

**Vang, Mai (CI-StPaul)**

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**From:** Eric Meyer <emeyer@cres-inc.com>  
**Sent:** Wednesday, April 08, 2015 10:03 PM  
**To:** \*CI-StPaul\_LegislativeHearings  
**Cc:** Pat Wolf; Vang, Mai (CI-StPaul)  
**Subject:** FW: Correction Notice #12786 Proposals  
**Attachments:** Attachment A 2007 Minnesota State Fire Code 1008.1.3.4.docx; Attachment B Floors 5 & 6.pdf; Attachment C Floors 3 & 4 Red Fire Alarm Pulls.pdf; Attachment D Floors 3 & 4 Blue Pull Releases.pdf; Attachment E Fire Pull Station Pricing.pdf; Attachment F Blue Pull Station Pricing.pdf



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COMMERCIAL REAL ESTATE SERVICES, INC.

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April 7, 2015

Ms. Marcia C. Moermond  
Legislative Hearing Officer  
Office of City Council  
15 West Kellogg Blvd  
Suite 310, City Hall  
St. Paul, MN 55102

Re: Appeal Proposal for The Golden Rule Building at 85 Seventh Place East

Dear Ms. Moermond:

This letter is in response to your request for proposals at our March 24, 2015 legislative hearing regarding Fire Inspection Correction Notice #12786. We are offering the following two proposals to satisfy the 2007 Minnesota State Fire Code 1008.1.3.4 Access-Controlled Egress Doors (see Attachment A) for items #11 and #12 on our Correction Notice #12786:

**Option 1 – Attachment E**

We propose to add instructional signage at the existing red door release near the west elevator lobby door on floors 5 and 6 (see Attachment B). Also, we propose to install fire pull stations, wired to the fire alarm panel (see Attachment C), near the west elevator lobby doors on floors 3 and 4 with instructional signage. The fire pull stations would release the doors as they do on floors 5 & 6 today. Additionally, we propose to install a covered blue door release with a built-in local alarm (see Attachment B 2of2) near the west exit door in the 5<sup>th</sup> floor Commerce Lobby.

**Option 2 – Attachment F**

We propose to add instructional signage at the existing red door release near the west elevator lobby door on floors 5 and 6 (see Attachment B). Additionally, we propose to install a blue door release (see

Attachment D), wired to the fire alarm panel, near the west elevator lobby door on floors 3 and 4 and an additional release with a built-in local alarm (see Attachment 2of2) near the west exit door in the 5<sup>th</sup> floor Commerce Lobby.

Marcia, we've included floor plans of the impacted areas to better identify the egress doors being discussed. After reviewing State Fire Code 1008.1.3.4, discussing our situation with our fire service vendors and low voltage contractor, and considering the operational needs of our tenants, we prefer Option 1 as it is the best fit and maintains consistency with our current building systems. You will find estimated costs (see Attachments E & F) for each of the two options above.

We look forward to further discussion at the April 13, 2015 at 10:00am in City Hall, room 330.

Eric Meyer  
Operations Manager  
Commercial Real Estate Services, Inc.  
85 East Seventh Place Suite 200  
St. Paul, MN 55101  
Phone 612.790.9058  
Fax 651.224.4048



