Minneapolis
City of Lakes

CPED STAFF REPORT
Prepared for the Heritage Preservation Commission
HPC Agenda Item #2
July 25, 2017
PLAN4586

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 420 South 1st Street

Project Name: Fuji Ya Deconstruction Plans

Prepared By: Hilary Dvorak, Principal City Planner, (612) 673-2639

Applicant: Minneapolis Park and Recreation Board

Project Contact: Amy Meller, MacDonald & Mack Architects

Ward: 3

Neighborhood: Downtown East

Request: To allow the selective demolition and stabilization of the Fuji Ya building located at 420 South 1st Street in the St. Anthony Falls Historic District

Required Applications:

Certificate of Appropriateness	To allow the selective demolition and stabilization of the Fuji Ya building located at 420 South 1st Street in the St. Anthony Falls Historic District.

HISTORIC PROPERTY INFORMATION

Current Name	Fuji Ya
Historic Name	Bassett's Second Sawmill, Columbia Flour Mill, Occidental Feed Mill
Historic Address	420 South 1st Street
Original Construction Date	Bassett's Second Sawmill (1870), Columbia Flour Mill (1882), Occidental Feed Mill (1883), Fuji Ya (1967-68)
Original Architect	Bassett's Second Sawmill (Unknown), Columbia Flour Mill (William F. Gunn), Occidental Feed Mill (Unknown), Fuji Ya (Newton & Griffith)
Original Builder	Bassett's Second Sawmill (Unknown), Columbia Flour Mill (Columbia Mill Company), Occidental Feed Mill (Unknown), Fuji Ya (Antler Corporation)
Original Engineer	Bassett's Second Sawmill (Unknown), Columbia Flour Mill (Unknown), Occidental Feed Mill (Unknown), Fuji Ya (Unknown)
Historic Use	Mills, Restaurant
Current Use	Vacant commercial building
Proposed Use	Park

Date Application Deemed Complete	June 23, 2017	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	August 22, 2017	End of 120-Day Decision Period	Not applicable

CLASSIFICATION

Local Historic District	St. Anthony Falls Historic District
Period of Significance	1848-1941
Criteria of Significance	Criteria 1: The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history. Criteria 4: The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.
Date of Local Designation	1971
Date of National Register Listing	1971
Applicable Design Guidelines	*St. Anthony Falls Historic District Design Guidelines* (2012)

SUMMARY

BACKGROUND. The site is located in the St. Anthony Falls Historic District. The site was once occupied by the Bassett's Second Sawmill, the Columbia Flour Mill and the Occidental Feed Mill. Portions of each of these mills remain on the site. In 1961, Reiko Weston purchased the property. In 1967-68, she built the Fuji Ya Restaurant incorporating portions of the Bassett's Second Sawmill and Columbia Flour Mill into the design of the restaurant structure. Today, the applicant is proposing to selectively demolish the Fuji Ya Restaurant and stabilize the remaining mills in order to incorporate them into the design of a new park building on the site.

APPLICANT'S PROPOSAL. The Fuji Ya building envelope and portions of its structure are in poor condition with little integrity remaining to the interior. Much of the Fuji Ya building will be carefully deconstructed and removed with select structural components left in place to ensure the continued integrity of the underlying historic mill structures and remnants. Wood posts and beams will be salvaged from the Fuji Ya building and stored for reuse in the Water Works project. Following removals, the historic mill structures and remnants (consisting of the Bassett Saw Mill Engine House, Columbia Flour Mill Boiler Room, and a segment of the Columbia Flour Mill foundation) will be temporarily stabilized, secured, and protected for future interpretation within the Water Works project site at Mill Ruins Park. How the mills will be interpreted and engaged within the new park is still in the early planning stages.

Prior to deconstructing the Fuji Ya building, a Minnesota Historic Property Record will be submitted to the Minnesota Historic Preservation Office including descriptions of the building's character defining features and conditions at time of removal, the building's history, archival photographs, copies of Fuji Ya plans from all three phases of construction, and current field-measured drawings.

Selective deconstruction includes removing the following Fuji Ya building components:

- Remaining Fuji Ya interior finishes, casework, electrical, mechanical, and HVAC systems.
- The upper level of Fuji Ya down to the concrete floor. Wood posts and beams will be salvaged and stored for reuse in the Water Works project.
- Portions of Fuji Ya construction located outside the extents of historic mill construction on the east and north sides of the building.

Temporary stabilization measures include:

- Retaining select Fuji Ya structural components to brace the historic mill structure walls.
- Installing new temporary concrete block infill at exterior openings in the historic mill structures.
- Installing steel framing in the basement to buttress a weak corner of the Bassett Engine House.
- Removing a badly deteriorated historic wood floor assembly located in the Columbia Boiler Room to limit additional damage to the historic structure and remove a life safety hazard.

Temporary safety and security measures include:

- Providing access into the mills through steel door assemblies with locking hardware controlled by the Minneapolis Park and Recreation Board.
- Installing a four-foot high chain link guardrail around the roof perimeter.
- Installing temporary barriers at interior openings located adjacent to stair shafts and other changes in floor elevations.

Temporary protection measures include:

- Installing a low-slope membrane roof over the remaining construction and infilling exterior openings to keep the structures weathertight.
- Providing vents and solar-powered fans to maintain air circulation inside the historic mills.
- Retaining exterior stucco wall finishes to limit damage to underlying historic masonry construction.
- Designing the stabilization, protection, and security measures to be easily removed while limiting damage to historic mill construction. This includes fastening new construction into Fuji Ya-era construction or historic masonry mortar joints, providing separation between historic construction and new infill, and using low-strength mortars where new infill touches historic construction.

To mitigate the potential for damage during deconstruction and stabilization activities:

- Fuji Ya-era footings and slab-on-grade construction will remain in place to limit disturbing soils.
- Fuji Ya-era construction and equipment slated for removal will be carefully cut and dismantled from the mills.
- Fuji Ya-era stucco will remain on mill walls to preserve historic masonry.
- Mill construction will be braced either by retaining select Fuji Ya-era structural framing or adding new shoring and infill.
- The construction project will have a historic architect and engineer under contract to perform construction administration. They will review submittals, meet with the contractor and subcontractors on a regular basis, and perform frequent site visits in addition to being on call to address any issues that arise.
- An Unanticipated Discoveries Plan included in the project manual outlines procedures and treatments for any archaeological resources uncovered during removals.
- A historic archaeologist has been hired for consult and direction in the event any unidentified archaeological features are uncovered during the project.

Other than removal of a badly deteriorated and unsafe historic wood floor assembly, all existing materials, features, finishes, and construction techniques that characterize the historic mill structures and remnants will be preserved during this project. This includes milling artifacts still located within the mill structures. Many of the archaeological resources located in and around the historic mill structures have already been identified and will remain undisturbed as part of this project.

Any new materials used for temporary stabilization will be clearly identifiable as products of this time. Any new materials used for brick, stone, and mortar repairs to the historic mill structures will replicate the old materials in composition, design, color, texture, size, etc. New materials will be subject to review and approval by the historic architect prior to installation to ensure a suitable match.

No chemical treatments are proposed during this project although water misting will be used to control dust during removals. Physical treatments associated with the work have been designed to be as gentle as possible and limit damage to historic materials. In addition, access will be maintained allowing for monitoring and repairs while waiting for the start of the Water Works project. The Contractor will submit a Historic Treatment Program outlining each phase (or process) and protection of surrounding materials during operations for review and approval prior to starting the deconstruction project.

A Minnesota Historic Property Record (MHPR) containing a narrative on Reiko Weston and development of the Fuji Ya Restaurant, written description of building conditions at time of removals, archival-quality photographs, and measured drawings will be prepared for submittal to the Minnesota Historical Society prior to beginning structural removals. Pieces of the original Fuji Ya building's exposed wood beams will be salvaged during

deconstruction and stored for reuse in the Water Works project. Finally, the story of Fuji Ya will be included as an interpretive feature somewhere within the Water Works site (type and extent of interpretation to be determined by the Water Works design team). In addition, the applicant met with Reiko Weston's family in May 2017 and have been granted permission to begin collecting and archiving their Fuji Ya documentation and oral histories.

RELATED APPROVALS. Not applicable.

PUBLIC COMMENTS. Public comment letters are included in the report. Any additional correspondence received prior to the public meeting will be forwarded on to the Heritage Preservation Commission for consideration.

ANALYSIS

CERTIFICATE OF APPROPRIATENESS

The Department of Community Planning and Economic Development has analyzed the application to allow the selective demolition and stabilization of the Fuji Ya building located at 420 South 1st Street in the St. Anthony Falls Historic District based on the following findings:

1. *The alteration is compatible with the designation of the landmark or historic district, including the period and criteria of significance.*

   The City of Minneapolis, like many cities, developed around a major water resource. Unlike most other metropolitan centers, Minneapolis did not use its waterway primarily for transportation. Instead the falls of St. Anthony along the Mississippi River was harnessed to create power for what was to become the most important milling complex in the nation. Although today the milling industry is essentially a memory along the waterfront, the buildings that developed the city into a milling and trade center remain in what is designated as the St. Anthony Falls Historic District.

   The falls of St. Anthony were instrumental in the development of Minnesota's largest city in all its stages of growth. In addition to its original natural beauty, the falls furnished direct power to the lumber and flour industries and electrical power for industrial and residential use. Centered around this influential landmark, the St. Anthony Falls Historic District reveals the origins and early history of Minneapolis.

   The St. Anthony Falls Historic District's period of significance falls between 1858 and 1941, the era when the St. Anthony Falls area of the Mississippi River was developed in conjunction with the City of Minneapolis and former Town of St. Anthony. The district encompasses both the east and west sides of the Mississippi River and includes the lumber and saw mills, supporting businesses, workers' residential and commercial neighborhoods, and railroad corridors linked to the power of St. Anthony Falls. The mill structures and remnants located within and adjacent to the Fuji Ya building date to this period and are listed as contributing properties. The Fuji Ya building, constructed in 1968, falls outside the district's period of significance and is listed as a noncontributing property.

   As part of the St. Anthony Falls Historic District, deconstruction of the Fuji Ya building and temporary stabilization of the underlying mills is compatible with the designation of the historic district, including its period and criteria of significance, and will not change the status of the contributing historic structures.

   Following the decline of hydropowered milling by the 1940s, the milling district saw many of its industrial structures and transportation routes demolished, abandoned, or underused. The area also transitioned to new industrial uses including gravel storage and shipping. The Columbia Flour Mill Boiler Room and the Bassett Saw Mill Engine House were used as a laboratory and bookstore. In 1968, the Fuji Ya restaurant was one of the first new uses and new buildings to develop along the riverfront. Its design modified and incorporated the Columbia Boiler Room and Bassett Engine House into its structure. Fuji Ya is eligible for individual listing on the National Register of Historic Places (NRHP) for both its association with the rediscovery of the Minneapolis riverfront and its integration of mill ruins into modern construction as an early effort to conserve historic resources.

As an eligible individual listing to the NRHP, deconstruction of the Fuji Ya building will have an adverse effect on its potential for designation, including its period and criteria of significance.

Mitigation steps, in conformance with sections 599.360 and 599.480 of the City of Minneapolis' Chapter 599 Historic Preservation Regulations, are planned in conjunction with the proposed removals. These include:

- Minnesota Historic Property Record Level 1 archival documentation.
- Salvage of Fuji Ya's wood posts and beams for use in the upcoming Water Works project. The wood posts and beams are the only character defining features left of the Fuji Ya construction in salvageable condition.
- Fuji Ya interpretation in the Water Works project.

2. The alteration will ensure the continued integrity of the landmark or historic district.

Removal of the Fuji Ya building will ensure the continued integrity of the St. Anthony Falls Historic District. Fuji Ya deconstruction will be carefully undertaken to minimize potential damage to the contributing Columbia Flour Mill Boiler Room and Bassett Saw Mill Engine House which are currently located within and below the Fuji Ya building. The milling structures' integrity will remain intact preserving their relationship to and importance within the historic district. As part of this project, they will also be temporarily stabilized and protected allowing for rehabilitation and interpretation within the context of Mill Ruins Park and the greater St. Anthony Falls Historic District in the upcoming Water Works project.

The Fuji Ya building's existing condition is such that much of its integrity has already been lost through on-going moisture infiltration and unauthorized removal of materials and features. Removal of the Fuji Ya building will further compromise its integrity as an eligible individual listing to the NRHP. As mentioned above, the applicant is taking steps to mitigate the loss of Fuji Ya. Mitigation will serve to record its role in riverfront redevelopment and reuse of milling structures that began in the mid-Twentieth Century and continues to present day. The upcoming Water Works project will incorporate materials salvaged from the Fuji Ya building into its design and will install interpretive elements in the park commemorating Fuji Ya and Reiko Weston's vision for the riverfront.

3. The alteration is consistent with the applicable design guidelines adopted by the commission.

The Heritage Preservation Commission adopted the *St. Anthony Falls Historic District Design Guidelines* in October of 2012. The Fuji Ya building is listed as a non-contributing property in the district because it falls outside the district's period of significance. The mill structures integrated into Fuji Ya construction contribute to the historic district's period of significance.

In Chapter 1 of the guidelines, deconstruction and demolition are considered inappropriate treatments for any "contributing" resource or "a building of historic significance." Deconstruction is preferable to demolition. The work proposed at the Fuji site deconstructs the failing Fuji Ya building and stabilizes and protects the historic mill structures for rehabilitation in the upcoming Water Works project.

Per the District's Design Guidelines, the "contributing" and "non-contributing" designations determine which chapters apply to the treatments proposed for the Fuji Ya building and its mill structures. Chapters 4 through 8 of the guidelines apply to the contributing mill structures while the guidelines for New Infill in Chapter 9 apply to non-contributing properties such as Fuji Ya. The applicant's proposal to selectively demolition and stabilize the Fuji Ya building will conform to these guidelines.

Chapter 4: Guidelines for Identification and Treatment of Archaeological Resources:

4.1 Avoid negative impacts to significant archaeological resources.

4.2 Minimize negative impacts to significant archaeological resources.

4.3 Where impacts cannot be avoided, mitigate them, using best practices.

4.4 If unexpected archaeological resources are encountered during site work, cease work and notify Planning and Preservation staff.

a. If the project is on public land, the State Archaeologist should also be notified.

- The Fuji Ya building will have a Minnesota Historic Property Record (Level 1) prepared including a written narrative of its history and property description, archival photography, and record drawings. This will address how the Fuji Ya construction impacted, integrated, and conserved historic milling resources while spurring early redevelopment of the Minneapolis riverfront. Any additional information gathered from the Weston family will be documented and archived as part of the Water Works project. (Archive repository still to be determined based on contents of the Weston files.)
- As part of the upcoming Water Works project, the 106 Group has already conducted a literature search, Phase 1 survey, and Phase 2 evaluation of the entire Water Works site; and, with MacDonald & Mack Architects, the 106 Group has prepared a Conditions Assessment of the Fuji Ya and Associated Mill Structures and Overview of Subsurface Historic Resources.
- In the upcoming Water Works project, the historic mill structures and remnants will be excavated, repaired, and interpreted as part of the site's improvements and relate back to Mill Ruins Park. The Fuji Ya building's role in redeveloping the riverfront and early mill conservation will also be interpreted.

Chapter 7: General Guidelines:

7.13 Do not demolish a building to provide building features or fabric for new or rehabilitation projects.

- The proposed removal of the Fuji Ya building is a consequence of its poor condition and on-going safety concerns, not to provide building features or fabric for new or rehabilitation projects. Little of the Fuji Ya building's fabric is salvageable, although sound pieces of wood framing will be saved for interpretation in the upcoming Water Works project.

Chapter 8: Building Rehabilitation Guidelines:

8.1 Seek uses that are compatible with the historic character of a historic building.

a. .The use should not adversely affect the historic integrity of the structure.

b. The use should not alter significant stylistic and architectural features of the structure.

c. A use that helps to interpret how the resource was used historically is encouraged.

8.2 Preserve significant stylistic and architectural features.

8.3 Repair deteriorated architectural features.

8.10 Preserve original building materials.

8.11 Repair deteriorated primary building materials.

8.18 Preserve significant masonry features.

8.21 Repoint mortar joints only where there is evidence of deterioration.

- The applicant has spent several decades looking for a compatible use for the Fuji Ya site, including the historic mill structures and remnants located within the property boundaries. Removal of the Fuji Ya structure from the historic mills will allow for rehabilitation and interpretation of the mills in the upcoming Water Works project.
- The removal of the Fuji Ya building from the historic mill structures will be undertaken in a manner that preserves the mills' remaining architectural details and materials.
- Any repair of historic mill features and materials will be very minor and likely limited to masonry stabilization.
- Existing stucco installed on historic mill walls during Fuji Ya construction will remain in place so as not to damage historic masonry construction.
- Any masonry work will be limited to stabilizing significantly deteriorated historic mill walls and mortar joints until the upcoming Water Works project begins. Minor masonry repairs undertaken will be in accordance with the SOI's Standards for Preservation and NPS Preservation Brief 1 per the masonry specifications included in the project manual and subject to sample and mock-up approvals.

4. *The alteration is consistent with the applicable recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties.*

While the Fuji Ya building is listed as non-contributing to the St. Anthony Falls Historic District, it is eligible as an individual listing on the National Register of Historic Places. At the direction of the MnHPO during 30% review of the plans and project manual, the SOI's Standards for Preservation - not Rehabilitation - will be applied to this project to encompass the site's many phases of development. The alterations are consistent with the Preservation Standards as follows:

- A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertake.

  The Fuji Ya building is in poor condition, and its layout does not support the pavilion, ADA access, and circulation/connection requirements needed to complete the Water Works project. Select portions of the building will be carefully deconstructed to ensure the continued integrity of the underlying historic mill structures and remnants for integration into the Water Works project.

  Following the removal of Fuji Ya, the historic mill structures and remnants (consisting of the Bassett Saw Mill Engine House, Columbia Flour Mill Boiler Room, and a segment of the Columbia Flour Mill foundation) will be stabilized, secured, and protected for future interpretation within the Water Works project site at Mill Ruins Park.

- The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

  The Fuji Ya building will be deconstructed resulting in a loss of its historic character. It will be documented prior to removal to mitigate its loss.

  This project will provide temporary stabilization, security, and protection measures to retain and conserve the existing historic mill structures and remnants for integration into the upcoming Water Works project once much of the Fuji Ya structure is removed. No material replacement or spatial alterations are planned as part of this project.

- Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

  The Fuji Ya building will be deconstructed. It will be documented in a Minnesota Historic Property Record prior to removal to create a physical record of its time, place, and use in accordance. Interpretive measures are planned in the Water Works project to commemorate Reiko Weston and the Fuji Ya building.

  All stabilization work performed as part of this project will be physically compatible with the historic masonry mill construction, visually identify as new, and will also be well documented (locations, materials, installation methods, etc.). It is designed to serve as temporary building protection and will be removed when the mills are interpreted as part of the Water Works project.

- Changes to a property that have acquired historic significance in their own right will be retained and preserved.

  The Fuji Ya building is in poor condition and has become a public nuisance resulting in on-going graffiti tagging, vandalism, and urban exploring. While a 2012 conditions assessment determined that the Fuji Ya structure could be rehabilitated, rehabilitation of the building is not feasible for the applicant due to funding, ADA accessibility barriers due to the way the structure was constructed with multiple floor transitions, and the fact that the rehabilitated building's potential uses would not serve the applicant's needs for the site. In addition, the building in its current state of deterioration presents health and safety hazards, and can no longer be secured against unauthorized access without a substantial investment of resources.

The Fuji Ya building is eligible for the National Register as an individual listing. To mitigate the deconstruction and removal of the Fuji Ya building, a Minnesota Historic Property Record will be submitted to the Minnesota Historic Preservation Office including descriptions of the building's character defining features and conditions at time of removal, history, archival photographs, copies of Fuji Ya plans from all three phases of construction, and current as-built drawings.

Remaining milling structures and remnants will be retained and preserved for integration into the Water Works project.

- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

  The Fuji Ya building will be deconstructed resulting in a loss of distinctive materials, features, finishes, and construction techniques. Wood posts and beams located on the upper floor of the building will be salvaged for reuse in the Water Works project.

  Other than removal of selective portions of the Fuji Ya building and a badly deteriorated and unsafe historic wood floor assembly, all existing materials, features, finishes, and construction techniques that characterize the historic mill structures and remnants will be preserved during this project. This includes milling artifacts still located within the mill structures. Remaining construction will be temporarily stabilized, secured, and protected in preparation for the upcoming Water Works project.

- The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.

  The Fuji Ya building and underlying historic mill structures and remnants were evaluated extensively in 2016 by a historic architect (MacDonald & Mack Architects), a historic archaeologist and architectural historian (The 106 Group), an engineering firm specializing in historic structures (Mattson Macdonald Young Structural Engineers), and a contractor experienced in rehabilitating historic structures (Watson-Forsberg General Contractors). They found that much of the Fuji Ya envelope, structural systems, and utilities are in poor condition and would require extensive repair or replacement to return the building to a usable state. Much of the masonry construction associated with the historic mills is in fair condition.

  The proposed deconstruction, stabilization, protection, and security measures have been designed to protect the historic mills and archaeology features and materials identified during the 2016 evaluation while maintaining the historic mill structures in a weathertight condition for future redevelopment as part of the Water Works project. Any new materials used for temporary stabilization will be clearly identifiable as products of this time. Any new materials used for brick, stone, and mortar repairs to the historic mill structures will replicate the old materials in composition, design, color, texture, size, etc. New materials will be subject to review and approval by the historic architect prior to installation to ensure a suitable match.

- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

  No chemical treatments are proposed during this project although water mist sprinklers will be used to control dust during removals. Physical treatments associated with the work have been designed to be as gentle as possible and limit damage to historic materials. These include planning attachments into remaining Fuji Ya-era construction or mortar joints, providing separation between historic and new materials, and using low-strength mortars. In addition, access will be maintained into the historic structures allowing for on-going monitoring and repairs while waiting for the start of the Water Works project.

  The Contractor will submit a Historic Treatment Program outlining each phase (or process) and protection of surrounding materials during operations for review and approval prior to starting the deconstruction project.

- Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

The historic mill structures and remnants are considered archaeological resources and will be protected and preserved in place in preparation for the upcoming Water Works project. In addition, the structures contain some milling artifacts, such as engine blocks and sluiceways, while the surrounding site consists of an infilled railroad yard, turbine drop shafts, and the masonry foundations of razed mills.

Many of the archaeological resources located in and around the historic mill structures have already been identified and will remain undisturbed as part of this project. A historic archaeologist has been hired to provide direction in the event any unidentified archaeological features are uncovered during the project per the Unanticipated Discoveries Plan included in the project manual (required by MnHPO).

MnHPO reviewed the proposed removals and stabilization project at 30%, 60%, and 90% completion. In their January 30, 1017 letter regarding 60% CDs (see attached), they found that:

"…the proposed removal of the Fuji Ya structure constitutes an adverse effect to the NRHP eligible individual historic property. Also, while the proposed removal presents a potential adverse effect to the Columbia Flour Mill and Bassett Sawmill ruins, your agency has taken steps to design the proposed selective deconstruction project in an effort to avoid adverse effects to these features specifically, and the historic district overall."

MnHPO commented in their May 11, 2017 letter (see also attached), that the information included in the Minnesota Historic Property record and photography RFP meet the criteria and need only the minor modifications noted. The 90% CDs also accurately reflected the concerns and recommendations made in previous reviews. In addition, they found the definitions and general scope of specification section 013592 "Unanticipated Discoveries Plan" to be acceptable. Finally, they recommended that a consulting archaeologist be contracted by the applicant. The 106 Group has been selected to monitor removal activities and assess any unanticipated discoveries, and their contract should be finalized well before starting deconstruction.

5. *The alteration is consistent with the spirit and intent of the preservation ordinance, the applicable policies of the comprehensive plan, and the applicable preservation policies in small area plans adopted by the city council.*

The applicant's proposal to selectively demolition and stabilize the Fuji Ya building will conform to all applicable regulations of this preservation ordinance and would be consistent with the following policies of *The Minneapolis Plan for Sustainable Growth*:

Heritage Preservation Policy 8.1: Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture.

8.1.1 Protect historic resources from modifications that are not sensitive to their historic significance.

8.1.3 Encourage new developments to retain historic resources, including landscapes, incorporating them into new development rather than removal.

Heritage Preservation Policy 8.3: Explore and protect potential archeological resources in the city.

8.3.2 Protect potential and known prehistoric, as well as 19th and 20th century archaeological sites and artifacts.

8.3.3. Utilize existing identified sites, such as those associated with the city's milling and industry along the riverfront, as examples for documentation and interpretation of archeological resources.

Heritage Preservation Policy 8.5: Recognize and preserve the important influence of landscape on the cultural identity of Minneapolis.

8.5.1 Identify and protect important historic and cultural landscapes.

Heritage Preservation Policy 8.7: Create a regulatory framework and consider implementing incentives to support the ethic of "reduce, reuse, and recycle" and revitalization for buildings and neighborhoods.

8.7.5 Preserve artifacts from structures and sites that are historically, architecturally or culturally significant and seek to reintroduce these artifacts into the city's streetscape and building interiors.

The site is located in the Water Power District Character Area as described in the *St. Anthony Falls Historic District Design Guidelines*. Specifically, the site is located in the West Side Water Power District Power Edge. The design guidelines for this site indicate that the site should remain as open space and that historic foundations and infrastructure should be revealed. The applicant's proposal to selectively demolish and stabilize the Fuji Ya building will conform to these guidelines.

Additional Findings for Destruction

Before approving a certificate of appropriateness that involves the destruction, in whole or in part, of any landmark, property in an historic district or nominated property under interim protection, the commission shall make the following findings:

1. *The destruction is necessary to correct an unsafe or dangerous condition on the property; or*

   As mentioned, the Fuji Ya building is in poor condition and presents an attractive nuisance with much of its character and integrity compromised. The applicant no longer considers it safe for maintenance and Park Police to enter. While the building's overall structure is not in imminent danger of collapse, it is no longer capable of supporting assembly uses without extensive repair and reinforcing, and its envelope is no longer weathertight. The historic masonry mill structures located within Fuji Ya's shell are generally sound, but continue to deteriorate due to on-going moisture infiltration. Selective deconstruction will remove portions of the Fuji Ya building located above and outside of historic mill construction along with failed interior finishes and one area of collapsed historic wood flooring.

   The historic mill structures will be temporarily stabilized, secured, and protected for future interpretation within the Water Works project site at Mill Ruins Park in keeping with the St. Anthony Falls Historic District Design Guidelines' goals for the Water Power character area and West Side Water Power District River Edge sub-area. Rehabilitating the Fuji Ya building is not feasible for the Water Works project (see Water Works Narrative). The applicant plans to provide the HPC commissioners with periodic informational presentations regarding Water Works project concept development prior to submitting a Certificate of Appropriateness application for review and approval.

2. *That there are no reasonable alternatives to the destruction. In determining whether reasonable alternatives exist, the commission shall consider, but not be limited to:*
   a. *The significance of the property;*
   b. *The integrity of the property; and*
   c. *The economic value or usefulness of the existing structure, including its current use, costs of renovation and feasible alternative uses.*

   The property's mill structures and remnants are historically significant and contribute to the St. Anthony Falls Historic District. While the Fuji Ya building itself does not contribute to the district, it is eligible for individual designation to the National Register of Historic Places. Unfortunately, the integrity of the Fuji Ya building is poor. Its exterior envelope has failed leading to moisture infiltration and deterioration. Much of the Fuji Ya restaurant's interior has been gutted and what remains has severe water damage including mold and mildew. The integrity of the underlying mill structures remains intact although most milling equipment and other milling artifacts were removed prior to the closure of Fuji Ya in the early 1990s. The load-bearing masonry walls and floors, due to their enclosure within Fuji Ya construction, are in fair condition and can be repaired without loss of integrity. Damage is primarily limited to masonry floor assemblies impacted by persistent exposure to moisture.

   Given the Fuji Ya building's current condition, the extent of health and safety hazards, lack of viable alternative development plans, and its current ADA accessibility challenges, its rehabilitation is not feasible. The applicant has spent more than ten years looking for reasonable alternatives to demolition of the Fuji Ya building including issuing requests for proposal to redevelop the site, commissioning a reuse study looking at different stabilization and rehabilitation options for Fuji Ya and the historic mills, and exploring

integration of some or all of Fuji Ya and its underlying mill structures in the 2012 to 2015 Water Works conceptual design studies.

The Water Works design team also reexamined the viability of reusing the Fuji Ya building for the Water Works pavilion through numerous recently completed design exercises but found that its overall condition coupled with ADA accessibility issues, pavilion programming needs, and park connections makes rehabilitation unfeasible. In the current Water Works concept, however, the design team can more fully activate the historic mill structures located under Fuji Ya and integrate adjacent mill remnants into the pavilion design and will be developing this concept moving into schematic design.

The applicant understands the important role Fuji Ya played in the early redevelopment of the riverfront and is committed to mitigating the effects its removal will have. A Minnesota Historic Property Record, including archival photographs and measured drawings, will be prepared and submitted to the Minnesota Historical Society prior to deconstruction. Pieces of the original Fuji Ya building's exposed wood post-and-beam framing will also be salvaged during deconstruction and stored for reuse in the Water Works project. Finally, the applicant plans to emulate Reiko Weston's intent of bringing entertainment and people to the river through the Water Works project. Creative interpretive elements will be installed in the park commemorating Fuji Ya and Reiko Weston's role in revitalizing the riverfront (type and extent of interpretation to be determined).

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by the Minneapolis Park and Recreation Board for the property located at 420 South 1st Street in the St. Anthony Falls Historic District:

A. Certificate of Appropriateness.

Recommended motion: **Approve** the certificate of appropriateness to allow the selective demolition and stabilization of the Fuji Ya building, subject to the following conditions:

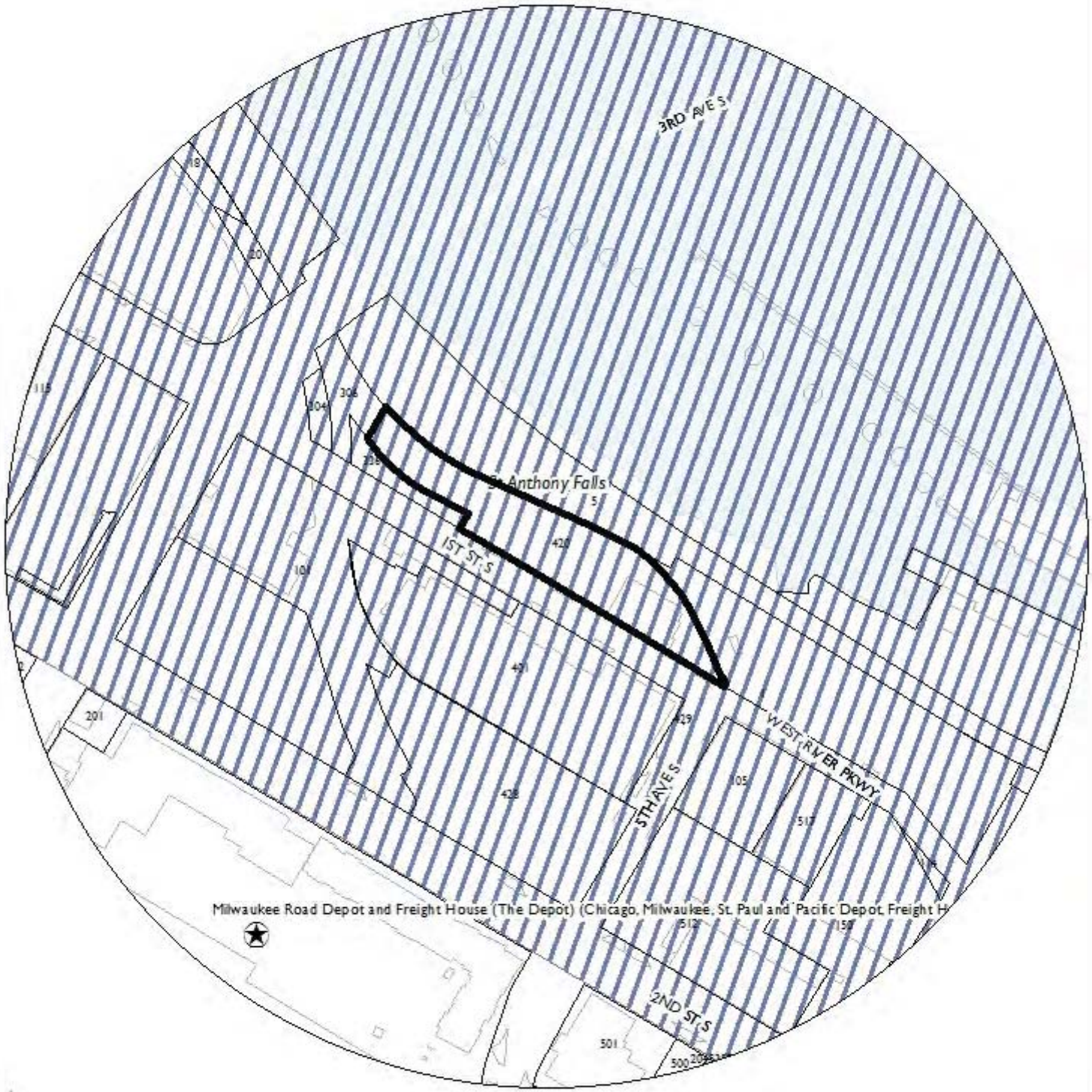
1. Fuji Ya's wood posts and beams shall be salvaged and reused in the upcoming Water Works project.
2. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approved is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than July 25, 2019.
3. By ordinance, all approvals granted in this certificate of appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this certificate of appropriateness and may result in termination of the approval.

ATTACHMENTS

1. Map
2. Written description and findings submitted by applicant
3. Timeline history
4. Deconstruction plans PROJECT MANUAL
5. Survey
6. Plans
7. Photos
8. Correspondence

Minneapolis Park and Recreation Board **3rd**

NAME OF APPLICANT WARD



PROPERTY ADDRESS

420 North 1st Street

FILE NUMBER

PLAN4586

STATEMENT OF PROPOSED USE AND PROJECT DESCRIPTION

Reasons for the Deconstruction

The Fuji Ya restaurant dates to 1968 and incorporates portions of the existing Bassett and Columbia milling structures into its design. It was enlarged twice in the 1970s expanding its dining facilities. The milling structures are contributing resources in the locally and nationally designated Saint Anthony Falls Historic District. Fuji Ya falls outside of the district's period of significance and is therefore listed as non-contributing, but it has been determined eligible for individual listing on the National Register of Historic Places.

The Minneapolis Park and Recreation Board (MPRB) acquired the Fuji Ya property in 1990 through a judicial ruling in order to complete the West River Parkway. The building was used for storage until 2004 when it was secured against unauthorized access and deemed unsafe. Beginning in 2002 MPRB also issued requests for proposal to sell the remaining Fuji Ya property for redevelopment. None of the proposals received came to fruition, and the MPRB began looking at integrating the site into their master plan for the Central Mississippi Riverfront Regional Park. See the attached Timeline for an overview of the site's evolution spanning from 1870 to present day.

The MPRB commissioned MacDonald & Mack Architects to prepare a reuse study in 2012-2013 looking at four temporary stabilization options for the Fuji Ya building in preparation for the Water Works project: rehabilitation of the entire Fuji Ya building, selective removal of Fuji Ya from the historic mills, full removal of Fuji Ya from the historic mills, and removal of both Fuji Ya and historic mill construction from the site. MPRB used this report to inform Water Works planning between 2012-2015.

During the 2013 - 2015 planning process numerous pavilion locations were analyzed including reusing Fuji Ya. Although the 1991 plan showed a building at the Fuji Ya site, a more detailed examination of the design options found several issues with that location. The Fuji Ya reuse option was removed from consideration due to building deterioration, ADA accessibility problems, traffic conflicts at 1st Street, service vehicle inaccessibility and building disconnection from the broader park. The concept of embedding a pavilion into existing mill structures/ruins (partially underneath the Fuji Ya building) as currently proposed was not thought of in the original conceptual planning work. The building location near the Third Avenue Bridge proposed in the 2015 plan became the preferred option because it supported numerous objectives for the park without impacting known historic assets. Since the 2015 concept was adopted, a much more sophisticated understanding of the Water Works landscape and historic assets has been established.

The Fuji Ya building and underlying historic mill structures and remnants were reevaluated in 2016 in preparation for the Fuji Ya deconstruction and stabilization project and the Water Works project. The assessment found that conditions had worsened for much of the Fuji Ya structure and one area of the historic mills. Its current state of deterioration presents health and safety hazards, and can no longer be secured against unauthorized access without a substantial investment of MPRB resources. In addition, much of the Fuji Ya building's interior and exterior integrity has been compromised. For it to be reused, large-scale replacement of structural assemblies, materials, and equipment would be required.

Major safety issues identified include:

- A collapsed wood floor system located in the Columbia Boiler Room's basement.
- Rusting metal structural components including stair framing, beams, truss joists, and floor panning resulting in decreased structural floor capacity. The structural engineer calculates that the floors are unable to support an assembly-occupancy load of 100PSF with additional reinforcing or full replacement.
- Severely compromised steel stair framing, including the loss of several stair treads.
- A very badly deteriorated flat roof with extensive decay of the wood roof sheathing and failure of the built-up roofing. Several holes, ranging from a few inches in size to an approximately 2'-0" by 6'-0" opening, are also present.
- Widespread mold, mildew, and fungal growth on interior finishes resulting from on-going moisture infiltration.
- Presence of asbestos in many of the Fuji Ya-era building materials.
- Building debris – such as gutted mechanical housing, collapsed suspended ceiling systems, and partially detached ductwork – that serve as tripping hazards.
- Elevated risk of trespasser entry due to scalable façade and roof penetrations.
- Residential trash, human waste, and other debris left by trespassers. The building was last cleaned out and sanitized by MPRB in 2016.

Other deterioration includes:

- Rotting wood post-and-beam framing.
- Broken windows.
- Damaged exterior doors.
- Deteriorated mortar joints within historic masonry walls.
- Badly damaged or missing mechanical, electrical, and plumbing system components.
- Deteriorated interior floor, wall, and ceiling finishes.
- Holes in walls, missing pipes, and other damage caused by unauthorized scrappers and urban explorers.

In 2016, the Water Works design team also reassessed if the existing Fuji Ya building could be rehabilitated to accommodate the new pavilion given the increased understanding of Fuji Ya's significance in spurring riverfront redevelopment and the historic assets located on the site. In addition to the building conditions mentioned above, they identified the following reuse issues:

- ADA accessibility and difficulty of adding an elevator to service all interior and exterior levels without negatively impacting Fuji Ya's character-defining features and programmable space.
- Water Works Pavilion programming requirements and the need for all services to be located on one level to facilitate building activation and security.
- Difficulty establishing direct connections to outdoor Water Works spaces due to existing site constraints and limited circulation options.

As a result, the MPRB maintains their decision to selectively remove components of the Fuji Ya building from the underlying historic mill structures and temporarily secure and protect the remaining construction and mills in preparation for the planned redevelopment of the site for the Water Works project at Mill Ruins Park (2- to 5-year interim protection). The mill structures and other nearby milling remnants will be permanently secured and protected, and interpreted as part of that project.

Please see the attached Water Works narrative and Attachments 1-3 for more information regarding the various assessments performed by the MPRB since acquiring the property, details regarding how the Fuji Ya and Water Works projects will be staged on the site, interpretation of Fuji Ya's legacy as part of the Water Works project, and the area of potential effect for the entire Water Works site.

Deconstruction & Stabilization Project Description

The Fuji Ya building envelope and portions of its structure are in poor condition with little integrity remaining to the interior. Much of the Fuji Ya building will be carefully deconstructed and removed with select structural components left in place to ensure the continued integrity of the underlying historic mill structures and remnants. Wood posts and beams will be salvaged from the Fuji Ya building and stored for reuse in the Water Works project. Following removals, the historic mill structures and remnants (consisting of the Bassett Saw Mill Engine House, Columbia Flour Mill Boiler Room, and a segment of the Columbia Flour Mill foundation) will be temporarily stabilized, secured, and protected for future interpretation within the Water Works project site at Mill Ruins Park. How the mills will be interpreted and engaged within the new park is still in the early planning stages.

Prior to deconstructing the Fuji Ya building, a Minnesota Historic Property Record will be submitted to the Minnesota Historic Preservation Office including descriptions of the building's character defining features and conditions at time of removal, the building's history, archival photographs, copies of Fuji Ya plans from all three phases of construction, and current field-measured drawings.

The following standards and guidelines were consulted extensively in preparing the deconstruction and stabilization plans and specifications:

- Minneapolis Heritage Preservation Commission's *Saint Anthony Falls Historic District Design Guidelines*:
    - For contributing resources to the historic district (mill structures and remnants):
        - Chapter 4 "Guidelines for Identification and Treatment of Archaeological Resources."
        - Chapter 7 "General Guidelines."
        - Chapter 8 "Building Rehabilitation Guidelines."
    - For non-contributing resources (Fuji Ya construction):
        - Chapter 9 "New Infill Building Guidelines."
    - Chapter 10 "Character Areas," Parts A and A1 regarding the Water Power character area and West Side Water Power District River Edge sub-area.
- The Secretary of the Interior's *Standards for Preservation* as required by MnHPO.
- National Park Service's *Preservation Brief 31: Mothballing Historic Buildings*.

