

7/27/18
Presented to
SGAC

Degree of Honor Apartments
Exception to General Hours of Operation Application
July 27, 2018

Situational Issues related to Public Access to Skyway

Asbestos Abatement Safety Issues

1. Concentration of Asbestos in existing fireproofing is 90-95% as per tests. Dangerous levels of concentration as defined by MN Department of Health. A higher concentration of ACM (Asbestos Containing Materials) than normally encountered.
2. As required by OSHA and MN Department of Health, we are compelled to keep at least 1 floor of separation between workers and the general public when performing abatement to ensure safe areas.
3. We monitor air quality within the building constantly to ensure compliance with State and County Standards

Timing of the Work

- Two processes to coordinate: Abatement and construction
- Normal administrative exception period (6 weeks) does not coincide with time period of work required
- Construction will follow abatement, using separation as required
- Because of vertical nature of the building, work is spread throughout the floor plate:
 - ▶ 29 plumbing stack locations on each floor
 - ▶ 7 HVAC piping locations on each floor
 - ▶ Elevator work will run continuously for project
 - ▶ Electrical work will run continuously for project
- Impact at 2nd Floor Skyway level to maintain safe clearance:

Pre Demolition	5 work days
Abatement	70 work days
Construction	120 work days
Elevator Modernization	10 work days
Total	205 work days*
	(not calendar days)

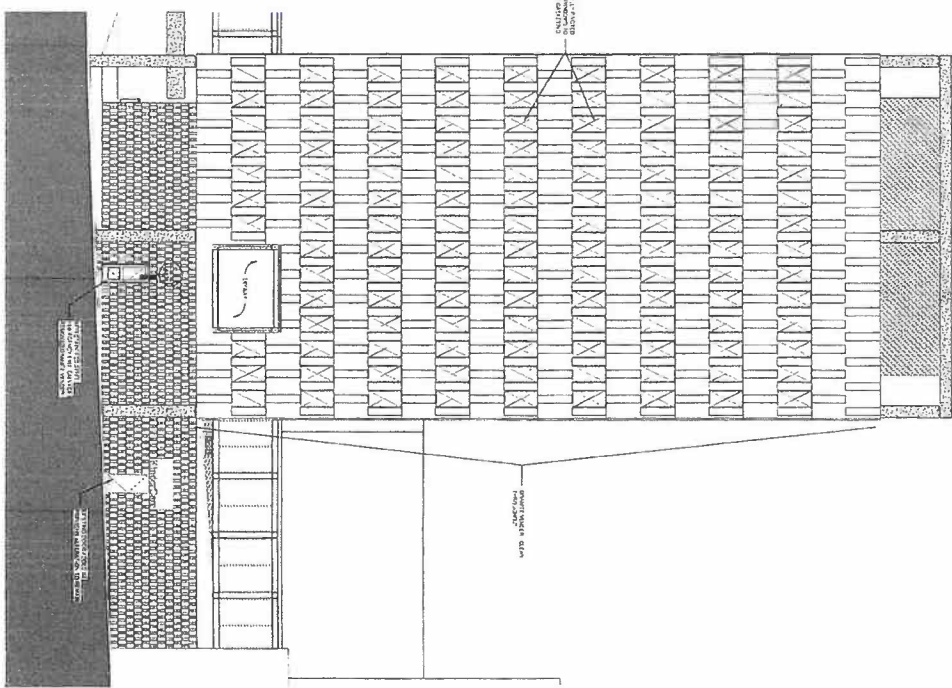
Requested Exception

Full closure of skyway easements through Degree of Honor Building until June 1, 2019.

ELAPSED TIME
TO
COMPLETE
BASEMENT (WORK DAYS)



DEGREE OF HONOR
APARTMENTS
7-27-2018



1/8" = 1'-0"

1/8" = 1'-0"



Project: Degree of Honor
325 Cedar Street
St. Paul, MN 55101

Client: Madison Equities, Inc.
375 Jackson Street
Suite 7000
St. Paul, MN 55101

NOT FOR CONSTRUCTION

Exterior Elevations
1/8" = 1'-0"
A502

07/24/2018

Degree of Honor Building Current Skyway Routes



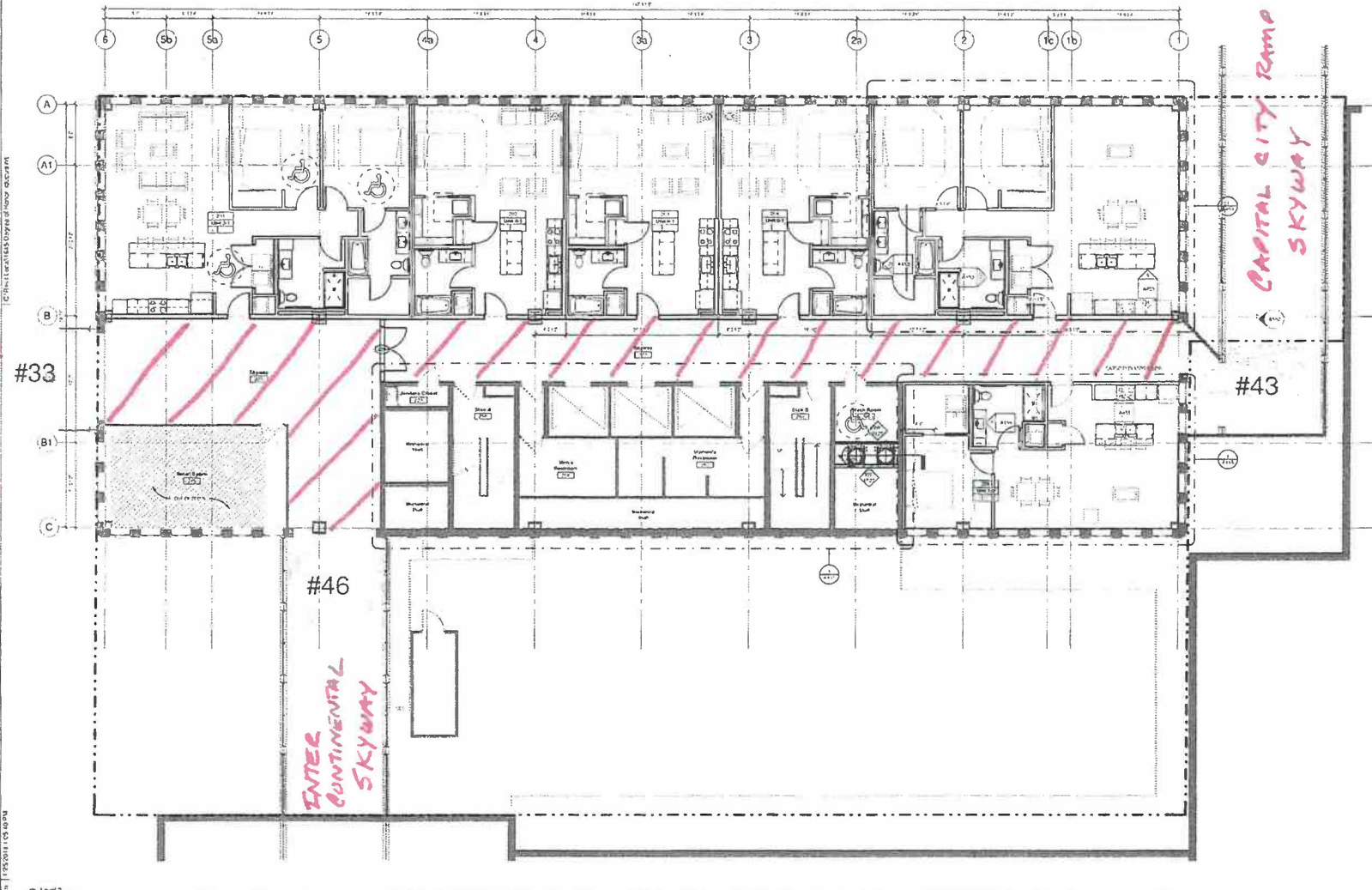
Close for Construction
& Abatement



PIONEER PRESS
SKYWAY

CAPITAL CITY RAMP
SKYWAY

INTER
CONTINENTAL
SKYWAY



© The Licenses of the State of Wisconsin

© 2018 Madison Equillias, Inc.

Degree of Honor

Madison Equillias, Inc.

Project No. 1545

Date: 1/25/2018

NOT FOR
CONSTRUCTION

Level 2

3/16" = 1'-0"
A302