Attachment A, B, C, D, E and F

Via USMAIL: Original to - Marcia C. Moermond

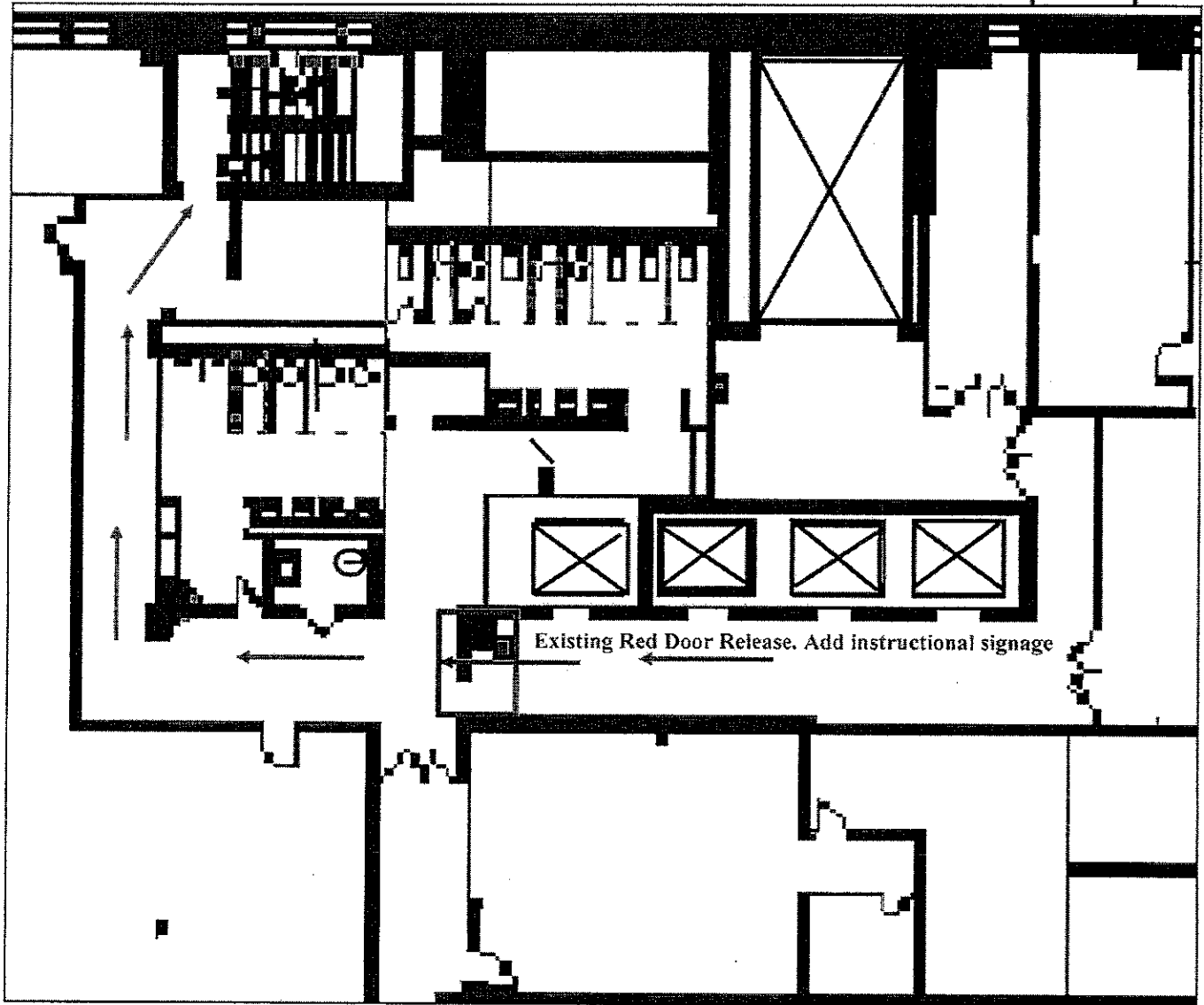
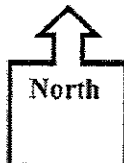
## Attachment "A"

### 2007 Minnesota State Fire Code

1008.1.3.4 Access-controlled egress doors. The entrance doors in a means of egress in buildings with an occupancy in Group A, B, E, M, R-1 or R-2 and entrance doors to tenant spaces in occupancies in Groups A, B, E, M, R-1 and R-2 are permitted to be equipped with an approved entrance and egress access control system which shall be installed in accordance with all of the following criteria:

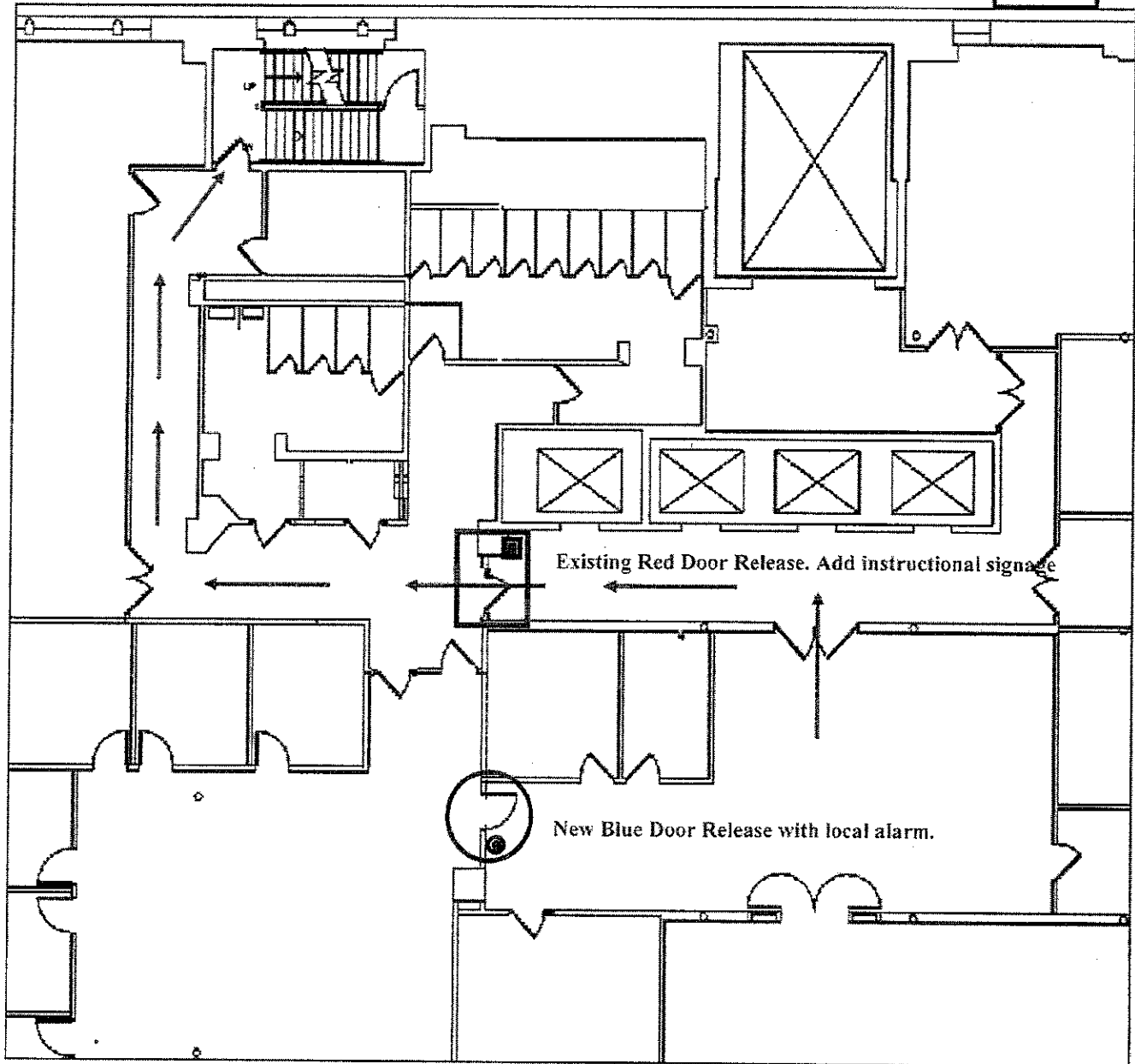
1. A sensor shall be provided on the egress side arranged to detect an occupant approaching the doors. The doors shall be arranged to unlock by a signal from or loss of power to the sensor.
2. Loss of power to that part of the access control system which locks the doors shall automatically unlock the doors.
3. The doors shall be arranged to unlock from a manual unlocking device located 40 inches to 48 inches (1016mm to 1219mm) vertically above the floor and within 5 feet (1524mm) of the secured doors. Ready access shall be provided to the manual unlocking device and the device shall be clearly identified by a sign that reads "PUSH TO EXIT." When operated, the manual unlocking device shall result in direct interruption of power to the lock – independent of the access control system electronics – and the doors shall remain unlocked for a minimum of 30 seconds.
4. Activation of the building fire alarm system, if provided, shall automatically unlock the doors, and the doors shall remain unlocked until the fire alarm system has been reset.
5. Activation of the building automatic sprinkler or fire detection system, if provide shall automatically unlock the doors. The doors shall remain unlocked until the fire alarm system has been reset.
6. Entrance doors in buildings with an occupancy in Group A, B, E or M shall not be secured from the egress side during periods that the building is open to the general public.

