrollment, staff and employee size and/or dormitory bed levels identified in the permit increases by a minimum of 10 percent or 300, whichever is less.

APPROVED BY: David McDonell, Commission Chairperson

I, the undersigned Staff to the Zoning Committee of the Planning Commission for City of Saint Paul, Minnesota, do hereby certify that I have compared the foregoing copy with the original record in my office; and find the same to be a true and correct copy of said original and of the whole thereof, as based on minutes of the Saint Paul Planning Commission meeting held on April 14, 1995 and on record in the Saint Paul Planning Office, 25 West Fourth Street, Saint Paul, Minnesota.

Kady Dadlez
Staff to the Saint Paul
Zoning Committee

This permit will expire one year from the date of approval if the use herein permitted is not established.

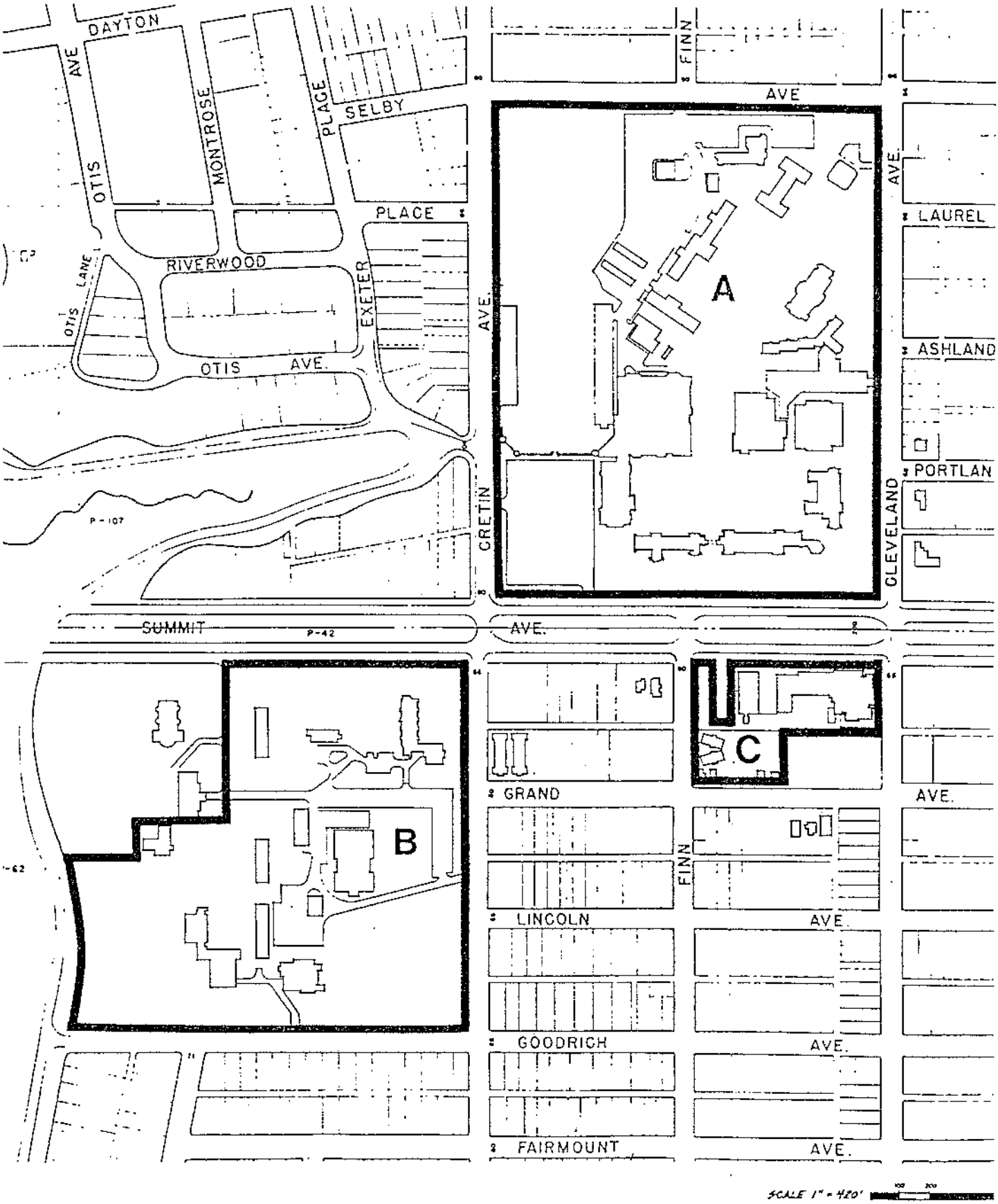
The decision to grant this permit by the Planning Commission is an administrative action subject to appeal to the City Council. Anyone affected by this action may appeal this decision by filing the appropriate application and fee at the Zoning Office, 1100 City Hall Annex, 25 West Fourth Street. Any such appeal must be filed within 15 calendar days of the mailing date noted below.

Violation of the conditions of this permit may result in its revocation.

Copies to: Applicant
File #95-024
Zoning Administrator
License Inspector
District Council 14

Mailed: April 14, 1995

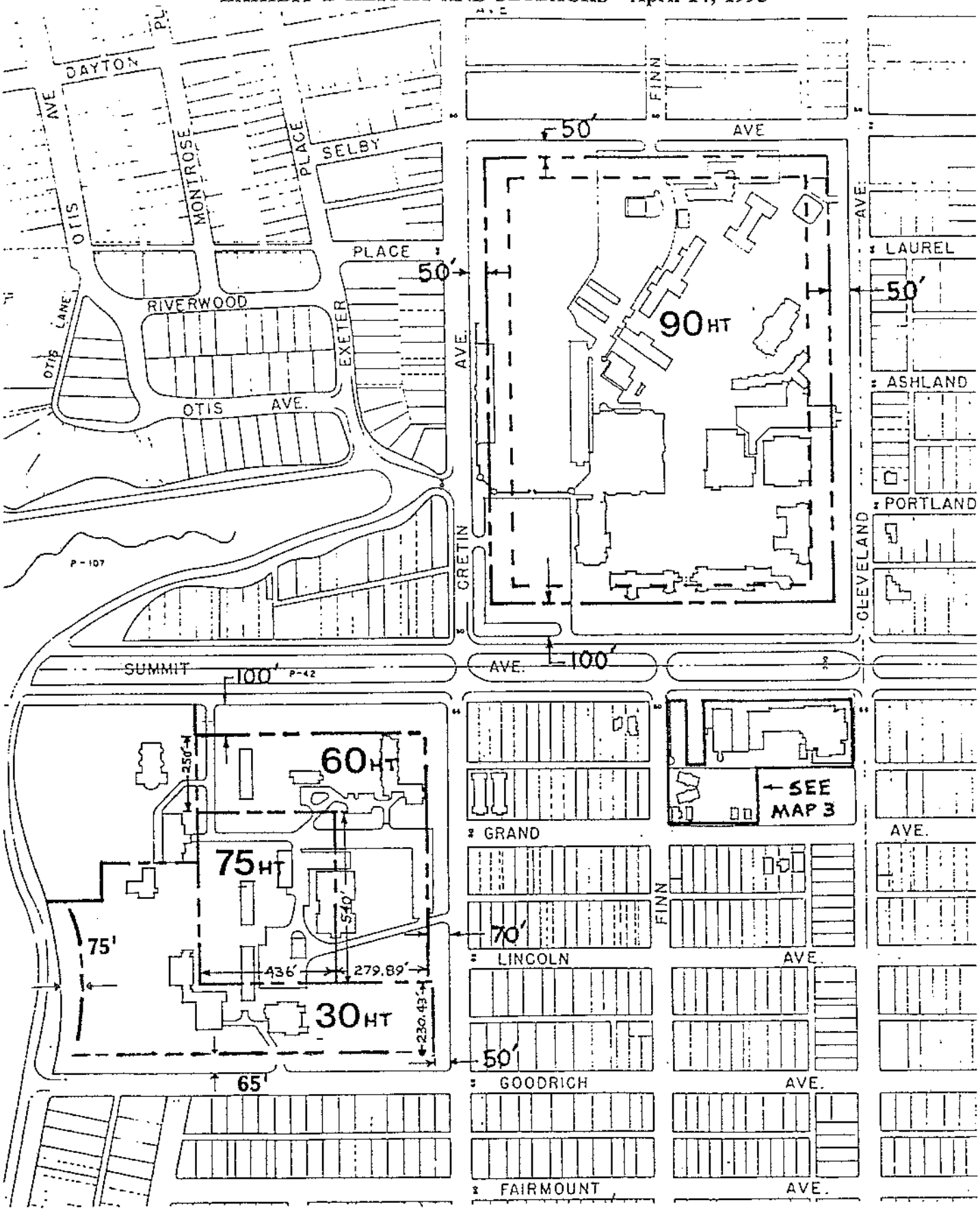
EXHIBIT A CAMPUS BOUNDARY - April 14, 1995



UNIVERSITY OF ST. THOMAS SPECIAL CONDITION USE PERMIT

Campus Boundary

EXHIBIT B HEIGHT AND SETBACKS - April 14, 1995

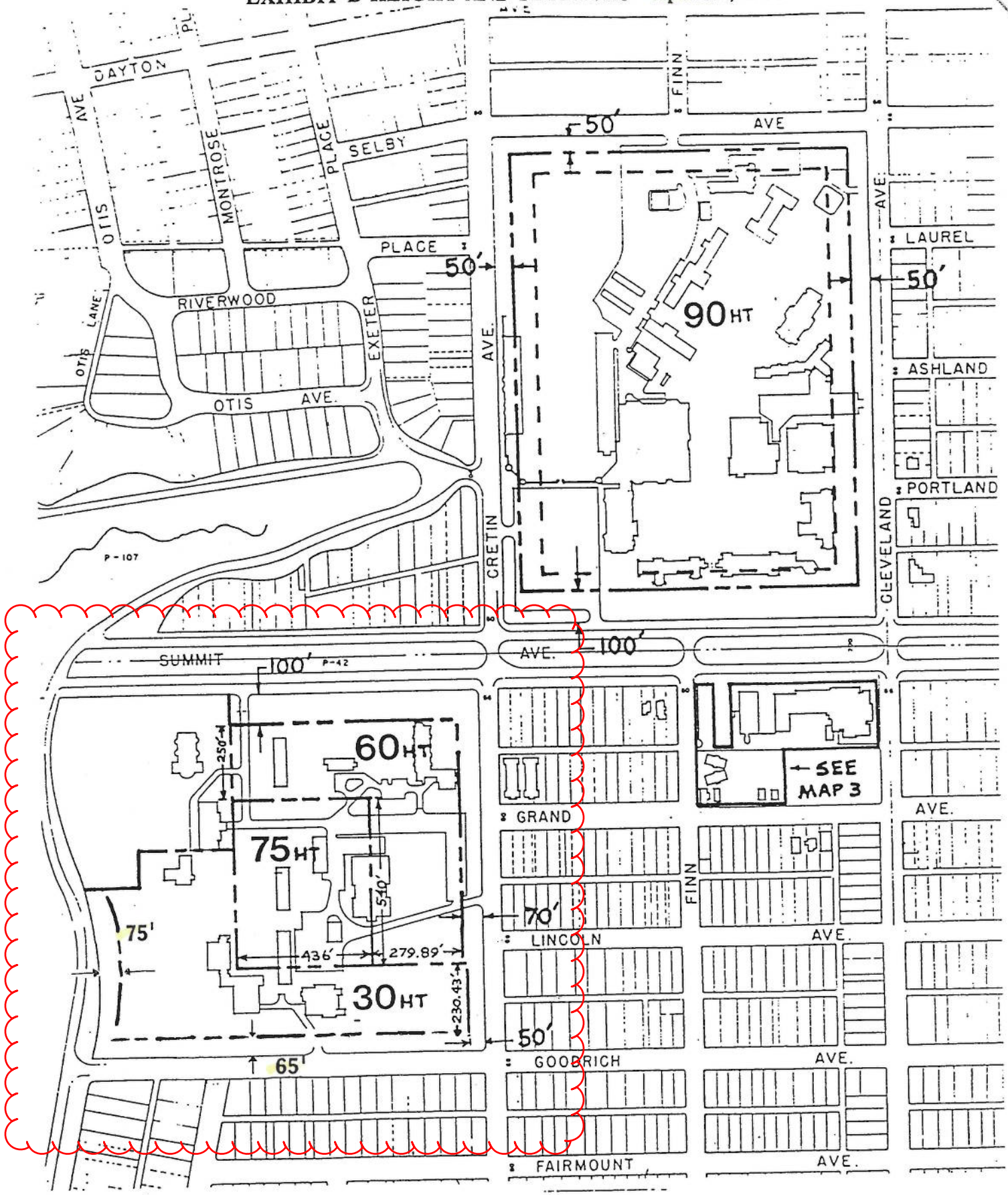


UNIVERSITY OF ST. THOMAS SPECIAL CONDITION USE PERMIT

——————— Setback

— — — — — Additional setback for maximum height

EXHIBIT B HEIGHT AND SETBACKS - April 14, 1995



UNIVERSITY OF ST. THOMAS SPECIAL CONDITION USE PERMIT

Setback

Additional setback for maximum height

CONDITIONAL USE PERMIT - 2004

CITY OF SAINT PAUL, MINNESOTA
Conditional Use Permit

ZONING FILE NO:	04-054-501
APPLICANT:	University of St. Thomas
PURPOSE:	Conditional Use Permit for expansion of campus boundaries
LOCATION:	2115 Summit Ave.
LEGAL DESCRIPTION:	PIN s 05-28-23-41-0004, 05-28-23-41-0014, 05-28-23-41-0016, and 05-28-23-41-0070 thru 0092, 04-28-23-23-0112, 04-28-23-23-0111, 04-28-23-23-0101, 04-28-23-23-0058, GROVELAND ADDITION TO ST PAUL, BLOCK 1, W 32 93/100 FT. OF LOT 13 AND EX. W 21 45/100 FT., LOT 14, AND LOTS 24-26; MOSES ZIMMERMAN'S REARRANGEMENT; SUMMIT WOOD, LOTS 1-30; MERRIAM PARK THIRD ADDITION TO THE CITY OF ST. PAUL, BLOCK 12, EX E 63 FT LOTS 6, 7, AND LOT 8; BLOCK 13, LOT 1, EX THE E 5 FT LOT 13 AND EX THE W 5 FT LOT 14, AND W 5 FT OF LOT 14 AND ALL OF LOTS 15 AND 16
ZONING COMMITTEE ACTION:	Approval with Conditions
PLANNING COMMISSION ACTION:	Approval with Conditions

CONDITIONS OF THIS PERMIT:

1. Campus Boundary. The campus boundary for the University of St. Thomas shall be expanded to include the following properties:

East block (bounded by Summit, Cleveland, Grand and Finn): 2067 and 2085 Grand Ave.; 2110 Summit Ave.

West block (bounded by Summit, Finn, Grand, and Cretin): 2123, 2125, 2129, 2139, 2143, 2151, 2159, 2163, 2167, 2171, 2175 Grand Ave.; and 2120, 2130, 2134, 2140, 2144, 2150, 2154, 2156, 2166, 2170, and 2174 Summit Ave.

East of Cleveland Ave. The four properties located at 2055 Summit Ave., 2045 Summit Ave., 44 N. Cleveland Ave., and 2057 Portland Ave. Attachment 1 lists all of the addresses, property identification numbers (PINs), and legal descriptions for these properties. St. Thomas hopes to eventually acquire 2133 Grand Ave. as well. This property will automatically be included within the boundary upon purchase. Consistent with the University of St. Thomas Campus Boundary Plan amendment to the Saint Paul Comprehensive Plan Land Use Chapter, adopted on May 3, 1990, the boundaries set forth herein, with the addition of 2055 Summit Ave., 2045 Summit Ave., 44 N. Cleveland Ave., and 2057 Portland Ave., are to be considered as the definitive, long-term campus for the University of St.Thomas. Expansion beyond this area shall be considered contrary to City policy. St. Thomas agrees not to purchase additional property in the neighborhood within one mile of the campus or along the entire length of Summit Avenue, with the exception of a home used as a residence for any future ex-president or chancellor, and excepting property purchased as part of a purchase/rehabilitation initiative as described in Condition 10. Further, St. Thomas agrees to sell, within 5 years from the date of permit approval, the properties it owns south of Grand Ave., including 2076, 2080, and 2084 Grand Ave. St.Thomas further agrees to apply to rezone 2076 Grand Ave. to a residential zoning classification, and sell the three properties with a restrictive

covenant that they be used only for owner occupied, non-student residential uses. If property is bequeathed to St. Thomas, it shall dispose of the property and return it to a conforming use within two years.

2. Building Heights and Setbacks. Building heights and setbacks within the two-block development area shall be as follows:

Setbacks

Summit Ave. frontage - A 50 ft. setback is established for the west block to match the setback of the existing residential structures, six of which would remain. On the east block, a 100 ft. setback is established for the three story portions of the two 59 ft. tall (to the ridge) academic buildings. One and two-story elements of the academic buildings, designed to soften the building height, can extend into the 100 ft. setback and must have a minimum setback of 80 ft. for the two-story portion and 50 ft. for the one-story portion.

