

150 Kellogg

RiverCentre Parking Ramp Restoration
 2013 SE Stairwell Demo and Rebuild
 Bid Number: A-30991-4
 Bid Tabulation Sheet
 July 31, 2013

Unit Prices	Cy-Con		LS Black Constructors, Inc	
	Unit Price	Total	Unit Price	Total
2013 SE Stairwell Demo and Rebuild				
General Conditions and Mobilization	N/A	\$55,000.00	N/A	\$22,700.00
Partial Depth Concrete Repair; Vertical	\$60.00	\$30,000.00	\$65.00	\$32,500.00
Stair Demo and Replace including new rail	\$190,000.00	\$190,000.00	\$265,000.00	\$265,000.00
Remove spandrels and support system	\$10,000.00	\$10,000.00	\$8,800.00	\$8,800.00
Total Base Bid:	\$285,000.00		\$329,000.00	
Alternate 1: New South face cable rails	\$24,000.00	\$24,000.00	\$33,400.00	\$33,400.00
Alternate 2: New fencing N and W face	\$11,500.00	\$11,500.00	\$18,700.00	\$18,700.00
Acknowledgement of Addenda:	Yes		Yes	
Start Date:	9/1/2013		8/5/2013	
Calendar Days of Work	33		49	

150 Kellogg

Applicable Codes:

2007 MN STATE BUILDING CODE, with all of the following, including amendments:

- 2006 INTERNATIONAL BUILDING CODE
- 2007 MN STATE ACCESSIBILITY CODE
- 2007 MN STATE FIRE CODE
- 2007 INTERNATIONAL FIRE CODE
- 2006 INTERNATIONAL MECHANICAL CODE
- 2006 INTERNATIONAL FUEL GAS CODE
- 2005 MN STATE PLUMBING CODE
- 2008 NATIONAL ELECTRICAL CODE
- 1996 MN STATE ENERGY CODE

MSBC Chapter 3:

Occupancy: Group S-2, Low Hazard Storage (parking garage, open)

MSBC Chapter 4:

Section 403 - High Rise Buildings: Not applicable, see Sections 403.1, 406.3

Section 406.3 - Open Parking Garages

- Table 403.6.5 Area and Height:
- Construction Type: Type I-A or I-B
- Area per Tier: Unlimited
- No. of Tiers: Unlimited (type I-A); 12 tiers (type I-B)

Section 406.3.9 - Standpipes shall be installed per Chapter 9

MSBC Chapter 9:

Section 905 - Standpipes

- 905.3.1: Class III standpipe systems shall be installed where the highest story is located more than 30 feet above the lowest level of fire department vehicle access...
- Exception: Class 1 manual dry standpipes are allowed in open parking garages subject to freezing temperatures; provided that the hose connections are located as required for Class II standpipes, in accordance with Section 905.5

MSBC Chapter 10:

Section 1004.1.1 - Maximum Floor Area per Occupant

- Parking Garage: 200 SF per occupant
- Occupant Load:

Level 8 (Plaza):	90,850 SF / 200 =	455 occupants
Level 7:	90,850 SF / 200 =	455 occupants
Level 6:	90,850 SF / 200 =	455 occupants
Level 5:	90,850 SF / 200 =	455 occupants
Level 4:	90,850 SF / 200 =	455 occupants
Level 3:	90,850 SF / 200 =	455 occupants
Level 2:	80,000 SF / 200 =	455 occupants
Level 1:	80,000 SF / 200 =	455 occupants
Totals:	640,000 SF	3,640 occupants

Section 1005.1 - Egress Width

- Maximum Floor Area per Occupant, S-2 Occupancy (non-sprinklered)

- Stairways: 0.3 inches per occupant
- Other Egress Components: 0.2 inches per occupant
- 400 occupants per level x 0.3 = 120 inches of stair width required = 40 inches ea. X 3 stairs

Section 1007 - Accessible Means of Egress

- Accessible exit stairway shall have 48 inches clear minimum between handrails
- Areas of refuge are not required at exit stairways serving open parking garages

Section 1015.2.1 - Two exits or exit access doorways

- Where two exits or exit access doorways are required from any portion of the exit access, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the building or area to be served...

Table 1016.1 - Exit Access Travel Distance

- Occupancy Group S-2, non-sprinklered: 300 feet max. travel distance
- Travel distance in open parking garages is permitted to be measured to the closest riser of open stairs.

Table 1019.1 - Minimum Number of Exits for Occupant Load

- Persons per story (1-500) 2 exits minimum
- Persons per story (501 - 1,000) 3 exits minimum
- Persons per story (over 1,000) 4 exits minimum
- Parking structures shall not have less than two exits from each parking tier, except that only one exit is required where vehicles are mechanically parked. Vehicle ramps shall not be considered as required exits unless pedestrian facilities are provided.

Section 1020 - Vertical Exit Enclosures

- Interior exit stairways and interior exit ramps shall be enclosed with fire barriers constructed in accordance with Section 706 or horizontal assemblies constructed in accordance with Section 711, or both. Exit enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more and not less than 1 hour where connecting less than four stories.

- Stairways in open parking structures that serve only the parking structure are not required to be enclosed.