The Golden Rule Building  
Sixth Floor  
Elevator Lobby  
Evacuation Route  
Tuesday, April 07, 2015



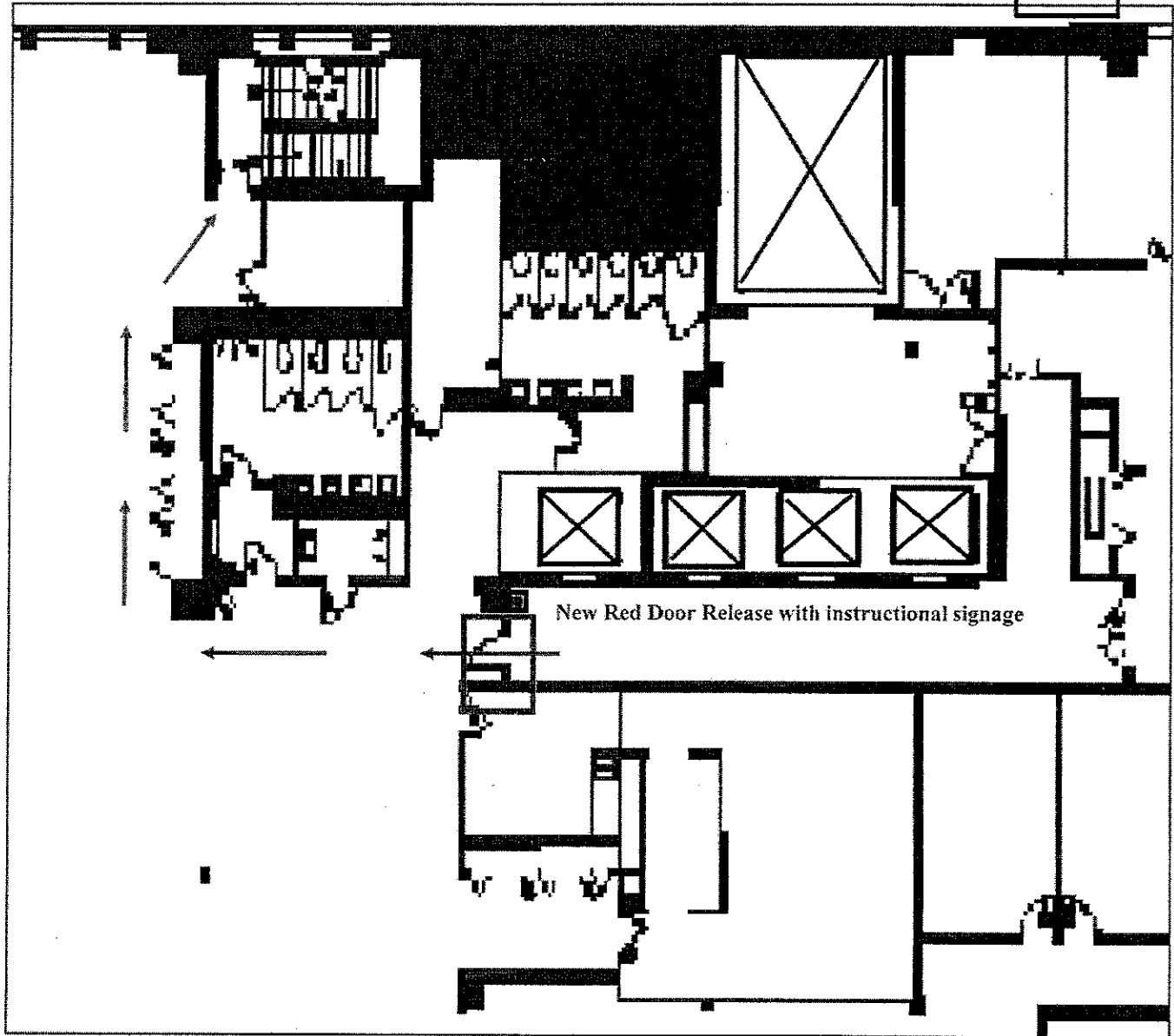
The Golden Rule Building  
Fifth Floor  
Reception and Elevator Lobby  
Evacuation Route  
Tuesday, April 07, 2015

