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12/6/2011

Linnea Forsell  
LJL Properties, Ltd.  
1106 West 7<sup>th</sup> Street  
St. Paul, MN 55102

Re: Structural Evaluation Column Bases @ West 7<sup>th</sup> Street Pharmacy, St. Paul  
MJP ASSOCIATES, Ltd., Project # 111102, Report #1

Dear Linnea:

On Friday 11/25/2011, I visited the West 7<sup>th</sup> Pharmacy in St. Paul. The visit was at your request for the purpose of visually evaluating the rusted column bases under the steel beam lines supporting the first floor of the pharmacy building. A copy of our field report and photos are included for your use.

Time: 9:00 AM

Contacts: Yourself & Jeff Johnson

**Comments:**

- 1) It is our understanding that the existing structure was originally built in the late 1800's and was subsequently moved to its current location.
- 2) It is a two-story structure with wood framed floors.
- 3) The basement has standing water in it.
- 4) There are two iron/steel beam-lines supporting the first floor wood framing. One of them appears to be much older than the other and has had a new steel column added at some point.
- 5) The columns supporting these beam-line all exhibit rust at the base, some of the rusting is sever.
- 6) With the exception of the wet basement the general condition of the structure looks good.
- 7) It is our understanding that a foundation drain system will be installed as part of the work required by Item #2 in the "DEFICIENCY LIST" provided by the City of St. Paul in their 10/19/2011 Fire Inspection Correction Notice.
- 8) We assume that the moisture problems created by the standing water in the basement will be eliminated with the installation of the foundation drainage system.

**Action Required:**

- 1) Remove the corrosion & refinish the base of the existing cast iron column with a rust inhibiting coating as required. (See Photos IMG\_0722 & IMG\_0724 in Field Report 1)
- 2) Cut off the bottom portion of all steel column ((5) total); provide new base plates; & provide new poured concrete bearing piers. See Detail 1

If you have further questions regarding this matter please call.