Selective deconstruction includes removing the following Fuji Ya building components:

- Remaining Fuji Ya interior finishes, casework, electrical, mechanical, and HVAC systems.
- The upper level of Fuji Ya down to the concrete floor. Wood posts and beams will be salvaged and stored for reuse in the Water Works project.
- Portions of Fuji Ya construction located outside the extents of historic mill construction on the east and north sides of the building.

Temporary stabilization measures include:

- Retaining select Fuji Ya structural components to brace the historic mill structure walls.
- Installing new temporary concrete block infill at exterior openings in the historic mill structures.
- Installing steel framing in the basement to buttress a weak corner of the Bassett Engine House.
- Removing a badly deteriorated historic wood floor assembly located in the Columbia Boiler Room to limit additional damage to the historic structure and remove a life safety hazard.

Temporary safety and security measures include:

- Providing access into the mills through steel door assemblies with locking hardware controlled by the Minneapolis Park and Recreation Board.
- Installing a four-foot high chain link guardrail around the roof perimeter.
- Installing temporary barriers at interior openings located adjacent to stair shafts and other changes in floor elevations.

Temporary protection measures include:

- Installing a low-slope membrane roof over the remaining construction and infilling exterior openings to keep the structures weathertight.
- Providing vents and solar-powered fans to maintain air circulation inside the historic mills.
- Retaining exterior stucco wall finishes to limit damage to underlying historic masonry construction.
- Designing the stabilization, protection, and security measures to be easily removed while limiting damage to historic mill construction. This includes fastening new construction into Fuji Ya-era construction or historic masonry mortar joints, providing separation between historic construction and new infill, and using low-strength mortars where new infill touches historic construction.

To mitigate the potential for damage during deconstruction and stabilization activities:

- Fuji Ya-era footings and slab-on-grade construction will remain in place to limit disturbing soils.
- Fuji Ya-era construction and equipment slated for removal will be carefully cut and dismantled from the mills.
- Fuji Ya-era stucco will remain on mill walls to preserve historic masonry.
- Mill construction will be braced either by retaining select Fuji Ya-era structural framing or adding new shoring and infill.
- The construction project will have a historic architect and engineer under contract to perform construction administration. They will review submittals, meet with the contractor and sub-contractors on a regular basis, and perform frequent site visits in addition to being on call to address any issues that arise.
- An Unanticipated Discoveries Plan included in the project manual outlines procedures and treatments for any archaeological resources uncovered during removals.
- A historic archaeologist has been hired for consult and direction in the event any unidentified archaeological features are uncovered during the project.

Other than removal of a badly deteriorated and unsafe historic wood floor assembly, all existing materials, features, finishes, and construction techniques that characterize the historic mill structures and remnants will be preserved during this project. This includes milling artifacts still located within the

mill structures. Many of the archaeological resources located in and around the historic mill structures have already been identified and will remain undisturbed as part of this project.

Any new materials used for temporary stabilization will be clearly identifiable as products of this time. Any new materials used for brick, stone, and mortar repairs to the historic mill structures will replicate the old materials in composition, design, color, texture, size, etc. New materials will be subject to review and approval by the historic architect prior to installation to ensure a suitable match.

No chemical treatments are proposed during this project although water misting will be used to control dust during removals. Physical treatments associated with the work have been designed to be as gentle as possible and limit damage to historic materials. In addition, access will be maintained allowing for monitoring and repairs while waiting for the start of the Water Works project. The Contractor will submit a Historic Treatment Program outlining each phase (or process) and protection of surrounding materials during operations for review and approval prior to starting the deconstruction project.

A Minnesota Historic Property Record (MHPR) containing a narrative on Reiko Weston and development of the Fuji Ya Restaurant, written description of building conditions at time of removals, archival-quality photographs, and measured drawings will be prepared for submittal to the Minnesota Historical Society prior to beginning structural removals. Pieces of the original Fuji Ya building's exposed wood beams will be salvaged during deconstruction and stored for reuse in the Water Works project. Finally, the story of Fuji Ya will be included as an interpretive feature somewhere within the Water Works site (type and extent of interpretation to be determined by the Water Works design team). In addition, the MPRB met with Reiko Weston's family in May 2017 and have been granted permission to begin collecting and archiving their Fuji Ya documentation and oral histories.

Progress Toward State and Federal Review and Approval

The Minneapolis Park and Recreation Board (MPRB) requested review of the Fuji Ya Selective Deconstruction Project in accordance with M.S. 138.665 and 138.40 in October 2016.

Sarah Beimers and Natascha Wiener from the Minnesota Historic Preservation Office (MnHPO) have since reviewed and provided comment on 30%, 60%, and 90% Deconstruction Plans sets (see attached MnHPO letters). This feedback has been incorporated into the final construction document set and Minnesota Historic Property Record documentation deliverables.

The MPRB, Minneapolis HPC, Fuji Ya Deconstruction project team, and Water Works project team jointly met on May 1, 2017 to coordinate staging of the two projects and clarify their relationship to one another on the site now that the Water Works pavilion location has changed from the approved 2015 concept. Based on the outcome of that meeting, the Fuji Ya Deconstruction and Water Works project teams have prepared a narrative outlining the overall scope of work slated for the site and a project staging schedule (see attached).

No federal reviews are required as part of this project or the upcoming Water Works project.

CERTIFICATE OF APPROPRIATENESS STATEMENTS

If applying for a Certificate of Appropriateness, provide a written statement which addresses each of the following required findings:

(1) The alteration is compatible with the designation of the landmark or historic district, including the period and criteria of significance.

The Saint Anthony Falls Historic District's period of significance falls between 1858 and 1941, the era when the Saint Anthony Falls area of the Mississippi River was developed in conjunction with the City of Minneapolis and former Town of Saint Anthony. The Falls provided power for Minneapolis' lumber and flour industries which spurred development. The Falls also generated hydroelectrical power for industrial and residential use. A network of railroads along the river developed by railroad pioneers such as James J. Hill transported goods to and from this industrial area. The district encompasses both the east and west sides of the Mississippi River and includes the lumber and saw mills, supporting businesses, workers' residential and commercial neighborhoods, and railroad corridors linked to the power of Saint Anthony Falls. The mill structures and remnants located within and adjacent to the Fuji Ya building date to this period and are listed as contributing properties. The Fuji Ya building, constructed in 1968, falls outside the district's period of significance and is listed as a non-contributing property.

- As part of the Saint Anthony Falls Historic District, deconstruction of the Fuji Ya building and temporary stabilization of the underlying mills is compatible with the designation of the historic district, including its period and criteria of significance, and will not change the status of the contributing historic structures. See also Statement (4) SOI Preservation Standard 8 response for MnHPO determination.

Following the decline of hydropowered milling by the 1940s, the milling district saw many of its industrial structures and transportation routes demolished, abandoned, or underused. The area also transitioned to new industrial uses including gravel storage and shipping. The Columbia Flour Mill Boiler Room and the Bassett Saw Mill Engine House were used as a laboratory and bookstore. In 1968, the Fuji Ya restaurant was one of the first new uses and new buildings to develop along the riverfront. Its design modified and incorporated the Columbia Boiler Room and Bassett Engine House into its structure. Fuji Ya is eligible for individual listing on the National Register of Historic Places (NRHP) for both for its association with the rediscovery of the Minneapolis riverfront and its integration of mill ruins into modern construction as an early effort to conserve historic resources.

- As an eligible individual listing to the NRHP, deconstruction of the Fuji Ya building will have an adverse effect on its potential for designation, including its period and criteria of significance. See also Finding (4) SOI Preservation Standard 8 response for MnHPO determination.
- Mitigation steps, in conformance with 599.360 and 599.480 of the City of Minneapolis' Chapter 599 Historic Preservation Regulations, are planned in conjunction with the proposed removals. These include:
    - Minnesota Historic Property Record Level 1 archival documentation.
    - Salvage of Fuji Ya's wood posts and beams for use in the upcoming Water Works project. The wood posts and beams are the only character defining features left of the Fuji Ya construction in salvageable condition.
    - Fuji Ya interpretation in the Water Works project.

(2) The alteration will ensure the continued integrity of the landmark or historic district.

Removal of the Fuji Ya building will ensure the continued integrity of the West Side Water Power District character area of the Saint Anthony Falls Historic District. Fuji Ya deconstruction will be carefully undertaken to minimize potential damage to the contributing Columbia Flour Mill Boiler Room and Bassett Saw Mill Engine House which are currently located within and below the Fuji Ya building. The milling structures' integrity will remain intact preserving their relationship to and importance within the historic district. As part of this project, they will also be temporarily stabilized and protected allowing for rehabilitation and interpretation within the context of Mill Ruins Park and the greater Saint Anthony Falls Historic District in the upcoming Water Works project.

The Fuji Ya building's existing condition is such that much of its integrity has already been lost through on-going moisture infiltration and unauthorized removal of materials and features. Removal of the Fuji Ya building will further compromise its integrity as an eligible individual listing to the NRHP. As mentioned in Finding (1), the MPRB is taking steps to mitigate the loss of Fuji Ya. Mitigation will serve to record its role in riverfront redevelopment and reuse of milling structures that began in the mid-Twentieth Century and continues to present day. The upcoming Water Works project will incorporate materials salvaged from the Fuji Ya building into its design and will install interpretive elements in the park commemorating Fuji Ya and Reiko Weston's vision for the riverfront.

(3) The alteration is consistent with the applicable design guidelines adopted by the commission.

The *Saint Anthony Falls Historic District Design Guidelines*, adopted by the commission, provide design standards for properties located within the Saint Anthony Falls Historic District. The Fuji Ya building is listed as a non-contributing property in the district because it falls outside the district's period of significance. The mill structures integrated into Fuji Ya construction contribute to the historic district's period of significance.

In Chapter 1 of the guidelines, deconstruction and demolition are considered inappropriate treatments for any "contributing" resource or "a building of historic significance." Deconstruction is preferable to demolition.

The work proposed at the Fuji site deconstructs the failing Fuji Ya building and stabilizes and protects the historic mill structures for rehabilitation in the upcoming Water Works project. Per the District's Design Guidelines, the "contributing" and "non-contributing" designations determine which chapters apply to the treatments proposed for the Fuji Ya building and its mill structures. Chapters 4-8 of the guidelines apply to the contributing mill structures while the guidelines for New Infill in Chapter 9 apply to non-contributing properties such as Fuji Ya.

Chapter 4: Guidelines for Identification and Treatment of Archaeological Resources (contributing milling resources)

- The Fuji Ya building will have a Minnesota Historic Property Record (Level 1) prepared including a written narrative of its history and property description, archival photography, and record drawings. This will address how the Fuji Ya construction impacted, integrated, and conserved historic milling resources while spurring early redevelopment of the Minneapolis riverfront. Any additional information gathered from the Weston family will be documented and archived as part of the Water Works project. (Archive repository still to be determined based on contents of the Weston files.)

- As part of the upcoming Water Works project, the 106 Group has already conducted a literature search, Phase 1 survey, and Phase 2 evaluation of the entire Water Works site; and, with MacDonald & Mack Architects, the 106 Group has prepared a *Conditions Assessment of the Fuji Ya and Associated Mill Structures and Overview of Subsurface Historic Resources*.
- In the upcoming Water Works project, the historic mill structures and remnants will be excavated, repaired, and interpreted as part of the site's improvements and relate back to Mill Ruins Park. The Fuji Ya building's role in redeveloping the riverfront and early mill conservation will also be interpreted.
- Chapter 4 requirements specific to this project:
  - 4.1: The removal of the Fuji Ya building will avoid negative impacts to significant archaeological features by limiting deconstruction to building components located on top of and in front of historic mills.
  - 4.2: The removal of the Fuji Ya building will minimize impacts to significant archaeological resources by carefully dismantling Fuji Ya construction from the historic mills, stabilizing portions of the mills in danger of collapse, and protecting and securing the mills from water infiltration and unauthorized access until the Water Works project begins.
  - 4.3: Mitigation strategies are outlined in the project manual. The contractor will be required to prepare a Historic Treatment Plan outlining their processes for any removals and repairs. Given that the mill structures are of masonry construction, guidelines for masonry repair are also included in the project manual and conform to the SOI's Standards for Preservation and NPS Preservation Brief 1.
  - 4.4: An Unanticipated Discoveries Plan is included in the project manual providing guidance for any unexpected archaeological resources encountered during the work and identifies which agencies should be contacted. HPC staff will be added to this list.

Chapter 5: Historic Infrastructure and Chapter 6: Landscape, Streetscape & Open Space (contributing milling resources) - These chapters will not be impacted by the scope of work proposed.

Chapter 7: General Guidelines (contributing milling resources)

- Much of this chapter does not pertain to the scope of work proposed.
- Chapter 7 requirements specific to this project:
  - 7.13: The proposed removal of the Fuji Ya building is a consequence of its poor condition and on-going safety concerns, not to provide building features or fabric for new or rehabilitation projects. Little of the Fuji Ya building's fabric is salvageable, although sound pieces of wood framing will be saved for interpretation in the upcoming Water Works project.

Chapter 8: Building Rehabilitation Guidelines (contributing milling resources)

- Much of this chapter does not pertain to the scope of work proposed. The historic mill structures' original roofs, doors, windows, and other features were removed to allow for Fuji Ya construction in the 1960s-1970s and no longer exist. In addition, no historic details or materials will be cleaned, replaced, or reconstructed as part of this project.
- Chapter 8 requirements specific to this project:
  - 8.1: The MPRB has spent several decades looking for a compatible use for the Fuji Ya site, including the historic mill structures and remnants located within the property boundaries. Removal of the Fuji Ya structure from the historic mills will allow for rehabilitation and interpretation of the mills in the upcoming Water Works project.

- 8.2 and 8.10: The removal of the Fuji Ya building from the historic mill structures will be undertaken in a manner that preserves the mills' remaining architectural details and materials.
- 8.3 and 8.11: Any repair of historic mill features and materials will be very minor and likely limited to masonry stabilization.
- 8.14: Existing stucco installed on historic mill walls during Fuji Ya construction will remain in place so as not to damage historic masonry construction.
- 8.18 and 8.21: Any masonry work will be limited to stabilizing significantly deteriorated historic mill walls and mortar joints until the upcoming Water Works project begins. Minor masonry repairs undertaken will be in accordance with the SOI's Standards for Preservation and NPS Preservation Brief 1 per the masonry specifications included in the project manual and subject to sample and mock-up approvals.

Chapter 9: New Infill Building Guidelines (non-contributing resources, including the Fuji Ya building)

- The Fuji Ya building presents many health and safety hazards in its current state of deterioration and can no longer be secured against unauthorized access. Select portions of the building will be carefully deconstructed to ensure the continued integrity of the underlying historic mill structures and remnants.
- Much of this chapter does not pertain to the scope of work proposed as no "new" construction, windows, canopies/awnings, new accessory structures, or energy efficiency is planned. Remaining construction will be temporarily protected and secured to keep moisture and people out until the Water Works project begins.
- Chapter 9 requirements specific to this project:
  - 9.1-9.3: The remaining construction, following Fuji Ya removals, will maintain the existing building alignment to First Street and orientation.
  - 9.4-9.7: The proposed new work will essentially mothball all remaining construction and does not have any architectural character or detail to speak of.
  - 9.8-9.15: The remaining construction, following Fuji Ya removals, will maintain the same footprint as the Fuji Ya building and will terminate at the upper floor plate of the existing Fuji Ya building. It will not exceed the traditional size (scale, footprint, and height) of buildings within the historic district or sense of human scale.
  - 9.16-9.17: The proposed temporary rectangular, flat roof system will maintain the same footprint as the Fuji Ya building as well as the common roofing form found in commercial, warehouse, and industrial contexts. It will have a slight pitch to promote drainage.
  - 9.18 and 9.19: Entrances into the historic mill structures will be located in new temporary infill construction at existing mill openings to allow for inspection and maintenance.
  - 9.20-9.22: Temporary infill materials consisting of CMU block will be installed in existing openings in the mill walls to maintain a weather-tight enclosure and protect the historic resources. The CMU will be clearly differentiated from historic masonry construction, will be installed in a manner that allows for future removal without damage to historic masonry, and is a durable material that is resistant to Minnesota weather and can withstand on-going contact with the public for the short duration it will be in place.

Chapter 10: Character Areas

- The Fuji Ya building is located within A. The Water Power Character Area and A1. West Side Water Power District River Edge sub-area.
- Many of the requirements apply to new construction, not removals of non-contributing properties or stabilization of contributing historic resources.

- Chapter 10 requirements specific to this project:
  - Intent: In addition to addressing life safety issues created by the existing Fuji Ya building conditions, this project is the first step in facilitating the interpretive goals of heritage preservation and park planning in the upcoming Water Works project. The Water Works project will interpret the mill-related archaeology and other infrastructure remnants located on the Fuji Ya site. It will continue to tell the story of the Falls through creative interpretation that captures and amplifies the historic function and use of the area in its new landscape and pavilion design.
  - 10.1: The historic orientation toward the waterpower canal and former rail corridors will be maintained.
  - 10.5: This project will not exceed maximum building heights set by the Washburn Crosby Grain Elevator.
  - 10.11-10.14: No excavation or changes to the existing landscape are proposed as part of this project.
  - 10.15: Removal of the Fuji Ya building from the historic mill structures and securing the structures against water infiltration and unauthorized access will help to reveal and integrate more historic foundations in a manner that supports their long-term stabilization as part of the upcoming Water Works project.

(4) The alteration is consistent with the applicable recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties.

While the Fuji Ya building is listed as non-contributing to the Saint Anthony Falls Historic District, it is eligible as an individual listing on the National Register of Historic Places. At the direction of the MnHPO during 30% review of the plans and project manual, the SOI's Standards for Preservation - not Rehabilitation - will be applied to this project to encompass the site's many phases of development. The alterations are consistent with the Preservation Standards as follows:

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.

   The Fuji Ya building is in poor condition, and its layout does not support the pavilion, ADA access, and circulation/connection requirements needed to complete the Water Works project. Select portions of the building will be carefully deconstructed to ensure the continued integrity of the underlying historic mill structures and remnants for integration into the Water Works project.

   Following Fuji Ya removal, the historic mill structures and remnants (consisting of the Bassett Saw Mill Engine House, Columbia Flour Mill Boiler Room, and a segment of the Columbia Flour Mill foundation) will be stabilized, secured, and protected for future interpretation within the Water Works project site at Mill Ruins Park.

2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

   The Fuji Ya building will be deconstructed resulting in a loss of its historic character. It will be documented prior to removal to mitigate its loss.

   This project will provide temporary stabilization, security, and protection measures to retain and conserve the existing historic mill structures and remnants for integration into the upcoming Water Works project once much of the Fuji Ya structure is removed. No material replacement or spatial alterations are planned as part of this project.

3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

   The Fuji Ya building will be deconstructed. It will be documented in a Minnesota Historic Property Record prior to removal to create a physical record of its time, place, and use in accordance. Interpretive measures are planned in the Water Works project to commemorate Reiko Weston and the Fuji Ya building.

   All stabilization work performed as part of this project will be physically compatible with the historic masonry mill construction, visually identify as new, and will also be well documented (locations, materials, installation methods, etc.). It is designed to serve as temporary building protection and will be removed when the mills are interpreted as part of the Water Works project.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

   The Fuji Ya building is in poor condition and has become a public nuisance resulting in on-going graffiti tagging, vandalism, and urban exploring. While a 2012 conditions assessment determined that the Fuji Ya structure could be rehabilitated, rehabilitation of the building is not feasible for the MPRB due to funding, ADA accessibility barriers due to the way the structure was constructed with multiple floor transitions, and the fact that the rehabilitated building's potential uses would not serve MPRB's needs for the site. In addition, the building in its current state of deterioration presents health and safety hazards, and can no longer be secured against unauthorized access without a substantial investment of MPRB resources.

   The Fuji Ya building is eligible for the National Register as an individual listing. To mitigate the deconstruction and removal of the Fuji Ya building, a Minnesota Historic Property Record will be submitted to the Minnesota Historic Preservation Office including descriptions of the building's character defining features and conditions at time of removal, history, archival photographs, copies of Fuji Ya plans from all three phases of construction, and current as-built drawings.

   Remaining milling structures and remnants will be retained and preserved for integration into the Water Works project.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

   The Fuji Ya building will be deconstructed resulting in a loss of distinctive materials, features, finishes, and construction techniques. Wood posts and beams located on the upper floor of the building will be salvaged for reuse in the Water Works project.

   Other than removal of selective portions of the Fuji Ya building and a badly deteriorated and unsafe historic wood floor assembly, all existing materials, features, finishes, and construction techniques that characterize the historic mill structures and remnants will be preserved during this project. This includes milling artifacts still located within the mill structures. Remaining construction will be temporarily stabilized, secured, and protected in preparation for the upcoming Water Works project.

6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.

   The Fuji Ya building and underlying historic mill structures and remnants were evaluated extensively in 2016 by a historic architect (MacDonald & Mack Architects), a historic archaeologist and architectural historian (The 106 Group), an engineering firm specializing in historic structures (Mattson Macdonald Young Structural Engineers), and a contractor experienced in rehabilitating historic structures (Watson-Forsberg General Contractors). They found that much of the Fuji Ya envelope, structural systems, and utilities are in poor condition and would require extensive repair or replacement to return the building to a usable state. Much of the masonry construction associated with the historic mills is in fair condition.

   The proposed deconstruction, stabilization, protection, and security measures have been designed to protect the historic mills and archaeology features and materials identified during the 2016 evaluation while maintaining the historic mill structures in a weathertight condition for future redevelopment as part of the Water Works project. Any new materials used for temporary stabilization will be clearly identifiable as products of this time. Any new materials used for brick, stone, and mortar repairs to the historic mill structures will replicate the old materials in composition, design, color, texture, size, etc. New materials will be subject to review and approval by the historic architect prior to installation to ensure a suitable match.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

   No chemical treatments are proposed during this project although water mist sprinklers will be used to control dust during removals. Physical treatments associated with the work have been designed to be as gentle as possible and limit damage to historic materials. These include planning attachments into remaining Fuji Ya-era construction or mortar joints, providing separation between historic and new materials, and using low-strength mortars. In addition, access will be maintained into the historic structures allowing for on-going monitoring and repairs while waiting for the start of the Water Works project.

   The Contractor will submit a Historic Treatment Program outlining each phase (or process) and protection of surrounding materials during operations for review and approval prior to starting the deconstruction project.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

   The historic mill structures and remnants are considered archaeological resources and will be protected and preserved in place in preparation for the upcoming Water Works project. In addition, the structures contain some milling artifacts, such as engine blocks and sluiceways, while the surrounding site consists of an infilled railroad yard, turbine drop shafts, and the masonry foundations of razed mills.

   Many of the archaeological resources located in and around the historic mill structures have already been identified and will remain undisturbed as part of this project. A historic archaeologist has been hired to provide direction in the event any unidentified archaeological features are uncovered during the project per the Unanticipated Discoveries Plan included in the project manual (required by MnHPO).

   MnHPO reviewed the proposed removals and stabilization project at 30%, 60%, and 90% completion. In their January 30, 1017 letter regarding 60% CDs (see attached), they found that:

   > "…the proposed removal of the Fuji Ya structure constitutes an adverse effect to the NRHP-eligible individual historic property. Also, while the proposed removal presents a potential adverse effect to the Columbia Flour Mill and Bassett Sawmill ruins, your agency has taken steps to design the proposed selective deconstruction project in an effort to avoid adverse effects to these features specifically, and the historic district overall."

   MnHPO commented in their May 11, 2017 letter (see also attached), that the information included in the Minnesota Historic Property record and photography RFP meet the criteria and need only the minor modifications noted. The 90% CDs also accurately reflected the concerns and recommendations made in previous reviews. In addition, they found the definitions and general scope of specification section 013592 "Unanticipated Discoveries Plan" to be acceptable. Finally, they recommended that a consulting archaeologist be contracted by the MPRB. The 106 Group has been selected by the MPRB to monitor removal activities and assess any unanticipated discoveries, and their contract should be finalized well before starting deconstruction.

(5) The alteration is consistent with the spirit and intent of the preservation ordinance, the applicable policies of the comprehensive plan, and the applicable preservation policies in small area plans adopted by the city council.

Minneapolis Code of Ordinance, Title 23, Chapter 599, Heritage Preservation Regulations: This application complies with application procedure requirements (see attached documents and samples), public hearing request, and application fees. It also addresses 599.360 Certificate of appropriateness conditions, including mitigation for demolition of an historic resource.

Minneapolis Plan for Sustainable Growth, Section 8. Heritage Preservation (2009): This application specifically relates to:

- Policy 8.1: "Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture"

Downtown 2010 Small Area Plan (1995): This application relates to Downtown's Physical Setting:
- Parks and Plazas Policies 12-15
- Historic Resources Policies 16-18

Historic Mills District Master Plan (1998): This application relates to the following design concepts:
- Design Concept 1: Complete riverfront park, trail and parkway system and connect it to Downtown (upcoming Water Works project included in 30-year vision for Mill Ruins Park)
- Design Concept 4: Preserve and celebrate riverfront historic sites and buildings (identified as "historical buildings that document Minneapolis' industrial heritage" including reminders of hydroelectric power, milling and the railroad)

Update to the Historic Mills District Master Plan (2001): This application related to the following:
- Figure 10 Streetscapes/Parks and Open Space Plan: Fingers of green space will connect the riverfront park to Downtown (includes the Fuji Ya site)
- Figure 33 District-Wide Landscape Plan (Fuji Ya site identified for parks and open space)

MPRB Central Mississippi Riverfront Regional Park Master Plan (2016): This master plan, completed in collaboration with the Saint Anthony Falls Heritage Board, identifies the following treatments of the Fuji Ya building and Water Works site:
- Water Works Schematic Design Project and Water Works Concept Study: Removal and interpretation of the Fuji-Ya building and historic interpretation of the Mill Ruins (page 1-6)
- Individual Area Development Recommendations: 3. Mill Ruins Park, Upper Mill Ruins Park, Initiative C. Remove and historically record Fuji-Ya building to expose historic ruins (page 7-16).

In addition, the following findings must be addressed if applying for a certificate of appropriateness that involves the destruction, in whole or in part, of any landmark, property in an historic district or nominated property under interim protection:

(1) The destruction is necessary to correct an unsafe or dangerous condition on the property; or

As outlined in the Statement of Proposed Use and Project Description the Fuji Ya building is in poor condition and presents an attractive nuisance with much of its character and integrity compromised. Minneapolis Park and Recreation Board (MPRB) no longer considers it safe for maintenance and Park Police to enter. While the building's overall structure is not in imminent danger of collapse, it is no longer capable of supporting assembly uses without extensive repair and reinforcing, and its envelope is no longer weathertight. The historic masonry mill structures located within Fuji Ya's shell are generally sound, but continue to deteriorate due to on-going moisture infiltration. Selective deconstruction will remove portions of the Fuji Ya building located above and outside of historic mill construction along with failed interior finishes and one area of collapsed historic wood flooring.

The historic mill structures will be temporarily stabilized, secured, and protected for future interpretation within the Water Works project site at Mill Ruins Park in keeping with the *Saint Anthony Falls Historic District Design Guidelines'* goals for the Water Power character area and West Side Water Power District River Edge sub-area. Rehabilitating the Fuji Ya building is not feasible for the Water Works project (see Water Works Narrative). The MPRB plans to provide the HPC commissioners with periodic informational presentations regarding Water Works project concept development prior to submitting a Certificate of Appropriateness application for review and approval.

(2) That there are no reasonable alternatives to the destruction. In determining whether reasonable alternatives exist, the commission shall consider, but not be limited to:

a. The significance of the property;

b. The integrity of the property; and

c. The economic value or usefulness of the existing structure, including its current use, costs of renovation and feasible alternative uses.

The property's mill structures and remnants are historically significant and contribute to the Saint Anthony Falls Historic District. While the Fuji Ya building itself does not contribute to the district, it is eligible for individual designation to the National Register of Historic Places. Unfortunately, the integrity of the Fuji Ya building is poor. Its exterior envelope has failed leading to moisture infiltration and deterioration. Much of the Fuji Ya restaurant's interior has been gutted and what remains has severe water damage including mold and mildew. The integrity of the underlying mill structures remains intact although most milling equipment and other milling artifacts were removed prior to the closure of Fuji Ya in the early 1990s. The load-bearing masonry walls and floors, due to their enclosure within Fuji Ya construction, are in fair condition and can be repaired without loss of integrity. Damage is primarily limited to masonry floor assemblies impacted by persistent exposure to moisture.

Given the Fuji Ya building's current condition, the extent of health and safety hazards, lack of viable alternative development plans, and its current ADA accessibility challenges, its rehabilitation is not feasible. MPRB has spent more than ten years looking for reasonable alternatives to demolition of the Fuji Ya building including issuing requests for proposal to redevelop the site, commissioning a reuse study looking at different stabilization and rehabilitation options for Fuji Ya and the historic mills, and exploring integration of some or all of Fuji Ya and its underlying mill structures in the 2012 to 2015 Water Works conceptual design studies.

The Water Works design team also reexamined the viability of reusing the Fuji Ya building for the Water Works pavilion through numerous recently completed design exercises but found that its overall condition coupled with ADA accessibility issues, pavilion programming needs, and park connections makes rehabilitation unfeasible. In the current Water Works concept, however, the design team can more fully activate the historic mill structures located under Fuji Ya and integrate adjacent mill remnants into the pavilion design and will be developing this concept moving into schematic design.

MPRB understands the important role Fuji Ya played in the early redevelopment of the riverfront and is committed to mitigating the effects its removal will have. A Minnesota Historic Property Record, including archival photographs and measured drawings, will be prepared and submitted to the Minnesota Historical Society prior to deconstruction. Pieces of the original Fuji Ya building's exposed wood post-and-beam framing will also be salvaged during deconstruction and stored for reuse in the Water Works project. Finally, the MPRB plans to emulate Reiko Weston's intent of bringing entertainment and people to the river through the Water Works project. Creative interpretive elements will be installed in the park commemorating Fuji Ya and Reiko Weston's role in revitalizing the riverfront (type and extent of interpretation to be determined).

Attachments:

- Fuji Ya Site Timeline
- Water Works HPC and MnHPO Narrative, including 3 attachments
- MnHPO letters dated January 30, 2017 (60% review) and May 11, 2017 (90% review)

Fuji Ya Site Timeline:

1870	Bassett Saw Mill built (location coincides with Fuji Ya Restaurant southeast parking lot)
1882	Columbia Flour Mill built (location coincides with 1975 Fuji Ya restaurant addition and northwest parking lot)
1889	Columbia Flour Mill adds a 2-story Boiler Room on the east side of the mill
1891	Bassett Saw Mill adds a 2-story auxiliary steamed powered Engine House on the west side of the milling complex
1897	Bassett Saw Mill burns down. Bassett Engine House remains and is used to power the Columbia and Occidental Flour Mills
1941	Columbia Flour Mill collapses and is torn down to its foundation walls. Columbia Boiler Room remains
1940s-1960s	Columbia Boiler Room and Bassett Engine House used as a chemical lab and bookstore
1961	Reiko Weston purchases land at 420 First Street South including two intact mill structures, the Bassett Engine House and Columbia Boiler Room
1967-1968	Fuji Ya Restaurant construction completed. Restaurant built on top of the Bassett Engine House and Columbia Boiler Room necessitating removal of each building's upper story
1973	Fuji Ya Restaurant expands with a new entrance and new main level (teppanyaki dining room) in the Bassett Engine House and wrapping the exterior of the two mills
1975	Fuji Ya Restaurant expands with a 3-story addition on west side of building within Columbia Flour Mill foundation walls
Late 1970s	Reiko Weston purchases abandoned railroad right-of-way from the Minneapolis and Eastern Railroad increasing property to approximately 2.5 acres. Weston plans to develop and construct a hotel, retail shops and at least one more restaurant
1982-1983	MnDOT and MPRB assess West River Parkway locations and prepare Environmental Impact Statement and Section 4(f) Evaluation identifying 3 options for the parkway. For Weston's development plans to succeed: "First, Reiko Weston must retain as much land as possible. If the amount of land is reduced or the shape of the parcel becomes too narrow, the chances for development are reduced. Second, Reiko Weston must have visual and physical access to the river. If a road is placed between her property and the river the chances for development are reduced." (Page 2, 5-60)

1990	MPRB attempts to acquire a portion of the east Fuji Ya Restaurant parking lot through partial condemnation to build West River Parkway. A judicial ruling requires MPRB to take ownership of entire site for $3.5 million
1990s-2004	Fuji Ya building used as a storage facility by MPRB and maintained by MPRB
1999-2002	MRPB issues RFPs to sell the property and redevelop the site. 3 proposals were received, all calling for demolition of the Fuji Ya building. 1 proposal eventually selected but ends at the proposal stage (see 2006 Wave Development project)
2004	Assistant Superintendent for Administration and Development Don Siggelkow sends memo to MRPB recommending removal of the Fuji Ya building
2004	MPRB secures building against unauthorized access and deems building unsafe for MPRB use
2006	Wave Development residential project on the property proposed and an Environmental Assessment Worksheet and an Analysis of Effects and Phase II Archaeological Evaluation submitted. Wave project does not proceed to construction
2011	MPRB adopts Resolution 2011-174 approving process for Preliminary Visioning and Implementation Study of the Waterworks Site in Downtown Minneapolis
2012	MS&R performs Fuji Ya Site Redevelopment analysis
2012	MPRB commissions MacDonald & Mack Architects to prepare a Reuse Study looking at the feasibility and costs associated with stabilization measures to rehabilitate Fuji Ya, partially deconstruct Fuji Ya, fully deconstruct Fuji Ya, or remove all Fuji Ya and mills construction from the site
2014	Scape prepares Water Works Schematic Design plans for the Fuji Ya site
2015	MPRB votes to move forward with partial deconstruction of the Fuji Ya building
2015	Central Mississippi Riverfront Regional Park Master Plan adopted by the MPRB
2016	MPRB commissions MacDonald & Mack Architects to prepare deconstruction and temporary stabilization plans for the Fuji Ya building and mill structures, prepare MHPR archival documentation, and coordinate agency reviews:

February 2016	Pre-application meeting with Hilary Dvorak of the Mpls HPC
October 2016	Request for MnHPO Review (M.S. 138.665 and 138.40) submitted
December 2016	30% review with MnHPO (Sarah Beimers and Natascha Wiener)
January 2017	60% review letter received from MnHPO
February 2017	Informational presentation to Mpls HPC
March 2017	90% CD sets submitted for final MnHPO review
May 2017	90% review letter received from MnHPO
July 25, 2017	HPC public hearing for Certificate of Appropriateness requested

Winter 2016	MPRB abates piles of residential waste and debris from inside Fuji Ya and sanitizes the site. Trees cleared from the base of the building to limit roof access
Spring 2016	MPRB issues RFP to begin design of Water Works project. Design team selected headed by Damon Farber and HGA with historic architecture by MacDonald & Mack Architects and cultural resource management (archaeology, architectural history, and historic interpretation) by The 106 Group
January 2017	MPRB replaces or re-secures plywood panels to windows, re-welds doors shut, and installs a fence under the overhang of the building to thwart trespassers and vandals
Spring 2017	MPRB selects Arch^3 to take archival photography for the Fuji Ya MHPR
Spring 2017	MPRB selects The 106 Group to provide archaeology monitoring during Fuji Ya deconstruction
May 2017	Fuji Ya and Water Works project teams meet with Mpls HPC and MnHPO to coordinate staging of the two projects and clarify their relationship to one another on the site now that the Water Works pavilion location has changed from the approved 2015 concept
June 2017	Water Works HPC and MnHPO Narrative prepared outlining the overall scope of Fuji Ya and Water Works project work slated for the site and a project staging schedule (see attachments)
Late Summer 2017	Deconstruction and temporary stabilization of Fuji Ya slated to begin

Fuji Ya Building
420 First Street South
Minneapolis, Minnesota

Deconstruction Plans
PROJECT MANUAL

90% Draft
February 27, 2017

ABRIDGED VERSION

Minneapolis
Park & Recreation Board
www.minneapolisparks.org

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I hereby certify that this specification was prepared under my supervision and that I am a duly registered Architect under the laws of the State of Minnesota.

Amy Meller Reg. 47218

Table of Contents

Specification Section

SECTION 011000 - SUMMARY

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:

1. Project information.
2. Work covered by Contract Documents.
3. Access to site.
4. Work restrictions.
5. Specification and Drawing conventions.
6. Miscellaneous provisions.

B. Related Requirements:

1. Section 015000 "Temporary Facilities and Controls" for limitations and procedures governing temporary use of Owner's facilities.

1.3 PROJECT INFORMATION

A. Project Identification: Fuji Ya Building Deconstruction Plans.

1. Project Location: 420 First Street South, Minneapolis, MN.

B. Owner (lead): Minneapolis Park Board.

1. Owner's Representative: Tyler Pederson.
2. Phone: 612.499.9084.
3. E-mail: tpederson@minneapolisparks.org.

C. Architect: MacDonald & Mac Architects.

1. Architect: Amy Meller.
2. Telephone: 612.341.4051.
3. E-mail: AmyM@mmarchltd.com.

D. Architect's Consultants: Architect has retained the following design professionals who have prepared designated portions of the Contract Documents:

1. Structural Engineer: Mattson & Macdonald Young Structural Engineers

    a. Engineer: Ken Green.
    b. Telephone: 612.827.7825.
    c. E-mail: keng@mattsonmacdonald.com.

2. Construction Consultant: Watson-Forsberg Construction.

    a. Senior Project Manager: David Forsberg.
    b. Telephone: 952.564.3870.
    c. E-mail: davidf@watson-forsberg.com.

1.4 WORK COVERED BY CONTRACT DOCUMENTS

A. Background: The Fuji Ya building dates to 1968 and sits atop the existing historic Bassett Saw Mill Engine House and Columbia Flour Mill Boiler Room. Fuji Ya was enlarged twice in the 1970s expanding its dining facilities into and around these milling structures including am excavated segment of the Columbia Flour Mill foundation. Other Bassett Saw Mill and Columbia Flour Mill remnants remain *in situ* under the adjacent parking lots. Fuji Ya has sat vacant since 1990.

    1. Fuji Ya construction drawing sets dating to the 1960s and 1970s are available for Contractors to reference.

B. The Work of Project is defined by the Contract Documents and consists of the following:

    1. Deconstruction: Selective demolition and dismantling of Fuji Ya building construction including, but not limited to, structural framing, interior finishes, HVAC equipment, and other components. Select Fuji Ya-era structural components will be left in place as identified on the plans to ensure the continued integrity of the underlying historic mill structures and remnants.
    2. Stabilization: Temporary stabilization measures to secure and protect the historic mill structures and remnants for future interpretation within the Water Works project site at Mill Ruins Park. Work includes, but is not limited to, installing a membrane roof, infilling exterior openings, providing ventilation, and erecting guardrails.
    3. Other Work indicated in the Contract Documents.

C. Type of Contract:

    1. Project will be constructed under a single prime contract.

1.5 ACCESS TO SITE

A. General: Contractor shall have limited use of Project site for construction operations as indicated on Drawings by the Contract limits and as indicated by requirements of this Section.

B. Use of Site: Limit use of Project site to Work in areas indicated. Do not disturb portions of Project site beyond areas in which the Work is indicated.

1. Limits: Confine construction operations to construction limits as indicated on the drawings. "Driveways, Walkways and Entrances" Subparagraph below is an example of a special requirement appropriate to many projects. Revise to suit Project or delete.

C. Condition of Existing Building: Maintain portions of existing building affected by construction operations in a weathertight condition throughout construction period. Repair damage caused by construction operations.

D. Condition of Existing Grounds: Maintain portions of existing grounds, landscaping, and hardscaping affected by construction operations throughout construction period. Repair damage caused by construction operations.

1.6 WORK RESTRICTIONS

A. Work Restrictions, General: Comply with restrictions on construction operations.

1. Comply with limitations on use of public streets and with other requirements of authorities having jurisdiction.

B. On-Site Work Hours: Limit work in the existing building to normal business working hours of 6:00 a.m. to 5:00 p.m., Monday through Friday, unless otherwise indicated.

1. Hours for Noise- and Vibration-Generating Activities: 8:00 a.m. to 5:00 p.m.

C. Restricted Substances: Use of tobacco products and other controlled substances on Project site is not permitted.

1.7 SPECIFICATION AND DRAWING CONVENTIONS

A. Specification Content: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations. These conventions are as follows:

1. Imperative mood and streamlined language are generally used in the Specifications. The words "shall," "shall be," or "shall comply with," depending on the context, are implied where a colon (:) is used within a sentence or phrase.
2. Specification requirements are to be performed by Contractor unless specifically stated otherwise.

B. Division 01 General Requirements: Requirements of Sections in Division 01 apply to the Work of all Sections in the Specifications.

C. Drawing Coordination: Requirements for materials and products identified on Drawings are described in detail in the Specifications. One or more of the following are used on Drawings to identify materials and products:

1. Terminology: Materials and products are identified by the typical generic terms used in the individual Specifications Sections.
2. Abbreviations: Materials and products are identified by abbreviations published as part of the U.S. National CAD Standard and scheduled on Drawings.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 011000

SECTION 013233 - PHOTOGRAPHIC DOCUMENTATION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section includes administrative and procedural requirements for the following:

1. Preconstruction photographs.
2. Periodic construction photographs.
3. Final completion construction photographs.

B. Related Requirements:

1. Section 017700 "Closeout Procedures" for submitting photographic documentation as Project Record Documents at Project closeout.
2. Section 024119 "Selective Demolition" for photographic documentation before selective demolition operations commence.