North

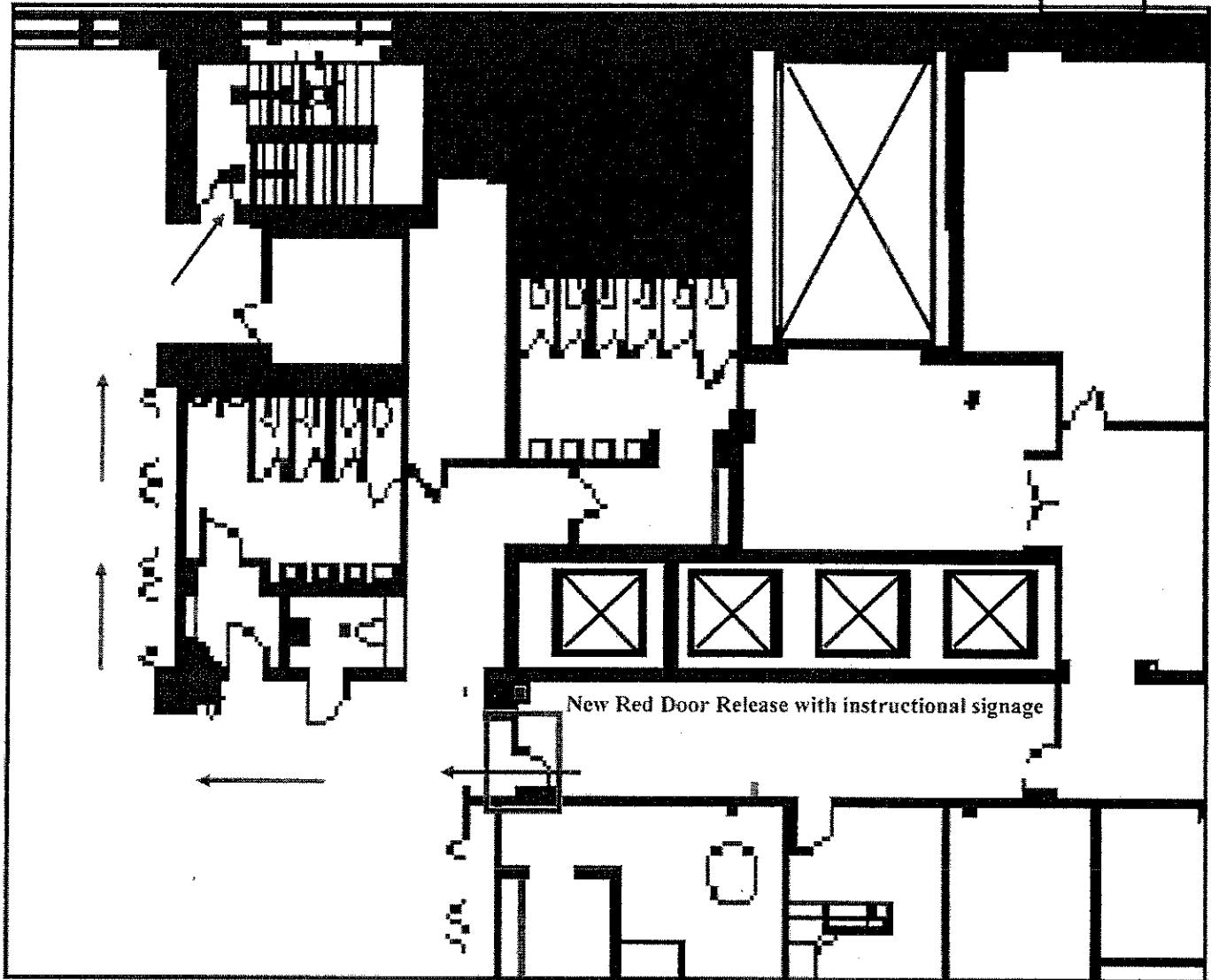
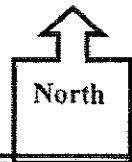