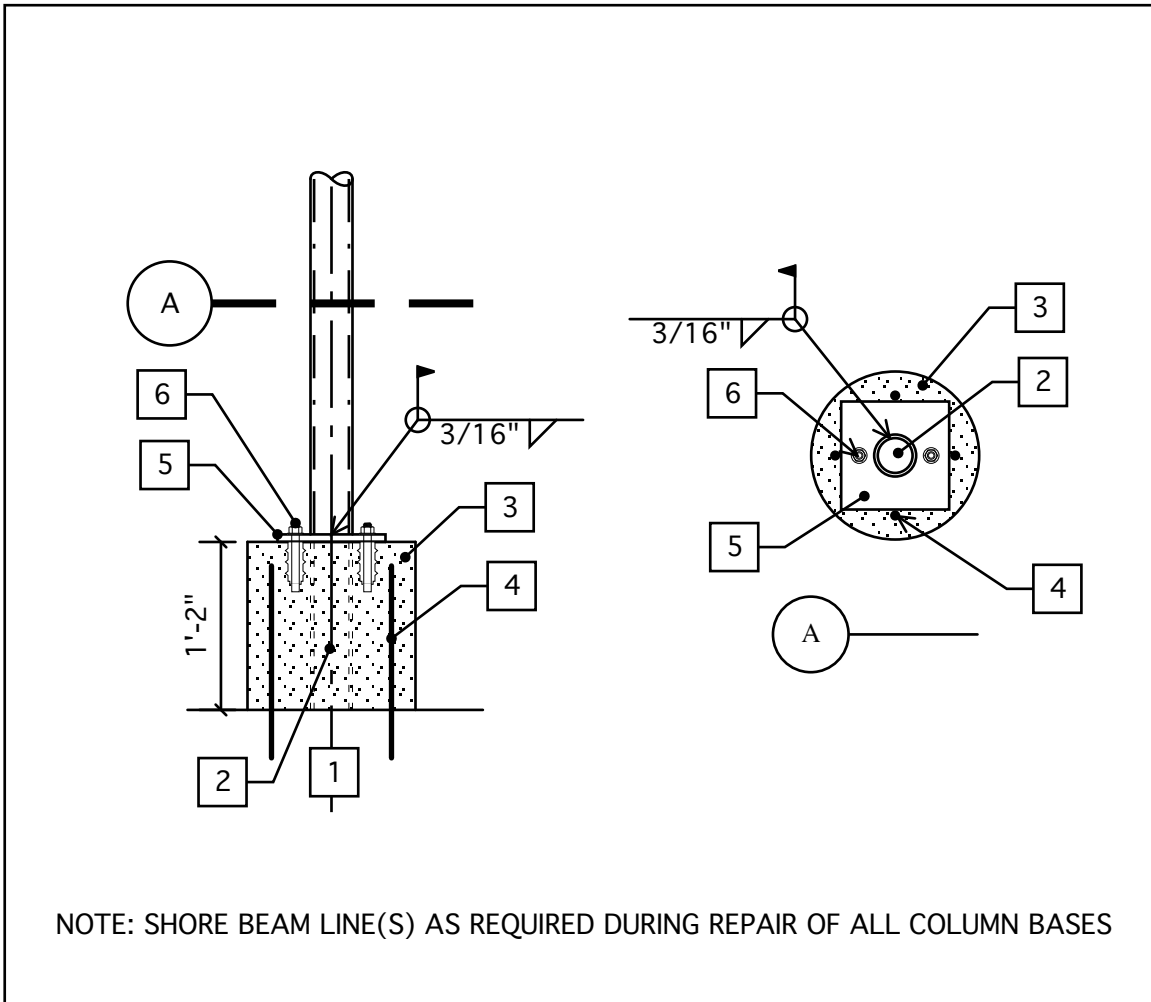
Sincerely,

MJP ASSOCIATES, Ltd.  
Michael J. Preston PE  
Encl.

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the state of Minnesota.

Date: 12/6/2011

Registration No: 20216



Notes:

- 1) Existing Slab/Footing
- 2) Existing Pipe Column - remove bottom 14"; clean & remove rust debris@ existing column bearing as required to allow complete bearing between new pier & existing slab/footing.
- 3) New Plain Concrete Pier - 14"Ø x 14" high; f'c=4000psi in 28 days; 3000psi in 7 days
- 4) Dowels - (4) #5x16"; drill and grout into existing concrete a minimum of 4"
- 5) New Base Plate - 9x9x5/8 Fy=36000psi
- 6) Anchor Bolts - (2) 1/2"Ø Hilti KB3 - HDG; 2-1/4" embedment

Client: LJL Properties Ltd.	<div style="display: flex; align-items: center; justify-content: center;"> <div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;"> <div style="text-align: center;">DET 1</div> </div> <div> <h2 style="margin: 0;">Column/Base Plate/Pier Repair</h2> <p style="margin: 0;">SCALE: 3/4" = 1'-0"</p> </div> </div>
Project: West 7th Pharmacy	
By: MJM                      Date: 12/6/11	
MJP Associates, ltd. - 651-426-7037	

Sun	Mon	Tue	Wed	Thu	Fr	Sat
					✓	

# FIELD REPORT

Weather	Sunny	Clear	Cloudy	Rain	Snow
Temp.	To 32	32-50	50-70	70-85	85 up
Wind	Still	Moder	High	Report #	
Humidity	Dry	Moder	Humid	/	

Project: WTH DNAM  
 Project #: 11102  
 Contractor: -NA-  
 Subject: BEAM COLUMN  
 To: FILE