Cleveland Ave. frontage - For the academic building, a 75 ft. setback to the three-story portion is established, with a minimum setback of 65 ft. to the two-story portion and 25 ft. to the one-story portion that would extend into the 75 ft. setback area. For the residential building located at the Cleveland and Grand comer, a 25 ft. setback from Cleveland is established.

Grand Ave. frontage - A 25 foot setback from Grand is established for the Cleveland/Grand residential building at the corner. A 25 ft. setback is established for all of the other residential buildings along Grand Ave. in both the east and west block. This matches the existing setback of the residence at 2133 Grand Ave. and the two apartment buildings at 2171-2175 Grand Ave. that would remain under the proposed development plan.

Cretin Ave. frontage - The buildings along this frontage, the 2175 Grand apartment and 2174 Summit Ave. house, are proposed to remain. The existing setbacks should be maintained. If the apartment building at 2175 Grand is replaced by a newly constructed building, a 25 ft. setback from Cretin Ave. shall be required.

Finn St. frontage - A 25 ft. setback is established for the new building on the west side, and a 30 ft. setback for the academic building on the east side.

Building Heights

The maximum height for the academic buildings shall not exceed 59 ft. to the ridgeline at the top of the buildings. The maximum height of the residential buildings, including the child development center/apartment building, shall not exceed 40 ft. to the top of the buildings. These heights shall be considered an absolute maximum, including all mechanical equipment.

3. Size of Academic Buildings and Prohibition on Auditorium Uses. A maximum of two academic buildings may be built on the east block. The size of the first academic building shall not exceed 75,000 sq. ft. in size. The size of the second academic building shall not exceed 65,000 sq. ft. in size. No auditorium, performance hall, or athletic facility with the capacity of more than 250 persons shall be constructed on the east or west blocks.

4. EAW Mitigation Measures. St. Thomas shall be required to implement the following mitigation measures *as* recommended in the Revised EAW, dated October 13, 2003 (pp. 84-85):

- Retain residences at 2120, 2130, 2170, and 2174 Summit Avenue and two more Summit Avenue houses to be designated. The apartment buildings at 2171 and 2175 Grand may be retained or removed.
- Enroll in the Voluntary Petroleum Investigation Cleanup Program (VPIC) with the Minnesota Pollution Control Agency for the clean up of soil contamination related to the gas station and other LUSTs (leaking underground storage tanks).
- Complete soil boring investigations in construction areas prior to excavation activities.
- Conduct a demolition survey of each building to be removed from the site prior to demolition.
- Coordinate with the Heritage Preservation Commission (HPC) regarding the historic district design guidelines and design the new buildings in keeping with the character of the historic district. Apply for the appropriate permits from the HPC.
- Cooperate in preparation of an appropriate environmental review (e.g., EAW) for the future student center or other developments proposed within the historic district.
- Review any changes to the two-block development project or future phased actions (developments elsewhere on campus analyzed in the EAW) with the City to determine if changes result in different

environmental impacts (the City will determine the appropriate level of analysis required to evaluate such changes).

- $ Provide emergency vehicle access on the west block via the mid-block sidewalks.
- $ Obtain necessary City permits and implement the Pedestrian Management Plan for the Summit Avenue Parkway between Cretin and Cleveland by the completion of Stage 1 of the two-block development project.
- $ Provide the City with the funding to complete the traffic signal adjustments required as mitigation for the two-block development project as recommended in the EAW.
- $ Report to the City on the status of the search for remote parking and establishment of shuttle buses to supplement on-campus parking.
- $ Move the bus stop on Summit to the east to minimize conflicts with buses and pedestrians using the crosswalks.
- $ Further modify parking fees to maximize the use of on-campus parking areas (such as the Morrison Hall ramp).
- $ Prepare a storm water management plan that complies with the City discharge rate restrictions.
- $ Control construction and demolition dust via watering, street sweeping, rock entrance, and other Best Management Practices.
- $ Provide temporary barriers around the portions of the site under construction for safety.
- $ Provide information as needed to assist the City in better managing on-street parking restrictions around the St. Paul campus.
- $ Conduct a student transportation survey to determine student parking and transportation needs and develop a parking and transportation plan for St. Thomas. (The survey should be conducted when classes are in session. Postcard surveys or random student interviews could be conducted. Focus groups could also be held.)
- $ Control student housing through the Campus Living Office and enforce the City's noise ordinance.
- $ Install a bus shelter (suggested by Metro Transit) on westbound Summit at the Metro Transit layover area, if approved by the HPC, and coordinate with Metro Transit and ACTC (Associated Colleges of the Twin Cities) to determine if other improvements to bus service can be made.

5. **2133 Grand Ave, (residential property not owned by St. Thomas).** All campus buildings developed adjacent to this property must be set back a minimum of 50 feet from the west side property line and 25 ft. from the east side property line. Alley access to the property must be maintained. St. Thomas shall work with the owner of 2133 Grand to develop appropriate means of mitigating the impact of increased student residents and a child development center adjacent to the property, and shall consider measures such as: fencing, special landscaping, or other screening; lighting that does not spill over the property line; window placement that enhances privacy; design and placement of child care drop-off and pick-up areas to minimize the potential for blocking alley access; and education of nearby student tenants to respect the property and privacy of the residents of 2133 Grand. The appropriate mitigation measures that will be required by the City will be determined during the site plan review process. These requirements shall no longer be in effect if 2133 Grand is subsequently purchased by St. Thomas and the property automatically included in the campus boundary.
6. **Enrollment Growth Increases.** St. Thomas agrees that total enrollment at the Saint Paul campus shall not exceed 8,750 students, including full-time, part-time, and audit students. Upon such time enrollment exceeds 8,000 students, St. Thomas shall report to the Planning Commission for additional review and conditions. The review shall consist of analyzing the impact of the additional enrollment on areas such as parking, traffic, student housing, and other related impacts on the surrounding residential area. St. Thomas shall propose a plan to mitigate negative impacts resulting from the additional enrollment, and the Planning Commission may impose additional conditions on this permit to address those impacts. Any additional conditions imposed by the Planning Commission may be appealed to the City Council.

7. **Number of Residential Beds.** The total number of residential beds on the east and west blocks shall not exceed 450, unless 2133 Grand Ave. is acquired, in which case the total shall not exceed 475 beds. In no event shall there be more than 100 beds in residences on Summit Avenue. Those persons living on the east and west blocks shall include a mix of undergraduate juniors and seniors and graduate students, with resident advisors, faculty and staff.
8. **West Block Development.** No new academic buildings shall be constructed on the west block. New construction shall be for residential uses only. St. Thomas shall agree to preserve six of the existing single-family houses on the Summit Ave. frontage not including the garages. Any residential structures built to replace any single-family homes which are moved or demolished shall be designed to look like single-family or "mansion" style homes of diverse designs, such that the Summit Ave. side of the west block shall always appear to be a single-family residential block. For demolition and construction work within the historic district, St. Thomas shall follow the established review procedures of the Heritage Preservation Commission.
9. **Finn St.** For a period of no less than 30 years from the date of permit approval, St. Thomas agrees not to petition to close Finn St. between Summit and Grand Aves. and that Finn St. in this block shall remain a public street open to two-way traffic.
10. **Community Development Corp.** St. Thomas shall capitalize a CDC or establish a similar initiative whose purpose would be to purchase, rehabilitate, and sell to non-student owner-occupants an average of at least 2.5 houses per year within the boundaries of the Merriam Park and Macalester-Groveland neighborhoods. The average will be calculated over a twelve year time period, so that 30 houses will be done over the 12 years. For properties sold through this effort, restrictive covenants shall be added at time of sale to require use of the properties for non-student, owner-occupied residential uses only.
11. **University/Community Advisory Council.** St. Thomas agrees to participate, at the level of senior management and the board of trustees, in an advisory council charged with resolving university/community problems, and providing a channel for communications on campus master planning and development, and to enhance university/community relations. The composition of the advisory council would include representatives of the St. Thomas board of trustees, senior management and students, and neighborhood representatives from the Merriam Park Community Council and the Macalester Groveland Community Council, the Summit Ave. Residential Preservation Association., and Neighbors United. The scope of the advisory council's work would include all issues affecting local residents, including but not limited to: the creation and management of a CDC or similar initiative to purchase and rehabilitate housing in the neighborhood; parking; St. Thomas construction impacts, including the building of parking lots, athletic fields; student housing (both on and off-campus); and neighborhood quality of life issues such as the impact of student party houses. This group would meet at least quarterly and report to the St. Paul Planning Commission and the St. Paul City Council.
12. **Parking Issues.** St. Thomas agrees to explore and implement policies, such as reducing parking permit fees, that will increase the use of its on-campus parking spaces on evenings and weekends for the 2004-2005 school year. St. Thomas also agrees to explore ways to further increase use of on-campus parking and use of bus passes for all students in the 2005-2006 school year and succeeding years.
13. **Parking Ramps.** Parking for the east and west blocks shall be developed as proposed by St. Thomas, with a maximum of 590 spaces constructed in underground parking ramps on both blocks, and with access from Finn St. A small number of surface parking spaces, for uses such as drop-off/pick-up, or loading, shall be permitted. If St. Thomas is unable to develop 590 total spaces on the two block development site, because of site and design constraints, such as those related to retaining six of the existing houses on Summit, then the balance of the spaces may be developed on the south campus.
14. **Student Addresses.** St. Thomas agrees to require all enrolled students to declare a bonafide local address, as a condition of registration, and will improve its computer tracking of student housing data

to assist in enforcement of local City rental occupancy ordinances.

15. **Community Contribution.** St. Thomas agrees to commit a total of $30,000.00 annually for use by the Merriam Park and Macalester Groveland Community Councils and the newly-established University/Community Advisory Council. The university would have discretion to award $10,000 per year to each community council. The Advisory Council shall be awarded $10,000 per year to be used at its discretion to address neighborhood issues related to the presence of the campus.

16. **Goodrich Ave. Access.** At such time as the University remodels or replaces the Binz Refectory or replaces Grace Hall, the loading drive which currently exists between Goodrich Ave. and the Binz Refectory shall be removed, such that there shall be no vehicular access from Goodrich Ave. to any of the University's buildings on the south campus.

APPROVED BY: George Johnson, Commission Chairperson

I, the undersigned Secretary to the Zoning Committee of the Planning Commission for City of Saint Paul, Minnesota, do hereby certify that I have compared the foregoing copy with the original record in my office; and find the same to be a true and correct copy of said original and of the whole thereof, as based on minutes of the Saint Paul Planning Commission meeting held on June 4, 2004, and on record in the Saint Paul Planning Office, 25 West Fourth Street, Saint Paul, Minnesota, and with the City Council resolution approving the permit on August 11, 2004, the original of which is in the City Clerk's Office, 15 West Kellogg Boulevard, Saint Paul, Minnesota.

This permit will expire two years from the date of approval if the use herein permitted is not established.

Violation of the conditions of this permit may result in its revocation.

Carol A. Martineau
Secretary to the Saint Paul
Zoning Committee

Copies to:

Applicant	University of St. Thomas
File No.	04-154-501
Zoning Administrator	Wendy Lane
License Inspector	Christine Rozek
District Council	14
	13 (Merriam Park)

Effective: August 11, 2004

UNIVERSITY OF
St.Thomas

Loras Hall: HPC Pre-application Meeting

October 5, 2020

(September 18, 2020- Pre-Application)

BWBR | RAMSA

PRESENTATION OUTLINE

1. *Introduction to 'STEAM'*
2. *Project Overview*
3. *Loras Hall*
   - *Demonstration of Importance*
   - *Existing Building Explained*
   - *Demonstration of Options*

1. INTRODUCTION TO ‘STEAM’

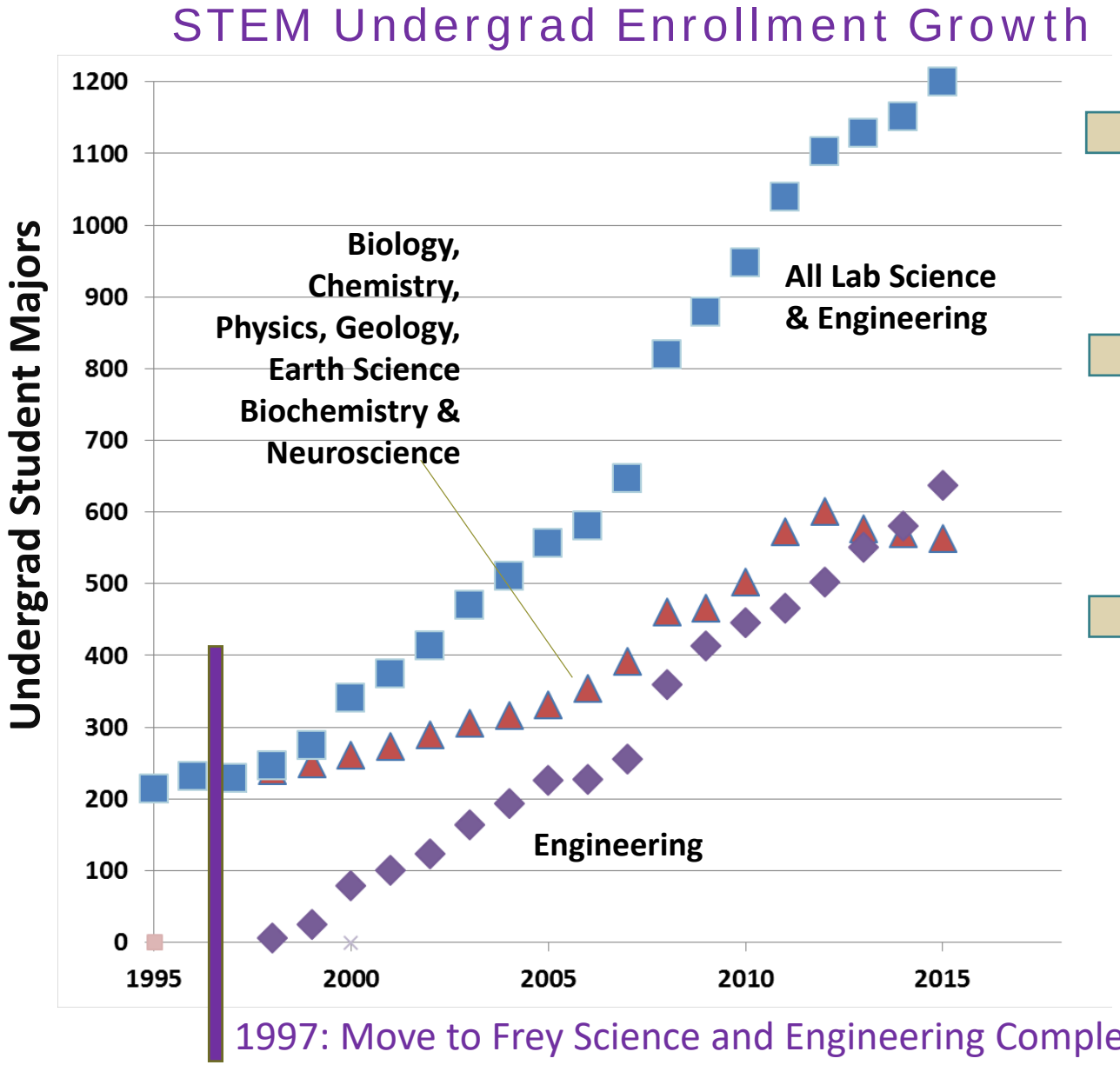
1. INTRODUCTION TO STEAM

What is STEAM?

- **S**cience, **T**echnology, **E**ngineering, **A**rts, and **M**ath
- St. Thomas seeks to build approximately 120,000 gsf of new science and art space for a unique interdisciplinary educational experience on the South Campus in St. Paul.
- Spaces will include:
  - Civil engineering high bay for testing of physical materials
  - Music rehearsal and performance space
  - Art gallery for university collection
  - Science laboratories
- STEAM will include a student and community outdoor quad area.
- 100% privately funded by generous donors.

1. INTRODUCTION TO STEAM

St. Thomas has experienced EXPLOSIVE growth in STEM enrollment – 800% in the last twenty years.