Attachment B 2 of 2

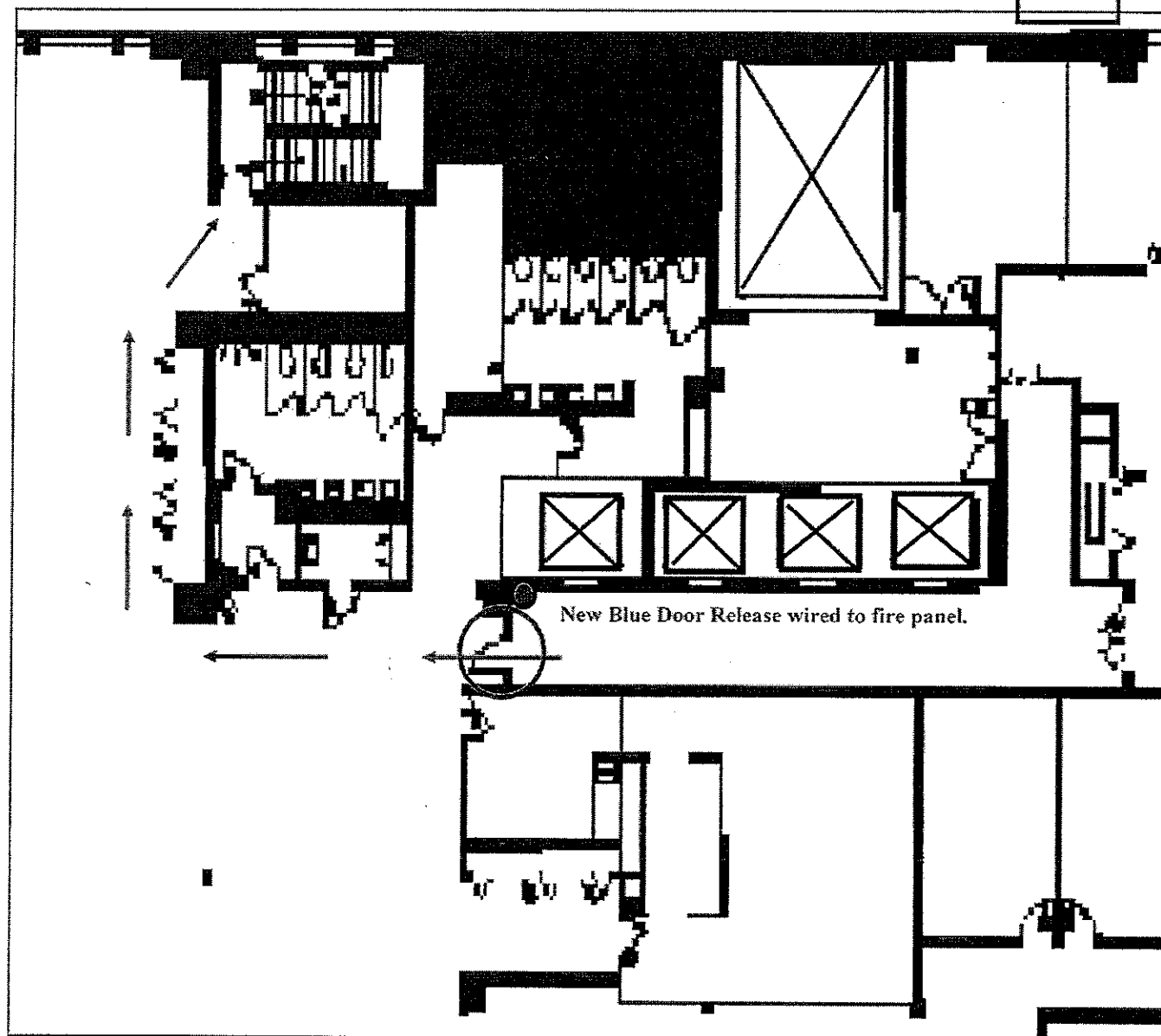
The Golden Rule Building  
Fourth Floor  
Elevator Lobby  
Evacuation Route  
Tuesday, April 07, 2015