Section 1023 - Exterior Exit Ramps and Stairways

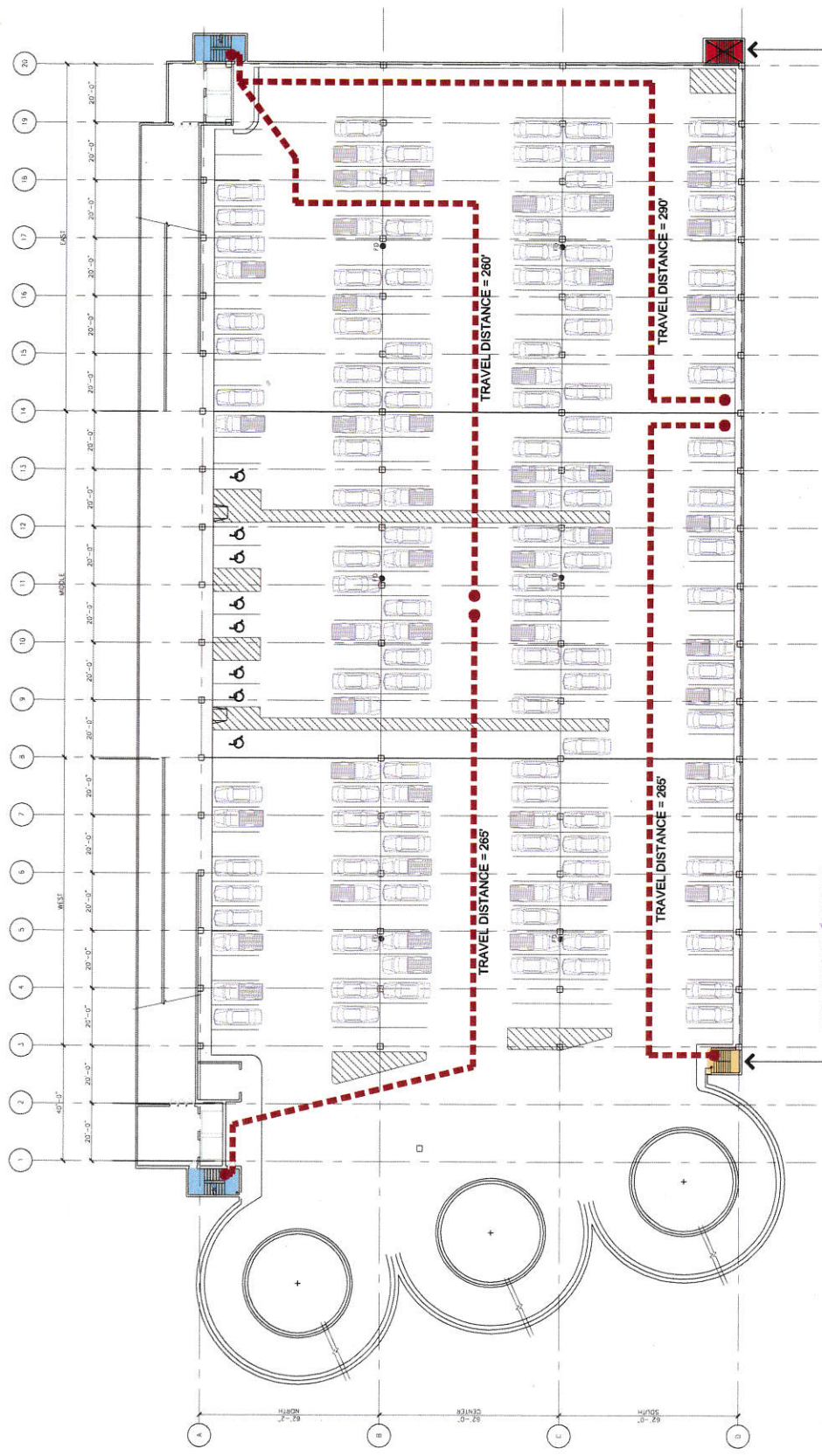
- 1023.2: For occupancies in other than Group I-2, exterior exit ramps and stairways shall be permitted as an element of a required means of egress for buildings not exceeding six stories above grade plane or having occupied floors more than 75 feet (22 860 mm) above the lowest level of fire department vehicle access
- The restriction noted above is intended to restrict 'high-rise' buildings, per Section 403. Section 403 does not apply to Open Parking Garages, per 403.1, Exception #2.

Therefore, we propose that an open / exterior stairway be allowed for an open parking garage.

Section 1024 - Exit Discharge

- Exits shall discharge directly to the exterior of the building. The exit discharge shall be at grade or shall provide direct access to grade. The exit discharge shall not reenter a building
- Stairways in open parking garages complying with Section 1020.1, Exception 5, are permitted to egress through the open parking garage at the level of exit discharge

150 Kellogg



EXISTING STAIR TO BE CLOSED;
PROVIDE CMU PARTITION, WITH
LOCKING HM DOOR & FRAME

EXISTING STAIR TO REMAIN;
REHAB/REPAIR AS REQUIRED



FLOOR PLAN - TYPICAL LEVELS 3 THRU 7

Option 6: Close SE stair; Rehab / repair SW stair