1.3 INFORMATIONAL SUBMITTALS

A. Key Plan: Submit key plan of Project site and building with notation of vantage points marked for location and direction of each photograph. Indicate elevation or story of construction. Include same information as corresponding photographic documentation.

B. Digital Photographs: Submit image files within three days of taking photographs.

1. Submit photos on CD-ROM or thumb-drive. Include copy of key plan indicating each photograph's location and direction.
2. Identification: Provide the following information with each image description:

a. Name of Project.
b. Name and contact information for photographer.
c. Name of Architect.
d. Name of Contractor.
e. Date photograph was taken.
f. Description of location, vantage point, and direction.
g. Unique sequential identifier keyed to accompanying key plan.

1.4 FORMATS AND MEDIA

A. Digital Photographs: Provide color images in JPG format, produced by a digital camera with minimum sensor size of 12 megapixels, and at an image resolution of not less than 3200 by 2400 pixels. Use flash in low light levels or backlit conditions.

B. Digital Images: Submit digital media as originally recorded in the digital camera, without alteration, manipulation, editing, or modifications using image-editing software.

C. Metadata: Record accurate date and time from camera.

D. File Names: Name media files with date and project area and sequential numbering suffix.

1.5 CONSTRUCTION PHOTOGRAPHS

A. General: Take photographs with maximum depth of field and in focus.

1. Maintain key plan with each set of construction photographs that identifies each photographic location.

B. Predemolition Photographs: Before commencement of demolition, take photographs of Project site and surrounding properties, including existing items to remain during construction, from different vantage points.

1. Take 20 photographs of existing buildings either on or adjoining property to accurately record physical conditions at start of demolition.

C. Periodic Demolition Photographs: Take a minimum of 10 photographs daily. Select vantage points to show status of construction and progress since last photographs were taken.

D. Final Completion Demolition Photographs: Take a minimum of 50 photographs after date of Substantial Completion for submission as Project Record Documents.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 013233

SECTION 013591 - HISTORIC TREATMENT PROCEDURES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section includes general protection and treatment procedures for designated historic spaces, areas, rooms, and surfaces in Project.

B. Related Requirements:

1. Section 013592 "Unanticipated Discoveries Plan" for procedures regarding archaeological resources, potential burial sites, and human remains uncovered during the course or demolition or construction for the project.

1.3 DEFINITIONS

A. Dismantle: To disassemble or detach a historic item from a surface, or a nonhistoric item from a historic surface, using gentle methods and equipment to prevent damage to historic items and surfaces; disposing of items unless indicated to be salvaged or reinstalled.

B. Match: To blend with adjacent construction and manifest no apparent difference in material type, species, cut, form, detail, color, grain, texture, or finish; as approved by Architect.

C. Remove: To take down or detach a nonhistoric item located within a historic space, area, or room, using methods and equipment to prevent damage to historic items and surfaces; disposing of items unless indicated to be salvaged or reinstalled.

D. Repair: To correct damage and defects, retaining existing materials, features, and finishes while employing as little new material as possible. This includes patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading materials.

E. Replace: To remove, duplicate, and reinstall entire item with new material. The original item is the pattern for creating duplicates unless otherwise indicated.

F. Retain: To keep existing items that are not to be removed or dismantled.

G. Reversible: New construction work, treatments, or processes that can be removed or undone in the future without damaging historic materials unless otherwise indicated.

H. Salvage: To protect removed or dismantled items and deliver them to Owner.

I. Stabilize: To provide structural reinforcement of unsafe or deteriorated items while maintaining the essential form as it exists at present; also, to reestablish a weather-resistant enclosure.

1.4 PROJECT MEETINGS FOR HISTORIC TREATMENT

A. Preliminary Historic Treatment Conference: Before starting historic treatment work Architect will conduct conference at Project site in conjunction with General Preconstruction Conference.

1. Attendees: In addition to representatives of Owner, Architect, and Contractor, testing service representative, historic treatment specialists, and installers whose work interfaces with or affects historic treatment shall be represented at the meeting.
2. Agenda: Discuss items of significance that could affect progress of historic treatment work, including review of the following:

    a. Fire-prevention plan.
    b. Governing regulations.
    c. Unanticipated discoveries.
    d. Areas where existing construction is to remain and the required protection.
    e. Hauling routes.
    f. Sequence of historic treatment work operations.
    g. Existing conditions, staging, and structural loading limitations of areas where materials are stored.
    h. Qualifications of personnel assigned to historic treatment work and assigned duties.
    i. Embedded work such as collection of wastes, protection of the public, and condition of other construction that affect the Work.

3. Reporting: Architect will record conference results and distribute copies to everyone in attendance and to others affected by decisions or actions resulting from conference.

1.5 MATERIALS OWNERSHIP

A. Historic items relating to milling construction, archaeological resources, and other items of interest or value to Owner that may be encountered or uncovered during the Work, regardless of whether they were previously documented, remain Owner's property.

1.6 INFORMATIONAL SUBMITTALS

A. Preconstruction Documentation: Identify preexisting conditions of adjoining construction, including finish surfaces, that might be misconstrued as damage caused by Contractor's historic treatment operations.

B. Historic Treatment Program: Submit 30 days before work begins.

C. Fire-Prevention Plan: Submit before work begins.

D. Alternate Methods and Materials: If alternate methods and materials to those indicated are proposed for any phase of work, provide a written description including evidence of successful use on other, comparable projects, and program of testing to demonstrate effectiveness of use on the Project.

E. Qualification Data: For historic treatment specialist and supervisory personnel. Include list of three similar completed projects with the scope of work and budget for each.

1.7 QUALITY ASSURANCE

A. Care shall be taken to ensure that indicated historic materials remain undamaged.

B. Historic Treatment Specialist Qualifications: An experienced firm regularly engaged in historic treatments similar in nature, materials, design, and extent to this work as specified in each section and that has completed a minimum of five recent projects with a record of successful in-service performance that demonstrates the firm's qualifications to perform this work.

1. Field Supervisor Qualifications: Full-time supervisors experienced in historic treatment work similar in nature, material, design, and extent to that indicated for this Project. Supervisors shall be on Project site when historic treatment work begins and during its progress. Supervisors shall not be changed during Project except for causes beyond the control of the specialist firm.

C. Historic Removal and Dismantling Qualifications: A qualified historic treatment specialist. General selective demolition experience is not sufficient experience for historic removal and dismantling work.

D. Historic Treatment Program: Prepare a written plan for historic treatment for whole Project, including each phase or process and protection of surrounding materials during operations. Describe in detail the materials, methods, and equipment to be used for each phase of work. Show compliance with indicated methods and procedures specified in this and other Sections. Coordinate this whole-Project historic treatment program with specific requirements of programs required in other historic treatment Sections.

1. Dust and Noise Control: Include locations of proposed temporary dust- and noise-control coordinated with work in progress.
2. Debris Hauling: Include plans clearly marked to show debris hauling routes, turning radii, and locations and details of temporary protective barriers.

E. Fire-Prevention Plan: Prepare a written plan for preventing fires during the Work, including placement of fire extinguishers, fire blankets, rag buckets, and other fire-prevention devices during each phase or process. Coordinate plan with Owner's fire-protection equipment and requirements:

F. Safety and Health Standard: Comply with ANSI/ASSE A10.6.

1.8 STORAGE AND HANDLING OF HISTORIC MATERIALS

A. Salvaged Historic Materials:

1. Clean loose dirt and debris from salvaged historic items unless more extensive cleaning is indicated.
2. Transport items to Owner's storage area on-site.
3. Protect items from damage during transport and storage.

B. Existing Historic Materials to Remain: Protect construction indicated to remain against damage and soiling from construction work.

PART 2 - PRODUCTS - (Not Used)

PART 3 - EXECUTION

3.1 PROTECTION, GENERAL

A. Protect persons, motor vehicles, surrounding surfaces of building, building site, plants, and surrounding buildings from harm resulting from historic treatment procedures.

1. Use only proven protection methods, appropriate to each area and surface being protected.
2. Provide protection to ensure safe passage of people around selective demolition area and to and from occupied portions of building.
3. Provide temporary weather protection, during interval between selective demolition of existing construction on exterior surfaces and new construction, to prevent water leakage and damage to structure and interior areas.
4. Protect walls, ceilings, floors, and other existing finish work that are to remain or that are exposed during selective demolition operations.
5. Contain dust and debris generated by historic treatment work, and prevent it from reaching the public or adjacent surfaces.

B. Temporary Protection of Historic Materials:

1. Protect existing historic materials with temporary protections and construction. Do not remove existing materials unless otherwise indicated.
2. Do not attach temporary protection to historic surfaces except as indicated as part of the historic treatment program and approved by Architect.

C. Comply with each product manufacturer's written instructions for protections and precautions. Protect against adverse effects of products and procedures on people and adjacent materials, components, and vegetation.

D. Utility and Communications Services:

1. Notify Owner, Architect, authorities having jurisdiction, and entities owning or controlling wires, conduits, pipes, and other services affected by historic treatment work before commencing operations.
2. Disconnect and cap pipes and services as required by authorities having jurisdiction, as required for historic treatment work.

E. Existing Drains:

1. Prevent solids such as stone or mortar residue or other debris from entering the drainage system. Clean out drains and drain lines that become sluggish or blocked by sand or other materials resulting from historic treatment work.
2. Protect drains from pollutants. Block drains or filter out sediments, allowing only clean water to pass.

3.2 PROTECTION FROM FIRE

A. General: Follow fire-prevention plan and the following:

1. Comply with NFPA 241 requirements unless otherwise indicated.
2. Remove and keep area free of combustibles, including rubbish, paper, waste, and chemicals, unless necessary for the immediate work.
3. Prohibit smoking by all persons within Project work and staging areas.

B. Heat-Generating Equipment and Combustible Materials: Comply with the following procedures while performing work with heat-generating equipment or combustible materials, including welding, torch-cutting, soldering, brazing, removing paint with heat, or other operations where open flames or implements using high heat or combustible solvents and chemicals are anticipated:

1. Use of open-flame equipment is not permitted.
2. Restrict heat-generating equipment to outside the building.
3. Use fireproof baffles to prevent flames, sparks, hot gases, or other high-temperature material from reaching surrounding combustible material.
4. Prevent the spread of sparks and particles of hot metal through open windows, doors, holes, and cracks in floors, walls, ceilings, roofs, and other openings.

C. Fire Extinguishers, Fire Blankets, and Rag Buckets: Maintain fire extinguishers, fire blankets, and rag buckets for disposal of rags with combustible liquids. Maintain each as suitable for the type of fire risk in each work area. Ensure that nearby personnel and the fire-watch personnel are trained in fire-extinguisher and blanket use.

3.3 GENERAL HISTORIC TREATMENT

A. Have historic treatment work performed only by qualified historic treatment specialists.

B. Ensure that supervisory personnel are present when historic treatment work begins and during its progress.

C. Record existing work before each procedure (preconstruction), and record progress during the work. Use digital preconstruction documentation photographs. Comply with requirements in Section 013233 "Photographic Documentation."

D. Notify Architect of visible changes in the integrity of material or components whether from environmental causes including biological attack, UV degradation, freezing, or thawing or from structural defects including cracks, movement, or distortion.

1. Do not proceed with the work in question until directed by Architect.

E. Where work requires existing features to be removed or dismantled and reinstalled, perform these operations without damage to the material itself, to adjacent materials, or to the substrate.

F. Identify new and replacement materials and features with permanent marks hidden in the completed Work to distinguish them from original materials. Record a legend of identification marks and the locations of the items on record Drawings.

END OF SECTION 013591

SECTION 013592 - UNANTICIPATED DISCOVERIES PLAN

PART 1 - GENERAL

1.1 SUMMARY

A. Because the proposed project encompasses both contributing and eligible historic structures, the Minnesota Historic Preservation Office (HPO) requires inclusion of an Unanticipated Discoveries Plan for use during the construction phase of the project. This approach was coordinated with the HPO as part of the review process.

1. The St. Anthony Falls Historic District is listed on the National Register of Historic Places and is designated a local historic district in the City of Minneapolis:

    a. The Bassett Sawmill and Columbia Flour Mill ruins, including the intact milling structures incorporated into the Fuji Ya building, are listed as contributing resources to the St. Anthony Falls Historic District.
    b. The Fuji Ya building falls outside the district's period of significance and is designated as non-contributing.

2. The Fuji Ya building is eligible for individual listing on the National Register of Historic Places for its association with the rediscovery of the Minneapolis riverfront and its integration of mill ruins into modern construction as an early effort to conserve historic resources.

B. The project's removals and stabilization scope is limited to above-grade construction, making it unlikely that, other than the designated historic mill structures and ruins, intact archaeological resources are present in the project area. Should the unanticipated discovery of archaeological resources, potential burial sites, or human remains occur during the course of demolition or construction for the project, the following procedures will be used to comply with federal and state mandates such as the NHPA, as amended, the Native American Graves Protection and Repatriation Act (NAGPRA), the Minnesota Field Archaeology Act (MS 138.31-138.42), and the Minnesota Private Cemeteries Act (MS 307.08).

C. Related Requirements:

1. Section 013591 "Historic Treatment Procedures" for general historic treatment requirements.
2. Section 024296 "Historic Removal and Dismantling" for historic removal and dismantling work.

1.2 DEFINITIONS

A. Archaeological Resources: For the purposes of this document, archaeological resources are defined as *in situ* subsurface artifacts, features (e.g., trash pits, privy shafts, hearths), and structural remains (e.g., foundation walls) 50 years or older in age.

B. Potential Burial Sites: For the purposes of this document, potential burial sites are defined as areas containing evidence that points to a high probability of the former or current presence of human remains as a burial, cremation, or otherwise. Such evidence may include defined burial pit or grave shaft outlines, coffin fragments, or bone that is not readily identifiable as either human or animal.

1.3 CONTACT INFORMATION

A. Owner: Minneapolis Park and Recreation Board (MPRB).

1. Owner's Representative: Tyler Pederson
2. Phone: 612.499.9084
3. E-mail: tpederson@minneapolisparks.org

B. Architect: MacDonald & Mac Architects.

1. Architect: Amy Meller
2. Telephone: 612.341.4051
3. E-mail: AmyM@mmarchltd.com

C. Archaeological Consultant: Consultant Archaeologist

1. Archaeologist:
2. Cell Phone:
3. Telephone:
4. E-mail:

D. Minnesota Historic Preservation Office (HPO):

1. Manager of Government Programs and Compliance: Sarah Beimers
2. Phone Number: 651.259.3456
3. Address: Minnesota Historic Preservation Office, 345 Kellogg Boulevard West, St. Paul, MN 55102.

E. State Archaeologist:

1. State Archaeologist: Amanda Gronhovd
2. Phone Number:612.725.2411
3. Address: Office of the State Archaeologist, Fort Snelling History Center, 200 Tower Avenue, St. Paul, MN 55111.

F. Law Enforcement Agency:

1. Law Enforcement Representative:
2. Telephone:
3. E-mail:

1.4 UNANTICIPATED DISCOVERY OF ARCHAEOLOGICAL RESOURCES

A. In the event that apparent archaeological resources are encountered during the course of demolition or construction for the project:

1. The Contractor will immediately cease all activity in the vicinity of the discovery. The Contractor will take measures to protect the discovery (e.g., flagging or fencing off a buffer of at least 25 feet around the find to signify it as a protected zone), but none that will cause further disturbance to the remains or the physical context in which they are found.
2. The Contractor will immediately notify the Architect.
3. Architect will contact the Archaeological Consultant who will conduct an onsite preliminary assessment of the discovery.

B. If the Archaeological Consultant determines that the find is less than 50 years in age, the consultant will notify the Architect that construction may proceed.

C. If the Archaeological Consultant determines that the find is 50 years in age or older, the Archaeological Consultant will notify the Architect, who will direct the Archaeological Consultant to make a more detailed examination of the discovery.

1. If this examination finds that the discovery either lacks significance or integrity (i.e., is not intact), the Archaeological Consultant will notify the Architect that demolition or construction activities may proceed and will submit a brief letter report documenting the find to the Owner, HPO, and State Archaeologist.

2. If the Archaeological Consultant finds that the discovery is potentially significant and appears to retain integrity:

a. The Architect will notify the Owner, HPO, and State Archaeologist of the find, and will notify any other interested parties as directed by the Owner, HPO, and State Archaeologist.
b. If further demolition or construction activities cannot avoid impacting the discovery, the Architect and the Archaeological Consultant will consult with the Owner, HPO, and State Archaeologist, possibly on-site, to obtain recommendations for appropriate measures for treatment of the discovered resource. Such measures may include but are not limited to:

1) Preparation and implementation of a data recovery plan (mitigation efforts).
2) Completion of a technical report documenting the findings of any required investigations.

D. As treatment measures are completed, the Architect will consult with the Owner, HPO, and State Archaeologist to determine the need for further treatment measures, or if no additional measures are required, to obtain approval to resume demolition or construction.

1.5 UNANTICIPATED DISCOVERY OF POTENTIAL BURIAL SITES/ HUMAN REMAINS

A. In the event that potential burial sites or human remains are encountered during the course of construction for the project:

1. The Contractor will immediately cease all activity in the vicinity of the discovery. The Contractor will take measures to protect the discovery (e.g., flagging or fencing off a buffer of at least 50 feet around the find to signify it as a protected zone), but none that will cause further disturbance to the remains or the physical context (e.g., soils, coffin) in which they are found.
2. The Contractor will immediately notify the Architect.
3. In the case of a potential burial site, the Architect will contact the Archaeological Consultant for their professional judgment of the already exposed evidence.

    a. No excavation will be conducted by the Archaeological Consultant prior to completing steps 1.5 B through 1.5 E below and without agreement by all parties identified.

4. The Architect will immediately notify the local Law Enforcement Agency, who will determine whether the potential burial site/human remains represent a crime scene and/or are of a recent (less than 50 years old) nature.

B. If the site/remains are determined to represent a crime scene and/or are less than 50 years in age, their further treatment will fall under the jurisdiction of the local Law Enforcement Agency.

C. If the burial site/remains are determined not to represent a crime scene and are 50 years in age or older, once clearance to do so has been granted by the local Law Enforcement Agency, the Architect will immediately notify the State Archaeologist, who will authenticate the burial/remains. The authentication will establish the presence of or high potential of human burials or human skeletal remains located in a discrete area, delimit the boundaries of human burial grounds or graves, and attempt to determine the ethnic, cultural, or religious affiliation of individuals interred.

1. If the site/remains are determined to be American Indian, the State Archaeologist will initiate consultation with the Minnesota Indian Affairs Council and other representatives of Minnesota's tribal communities to determine appropriate measures for treatment of the remains.
2. If the site/remains are determined to be non-American Indian or if their ethnic affiliation cannot be ascertained, appropriate measures for their treatment will be determined by the State Archaeologist.

D. In all cases, the Architect will notify the Owner of the discovery.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 013592

SECTION 015000 - TEMPORARY FACILITIES AND CONTROLS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section includes requirements for temporary utilities, support facilities, and security and protection facilities.

B. Related Requirements:

1. Section 011000 "Summary" for work restrictions and limitations on utility interruptions.
2. Section 323113 “Chain Link Fence and Gates” for temporary construction fencing.

1.3 USE CHARGES

A. General: Installation and removal of and use charges for temporary facilities shall be included in the Contract Sum unless otherwise indicated. Allow other entities engaged in the Project to use temporary services and facilities without cost, including, but not limited to Architect, and authorities having jurisdiction.

B. Water and Sewer Service from Existing System: There is no available water or sewer service on site. Contractor to provide required water and sewer service.

C. Electric Power Service from Existing System: There is no electrical service available on site. Contractor to provide generators.

1.4 INFORMATIONAL SUBMITTALS

A. Site Utilization Plan: Show temporary facilities, temporary utility lines and connections, staging areas, construction site entrances, vehicle circulation, and parking areas for construction personnel.

B. Fire-Safety Program: Show compliance with requirements of NFPA 241 and authorities having jurisdiction. Indicate Contractor personnel responsible for management of fire-prevention program.

C. Erosion- and Sedimentation-Control Plan: Show compliance with requirements of EPA Construction General Permit or authorities having jurisdiction, whichever is more stringent.

D. Dust-Control Plan: Submit coordination drawing and narrative that indicates the dust-control measures proposed for use, proposed locations, and proposed timeframe for their operation. Include the following:

1. Waste-handling procedures.
2. Other dust-control measures.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Chain-Link Fencing: See Section 323113 "Chain Link Fence and Gates."

2.2 TEMPORARY FACILITIES

A. Storage and Fabrication Sheds: Provide sheds sized, furnished, and equipped to accommodate materials and equipment for construction operations.

1. Store combustible materials apart from building.

2.3 EQUIPMENT

A. Fire Extinguishers: Portable, UL rated; with class and extinguishing agent as required by locations and classes of fire exposures.

PART 3 - EXECUTION

3.1 GENERAL

A. Area disturbed by selective deconstruction activities is less than one acre and includes removal of portions of the existing Fuji Ya building. Historic mill structures and mill fragments will remain.

1. Excavation will be limited to removals indicated on the Drawings.
2. There will be no change in impervious surface area.

B. The ultimate receiving water is the Mississippi River by direct discharge, ground water infiltration, ditches, curb and gutter inlets, and culverts.

C. The potential pollutants generated from this work include the following: Concrete dust, stone dust, masonry and mortar dust, Portland cement, hydrated lime, mortar pigments, paint residue, sediments, and water.

D. It is expected that the contractor will use best management practices to prevent the discharge of fugitive dusts by use of water mists or plastic shrouds and vacuums.

E. The contractor is responsible for maintaining all temporary facilities and controls throughout the project.

3.2 TEMPORARY FACILITIES, GENERAL

A. Conservation: Coordinate construction and use of temporary facilities with consideration given to conservation of energy, water, and materials. Coordinate use of temporary utilities to minimize waste.

3.3 INSTALLATION, GENERAL

A. Locate facilities where they will serve Project adequately and result in minimum interference with performance of the Work. Relocate and modify facilities as required by progress of the Work.

B. Provide each facility ready for use when needed to avoid delay. Do not remove until facilities are no longer needed or are replaced by authorized use of completed permanent facilities.

3.4 TEMPORARY UTILITY INSTALLATION

A. General: Install temporary service.

B. Sewers and Drainage: Provide temporary utilities to remove effluent lawfully.

C. Water Service: Install water service and distribution piping in sizes and pressures adequate for construction.

D. Sanitary Facilities: Provide temporary toilets, wash facilities, and drinking water for use of construction personnel. Comply with requirements of authorities having jurisdiction for type, number, location, operation, and maintenance of fixtures and facilities.

E. Electric Power Service: Provide electric power service and distribution system of sufficient size, capacity, and power characteristics required for construction operations.

F. Lighting: Provide temporary lighting with local switching that provides adequate illumination for construction operations, observations, inspections, and traffic conditions.

3.5 SUPPORT FACILITIES INSTALLATION

A. General: Comply with the following:

1. Provide construction for temporary sheds located within construction area or within 30 feet of building lines that is noncombustible according to ASTM E 136. Comply with NFPA 241.
2. Maintain support facilities until Architect schedules Substantial Completion inspection. Remove before Substantial Completion. Personnel remaining after Substantial

Completion will be permitted to use permanent facilities, under conditions acceptable to Owner.

B. Temporary Roads and Staging Pads: Construct and maintain temporary roads and staging pads adequate for construction operations. Locate temporary roads and staging pads within construction limits indicated on Drawings.

1. Provide dust-control treatment that is nonpolluting and nontracking. Reapply treatment as required to minimize dust.

C. Traffic Controls: Comply with requirements of authorities having jurisdiction.

1. Protect existing site improvements to remain including curbs, pavement, and utilities.
2. Maintain access for fire-fighting equipment and access to fire hydrants.

D. Project Signs: Provide Project signs as indicated. Unauthorized signs are not permitted.

1. Identification Signs: Provide Project identification signs as indicated on Drawings.
2. Temporary Signs: Provide other signs as indicated and as required to inform public and individuals seeking entrance to Project.
3. Maintain and touch up signs so they are legible at all times.

E. Waste Disposal Facilities: Comply with requirements specified in Section 017419 "Construction Waste Management and Disposal."

F. Lifts and Hoists: Provide facilities necessary for hoisting materials and personnel.

1. Truck cranes and similar devices used for hoisting materials are considered "tools and equipment" and not temporary facilities.

G. Existing Stair Usage: Use of Owner's existing stairs will be permitted.

H. Temporary Stairs: Provide temporary stairs where ladders or existing stairs are not adequate.

3.6 SECURITY AND PROTECTION FACILITIES INSTALLATION

A. Protection of Existing Facilities: Protect existing vegetation, equipment, structures, utilities, and other improvements at Project site and on adjacent properties, except those indicated to be removed or altered. Repair damage to existing facilities.

1. Where access to adjacent properties is required in order to affect protection of existing facilities, obtain written permission from adjacent property owner to access property for that purpose.

B. Environmental Protection: Provide protection, operate temporary facilities, and conduct construction as required to comply with environmental regulations and that minimize possible air, waterway, and subsoil contamination or pollution or other undesirable effects.

1. Comply with work restrictions specified in Section 011000 "Summary" and on Drawings.
2. Site: Maintain Project site free of waste materials and debris.

    a. Clean Project site and work areas daily. Enforce requirements strictly. Dispose of materials lawfully.

3. Waste Disposal: Do not bury or burn waste materials on-site. Do not wash waste materials down sewers or into waterways. Comply with waste disposal requirements in Section 017419 "Construction Waste Management and Disposal."

C. Temporary Erosion and Sedimentation Control: Provide measures to prevent soil erosion and discharge of soil-bearing water runoff and airborne dust to undisturbed areas and to adjacent properties and walkways, according to erosion- and sedimentation-control Drawings and requirements of EPA Construction General Permit or authorities having jurisdiction, whichever are more stringent.

1. Any soil disturbed areas shall be kept in a perpetually stabilized condition.
2. Minimize soil disturbance by Contractor's equipment at soft soil crossings.
3. Clean, repair, and restore adjoining properties and roads affected by erosion and sedimentation from Project site during the course of Project.
4. Remove erosion and sedimentation controls and restore and stabilize areas disturbed during removal.

D. Stormwater Control: Comply with requirements of authorities having jurisdiction. Provide barriers in and around excavations and subgrade construction to prevent flooding by runoff of stormwater from heavy rains.

E. Tree and Plant Protection: Install temporary fencing located as indicated or outside the drip line of trees to protect vegetation from damage from construction operations. Protect tree root systems from damage, flooding, and erosion.

1. Comply with Section 024101 "Tree Protection."

F. Construction Fence: Before construction operations begin, furnish and install site enclosure fence in a manner that will prevent people from easily entering site except by entrance gates.

1. Extent of Fence: As required to enclose entire Project site or portion determined sufficient to accommodate construction operations.
2. Provide lockable entrances to prevent unauthorized entrance, vandalism, theft, and similar violations of security. Lock entrances at end of each workday.
3. Maintain security by limiting number of keys and restricting distribution to authorized personnel. Furnish one set of keys to Owner.

G. Barricades, Warning Signs, and Lights: Comply with requirements of authorities having jurisdiction for erecting structurally adequate barricades, including warning signs and lighting.

1. See Drawings for additional information.

H. Temporary Enclosures: Provide temporary weathertight enclosure for protection of remaining construction from foul weather prior to installation of new roof and exterior wall infill.

I. Temporary Egress: Maintain temporary egress from existing occupied facilities as indicated and as required by authorities having jurisdiction.

3.7 OPERATION, TERMINATION, AND REMOVAL

A. Maintenance: Maintain facilities in good operating condition until removal.

B. Temporary Facility Changeover: Do not change over from using temporary security and protection facilities to permanent facilities until Substantial Completion.

C. Termination and Removal: Remove each temporary facility when need for its service has ended, when it has been replaced by authorized use of a permanent facility, or no later than Substantial Completion. Complete or, if necessary, restore permanent construction that may have been delayed because of interference with temporary facility. Repair damaged Work, clean exposed surfaces, and replace construction that cannot be satisfactorily repaired.

1. Materials and facilities that constitute temporary facilities are property of Contractor. Owner reserves right to take possession of Project identification signs.
2. Remove temporary roads and staging pads not intended for or acceptable for integration into permanent construction. Where areas prior to deconstruction were turf, remove soil and aggregate fill that do not comply with requirements for fill or subsoil. Remove materials contaminated with road oil, asphalt and other petrochemical compounds, and other substances that might impair growth of plant materials or lawns. Repair or replace street paving, curbs, and sidewalks at temporary entrances, as required by authorities having jurisdiction.
3. Final turf restoration shall be as per pre-existing condition.
4. At Substantial Completion, comply with final cleaning requirements specified in Section 017700 "Closeout Procedures."

END OF SECTION 015000

SECTION 024119 - SELECTIVE DEMOLITION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:

1. Dismantling and removal of selected portions of building or structure and debris hauling.
2. Salvage of existing items to be reused.

B. Related Requirements:

1. Section 011000 "Summary" for restrictions on use of the premises and Owner requirements.
2. Section 013591 “Historic Treatment Procedures” for general historic treatment procedures.
3. Section 013592 “Unanticipated Discoveries Plan” for procedures regarding archaeological resources, potential burial sites, and human remains uncovered during the course or demolition or construction for the project.
4. Section 015000 “Temporary Facilities and Controls” for site protection and pollution prevention.
5. Section 024101 “Tree Protection” for protecting existing trees.

1.3 DEFINITIONS

A. Dismantle: To remove by disassembling or detaching an item from a surface, using gentle methods and equipment to prevent damage to historic surfaces; disposing of items unless indicated to be salvaged.

B. Existing to Remain: Leave existing items that are not to be removed and that are not otherwise indicated to be salvaged.

C. Remove: Detach items from existing construction and dispose of them off-site unless indicated to be salvaged.

D. Remove and Salvage: Detach items from existing construction, in a manner to prevent damage, and **store** where indicated.

E. Retain: To keep existing items that are not to be removed or dismantled.

1.4 MATERIALS OWNERSHIP

A. Unless otherwise indicated for salvage, demolition waste becomes property of Contractor.

B. Historic items, relics, antiques, and similar objects including, but not limited to, cornerstones and their contents, commemorative plaques and tablets, and other items of interest or value to Owner that may be uncovered during demolition remain the property of Owner.

1. See Section 013591 "Historic Treatment Procedures" for additional information.

1.5 PREINSTALLATION MEETINGS

A. Pre-demolition Conference: Conduct conference at Project site.

1. Verify qualifications of personnel assigned to perform demolition and dismantling.
2. Inspect and discuss condition of construction to be demolished or dismantled.
3. Review structural load limitations of existing structure.
4. Review and finalize demolition schedule and verify availability of materials, demolition personnel, equipment, and facilities needed to make progress and avoid delays.
5. Review requirements of work performed by other trades that rely on substrates exposed by selective demolition and dismantling operations.
6. Review areas where existing construction is to remain and requires protection.

1.6 INFORMATIONAL SUBMITTALS

A. Qualification Data: For refrigerant recovery technician.

B. Historic Removal and Dismantling Specialist Qualifications: See Section 013591 "Historic Treatment Procedures" for requirements.

C. Proposed Protection Measures: Submit report, including Drawings, that indicates the measures proposed for protecting individuals and property, for environmental protection, for dust control, and for noise control. Indicate proposed locations and construction of barriers.

D. Schedule of Selective Demolition Activities: Indicate the following:

1. Detailed sequence of selective demolition and dismantling work, with starting and ending dates for each activity.

E. Pre-Demolition Photographs or Video: Show existing conditions of adjoining construction, including finish surfaces, that might be misconstrued as damage caused by demolition operations. Comply with Section 013233 "Photographic Documentation." Submit before Work begins.

F. List of Items Indicated to Be Salvaged: Prepare a list of items indicated on Drawings to be salvaged for Owner's use. Submit 15 days before preconstruction conference.

G. Inventory of Salvaged Items: After demolition and dismantling work is complete, submit a list of items that have been salvaged.

H. Landfill Receipts: Submit copy of receipts issued by a landfill facility, licensed to accept hazardous materials, for hazardous waste disposal.

I. Statement of Refrigerant Recovery: Signed by refrigerant recovery technician responsible for recovering refrigerant, stating that all refrigerant that was present was recovered and that recovery was performed according to EPA regulations. Include name and address of technician and date refrigerant was recovered.

1.7 CLOSEOUT SUBMITTALS

A. Inventory: Submit a list of items that have been removed and salvaged.

1.8 QUALITY ASSURANCE

A. Refrigerant Recovery Technician Qualifications: Certified by an EPA-approved certification program.

B. Historic Removal and Dismantling Specialist Qualifications: See Section 013591 "Historic Treatment Procedures."

C. Historic Treatment Program: See Section 013591 "Historic Treatment Procedures."

D. Fire Prevention Plan: See Section 013591 "Historic Treatment Procedures."

1.9 STORAGE AND HANDLING OF HISTORIC MATERIALS

A. Existing Historic Materials to Remain: Protect construction indicated in Drawings to remain against damage and soiling from construction work.

1.10 FIELD CONDITIONS

A. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.

B. Notify Architect of discrepancies between existing conditions and Drawings before proceeding with selective demolition.

C. Hazardous Materials: It is not expected that hazardous materials will be encountered in the Work.

1. Hazardous materials will be removed by Owner before start of the Work.

2. If suspected hazardous materials are encountered, do not disturb; immediately notify Architect and Owner. Hazardous materials will be removed by Owner under a separate contract.

D. Hazardous Materials: Present in buildings and structures to be selectively demolished. A report on the presence of hazardous materials is on file for review and use. Examine report to become aware of locations where hazardous materials are present.

1. Hazardous material remediation is specified elsewhere in the Contract Documents.
2. Do not disturb hazardous materials or items suspected of containing hazardous materials except under procedures specified elsewhere in the Contract Documents.
3. Owner will provide material safety data sheets for suspected hazardous materials that are known to be present in buildings and structures to be selectively demolished because of building operations or processes performed there.

E. Historic Areas: Demolition and hauling equipment and other materials shall be of sizes that clear surfaces within historic spaces, areas, rooms, and openings, including temporary protection, by 12 inches or more.

F. Sale of removed items or materials on-site is permitted unless otherwise indicated to be salvaged for Owner's use. See Section 017419 "Construction Waste Management and Disposal" for additional information.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Regulatory Requirements: Comply with governing EPA notification regulations before beginning selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.

B. Standards: Comply with ASSE A10.6 safety and health program requirements for demolition operations and NFPA 241 fire-prevention requirements.

C. See Section 015000 "Temporary Facilities and Controls" and Drawings for additional requirements.

PART 3 - EXECUTION

3.1 REMOVAL AND DISMANTLING EQUIPMENT

A. Use tools that will not damage historic materials identified to remain in place or to be salvaged.

3.2 EXAMINATION

A. Verify that existing utilities have been disconnected and capped before starting selective demolition operations.

B. Review documents of existing construction or other existing condition and hazardous material information provided by Owner. Owner does not guarantee that existing conditions are same as those indicated in documents.

C. Verify that hazardous materials have been remediated before proceeding with building demolition operations.

D. Survey of Existing Conditions: Record existing conditions by use of preconstruction photographs or video.

1. Comply with requirements specified in Section 013233 "Photographic Documentation."
2. Inventory and record the condition of items to be removed. Provide photographs or video of conditions that might be misconstrued as damage caused by salvage operations.

3.3 PREPARATION

A. Refrigerant: Before starting demolition, remove refrigerant from mechanical equipment according to 40 CFR 82 and regulations of authorities having jurisdiction.

B. Field Measurements: Take field measurements as required to fit the Work properly. Recheck measurements before installing each product. Where portions of the Work are indicated to fit to other construction, verify dimensions of other construction by field measurements before fabrication. Coordinate fabrication schedule with construction progress to avoid delaying the Work.

C. Review of Contract Documents and Field Conditions: Immediately on discovery of the need for clarification of the Contract Documents caused by differing field conditions outside the control of Contractor, submit a request for information to Architect according to requirements in Section 013100 "Project Management and Coordination."

D. Utility Services and Mechanical/Electrical Systems: Locate, identify, disconnect, and seal or cap off all utility services and mechanical/electrical systems serving the building.

E. Preparation for Demolition or Dismantling and Removal: Examine construction to be demolished or dismantled and removed or to determine best methods to safely and effectively perform demolition or dismantling and removal work. Examine adjacent work to determine what protective measures are necessary. Make explorations, probes, and inquiries as necessary to determine condition of construction to be demolished or dismantled and removed and location of utilities and services to remain that may be hidden by construction that is to be demolished or dismantled and removed.

3.4 PROTECTION

A. Temporary Protection of Historic Materials:

1. See Section 013591 “Historic Treatment Procedures.”

B. Temporary Protection:

1. See Section 013591 “Historic Treatment Procedures.”
2. Comply with requirements for site protection, temporary enclosures, dust control, and other items specified in Section 015000 "Temporary Facilities and Controls" and Section 024101 “Tree Protection.”

C. Temporary Shoring: Design, provide, and maintain shoring, bracing, and structural supports as required to preserve stability and prevent movement, settlement, or collapse of construction and finishes to remain, and to prevent unexpected or uncontrolled movement or collapse of construction being demolished.

1. Strengthen or add new supports when required during progress of selective demolition.

D. Long-term Shoring: See Structural Drawings for long-term shoring requirements and locations.

E. Remove temporary barricades and protections where hazards no longer exist.

3.5 SELECTIVE DEMOLITION, GENERAL

A. Perform work according to the historic treatment program. Demolish and remove existing construction only to the extent indicated.

B. General: Use methods required to complete the Work within limitations of governing regulations and as follows:

1. Proceed with selective demolition systematically, from higher to lower level. Complete selective demolition operations above each floor or tier before disturbing supporting members on the next lower level.
2. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. Use hand tools or small power tools designed for sawing or grinding, not hammering and chopping. Temporarily cover openings to remain.
3. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.
4. Do not use cutting torches until work area is cleared of flammable materials. At concealed spaces, such as duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting operations. Maintain portable fire-suppression devices during flame-cutting operations.
5. Maintain adequate ventilation when using cutting torches.

6. Remove decayed or otherwise dangerous or unsuitable materials and promptly dispose of off-site.
7. Remove structural framing members and lower to ground by method suitable to avoid free fall and to prevent ground impact or dust generation.
8. Locate selective demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing and adjacent historic ruins located within parking lots.
9. Dispose of demolished items and materials promptly.

C. Existing Items to Remain: Protect construction indicated to remain against damage and soiling during selective demolition.

D. Work in Historic Areas: Selective demolition may be performed only in areas of Project that are not designated as historic. In historic spaces, areas, and rooms, or on historic surfaces, the terms "demolish" or "remove" shall mean historic "removal" or "dismantling."

1. Have dismantling and removal work performed by a qualified historic removal and dismantling specialist. Ensure that historic removal and dismantling specialist's field supervisors are present when demolition and removal work begins and during its progress.
2. Perform work according to the historic treatment program.

    a. Perform removal and dismantling to the limits indicated.
    b. Provide supports or reinforcement for existing construction that becomes temporarily weakened by removal and dismantling work, until the Project Work is completed unless otherwise indicated.
    c. Perform cutting by hand or with small power tools wherever possible. Cut holes and slots neatly to size required, with minimum disturbance of adjacent work.

        1) Do not use pry bars more than 18 inches long or hammers weighing more than 2 lbs. on historic materials. Protect historic surface from contact with or damage by tools.

    d. Do not operate air compressors inside building unless approved by Architect in each case.
    e. Dispose of removed and dismantled items off-site unless indicated to be salvaged or reinstalled.

3. Dismantling and Removing Items on or Near Historic Surfaces:

    a. Unfasten items in the opposite order from which they were installed.
    b. Support each item as it becomes loosened to prevent stress and damage to the historic surface.
    c. Dismantle anchorages.
    d. Keep equipment that is not permitted for historic removal or dismantling work away from the vicinity where such work is being performed.

E. Removed and Salvaged Items:

1. Clean salvaged items.

2. Stockpile items in a secure area until turned over to Owner or moved to storage as noted in drawings.
3. Transport items noted for storage to storage area on-site.
4. Protect items from damage during transport and storage.

F. Water-Mist Sprinkling: Use water-mist sprinkling and other wet methods to control dust only with adequate, approved procedures and equipment according to the historic treatment program to ensure that such water does not create a hazard or adversely affect other building areas or materials.

G. Site Access and Temporary Controls: Conduct selective demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.

3.6 SELECTIVE DEMOLITION PROCEDURES FOR SPECIFIC MATERIALS

A. Concrete: Demolish in small sections. Using power-driven saw, cut concrete to a depth of at least 3/4 inch at junctures with construction to remain. Dislodge concrete from reinforcement at perimeter of areas being demolished, cut reinforcement, and then remove remainder of concrete. Neatly trim openings to dimensions indicated.