The Golden Rule Building  
Third Floor  
Elevator Lobby  
Evacuation Route  
Tuesday, April 07, 2015

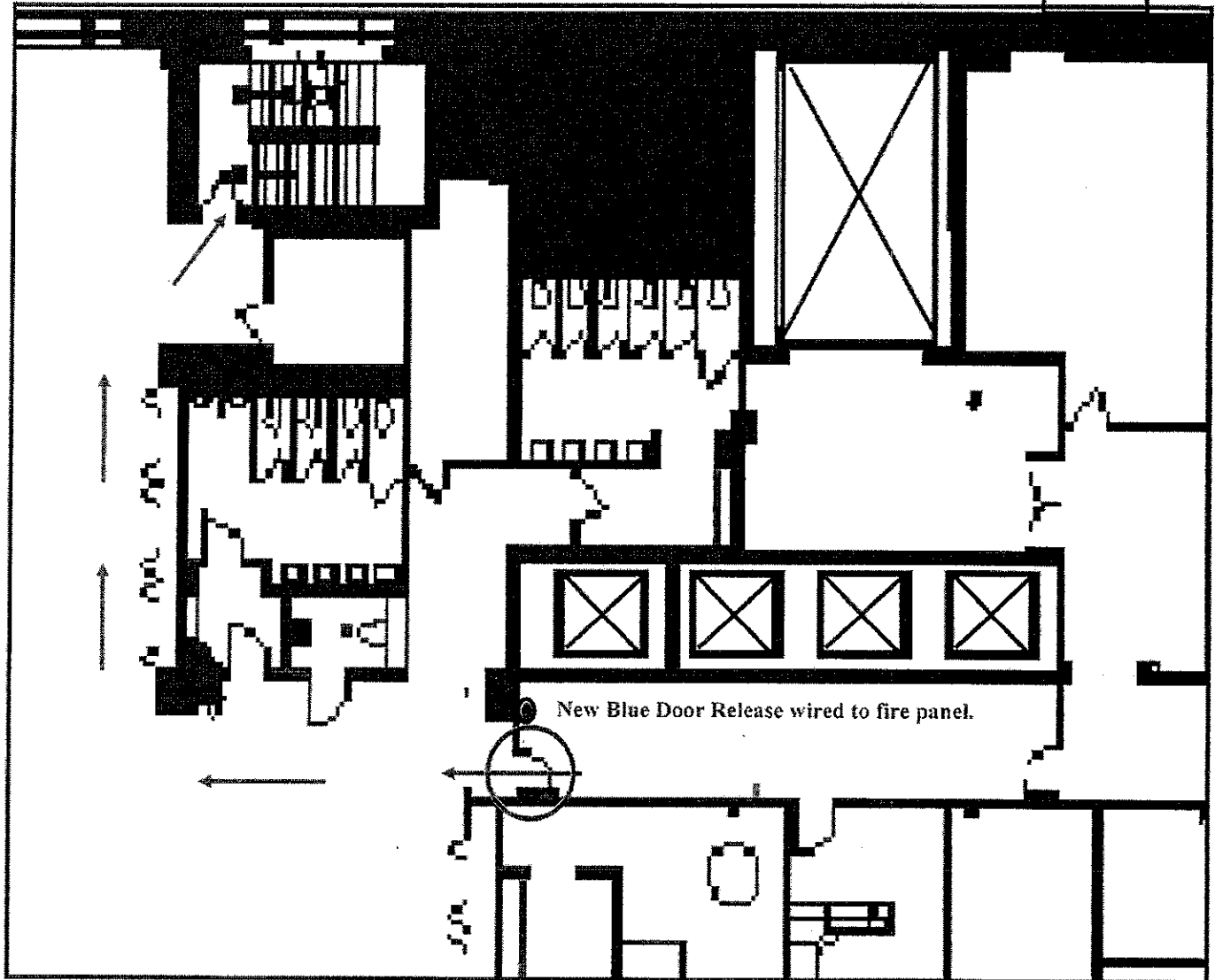


The Golden Rule Building  
Fourth Floor  
Elevator Lobby  
Evacuation Route  
Tuesday, April 07, 2015