- **Since 1997 Move In Date: number of UG ENGR and Lab Science Majors has increased by 5x**
- **Campus Master Plan and Programming Study for new Science & Engineering Building completed.**
- **MN ranks in bottom 15 in number of UG ENGR students per capita in the US**

1. INTRODUCTION TO STEAM

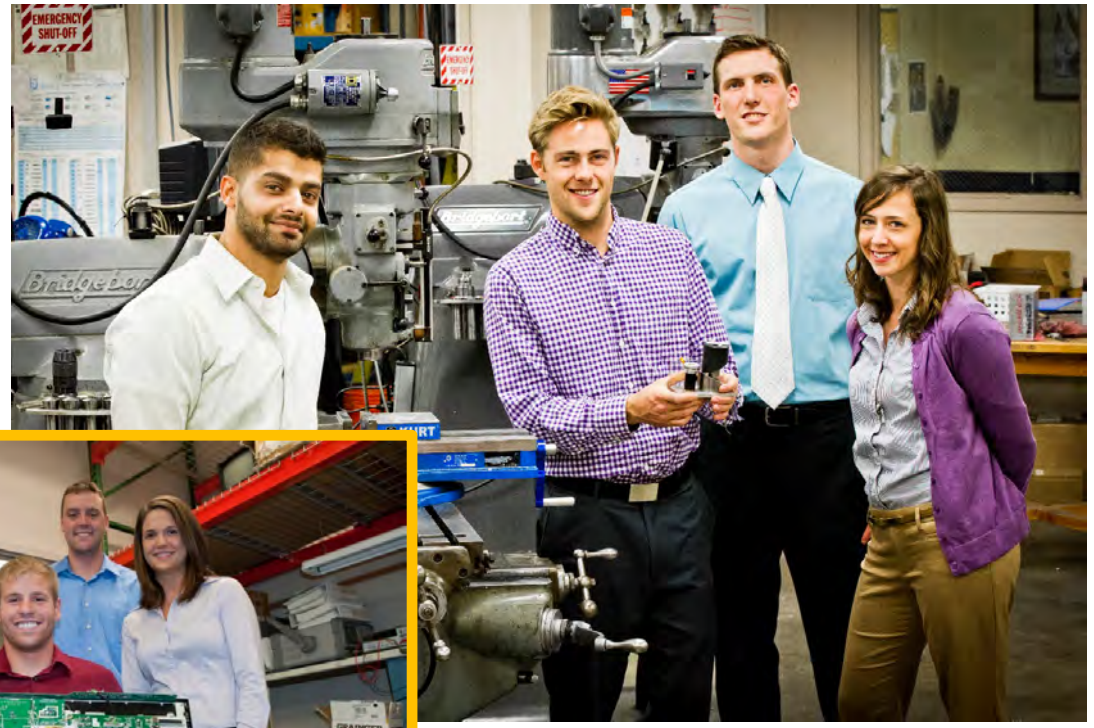
St. Thomas has one of the top engineering programs in the country but has one of the lowest square foot/ student ratios.

1. INTRODUCTION TO STEAM

Hands-On, Practical, Connected

Engineering requires large sophisticated space.

STEM Collaboration with Community Partners



Major Projects w/ 40+ Companies and Non-Profits per Year

School of Engineering | UNIVERSITY OF St.Thomas

1. INTRODUCTION TO STEAM

Engineering requires highly technical and flexible space.

1. INTRODUCTION TO STEAM

St. Thomas grads are in high demand right out of college.

2. STEAM PROJECT OVERVIEW

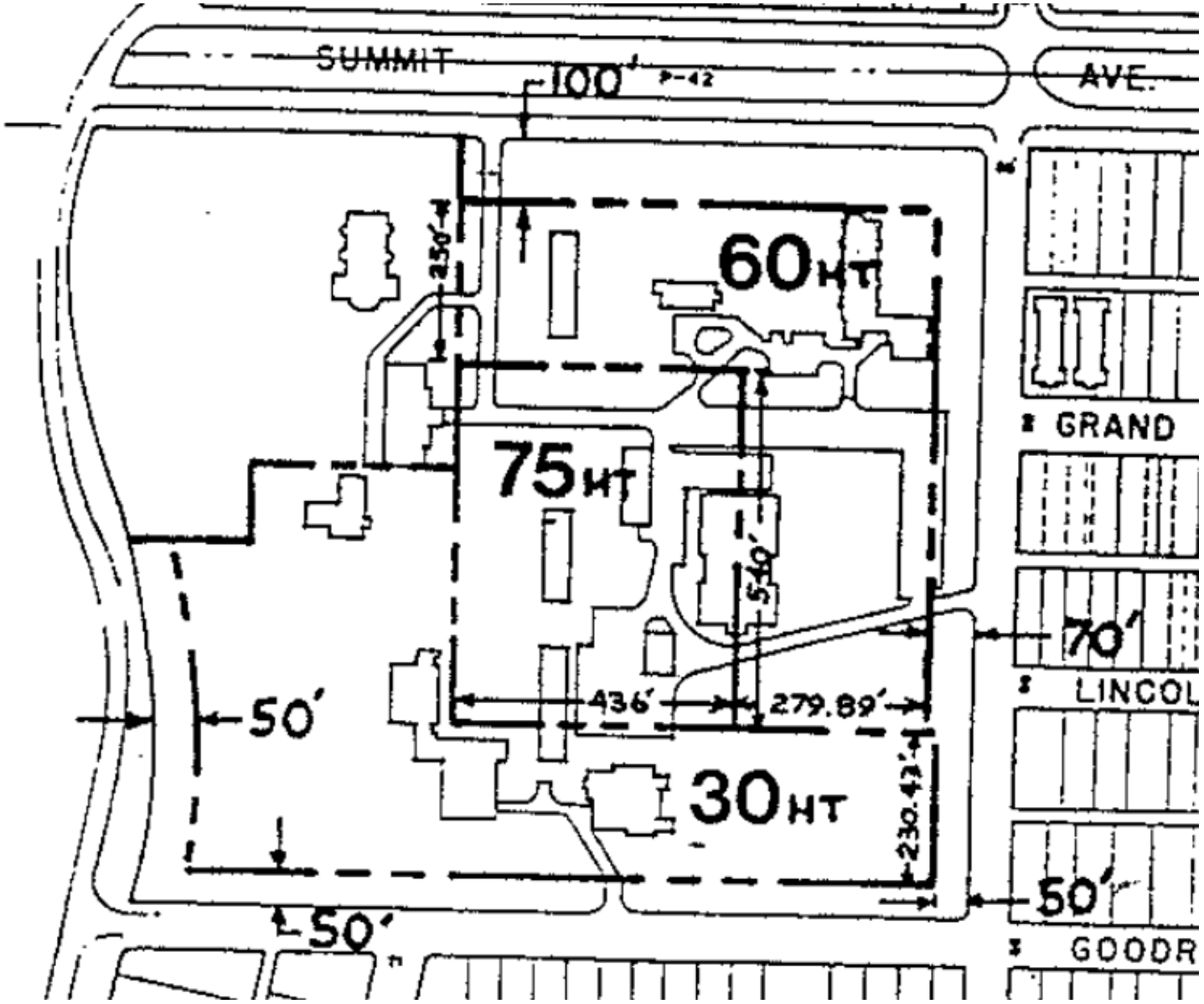
UNIVERSITY OF ST. THOMAS – ST. PAUL


SOUTH CAMPUS
SUMMIT AVE
Summit Avenue West
Heritage Preservation
District Limit
SEMINARY
LORAS
OSS
OWS
SRC
FDC
McCARTHY
PARKING
CRETIN
CRETIN AVE S
GRACE
BEC
BINZ
N

2. STEAM PROJECT OVERVIEW

University of St. Thomas Conditional Use Permit (CUP)

- Began in 1990, amended in 1995 and 2004
- Defines site limitations
  - Property ownership limits
  - Height restrictions
  - Parking requirements
  - Building setbacks