B. Masonry: Demolish in small sections. Cut masonry at junctures with construction to remain, using power-driven saw, and then remove masonry between saw cuts

C. Concrete Slabs-on-Grade: Saw-cut perimeter of area to be demolished, and then break up and remove.

D. Steelwork: If distress in structure is apparent during performance of the work, stop removal or dismantling and take immediate precautionary measures to ensure safety of the structure. Inform Architect of the problem, steps taken, and proposed corrective actions.

1. Brace and support structural steel being removed and remaining during removal and dismantling.

3.7 DISPOSAL OF DEMOLISHED MATERIALS

A. Remove demolition waste materials from Project site and dispose of them in an EPA-approved construction and demolition waste landfill acceptable to authorities having jurisdiction or recycle or dispose of them according to Section 017419 "Construction Waste Management and Disposal."

1. Do not allow demolished materials to accumulate on-site.
2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
3. Remove debris from elevated portions of building by chute, hoist, or other device that will convey debris to grade level in a controlled descent.

B. Burning: Do not burn demolished materials.

3.8 CLEANING

A. Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations.

3.9 SELECTIVE DEMOLITION SCHEDULE

A. Demolish or dismantle and remove Fuji Ya era construction indicated on Drawings. This includes but is not limited to:

1. Upper level building construction: Remove roof and wall construction, including doors, windows, finishes, and furnishings down to the upper floor system.

    a. Excludes ceramic and quarry tile flooring on floors identified to remain.

2. Upper, main, and entrance level construction projecting from historic mill structures on the north and east sides of the building: Remove floor and wall assemblies, including doors, windows, finishes, and furnishings, back to face of historic mill structures.

    a. Excludes concrete column footings and concrete slabs on grade.

3. Main level construction located within historic mill structure and west portion of Fuji Ya building: Remove partition walls, doors, finishes, and furnishings.
4. Basement level construction: Exterior door assemblies in existing openings.
5. Mechanical, electrical, and plumbing equipment and assemblies, including ductwork, conduit, pipes, and fixtures.
6. Interior and exterior stairs.

B. Remove Historic mill construction indicated on Drawings. This is limited to:

1. Basement level wood floor system: Remove deteriorated wood floor framing and floor boards from historic mill structure.

C. Remove and Salvage:

1. Decorative metal fence: Remove and salvage decorative metal fence in east parking lot. Turn over fence sections to owner following removal.
2. Wood posts and beams: Cut apart and salvage wood posts and beams located in the building's upper level. Store in basement level on sleepers where noted on drawings.

    a. Beams can be cut into sections of 10 feet or longer to facilitate storage.

END OF SECTION 024119

SECTION 040322 - HISTORIC MASONRY REPAIR AND REPOINTING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section includes historic treatment work consisting of repairing historic clay brick masonry as follows:

1. Repairing brick and stone masonry, including replacing units.
2. Repointing joints with mortar.

B. Work of this Section is affected by unit prices specified in Section 012200 "Unit Prices."

C. Related Requirements:

1. Section 013591 "Historic Treatment Procedures" for general historic treatment requirements.
2. Section 024119 “Selective Demolition” for selective dismantling and removal of existing construction.

1.3 DEFINITIONS

A. Low-Pressure Spray: 100 to 400 psi; 4 to 6 gpm.

B. Rebuilding (Setting) Mortar: Mortar used to set and anchor masonry in a structure, distinct from pointing mortar installed after masonry is set in place.

C. Saturation Coefficient: Ratio of the weight of water absorbed during immersion in cold water to weight absorbed during immersion in boiling water; used as an indication of resistance of masonry units to freezing and thawing.

1.4 SEQUENCING AND SCHEDULING

A. Order sand and gray portland cement for colored mortar immediately after approval of samples. Take delivery of and store at Project site a sufficient quantity to complete Project.

B. Work Sequence: Perform masonry historic treatment work in the following sequence, which includes work specified in this and other Sections:

1. Rake out mortar from joints surrounding masonry to be replaced and from joints adjacent to masonry repairs along joints.
2. Repair masonry, including replacing existing masonry with new masonry materials.
3. Rake out mortar from joints to be repointed.
4. Point mortar joints.
5. After repairs and repointing have been completed and cured, perform a final cleaning to remove residues from this work.

C. As scaffolding is removed, patch anchor holes used to attach scaffolding. Patch holes in mortar joints according to " Masonry Repointing" Article.

1.5 ACTION SUBMITTALS

A. Product Data: For each type of product.

B. Samples: For the following:

1. Sand Types Used for Mortar and pointing: Minimum 8 oz. of each in plastic screw-top jars.

2. Each type of masonry to be used for replacing existing units. Include sets of Samples to show the full range of shape, color, and texture to be expected.

3. Pointing Mortar: Submit sets of mortar for pointing in the form of sample mortar strips, minimum of 6 inches long by ½" wide.

1.6 INFORMATIONAL SUBMITTALS

A. Qualification Data: For historic treatment specialists, including field supervisors and workers.

B. Quality-control program.

C. Masonry historic treatment program.

1.7 QUALITY ASSURANCE

A. Historic Treatment Specialist Qualifications: A qualified historic masonry repair and repointing specialist. Experience installing standard unit masonry is insufficient experience for masonry historic treatment work. Firm shall have completed work similar in material, design, and extent to that indicated for this Project with a record of successful in-service performance.

1. For additional information, see Section 013591 "Historic Treatment Procedures."

B. Quality-Control Program: Prepare a written quality-control program for this Project to systematically demonstrate the ability of personnel to properly follow methods and use

materials and tools without damaging masonry. Include provisions for supervising worker performance and preventing damage.

C. Masonry Historic Treatment Program: Prepare a written, detailed description of materials, methods, equipment, and sequence of operations to be used for each phase of historic treatment work, including protection of surrounding materials and Project site.

1. Include methods for keeping exposed mortar damp during curing period.
2. If materials and methods other than those indicated are proposed for any phase of historic treatment work, add to the quality-control program a written description of such materials and methods, including evidence of successful use on comparable projects, and demonstrations to show their effectiveness for this Project.

A. Mockups: No masonry work will be allowed to commence or continue until mockups are approved. Prepare mockups of repairs to demonstrate aesthetic effects, including joint profile and tooling, and set quality standards for materials and execution and for fabrication and installation.

1. Dismantle Brick: Document and dismantle 6 units of brick (or as determined by Architect). Mockup will demonstrate proper salvage techniques without damaging adjacent wall construction.
2. Dismantle Stone: Document and dismantle 2 units of stone (or as determined by Architect). Mockup will demonstrate proper salvage techniques without damaging adjacent wall construction.
3. Install Replacement Brick: Rebuild historic wall by installing 6 units of salvaged and/or new brick to match historic configuration, demonstrating quality of materials, workmanship, blending with existing work, and pointing.
4. Install Replacement Stone: Rebuild historic wall by installing 2 units of salvaged and/or new stone to match historic configuration, demonstrating quality of materials, workmanship, blending with existing work, and pointing.
5. Mortar: Contractor should plan for up to 2 separate mock-ups to determine proper color and texture.
6. Repointing Preparation: Rake out joints in an area approximately 24 inches high by 24 inches wide to review joint preparation as indicated for each type of repointing required.
7. Repointing: Rake out joints in an area approximately 24 inches high by 24 inches wide and repoint, including final mortar cleaning, as indicated for each type of repointing required.

    a. Area raked out and officially approved for Repointing Preparation can be used as part of repointing mock-up.

1.8 DELIVERY, STORAGE, AND HANDLING

A. Deliver masonry units to Project site strapped together in suitable packs or pallets or in heavy-duty cartons and protected against impact and chipping.

B. Deliver packaged materials to Project site in manufacturer's original and unopened containers, labeled with manufacturer's name and type of products.

C. Store cementitious materials on elevated platforms, under cover, and in a dry location. Do not use cementitious materials that have become damp.

D. Store hydrated lime in manufacturer's original and unopened containers. Discard lime if containers have been damaged or have been opened for more than two days.

E. Store sand where grading and other required characteristics can be maintained and contamination avoided.

F. Handle masonry units to prevent overstressing, chipping, defacement, and other damage.

1.9 FIELD CONDITIONS

A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit repair work to be performed according to product manufacturers' written instructions and specified requirements.

B. Temperature Limits, General: Repair and repoint masonry units only when air temperature is between 40 and 90 deg F and is predicted to remain so for at least seven days after completion of the Work unless otherwise indicated.

C. Cold-Weather Requirements: Comply with the following procedures for masonry repair unless otherwise indicated:

1. When air temperature is below 40 deg F, heat mortar ingredients, masonry repair materials, and existing masonry walls to produce temperatures between 40 and 120 deg F.
2. When mean daily air temperature is below 40 deg F, provide enclosure and heat to maintain temperatures above 32 deg F within the enclosure for seven days after repair.

D. Hot-Weather Requirements: Protect masonry repair and repointing when temperature and humidity conditions produce excessive evaporation of water from mortar and repair materials. Provide artificial shade and wind breaks, and use cooled materials as required to minimize evaporation. Do not apply mortar to substrates with temperatures of 90 deg F above unless otherwise indicated.

PART 2 - PRODUCTS

2.1 BRICK MATERIALS

A. Brick Matching Existing: Provide units with physical properties, colors, color variation within units, surface texture, size, and shape to match existing brickwork.

1. For existing brickwork that exhibits a range of colors or color variation within units, provide brick that proportionally matches that range and variation rather than brick that matches an individual color within that range.

2.2 STONE MATERIALS

A. Stone Matching Existing: Provide natural building stone of variety, color, texture, grain, veining, finish, size, and shape to match existing stone.

1. For existing stone that exhibits a range of colors, textures, grains, veining, finishes, sizes, or shapes, provide stone that proportionally matches that range rather than stone that matches an individual color, texture, grain, veining, finish, size, or shape within that range.
2. Provide sample(s) prior to procurement.

B. Cutting and Dressing New Stone: Regardless of how existing stone was cut and set, cut each new stone so that, when it is set in final position, natural bedding planes are horizontal. New stone finish must match dressing appearance of existing adjacent stone. Saw cutting to rough size will be allowed but final dressing of stone will be free of all saw marks. Dressed faces, corners, and sides of stone will match Natural Cleft appearance of existing stone.

1. Approval of mock-ups is required by the Architect before full restoration work begins.

2.3 MORTAR MATERIALS

A. Portland Cement: ASTM C 150/C 150M, Type I or Type II; white or gray or both where required for color matching of mortar.

1. Provide cement containing not more than 0.60 percent total alkali when tested according to ASTM C 114.

B. Hydrated Lime: ASTM C 207, Type S.

C. Mortar Sand: ASTM C 144 unless otherwise indicated.

1. Match size, texture, and gradation of existing mortar sand as closely as possible. Blend several sands if necessary to achieve suitable match.
2. For exposed mortar, provide sand with rounded edges.

D. Water: Potable.

2.4 MORTAR MIXES

A. Measurement and Mixing: Measure cementitious materials and sand in a dry condition by volume or equivalent weight. Do not measure by shovel; use known measure. Mix materials in a clean, mechanical batch mixer.

B. Do not use admixtures in mortar unless otherwise indicated.

C. Mixes: Mix mortar materials in the following proportions:

1. Brick Mortar by Type: ASTM C 270, Proportion Specification, Type N unless otherwise indicated; with cementitious material limited to portland cement and lime.
2. Stone Mortar by Type: ASTM C 270, Proportion Specification, Type O unless otherwise indicated; with cementitious material limited to portland cement and lime.

2.5 ACCESSORY MATERIALS

A. Setting Buttons and Shims: Resilient plastic, nonstaining to masonry, sized to suit joint thicknesses and bed depths of masonry units, less the required depth of pointing materials unless removed before pointing.

B. Masking Tape: Nonstaining, nonabsorbent material; compatible with mortar, joint primers, sealants, and surfaces adjacent to joints; and that easily comes off entirely, including adhesive.

C. Other Products: Select materials and methods of use based on the following, subject to approval of a mockup:

1. Previous effectiveness in performing the work involved.
2. Minimal possibility of damaging exposed surfaces.
3. Consistency of each application.
4. Uniformity of the resulting overall appearance.
5. Do not use products or tools that could do the following:

a. Remove, alter, or harm the present condition or future preservation of existing surfaces, including surrounding surfaces not in Contract.
b. Leave residue on surfaces.

PART 3 - EXECUTION

3.1 GENERAL

A. All repointing and brick and/or stone masonry removals, salvage, and installation of new and salvaged brick and/or stone must be approved and authorized by Architect prior to beginning work.

B. Contractor must contact Architect immediately upon discovering any conditions that require additional work during construction. Architect must approve any additional work in writing prior to beginning the work.

3.2 PROTECTION

A. Prevent mortar from staining face of surrounding masonry and other surfaces.

1. Cover sills, ledges, and other projecting items to protect them from mortar droppings.
2. Keep wall area wet below rebuilding and pointing work to discourage mortar from adhering.
3. Immediately remove mortar splatters in contact with exposed masonry and other surfaces.

3.3 MASONRY REPAIR, GENERAL

A. Repair Appearance Standard: Repaired surfaces are to have a uniform appearance as viewed from 20 feet away by Architect.

3.4 MASONRY REMOVAL AND REPLACEMENT

A. Adhere to all Quality Assurance requirements.

B. Document and photograph all remove and salvage stone areas according to Section 013233 “Photographic Documentation” before removal.

C. Where approved by Architect, remove stone or brick masonry units that are required to facilitate dismantling and removal of existing construction. Carefully remove entire units from joint to joint, without damaging surrounding masonry, in a manner that permits replacement with full-size units.

1. When removing single masonry, remove material from center of masonry unit and work toward outside edges.

D. Support and protect remaining masonry that surrounds removal area.

E. Notify Architect of unforeseen detrimental conditions, including voids, cracks, bulges, loose units in existing masonry backup, rotted wood, rusted metal, and other deteriorated items.

F. Remove in an undamaged condition as many whole bricks or stones as possible.

1. Remove mortar, loose particles, and soil from masonry units by cleaning with hand chisels, brushes, and water.
2. Remove sealants by cutting close to masonry unit with utility knife and cleaning with solvents.
3. Store sound masonry units for reuse. Store off ground, on skids, and protected from weather.
4. Store cleaned masonry units not required for reuse in on-site location designated by Architect unless otherwise indicated.

G. Clean masonry surrounding removal areas by removing mortar, dust, and loose particles in preparation for brick or stone replacement.

H. Install replacement brick or stone into bonding and coursing pattern of existing masonry wall as documented prior to dismantling. If cutting is required, use a motor-driven saw designed to cut masonry with clean, sharp, unchipped edges.

1. Maintain joint width for replacement units to match existing joints.

I. Lay replacement brick or stone with mortar and with completely filled bed, head, and collar joints. Butter ends with sufficient mortar to fill head joints and shove into place. Wet both replacement and surrounding bricks that have ASTM C 67 initial rates of absorption (suction) of more than 30 g/30 sq. in. per min. Use wetting methods that ensure that units are nearly saturated but surface is dry when laid.

1. Tool exposed mortar joints in repaired areas to match joints of surrounding existing brick- or stonework.

J. Curing: Cure mortar by maintaining in thoroughly damp condition for at least 72 consecutive hours, including weekends and holidays.

1. Hairline cracking within the mortar or mortar separation at edge of a joint is unacceptable. Completely remove such mortar and repoint.

3.5 MASONRY REPOINTING

A. Rake out and repoint joints to the following extent:

1. All joints in areas approved by Architect.

B. Rake out joints as follows, according to procedures demonstrated in approved mockup:

1. Remove mortar from joints to depth of 2 times joint width, but not less than ½ inch. Do not remove sound mortar more than 2 inches deep; consult Architect for direction.
2. Remove mortar from masonry surfaces within raked-out joints to provide reveals with square backs and to expose masonry surfaces for contact with pointing mortar. Brush, vacuum, or flush joints to remove dirt and loose debris.
3. Do not spall edges of masonry units or widen joints. Replace or patch damaged masonry units as directed by Architect.

C. Notify Architect of unforeseen detrimental conditions including voids in mortar joints, cracks, loose masonry units, rotted wood, rusted metal, and other deteriorated items.

D. Pointing with Mortar:

1. Rinse joint surfaces with water to remove dust and mortar particles. Time rinse application so, at time of pointing, joint surfaces are damp but free of standing water. If rinse water dries, dampen joint surfaces before pointing.
2. Apply pointing mortar first to areas where existing mortar was removed to depths greater than surrounding areas. Apply in layers not greater than 3/8 inch until a uniform depth is formed. Fully compact each layer, and allow it to become thumbprint hard before applying next layer.

3. After deep areas have been filled to same depth as remaining joints, point joints by placing mortar in layers not greater than 3/8 inch. Fully compact each layer and allow to become thumbprint hard before applying next layer. Where existing masonry units have worn or round edges, slightly recess finished mortar surface below face of masonry to avoid widened joint faces. Take care not to spread mortar beyond joint edges onto exposed masonry surfaces or to feathered edge the mortar.
4. When mortar is thumbprint hard, tool joints to match original appearance of joints as demonstrated in approved mockup. Remove excess mortar from edge of joint by brushing.
5. Cure mortar by maintaining in thoroughly damp condition for at least 72 consecutive hours including weekend and holidays.
6. Hairline cracking within mortar or mortar separation at edge of a joint is unacceptable. Remove such mortar completely and repoint.

3.6 FINAL CLEANING

A. After mortar has fully hardened, thoroughly clean exposed masonry surfaces of excess mortar and foreign matter; use wood scrapers, stiff-nylon or -fiber brushes, and clean water, applied by low-pressure spray.

1. Do not use metal scrapers or brushes.
2. Do not use acidic or alkaline cleaners.

B. Clean adjacent nonmasonry surfaces. Use detergent and soft brushes or cloths.

C. Remove masking materials, leaving no residues that could trap dirt.

3.7 MASONRY-WASTE DISPOSAL

A. Salvageable Materials: Unless otherwise indicated, excess masonry materials are Contractor's property.

B. Masonry Waste: Remove masonry waste and legally dispose of off Owner's property.

END OF SECTION 040322

SECTION 042200 - CONCRETE UNIT MASONRY

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Concrete masonry units.
2. Steel reinforcing bars.

1.2 DEFINITIONS

A. CMU(s): Concrete masonry unit(s).

B. Reinforced Masonry: Masonry containing reinforcing steel in grouted cells.

1.3 ACTION SUBMITTALS

A. Product Data: For each type of product.

B. Shop Drawings: For reinforcing steel. Detail bending, lap lengths, and placement of unit masonry reinforcing bars. Comply with ACI 315.

1.4 INFORMATIONAL SUBMITTALS

A. Material Certificates: For each type and size of product. For masonry units, include data on material properties.

B. Mix Designs: For each type of mortar and grout. Include description of type and proportions of ingredients.

1.5 FIELD CONDITIONS

A. Cold-Weather Requirements: Do not use frozen materials or materials mixed or coated with ice or frost. Do not build on frozen substrates. Remove and replace unit masonry damaged by frost or by freezing conditions. Comply with cold-weather construction requirements contained in TMS 602/ACI 530.1/ASCE 6.

B. Hot-Weather Requirements: Comply with hot-weather construction requirements contained in TMS 602/ACI 530.1/ASCE 6.

PART 2 - PRODUCTS

2.1 UNIT MASONRY, GENERAL

A. Masonry Standard: Comply with TMS 602/ACI 530.1/ASCE 6, except as modified by requirements in the Contract Documents.

B. Defective Units: Referenced masonry unit standards may allow a certain percentage of units to contain chips, cracks, or other defects exceeding limits stated. Do not use units where such defects are exposed in the completed Work.

2.2 CONCRETE MASONRY UNITS

A. Shapes: Provide shapes indicated and as follows, with exposed surfaces matching exposed faces of adjacent units unless otherwise indicated.

1. Provide special shapes for lintels, bonding, and other special conditions.

B. CMU: ASTM C 90.

1. Unit Compressive Strength: Provide units with minimum average net-area compressive strength of 2150 psi.
2. Density Classification: Normal weight.

2.3 CONCRETE LINTELS

A. Concrete Lintels: ASTM C 1623, matching CMUs in color, texture, and density classification; and with reinforcing bars indicated. Provide lintels with net-area compressive strength not less than that of CMUs.

2.4 MORTAR AND GROUT MATERIALS

A. Portland Cement: ASTM C 150/C 150M, Type I or II, except Type III may be used for cold-weather construction. Provide natural color or white cement as required to produce mortar color indicated.

B. Hydrated Lime: ASTM C 207, Type S.

C. Aggregate for Mortar: ASTM C 144.

1. White-Mortar Aggregates: Natural white sand or crushed white stone.

D. Aggregate for Grout: ASTM C 404.

E. Cold-Weather Admixture: Nonchloride, noncorrosive, accelerating admixture complying with ASTM C 494/C 494M, Type C, and recommended by manufacturer for use in masonry mortar of composition indicated.

F. Water-Repellent Admixture: Liquid water-repellent mortar admixture intended for use with CMUs containing integral water repellent from same manufacturer.

G. Water: Potable.

2.5 MORTAR AND GROUT MIXES

A. General: Do not use admixtures, including pigments, air-entraining agents, accelerators, retarders, water-repellent agents, antifreeze compounds, or other admixtures unless otherwise indicated.

1. Do not use calcium chloride in mortar or grout.
2. Use portland cement-lime or masonry cement mortar unless otherwise indicated.
3. For exterior masonry, use portland cement-lime or masonry cement mortar.
4. For reinforced masonry, use portland cement-lime or masonry cement mortar.
5. Add cold-weather admixture (if used) at same rate for all mortar that will be exposed to view, regardless of weather conditions, to ensure that mortar color is consistent.

B. Preblended, Dry Mortar Mix: Furnish dry mortar ingredients in form of a preblended mix. Measure quantities by weight to ensure accurate proportions, and thoroughly blend ingredients before delivering to Project site.

C. Mortar for Unit Masonry: Comply with ASTM C 270, Proportion Specification. Provide the following types of mortar for applications stated unless another type is indicated.

1. For exterior, above-grade, load-bearing and nonload-bearing walls and for other applications where another type is not indicated, use Type O.

D. Grout for Unit Masonry: Comply with ASTM C 476.

1. Use grout of type indicated or, if not otherwise indicated, of type (fine or coarse) that will comply with TMS 602/ACI 530.1/ASCE 6 for dimensions of grout spaces and pour height.
2. Proportion grout in accordance with ASTM C 476, paragraph 4.2.2 for specified 28-day compressive strength indicated, but not less than 350 psi.
3. Provide grout with a slump of 8 to 11 inches as measured according to ASTM C 143/C 143M.

2.6 REINFORCEMENT

A. Uncoated-Steel Reinforcing Bars: ASTM A 615/A 615M or ASTM A 996/A 996M, Grade 60 (Grade 420).

B. Reinforcing Bar Positioners: Wire units designed to fit into mortar bed joints spanning masonry unit cells and to hold reinforcing bars in center of cells. Units are formed from 0.148-inch (3.77-mm) steel wire, hot-dip galvanized after fabrication. Provide units designed for number of bars indicated.

C. Masonry-Joint Reinforcement, General: ASTM A 951/A 951M.

1. Interior Walls: Hot-dip galvanized, carbon steel.
2. Exterior Walls: Hot-dip galvanized carbon steel.
3. Wire Size for Side Rods: 0.148-inch (3.77-mm) diameter, min.
4. Wire Size for Cross Rods: 0.148-inch (3.77-mm) diameter, min.
5. Spacing of Cross Rods: Not more than 16 inches (407 mm) o.c.
6. Provide in lengths of not less than 10 feet (3 m).

2.7 TIES AND ANCHORS

A. Materials: Provide ties and anchors specified in this article that are made from materials that comply with the following unless otherwise indicated:

1. Hot-Dip Galvanized, Carbon-Steel Wire: ASTM A 82/A 82M, with ASTM A 153/A 153M, Class B-2 coating.
2. Steel Sheet, Galvanized after Fabrication: ASTM A 1008/A 1008M, Commercial Steel, with ASTM A 153/A 153M, Class B coating.
3. Steel Plates, Shapes, and Bars: ASTM A 36/A 36M.

B. Adjustable Anchors for Connecting to Structural Steel Framing: Provide anchors that allow vertical or horizontal adjustment but resist tension and compression forces perpendicular to plane of wall.

1. Anchor Section for Welding to Steel Frame: Crimped 1/4-inch- (6.35-mm-) diameter, hot-dip galvanized-steel wire.
2. Tie Section: Triangular-shaped wire tie made from 0.187-inch- (4.76-mm-) diameter, hot-dip galvanized-steel wire.

C. Partition Top Anchors: 0.105-inch- (2.66-mm-) thick metal plate with a 3/8-inch- (9.5-mm-) diameter metal rod 6 inches (152 mm) long welded to plate and with closed-end plastic tube fitted over rod that allows rod to move in and out of tube. Fabricate from steel, hot-dip galvanized after fabrication.

2.8 MISCELLANEOUS MASONRY ACCESSORIES

A. Preformed Control-Joint Gaskets: Made from styrene-butadiene-rubber compound, complying with ASTM D 2000, Designation M2AA-805 or PVC, complying with ASTM D 2287, Type PVC-65406] and designed to fit standard sash block and to maintain lateral stability in masonry wall; size and configuration as indicated.

B. Bond-Breaker Strips: Asphalt-saturated felt complying with ASTM D 226/D 226M, Type I (No. 15 asphalt felt).

PART 3 - EXECUTION

3.1 INSTALLATION, GENERAL

A. Use full-size units without cutting if possible. If cutting is required to provide a continuous pattern or to fit adjoining construction, cut units with motor-driven saws; provide clean, sharp, unchipped edges. Allow units to dry before laying unless wetting of units is specified. Install cut units with cut surfaces and, where possible, cut edges concealed.

3.2 TOLERANCES

A. Dimensions and Locations of Elements:

1. For dimensions in cross section or elevation, do not vary by more than plus 1/2 inch or minus 1/4 inch.
2. For location of elements in plan, do not vary from that indicated by more than plus or minus 1/2 inch.
3. For location of elements in elevation, do not vary from that indicated by more than plus or minus 1/4 inch in a story height or 1/2 inch total.

B. Lines and Levels:

1. For bed joints and top surfaces of bearing walls, do not vary from level by more than 1/4 inch in 10 feet, or 1/2-inch maximum.
2. For conspicuous horizontal lines, such as lintels, do not vary from level by more than 1/8 inch in 10 feet, 1/4 inch in 20 feet,or 1/2-inch maximum.
3. For vertical lines and surfaces, do not vary from plumb by more than 1/4 inch in 10 feet, 3/8 inch in 20 feet, or 1/2-inch maximum.
4. For conspicuous vertical lines, such as door jambs and at existing openings, do not vary from plumb by more than 1/8 inch in 10 feet, 1/4 inch in 20 feet, or 1/2-inch maximum.
5. For lines and surfaces, do not vary from straight by more than 1/4 inch in 10 feet, 3/8 inch in 20 feet, or 1/2-inch maximum.

C. Joints:

1. For bed joints, do not vary from thickness indicated by more than plus or minus 1/8 inch, with a maximum thickness limited to 1/2 inch.
2. For head and collar joints, do not vary from thickness indicated by more than plus 3/8 inch or minus 1/4 inch.
3. For exposed head joints, do not vary from thickness indicated by more than plus or minus 1/8 inch.

3.3 LAYING MASONRY WALLS

A. Lay out walls in advance for accurate spacing of surface bond patterns with uniform joint thicknesses and for accurate location of openings, movement-type joints, returns, and

offsets. Avoid using less-than-half-size units, particularly at corners, jambs, and, where possible, at other locations.

B. Bond Pattern for Exposed Masonry: Unless otherwise indicated, lay exposed masonry in running bond; do not use units with less-than-nominal 4-inch horizontal face dimensions at corners or jambs.

C. Fill space between steel frames and masonry solidly with mortar unless otherwise indicated.

D. Fill cores in hollow CMUs with grout 24 inches under lintels and similar items unless otherwise indicated.

3.4 MORTAR BEDDING AND JOINTING

A. Lay hollow CMUs as follows:

1. Bed face shells in mortar and make head joints of depth equal to bed joints.
2. Bed webs in mortar in all courses of piers, columns, and pilasters.
3. Bed webs in mortar in grouted masonry, including starting course on footings.
4. Fully bed entire units, including areas under cells, at starting course on footings where cells are not grouted.

B. Lay solid CMUs with completely filled bed and head joints; butter ends with sufficient mortar to fill head joints and shove into place. Do not deeply furrow bed joints or slush head joints.

C. Tool exposed joints slightly concave when thumbprint hard, using a jointer larger than joint thickness unless otherwise indicated.

3.5 MASONRY-JOINT REINFORCEMENT

A. General: Install entire length of longitudinal side rods in mortar with a minimum cover of 5/8 inch on exterior side of walls, 1/2 inch elsewhere. Lap reinforcement a minimum of 6 inches.

1. Space reinforcement not more than 16 inches o.c.
2. Space reinforcement not more than 8 inches o.c. in foundation walls and parapet walls.
3. Provide reinforcement not more than 8 inches above and below wall openings and extending 12 inches beyond openings.

3.6 REINFORCED UNIT MASONRY INSTALLATION

A. Temporary Formwork and Shores: Construct formwork and shores as needed to support reinforced masonry elements during construction.

1. Construct formwork to provide shape, line, and dimensions of completed masonry as indicated. Make forms sufficiently tight to prevent leakage of mortar and grout. Brace,

tie, and support forms to maintain position and shape during construction and curing of reinforced masonry.

2. Do not remove forms and shores until reinforced masonry members have hardened sufficiently to carry their own weight and that of other loads that may be placed on them during construction.

B. Placing Reinforcement: Comply with requirements in TMS 602/ACI 530.1/ASCE 6.

C. Grouting: Do not place grout until entire height of masonry to be grouted has attained enough strength to resist grout pressure.

1. Comply with requirements in TMS 602/ACI 530.1/ASCE 6 for cleanouts and for grout placement, including minimum grout space and maximum pour height.
2. Limit height of vertical grout pours to not more than 60 inches.

3.7 REPAIRING, POINTING, AND CLEANING

A. In-Progress Cleaning: Clean unit masonry as work progresses by dry brushing to remove mortar fins and smears before tooling joints.

B. Final Cleaning: After mortar is thoroughly set and cured, clean exposed masonry as follows:

1. Test cleaning methods on sample wall panel; leave one-half of panel uncleaned for comparison purposes.
2. Clean concrete masonry by applicable cleaning methods indicated in NCMA TEK 8-4A.

3.8 MASONRY WASTE DISPOSAL

A. Masonry Waste Recycling: Return broken CMUs not used as fill to manufacturer for recycling.

B. Excess Masonry Waste: Remove excess clean masonry waste that cannot be used as fill, as described above or recycled, and other masonry waste, and legally dispose of off Owner's property.

END OF SECTION 042200

SECTION 075323 - ETHYLENE-PROPYLENE-DIENE-MONOMER (EPDM) ROOFING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:

1. Adhered ethylene-propylene-diene-terpolymer (EPDM) roofing system.
2. Substrate board.
3. Roof insulation.
4. Cover board.

B. Related Requirements:

1. Section 061000 "Rough Carpentry" for wood nailers, curbs, and blocking.
2. Section 061600 “Sheathing” for substrate and cover board.

1.3 DEFINITIONS

A. Roofing Terminology: Definitions in ASTM D 1079 and glossary of NRCA's "The NRCA Roofing Manual: Membrane Roof Systems" apply to work of this Section.

1.4 ACTION SUBMITTALS

A. Product Data: For each type of product.

B. Shop Drawings: Include roof plans, sections, details, and attachments to other work, including the following:

1. Membrane terminations.
2. Tapered insulation, thickness, and slopes.
3. Insulation fastening patterns for corner, perimeter, and field-of-roof locations.

C. Wind Uplift Resistance Submittal: For roofing system, indicating compliance with wind uplift performance requirements.

1.5 INFORMATIONAL SUBMITTALS

A. Qualification Data: For Installer and manufacturer.

1.6 CLOSEOUT SUBMITTALS

A. Maintenance Data: For roofing system to include in maintenance manuals.

1.7 QUALITY ASSURANCE

A. Manufacturer Qualifications: A qualified manufacturer that is UL listed for roofing system identical to that used for this Project.

B. Installer Qualifications: A qualified firm that is approved, authorized, or licensed by roofing system manufacturer to install manufacturer's product.

1.8 DELIVERY, STORAGE, AND HANDLING

A. Deliver roofing materials to Project site in original containers with seals unbroken and labeled with manufacturer's name, product brand name and type, date of manufacture, approval or listing agency markings, and directions for storing and mixing with other components.

B. Store liquid materials in their original undamaged containers in a clean, dry, protected location and within the temperature range required by roofing system manufacturer. Protect stored liquid material from direct sunlight.

C. Protect roof insulation materials from physical damage and from deterioration by sunlight, moisture, soiling, and other sources. Store in a dry location. Comply with insulation manufacturer's written instructions for handling, storing, and protecting during installation.

D. Handle and store roofing materials, and place equipment in a manner to avoid permanent deflection of deck.

1.9 FIELD CONDITIONS

A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit roofing system to be installed according to manufacturer's written instructions and warranty requirements.

1.10 WARRANTY

A. Special Warranty: Manufacturer agrees to repair or replace components of roofing system that fail in materials or workmanship within specified warranty period.

1. Warranty Period: 10 years from Date of Substantial Completion.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. General Performance: Installed roofing system and base flashings shall withstand specified uplift pressures, thermally induced movement, and exposure to weather without failure due to defective manufacture, fabrication, installation, or other defects in construction. Roofing and flashings shall remain watertight.

1. Accelerated Weathering: Roof membrane shall withstand 2000 hours of exposure when tested according to ASTM G 152, ASTM G 154, or ASTM G 155.
2. Impact Resistance: Roof membrane shall resist impact damage when tested according to ASTM D 3746, ASTM D 4272, or the Resistance to Foot Traffic Test in FM Approvals 4470.

B. Material Compatibility: Roofing materials shall be compatible with one another and adjacent materials under conditions of service and application required, as demonstrated by roof membrane manufacturer based on testing and field experience.

C. Wind Uplift Resistance: Design roofing system to resist the following wind uplift pressures when tested according to FM Approvals 4474, UL 580, or UL 1897:

2.2 ETHYLENE-PROPYLENE-DIENE-TERPOLYMER (EPDM) ROOFING

A. EPDM Sheet: ASTM D 4637/D 4637M, Type II, scrim or fabric internally reinforced, EPDM sheet with factory-applied seam tape.

1. Thickness: 60 mils nominal.
2. Exposed Face Color: White.

2.3 AUXILIARY ROOFING MATERIALS

A. General: Auxiliary materials recommended by roofing system manufacturer for intended use and compatible with other roofing components.

B. Sheet Flashing: 60-mil-thick EPDM, partially cured or cured, according to application.

C. Protection Sheet: Epichlorohydrin or neoprene nonreinforced flexible sheet, 55 to 60 mils thick, recommended by EPDM manufacturer for resistance to hydrocarbons, non-aromatic solvents, grease, and oil.

D. Slip Sheet: Manufacturer's standard, of thickness required for application.

E. Substrate Board: Treated sheathing, ¾" thick.

F. Prefabricated Pipe Flashings: As recommended by roof membrane manufacturer.

G. Bonding Adhesive: Manufacturer's standard.

H. Seaming Material: Factory-applied seam tape, width as recommended by manufacturer.

I. Lap Sealant: Manufacturer's standard, single-component sealant, colored to match membrane roofing.

J. Water Cutoff Mastic: Manufacturer's standard butyl mastic sealant.

K. Metal Termination Bars: Manufacturer's standard, predrilled stainless steel or aluminum bars, approximately 1 by 1/8 inch thick; with anchors.

L. Metal Battens: Manufacturer's standard, aluminum-zinc-alloy-coated or zinc-coated steel

M. Fasteners: Factory-coated steel fasteners and metal or plastic plates complying with corrosion-resistance provisions in FM Approvals 4470, designed for fastening components to substrate, and acceptable to roofing system manufacturer.

N. Miscellaneous Accessories: Provide pourable sealers, preformed cone and vent sheet flashings, molded pipe boot flashings, preformed inside and outside corner sheet flashings, reinforced EPDM securement strips, T-joint covers, in-seam sealants, termination reglets, cover strips, and other accessories.

1. Type: Chlorosulfonated polyethylene complying with ASTM D 3468/D 3468M.

2.4 ROOF INSULATION

A. General: Preformed roof insulation boards manufactured or approved by EPDM roof membrane manufacturer.

B. Tapered Insulation: Provide factory-tapered insulation boards.

1. Material: Manufacturer approved.
2. Minimum Thickness: 1/4 inch.
3. Slope: Roof Field: 1/4 inch per foot (1:48) unless otherwise indicated on Drawings.

2.5 INSULATION ACCESSORIES

A. General: Roof insulation accessories recommended by insulation manufacturer for intended use and compatibility with other roofing system components.

B. Fasteners: Factory-coated steel fasteners and metal or plastic plates complying with corrosion-resistance provisions in FM Approvals 4470, designed for fastening roof insulation and cover board to substrate, and acceptable to roofing system manufacturer.

C. Insulation Adhesive: Insulation manufacturer's recommended adhesive formulated to attach roof insulation to substrate or to another insulation layer as follows:

1. Bead-applied, low-rise, one-component or multicomponent urethane adhesive.

D. Cover Board: Treated sheathing, 1/2 inch thick.

E. Protection Mat: Woven or nonwoven polypropylene, polyolefin, or polyester fabric; water permeable and resistant to UV degradation; type and weight as recommended by roofing system manufacturer for application.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements and other conditions affecting performance of the Work.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Clean substrate of dust, debris, moisture, and other substances detrimental to roofing system installation according to roofing system manufacturer's written instructions. Remove sharp projections.

3.3 ROOFING INSTALLATION, GENERAL

A. Install roofing system according to roofing system manufacturer's written instructions, FM Approvals' RoofNav assembly requirements, and FM Global Property Loss Prevention Data Sheet 1-29.

B. Complete terminations and base flashings and provide temporary seals to prevent water from entering completed sections of roofing system at end of workday or when rain is forecast. Remove and discard temporary seals before beginning work on adjoining roofing.

3.4 SUBSTRATE BOARD INSTALLATION

A. Install substrate board with long joints in continuous straight lines, with end joints staggered not less than 24 inches in adjacent rows.

1. Tightly butt substrate boards together.

1. Adhere substrate to roof deck using adhesive according to FM Approvals' RoofNav assembly requirements and FM Global Property Loss Prevention Data Sheet 1-29 for specified Windstorm Resistance Classification, as follows:

a. Set cover board in ribbons of bead-applied insulation adhesive, firmly pressing and maintaining in place.

3.5 INSULATION INSTALLATION

A. Coordinate installing roofing system components so insulation is not exposed to precipitation or left exposed at end of workday.

B. Comply with roofing system and insulation manufacturer's written instructions for installing roof insulation.

C. Installation Over Concrete Decks:

1. Install insulation and tapered insulation with joints of each layer offset not less than 12 inches from previous layer of insulation.

    a. Install with long joints continuous and with end joints staggered not less than 12 inches in adjacent rows.
    b. Make joints between adjacent insulation boards not more than 1/4 inch in width.
    c. Fill gaps exceeding 1/4 inch with insulation.
    d. Cut and fit insulation within 1/4 inch of nailers, projections, and penetrations.
    e. Adhere each layer of insulation to substrate using adhesive according to FM Approvals' RoofNav assembly requirements and FM Global Property Loss Prevention Data Sheet 1-29 for specified Windstorm Resistance Classification, as follows:

        1) Set each layer of insulation in ribbons of bead-applied insulation adhesive, firmly pressing and maintaining in place.

3.6 INSTALLATION OF COVER BOARDS

A. Install cover boards over insulation with long joints in continuous straight lines with end joints staggered between rows. Offset joints of insulation below a minimum of 6 inches in each direction.

1. Adhere cover board to substrate using adhesive according to FM Approvals' RoofNav assembly requirements and FM Global Property Loss Prevention Data Sheet 1-29 for specified Windstorm Resistance Classification, as follows:

    a. Set cover board in ribbons of bead-applied insulation adhesive, firmly pressing and maintaining in place.

B. Install slip sheet over cover board and immediately beneath roofing.

3.7 ADHERED ROOFING INSTALLATION

A. Adhere roof membrane over area to receive roofing according to roofing system manufacturer's written instructions.

B. Unroll membrane roof membrane and allow to relax before installing.

C. Accurately align roof membrane, and maintain uniform side and end laps of minimum dimensions required by manufacturer. Stagger end laps.

D. Bonding Adhesive: Apply to substrate and underside of roof membrane at rate required by manufacturer, and allow to partially dry before installing roof membrane. Do not apply to splice area of roof membrane.

E. In addition to adhering, mechanically fasten roof membrane securely at terminations, penetrations, and perimeters.

F. Apply roof membrane with side laps shingled with slope of roof deck where possible.

G. Factory-Applied Seam Tape Installation: Clean and prime surface to receive tape.

1. Firmly roll side and end laps of overlapping roof membrane to ensure a watertight seam installation.
2. Apply lap sealant and seal exposed edges of roofing terminations.

H. Repair tears, voids, and lapped seams in roof membrane that do not comply with requirements.

3.8 FIELD QUALITY CONTROL

A. Final Roof Inspection: Arrange for roofing system manufacturer's technical personnel to inspect roofing installation on completion, in presence of Architect, and to prepare inspection report.

B. Repair or remove and replace components of roofing system where inspections indicate that they do not comply with specified requirements.

3.9 PROTECTING AND CLEANING

A. Protect roofing system from damage and wear during remainder of construction period. When remaining construction does not affect or endanger roofing system, inspect roofing system for deterioration and damage, describing its nature and extent in a written report, with copies to Architect and Owner.

B. Correct deficiencies in or remove roofing system that does not comply with requirements, repair substrates, and repair or reinstall roofing system to a condition free of damage and deterioration at time of Substantial Completion and according to warranty requirements.

C. Clean overspray and spillage from adjacent construction using cleaning agents and procedures recommended by manufacturer of affected construction.

END OF SECTION 075323

SECTION 089516 - WALL VENTS, INLINE FANS, AND PHOTOVOLTAIC SYSTEMS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section includes:

1. Wall vents.
2. Inline fans.
3. Photovoltaic system.

1.3 ACTION SUBMITTALS

A. Product Data: For each type of product.

B. Samples: For each type of metal finish required.

PART 2 - PRODUCTS

2.1 WALL VENTS (BRICK VENTS)

A. Source Limitations: Obtain vents from single source from single manufacturer.

B. Cast-Aluminum Wall Vents:

1. One-piece, cast-aluminum louvers and frames; with 18-by-14-mesh, aluminum insect screening on inside face; incorporating integral waterstop on inside edge of sill; of load-bearing design and construction.
2. Dampers: Aluminum blades and frames mounted on inside of wall vents; operated from exterior with Allen wrench in socket-head cap screw. Fabricate operating mechanism from Type 304 stainless-steel components.
3. Finish: Mill.

C. Materials:

1. Aluminum Castings: ASTM B 26/B 26M, Alloy 319.
2. Bituminous Paint: Cold-applied asphalt emulsion complying with ASTM D 1187.

D. Finishes:

1. Clear Anodic Finish: AAMA 611, AA-M12C22A41, Class I, 0.018 mm.

2.2 PHOTOVOLTAIC SYSTEM

A. Non-grid-tied photovoltaic system with 3'x 3' solar panel, charge controller, battery cell, and DC-AC power inverter.

1. System to run four 50 cfm (minimum) inline fans.

2.3 INLINE FAN

A. 50 cfm (minimum) inline fan.

PART 3 - EXECUTION

3.1 PHOTOVOLTAIC PANEL INSTALLATION

A. Install photovoltaic system according to manufacturer's written instructions.

B. Mount photovoltaic panel on building where indicated on plans. Place remaining photovoltaic system components in a secure location inside the building.

C. Run power from photovoltaic system to inline fans via exterior surface-applied conduit.

1. Secure conduit into mortar joints and Fuji Ya-era construction. Do not secure into historic stone or brick masonry.

3.2 VENT AND FAN INSTALLATION

A. Install vents and fans where indicated on plans.

B. Locate and place vents and fans level, plumb, and at indicated alignment with adjacent work.

C. Protect unpainted surfaces that are in contact with concrete, masonry, or dissimilar metals from corrosion and galvanic action by applying a heavy coating of bituminous paint or by separating surfaces with waterproof gaskets or nonmetallic flashing.

D. Build vents into masonry work as construction progresses.

E. Provide perimeter reveals of uniform width for sealants and joint fillers, where indicated.

F. Use concealed anchorages.

3.3 ADJUSTING AND CLEANING

A. Before final inspection, clean exposed surfaces with water and a mild soap or detergent not harmful to finishes. Thoroughly rinse surfaces and dry.

B. Restore vents damaged during installation and construction so no evidence remains of corrective work. If results of restoration are unsuccessful, as determined by Architect, remove damaged units and replace with new units.

END OF SECTION 089516

PLAT RECORDING INFORMATION

Map of Auditors Subdivision No. 32, Hennepin County, Minnesotas was filed of record on May 1, 1886.

Auditors Subdivision No. 39 was filed of record on March 14, 1888.

Steele's Addition to Minneapolis was filed of record on November 5, 1858.

[ ] Bearings and/or dimensions listed within brackets are per plat or record documents.

DESCRIPTION OF PROPERTY SURVEYED

(Per First American Title Insurance Company Commitment for Title Insurance Commitment No. NCS-788680-MPLS, commitment date March 31, 2016, Revision Information: May 5, 2016)

Parcel 1:

Lots 53 to 64 inclusive, "Auditors Subdivision No. 39, Hennepin County, Minnesota", and a strip of land in Government Lot 10, Section 23, Township 29, Range 24, extending from the Northeasterly extension of the Southeasterly line of Lot 63, "Auditors Subdivision No. 39, Hennepin County, Minnesota", to the Northeasterly extension of the center line of Third Avenue South (formerly Oregon Street) as dedicated in Town of Minneapolis, which lies Northeasterly of the Northeasterly lines of Lots 53, 54, 55, 56, 59, 60, and 63 in "Auditors Subdivision No. 39, Hennepin County, Minnesota" and Northeasterly of the following described Line "A", and which lies Southwesterly of the following described Line "B":

Line "A": Commencing at the most Southerly corner of Lot 7, Auditors Subdivision Number Thirty Two, thence North 30 degrees 35 minutes 00 seconds East (assuming the Southwesterly line of said Auditors Subdivision Number Thirty Two as bearing North 59 degrees 25 minutes 00 seconds West) along the Southeasterly line of said Lot 7 a distance of 25.15 feet to the most Easterly corner of Lot 7, being the actual point of beginning of Line "A"; thence North 32 degrees 33 minutes 28 seconds West along the Northeasterly line of said Lot 7 a distance of 128.91 feet to the Northeasterly line of said Auditors Subdivision Number Thirty Two; thence Northwesterly 129.97 feet along a non-tangential curve concave to the Southwest having a radius of 1146.28 feet, a central angle of 6 degrees 29 minutes 48 seconds and a chord bearing of North 63 degrees 57 minutes 42 seconds West, said curve being on the Northeasterly line of said Auditors Subdivision Number Thirty Two; thence North 67 degrees 12 minutes 36 seconds West, tangent to said curve, 244 feet along the Northeasterly line of said Auditors Subdivision Number Thirty Two; thence Northwesterly 448.76 feet more or less along a tangential curve to the right having a radius of 608.36 feet to the Northeasterly extension of the center line of said Third Avenue South, and said Line "A" there terminating, said last described curve being on the Northeasterly line of said Auditors Subdivision Number Thirty Two and its continuation Northwesterly.

Line "B": Beginning at a point on the Northeasterly extension of the Southeasterly line of Lot 63, "Auditors Subdivision No. 39, Hennepin County, Minnesota" distant 155.58 feet Northeasterly from the most Southerly line of Lot 62 in said "Auditors Subdivision No. 39, Hennepin County, Minnesota"; thence Northwesterly 97.46 feet along a curve concave to the Northeast, having a radius of 976.45 feet, a central angle of 5 degrees 43 minutes 06 seconds and a chord bearing of North 61 degrees 36 minutes 11 seconds West; thence North 58 degrees 44 minutes 38 seconds West, tangent to said curve, 459.43 feet; thence South 31 degrees 15 minutes 22 seconds West, 15.51 feet; thence North 62 degrees 23 minutes 34 seconds West 96.62 feet; thence Northwesterly 28.67 feet along a tangential curve to the left having a radius of 408.99 feet and a central angle of 4 degrees 01 minute 00 seconds; thence North 66 degrees 24 minutes 34 seconds West, tangent to the last described curve, 157.80 feet; thence Northwesterly 261.05 feet along a tangential curve to the right having a radius of 410.28 feet and a central angle of 36 degrees 27 minutes 12 seconds; thence North 29 degrees 57 minutes 12 seconds West, tangent to the last described curve, 131.80 feet, more or less, to the Northeasterly extension of the center line of said Third Avenue South and said Line "B" there terminating.

(Torrens Property, Certificate of Title No. 672174)

Parcel 2:

Lots 3, 4, and the Northwesterly 144 feet of Lot 5, Auditor's Subdivision No. 32, Hennepin County, Minn.

(Torrens Property, Certificate of Title No. 1391784)

AND

Lot 5, except the Northwesterly 144 feet thereof, and all of Lots 6 and 7, Auditor's Subdivision No. 32, Hennepin County, Minnesota.

(Abstract Property)

Parcel 3:

That part of Lot 2, Auditor's Subdivision Number Thirty-two (32), described as follows:
Commencing at the most southerly corner of said Lot 2; thence North 29 degrees 23 minutes 40 seconds East, assumed basis for bearings, 22.40 feet along the southeasterly line of said Lot 2 to the point of beginning; thence North 62 degrees 52 minutes 49 seconds West 62.80 feet to a point distant 18.80 feet northeasterly at right angles from the southwesterly line of said Lot 2; thence northwesterly 107.43 feet along a nontangential curve concave to the northeast, central angle 25 degrees 59 minutes 53 seconds, radius 236.76 feet and chord bearing North 49 degrees 50 minutes 45 seconds West, to a point distant 36.84 feet northeasterly at right angles from the southwesterly line of said Lot 2; thence North 37 degrees 15 minutes 58 seconds West 7.50 feet to a point to be hereafter known as Point "X"; thence continuing North 37 degrees 15 minutes 58 seconds West 52.71 feet to a point on the northwesterly line of said Lot 2 distant 60.40 feet northeasterly at right angles from the southwesterly line of said Lot 2; thence northwesterly 14.95 feet along a nontangential curve concave to the southwest, central angle 1 degree 32 minutes 56 seconds, radius 553.03 feet, chord bearing North 13 degrees 36 minutes 01 second West along said northwesterly line of said Lot 2; thence southeasterly 237.71 feet along a nontangential curve concave to the northeast, central angle 22 degrees 23 minutes 16 seconds, radius 608.36 feet, chord bearing South 50 degrees 57 minutes 33 seconds East, said line being the northeasterly line of said Lot 2, to the northeasterly corner thereof; thence South 29 degrees 23 minutes 40 seconds West 12.60 feet along the southeasterly line of said Lot 2 to the point of beginning. Excepting from the above described parcel that part lying southeasterly of a line described as beginning at said Point "X"; thence North 30 degrees 24 minutes 10 seconds East 12.79 feet to a point on the northerly line of said Lot 2 and said line there terminating.

(Abstract Property)

Parcel 4:

A strip of land 27 feet wide adjacent to the westerly line of Lot 2, Auditor's Subdivision Number Thirty-two (32), and being more particularly described as follows:
Commencing at the southwest corner of said Auditor's Subdivision Number 32; thence South 59 degrees 35 minutes 50 seconds East, assumed basis for bearings, 156.49 feet along the southwesterly line of said Auditor's Subdivision Number 32 to the southwesterly corner of said Lot 2, also being the point of beginning of the parcel to be described; thence northwesterly 92.10 feet along a nontangential curve concave to the southwest, central angle 9 degrees 32 minutes 32 seconds, radius 553.03 feet and chord bearing North 9 degrees 36 minutes 04 seconds West, said line also being the northwesterly line of said Lot 2; thence northwesterly 107.35 feet along a nontangential curve concave to the northeast, central angle 10 degrees 06 minutes 36 seconds, radius 608.36 feet and chord bearing North 34 degrees 42 minutes 35 seconds West, said line also being the northerly line of said Auditor's Subdivision Number 32; thence southeasterly 168.91 feet along a nontangential curve concave to the southwest, central angle 18 degrees 25 minutes 03 seconds, radius 525.46 feet and chord bearing South 16 degrees 11 minutes 31 seconds East to the southwesterly line of said Auditor's Subdivision Number 32; thence South 59 degrees 35 minutes 50 seconds East along said southwesterly line 34.21 feet to the point of beginning.

(Abstract Property)

AREAS

Parcels 1-4 = 111,189 square feet or 2.553 acres

Parcels 5 = 113,300 square feet +/- or 2.4 acres +/-

Parcel 5:

A tract of land comprising parts of Lots 1 through 15 inclusive, and parts of Lots 38 through 45 inclusive, Block 1, Steele's Addition to Minneapolis; a part of vacated River Street and part of vacated Helen Street (now known as 2nd Avenue South), as said streets are shown on the plat of Steele's Addition to Minneapolis; and a part of Government Lots 9 and 10, Section 23, Township 29, Range 24, Hennepin County, Minnesota, including a part of the accretions to said Government Lots 9 and 10; all described as follows:

Commencing at the most Westerly corner of Lot 19, Block 1, Steele's Addition to Minneapolis; thence North 44 degrees 12 minutes 47 seconds East, the basis for bearings is the Minnesota Coordinate System, South Zone 181.38 feet along the Northwesterly line of said Lot 19 and its Northeasterly extension, to the point of beginning of the property herein described; thence Southeasterly 132.20 feet along a nontangential curve concave to the Northeast, radius 319.99 feet, central angle 23 degrees 40 minutes 18 seconds, and chord bearing South 59 degrees 51 minutes 53 seconds East; thence Southeasterly 187.21 feet along a reverse curve concave to the Southwest, radius 379.99 feet, central angle 28 degrees 13 minutes 42 seconds; thence South 43 degrees 28 minutes 21 seconds East 422.50 feet; thence South 59 degrees 34 minutes 21 seconds East 36.59 feet; thence Southeasterly 162.00 feet along a tangential curve concave to the Southwest, radius 383.10 feet, central angle 24 degrees 13 minutes 42 seconds; thence South 35 degrees 20 minutes 39 seconds East 169.60 feet, tangent to said curve; thence Southeasterly 20.53 feet on a tangential curve concave to the Southwest, radius 573.70 feet, central angle 2 degrees 03 minutes 02 seconds to the Northerly line of 3rd Avenue South as described in Doc. No. 4713835; thence North 52 degrees 02 minutes 00 seconds East 6.70 feet along said right of way line; thence Northeasterly 63 feet, more or less, along said right of way line on a tangential curve concave to the Southeast, radius 1436.60 feet to the shoreline of the Mississippi River; thence Northwesterly along said shoreline to a line bearing North 44 degrees 12 minutes 47 seconds East from the point of beginning; thence South 44 degrees 12 minutes 47 seconds West 177 feet, more or less, to the point of beginning.

Excepting therefrom that part of the following described property which lies above elevation 832.60 feet NGVD:
Commencing at the most Westerly corner of Lot 19, Block 1, Steele's Addition to Minneapolis; thence North 44 degrees 12 minutes 47 seconds East, the basis for bearings is the Minnesota Coordinate System, South Zone, 181.38 feet along the Northwesterly line of said Lot 19 and its Northeasterly extension; thence Southeasterly 116.18 feet along a nontangential curve concave to the Northeast, radius 319.99 feet, central angle 20 degrees 48 minutes 11 seconds, chord bearing South 58 degrees 25 minutes 51 seconds East to the point of beginning of the property to be described; thence continuing Southeasterly 16.02 feet along the last described curve, central angle 02 degrees 52 minutes 07 seconds; thence Southeasterly 187.21 feet along a reverse curve concave to the Southwest, radius 379.99 feet, central angle 28 degrees 13 minutes 42 seconds; thence South 43 degrees 28 minutes 21 seconds East 296.32 feet; thence North 46 degrees 31 minutes 39 seconds East 38.00 feet; thence North 43 degrees 28 minutes 21 seconds West 296.32 feet; thence Northwesterly 205.93 feet along a tangential curve concave to the Southwest, radius 417.99 feet, central angle 28 degrees 13 minutes 42 seconds; thence Northwesterly 14.12 feet along a reverse curve concave to the Northeast, radius 281.99 feet, central angle 02 degrees 52 minutes 07 seconds; thence South 21 degrees 10 minutes 04 seconds West 38.00 feet to the point of beginning.

(Torrens Property, Certificate of Title No. 712482)

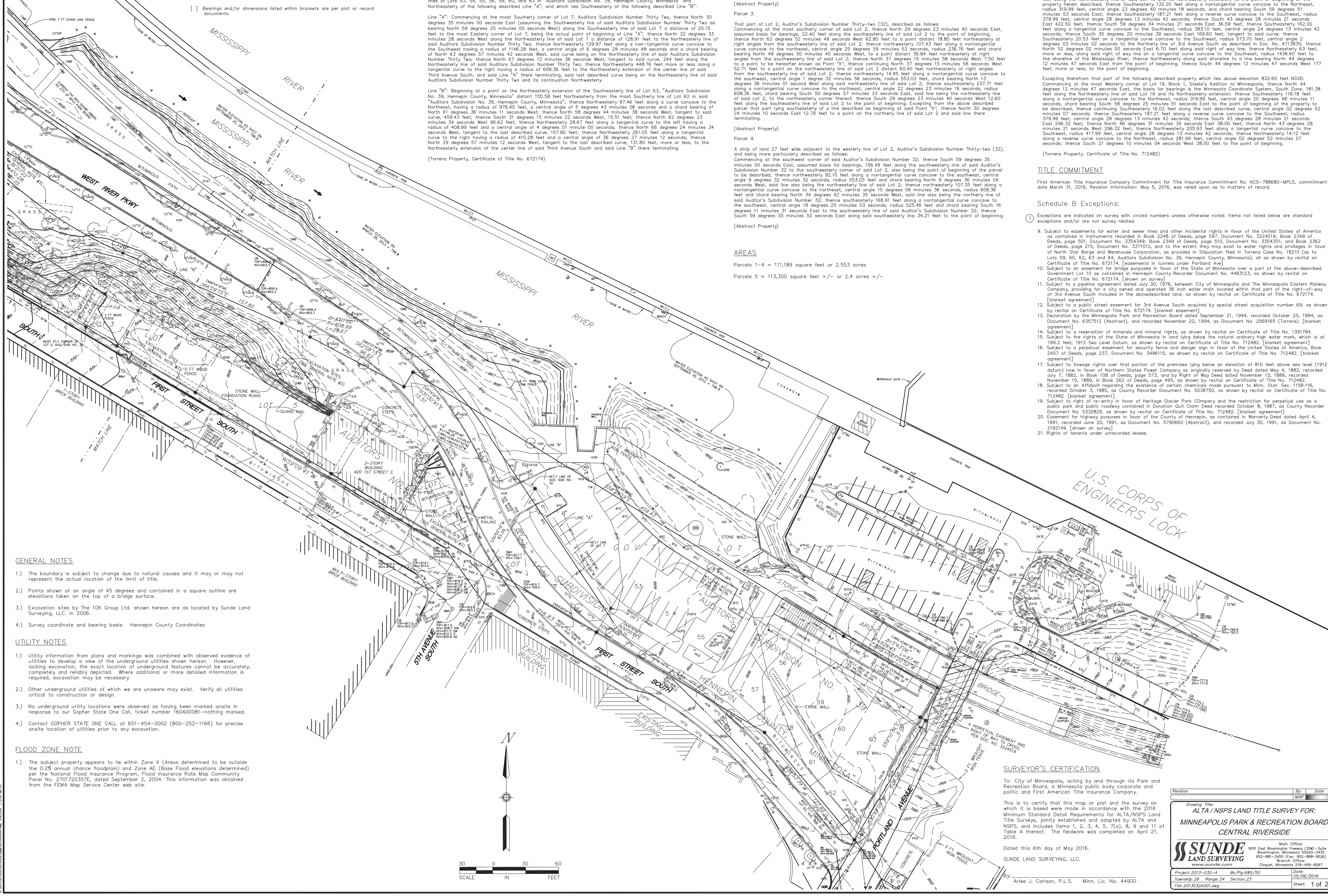
TITLE COMMITMENT

First American Title Insurance Company Commitment for Title Insurance Commitment No. NCS-788680-MPLS, commitment date March 31, 2016, Revision Information: May 5, 2016, was relied upon as to matters of record.

Schedule B Exceptions:

(1) Exceptions are indicated on survey with circled numbers unless otherwise noted. Items not listed below are standard exceptions and/or are not survey related.

9. Subject to easements for water and sewer lines and other incidental rights in favor of the United States of America as contained in instruments recorded in Book 2248 of Deeds, page 597, Document No. 3224519; Book 2349 of Deeds, page 501, Document No. 3354349; Book 2349 of Deeds, page 510, Document No. 3354351; and Book 2362 of Deeds, page 215, Document No. 3371012, and to the extent they may exist to water rights and privileges in favor of North Star Barge and Warehouse Corporation, as provided in Stipulation filed in Torrens Case No. 18210 (as to Lots 59, 60, 62, 63 and 64, Auditors Subdivision No. 39, Hennepin County, Minnesota), all as shown by recital on Certificate of Title No. 672174. [easements in tunnels under Portland Ave]
10. Subject to an easement for bridge purposes in favor of the State of Minnesota over a part of the above-described Government Lot 10 as contained in Hennepin County Recorder Document No. 4483123, as shown by recital on Certificate of Title No. 672174. [shown on survey]
11. Subject to a pipeline agreement dated July 30, 1976, between City of Minneapolis and The Minneapolis Eastern Railway Company, providing for a city owned and operated 36 inch water main located within that part of the right-of-way of 3rd Avenue South included in the abovedescribed land, as shown by recital on Certificate of Title No. 672174. [blanket agreement]
12. Subject to a public street easement for 3rd Avenue South acquired by special street acquisition number 69, as shown by recital on Certificate of Title No. 672174. [blanket easement]
13. Declaration by the Minneapolis Park and Recreation Board dated September 21, 1994, recorded October 25, 1994, as Document No. 6357512 (Abstract), and recorded November 22, 1994, as Document No. 2569165 (Torrens). [blanket agreement]
14. Subject to a reservation of minerals and mineral rights, as shown by recital on Certificate of Title No. 1391784.
15. Subject to the rights of the State of Minnesota in land lying below the natural ordinary high water mark, which is at 799.2 feet, 1912 Sea Level Datum, as shown by recital on Certificate of Title No. 712482. [blanket agreement]
16. Subject to a perpetual easement for security fence and danger sign in favor of the United States of America, Book 2457 of Deeds, page 237, Document No. 3496115, as shown by recital on Certificate of Title No. 712482. [blanket agreement]
17. Subject to flowage rights over that portion of the premises lying below an elevation of 810 feet above sea level (1912 datum) now in favor of Northern States Power Company as originally reserved by Deed dated May 4, 1882, recorded July 7, 1882, in Book 108 of Deeds, page 573, and by Right of Way Deed dated November 13, 1889, recorded November 15, 1889, in Book 262 of Deeds, page 495, as shown by recital on Certificate of Title No. 712482.
18. Subject to an Affidavit regarding the existence of certain chemicals made pursuant to Minn. Stat. Sec. 115B.116, recorded October 3, 1985, as County Recorder Document No. 5038750, as shown by recital on Certificate of Title No. 712482. [blanket agreement]
19. Subject to right of re-entry in favor of Heritage Glacier Park COmpany and the restriction for perpetual use as a public park and public roadway contained in Donation Quit Claim Deed recorded October 8, 1987, as County Recorder Document No. 5332829, as shown by recital on Certificate of Title No. 712482. [blanket agreement]
20. Easement for highway purposes in favor of the County of Hennepin, as contained in Warranty Deed dated April 4, 1991, recorded June 20, 1991, as Document No. 5790660 (Abstract), and recorded July 30, 1991, as Document No. 2192149. [shown on survey]
21. Rights of tenants under unrecorded leases.



GENERAL NOTES

1.) The boundary is subject to change due to natural causes and it may or may not represent the actual location of the limit of title.

2.) Points shown at an angle of 45 degrees and contained in a square outline are elevations taken on the top of a bridge surface.

3.) Excavation sites by The 106 Group Ltd. shown hereon are as located by Sunde Land Surveying, LLC. in 2006.

4.) Survey coordinate and bearing basis: Hennepin County Coordinates

UTILITY NOTES

1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, excavation may be necessary.

2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.

3.) No underground utility locations were observed as having been marked onsite in response to our Gopher State One Call, ticket number 160400081-nothing marked.

4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

FLOOD ZONE NOTE

1.) The subject property appears to lie within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) and Zone AE (Base Flood elevations determined) per the National Flood Insurance Program, Flood Insurance Rate Map Community Panel No. 2701720357E, dated September 2, 2004. This information was obtained from the FEMA Map Service Center web site.

SURVEYOR'S CERTIFICATION

To: City of Minneapolis, acting by and through its Park and Recreation Board, a Minnesota public body corporate and politic and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 8, 9 and 11 of Table A thereof. The fieldwork was completed on April 21, 2016.

Dated this 6th day of May 2016.

SUNDE LAND SURVEYING, LLC.

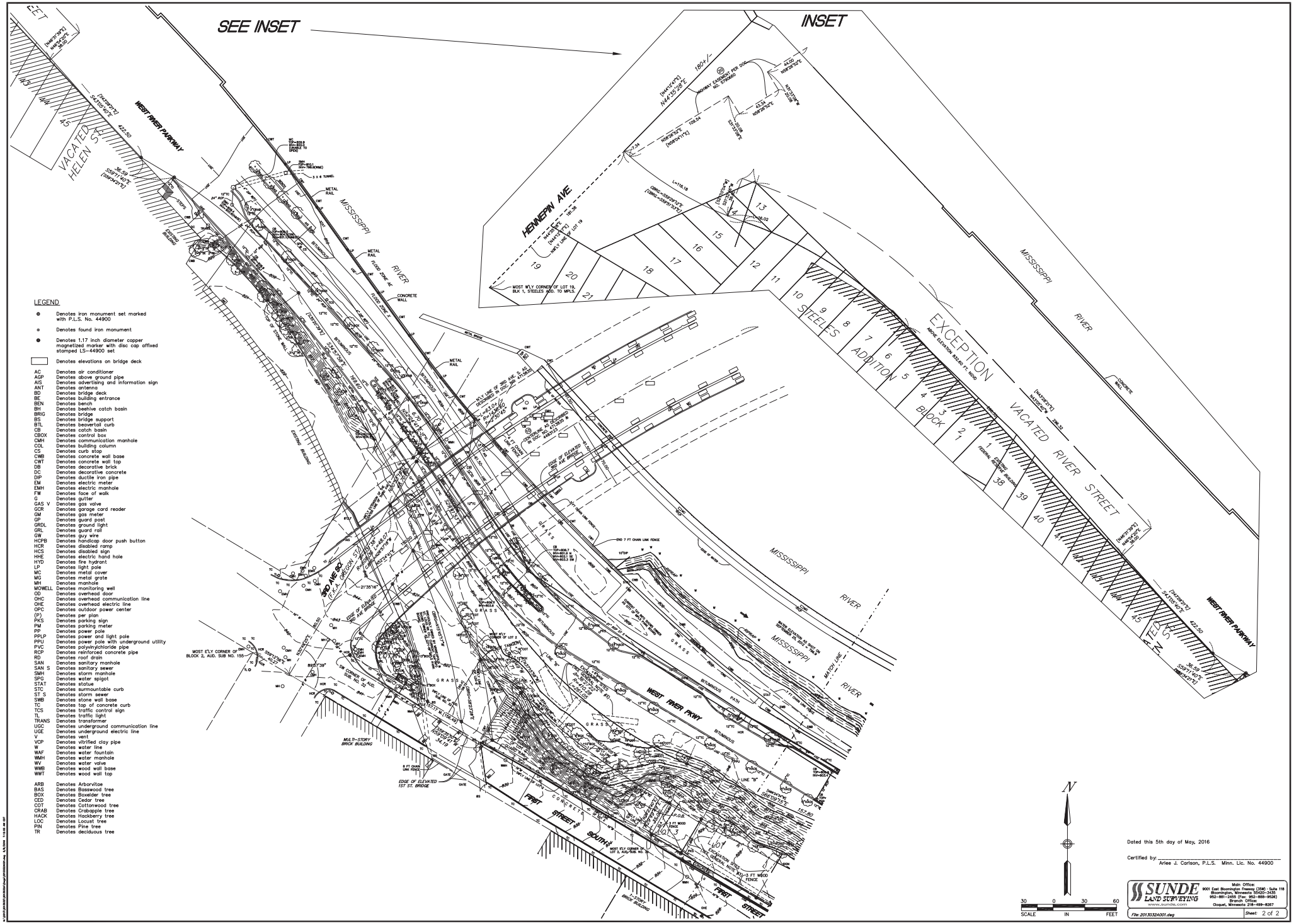
By: ______________________________
Arlee J. Carlson, P.L.S. Minn. Lic. No. 44900

Revision	By	Date
	MAP	

Drawing Title:
ALTA / NSPS LAND TITLE SURVEY FOR:
MINNEAPOLIS PARK & RECREATION BOARD
CENTRAL RIVERSIDE

SUNDE LAND SURVEYING
www.sunde.com
Main Office:
9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)
Branch Office:
Cloquet, Minnesota 218-499-8267

Project: 2013-032-A	Bk/Pg: 685/50	Date: 05/06/2016
Township: 29 Range: 24 Section: 23		
File: 2013032A001.dwg		Sheet: 1 of 2



LEGEND

- Denotes iron monument set marked with P.L.S. No. 44900
- Denotes found iron monument
- Denotes 1.17 inch diameter copper magnetized marker with disc cap affixed stamped LS—44900 set
- Denotes elevations on bridge deck

AC	Denotes air conditioner
AGP	Denotes above ground pipe
AIS	Denotes advertising and information sign
ANT	Denotes antenna
BD	Denotes bridge deck
BE	Denotes building entrance
BEN	Denotes bench
BH	Denotes beehive catch basin
BRIG	Denotes bridge
BS	Denotes bridge support
BTL	Denotes beavertail curb
CB	Denotes catch basin
CBOX	Denotes control box
CMH	Denotes communication manhole
COL	Denotes building column
CS	Denotes curb stop
CWB	Denotes concrete wall base
CWT	Denotes concrete wall top
DB	Denotes decorative brick
DC	Denotes decorative concrete
DIP	Denotes ductile iron pipe
EM	Denotes electric meter
EMH	Denotes electric manhole
FW	Denotes face of walk
G	Denotes gutter
GAS V	Denotes gas valve
GCR	Denotes garage card reader
GM	Denotes gas meter
GP	Denotes guard post
GRDL	Denotes ground light
GRL	Denotes guard rail
GW	Denotes guy wire
HCPB	Denotes handicap door push button
HCR	Denotes disabled ramp
HCS	Denotes disabled sign
HHE	Denotes electric hand hole
HYD	Denotes fire hydrant
LP	Denotes light pole
MC	Denotes metal cover
MG	Denotes metal grate
MH	Denotes manhole
MOWELL	Denotes monitoring well
OD	Denotes overhead door
OHC	Denotes overhead communication line
OHE	Denotes overhead electric line
OPC	Denotes outdoor power center
(P)	Denotes per plan
PKS	Denotes parking sign
PM	Denotes parking meter
PP	Denotes power pole
PPLP	Denotes power pole and light pole
PPU	Denotes power pole with underground utility
PVC	Denotes polyvinylchloride pipe
RCP	Denotes reinforced concrete pipe
RD	Denotes roof drain
SAN	Denotes sanitary manhole
SAN S	Denotes sanitary sewer
SMH	Denotes storm manhole
SPG	Denotes water spigot
STAT	Denotes statue
STC	Denotes surmountable curb
ST S	Denotes storm sewer
SWB	Denotes stone wall base
TC	Denotes top of concrete curb
TCS	Denotes traffic control sign
TL	Denotes traffic light
TRANS	Denotes transformer
UGC	Denotes underground communication line
UGE	Denotes underground electric line
V	Denotes vent
VCP	Denotes vitrified clay pipe
W	Denotes water line
WAF	Denotes water fountain
WMH	Denotes water manhole
WV	Denotes water valve
WWB	Denotes wood wall base
WWT	Denotes wood wall top

ARB	Denotes Arborvitae
BAS	Denotes Basswood tree
BOX	Denotes Boxelder tree
CED	Denotes Cedar tree
COT	Denotes Cottonwood tree
CRAB	Denotes Crabapple tree
HACK	Denotes Hackberry tree
LOC	Denotes Locust tree
PIN	Denotes Pine tree
TR	Denotes deciduous tree

Dated this 5th day of May, 2016

Certified by: _____
Arlee J. Carlson, P.L.S. Minn. Lic. No. 44900

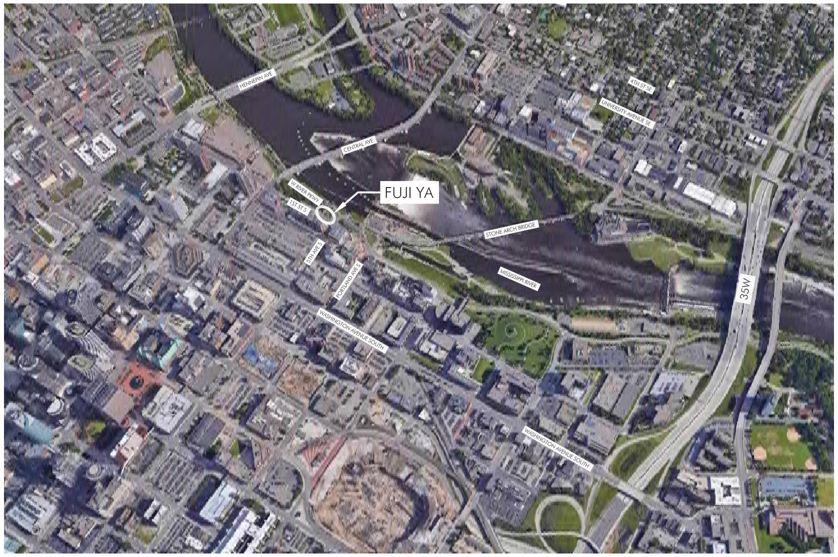
SUNDE LAND SURVEYING
www.sunde.com
Main Office: 9001 East Bloomington Freeway (35W) - Suite 118 Bloomington, Minnesota 55420-3435 952-881-2455 (Fax: 952-888-9528)
Branch Office: Cloquet, Minnesota 218-499-8287

File: 20130324001.dwg

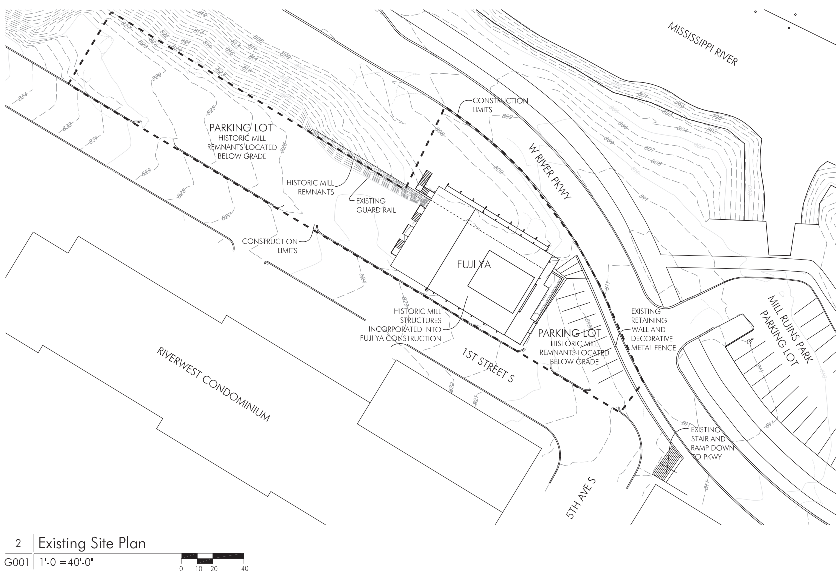
Sheet: 2 of 2

Fuji Ya Building Deconstruction Plans

420 First Street South, Minneapolis, Minnesota



1 | Site Map
G001 | No Scale



2 | Existing Site Plan
G001 | 1'-0"=40'-0"

SHEET INDEX

PROJECT TEAM

OWNER
Minneapolis Park and Recreation Board
2117 West River Road North
Minneapolis, Minnesota 55411
Contact: Tyler Pederson
Phone: 612.499.9084
E-mail: tpederson@minneapolisparks.org

ARCHITECT
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400 South 4th Street, Suite 712
Minneapolis, Minnesota 55415
Contact: Amy Meller
Phone: 612.341.4051
Email: amym@mmarchltd.com

STRUCTURAL ENGINEER
Mattson Macdonald Young, Inc.
901 North 3rd Street, Suite 100
Minneapolis, Minnesota 55401
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Email: keng@mattsonmacdonald.com

CONSTRUCTION CONSULTANT
Watson-Forsberg Company
6465 Wayzata Blvd
Minneapolis, Minnesota 55426
Contact: David Forsberg
Phone: 952.564.3870
Email: davidf@watson-forsberg.com

GENERAL NOTES

1. This project includes the selective deconstruction of Fuji Ya and historic mill building components and new construction to stabilize remaining Fuji Ya and historic mill structures. Where removals are identified, selective demolition is to be performed only in areas of the Project that are not designated as historic. In historic spaces, areas, rooms, and on historic surfaces, dismantle work identified for removal.
2. The Fuji Ya building is located within the Saint Anthony Falls Historic District. The building, its parking lots, and the parkway adjacent to Fuji Ya contain intact historic milling structures, building remnants, and milling artifacts. Native American artifacts may also be present. In the event any artifacts are found during deconstruction activities, stop activities refer to the Unanticipated Discoveries Plan included in the Project Manual.
3. Protect the historic mill masonry construction from damage during the course of selective Fuji Ya-era deconstruction. This includes building remnants and milling artifacts located within and adjacent to the construction limits. See Division 01 and 02 of the Project Manual and Sheets A100-S301.
4. All dimensions provided are approximate.
5. The contractor shall verify all existing conditions and utilities in the field before beginning work.
6. The contractor shall immediately report any discrepancies between drawings and existing conditions to the Architect for resolution.
7. See Project Manual for acceptable methods of disposal of demolition waste.

DRAFTING SYMBOLS

A1 Detail / A000 0"=1'-0"	TITLE MARKER
1 / A000	ELEVATION TAG
1 / A000	SECTION TAG
1 / A000	DETAIL TAG
1A	WALL TYPE
XX.XX	KEY NOTE TAG
1	REVISION TAG & CLOUD
N	NORTH ARROW
PLAN N	PLAN NORTH ARROW
LEVEL	ELEVATION TAG

LEGEND

- Historic masonry walls to remain
- Fuji Ya-era walls to remain
- To remain
- Demolition
- Elevation line
- Historic wood floor to be removed
- Fuji Ya concrete floor to be removed
- Fuji Ya wood posts and beams to be removed
- Sheathing
- Wall construction
- Earth
- Existing Fuji Ya-era stone veneer wall to remain
- Existing historic mill stone wall to remain
- Existing historic mill brick wall to remain
- Existing Fuji Ya-era stucco to remain
- Existing Fuji Ya-era CMU wall to remain
- CMU construction
- Chain link fencing
- Membrane roofing
- Crushed rock
- Construction limits
- Bio Roll
- Decorative metal fencing
- Chain link fencing
- Staging and construction activity restriction area
- Turf

REMOVAL NOTES

DIVISION 02 - EXISTING CONDITIONS

02.01	Remove existing columns. Cut column anchors flush with top of foundation. Concrete foundation and footing to remain.
02.02	Remove wood floor and framing.
02.03	Remove floor system with concrete topping where indicated on plan, see Sheet S101 and S102 for framing systems.
02.04	Remove exterior walls and planters down to Entrance Level, see also Sheet A102.
02.05	Remove wood platform and framing.
02.06	Remove wood screen walls.
02.07	Remove bar and bar shelving.
02.08	Remove booths.
02.09	Remove existing roof and structure, see Sheet S102 for framing system.
02.10	Stucco to remain.
02.11	Remove and salvage 140LF± decorative metal fence and turn over to Owner.
02.12	Locate, disconnect, and cap all utilities serving Fuji Ya building. Remove electrical service from building.
02.13	Remove and salvage wood posts and beams. Store in basement where noted.
02.14	Install wood centering to support existing arched openings in historic mill remnants, see 4/A100. Centering to remain after project completion.

CONSTRUCTION NOTES

DIVISION 03 - CONCRETE

03.01	Infill existing floor depressions with concrete level with walking surface.

DIVISION 04 - MASONRY

04.01	Construct CMU wall (Type 1), see Detail 1/A501.

DIVISION 05 - METAL

05.01	Install metal handrail, see Detail 3/A501.

DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES

06.01	Construct Wood Frame Wall (Type 2), see Detail 2/A501.
06.02	Infill floor opening, see Sheet S301 for details.
06.03	Install guardrail system with gate, see Sheets A103 and A204 and Detail 5/A501.
06.04	Install temporary barrier at existing door opening, see Detail 4/A501.

DIVISION 07 - THERMAL & MOISTURE PROTECTION

07.01	Install tapered insulation and roof membrane over existing floor system, see Details 5/A501 and 6/A501.

DIVISION 08 - OPENINGS

08.01	Install metal frame, door, and hardware.
08.02	Install wall vent and inline fan. See Sheet A203 for locations and Detail 1/A501.
08.03	Install photovoltaic panel to power vent inline fans. Run power to vent fans through surface conduit, attaching conduit into mortar joints.