The Golden Rule Building  
ThirdFloor  
Elevator Lobby  
Evacuation Route  
Tuesday, April 07, 2015





## Attachment "E"

*Custom Solutions. Personal Service.*

Company Address 4200 West 76th Street  
Minneapolis, MN 55435-5108  
Phone (952) 835-4600  
Fax (952) 835-4153

Created By Jesse Weber  
Created Date 4/7/2015  
MN Sales Jesse Weber  
Quote Number 00001411  
Project Code 150491-09395

### Account Information

Account Name Golden Rule Building  
Phone (851) 290-8883

### Service Location

Ship To Name Golden Rule Building  
Bill To Name Golden Rule Building  
Bill To 85 East 7th Place  
St. Paul, MN 55101

### Scope of Work

Opportunity Name Golden Rule Building: Pull Station Add on 3rd, 4th, and 5th floor

Description LVC will complete the following tasks:

- install 1 fire pull station on 3rd floor tied into fire panel
- install 1 fire pull station on 4th floor tied into fire panel
- install 1 blue pull station (with cover) - local only on 5th floor; local commerce

### Quote Line Items

Product	Line Item Description	Quantity	Sales Price	Total Price
Equipment - Fire Alarm	Blu Pull Station: MS-703U	1.00	\$90.00	\$90.00
Equipment - Fire Alarm	STL-13230CB - Blue Pull Station Cover	1.00	\$183.00	\$183.00
Equipment - Fire Alarm	Red Pull Stations - NBG-12LX	2.00	\$106.06	\$212.12
Equipment - Fire Alarm		3.00	\$125.00	\$375.00
Truck & Fuel Charge		1.00	\$45.00	\$45.00
Upgrade - Fire Alarm	Misc Wiring	1.00	\$100.00	\$100.00

### Investment

Subtotal \$1,380.12  
Discount 0.00%  
Total Price \$1,380.12

### Signatures

Prepared By Jesse Weber  
Title Service sales  
Phone (952) 278-1061

Approved By:  
Printed Name:



## Attachment "F"

Custom Solutions. Personal Service.

Company Address 4200 West 76th Street  
Minneapolis, MN 55435-5108  
Phone (952) 835-4600  
Fax (952) 835-4153

Created By Jesse Weber  
Created Date 4/7/2015  
MN Sales Jesse Weber  
Quote Number 00001412  
Project Code 150491-09396

### Account Information

Account Name Golden Rule Building  
Phone (651) 290-8893

### Service Location

Ship To Name Golden Rule Building  
Bill To Name Golden Rule Building  
Bill To 85 East 7th Place  
St. Paul, MN 55101

### Scope Of Work

Opportunity Name Golden Rule Building: Pull Station Add on 3rd, 4th, and 5th floor

Description LVC will complete the following tasks:

- Install 1 blue pull station (with cover) on 3rd floor tied into fire panel
- Install 1 blue pull station (with cover) on 4th floor tied into fire panel
- Install 1 blue pull station (with cover) - local only on 5th floor: local commerce

### Quote Line Items

Product	Line Item Description	Quantity	Sales Price	Total Price
Equipment - Fire Alarm	Blu Pull Station: MS-703U	3.00	\$90.00	\$270.00
Equipment - Fire Alarm	STI - 13230CB - Blue Pull Station Cover	3.00	\$183.00	\$549.00
Labor - Fire Alarm		6.00	\$125.00	\$750.00
Truck & Fuel Charge		1.00	\$45.00	\$45.00
Upgrade - Fire Alarm	Misc/Wiring	1.00	\$100.00	\$100.00

### Investment

Subtotal \$1,714.00  
Discount 0.00%  
Total Price \$1,714.00

### Signatures

Prepared By Jesse Weber  
Title Service sales  
Phone (952) 278-1061  
Fax (952) 835-4153

Approved By:

Printed Name: