



August 19, 2013

**Rehabilitation Recommendations
1922 Annandale School
Annandale, Minnesota**

- **Selective Demolition:**
 - Remove the existing boiler room expansion and flue construction. The boilers and equipment to be removed by the School district.
 - Infill the east wall with face brick and CMU.
 - Remove all existing floor coverings.
 - Remove all suspended ceilings and original plaster ceilings.
 - Remove existing restrooms.
 - Remove partitions to accommodate new construction.

- **Heating, Cooling and Ventilating Systems:**
 - The attached EDI letter dated August 2013 outlines the scope of work for HVAC systems.
 - The existing systems will be completely removed within the building.
 - The existing boilers and the boiler room expansion will be demolished.
 - The school district will install new boilers to service the Middle School in a different location.

- **Fire Protection System:**
 - The main water line for the sprinkler system is located in the original boiler room and feeds the entire building complex and will remain.
 - The existing sprinkler system will be modified to accommodate the new building layout.

- **Electrical and Alarm Systems:**
 - A new independent electrical service will be installed for the rehabilitated 1922 building. The service panels will be in the original boiler room.
 - A new independent fire, smoke and security alarm system will be installed for the rehabilitated 1922 building.

- **Exterior:**
 - **Masonry:**
 - **Front Entry Wing Walls:**
 - Rebuild the masonry wing walls utilizing the existing brick.
 - Replace the concrete steps and exterior landing at the front entries.

- **Repointing:**
 - Repoint the brick chimney mortar joints.
 - Repoint the brick pilasters on the north façade of the gymnasium.
 - Repoint all parapet wall coping stone joints.
- **Window Openings:**
 - Clean and repaint all steel window lintels after the existing windows have been removed.
 - Clean out and recaulk the joint between the steel lintel and the masonry above.
- **Roofing, Flashing and Drainage:**
 - **Main and Gymnasium Roofs:**
 - Remove all existing roof ventilators and wood curbs. Patch roof openings with plywood sheathing.
 - Remove all existing roof covering down to the wood sheathing. Repair wood sheathing as required.
 - Remove the existing roof hatch and replace with a new code compliant metal roof hatch on a new curb.
 - Repair the loose portions of the parapet wall metal covering.
 - Install R40 rigid insulation over the existing wood sheathing.
 - Install fully adhered single membrane roof over cover board. Turn the membrane up the parapet wall and terminate under the sheet metal parapet covering.
 - **Original Skylight Openings:**
 - The original skylights are not shown to be restored. This is always an option depending on the developer of the upper floors of the building.
 - **Boiler Room Roof:**
 - Remove the existing concrete topping and waterproof membrane.
 - Remove all deteriorated concrete and apply a minimum 2” concrete topping.
 - Install fully adhered single membrane roof over the concrete topping.
- **Windows:**
 - Remove all existing aluminum framed windows.
 - Install new thermal glazed clad Marvin windows in the existing masonry openings. Refer to attached Marvin proposal dated 6/5/2013 for details of the window design. The intent of the proposal is to furnish windows that match the original window style and configuration.
 - Contact Ken Modeen at Marvin Windows for further information or questions. Email: kenmod@marvin.com tel: 612-720-8118.
- **Doors:**
 - Clean and repaint existing hollow metal entry doors and frames.
 - Install new accessible entry with clad Marvin entry doors and frames with

accessible hardware.

- **Site:**
 - We do not currently have a site plan of the property. The intent is to shown site development for the building reuse when that information becomes available.
 - Parking requirements for proposed uses:
 - 2 off street parking spaces per dwelling unit.
 - 1 off street parking space per elderly dwelling unit.
 - 1 space per 200 gross sf. of office or professional space.
- **Interior:**
 - **Accessibility:**
 - Install 2500 lb. capacity hydraulic elevator with 5 stops and front and rear entry. This elevator will connect the new accessible entry to the existing three floors and gymnasium.
 - The machine room will be adjacent to the elevator shaft on the basement level.
 - **Stairways:**
 - Remove existing tread and riser coverings.
 - Replace existing doors and frames to the corridors with new hollow metal doors and frames with accessible hardware.
 - Repair plaster walls and ceiling and repaint.
 - Refinish wood stairs and railings.
 - Install new rubber treads.
 - **Exterior Walls:**
 - Remove existing finishes on the exterior masonry walls.
 - Spray dense foam to R10 on all exterior wall surfaces.
 - Install metal stud partition inside of the insulation. Finish partition with 5/8" gypsum board painted.
 - **Basement:**
 - **Gymnasium:**
 - Floor: Sand and refinish existing wood gymnasium floor.
 - Ceiling: Replace water damaged fiber board ceiling panels. Repaint entire ceiling.
 - **Accessible Entry:**
 - The existing stair connection to the stage and gymnasium level will be removed on this side and new stairs constructed to connect the entry level to the basement floor.
 - This new entry will require removing a portion of the basement floor and excavating down the gymnasium floor level. This will create a two level entry area that connects the accessible entry and the gymnasium to the elevator.

- The entry finishes would be quarry tile floor and base, gypsum board walls with vinyl wall covering and concealed spline acoustic tile ceilings.
 - **Accessible Restrooms:**
 - The new accessible restroom will require raising the floor level to the basement floor level.
 - The restroom finishes would be ceramic tile floors and walls with concealed spine acoustic tile ceiling.
 - Provide toilet partitions and lavatory counters as shown.
 - **Corridor:**
 - The corridor walls are structural bearing walls.
 - All interior plaster walls are to be repaired, skim coated and painted.
 - Replace ceilings with concealed spline acoustic tile.
 - Provide linoleum flooring.
 - **Studio/Classroom Spaces:**
 - All interior plaster walls are to be repaired, skim coated and painted.
 - New partitions are to be painted gypsum board on metal studs.
 - Replace ceilings with concealed spline acoustic tile.
 - Provide Carpet tile floors.
- **First and Second Floors:**
- **General:**
 - The upper floors are proposed to be developed as rental or condominium residential living units.
 - The first floor plan shows four possible unit layouts that could be replicated on both sides of both floors.
 - These are intended to show possible layouts that could be accommodated in the building.
 - The cost estimates will be based on square foot costs rather than detailed takeoffs.
 - **Corridor:**
 - The corridor walls are structural bearing walls.
 - All interior plaster walls are to be repaired, skim coated and painted.
 - Replace ceilings with concealed spline acoustic tile.
 - Provide carpet flooring over the existing wood flooring.
 - **Living Units:**
 - All new partitions are to be 5/8" gypsum board on metal studs with sound insulation.
 - Replace ceilings with painted 1/2" gypsum board.
 - Repair, sand and refinish wood flooring in all spaces except bathrooms and kitchens.
 - Provide linoleum flooring in kitchens and bathrooms.

- Provide ceramic tile wainscots in bathroom.
- Provide ranges, refrigerators, double sinks, dishwashers and disposal units in kitchens.
- Provide washers and dryers in all units.
- Provide wood doors and frames in units.
- **Community Room:**
 - The first floor community room will be available to all residents.
 - Provide two unisex accessible toilets.
 - Provide a kitchenette with the same appliances as in the living units.
- **Hazardous Materials:**
 - The estimated cost for removing hazardous materials from the building based on a 2012 survey prepared for the School district was \$166,000.

Prepared by,
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