2. STEAM PROJECT OVERVIEW

SCHEDULE

Space Programming/ Concept Planning

- June – Nov 2020

Fundraising

- Ongoing through 2021

Design

- Jan 2021 – Jan 2022

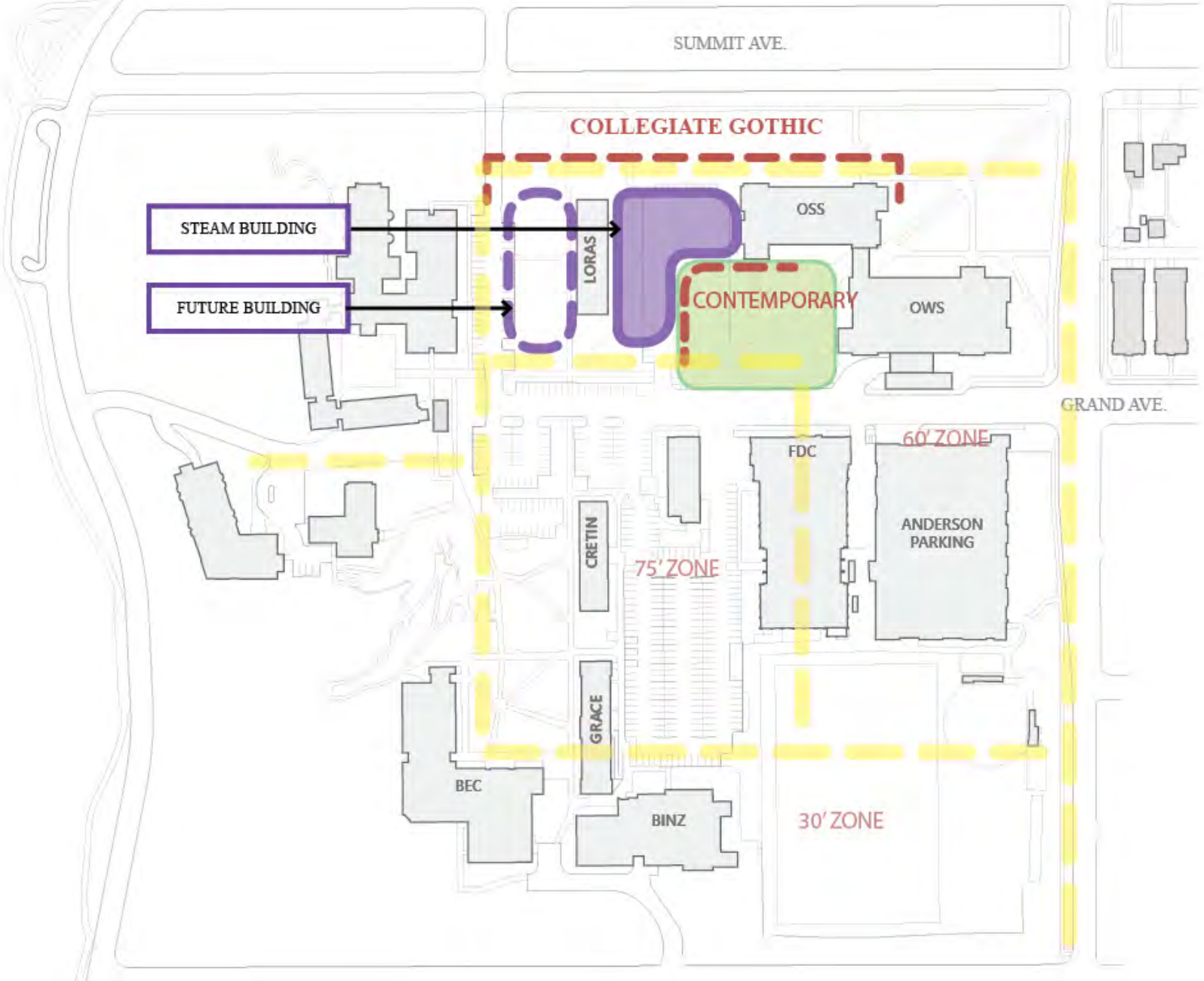
Construction

- Mar 2022 – Aug 2024

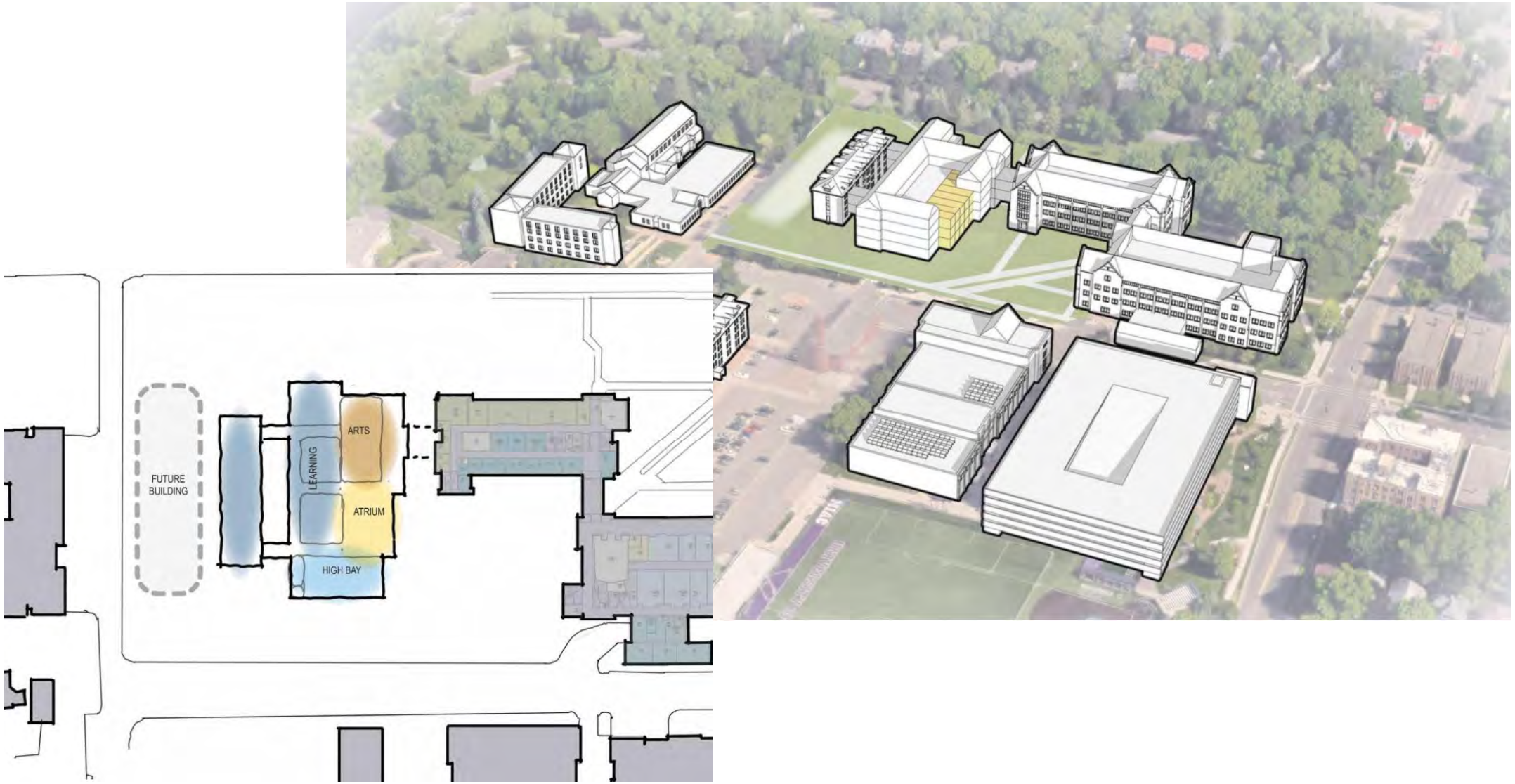
Move in

- Fall semester 2024

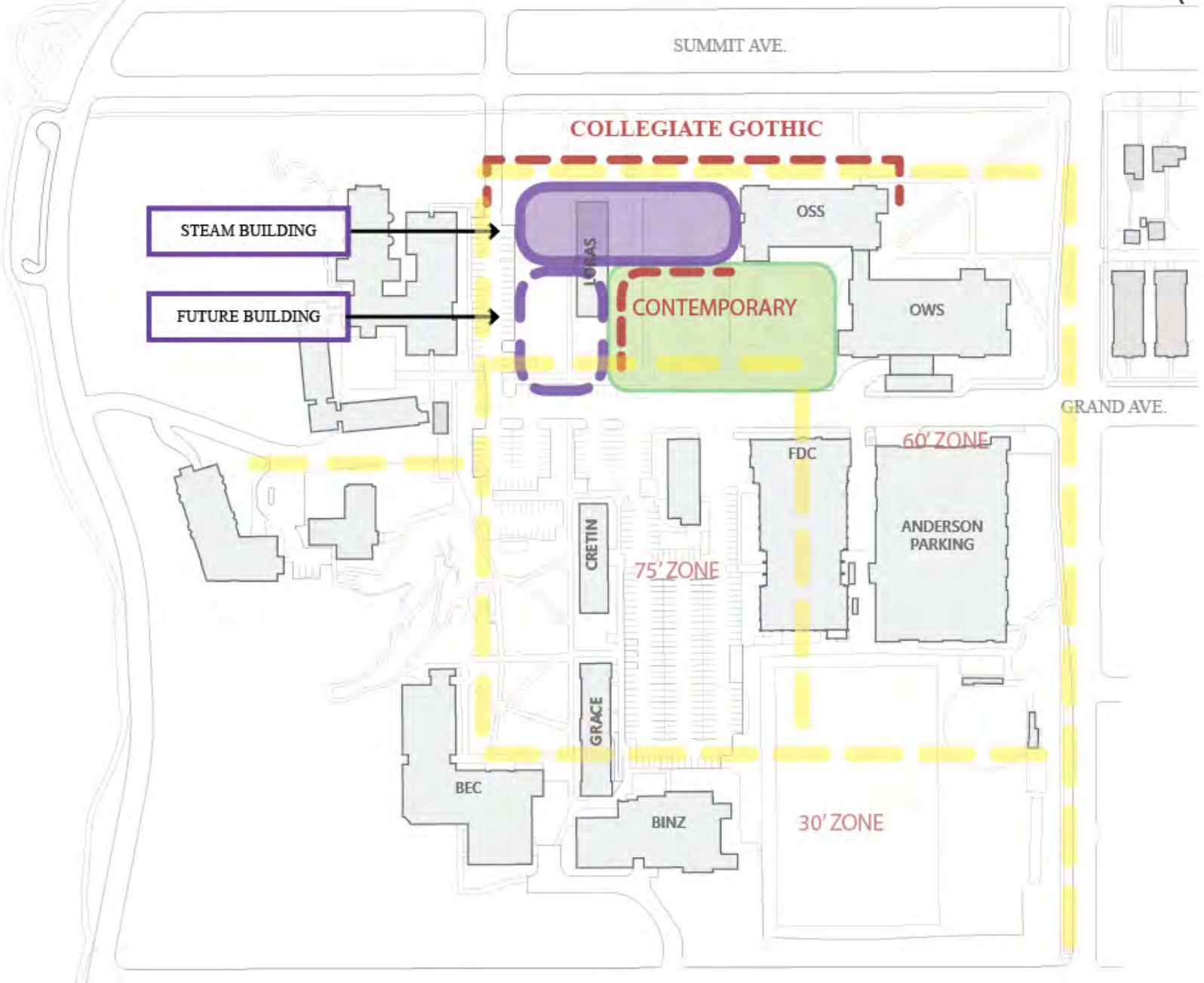
2. SOUTH CAMPUS MASTER PLAN – LORAS REMAINS OPTION



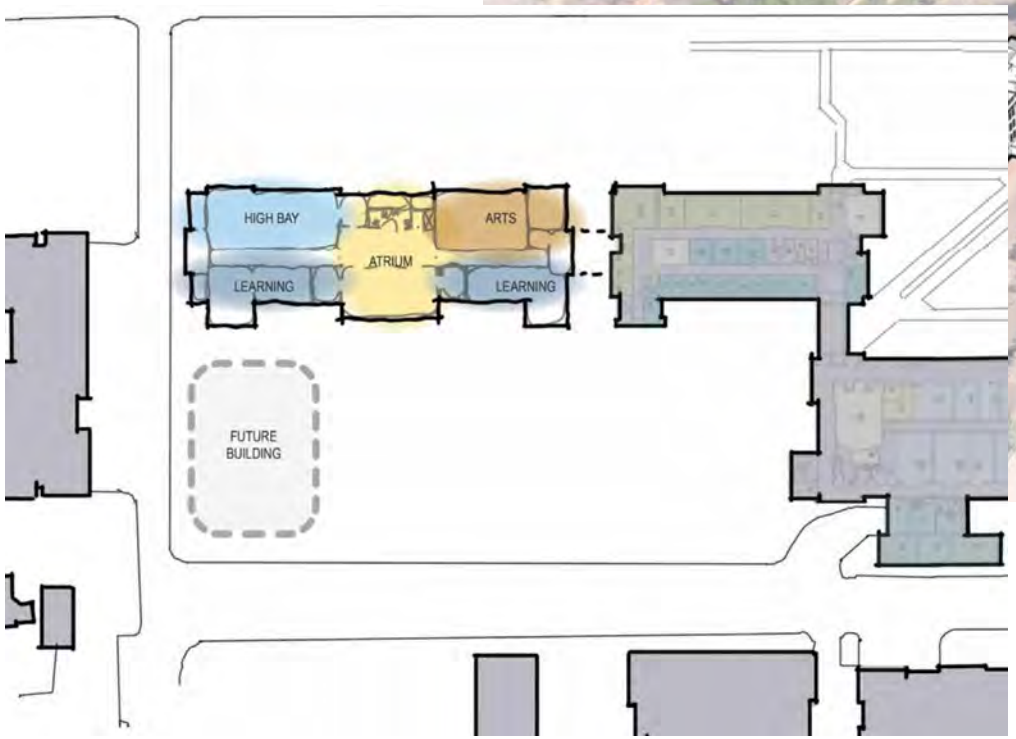
2. SOUTH CAMPUS MASTER PLAN – LORAS REMAINS OPTION

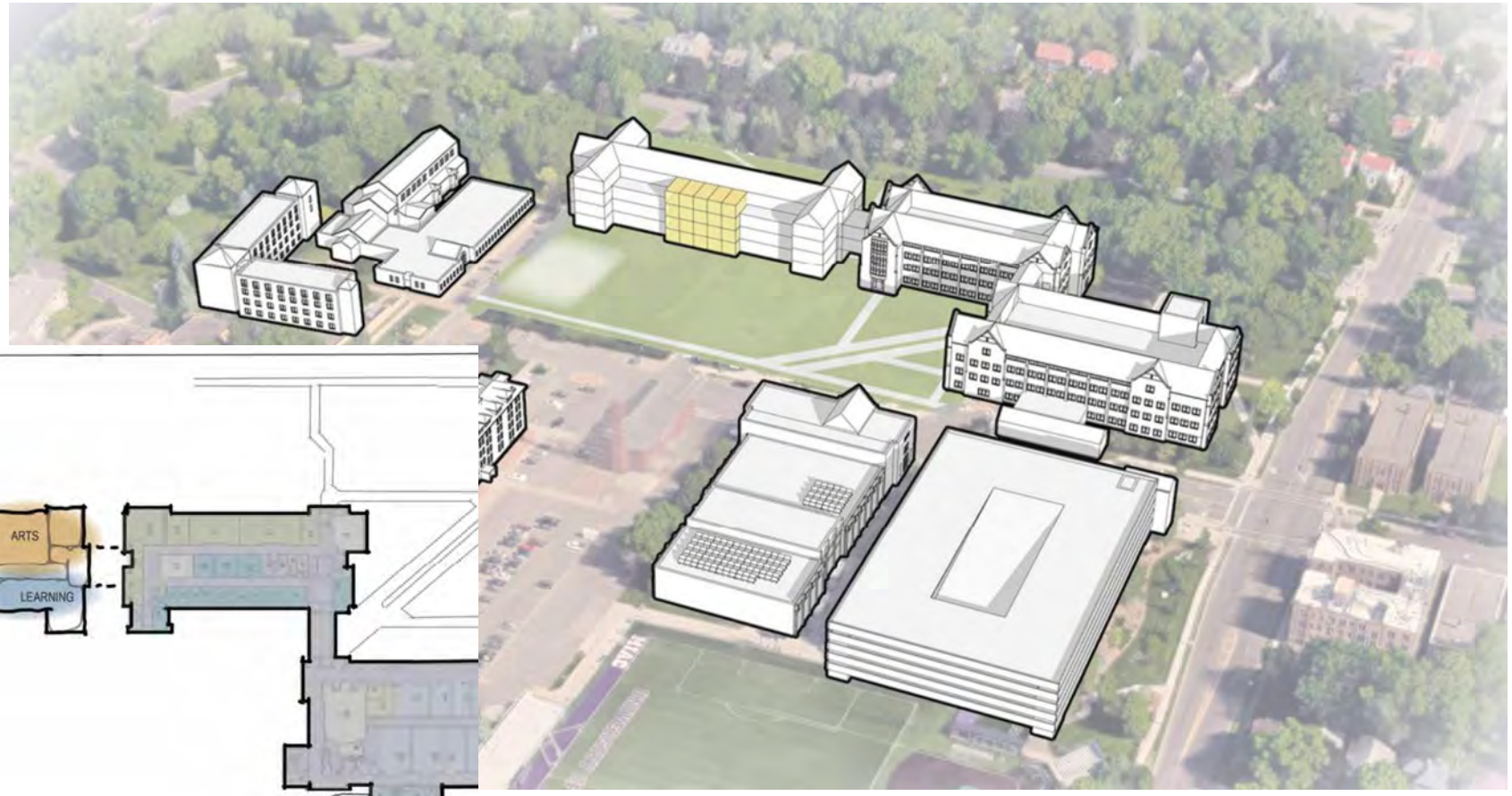


2. SOUTH CAMPUS MASTER PLAN – LORAS REMOVED OPTION(PREFERRED)



2. SOUTH CAMPUS MASTER PLAN – LORAS REMOVED OPTION (PREFERRED)





3. LORAS HALL

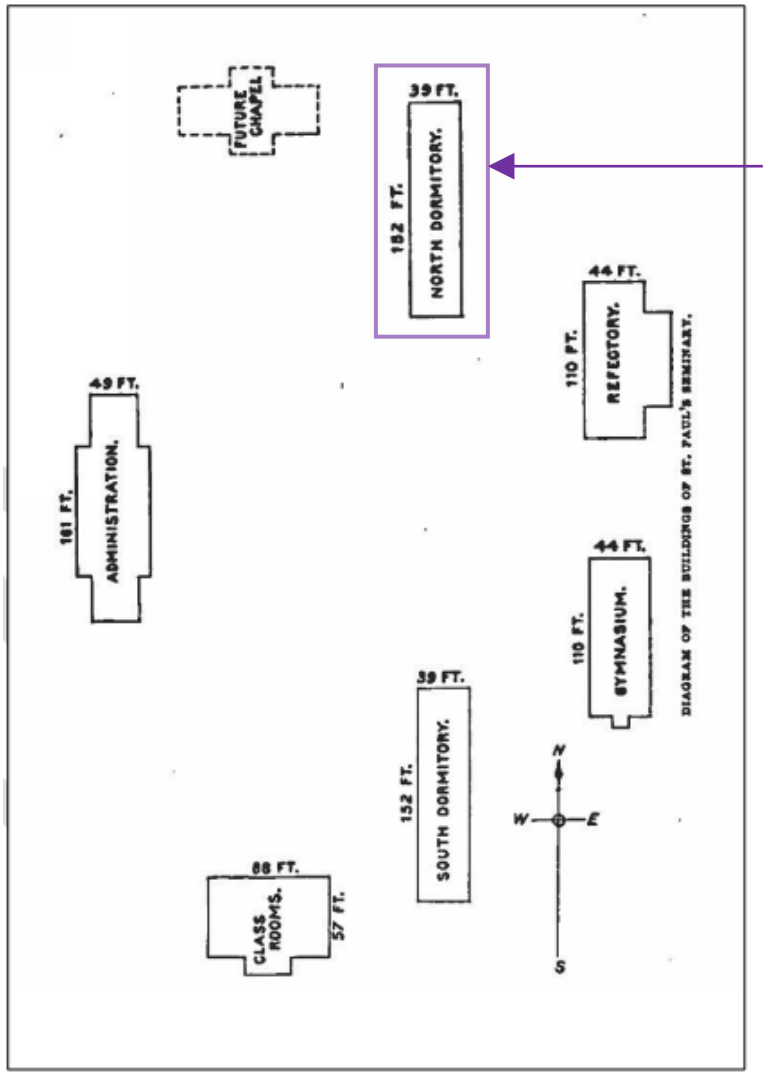
LORAS HALL – DEMONSTRATION OF IMPORTANCE

. LORAS HALL - HISTORY

- *Built in 1894*
- *Designed by famed Master-Architect Cass Gilbert*
- *Acquired by St. Thomas in 1982*
- *Currently housing a mix of University functions including faculty offices, music practice rooms, credit union and storage.*

LORAS HALL – HISTORY

- *The St. Paul Seminary moved to this location in 1894 and with funding from railroad magnate James J. Hill, constructed six new buildings (shown right).*
- *These first buildings were designed by Cass Gilbert who soon after was awarded the Minnesota State Capitol project which would bring him to national prominence.*
- *Loras, Grace and Cretin Halls would later get their names in honor of the first three bishops.*



Seminary plan from Patrick Danehy, "The New Seminary of St. Paul," Catholic University Bulletin *1 (1895)*

LORAS HALL – HISTORY

- *Original 1984 National Register nomination for the St. Paul Seminary Historic District based significance in education & religion (Criterion A) and architecture (Criterion C)*
- *Properties are classified as either contributing or non-contributing to the integrity of the Historic District. Loras Hall, St. Mary's Chapel and numerous landscape features were all identified as contributing at the time.*
- *This district **has not** been officially listed in the National Register, but the Minnesota Historic Preservation Office does consider it eligible for designation.*

LORAS HALL –
EXISTING BUILDING EXPLAINED

LORAS HALL TODAY

View from Summit Eastbound

LORAS HALL TODAY

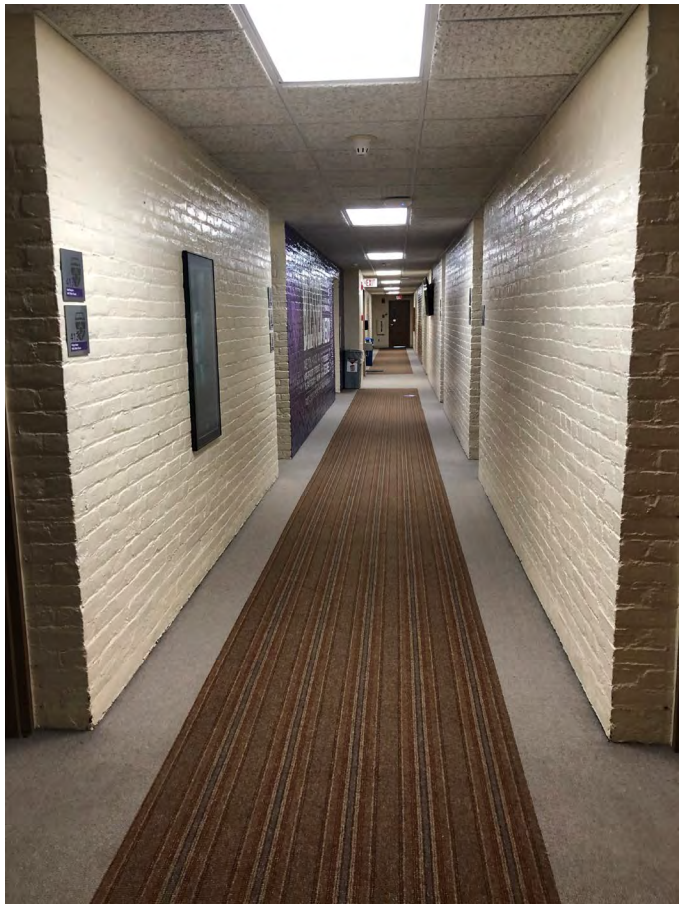
View from Summit Westbound

LORAS HALL TODAY

View from parking to the East

View from NW corner

LORAS HALL TODAY



Interior corridor

Vertical Circulation/ Building Entry

View into office suite

LORAS HALL TODAY

Basement wall

Basement storage room

Basement storage room

LORAS HALL TODAY

Lower Level: 3,298 NSF

Storage, Utilities

First Floor: 3,384 NSF

Offices, Music Studios, Photography Studio, Restrooms

Second Floor: 3,358 NSF

Offices, Practice Rooms, Re-strooms, Storage, Utilities

Third Floor: 3,577 NSF

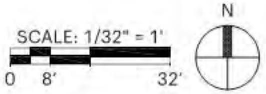
Offices, Conference Rooms, Storage, Restrooms

Fourth Floor: 3,679 NSF

Offices, Conference Room, Restrooms

Fifth Floor: 3,908 NSF

Offices, Break Room, Storage



LORAS HALL TODAY

Load-bearing corridor walls result in narrow bars – limiting space for programs

Lower Level

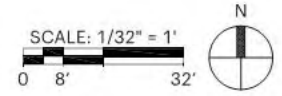
First Floor

Second Floor

Third Floor

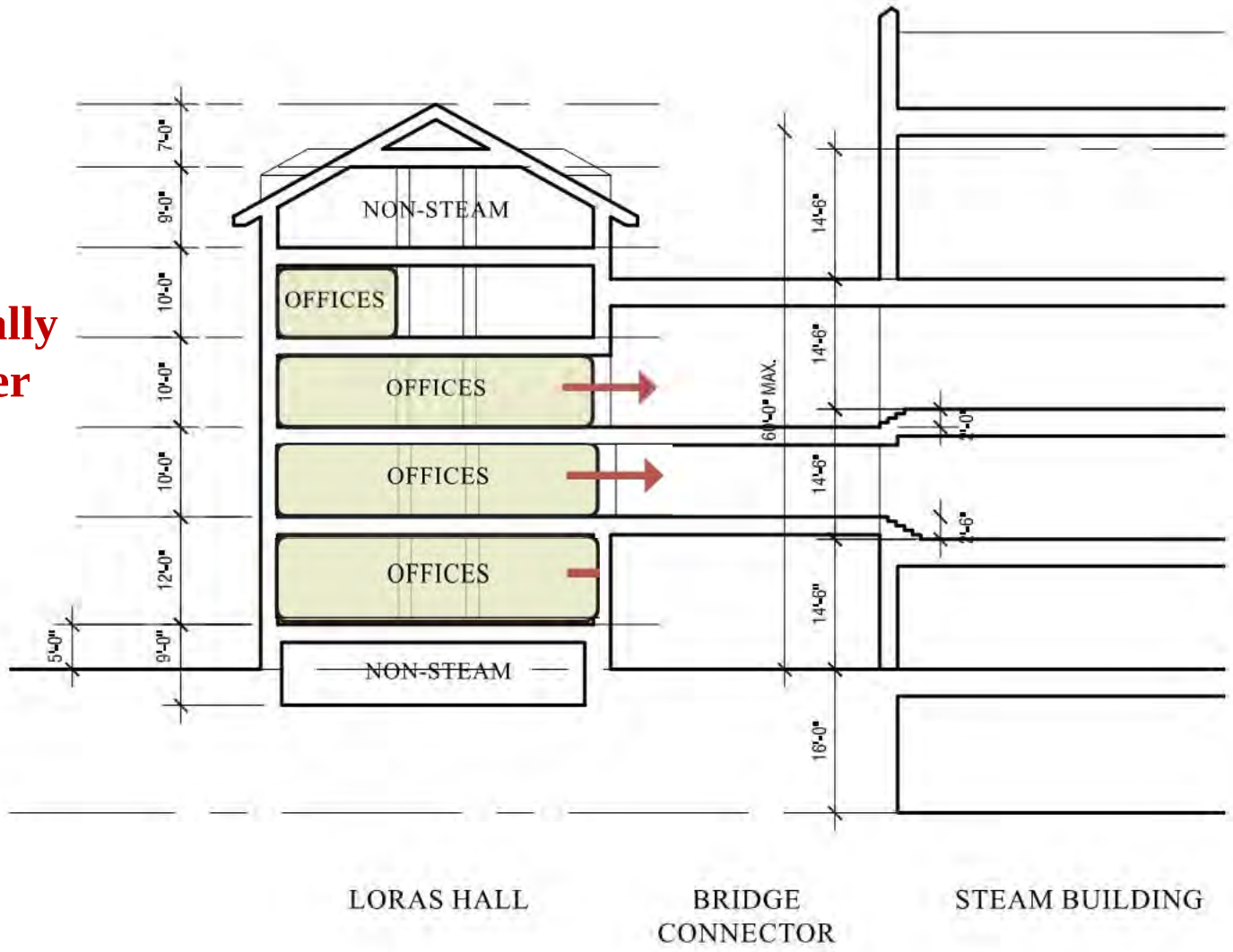
Fourth Floor

Fifth Floor



LORAS HALL TODAY

Ceilings generally at 8’-0” or lower



SCALE: 1/16" = 1'
0 4' 16'

LORAS HALL TODAY

Mechanical Systems

- Air Conditioning : Window units in limted locations
- Heating : Steam radiation
- Fresh Air Ventilation : Operable windows

Structural Narrative

- Brick ties in multi-wythe masonry walls deteriorating
- Wood floor framing is good conditon
- Stone foundation spalling due to moisture
- Interior load bearing walls – removal to enlarge space would require enlarging the interior footings

LORAS HALL – 2015 ENVELOPE ASSESSMENT

The exterior wall deficiency observations include the following:

Photo 5

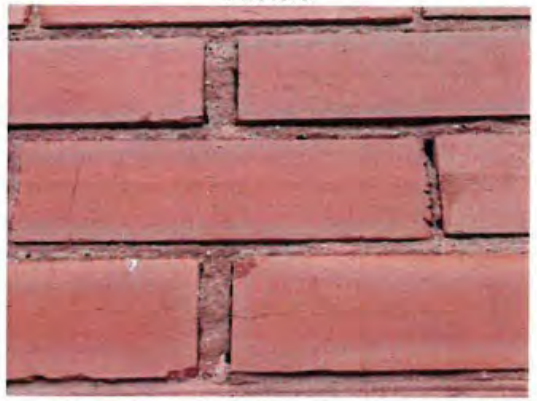


Photo 6

- Deteriorated and cracked mortar joints were typical on all elevations (photo 5).
- Cracked brick were observed in spot locations on all elevations (photo 6).

Photo 7

Photo 8

- Efflorescence was observed at grade in multiple locations (photo 7).
- Efflorescence was observed below a window sill on the west elevation (photo 8).

Photo 9

Photo 10

- Efflorescence was observed adjacent to several downspouts (photo 9).
- The dormer soffit and fascia paint had begun to peel in several locations (photo 10).

The window deficiency observations include the following:

Photo 11

Photo 12

- Most windows were wood frame with aluminum storm windows (photo 11).
- Dormer windows are similar assemblies with bronze anodized aluminum (photo 12).

LORAS HALL – 2015 ENVELOPE ASSESSMENT

Photo 13

Photo 14

- Bathroom areas are inefficient glass block with operable hopper sashes (photo 13).
- In stairwells, the fenestrations were infilled with masonry and aluminum windows (photo 14)

Photo 17

Photo 18

- Deteriorated glazing was observed at most windowsills (photo 17).
- Window air conditioning units were observed in several locations (photo 18).

Photo 15

Photo 16

- Deteriorated interior wood frames were observed in several locations (photo 15).
- Deteriorated exterior wood frames were observed in several locations (photo 16).

Photo 19

Photo 20

- Condensation was observed between the glass panes on the south elevation (photo 19).
- Daylight was visible at the frame joinery of some aluminum frame windows (photo 20).

LORAS HALL – 2015 ENVELOPE ASSESSMENT

The door deficiency observations include the following:

Photo 21

Photo 22

- Corrosion was observed on the hollow metal frame doors (photos 21 and 22).

Photo 23

Photo 24

- Each of the primary doors on the east and west elevation had aged card reader systems for building access (photos 23 and 24).

Recommended Repairs:

Exterior Walls:

1. *Solid tuck point all clay brick masonry mortar joins on all elevations*
2. *Replace the damaged and cracked clay brick masonry on all elevations*
3. *Clean efflorescence at spot locations on all elevations*
4. *Verify function of all downspouts*
5. *Clean, prime, and paint primary soffits, and dormer soffit and fascia.*

Window Systems:

1. *Replace all primary window systems with a new energy efficient system that meets historical aesthetic requirements*
2. *Replace all dormer window systems*
3. *Replace skylights with translucent panel assemblies*
4. *Replace Aluminum frame windows in north and south stairwells*
5. *Rehabilitate the existing window sills*
6. *Clean, prime, and paint adjacent interior finishes and wood trim.*

Doors:

1. *Replace the existing entry doors on the east and west elevations of the buildings. Consider updating card readers and corresponding door hardware at the same time.*
2. *Remove corrosion, prime, and coat the hollow metal frame doors on the north and south elevations. Replace the perimeter seals and weatherstripping following rehabilitation of the door frame and leafs.*

3. DEMONSTRATION OF OPTIONS STUDIED

Evaluation Criteria

A. *Mothball*
B. *Continue to Use as-is*
C. *Move it/ Reuse*
D. *Incorporate into STEAM*
E. *Remove*

EVALUATION CRITERIA

1. ***Student Education Value- STEAM (most important):***

   Does this option create an enhanced student experience and enrich outcomes?

2. ***Utility of Investment:***

   Does the investment provide long term, highest utility of use per square foot?

3. ***Land Use/ Opportunity of Highest Use:***

   Does the option provide highest and best use of land in terms of benefits for the university and community?

4. ***Initial Cost:***

   What is the budget impact (and consequently square foot reduction in new building) to the new STEAM project?

5. ***Community Asset:***

   Does this option contribute to the community- use of open space, overall character, neighborhood history.

6. ***Sustainability:***

   How does this option rate compare to other options for short term sustainability, and long term operational and human wellness sustainability?

A. LORAS HALL OPTION – MOTHBALL

- *Vacate Entirely:*

offices can be moved to other space, including Minneapolis campus

music practice rooms can be accommodated elsewhere

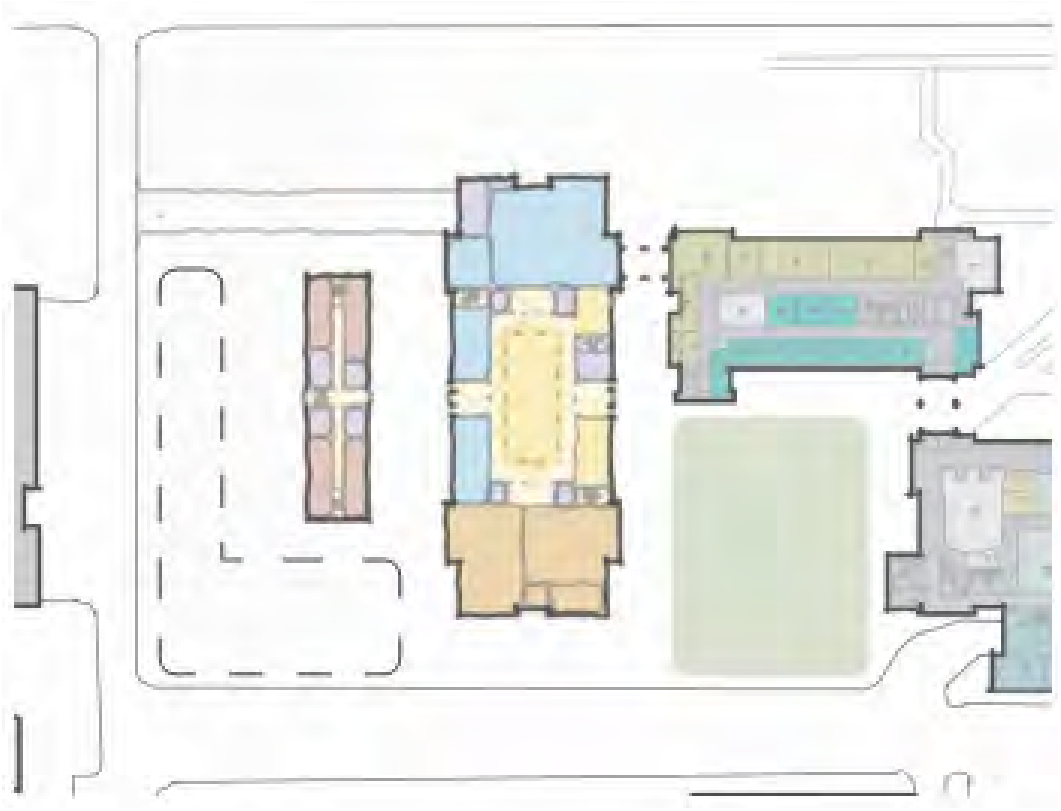
- *No known near-term needs*
- *Annual costs still incurred:*
  - *Regular maintenance*
  - *Utilities*
  - *Deferred repairs*
  - *Security*

Annual costs:	*$ 117,500*
Deferred rehab cost:	*$ 1,730,000*
(minimal investment now)	
Future interior work cost (min):	*$ 8,010,000*
STEAM Bldg gsf impact	minimal

B. LORAS HALL OPTION – REMAIN, USE AS-IS

- *Today, building does not provide modern ventilation for occupants.*
  - *Small A/C window unit*
  - *Fresh air supplied only by windows*
- *Code upgrades – fire protection, toilet rooms*
- *Exterior rehabilitation repairs*
- *Likely to have future vacancy as uses relocated to other more efficient places*
- *Future need for 35,500 gsf of limited use space is not known.*

Rehab now cost:	*$ 450,000*
Deferred rehab/code cost:	*$ 1,510,000*
<u>Future</u> interior work cost (min):	*$ 7,780,000*
STEAM Bldg gsf impact (est)	*-1000 gsf*

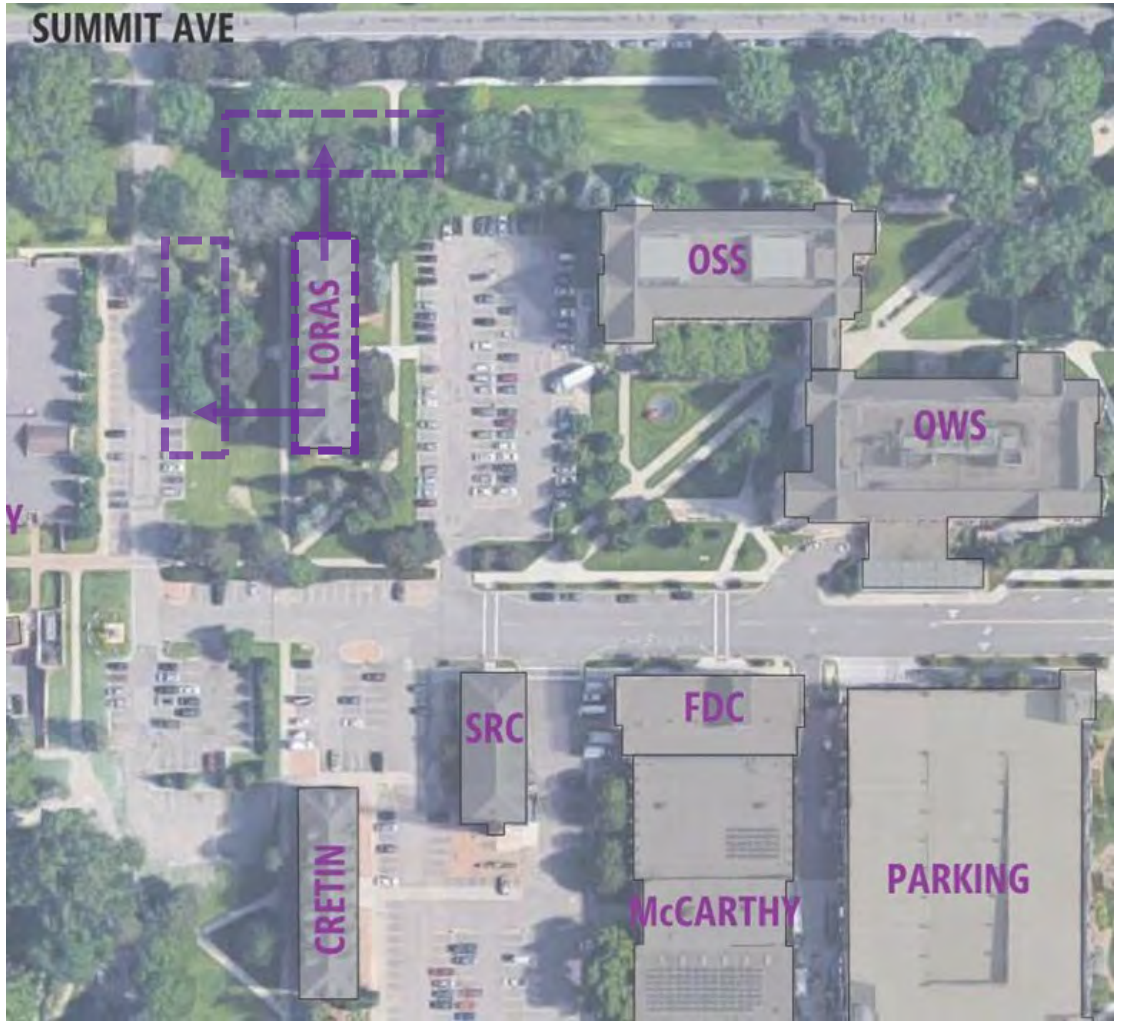


C. LORAS HALL OPTION – MOVE IT/ REUSE IT

- *Building condition – Move risks*
- *Negates original 'box-car lineup' of Gilbert seminary buildings*
- *Future need for 27,000 gsf of limited use space is not known.*
- *Limited value for STEAM space program*
- *Rehabilitation costs incurred*

Move costs:	*$ 4,980,000*
Rehab work cost:	*$ 1,730,000*
Interior work cost (min):	*$ 8,010,000*
STEAM Bldg gsf impact (est)	*-21,400 gsf*

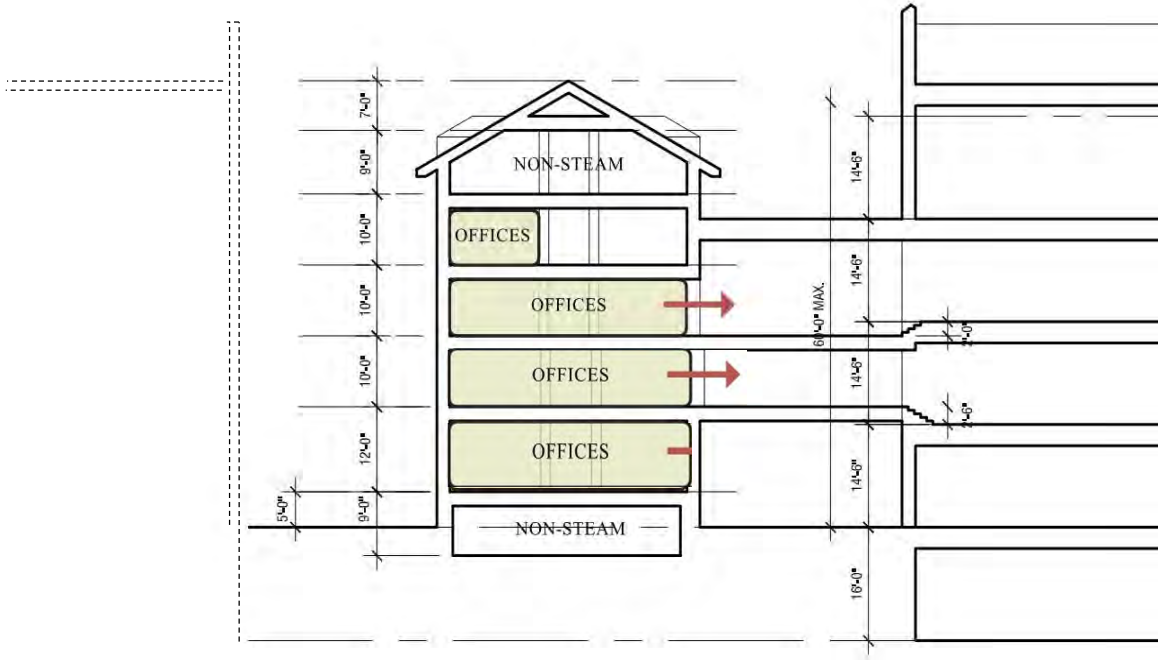
(7,250 sf STEAM moved into Loras)



D. LORAS HALL OPTION – INCORPORATE INTO STEAM

- *Difficult to connect to STEAM with awkward floor-to-floor heights.*
- *Connections may compromise value of main facades.*
- *STEAM program would use only 2 floors (all other space too large to fit)*
- *Future projects to west of Loras may "sandwich" Loras, limiting views to and from.*
- *Exterior rehabilitation costs incurred.*

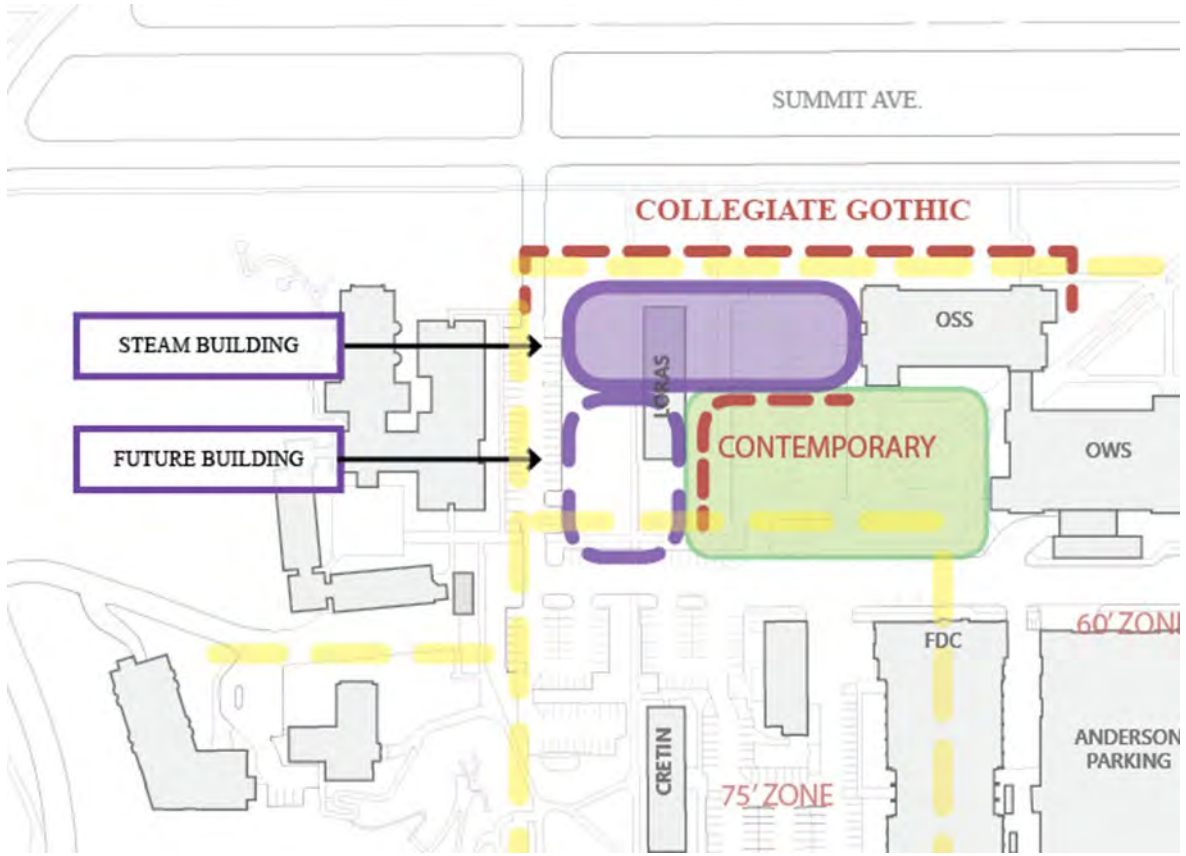
Rehab work cost: *$ 1,730,000*
Interior work cost (min): *$ 8,010,000*
STEAM Bldg gsf impact (est) *-11,480*
(7,250 nsf STEAM moved into Loras)



E. LORAS HALL OPTION – REMOVAL

- *STEAM program can be in modern, energy efficient space*
- *Large green quad created for all to use*
- *Faculty and student proximity enhanced*
- *Opportunity for future programs*
- *Highest utilization of investment*
- *Highest opportunity for limited campus land*

Rehab work cost:	*$ 0*
Interior work cost (min):	*$ 0*
STEAM Bldg gsf impact	*0*
(Demolition cost included)	



THANK YOU!

STEAM Facility Space Program

(by department)

COLLEGE	DEPARTMENT	SPACE TYPE	ROOM NAME	STEAM PROGRAM
College of Arts & Sciences	Art History	Gallery/Exhibition Space	Art Gallery	**750 SF**
College of Arts & Sciences	Art History	Gallery/Exhibition Space	Collections Storage	**500 SF**
College of Arts & Sciences	Art History	Gallery/Exhibition Space	Curatorial	**500 SF**
College of Arts & Sciences	Biology	Laboratory Support	Teaching Lab Pep- Bio	**320 SF**
College of Arts & Sciences	Biology	Office	Office - Private	**240 SF**
College of Arts & Sciences	Biology	Office	Office- Faculty- Future	**120 SF**
College of Arts & Sciences	Biology	Office	Office- Faculty- Future	**120 SF**
College of Arts & Sciences	Biology	Research Laboratories	CAS Research Lab 3- Bio	**640 SF**
College of Arts & Sciences	Biology	Teaching Laboratories	Gen Biology Lab (Core)	**1,280 SF**
College of Arts & Sciences	Biology	Teaching Laboratories	Gen Biology Lab (Health Science)	**1,280 SF**
College of Arts & Sciences	Chemistry	Laboratory Support	Teaching Lab Prep- Chem	**320 SF**
College of Arts & Sciences	Chemistry	Office	Office- Adjunct	**240 SF**
College of Arts & Sciences	Chemistry	Office	Office- Faculty- Future	**120 SF**
College of Arts & Sciences	Chemistry	Office	Office- Faculty- Future	**120 SF**
College of Arts & Sciences	Chemistry	Research Laboratories	CAS Research 1- Chem	**320 SF**
College of Arts & Sciences	Chemistry	Research Laboratories	CAS Research 2- Chem	**320 SF**
College of Arts & Sciences	Chemistry	Teaching Laboratories	Chemistry Lab- Engineering	**1,280 SF**
College of Arts & Sciences	Chemistry	Teaching Laboratories	Chemistry Lab- General	**1,280 SF**
College of Arts & Sciences	Earth, Environment & Society	Office	Office- Adjunct	**200 SF**
College of Arts & Sciences	Earth, Environment & Society	Office	Office- Exg- Earth Environ Society	**480 SF**
College of Arts & Sciences	Earth, Environment & Society	Office	Office- Faculty- Future	**120 SF**
College of Arts & Sciences	Earth, Environment & Society	Office	Office- Faculty- Future	**120 SF**
College of Arts & Sciences	Earth, Environment & Society	Research Laboratories	Research	**320 SF**
College of Arts & Sciences	Earth, Environment & Society	Research Laboratories	Research Instrumentation (SEM)	**480 SF**
College of Arts & Sciences	Earth, Environment & Society	Teaching Laboratories	Chemistry Lab- EES	**1,280 SF**
College of Arts & Sciences	Emerging Media	Computer Classroom	Computer Classroom- eMedia 1 (Macs)	**840 SF**
College of Arts & Sciences	Emerging Media	Computer Classroom	Computer Classroom- eMedia 2- Film Editing	**840 SF**

STEAM Facility Space Program

(by department)

COLLEGE	DEPARTMENT	SPACE TYPE	ROOM NAME	STEAM PROGRAM
College of Arts & Sciences	Emerging Media	Computer Classroom	Computer Classroom- eMedia 3- Graphic/Web Design	**840 SF**
College of Arts & Sciences	Emerging Media	Office	Office- Faculty	**720 SF**
College of Arts & Sciences	Emerging Media	Office	Office- Faculty	**120 SF**
College of Arts & Sciences	Emerging Media	Office	Office- Faculty	**120 SF**
College of Arts & Sciences	Emerging Media	Office	Office- Faculty	**120 SF**
College of Arts & Sciences	Emerging Media	Office	Office- Faculty	**120 SF**
College of Arts & Sciences	Emerging Media	Office	Office/ News room	**600 SF**
College of Arts & Sciences	Emerging Media	Resource Areas	Control Room 1- Audio	**650 SF**
College of Arts & Sciences	Emerging Media	Resource Areas	Control Room 2- Video/Photo	**250 SF**
College of Arts & Sciences	Emerging Media	Resource Areas	Storage	**200 SF**
College of Arts & Sciences	Emerging Media	Resource Areas	Studio 1- Audio	**820 SF**
College of Arts & Sciences	Emerging Media	Resource Areas	Studio 2- Video/Photo	**620 SF**
College of Arts & Sciences	Emerging Media	Resource Areas	Studio 3- Radio	**240 SF**
College of Arts & Sciences	Emerging Media	Resource Areas	Studio 4- Podcasting	**240 SF**
College of Arts & Sciences	Emerging Media	Resource Areas	Studio 5- Audio	**240 SF**
College of Arts & Sciences	Music	Performance Space	**Choral Black Box - Performance Hall**	**3,500 SF**
College of Arts & Sciences	Music	Performance Space	Control Room 3- Choral Black Box	**300 SF**
College of Arts & Sciences	Music	Performance Space	Grand Piano Storage	**160 SF**
College of Arts & Sciences	Music	Performance Space	Instrument Storage	**1,200 SF**
College of Arts & Sciences	Music	Performance Space	**Instrumental Rehearsal**	**3,100 SF**
College of Arts & Sciences	Music	Performance Space	Percussion Storage	**400 SF**
College of Arts & Sciences	Music	Performance Space	Riser Storage	**140 SF**
College of Arts & Sciences	Music	Performance Space	Sound/Light Locks (% of House+Stage)	**260 SF**
College of Arts & Sciences	Music	Performance Space	Storage	**300 SF**
College of Arts & Sciences	Physics	Office	Office- Faculty- Future 1	**120 SF**
College of Arts & Sciences	Physics	Teaching Laboratories	New Teaching Lab Storage	**100 SF**
College of Arts & Sciences	Physics	Teaching Laboratories	Physics Teaching Lab	**1,440 SF**
General Use	Shared	Conference	Conference/ Seminar Room 1	**700 SF**
General Use	Shared	Conference	Conference/ Seminar Room 2	**700 SF**
General Use	Shared	Shared - Support	Café/ Event Catering Staging	**500 SF**
General Use	Shared	Shared - Support	Café/ Food Storage	**200 SF**

STEAM Facility Space Program

(by department)

COLLEGE	DEPARTMENT	SPACE TYPE	ROOM NAME	STEAM PROGRAM
General Use	Shared	Shared - Support	Loading Dock	**900 SF**
General Use	Shared	Shared- Faculty	Faculty Lounge/ Breakroom	**200 SF**
General Use	Shared	Shared- Faculty	Workroom/Copy	**300 SF**
General Use	Shared	Shared- Public	Atrium/Lobby	**3,020 SF**
General Use	Shared	Shared- Public	Café	**400 SF**
General Use	Shared	Shared- Public	Mother's Room	**80 SF**
General Use	Shared	Shared- Student	Student Collaboration/ Social Learning 1	**250 SF**
General Use	Shared	Shared- Student	Student Collaboration/ Social Learning 2	**250 SF**
General Use	Shared	Shared- Student	Student Collaboration/ Social Learning 3	**250 SF**
General Use	Shared	Shared- Student	Student Collaboration/ Social Learning 4	**250 SF**
General Use	Shared	Shared- Student	Student Meeting Room 1	**450 SF**
General Use	Shared	Shared- Student	Student Meeting Room 2	**450 SF**
General Use	Shared	Shared- Student	Student Meeting Room 3	**450 SF**
School of Engineering	Civil Engineering	Laboratory Support	Civil Lab Manager	**100 SF**
School of Engineering	Civil Engineering	Laboratory Support	Survey Equipment Storage	**200 SF**
School of Engineering	Civil Engineering	Office	Adjunct Offices	**240 SF**
School of Engineering	Civil Engineering	Office	Office- Adjunct (12mo)	**180 SF**
School of Engineering	Civil Engineering	Office	Office- Faculty	**720 SF**
School of Engineering	Civil Engineering	Research Laboratories	Civil Research Lab 1	**400 SF**
School of Engineering	Civil Engineering	Teaching Laboratories	Fluids/Water Resources lab- Civil only	**960 SF**
School of Engineering	Civil Engineering	Teaching Laboratories	High Bay	**4,300 SF**
School of Engineering	Civil Engineering	Teaching Laboratories	High Bay- curing	**160 SF**
School of Engineering	Civil Engineering	Teaching Laboratories	High Bay- pumps	**300 SF**
School of Engineering	Civil Engineering	Teaching Laboratories	High Bay- storage	**300 SF**
School of Engineering	Civil Engineering	Teaching Laboratories	Materials Lab- Dirty	**960 SF**
School of Engineering	Civil Engineering	Teaching Laboratories	Storage	**400 SF**
School of Engineering	Civil Engineering	Teaching Laboratories	Student Project Space	**960 SF**
School of Engineering	Data Sci and Software	Research Laboratories	Computer Modeling Room	**800 SF**
School of Engineering	Data Sci and Software	Research Laboratories	Digital AI Labs	**600 SF**
School of Engineering	Electrical & Comp Engineerin	Laboratory Support	EE Lab Managers	**200 SF**
School of Engineering	Electrical & Comp Engineerin	Laboratory Support	Storage	**240 SF**

University of St Thomas
BWBR #3.2020110.01

STEAM Facility Space Program

(by department)

September 2020

COLLEGE	DEPARTMENT	SPACE TYPE	ROOM NAME	STEAM PROGRAM
School of Engineering	Electrical & Comp Engineerin	Office	Adjunct Offices 1	**180 SF**
School of Engineering	Electrical & Comp Engineerin	Office	Adjunct Offices 2	**180 SF**
School of Engineering	Electrical & Comp Engineerin	Office	Office- Adjunct	**960 SF**
School of Engineering	Electrical & Comp Engineerin	Office	Office- Adjunct (12mo)	**180 SF**
School of Engineering	Electrical & Comp Engineerin	Research Laboratories	Elec Comp Research 1	**400 SF**
School of Engineering	Electrical & Comp Engineerin	Research Laboratories	Elec Comp Research 2	**400 SF**
School of Engineering	Electrical & Comp Engineerin	Teaching Laboratories	Electronics Lab 1- Controls	**1,280 SF**
School of Engineering	Electrical & Comp Engineerin	Teaching Laboratories	Electronics Lab 2- Analog	**1,280 SF**
School of Engineering	Electrical & Comp Engineerin	Teaching Laboratories	Electronics Lab 3- Digital	**1,280 SF**
School of Engineering	Mechanical Engineering	Research Laboratories	ME Modeling Research	**400 SF**
School of Engineering	Mechanical Engineering	Teaching Laboratories	Materials Testing Lab- Clean	**1,200 SF**
School of Engineering	Mechanical Engineering	Teaching Laboratories	Solid Mechanics Lab	**960 SF**
School of Engineering	SoENGR Admin	Computer Classroom	Computer Classroom- Engineering	**1,600 SF**
School of Engineering	SoENGR Admin	Computer Classroom	Computer Classroom- Engineering Mech,	**1,400 SF**
School of Engineering	SoENGR Admin	Office	Office - Private	**180 SF**
School of Engineering	SoENGR Admin	Resource Areas	35W Bridge Installation	**400 SF**
Total				**65,000 SF**

Net square feet

117,000
Gross square feet

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Fax 414-744-6981

8618 West Catalpa
Suites 1109-1110
Chicago, IL 60656
Ph. 773-444-0206
Fax 773-444-0221

PROJECT: Building Envelope Assessment
University of St. Thomas
Loras Hall

DATE: December 18, 2015
FILE NO.: 213738

REPORTED TO:

University of St. Thomas
Mail PHP, 2115 Summit Avenue
St. Paul, MN 55105

Attn: Mr. Dave Clysdale, CEM, CEA, LEED

BUILDING ENVELOPE ASSESSMENT

Table of Contents **Page**

LORAS HALL

GENERAL

The purpose of the building envelope assessment was to assess the existing condition of the building envelope including the following systems:

- Exterior Walls
- Windows
- Exterior Doors

The intent of our services was to evaluate the existing condition of the building envelope systems and provide recommendations for rehabilitation of the observed deficiencies in the exterior wall, exterior windows, and exterior door assemblies.

BACKGROUND

Loras Hall is a five-story building with clay brick masonry veneer, wood frame windows with aluminum storm windows on the east and west elevations, aluminum frame windows in the infill areas on the north and south elevations, and flat seam metal cladding adjacent to the dormer windows. The doors are all hollow metal frame assemblies with safety glass glazing.

Specific concerns at Loras Hall include:

- Exterior Walls: Deteriorated mortar joints and efflorescence.
- Aluminum Windows: Wood frame windows past design life.
- Exterior Doors: Inefficient hollow metal frame assemblies.
- Skylights: Water intrusion was reported adjacent to multiple skylights.
- Soffits: Building tenants noted critters have been reported in the ceiling above the fifth floor.
- Historic Features: Loras Hall was constructed as the north residence for St. Paul seminary students. It was designed by Cass Gilbert.

OBSERVATIONS

East Elevation
Photo 1

South Elevation

Photo 2

West Elevation

Photo 3

North Elevation

Photo 4

The exterior wall deficiency observations include the following:

Photo 5

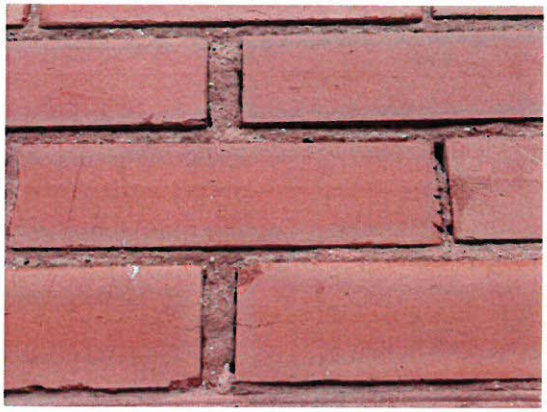
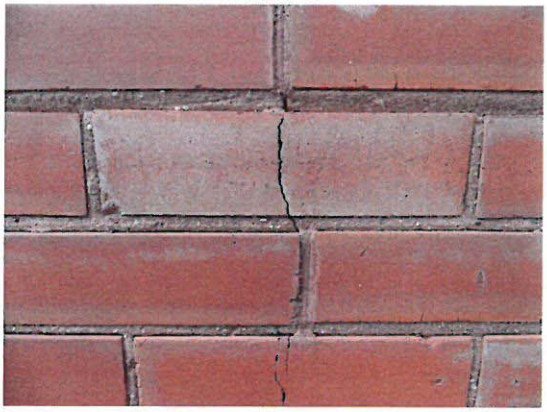


Photo 6



- Deteriorated and cracked mortar joints were typical on all elevations (photo 5).
- Cracked brick were observed in spot locations on all elevations (photo 6).

Photo 7

Photo 8

- Efflorescence was observed at grade in multiple locations (photo 7).
- Efflorescence was observed below a window sill on the west elevation (photo 8).

Photo 9

Photo 10

- Efflorescence was observed adjacent to several downspouts (photo 9).
- The dormer soffit and fascia paint had begun to peel in several locations (photo 10).

The window deficiency observations include the following:

Photo 11

Photo 12

- Most windows were wood frame with aluminum storm windows (photo 11).
- Dormer windows are similar assemblies with bronze anodized aluminum (photo 12).

Photo 13

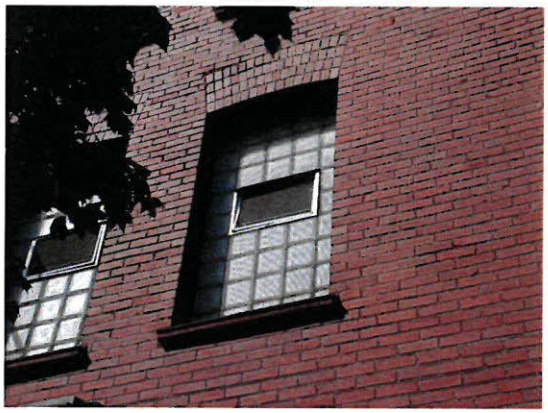


Photo 14

- Bathroom areas are inefficient glass block with operable hopper sashes (photo 13).
- In stairwells, the fenestrations were infilled with masonry and aluminum windows (photo 14)

Photo 15

Photo 16

- Deteriorated interior wood frames were observed in several locations (photo 15).
- Deteriorated exterior wood frames were observed in several locations (photo 16).

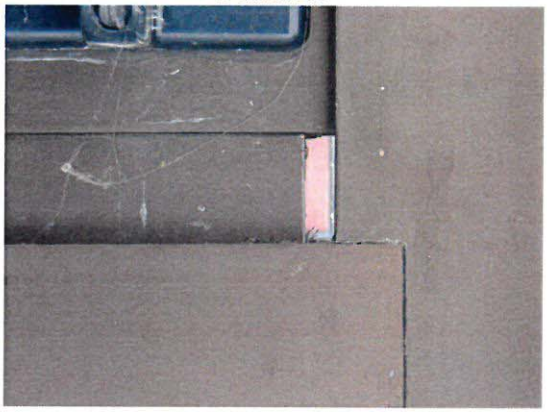
Photo 17

Photo 18

- Deteriorated glazing was observed at most windowsills (photo 17).
- Window air conditioning units were observed in several locations (photo 18).

Photo 19

Photo 20

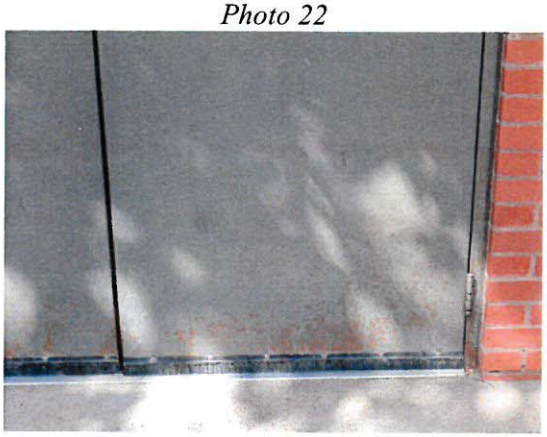


- Condensation was observed between the glass panes on the south elevation (photo 19).
- Daylight was visible at the frame joinery of some aluminum frame windows (photo 20).

The door deficiency observations include the following:

Photo 21

Photo 22



- Corrosion was observed on the hollow metal frame doors (photos 21 and 22).

Photo 23

Photo 24

- Each of the primary doors on the east and west elevation had aged card reader systems for building access (photos 23 and 24).

DISCUSSION

The intent of this building envelope assessment is to identify deficiencies in the exterior walls, windows, and doors. Once identified, recommendations for rehabilitation of the deficiencies are summarized. An opinion of probable construction cost is included for your use.

The primary exterior wall assembly is clay brick masonry. The condition of the mortar joints and the convex tooling indicate that they have not been tuck pointed for several decades. This type of maintenance is necessary to minimize the amount of water that enters the wall assembly through open or failed mortar joints. Similarly, any cracked brick should be replaced as a part of the masonry rehabilitation. The efflorescence observed in several locations indicates that excessive moisture has been entering the wall assembly. Part of this could be attributed to the deteriorated mortar joints and cracked brick. Additionally, failed downspout seams should be sealed to minimize excessive moisture running down the surface of the exterior wall assembly. The dormer soffit panels appear to have a failed coating that should be addressed to minimize the potential for damage to the substrate materials. Similarly, the stain on the primary soffits should be reviewed. From grade it appeared that there may be an open joint between the soffit and the wall assembly which would explain the reported critters above the ceiling on the fifth floor. It may be intentional for ventilation of the roof system, but should be reviewed to confirm this is the case.

The window systems are largely significantly past their service life. The storm windows may alleviate some of the drafts, but as installed, they are not preventing deterioration of the frame assemblies. Replacement with more energy efficient windows that meet historic aesthetic requirement features should be considered. Similarly, the glass block window assemblies should be replaced with a more efficient translucent glazing material. Design considerations should include evaluating the continued use of inefficient air conditioning units. If necessary, the systems should be designed to incorporate this type of dehumidification system into the replacement assembly, but it is our understanding that a central dehumidification system is being requested. The glazing on the existing window sills appears to be deteriorating. Rehabilitation of this architectural feature should be considered. The aluminum frame

windows on the north and south appear to have several deficiencies related to both the system and the installation. Replacement should be considered in these locations as well. Lastly, the leaking skylights should be considered for replacement in order to provide a system with proper transitions between the adjacent roof system and the skylights. A tinted glazing could be considered in lieu of the existing window treatments that appear to have several operational issues.

The hollow metal frame door assemblies on the east and west elevations should be considered for replacement in order to minimize maintenance costs and improve the energy efficiency of these assemblies. Additionally, replacement to improve accessibility as well as security should be considered at the time of replacement. Hollow metal frame assemblies on the north and south elevation appear to be in fair condition.

RECOMMENDATIONS

Based upon the observations performed in August of 2015, we recommend the following repairs:

Exterior Walls

1. Solid tuck point all clay brick masonry mortar joints on all elevations.
2. Replace the damaged and cracked clay brick masonry on all elevations.
3. Clean efflorescence at spot locations on all elevations.
4. Verify function of all downspouts.
5. Clean, prime, and paint primary soffits, and dormer soffit and fascia.

Window Systems

6. Replace all primary window systems with a new energy efficient system that meets historical aesthetic requirements.
7. Replace all dormer window systems.
8. Replace skylights with translucent panel assemblies.
9. Replace aluminum frame windows in north and south stairwells.
10. Rehabilitate the existing window sills.
11. Clean, prime, and paint adjacent interior finishes and wood trim.

Doors

12. Replace the existing entry doors on the east and west elevations of the building. Consider updating card readers and corresponding door hardware at the same time.

13. Remove corrosion, prime, and coat the hollow metal frame doors on the north and south elevations. Replace the perimeter seals and weatherstripping following rehabilitation of the door frame and leafs.

SPECIAL ITEMS

Hazardous materials, asbestos, lead, and PCBs, need to be tested in the existing joint sealant and paint. Inspec will work with your hazardous materials consultant or can recommend one.

OPINION OF PROBABLE CONSTRUCTION COST

The opinion of probable construction cost shown below is for the scope of work described previously.

Exterior Wall	$300,000
Window Systems	$600,000
Door Systems	$25,000
≈5% Mobilization	$50,000
≈10% Contingency	$100,000
Total Opinion of Probable Construction Cost	$1,075,000

The opinion of probable construction cost does not include design, construction administration, construction observation, or quality control testing fees.

Does not include any abatement for hazardous materials; i.e., existing joint sealant with asbestos or PCBs.

REMARKS

This report is a summary of the building envelope assessment of Loras Hall located on the University of St. Thomas campus in St. Paul, Minnesota. If there are further questions, please contact our office.

INSPEC

By: _____
Nicholas J. Hall, CDT

NH/bap

STUBBS BUILDING MOVERS

Relocation of Loras Hall

University of St. Thomas

STUBBS BUILDING MOVERS

2284 County Road 90 Maple Plain, MN 55359
Phone (612) 282-1139 ● Fax (763) 479-1665
stubbsls@stubbsmovers.com

Date: August 3, 2016

Dear Jim,

Thank you for contacting Stubbs Building Movers regarding the feasibility of relocating Loras Hall on the University of St. Thomas campus.

After looking at Loras Hall, I would like to point out a few important features that are relevant to the moving process. The building was built, as many are from this time period, with a three-brick-construction method for the exterior walls. The building also consists of two hallway walls starting in the basement and continuing up to the roof. The hallway walls are constructed with the three-brick-construction method with a tie row, these are different from the exterior walls in that they have two rows tied and the exterior row are not tied in the building. This method leaves an approximate one-inch air gap between the walls. Another consideration is that the ties are made from metal straps. Over the years, the metal straps have a tendency to rust off which calls for additional bracing.

The floor system is dove tailed into the exterior brick and placed on the stone wall in the basement then infilled between. These hallway walls are stone in the basement and at the first level change over to brick. This building has partitions at roughly every 14 feet with door openings.

Loras Hall would be able to be moved.

The moving method to move the building the one hundred foot distance to the west would be on rollers. This process would involve using bracing framework on the exterior walls along with cross ties from side to side and additional interior bracing to help stabilize the walls. The elevator should be able to be pulled up and carried along in the process.

In order to carry the building a grid work of steel beams would be installed under the building. The grid work would consist of the following: four main beams that are the full length of the building and another layer of beams that are termed “cross steel.” These are placed about every four feet the full length of the building along with another deck above the cross steel to hold the floor system.

The time period for moving Loras Hall with the bracing, excavation, saw cutting, placing of beams, and moving of the building is approximately six to seven months. The price to complete this project would be in the range of two million four hundred thousand dollars to two million eight hundred thousand dollars ($2,400,000.00 - $2,800,000.00). In order to give a firm price, more engineering work would need to be done and a complete bracing plan would need to be finalized, along with consulting an elevator company to make sure the lower level elevator shaft would be able to be rebuilt or reused. The cost to do this would be six thousand five hundred dollars ($6,500).

Sincerely,
Larry Stubbs
Stubbs Building Movers

Project:
Loras Hall is a five - story brick structure with basement. The building is currently used as staff office with separate rooms. This high-level report focuses on the feasibility of relocating the building to the west on the current site in order to prepare the ground for a new (STEAM) building. Existing building structural plans are not available.

Information reviewed:

1. RFP issued by University of St. Thomas and 4 addenda. Sunde Land survey 2018, Loras floor space plan as office in 2018, AET soils report#01-03647 in 2008, Stubbs Building Mover Proposal 2016, McGough preliminary cost estimate
2. Site visit -Exterior May 14, 2020; Exterior & Interior July 31, 2020

Structure:
Year of construction-1896
Building size – 39' X 152' as per Sunde Land surveying in 2018
Site – Fairy level. Paved parking lot to the east and lawn on the other three sides. Refer to Survey attached.
Foundation – Spread footings (Assumed). Slab on grade. Stone basement walls.
Above Grade walls - Load bearing exterior and hallway walls. Three brick construction. It is not known if the bricks are tied together with metal ties.
Floor construction – 2 X 14 joists at 16" O.C. 1 X 6 boards spanning between joists, Wood strips for floor finish, Acoustical ceiling. Bearing on exterior brick wall and interior hallway wall. (to be verified at all floors. First floor was verified looking up from basement)
First floor has different elevations (Front and back entrance at different elevations)
Roof construction – Gable roof, Wood trusses. 5th floor is within Gable structure.

Existing condition:

1. Brick wall has vertical cracks limited locations.
2. Bricks have been replaced at selective locations (different color)
3. Tuck pointing has been done at selective location (fresh mortar color)
4. Cast iron sill under windows have gap at ends. Looks very rusty.
5. Entrance steps have sunk. No mortar fills under.
6. Fifth floor Gable penetration not original construction
7. No insulation on walls.
8. Condition of joist embedded within wall. Had to be verified for rot development
9. Chimney condition not observed

Estimated building weight:

1. Three brick interior and exterior wall construction. 125 PSF
2. Floor dead weight 15 PSF
3. Partition weight 15 psf (stud wall)
4. Ceiling, Floor finish, M & E ducts and pipe 5 PSF
5. Stair enclosure, elevator enclosure to be verified
6. Mechanical equipment on supported floors to be verified
7. Estimated building weight (not including items 5, 6 above) Walls 65% solid allowing for windows Walls 3,630 kips. (52' height average). Floors, partition, roof=1,170 kips. Total 4,800 kips.

Relocation of Loras hall , Structural Opinion.

September 16, 2020

Building New Location:
100’ west of present location

Building Code:

Verify with building official, if relocation of the building has to comply with current building code for all aspects. Architectural, energy conservation, plumbing, fire protection, heating, cooling, ADA.
Conduct Code research for -Repair, replacement, 3 levels of alteration and relocation of existing buildings

Can this building be moved ?

1. May be, with lot of risks.
2. Has this size building been relocated in the Midwest? Answer is no.
3. Are experienced building movers available to move 135-year-old, 5 story brick building, 152 X 39’ , 73’ high (elevator shaft roof)weighing 4,800 kips?
4. Will the existing cracks widen? Yes.
5. Will the rusty window sill stay in place? Do not know.

Issues to be considered.

1. Existing basement height adequate to construct cribs for temporary support and load transfer beams, Hydraulic dollies. 3 layers steel beams total height 5, 6”. Hydraulic dolly height to be verified with building mover.
2. Is the existing slab on grade adequate for dollies to roll over?
3. Excavate an area roughly 25’ beyond the face of the building on three side. The remaining side excavate to the end of new building location.
4. Will the existing slab on grade crack and settle under temporary loads? New footing required under cribs?
5. The most important item is preparation of flat path way to rollers. Is this a new heavy slab?
6. New slab on grade may have to be 18” thick mat foundation to co support temporary crib load, Roller load.
7. Undergrade utilities, elevator pit has to be in place prior to moving the building.
8. Basement walls shall be cast in place walls with water proofing, drain tile and insulation.

Economic value / usefulness of the building.

1. The building dimension is not efficient for any space need by the university
2. Will be spending more per square foot in maintaining the building
3. Relocation and alteration cost may be much more than new efficient building
4. Conditional use permit rules?
5. Economic value is overvehemently in favor of new construction.

UNIVERSITY OF
St.Thomas

All for the Common Good™

September 18, 2020

Mr. George Gause
Heritage Preservation Supervisor
City of St. Paul
Heritage Preservation Commission
25 West Fourth St., Suite #1400
St. Paul, MN 55102

Re: HPC Pre-Application Review
University of St. Thomas
Loras Hall Demolition
2115 Summit Ave
St. Paul, MN, 55105-1089

Dear Mr. Gause,

The University of St. Thomas seeks to build a new 120,000-gross-square-foot combined science and arts building on the south campus area of the St. Paul campus. This building, coined STEAM (Science, Technology, Engineering, Arts, and Mathematics), is badly needed to adequately serve the growth in these fields of majors. For example, the number of engineering majors has grown 800 percent over the past 15 years, and new nursing programs will be starting in the next couple of years that will significantly increase the demand on the sciences. This building, along with minor other interior renovations on the south campus area, will afford the complex with adaptable and multiple program space required for this highly technical and equipment-intensive learning.

After exhaustive research and study over the past three years, the University strongly believes the highest value site for the STEAM project is along the south side of Summit Avenue between O'Shaughnessy Science Hall and the St. Paul Seminary. This would require Loras Hall to be removed.

The requested feedback/pre-application engagement with the Heritage Preservation Commission (HPC) is to discuss Loras Hall. A formal application for a demolition permit for Loras Hall will be forthcoming; it is anticipated that permits for new construction for the STEAM project will be required and completed during the design period of the project (estimated January 2021 to January 2022).

Note: This letter is accompanied by several attachments, including a presentation pdf that follows the general outline of this letter. The presentation has illustrations that support the text of this letter.

To date, the University has introduced the STEAM project to SARPA (Summit Avenue Residential Preservation Association), Macalester-Groveland Community Council (site resides within this district council), Union Park District Council (north campus resides in UPDC) and the West Summit Neighborhood Advisory Committee (a city-chartered body), along with other smaller engagements in the community.

Feedback themes have emerged as:

- What is afforded the community as a result of this project (use of interior space, open outdoor space, etc.)?
- Water quality as it contributes to the Mississippi River;
- The character and street scape of Summit Avenue in this western end;
- The reality that a professional workforce of these majors is badly needed, and
- The fate of Loras Hall: What options have been studied, and can the building (and Cass Gilbert) be commemorated if the structure is removed?

University Need

The need for the STEAM project is tremendous. The University of St. Thomas is fully utilizing every square foot of existing viable space for the engineering and science programs. A study in 2018 determined that the program need is over 190,000 gross square feet. The University has set a project budget of $100,000,000. This budget will provide approximately 125,000 gross square feet. *If Loras needs to be retained, the new STEAM building would be reduced further in size to approximately 100,000 gsf — a size far smaller than the need of 190,000 gsf*. In addition to a new STEAM building, the project includes a south campus utility plant in the basement of the STEAM building to provide heating and cooling utilities to multiple buildings for greater energy efficiency. The STEAM project is seeking Silver certification as a minimum from LEED.

The University master plan, unveiled in 2016, described a possible science and arts building for the south campus but did not define a placement. In the vicinity being considered for the project, the master plan proposed an idea of relocating Loras Hall. Moving the building has been studied and is described later in this information.

In June 2020, the University hired St. Paul–based BWBR Architects in partnership with Robert AM Stern Architects (RAMSA) to complete campus planning and architectural design for the STEAM project. This will be the first collegiate building for RAMSA in Minnesota. Streamline Associates has been retained for historic preservation advising and contribution throughout the project timeline. Program validation concluded September 11, and concept plans are being developed through November 2020. McGough Construction is the building contractor.

Proposed project timeline:

Space Programming/ Concept Planning.....June through November 2020
Fundraising.....Ongoing through 2021
Design .....January 2021 through January 2022
Construction .....March 2022 through August 2024
Occupancy.....Fall semester 2024

The University of St. Thomas has a long history of investment in building preservation on campus. The University believes in thorough analysis of numerous factors when determining the best strategy of investment in the facilities both in St. Paul and Minneapolis and does not take lightly the removal of historic buildings. Past and recent preservation investment by the University includes St. Mary's Chapel (1905), Sitzmann Hall (<1943), Ireland Hall (1912), Albert Magnus (1947) (now John Roach Center), Chapel of St. Thomas Aquinas (1919) and Old McNeely Hall (1957).

Project Site

The preferred site is located west of O'Shaughnessy Science Hall/Owens Science Hall and north of the Grand Avenue extension on the south portion of the St. Paul campus. The site is within the Summit Area West Preservation Heritage District. The STEAM building will enhance student amenities and is envisioned to form the hub of a complex of space for science, technology, engineering, mathematics and arts (mainly music). See presentation pdf.

Since 1990, the University property has operated under a special conditional use permit (CUP) for the purpose of establishing a campus boundary, setback requirements, monitoring compliance with Zoning Code parking requirements, and building height limit. This CUP has been modified in 1995 and 2004.

As a result of the CUP, the land boundaries, setback, and height limits imposed have made campus planning and land use study a very important activity. Achieving highest opportunity for use of land is realized only after very careful study both in short- and long-term horizons.

Loras Hall

The Saint Paul Seminary opened on the current south campus of St. Thomas in 1893–1894. Funded by James J. Hill, the seminary originally consisted of a campus of six buildings, including Loras Hall, all of which were designed by Cass Gilbert. Only later, after designing the Saint Paul Seminary campus, Gilbert was awarded the commission to design the Minnesota State Capitol building, which would bring him to national prominence. He would go on to design the Woolworth Building in New York City and the U.S. Supreme Court Building in Washington, D.C.

A 2016 report by Hess Roise and Company evaluated the National Register of Historic Places (NRHP) eligibility of the Saint Paul Seminary campus and concluded that, although the seminary campus was historically significant, it lacked sufficient integrity to convey that significance.

In addition to Andrew Schmidt of Streamline Associates, St. Thomas has retained Marjorie Pearson to provide analysis of the historical significance of Loras Hall within the context of Gilbert's career and design portfolio. This study is currently in progress, and the results will be provided at the October 5 HPC meeting.

St. Thomas acquired Loras Hall in 1982 from the Seminary. After acquisition, it was used for a student dormitory in the same fashion as original design for the young men of the seminary.

Today, it is used for a mix of University functions, including faculty offices, music practice rooms, a credit union, and storage.

The building is five floors plus a basement. Floors two through five today resemble the student dorm room scaled spaces that are suitable for officing and small meeting space. See presentation pdf.

The building is approximately 35,500 gsf, including basement level.

The building dimensions are 152′ long x 39′ wide. Interior room width across the narrow direction of the building is a mere 13′ each side of the 6′ clear corridor. Floor-to-floor heights vary from 12′ on first floor to a short 10′ on upper floors and 9′ or less on 5th floor in the attic. Ceilings are at 8′ or less on floors above first. See presentation pdf.

In 2015 the University conducted a facility condition assessment. The assessment report by Inspec is included as part of this information. The only work done since that report has been to address conditions changed that required immediate attention.

The building is comprised of stone foundation and multi-wythe masonry load-bearing exterior and interior corridor walls (varies from 8″-12″). Corrosion has been reported in the exterior wall brick ties. The building has no exterior wall insulation. The floor framing is 2x Douglas Fir. Structural analysis has determined that removal of the interior load-bearing walls to create larger spaces would require enlarging the building footings.

Status of Loras Hall as a Historic Property

In 1993, the West Summit Avenue Historic District (WSAHD) was listed in the NRHP, encompassing properties along Summit Avenue from Lexington Avenue to the Mississippi River. Loras Hall is a contributing property to the WSAHD and, therefore, is considered a historic property for the purposes of the Minnesota Historic Sites Act.

In addition, a nomination was previously prepared in 1984 to list the Saint Paul Seminary campus in the NRHP as a historic district. The nomination did not proceed, however, and the potential historic district was never listed in the NRHP. As noted above, in 2016, the Saint Paul Seminary campus was re-evaluated for NRHP eligibility, and it was judged as lacking historic integrity.

Loras Hall's status as a contributing property to the WSAHD triggers HPC review of applications for St. Paul city permits, including for demolition. In addition, as noted above, St. Thomas is studying whether Loras Hall has individual historic significance given its association with Cass Gilbert.

Loras: Demonstration of options studied

Per the prior approval of the Trustees of the University of St. Thomas, any work for Loras is to be part of the project scope and cost for the STEAM project.

Exterior rehabilitation consists of the work described in the 2015 Inspec report. It generally consists of repair and repointing of exterior masonry, window/door replacement, new roof and exposed wood framing repaired/replaced, steps and footing repair, and foundation waterproofing and drainage improvements.

Options studied include:

A. Mothball: save for future use, invest in later
B. Continue to Use: without incorporating into the STEAM project.
C. Move it/ Reuse: relocate and incorporate or not into the STEAM project
D. Incorporate into STEAM: move some STEAM program space into Loras, connect to STEAM
E. Remove: STEAM program is completely housed in new building

The options were evaluated using the following criteria (in no order after number 1). The criteria were ranked on a scale of 1-5 (5 being highest).

1. **Student Education Value-STEAM:** Does this option create an enhanced student experience and enrich outcomes?
2. **Utility of Investment:** Does the investment provide long-term, highest utility of use per square foot?
3. **Land Use/Opportunity of Highest Use:** Does the option provide highest and best use of land in terms of benefits for the University and community?
4. **Initial Cost:** What is the budget impact (and consequently square-foot reduction in new building) to the new STEAM project?
5. **Community Asset:** Does this option contribute to the community in terms of use of open space, overall character, neighborhood history?
6. **Sustainability:** How does this option rate compare to other options for short-term sustainability, and long-term operational and human wellness sustainability?

A. Mothball

- This option considers vacating the building entirely and incurring little or no immediate rehabilitation cost now since no persons will be actively occupying the building.
- All current occupants would be moved to other, more modern space (building systems and amenities) either on the St. Paul or Minneapolis campuses. Relocation of current occupants is being considered today.
- The University has no known near-term needs for this building. Any STEAM program space that could be a candidate because of small size would be accommodated in the new building. From a faculty to student relationship, separation of faculty offices in a separate building does not result in best outcomes for students.
- Annual operating/service costs still incurred: regular maintenance, utilities, repairs that become necessary, service, security, etc.

Annual costs:	$ 117,500
Total deferred rehab cost: (minimal investment now)	$ 1,730,000
Future interior work cost (min):	$ 8,010,000
STEAM Bldg gsf impact	reduce minimal gsf

Criteria Scoring	**Score**	**Comments**
Student Education Value	2	Most new space afforded
Utility of Investment	5	Investment is to new space
Land Use/ Opportunity of Highest Use	2	Prevents large quad development
Initial Cost	5	Little first investment
Community Asset	3	History recalled (good), limits highest/best use of campus property
Sustainability	2	Saves for a future use (unknown); Bldg. not energy efficient.

B. Continue to Use As-is

- This option considers continuation of use without incorporating any program of the STEAM project. Today, the building does not provide modern ventilation for occupants. Except on fifth floor, air-conditioning is by individual inefficient window units in limited areas. Fresh air supplied only by the operable windows.
- Building can exist as is without code upgrades (fire protection, toilet rooms), but some investment on these items should be made if occupancy continues.
- Exterior rehabilitation repairs would be incurred.
- Likely to have future vacancy as uses relocated to other, more efficient places.
- Future need for 35,500 gsf of limited use space is not known.

Rehab cost now: $ 450,000
Deferred rehab cost: $1,510,000
Future interior Work cost (min): $ 7,780,000

STEAM Bldg gsf impact (est.) reduce 1,000 gsf

Criteria Scoring	**Score**	**Comments**
Student Education Value	4	Most new space afforded
Utility of Investment	3	Investment is to new space
Land Use/ Opportunity of Highest Use	2	Prevents large quad development
Initial Cost	4	Upgrades requires some reduction of gsf
Community Asset	3	History recalled (good), limits outdoor opportunity.
Sustainability	2	Saves for a future use; avoids relocation efforts; Building is not energy efficient.

C. Move it, Reuse it

- This option considers moving the building west toward the seminary and reusing it today. The option to rotate it parallel to Summit Avenue creates a disconnect of program space of STEAM and O'Shaughnessy/Owens and was dismissed by the University.
- Risks exist in moving this masonry building. See attachment from Palanisami Associates. Building damage, if incurred, during move is not budgeted.
- Full new foundation and basement construction required. Utilities would be relocated.
- Full interior renovation incurred. Exterior rehabilitation repairs would be incurred after a move.
- Future vacancy as uses relocated to other, more efficient places is a possibility.
- 7,250 sf of STEAM program could be accommodated into the new STEAM building.
- Negates original "box-car lineup" of Gilbert seminary dormitory buildings.

Move cost: $4,980,000
Deferred rehab cost: $1,730,000
Interior work cost (min): $8,010,000

STEAM Bldg gsf impact (est.) reduce 21,400 gsf (7,250 sf STEAM *is* moved into Loras)

Criteria Scoring	**Score**	**Comments**
Student Education Value	1	Incurs largest expense of any option
Utility of Investment	1	Investment is to move a bldg. with little use
Land Use/ Opportunity of Highest Use	4	Helps ability to create medium size green quad
Initial Cost	1	Upgrades requires large reduction of STEAM gsf
Community Asset	4	History maintained for most part
Sustainability	3	Partial use for STEAM program; not as energy efficient as new STEAM building.

D. Incorporate into STEAM

- This option considers keeping Loras Hall in the current location, building the new STEAM building to the east, and connecting the two buildings above and below grade for best interaction between faculty and students.
- There will be alterations to the east façade of Loras.
- Future projects west of Loras may "sandwich" it,, limiting views to and from Loras.
- Difficult to connect to STEAM building because floor-to-floor heights will not match.
- Exterior rehabilitation repairs would be incurred.
- STEAM program would use only two floors (all other space too large to fit).
- Future need for 24,000 gsf of limited use space is not known.
- Likely to have future vacancy as departments are relocated to other, more efficient and productive places.

Rehab cost now:	$ 1,730,000
Interior work cost (min):	$ 8,010,000

STEAM Bldg gsf impact (est.) reduce 11,480 gsf (7,250 nsf STEAM moved into Loras)

Criteria Scoring	Score	Comments
Student Education Value	2	Separation of faculty and students
Utility of Investment	2	19,000 sf of limited use/need space
Land Use/ Opportunity of Highest Use	1	Prevents large quad development
Initial Cost	2	Upgrades reduces STEAM gsf
Community Asset	3	History recalled (good), limits outdoor planning
Sustainability	3	Partial use for STEAM program; not as energy efficient as new STEAM

E. Remove it

- This option considers removal of Loras Hall. The 7,250 nsf of STEAM program that could fit in Loras would be built in the new building. All STEAM programs can be in modern, energy-efficient space. Close proximity of faculty and students affords many student-experience benefits.
- This option allows St. Thomas to build what is needed and not excessively renovate inflexible and limiting space that the University doesn't need.
- Large green quad created for all to use could be planned and used by larger community. Open footprint for future building is achieved on west side of new quad.
- Highest opportunity for limited campus land.
- Operational and energy savings for single building instead of STEAM and Loras in operation.

Rehab cost now:	$	0
Deferred rehab cost:	$	0
Interior work cost (min):	$	0

STEAM Bldg gsf impact 0 gsf (Demolition cost included)

Criteria Scoring	Score	Comments
Student Education Value	5	Most new space afforded
Utility of Investment	4	Investment is to new space
Land Use/ Opportunity of Highest Use	5	Affords large quad development and future site development capacity
Initial Cost	5	Construction of one building
Community Asset	4	Significant public outdoor space achieved Budget would allow other interior community amenities (music space, maker space for youth programs, etc.). With Loras Hall removed, could there be commemoration on site or in new building of Cass Gilbert's legacy and impact on St. Paul and St. Thomas?
Sustainability	4	All programs are in new, highly energy-efficient, durable, flexible and adaptable facility. There are some marks not achieved since a building is not being reused.

Summary

The University of St. Thomas is pleased to be proposing the addition of the exciting STEAM project to the St. Paul campus and the incredible educational experiences this facility will afford for many generations to Tommies to come.

The University also realizes its role in the community and the value of being a partner in keeping the vision and heritage of the West Summit Avenue district alive and looks forward to working with every local agency and with our various community groups to secure the highest and best outcomes for our students.

Thank you for your consideration and comment at this early stage of the project development.

Regards,

Mark Vangsgard
Vice President for Business Affairs and Chief Financial Officer
University of St. Thomas

Attachments:

1. Conditional Use Permit (1990, 1995, 2004 combined), pdf
2. Presentation of information, dated 9/18/2020, pdf
3. STEAM Space Program, dated 9/11/202, pdf
4. Loras Hall Building Envelope Assessment, dated 12/18/2015, pdf
5. Stubbs building move estimate, dated 8/3/2016, pdf
6. Structural engineering opinion- Loras relocation, dated 9/16/20, pdf
7. Hess Roise UST-Cultural Resource Assessment, dated 1/26/17, pdf

c: Amy McDonough, chief of staff, University of St. Thomas
Greg Fenton, BWBR
Andrew Schmidt, Streamline Associates
Brian Lapham, BWBR
James Brummer, associate vice president for facilities management, University of St. Thomas
Amy Gage, director of neighborhood and community relations, University of St. Thomas