DATE: 11/25/2011

Contacts: JEFF JOHNSON, LINNEA FORSELL

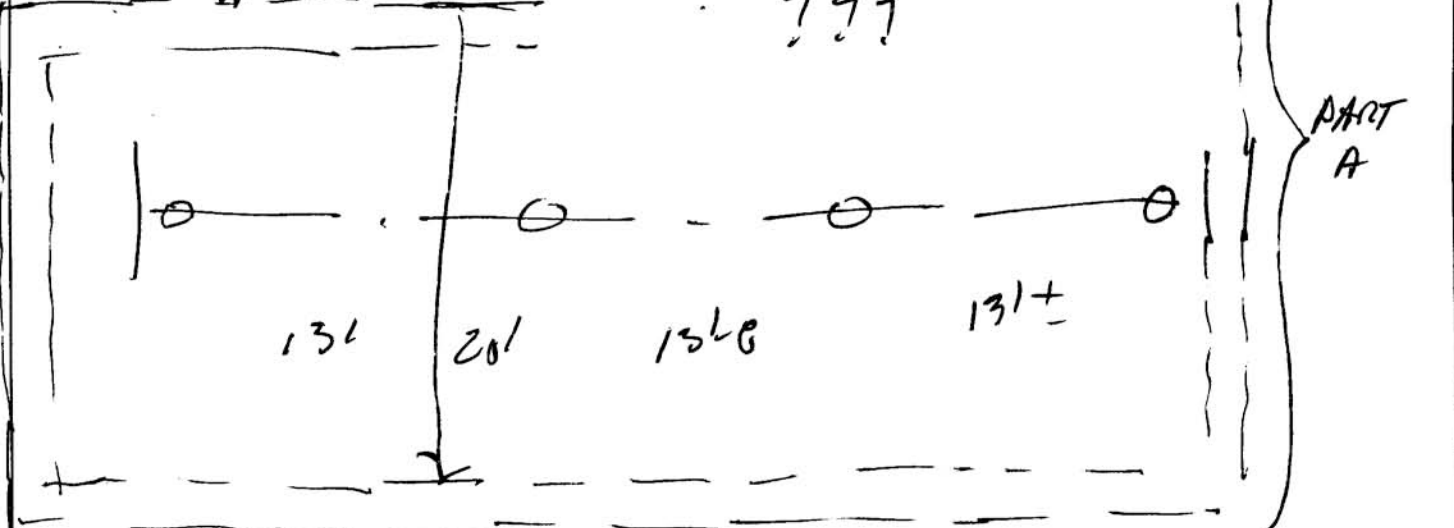
Contractors on Site: -NA-

Materials on Site: -NA-

Photos:  Yes  No ATTACHED

EXISTING CONDITIONS:  
 Col. 3 1/2" SWP 7 @ 6'-6"±

Beam 8 1/4" x 5 1/4" UP  
 0-1 Flange; 1 Web. W8x16  
 0.25 LF 10325 0.161



PART A

PART B

SEE PHOTOS

# FIELD REPORT (con't)

Page #: 2

## Comments:

- Original Bldg was built in late 1800s, early 1900's.
- At some point it was moved to its current location
- There is standing water on the basement floor
- The beam in question does not appear to be part of the original building - See sheet 1 for dimensional information
- Pairs of (4) columns (Part A) & (2) columns Part B are rusted.
- It is not known at the time of this report how hard the current columns are working
- Repair options discussed:
  - (1) a) Four new pier  $\sim 12'' - 14'' \square$  or  $\circ \sim 14''$  high.
    - b) Attach new base plate @ top of new pier
    - c) Clean up rusted portion of column & base plate
  - 2.) T.B.D.

## Action:

- ① Consider other options
- ② Write report w/ files (week of 11/28)

MPD  
11/25/2011



IMG\_0728



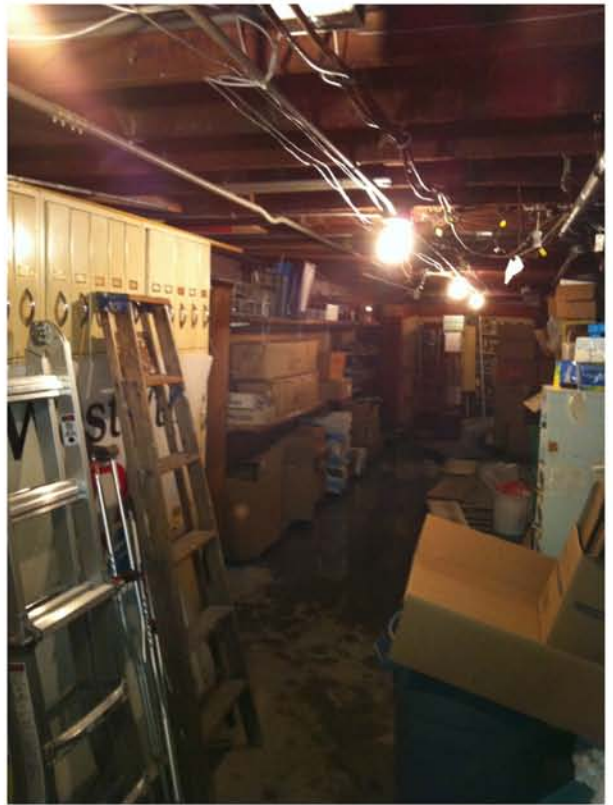
IMG\_0729



IMG\_0730



IMG\_0725



IMG\_0726



IMG\_0722



IMG\_0724



Image 1



Image 3



Image 6



Image 7



IMG\_0723