DIVISION 32 - EXTERIOR IMPROVEMENTS

32.01	Repair turf where disturbed by construction activities.
32.02	Install chain link fence.

MACDONALD & MACK
A R C H I T E C T S
400 SOUTH FOURTH STREET STE 712 MINNEAPOLIS MINNESOTA 55415
P 612 341 4051 • F 612 337 5843 • WWW.MMARCHLTD.COM
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 Architect under the laws of the State of Minnesota.
Amy Meller 47218

Minneapolis Park & Recreation Board
www.minneapolisparks.org

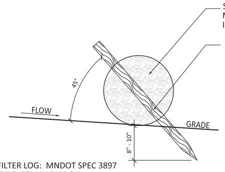
N

Fuji Ya Building Deconstruction Plans
420 First Street South, Minneapolis, MN
90% Review

DRAWN AM, SLW | DATE 02/27/2017 | REVISION

Cover Sheet

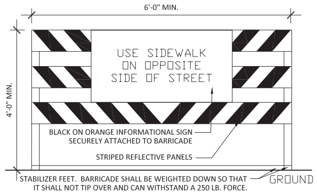
G001



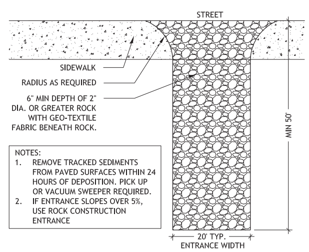
FILTER LOG: MNDOT SPEC 3897
TYPE: STRAW BIOROLL
STRAW BIOROLL SHALL CONSIST OF GRAIN STRAW FREE OF SEED BEARING STALKS OF NOXIOUS GRASSES OR WEEDS AS DEFINED BY THE RULES AND REGULATIONS OF THE MINNESOTA DEPARTMENT OF AGRICULTURE. STRAW SHALL BE ENCASED IN POLYPROPYLENE NETTING THAT WILL PHOTO DEGRADE WITHIN 6 TO 9 MONTHS. THE NETTING SHALL HAVE APPROXIMATE OPENINGS OF 13 MM X 13 MM (½ INCH X ½ INCH). THE ENCASED STRAW SHALL FORM A CYLINDRICAL LOG THAT IS A MINIMUM OF 3 M (10 FEET) LONG AND 150-175 MM (6 – 7 INCHES) IN DIAMETER. STRAW SHALL BE PACKED INTO THE NET CASING AT A DENSITY BETWEEN 32 TO 64 KG/M3 (2 TO 4 POUNDS/CUBIC FEET).

NOTES:
1. THE CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL IN A FUNCTIONAL CONDITION AT ALL TIMES.
2. THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE UPHILL BASE OF THE LOG WHEN THEY REACH 1/3 OF THE EXPOSED HEIGHT OF THE LOG.
3. THE EROSION CONTROL SEDIMENT LOGS WILL BE REMOVED WHEN FINAL STABILIZATION OF AN AREA IS COMPLETE.
4. PAYMENT SHALL INCLUDE ALL MATERIALS, FILLING OF LOG, PLACEMENT, MAINTENANCE, AND REMOVAL. 80% OF BID PRICE SHALL BE PAID UPON PROPER PLACEMENT WITH THE FINAL 20% PAID UPON REMOVAL.
5. ENDS OF BIOROLLS SHALL OVERLAP A MINIMUM OF 6".
6. CENTER OF BIOROLL SHALL BE A MINIMUM OF 6" DOWNGRADE FROM ENDS OF BIOROLL TO ENSURE THAT WATER FLOWS THROUGH THE ROLL AND NOT AROUND THE ENDS.

1 | Bio Roll Log Detail
G100 | NTS

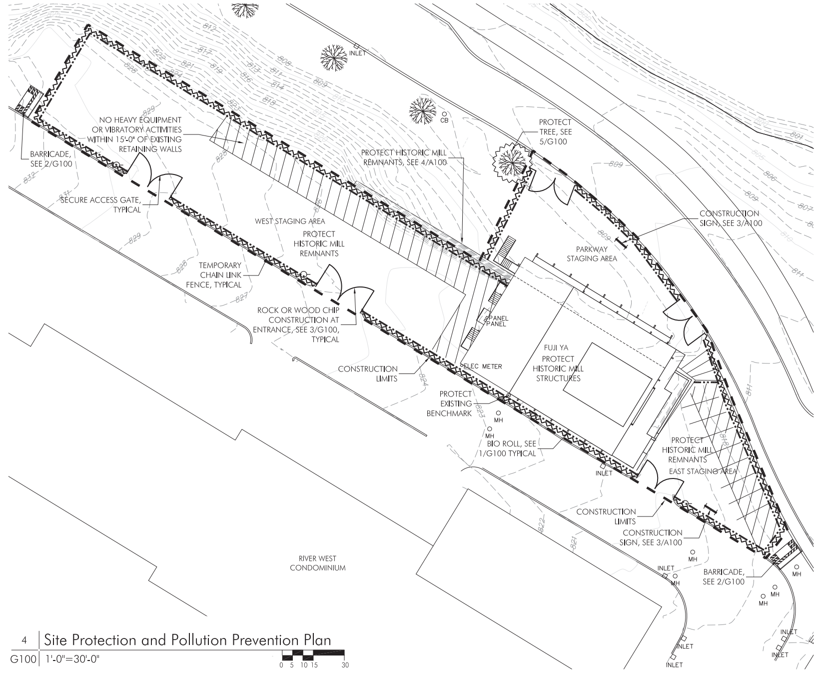


2 | Barricade Detail
G100 | NTS

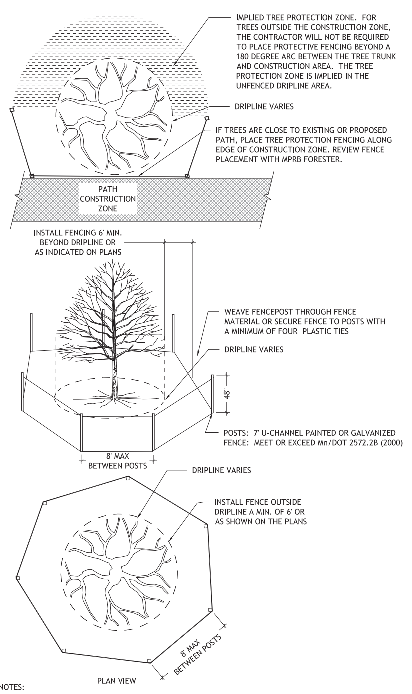


NOTES:
1. REMOVE TRACKED SEDIMENTS FROM PAVED SURFACES WITHIN 24 HOURS OF DEPOSITION. PICK UP OR VACUUM SWEEPER REQUIRED.
2. IF ENTRANCE SLOPES OVER 5%, USE ROCK CONSTRUCTION ENTRANCE

3 | Rock Construction Entrance Detail
G100 | NTS

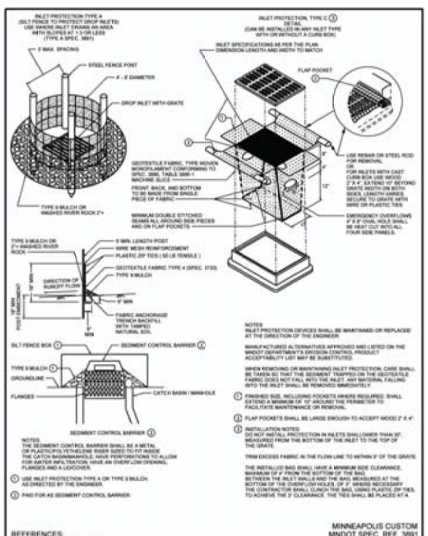


4 | Site Protection and Pollution Prevention Plan
G100 | 1'-0"=30'-0"



NOTES:
1. ALL TREE PROTECTION FENCING AND EROSION CONTROL FENCING SHALL BE INSTALLED ACCORDING TO THE PLANS PRIOR TO ANY DEMOLITION. AFTER DEMOLITION OR AS NECESSARY, TREE PROTECTION FENCING MAY BE RELOCATED WITH APPROVAL FROM THE MPRB FORESTER OR PROJECT MANAGER. ALL TREE PROTECTION FENCING AND EROSION CONTROL DEVICES SHALL BE MAINTAINED FOR THE DURATION OF THE CONSTRUCTION.
2. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL SIGN THE TREE PROTECTION MEMORANDUM PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS REQUIRED TO REVIEW TREE PROTECTION REQUIREMENTS WITH ALL WORKERS PRIOR TO THE START OF ANY DEMOLITION, GRADING, OR CONSTRUCTION.
3. CONTRACTOR SHALL NOT DRIVE, STORE ANY MATERIALS, OR PARK ANY VEHICLES WITHIN TREE PROTECTION ZONES. THE FENCE IS PLACED TO PREVENT TRAFFIC MOVEMENT AND THE PLACEMENT OF TEMPORARY FACILITIES, EQUIPMENT, STOCKPILES AND SUPPLIES FROM HARMING VEGETATION WITHIN THE LIMITS OF PROTECTION. ANY WORKER DRIVING WITHIN, PARKING OR STORING MATERIALS WITHIN THE TREE PROTECTION ZONE SHALL BE FINED $100 PER OCCURENCE.
4. THE CONTRACTOR SHALL CLEANLY CUT ALL ROOTS EXPOSED BY GRADING AS DIRECTED BY THE LANDSCAPE ARCHITECT.
5. THE CONTRACTOR SHALL USE DESIGNATED CONSTRUCTION ENTRANCES AND STAY WITHIN CONSTRUCTION ZONES AND STAGING AREAS.

5 | Tree Protection Details
G100 | NTS



REFERENCES:
MNDOT DRAFT PLATES

MINNEAPOLIS CUSTOM
MNDOT SPEC. REF. 3891
NOT TO SCALE

MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS | INLET PROTECTION TYPE A & C | STANDARD PLATE NO. SEWR-8003

EROSION AND SEDIMENT CONTROL NOTES

INSTALL PERIMETER EROSION CONTROLS AS INDICATED IN PLANS PRIOR TO START OF WORK. HAY BALES ARE NOT ALLOWED AS EROSION & SEDIMENT CONTROL DEVICE IN MINNEAPOLIS.

ESTABLISH ROCK CONSTRUCTION ENTRANCES PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES. 1 1/2" - 3" WASHED AGGREGATE IS RECOMMENDED FOR ROCK ENTRANCES, A GEOTEXTILE FABRIC IS REQUIRED.

REMOVE ALL SOILS AND SEDIMENTS DEPOSITED ONTO PUBLIC AND/OR PRIVATE PAVEMENT AREAS WITHIN 24 HOURS OF DEPOSITION. REMOVAL OF TRACKING MATERIALS SHALL BE COMPLETED AT THE END OF EACH WORK DAY WHEN TRACKING OCCURS. SWEEPING MAY BE ORDERED AT ANY TIME IF CONDITIONS WARRANT. SWEEPING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION AND IN SUCH A MANNER TO PREVENT DUST BEING BLOWN TO ADJACENT PROPERTIES.

INSTALL INLET PROTECTION IN ALL DOWNSTREAM CATCH BASINS WHICH RECEIVE RUNOFF FROM THE DISTURBED AREA. CATCH BASIN INSERTS ARE REQUIRED AT ALL LOCATIONS NOT WITHIN THE DISTURBED AREA WHICH RECEIVE RUNOFF (MNDOT TYPE C INLET PROTECTION). NOTE HAY BALES AND SILT FENCE WRAPPED GRATES ARE NOT EFFECTIVE AND ARE NOT APPROVED FOR USE AS INLET PROTECTION DEVICES.

LOCATE ALL SOIL AND DIRT PILES NO LESS THAN 25 FEET FROM ANY PUBLIC OR PRIVATE ROADWAY OR DRAINAGE CHANNEL. ALL STOCK PILES THAT REMAIN IN PLACE FOR 7 DAYS OR MORE SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARPING OR OTHER MEANS. TEMPORARY STOCK PILES LOCATED ON PAVED SURFACES MUST BE AT LEAST 2 FEET OR MORE AWAY FROM THE DRAINAGE/GUTTER LINE AND SHALL BE COVERED IF REMAINING MORE THAN 24 HOURS.

MAINTAIN ALL TEMPORARY EROSION CONTROL DEVICES IN PLACE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. INSPECT TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ON A WEEKLY BASIS AND REPLACE DETERIORATED, DAMAGED OR ROTTED EROSION CONTROL DEVICES IMMEDIATELY.

MAINTENANCE OF EROSION AND SEDIMENT CONTROL DEVICES SHALL BE PERFORMED WHENEVER THE DEVICE IS 30% FULL. FAILURE TO MAINTAIN EROSION CONTROL DEVICES MAY LEAD TO FURTHER ENFORCEMENT ACTION. WEEKLY INSPECTIONS REQUIRED AND AFTER EACH 1/2" OR MORE RAIN EVENT WITHIN 24 HRS.

READY MIXED CONCRETE AND BATCH PLANT WASHOUTS PROHIBITED WITHIN THE PUBLIC RIGHT OF WAY, DESIGNATE CONCRETE WASHOUT AND MIXING LOCATIONS IN THE EROSION CONTROL PLANS. UNDER NO CIRCUMSTANCES MAY WASHOUT WATER DRAIN ONTO THE PUBLIC RIGHT OF WAY OR INTO THE PUBLIC STORM DRAIN.

TEMPORARILY OR PERMANENTLY STABILIZE ALL DENUDED AREAS WHICH HAVE BEEN FINISH GRADED WITHIN 7-14 DAYS (SLOPE DEPENDENT). USE SEEDING AND MULCHING, EROSION CONTROL MATTING AND/OR SODDING WITH TEMPORARY STAKING IN GREEN SPACE AREAS. USE EARLY APPLICATION OF GRAVEL BASE FOR AREAS DESIGNATED FOR PAVED SURFACING.

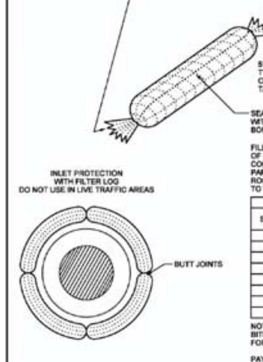
REMOVE ALL TEMPORARY SYNTHETIC, STRUCTURAL AND NON-BIODEGRADABLE EROSION AND SEDIMENT CONTROL AFTER THE SITE HAS UNDERGONE FINAL STABILIZATION AND PERMANENT VEGETATION HAS BEEN ESTABLISHED, MINIMUM VEGETATION COVER OF 70% REQUIRED. ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED UNTIL THE SITE HAS 70% ESTABLISHED VEGETATIVE COVER AND ALL PAVED AREAS HAVE BEEN STABILIZED WITH THE SELECTED PAVEMENT TYPE.

ADDITIONAL EROSION CONTROL MAY BE REQUIRED BY OTHER PERMITTING AGENCIES, IT IS THE RESPONSIBILITY OF THE PROJECT ENGINEER TO VERIFY THAT THE CITY AND ALL OTHER AGENCY REQUIREMENTS ARE MET.

MINNEAPOLIS CUSTOM
MNDOT SPEC. REF. 2573
NOT TO SCALE

MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS | EROSION CONTROL NOTES | STANDARD PLATE NO. SEWR-8007

ENDS SECURELY CLOSED TO PREVENT LOSS OF OPEN GRADED AGGREGATE FILL SECURED WITH 50 PSI. ZIP TIE



5" DIAMETER GEOTEXTILE SOCK, TYPE WOVEN MONOFILAMENT CONFORMING TO MNDOT SPEC. 3886, TABLE 3886-1. MACHINE SLICE

SEAM JOINED BY TWO ROWS OF STITCHING WITH A PLASTIC MESH BACKING OR HEAT BONDED (OR APPROVED EQUIVALENT)

FILL ROCK LOG WITH 45 LBS. OF OPEN GRADED AGGREGATE CONSISTING OF SOUND, DURABLE PARTICLES OF CRUSHED QUARRY ROCK OR GRAVEL CONFORMING TO THE FOLLOWING GRADATION

GRADATION	
SIEVE SIZE	PERCENT PASSING
11/2 INCH	100
1 INCH	95-100
3/4 INCH	55-95
3/8 INCH	30-65
NO. 4	10-35
NO.10	3-20
NO. 40	0-8
NO. 200	0-3

NOTE: CRUSHED CONCRETE OR BITUMINOUS SHALL NOT BE USED FOR OPEN GRADED AGGREGATE.

PAYMENT SHALL INCLUDE ALL MATERIALS, FILLING OF LOG,PLACEMENT, MAINTENANCE, & REMOVAL. 80% OF BID PRICE SHALL BE PAID UPON PROPER PLACEMENT WITH THE FINAL 20% PAID UPON REMOVAL.

FILTER LOGS MNDOT SPEC. 3897

STRAW BIOROLL	GRAIN AND SEED FREE OF WEEDS, 6-9 MONTH POLYPROPYLENE NETTING
WOOD FIBER BIOROLL	EXCELSIOR FIBER LOG, 6-9 MONTH POLYPROPYLENE NETTING
COMPOST LOG	30-40% WEED FREE COMPOST (3890, GRADE 2), 8" DIAMETER GEOTECHNICAL CYLINDRICAL BAG
ROCK LOG	4"-6" DIAMETER, SEE SIEVE SIZE CHART ABOVE

FIBER LOG MNDOT SPEC. 3895
12" DIAMETER COCONUT FIBER (COIR).
OUTER COIR NETTING REQUIRED, MINIMUM 5 YEAR LIFE

MINNEAPOLIS CUSTOM
MNDOT SPEC. REF. 3897
NOT TO SCALE

MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS | SEDIMENT CONTROL – FILTER LOG | STANDARD PLATE NO. SEWR-8008

GENERAL SITE ACCESS NOTES

1. The West River Parkway is accessible from Portland Avenue only.
2. Temporary Parkway closures are permitted through the Minneapolis Park Board during normal hours of construction. No night or weekend road closures are allowed. For additional information see: http://www.minneapolisparks.org/ rentals_permits/ construction_permits/
3. Contractor is responsible for protecting work areas near vehicle and/or pedestrian traffic in accordance with State of Minnesota requirements.

GENERAL SITE PROTECTION AND POLLUTION PREVENTION NOTES

1. Area disturbed will be less than 1 acre. There will be no change in impervious surface area.
2. Protect the historic mill masonry construction from damage during the course of selective Fuji Ya-era deconstruction. This includes building remnants and milling artifacts located within and adjacent to the construction limits. See the Project Manual and Sheets A100-S301 for additional information.
3. See Site Protection and Pollution Protection Plan for staging and construction activity restrictions. Division 01 and Division 02 of the Project Manual outline additional temporary facilities and controls and site protection measures.
4. Identify and protect storm drain inlets, sewer man holes, catch basins, and other inlets located within watershed affected by construction, including those outside the construction limits. See Standard Plates SEWR-8003, SEWR-8007, and SEWR-8008.
5. Identify and protect existing road signs and other site features.
6. Identify and protect utilities located within the areas impacted by construction.
7. All mortar and chemical mixing, sawing, and cutting operations shall have secondary containment to prevent cementitious liquids, solids, and dusts from infiltrating into the ground, Mississippi River, or transport by any means to the gutter, sidewalk, or road surface.
8. All concrete or stone saw cutting shall be prevented from entering storm water conveyance systems and the Mississippi River by use of bio roll or compost log. Replace as often as necessary to remain functional to filter and remove fine cementitious discharge.
9. Call Gopher State One-Call 48 hours prior to any digging/grading operation.

GENERAL SITE PROTECTION AND POLLUTION PREVENTION KEY

- Construction Limits
- Bio Roll
- Temporary Fencing
- Construction Sign
- Staging and Construction Activity Restriction Area

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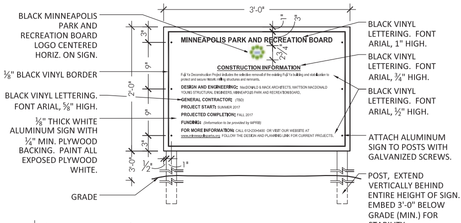
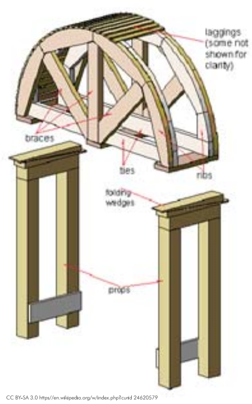
Site Protection and Pollution Prevention Plan

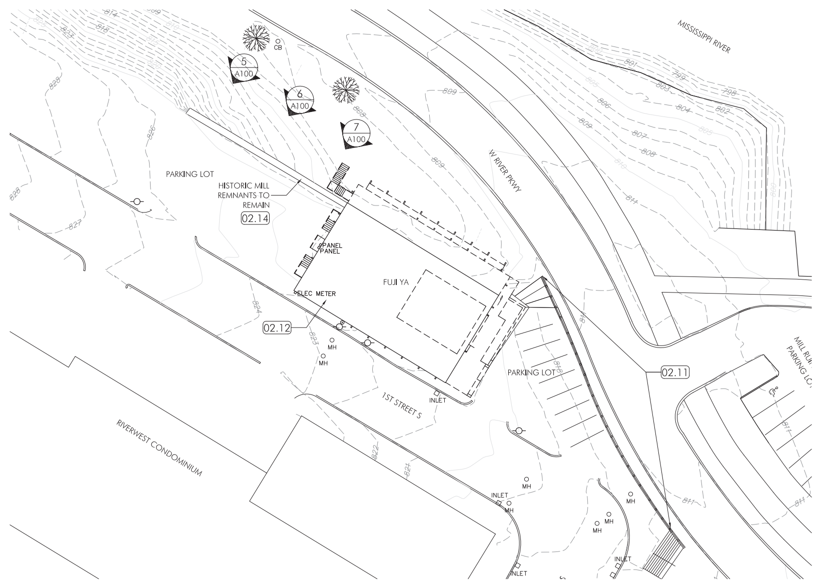
G100



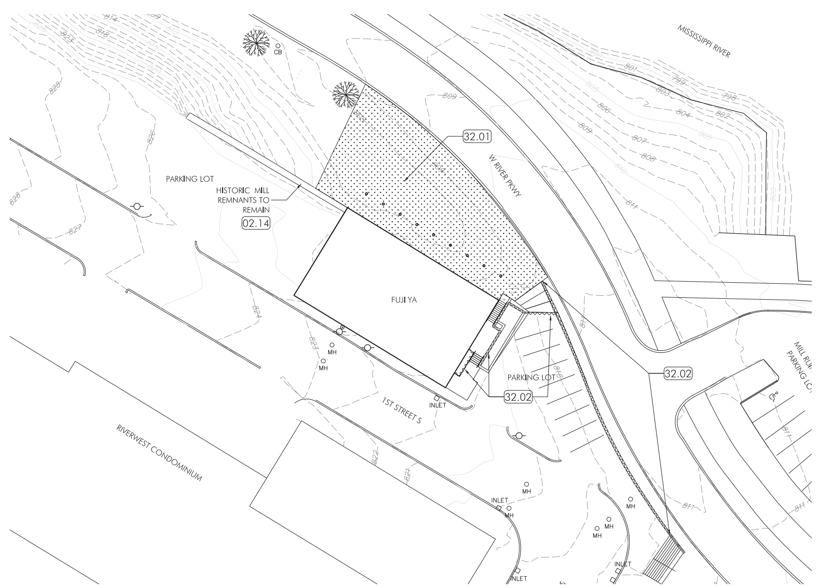
3 | Construction Sign
A100 | 1'-0"=1'-0"



4 | Wood Centering (basis of design)
A100 | NTS



1 | Removals Site Plan
A100 | 1'-0"=30'-0"



2 | Construction Site Plan
A100 | 1'-0"=30'-0"

5 | Mill Remnants - Arched Openings
A100 | No Scale

5 | Mill Remnants - Arched Openings
A100 | No Scale

5 | Mill Remnants - Arched Openings
A100 | No Scale

GENERAL NOTES

1. See Sheet A002 for Site Protection and Pollution Prevention Plan.
2. See Sheets A101 to A501 for scope of Fuji Ya and historic mill structure deconstruction and stabilization work.

REMOVAL NOTES

DIVISION 02 - EXISTING CONDITIONS

02.11 Remove and salvage 140LF± decorative metal fence and turn over to Owner.

02.12 Locate, disconnect, and cap all utilities serving Fuji Ya building. Remove electrical service from building.

02.14 Install wood centering to support existing arched openings in historic mill remnants, see 4/A100. Centering to remain after project completion.

CONSTRUCTION NOTES

DIVISION 32 - EXTERIOR IMPROVEMENTS

32.01 Repair turf where disturbed by construction activities.

32.02 Install chain link fence.

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Site Plans

A100

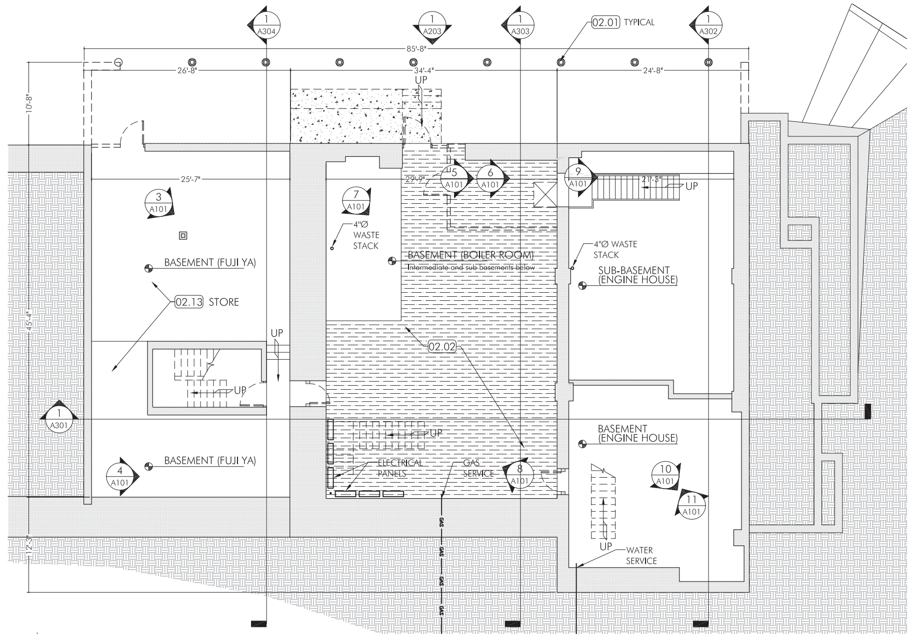
3 | Fuji Ya Basement Level
A101 | No Scale

4 | Fuji Ya Basement
A101 | No Scale

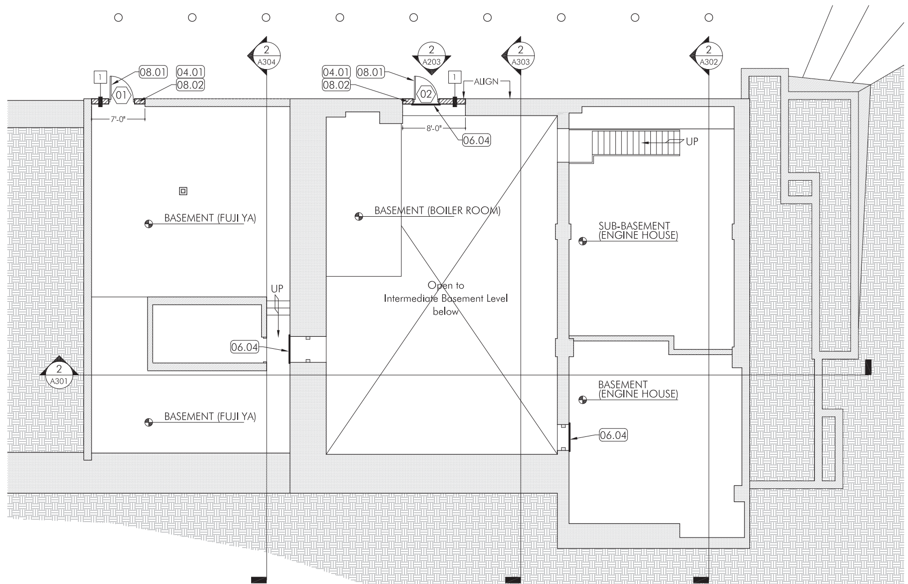
5 | Boiler Room Basement
A101 | No Scale

6 | Boiler Room Basement
A101 | No Scale

7 | Boiler Room Basement
A101 | No Scale



1 | Basement Removals Plan
A101 | 1/8"=1'-0"



2 | Basement Construction Plan
A101 | 1/8"=1'-0"

8 | Boiler Room Basement
A101 | No Scale

9 | Engine House Sub-Basement
A101 | No Scale

10 | Engine House Basement
A101 | No Scale

11 | Engine House Basement
A101 | No Scale

GENERAL NOTES

1. Remove existing walls, roofing, and associated structural framing indicated on drawings.
2. Do not remove footings below grade.
3. Remove existing doors and windows.
4. Remove existing stairways noted on plans, including treads, risers, stringers, railings, guardrails, and intermediate landings.
5. Remove existing interior finishes except ceramic and quarry tile flooring.
6. Locate, disconnect, and cap all utilities serving Fuji Ya building.
7. Remove all existing mechanical equipment and ductwork.
8. Remove all existing electrical and plumbing, including light and toilet fixtures.
9. See Structural drawings for reinforcing requirements and locations.

REMOVAL NOTES

DIVISION 02 - EXISTING CONDITIONS

02.01 Remove existing columns. Cut column anchors flush with top of foundation. Concrete foundation and footing to remain.

02.02 Remove wood floor and framing.

02.13 Remove and salvage wood posts and beams. Store in basement where noted.

CONSTRUCTION NOTES

DIVISION 04 - MASONRY

04.01 Construct CMU wall (Type 1), see Detail 1/A501.

DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES

06.04 Install temporary barrier at existing door opening, see Detail 4/A501.

DIVISION 08 - OPENINGS

08.01 Install metal frame, door, and hardware.

08.02 Install wall venting. See Sheet A203 for locations and Detail 1/A501.

DIVISION 32 - EXTERIOR IMPROVEMENTS

32.01 Repair turf where disturbed by construction activities.

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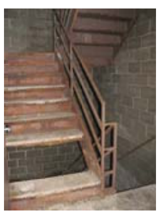
Basement Plans

A101

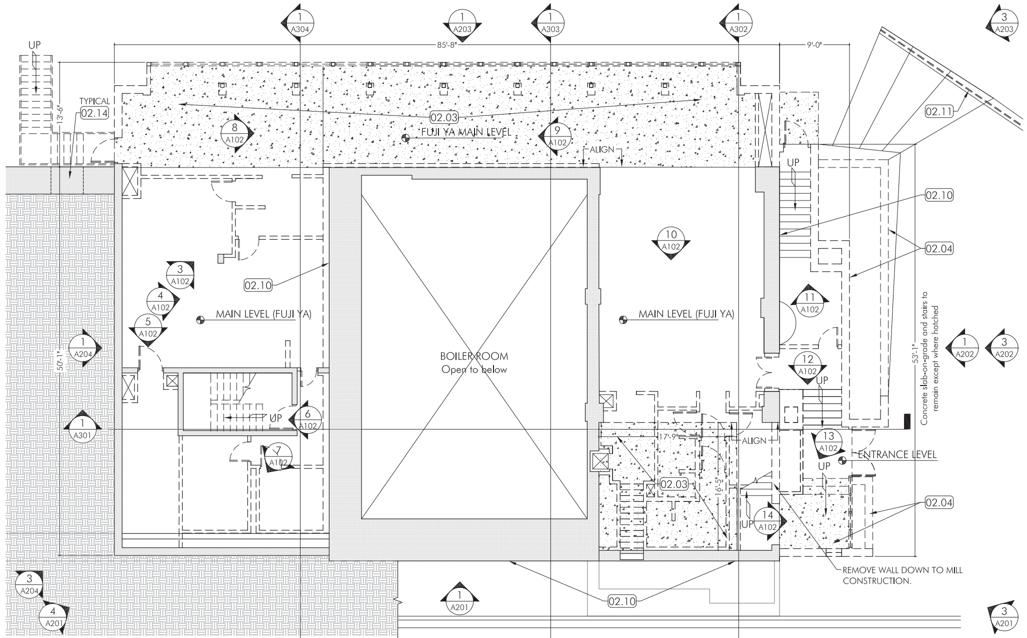

3 | Fuji Ya Main Level Kitchen
A102 | No Scale


4 | Fuji Ya Main Level Kitchen
A102 | No Scale

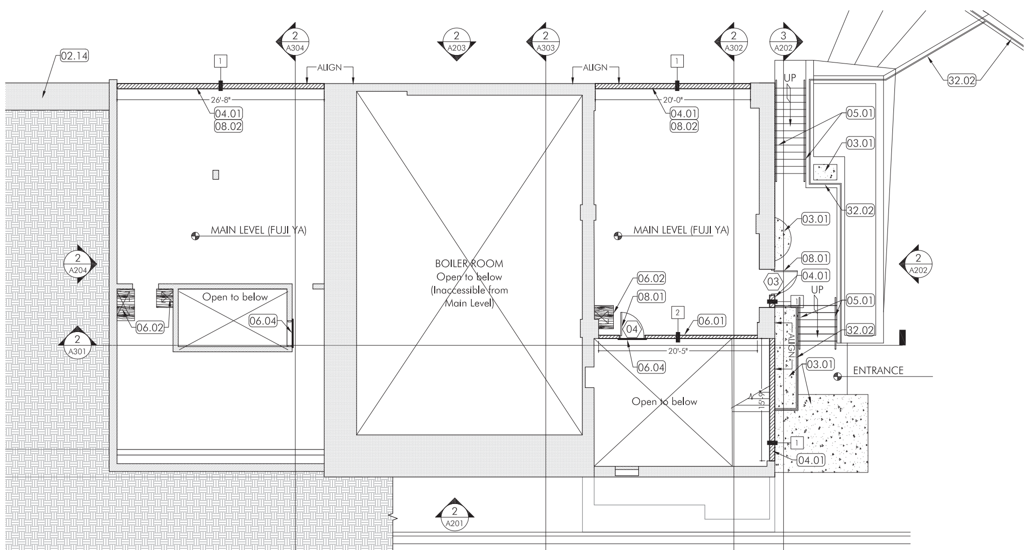

5 | Fuji Ya Main Level Equipment Room
A102 | No Scale


6 | Fuji Ya Main Level Egress Stair
A102 | No Scale


7 | Fuji Ya Main Level Restroom
A102 | No Scale



1 | Main Level Removals Plan
A102 | 1/8"=1'-0"



2 | Main Level Construction Plan
A102 | 1/8"=1'-0"


8 | Fuji Ya Main Level Dining
A102 | No Scale


9 | Fuji Ya Main Level Dining
A102 | No Scale


10 | Fuji Ya Main Level Bar (Engine House)
A102 | No Scale


11 | Fuji Ya Entrance
A102 | No Scale


12 | Fuji Ya Entrance
A102 | No Scale


13 | Fuji Ya Entrance
A102 | No Scale


14 | Fuji Ya Entrance
A102 | No Scale

GENERAL NOTES

1. Remove existing walls, roofing, and associated structural framing indicated on drawings.
2. Do not remove footings below grade.
3. Remove existing doors and windows.
4. Remove existing stairways noted on plans, including treads, risers, stringers, railings, guardrails, and intermediate landings.
5. Remove all existing interior finishes except ceramic and quarry tile flooring.
6. Locate, disconnect, and cap all utilities serving Fuji Ya building.
7. Remove all existing mechanical equipment and ductwork.
8. Remove all existing electrical and plumbing, including light and toilet fixtures.
9. See Structural drawings for reinforcing requirements and locations.

REMOVAL NOTES

DIVISION 02 - EXISTING CONDITIONS

02.03 Remove floor system with concrete topping where indicated on plan, see Sheets S101 and S102 for framing systems.

02.04 Remove exterior walls and planters down to Entrance Level, see also Sheet A102.

02.10 Stucco to remain.

02.11 Remove and salvage 140LF± decorative metal fence and turn over to Owner. See Sheet A100 for full extent.

02.14 Install wood centering to support existing arched openings in historic mill remnants, see 4/A100. Centering to remain after project completion.

CONSTRUCTION NOTES

DIVISION 03 - CONCRETE

03.01 Infill existing floor depressions with concrete level with walking surface.

DIVISION 04 - MASONRY

04.01 Construct CMU wall (Type 1), see Detail 1/A501.

DIVISION 05 - METAL

05.01 Install metal handrail, see Detail 3/A501.

DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES

06.01 Construct Wood Frame Wall (Type 2), see Detail 2/A501.

06.02 Infill floor opening, see Sheet S301 for details.

06.04 Install temporary barrier at existing door opening, see Detail 4/A501.

DIVISION 08 - OPENINGS

08.01 Install metal frame, door, and hardware.

08.02 Install wall venting. See Sheet A203 for locations and Detail 1/A501.

DIVISION 32 - EXTERIOR IMPROVEMENTS

32.02 Install chain link fence.

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Main Level Plans

A102

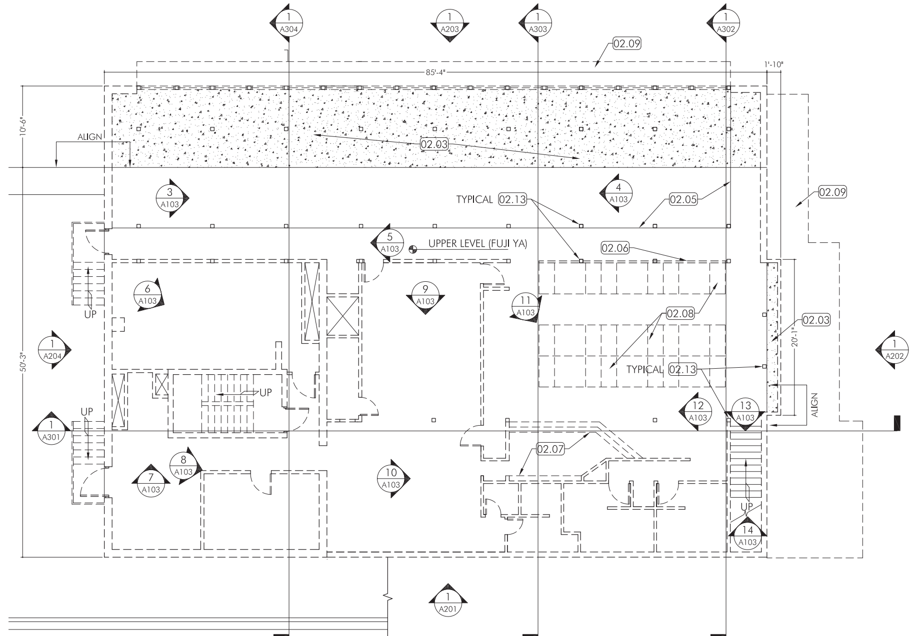
3 | Fuji Ya Upper Level Dining
A103 | No Scale

4 | Fuji Ya Upper Level Dining
A103 | No Scale

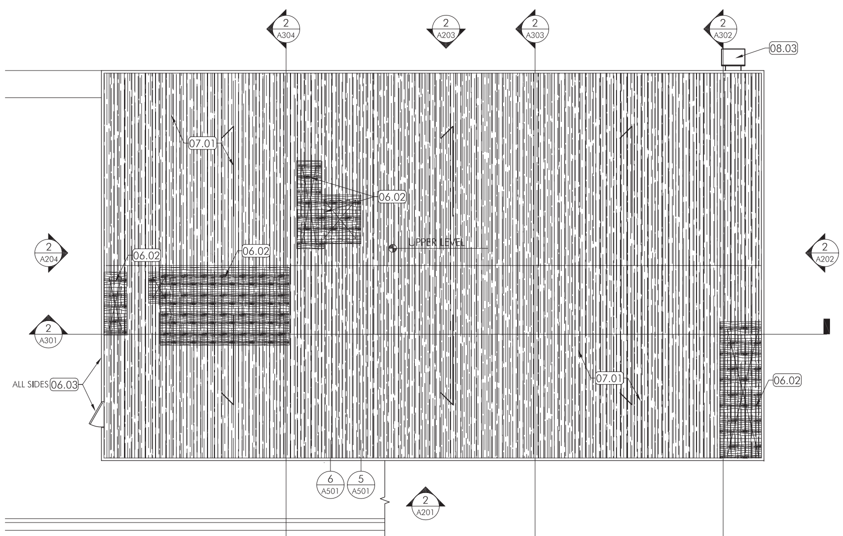
5 | Fuji Ya Upper Level Dining
A103 | No Scale

6 | Fuji Ya Upper Level Storage
A103 | No Scale

7 | Fuji Ya Upper Level Storage
A103 | No Scale



1 | Upper Level Removals Plan
A103 | 1/8"=1'-0"



2 | Upper Level Construction Plan
A103 | 1/8"=1'-0"

8 | Fuji Ya Upper Level Office
A103 | No Scale

9 | Fuji Ya Upper Level Kitchen
A103 | No Scale

10 | Fuji Ya Upper Level Kitchen
A103 | No Scale

11 | Fuji Ya Upper Level Bar
A103 | No Scale

12 | Fuji Ya Upper Level Bar
A103 | No Scale

13 | Fuji Ya Upper Level Stair
A103 | No Scale

14 | Fuji Ya Upper Level Stair
A103 | No Scale

GENERAL NOTES

1. Remove existing walls, roofing, and associated structural framing indicated on drawings.
2. Remove existing doors and windows.
3. Remove existing stairways noted on plans, including treads, risers, stringers, railings, guardrails, and intermediate landings.
4. Remove all existing interior finishes except ceramic and quarry tile flooring.
5. Locate, disconnect, and cap all utilities serving Fuji Ya building.
6. Remove all existing mechanical equipment and ductwork.
7. Remove all existing electrical and plumbing, including light and toilet fixtures.
8. See Structural drawings for reinforcing requirements and locations.

REMOVAL NOTES

DIVISION 02 - EXISTING CONDITIONS

02.03 Remove floor system with concrete topping where indicated on plan, see Sheets S101 and S102 for framing systems.
02.05 Remove wood platform and framing.
02.06 Remove wood screen walls.
02.07 Remove bar and bar shelving.
02.08 Remove booths.
02.09 Remove existing roof and structure.
02.13 Remove and salvage wood posts and beams. Store in basement where noted.

CONSTRUCTION NOTES

DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES

06.02 Infill floor opening, see Sheet S301 for details.
06.03 Install guardrail with gate, see Sheet A204 and Detail 5/A501.

DIVISION 07 - THERMAL & MOISTURE PROTECTION

07.01 Install tapered insulation and roof membrane over existing floor system, see Details 5/A501 and 6/A501.

DIVISION 08 - OPENINGS

08.03 Install photovoltaic panel to power vent inline fans. Run power to vent fans through surface conduit, attaching conduit into mortar joints.

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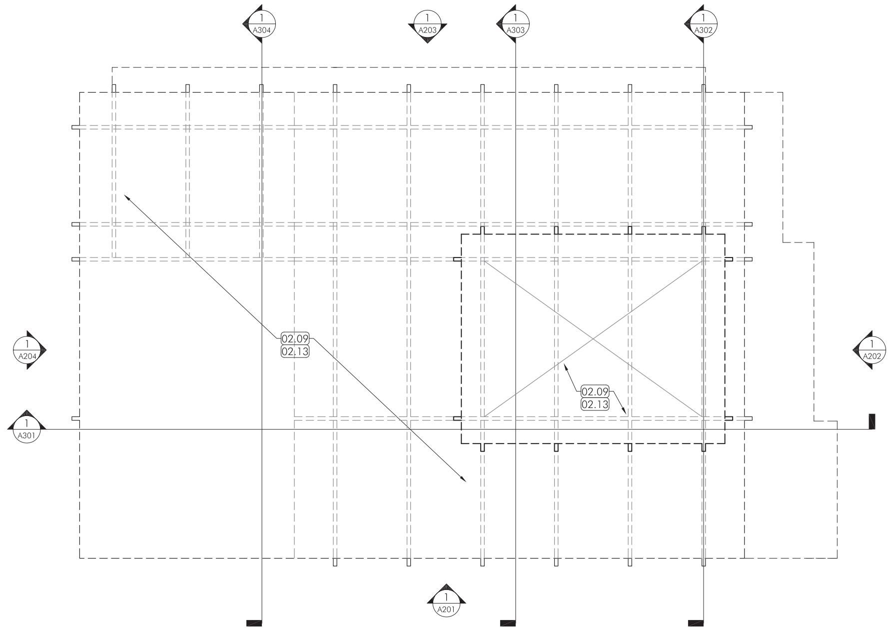
Upper Level Plans

A103



1 | Roof Removals Plan
A104 | 1/8"=1'-0"

GENERAL NOTES

1. Remove existing walls, roofing, and associated structural framing indicated on drawings.
2. See 2/A103 for new roof construction.
3. See Structural drawings for reinforcing requirements and locations.
4. Locate, disconnect, and cap all utilities serving Fuji Ya building.

REMOVAL NOTES

DIVISION 02 - EXISTING CONDITIONS

02.09 Remove existing roof and structure, see Sheet S102 for framing system.

02.13 Remove and salvage wood posts and beams. Store in basement where noted.

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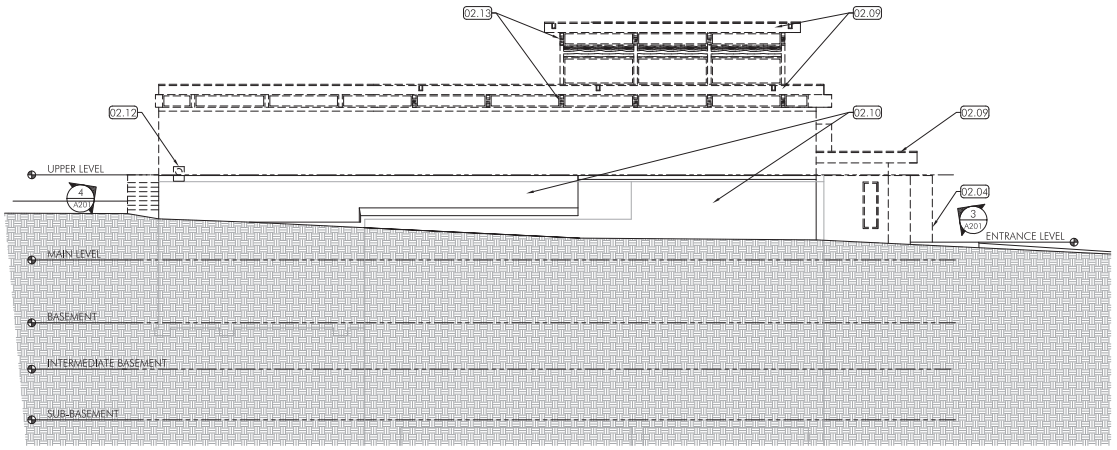
Roof Plans

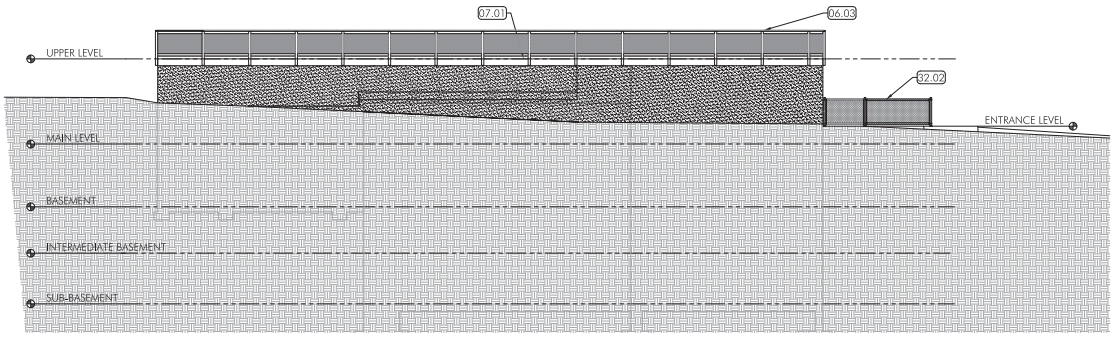
A104

3 | South Exterior Elevation
A201 | No Scale

4 | South Exterior Elevation
A201 | No Scale



1 | South Exterior Removals Elevation
A201 | 1/8"=1'-0"



2 | South Exterior Construction Elevation
A201 | 1/8"=1'-0"

GENERAL NOTES

1. Remove expiring walls, roofing, and associated structural framing indicated on drawings.
2. Do not remove footings below grade.
3. Remove existing doors and windows.
4. Locate, disconnect, and cap all utilities serving Fuji Ya building.

REMOVAL NOTES

DIVISION 02 - EXISTING CONDITIONS

02.04 Remove exterior walls and planters down to Entrance Level, see also Sheet A102.

02.09 Remove existing roof and structure, see Sheet S102 for framing system.

02.10 Stucco to remain.

02.12 Locate, disconnect, and cap all utilities serving Fuji Ya building. Remove electrical service from building.

02.13 Remove and salvage wood posts and beams. Store in basement where noted.

CONSTRUCTION NOTES

DIVISION 05 - METAL

05.01 Install metal handrail, see Detail 3/A501.

DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES

06.03 Install guardrail with gate, see Sheets A103 and A204 and Detail 5/A501.

DIVISION 07 - THERMAL & MOISTURE PROTECTION

07.01 Install tapered insulation and roof membrane over existing floor system, see Details 5/A501 and 6/A501.

DIVISION 32 - EXTERIOR IMPROVEMENTS

32.02 Install chain-link fence.

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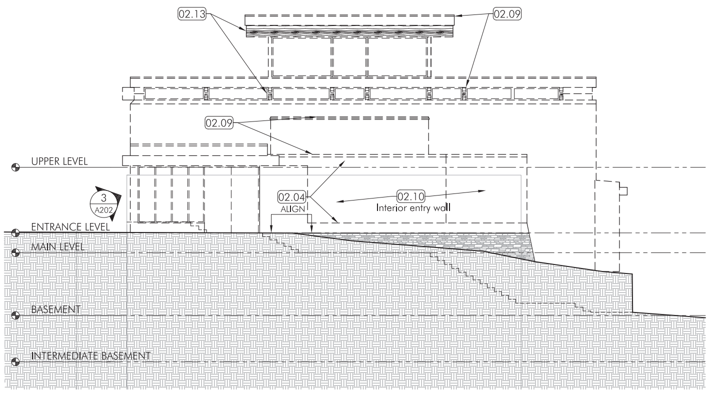
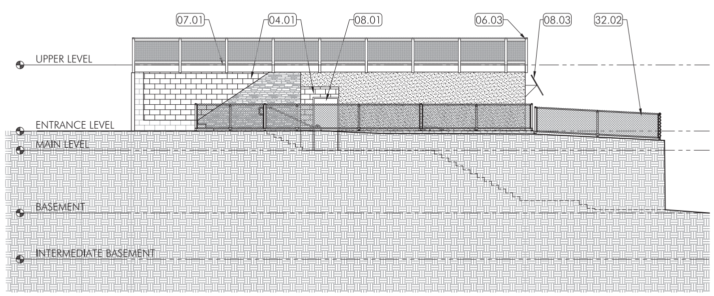
South Exterior Elevations

A201

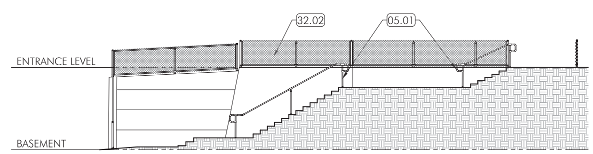
3 | East Exterior Elevation
A202 | No Scale



1 | East Exterior Removals Elevation
A202 | 1/8"=1'-0"



2 | East Exterior Construction Elevation
A202 | 1/8"=1'-0"



3 | East Exterior Stair Construction Section (Looking East)
A202 | 1/8"=1'-0"

GENERAL NOTES

1. Remove existing walls, roofing, and associated structural framing indicated on drawings.
2. Do not remove footings below grade.
3. Remove existing doors and windows.
4. Locate, disconnect, and cap all utilities serving Fuji Ya building.

REMOVAL NOTES

DIVISION 02 - EXISTING CONDITIONS

02.04 Remove exterior walls and planters down to Entrance Level, see also Sheet A102.

02.09 Remove existing roof and structure, see Sheet S102 for framing system.

02.10 Stucco to remain.

02.13 Remove and salvage wood posts and beams. Store in basement where noted.

CONSTRUCTION NOTES

DIVISION 04 - MASONRY

04.01 Construct CMU wall (Type 1), see Detail 1/A501.

DIVISION 05 - METAL

05.01 Install metal handrail, see Detail 3/A501.

DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES

06.03 Install guardrail with gate, see Sheets A103 and A204 and Detail 5/A501.

DIVISION 07 - THERMAL & MOISTURE PROTECTION

07.01 Install tapered insulation and roof membrane over existing floor system, see Details 5/A501 and 6/A501.

DIVISION 08 - OPENINGS

08.01 Install metal frame, door, and hardware.

08.03 Install photovoltaic panel to power vent inline fans. Run power to vent fans through surface conduit, attaching conduit into mortar joints.

DIVISION 32 - EXTERIOR IMPROVEMENTS

32.02 Install chain link fence.

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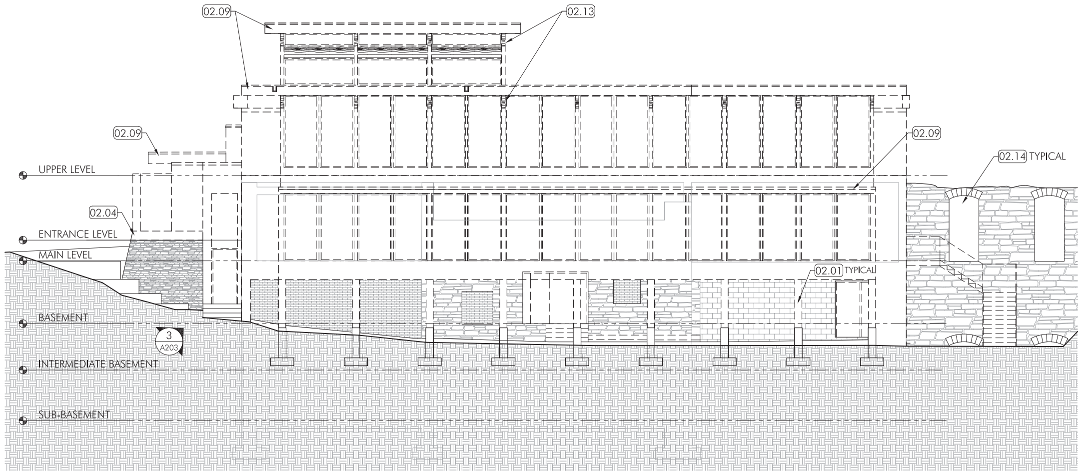
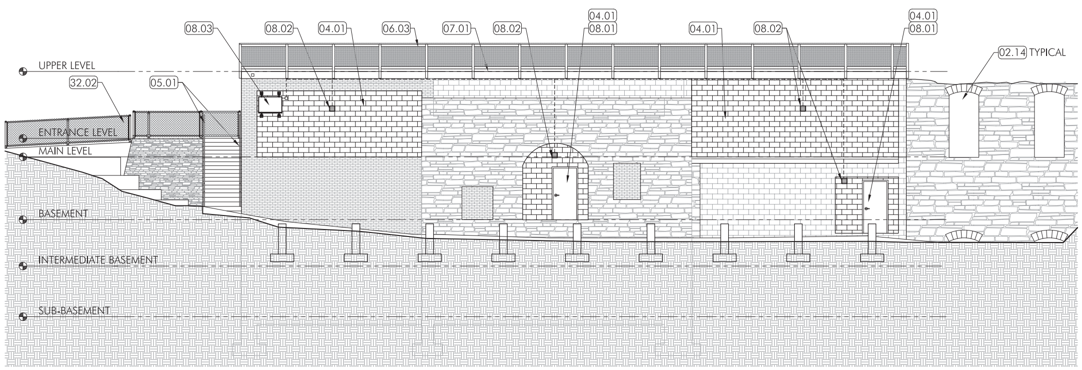
East Exterior Elevations

A202

3 | North Exterior Elevation
A203 | No Scale



1 | North Exterior Removals Elevation
A203 | 1/8"=1'-0"



2 | North Exterior Construction Elevation
A203 | 1/8"=1'-0"

GENERAL NOTES

1. Remove existing walls, roofing, and associated structural framing indicated on drawings.
2. Do not remove footings below grade.
3. Remove existing doors and windows.
4. Remove existing stairways noted on plans, including treads, risers, stringers, railings, guardrails, and intermediate landings.
5. Locate, disconnect, and cap all utilities serving Fuji Ya building.

REMOVAL NOTES

DIVISION 02 - EXISTING CONDITIONS

02.01 Remove existing columns. Cut column anchors flush with top of foundation. Concrete foundation and footing to remain.

02.04 Remove exterior walls and planters down to Entrance Level, see also Sheet A102.

02.09 Remove existing roof and structure, see Sheet S102 for framing system.

02.13 Remove and salvage wood posts and beams. Store in basement where noted.

02.14 Install wood centering to support existing arched openings in historic mill remnants, see 4/A100. Centering to remain after project completion.

CONSTRUCTION NOTES

DIVISION 04 - MASONRY

04.01 Construct CMU wall (Type 1), see Detail 1/A501.

DIVISION 05 - METAL

05.01 Install metal handrail, see Detail 3/A501.

DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES

06.03 Install guardrail with gate, see Sheets A103 and A204 and Detail 5/A501.

DIVISION 07 - THERMAL & MOISTURE PROTECTION

07.01 Install tapered insulation and roof membrane over existing floor system, see Details 5/A501 and 6/A501.

DIVISION 08 - OPENINGS

08.01 Install metal frame, door, and hardware.

08.02 Install wall vent and inline fan. See Sheet A203 for locations and Detail 1/A501.

08.03 Install photovoltaic panel to power vent inline fans. Run power to vent fans through surface conduit, attaching conduit into mortar joints.

DIVISION 32 - EXTERIOR IMPROVEMENTS

32.02 Install chain link fence.

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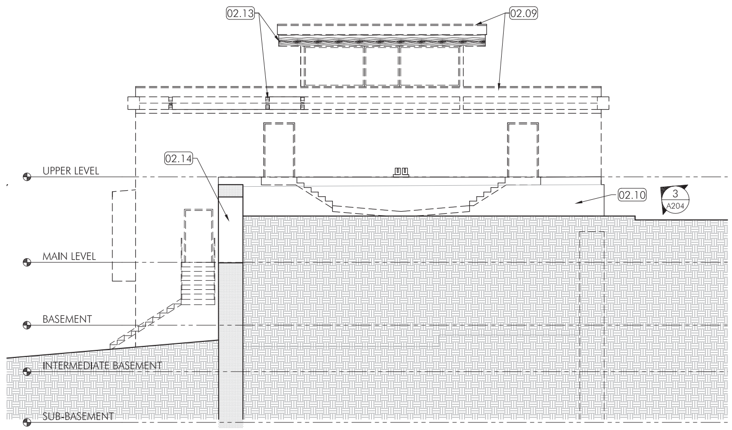
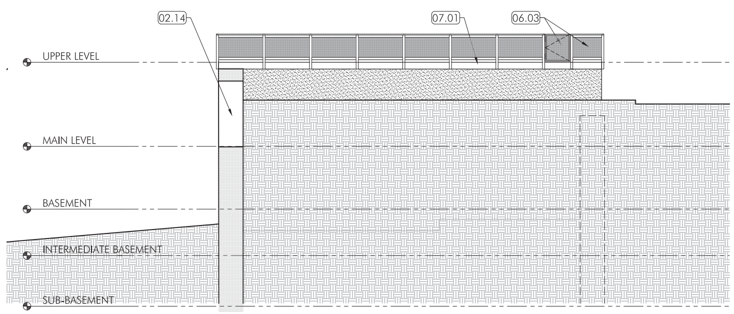
North Exterior Elevations

A203

3 | West Exterior Elevation
A204 | No Scale



1 | West Exterior Removals Elevation
A204 | 1/8"=1'-0"



2 | West Exterior Construction Elevation
A204 | 1/8"=1'-0"

GENERAL NOTES

1. Remove existing walls, roofing, and associated structural framing indicated on drawings.
2. Do not remove footings below grade.
3. Remove existing doors and windows.
4. Remove existing stairways noted on plans, including treads, risers, stringers, railings, guardrails, and intermediate landings.
5. Locate, disconnect, and cap all utilities serving Fuji Ya building.

REMOVAL NOTES

DIVISION 02 - EXISTING CONDITIONS

02.09 Remove existing roof and structure, see Sheet S102 for framing system.

02.10 Stucco to remain.

02.13 Remove and salvage wood posts and beams. Store in basement where noted.

02.14 Install wood centering to support existing arched openings in historic mill remnants, see 4/A100. Centering to remain after project completion.

CONSTRUCTION NOTES

DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES

06.03 Install guardrail with gate, see Sheet A103 and Detail 5/A501.

DIVISION 07 - THERMAL & MOISTURE PROTECTION

07.01 Install tapered insulation and roof membrane over existing floor system, see Details 5/A501 and 6/A501.

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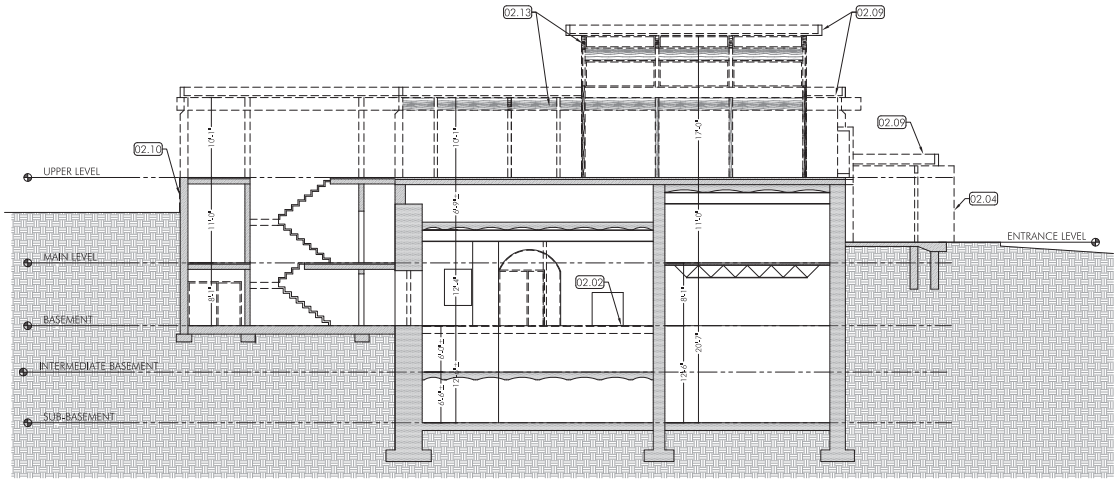
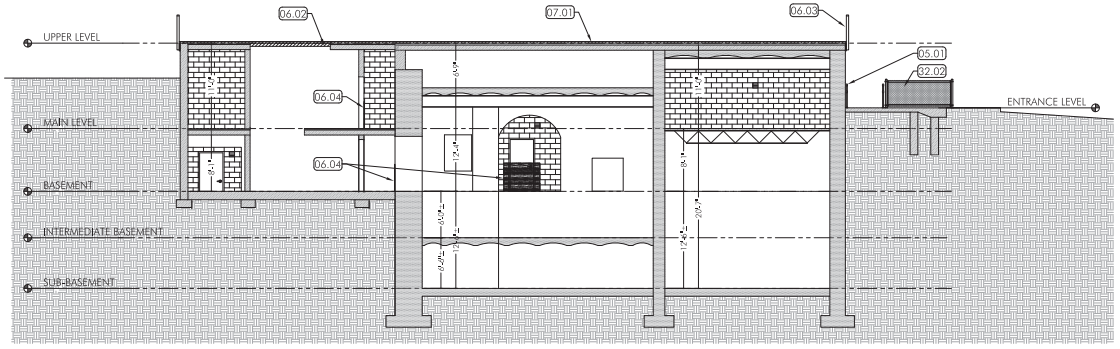
West Exterior Elevations

A204



1 | East-West Section 1 - Removals
A301 | 1/8"=1'-0"



2 | East-West Section 1 - Construction
A301 | 1/8"=1'-0"

GENERAL NOTES

1. Remove existing walls, roofing, and associated structural framing indicated on drawings.
2. Do not remove footings below grade.
3. Remove existing doors and windows.
4. Remove existing stairways noted on plans, including treads, risers, stringers, railings, guardrails, and intermediate landings.
5. Remove all existing interior finishes except ceramic and quarry tile flooring.
6. Locate, disconnect, and cap all utilities serving Fuji Ya building.
7. Remove all existing mechanical equipment and ductwork.
8. Remove all existing electrical and plumbing, including light and toilet fixtures.

REMOVAL NOTES

DIVISION 02 - EXISTING CONDITIONS

02.02 Remove wood floor and framing.

02.04 Remove exterior walls and planters down to Entrance Level, see also Sheet A102.

02.09 Remove existing roof and structure, see Sheet S102 for framing system.

02.10 Stucco to remain.

02.13 Remove and salvage wood posts and beams. Store in basement where noted.

CONSTRUCTION NOTES

DIVISION 05 - METAL

05.01 Install metal handrail, see Detail 3/A501.

DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES

06.02 Infill floor opening, see Sheet S301 for details.

06.03 Install guardrail with gate, see Sheets A103 and A204 and Detail 5/A501.

06.04 Install temporary barrier at existing door opening, see Detail 4/A501.

DIVISION 07 - THERMAL & MOISTURE PROTECTION

07.01 Install tapered insulation and roof membrane over existing floor system, see Details 5/A501 and 6/A501.

DIVISION 32 - EXTERIOR IMPROVEMENTS

32.02 Install chain link fence.

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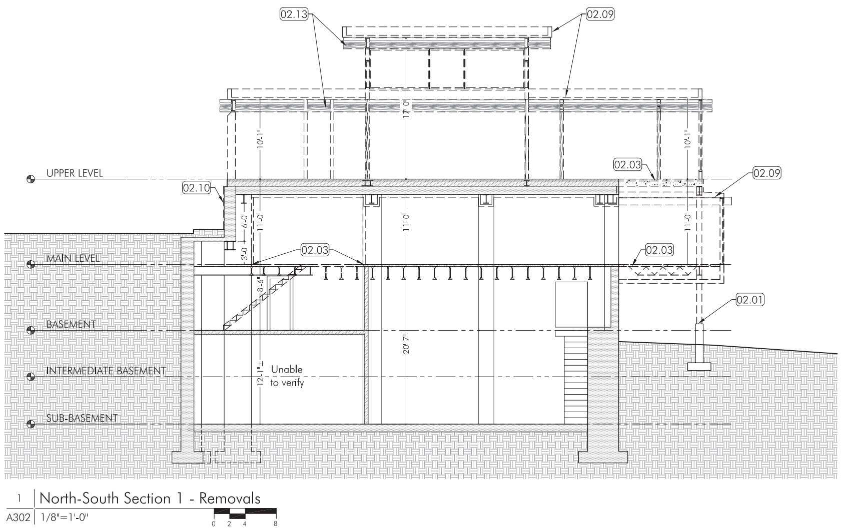
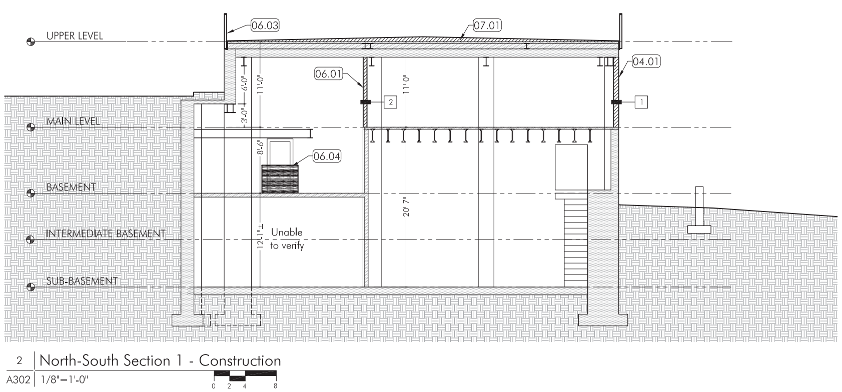
East-West Section 1

A301



1 | North-South Section 1 - Removals
A302 | 1/8"=1'-0"



2 | North-South Section 1 - Construction
A302 | 1/8"=1'-0"

GENERAL NOTES

1. Remove existing walls, roofing, and associated structural framing indicated on drawings.
2. Do not remove footings below grade.
3. Remove existing doors and windows.
4. Remove all existing interior finishes except ceramic and quarry tile flooring.
5. Locate, disconnect, and cap all utilities serving Fuji Ya building.
6. Remove all existing mechanical equipment and ductwork.
7. Remove all existing electrical and plumbing, including light and toilet fixtures.

REMOVAL NOTES

DIVISION 02 - EXISTING CONDITIONS

02.01 Remove existing columns. Cut column anchors flush with top of foundation. Concrete foundation and footing to remain.

02.03 Remove floor system with concrete topping where indicated on plan, see Sheets S101 and S102 for framing systems.

02.09 Remove existing roof and structure, see Sheet S102 for framing system.

02.10 Stucco to remain.

02.13 Remove and salvage wood posts and beams. Store in basement where noted.

CONSTRUCTION NOTES

DIVISION 04 - MASONRY

04.01 Construct CMU wall (Type 1), see Detail 1/A501.

DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES

06.01 Construct Wood Frame Wall (Type 2), see Detail 2/A501.

06.03 Install guardrail with gate, see Sheets A103 and A204 and Detail 5/A501.

06.04 Install temporary barrier at existing door opening, see Detail 4/A501.

DIVISION 07 - THERMAL & MOISTURE PROTECTION

07.01 Install tapered insulation and roof membrane over existing floor system, see Details 5/A501 and 6/A501.

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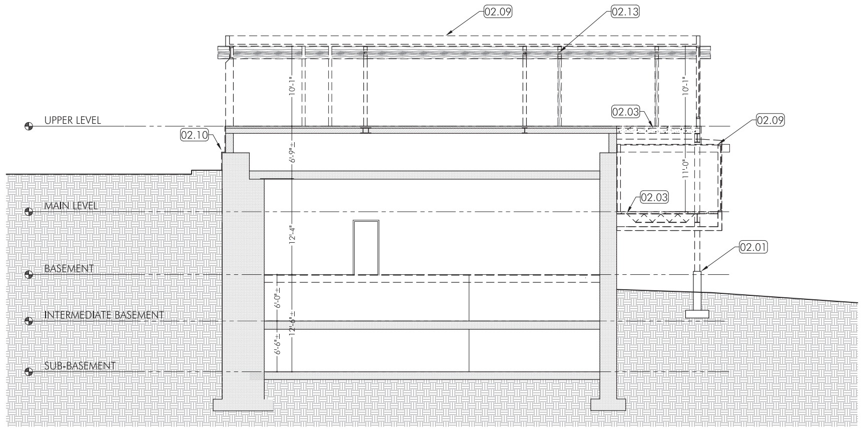
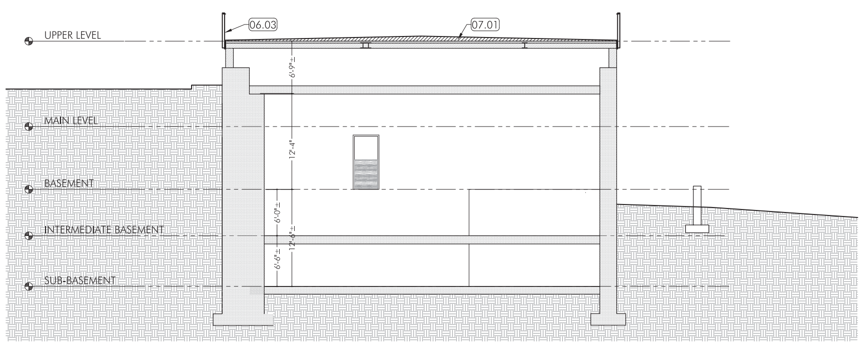
North-South Section 1

A302



1 | North-South Section 2 - Removals
A303 | 1/8"=1'-0"



2 | North-South Section 2 - Construction
A303 | 1/8"=1'-0"

GENERAL NOTES

1. Remove existing walls, roofing, and associated structural framing indicated on drawings.
2. Do not remove footings below grade.
3. Remove existing doors and windows.
4. Remove all existing interior finishes except ceramic and quarry tile flooring.
5. Locate, disconnect, and cap all utilities serving Fuji Ya building.
6. Remove all existing mechanical equipment and ductwork.
7. Remove all existing electrical and plumbing, including light and toilet fixtures.

REMOVAL NOTES

DIVISION 02 - EXISTING CONDITIONS

02.01 Remove existing columns. Cut column anchors flush with top of foundation. Concrete foundation and footing to remain.

02.03 Remove floor system with concrete topping where indicated on plan, see Sheets S101 and S102 for framing systems.

02.09 Remove existing roof and structure, see Sheet S102 for framing system.

02.10 Stucco to remain.

02.13 Remove and salvage wood posts and beams. Store in basement where noted.

CONSTRUCTION NOTES

DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES

06.03 Install guardrail with gate, see Sheets A103 and A204 and Detail 5/A501.

DIVISION 07 - THERMAL & MOISTURE PROTECTION

07.01 Install tapered insulation and roof membrane over existing floor system, see Details 5/A501 and 6/A501.

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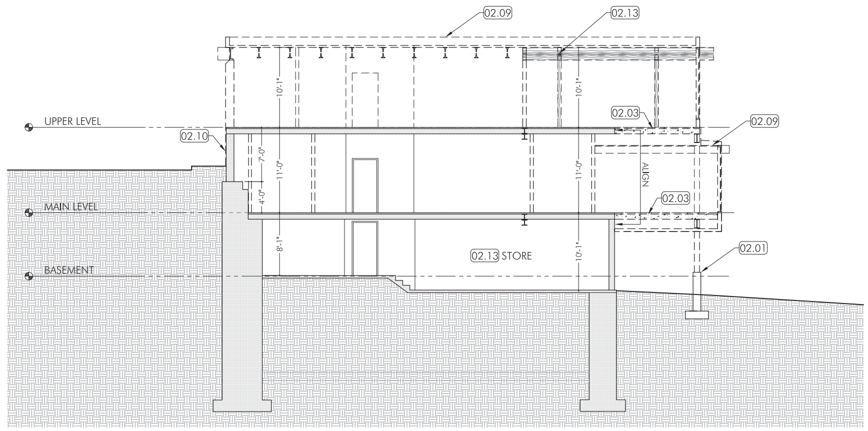
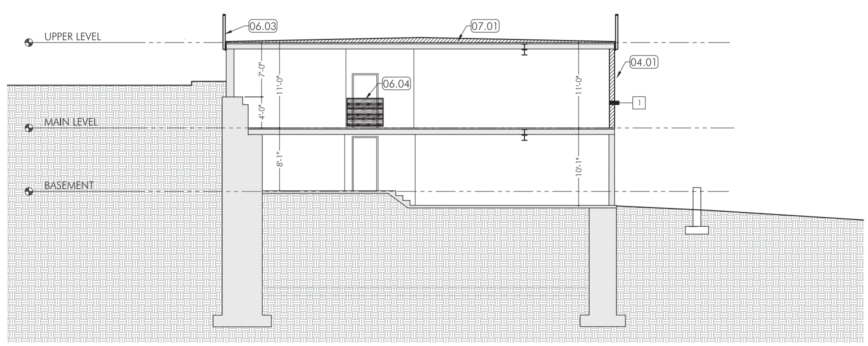
North-South Section 2

A303



1 | North-South Section 3 - Removals
A304 | 1/8"=1'-0"



2 | North-South Section 3 - Construction
A304 | 1/8"=1'-0"

GENERAL NOTES

1. Remove existing walls, roofing, and associated structural framing indicated on drawings.
2. Do not remove footings below grade.
3. Remove existing doors and windows.
4. Remove all existing interior finishes except ceramic and quarry tile flooring.
5. Locate, disconnect, and cap all utilities serving Fuji Ya building.
6. Remove all existing mechanical equipment and ductwork.
7. Remove all existing electrical and plumbing, including light and toilet fixtures.

REMOVAL NOTES

DIVISION 02 - EXISTING CONDITIONS

02.01 Remove existing columns. Cut column anchors flush with top of foundation. Concrete foundation and footing to remain.

02.03 Remove floor system with concrete topping where indicated on plan, see Sheets S101 and S102 for framing systems.

02.09 Remove existing roof and structure, see Sheet S102 for framing system.

02.10 Stucco to remain.

02.13 Remove and salvage wood posts and beams. Store in basement where noted.

CONSTRUCTION NOTES

DIVISION 04 - MASONRY

04.01 Construct CMU wall (Type 1), see Detail 1/A501.

DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES

06.03 Install guardrail with gate, see Sheets A103 and A204 and Detail 5/A501.

06.04 Install temporary barrier at existing door opening, see Detail 4/A501.

DIVISION 07 - THERMAL & MOISTURE PROTECTION

07.01 Install tapered insulation and roof membrane over existing floor system, see Details 5/A501 and 6/A501.

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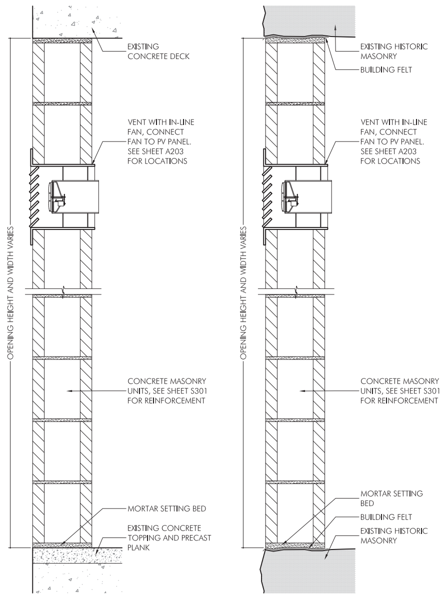
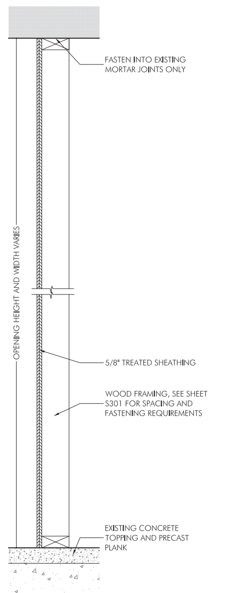
North-South
Section 3

A304

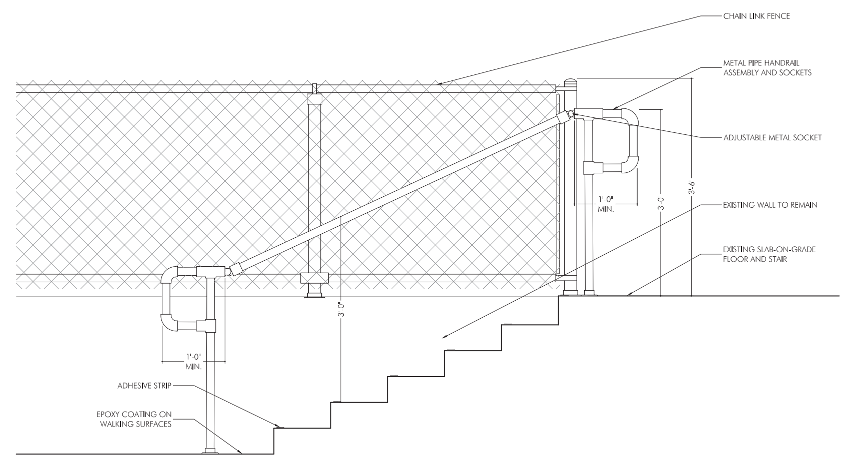


Wall Type 1A: Existing Fuji Ya Construction
Wall Type 1B: Existing Historic Masonry Construction

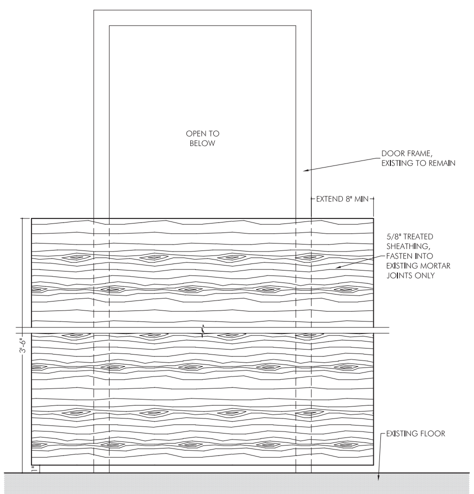
2 | Wall Type 1 - CMU Wall Details
A501 | 1 1/2"=1'-0"



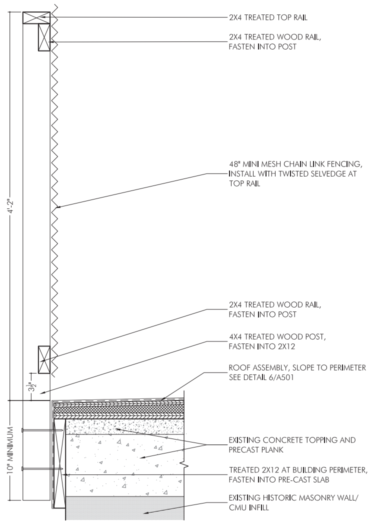
3 | Wall Type 2 - Wood Frame Wall Detail
A501 | 1 1/2"=1'-0"



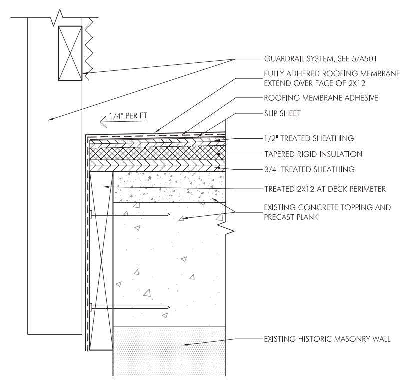
3 | Metal Handrail Detail
A501 | 1/2"=1'-0"



4 | Barrier at Interior Door Opening Detail
A501 | 1 1/2"=1'-0"



5 | Roof Guardrail Detail
A501 | 1 1/2"=1'-0"



6 | Roof Assembly Detail
A501 | 3"=1'-0"

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Construction Details

A501

STRUCTURAL NOTES

Unless noted otherwise on the plans and/or in the details, these notes shall apply. If there are discrepancies between the plans/details and these notes, the contractor must conform to the more stringent requirements, unless clarified with the Structural Engineer of Record (SER) prior to work.

MATERIAL STRENGTHS
Structural Steel
- HSS Rectangular and Square - ASTM A500 Gr. B, Fy = 46 ksi
- HSS Round - ASTM A500 Gr. B, Fy = 42 ksi
- Pipe - ASTM A53 Gr. B, Fy = 35 ksi
- W and WT shapes - ASTM A992, Fy = 50 ksi
- Misc. structural steel - ASTM A36, Fy = 36 ksi

Structural Steel Fasteners
- Connection bolts - ASTM A325 or F1852, Fu = 120 ksi
- Anchor rods - ASTM F1554, Gr. 36, Fy = 36 ksi
- Threaded rods - ASTM A36, Fy = 36 ksi

Reinforcing Steel
- Deformed Bars - ASTM A615, Gr. 60, Fy = 60 ksi
- Weldable Bars - ASTM A706, Gr. 60, Fy = 60 ksi
- Masonry Joint Reinforcing - ASTM A951, Fy = 70 ksi

Concrete
- f 'c = compressive strength in 28 days
  - 4,000 psi unless noted otherwise
  - 3,000 psi for masonry corefill & concrete on metal deck

Masonry
- Concrete Masonry Units - ASTM C90
- f 'm = net area compressive strength of masonry
  - based on IBC table 2105.2.2.1.2
  - 1,500 psi

Structural Lumber
- Treated lumber - #2 Southern Pine or equal

DESIGN LOADS
Roof
- Snow load
  - Ground snow, pg: 50 psf
  - Flat roof snow load, pf: 39 psf
  - Ce = 1.0, Ct = 1.1, Is = 1.0

Floors
- Dead load: 15 psf
- Live loads
  - Stairs: 100 psf / 300 lbs point load
  - Public Areas & Corridors serving them: 100 psf

Wind
- Risk Category: II
- Vult: 115 mph (3 second gust)
- Vasd: 90 mph (3 second gust)
- Exposure Category: C
- Iw: 1.0
- Internal pressure coefficient (GCpi): ±0.18
- Component & Cladding design pressure: 15 psf

DESIGN CODES
Minnesota Building Code (2015)
Minnesota Conservation Code for Existing Buildings (2015)

REFERENCE CODES
International Building Code (IBC-2012)
International Existing Building Code (IEBC-2012)
American Society of Civil Engineers/Structural Engineering Institute (ASCE/SEI 7-10)
American Institute of Steel Construction Manual (AISC 360-10)
American Welding Society - Structural Welding Code - Steel (AWS D1.1-10, D1.3-98, D1.4-98)
American Concrete Institute - Building Code Requirements for Structural Concrete - (ACI 318-11)
American Concrete Institute - Building Code Requirements for Masonry Structures - (ACI 530-11)
American Forest & Paper Association - National Design Specifications for Wood Construction with 2012 Supplement (ANSI/AWC - NDS-2012)

GENERAL NOTES
The contractor is solely responsible for site safety including all temporary precautionary measures and safety programs. Site observation visits by the SER do not include review of the contractor's safety precautions.

COORDINATION - ARCHITECTURAL, CIVIL, MECHANICAL, AND ELECTRICAL ITEMS
Contractor shall verify all dimensions and conditions on site with the plans before construction begins. All discrepancies must be reported immediately.
Location, dimensions and details of recesses, depressions, openings, and equipment supports must be verified by reference to architectural, civil, electrical, and mechanical drawings.

EXISTING CONDITIONS
Contractor shall verify all dimensions, elevations, and details of the existing structure where they affect the new structural work. Notify architect and SER if there are any deviations from the contract documents.
Contractor shall field verify dimensions and elevations prior to fabrication of structural members.
Remove and replace existing architectural, electrical, mechanical, structural, civil, or miscellaneous items as necessary.

SHORING
General Contractor shall be responsible for temporary shoring of the existing construction until the new construction is in place and properly anchored in final form.
Shoring loads for existing structure not shown in documents to be determined by an engineer licensed in the state in which the project is located.
Shoring must be designed and the final design must be submitted to SER per Submittal Section for review.

TEMPORARY BRACING
All structural members are designed for in-place loads. Contractor is responsible for bracing, without overstressing, all structural elements as required at all stages of construction until completion of this project.
Provide temporary lateral support for all walls until adequately braced by the permanent structure.
Provide required temporary bracing for structural steel until permanent bracing and walls are in place.

CONCRETE
Provide ready-mixed concrete per ASTM C94. Portland cement must be ASTM C150, Type I. Use only one brand of cement throughout the work. Provide concrete aggregates meeting the requirements of ASTM C33.
Water must be clean, free of deleterious amounts of acids, alkalis, or organic materials, and be considered potable. Provide admixtures to reduce water content, provide air-entrainment, or alter the quality of the concrete to meet the job conditions. Admixtures must be indicated in the mix designs.
All concrete exposed to weather, freeze-thaw conditions or de-icing chemicals shall contain 5% - 7% entrained air.
Slump at point of discharge shall be as follows:

Slabs on grade	3" - 4"
Structural slabs, beams	3" - 4"
Masonry grout	8" - 11"

Verify slump on site matches slump specified in the approved mix design by testing methods listed in ASTM C143.
Workability of the concrete must be maintained so that concrete will completely fill forms without voids and bond to reinforcing without separation of materials.
Mix and deliver concrete in accordance with ASTM C94. Cooled or heated water must be used in accordance with ACI 305 and 306.
Ready mixed concrete must be transported to the site in watertight agitators or mixer trucks loaded not in excess of rated capacities.
Discharge at the site must be within one hour after charging. Air-entraining and chemical admixtures, if approved, must be charged into mixer as a solution as recommended by the manufacturer.
Concrete placed during cold weather must conform to the requirements of ACI 306.1. For hot weather conditions, apply recommendations of ACI 305.
Place concrete in accordance with ACI 304 "Guide for Measuring, Mixing, Transporting, and Placing Concrete". Use mechanical vibrating equipment for consolidation. Do not use vibrators to transport concrete in forms.
Protect fresh concrete from premature drying and excessively hot or cold temperatures while maintaining minimal moisture loss at a relatively constant temperature above 55 degrees Fahrenheit.
Provide wire, plastic, or precast concrete spacers, chairs, slab bolsters, support bars, etc. for support of reinforcing steel in proper position while placing concrete. Chairs/bolsters must be stable and resist tipping.

CONCRETE SLABS
All slabs on grade to be 4" thick and reinforced with 3.0 pounds per cubic yard polypropylene macro fiber.
All concrete stairs cast on grade are to be a minimum of 6" thick and reinforced with #4 at 12" OC, each way, with 3" cover at bottom.
Construction and/or control joints should occur at a maximum of 10'-0" OC at exterior slabs on grade, and at a maximum of 16'-0" OC at interior slabs on grade.
Construction and/or control joints should be laid out in a rectangular pattern with long to short side ratio less than or equal to 1.5 and with no re-entrant corners.
Control joints for slabs on grade should be saw-cut as soon as concrete can accept it without raveling.
Do not cut control joints in structural slabs or topping slabs unless specifically directed.
All control/construction joints must be continuous and not staggered or offset.
Control joints must be cleaned and sealed for curing purposes as soon as possible.
Verify floor finishes and control/construction joint locations with owner and architect.

CONCRETE TOPPING
All topping slabs must be reinforced with 3.0 pounds per cubic yard polypropylene macro fiber.

CONCRETE COVER ON REINFORCING

Joists and Slabs	1" clear, top and bottom
Slab on Grade	Center reinforcing in slab

TOPPING OVER PRECAST PLANK
Structural and non-structural topping must be placed over precast in a manner that will reduce the risk of delaminating of the topping slab from the precast substrate. The following minimum work, or an alternate process submitted to the SER for approval, must be performed to prevent the delamination of the topping layer:
- Clean the precast plank surfaces of all debris and dirt with brooms and high pressure air hose.
- Wash any oil or grease spilled on the plank surfaces using an appropriate cleaning agent.
- Immediately prior to pouring the concrete topping, wet the plank surface completely and broom a cement slurry over the area to receive the topping. Do not allow the slurry mixture to dry.
- If the slurry mixture dries, evidenced by the white color of the dry cement, re-wet the surface and broom the slurry again.

The topping will bond permanently to the plank when placed over a properly prepared surface. This preparation includes a precast plank that has been cleaned and wetted sufficiently to prevent rapid drying of the concrete immediately adjacent to the precast plank surface. The slurry will enhance the bond and improve the long term performance of the topping.

REINFORCED CONCRETE MASONRY WALLS
Hollow unit concrete masonry must be per ASTM C90.
Mortar must be per ASTM C270: Type S for below grade and exterior masonry; Type N for all interior above grade masonry.
All masonry units must be placed in running bond.
Provide special shapes for jambs, columns, pilasters, control joints, corners and lintels.
See plans for location and spacing of reinforcement in walls.
Locate reinforcement in cores with positioners.
Place at least (1) vertical reinforcing bar in wall corners.
When one bar is in a single core, place in center.
For #6 and smaller, vertical steel must be continuous with 48 diameter lap at all splices for reinforcement in center of wall, 72 diameter lap at all splices for reinforcement near face of wall or as scheduled for specific conditions.
Fill masonry core at vertical columns with grout vibrated in place.
Grout must be per ASTM C476 with a slump of 8" - 11" and tested per ASTM C143.
Wall heights must not exceed 5'-4" before placement of core grout unless cleanout holes are provided at the bottom of each maximum 5'-4" grout lift.
Provide ladder or truss style horizontal joint reinforcing, fabricated with galvanized minimum 9-gauge wire, placed every 2nd course (16" OC) in single wythe masonry walls.
Provide bond beam with 2 - #5 at all floor lines, roof lines and top of walls or as specified on drawings.
Provide corner bars with 2'-0" legs for each horizontal bar in all bond beams at corners and intersecting walls.
Provide full mortar bedded face shells and webs around all grouted cells for full bearing and to prevent leakage into adjacent cells.
Place control joints in the masonry walls such that no straight run of wall exceeds the lesser of 32 feet or 2.5 times the height.
Locate control joints at least 4'-0" from masonry wall pilasters and corners.
Bond beam reinforcing must be continuous through control joints.
See architectural plans for location and detail of wall control joints.
All openings in non-load bearing masonry walls not specifically indicated to have other types of lintels must have reinforced masonry lintels as follows:
- 8" deep for spans up to 4'-0".
- 16" deep for spans from 4'-0" to 8'-0".
- 4" and 6" wide units to be reinforced with 1 - #5 bottom.
- 8", 10" and 12" wide units to be reinforced with 2 - #5 bottom.

Where one lintel beam is continuous over two openings, with intermediate support, use 2 - #5 top and 2 - #5 bottom.
Extend all lintels a minimum of 8" beyond opening and grout jamb core full height with 1 - #5 vertical reinforcing bar.

STRUCTURAL STEEL
Structural steel must be designed, fabricated, and erected according to the specifications of the American Institute of Steel Construction (AISC).
Naturally occurring camber in beams to be set with the camber up.
Structural steel supplier must supply all cap plates, bearing assemblies, base plates, stiffeners, splices and connections.
All welding must match filler materials in accordance with the rules of the American Welding Society (AWS D1.1) Structural Welding Code.
All welders shall be certified by the rules of the American Welding Society.
Steel beams to have minimum 5/16" full height web stiffeners each side at all bearing locations and when supporting columns above.
Field weld all steel beams to concrete or masonry bearing plates full length each face with 1/4" fillets.
All structural steel below grade must be coated with bituminous paint.
All structural steel exposed to weather must be galvanized.
Modification of structural steel members in the field is not permitted without prior approval by the SER.

STRUCTURAL STEEL CONNECTIONS
Provide standard connections given in parts 7 - 10 of the AISC 360 Steel Construction Manual. Provide certified calculations for non-standard connections by a qualified Professional Engineer who is licensed in the state where the project is located.
Connections which require additional capacity or have special load requirements are noted on the drawings similar to V = 75 k. All reactions given are service load reactions.
Typically provide bolted connections for field installation and welded or bolted shop connections.
Typical bolts are 3/4" diameter A325-N bolts in standard or short slotted holes.
Structural steel supplier must provide all components for OSHA requirements.

DIMENSION LUMBER
Design assumes lumber is free of significant splits and checks. Contractor must visually inspect lumber during installation.
All lumber must be grade stamped and provide the following information: grading agency, mill number or name, grade of lumber, species or species grouping or combination designation, rules under which graded, where applicable, and condition of seasoning at time of manufacture.
Lumber grading rules and wood species must conform to Voluntary Product Standard PS 20-10 as published by the Department of Commerce. Grading rules must be from an agency certified by the Board of Review of the American Lumber Standards Committee.
All lumber must be seasoned to a moisture content of 19% or less, with the indication of "S-Dry" on the grade stamp.
All lumber must be protected from the elements.
Sill plates and all other lumber in contact with concrete or masonry and within 8" of finished grade must be preservative treated wood. In crawlspaces or unexcavated areas within the building foundation, wood must be preservative treated for joists within 18" of exposed ground and/or girders within 12" of exposed ground.
Preservative treated wood must be in accordance with the American Wood Protection Association, Standard U1.
All fasteners and hangers in contact with treated lumber must be G185 hot dipped galvanized or equal.
All walls must have a single bottom plate and double top plate.
Frame exterior walls with 2 x 6 studs @ 16" OC.
Frame interior bearing walls with 2 x 6 studs @ 16" OC.
Frame interior non-load bearing walls with 2 x 4 studs @ 16" OC.
At typical openings, provide a minimum of 2 bearing (trimmer or jack) studs and 1 full-height king stud.
For headers not noted, provide 2-2x6 up to 4'-0" span and 2-2x8 from 4'-0" to 6'-0" span.
Beams and headers must be fully supported across the width of the member. Bear each end on all support studs or columns noted on plan with a minimum 3" bearing length.
Beams or headers made of multiple 2x plies with 1/2" spacer must be nailed together with 16d nails (.162" x 3 ½") at 16" OC along each edge, typical for each lumber ply.
Wood joists must bear the full width of supporting members (stud wall, beams, etc.)
Provide solid vertical blocking at all joist spaces below wood columns. Provide matching columns to foundation at lower levels below columns comprised of 3 or more studs.
Beams and joists not bearing on supporting members must be framed with prefabricated metal hangers.
Space joist bridging at a maximum of 8'-0" OC.
Double all joists under parallel partitions.
Minimum nailing to be in accordance with Table 2304.9.1 of IBC.
All plywood and OSB must be installed per APA standards, including the use of construction adhesive for fastening to floor joists.
Performance requirements, adhesive bond performance, panel construction, workmanship, dimensions, tolerances, marking, and moisture content of Wood-based Structural-use Panels must conform to Voluntary Product Standard PS 2-10 published by the Department of Commerce.

WALL SHEATHING
Wood panel wall sheathing must be minimum 1/2" nominal (15/32") thick panels rated per APA for the spacing of the supporting members. A minimum 32/16 span rating is recommended.
Provide Exterior or Exposure 1 grade.
Fasten wood panel wall sheathing with 8d nails (.131" diameter x 2 1/2") spaced at 4" OC at supported edges and 12" OC at intermediate supports. Leave an 1/8" gap at all end and edge joints to allow for expansion. Stagger end joints of panels.
Gypsum wall sheathing must be a minimum of 1/2" thick fastened with 6d cooler or wallboard nails at 4" OC to all framing members.
Panels must be continuous over two or more spans and the long panel dimension may be either perpendicular or parallel to supports.
All edges must be blocked.
Refer to plan and notes for any special shear wall nailing and bolting conditions.

FLOOR SHEATHING
Floor sheathing must be minimum 3/4" nominal (23/32") thick tongue and groove panels rated per APA for the spacing of the supporting members. A minimum 48/24 span rating is recommended.
Provide Exposure 1 grade.
Panels must be continuous over two or more spans and the long panel dimension must be perpendicular to supports.
Fasten sheathing with construction adhesive and 10d nails (.148" diameter x 3") spaced at 6" OC at supported edges and 6" OC at intermediate supports.

ROOF SHEATHING
Roof sheathing must be minimum 5/8" nominal (19/32") thick panels rated per APA for the spacing of the supporting members. A minimum 40/20 span rating is recommended. Provide panel clips, one between each support, for supports spaced greater than 16" OC.
Provide Exterior or Exposure 1 grade.
Panels must be continuous over two or more spans and the long panel dimension must be perpendicular to supports.
Fasten roof sheathing with 10d nails (.148" diameter x 3") spaced at 6" OC at supported edges and 6" OC at intermediate supports. Leave an 1/8" gap at all end and edge joints to allow for expansion.
Design of roof sheathing assumes that the roof will be properly insulated and ventilated.
Refer to APA publication N335N "Proper Installation of APA Rated Sheathing for Roof Applications."

STRUCTURAL WOOD CONNECTORS
Prefabricated steel connections noted on drawings refer to Simpson Strong-Tie hangers, clips, post bases, hold downs, etc. with specified product number.
USP connectors may be submitted as a substitution to the SER for approval.
All prefabricated metal connections must be installed in strict accordance with the manufacturer's recommendation.
Structural Wood Screws (SWS) noted in the drawings refer to high-strength, self-tapping wood screws. The table below defines SWS by diameter and length with a list of acceptable manufacturer products. The following criteria apply:
- Minimum Yield Strength: 170,000 psi (carbon steel)
- Conforms to ASTM A510
- Powder-coated or otherwise treated for corrosion protection.
- Acceptable products by Size (length varies per manufacturer)

Size Noted	Acceptable Products
#10 SWS	FastenMaster Timberlok, Simpson SDWH, GRK RSS (5/16")
#12 SWS	FastenMaster LedgerLok, Simpson SDWS, GRK RSS (3/8")
#14 SWS	USP WS

All substitute products for use as structural wood screws must be submitted to the SER for approval.

ADHESIVE/MECHANICAL ANCHORS

Adhesive and mechanical anchors must be provided and installed in strict accordance with the manufacturer's instructions and the design documents.
Refer to the special inspections table for inspection requirements.
All horizontal and upwardly inclined installations that resist sustained tension loads must be performed by certified adhesive anchor installers.
Provide anchor type and size as indicated on the drawings with length identification markings conforming to ICC ES AC01 or ICC ES AC193.
Concrete Screw Anchors are a single-use item. Do not remove and reinstall anchors nor install new anchors in previously used holes.
For exposed exterior applications, use only adhesive anchoring systems with stainless steel accessories.
Adhesive anchoring systems:
- Concrete:
  - Hilti HIT HY-200
  - Hilti HIT-RE 500
  - Hilti HDI-P (precast plank and post tensioned slabs only)
- Masonry:
  - Hilti HIT HY-70

Mechanical anchoring systems
- Concrete and grouted CMU:
  - HILTI Kwik Bolt 3 or Simpson STRONG-BOLT 2 expansion anchor
  - Hilti Kwik HUS-EZ or Simpson HD screw anchor.

Alternate anchoring system may be submitted to the SER for approval. Reference drawings for additional information and requirements.

SHEET INDEX

FUJI YA BUILDING DECONSTRUCTION PLANS
420 FIRST STREET SOUTH
MINNEAPOLIS, MN
STRUCTURAL NOTES AND SPECIAL INSPECTIONS

S001

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

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Date: --/--/2016 License No: 26449

Project No. 16040
Date 02/24/2017
Drawn By ZAM

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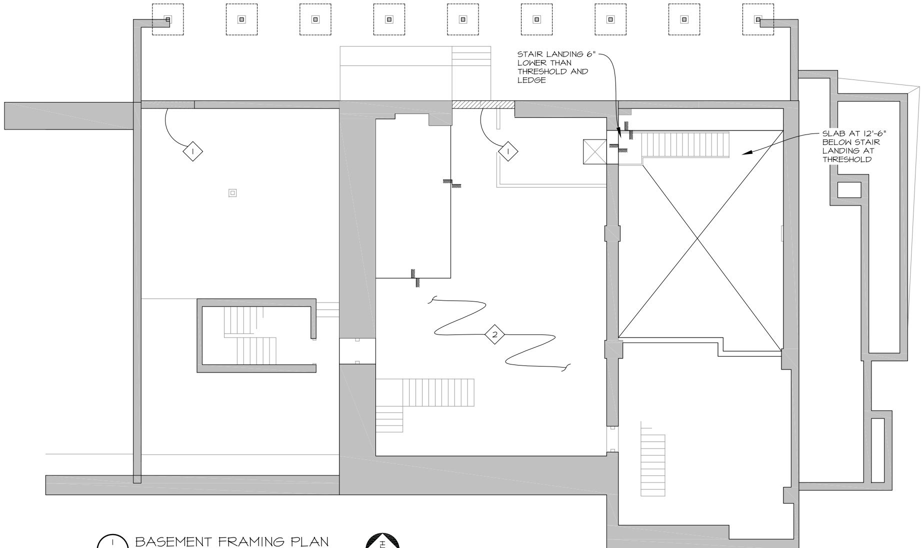
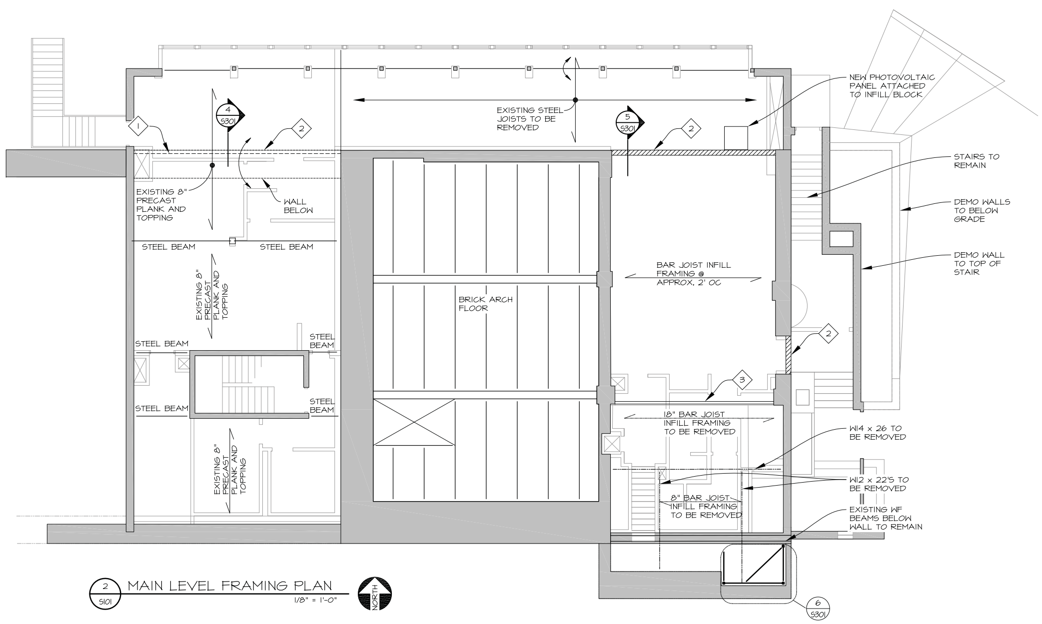


BASEMENT FRAMING PLAN 1/8" = 1'-0"

BASEMENT KEYNOTES	
MARK	KEYNOTE
1	INFILL EXISTING WALL OPENING, SEE 1/S301, SEE DETAIL 2/S301 FOR WALL OPENINGS
2	DEMO PARTIALLY COLLAPSED WOOD FLOOR. NOTE: FLOOR RESTING ON EXISTING STRUCTURAL FLOOR - CONDITION OF WHICH IS UNKNOWN AT THIS TIME.



MAIN LEVEL FRAMING PLAN 1/8" = 1'-0"

MAIN LEVEL KEYNOTES	
MARK	KEYNOTE
1	SAWCUT AND REMOVE EXISTING PRECAST PLANK. CONFIRM BEARING ON EXISTING CMU WALL PRIOR TO CUTTING. GROUT BELOW PLANK MINIMUM 3" INTO WALL AS REQUIRED.
2	INFILL EXISTING WALL OPENING, SEE 1/S301, SEE DETAIL 2/S301 FOR WALL OPENINGS
3	INFILL EXISTING WALL OPENING w/ WOOD STUD WALL, SEE 2/S301

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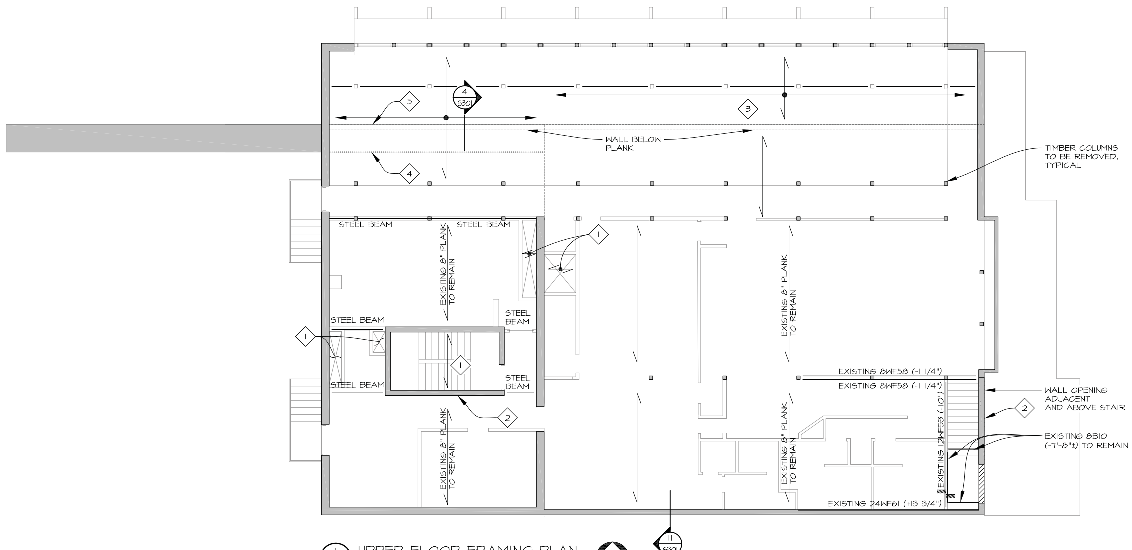
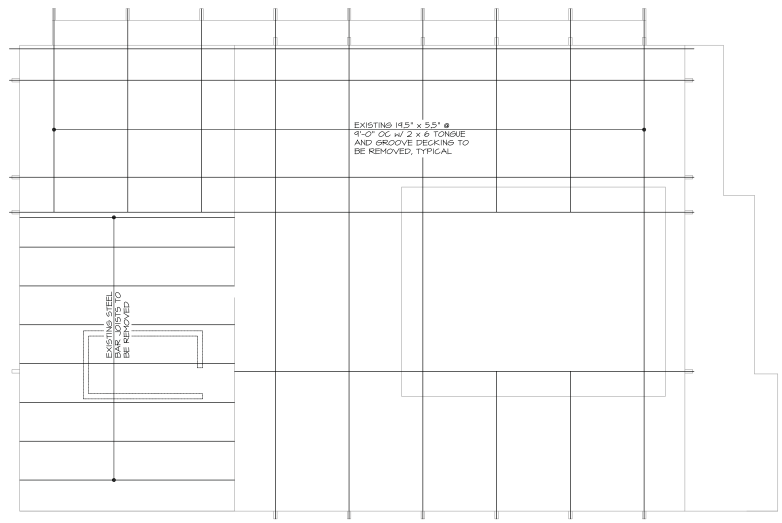
FUJI YA BUILDING DECONSTRUCTION PLANS
420 FIRST STREET SOUTH
MINNEAPOLIS, MN
BASEMENT AND MAIN LEVEL FRAMING PLANS

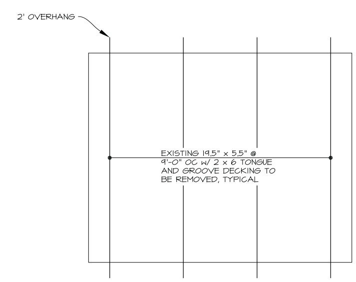
S101



UPPER FLOOR FRAMING PLAN
1/8" = 1'-0"



MAIN ROOF FRAMING PLAN
1/8" = 1'-0"



HIGH ROOF FRAMING PLAN
1/8" = 1'-0"

UPPER LEVEL KEYNOTES

MARK	KEYNOTE
1	FLOOR INFILL, SEE 3/S301
2	REMOVE CMU WALL ABOVE PRECAST
3	REMOVE PRECAST PLANK FLOOR
4	SHORE EXISTING PRECAST PLANK FOR 2500 PLF OR BUILD CMU WALL PRIOR TO CUTTING PLANK
5	SAWCUT AND REMOVE EXISTING PLANK AND SUPPORT ON NEW CMU WALL, SEE DETAIL 4/S301 AND KEYNOTE 4.

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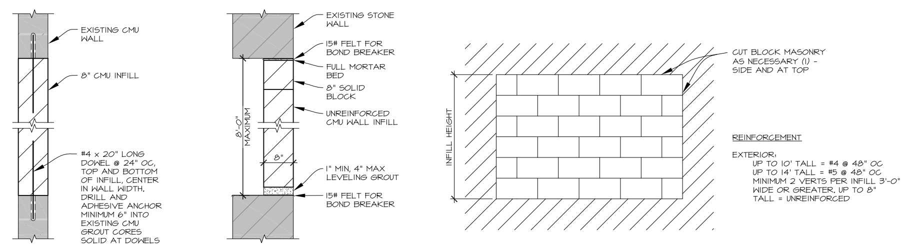
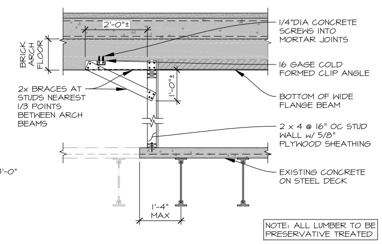
FUJI YA BUILDING DECONSTRUCTION PLANS
420 FIRST STREET SOUTH
MINNEAPOLIS, MN
UPPER FLOOR AND ROOF FRAMING PLANS

S102



1 SECTION S301 3/4" = 1'-0"



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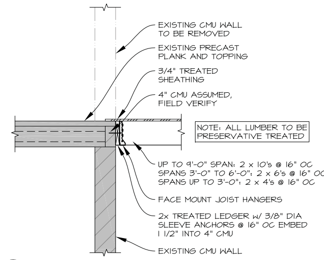

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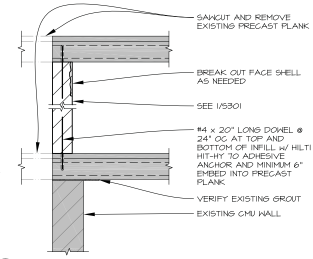

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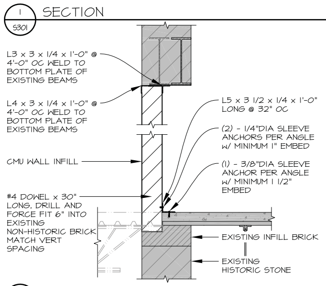

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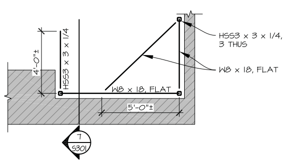

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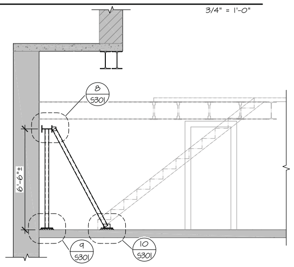

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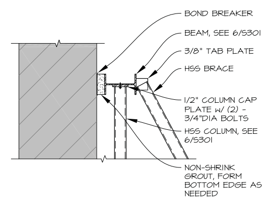

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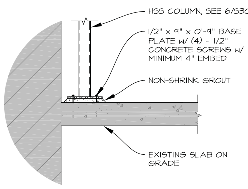

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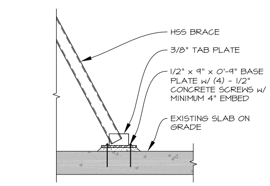

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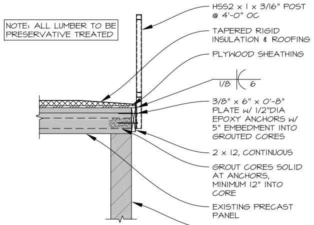

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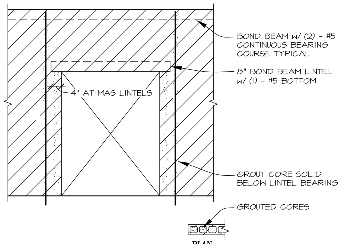

12 SECTION S301 1/2" = 1'-0"

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FUJI YA BUILDING DECONSTRUCTION PLANS
420 FIRST STREET SOUTH
MINNEAPOLIS, MN
DETAILS

S301

5/A100 - Arched Openings in Mill Remnants

6/A100 - Arched Openings in Mill Remnants

7/A100 - Arched Openings in Mill Remnants

3/A101 - Fuji Ya Basement Level (1975 Addition)

4/A101 - Fuji Ya Basement (1975 Addition)

5/A101 - Fuji Ya Basement (Columbia Boiler Room with collapsed wood floor)

6/A101 - Fuji Ya Basement (Columbia Boiler Room)

7/A101 - Fuji Ya Basement (Columbia Boiler Room)

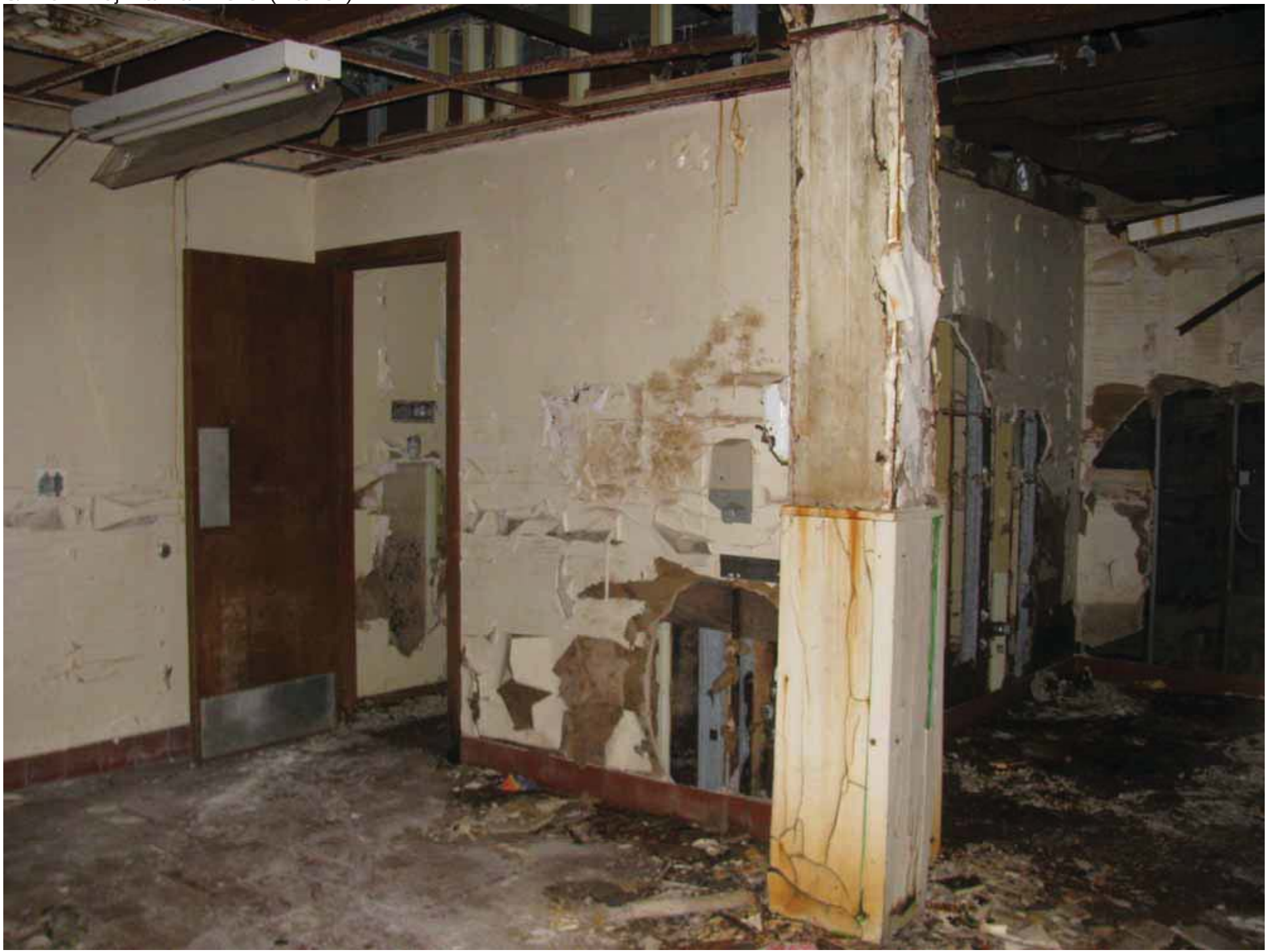
8/A101 - Fuji Ya Basement (Columbia Boiler Room)

9/A101 - Fuji Ya Basement (Bassett Engine House Sub-basement)

10/A101 - Fuji Ya Basement (Bassett Engine House Basement)

11/A101 - Fuji Ya Basement (Bassett Engine House Basement)

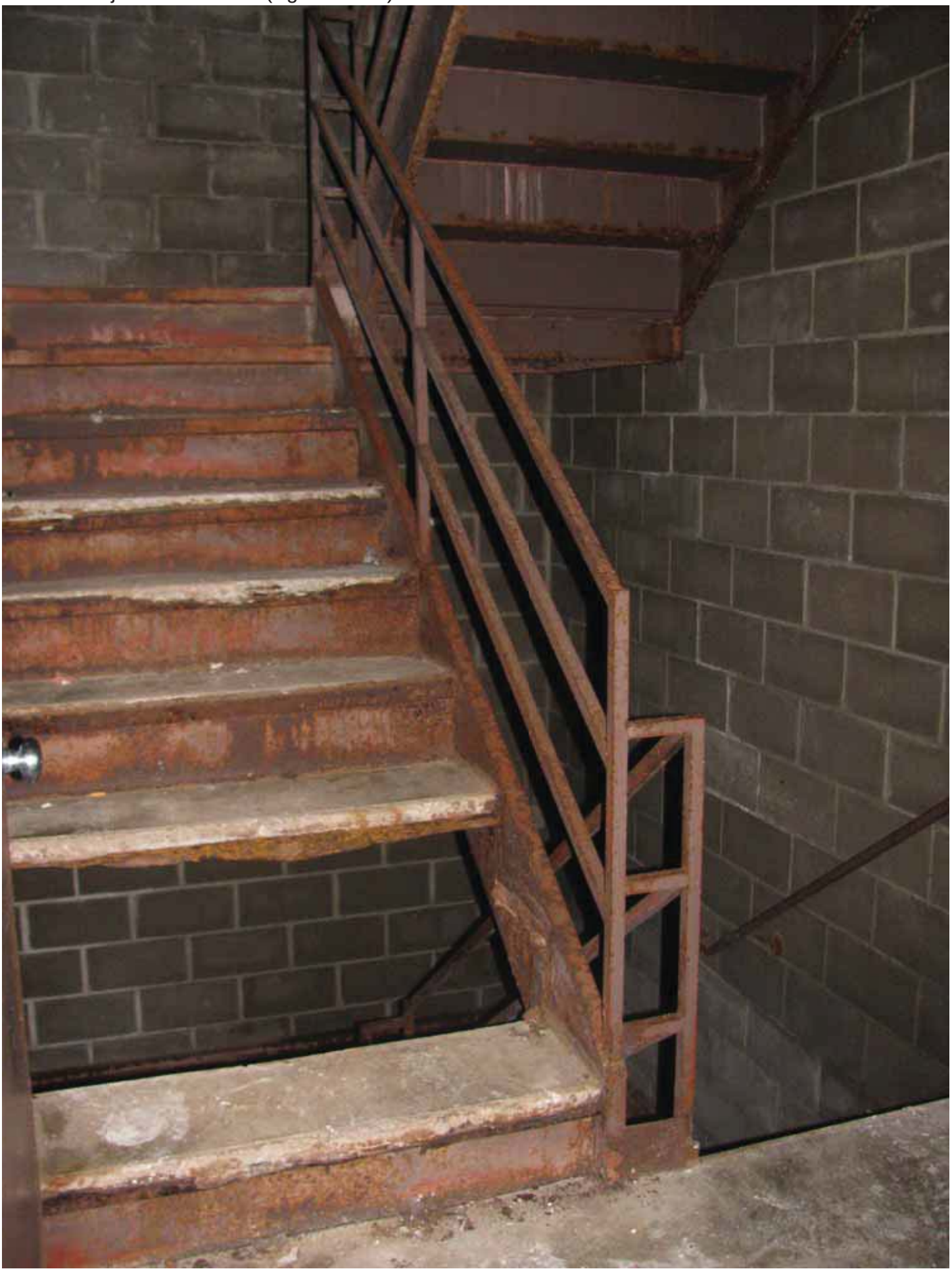
3/A102 - Fuji Ya Main Level (Kitchen)



4/A102 - Fuji Ya Main Level (Kitchen)

5/A102 - Fuji Ya Main Level (Equipment Room)

6/A102 - Fuji Ya Main Level (Egress Stair)



7/A102 - Fuji Ya Main Level (Restroom)

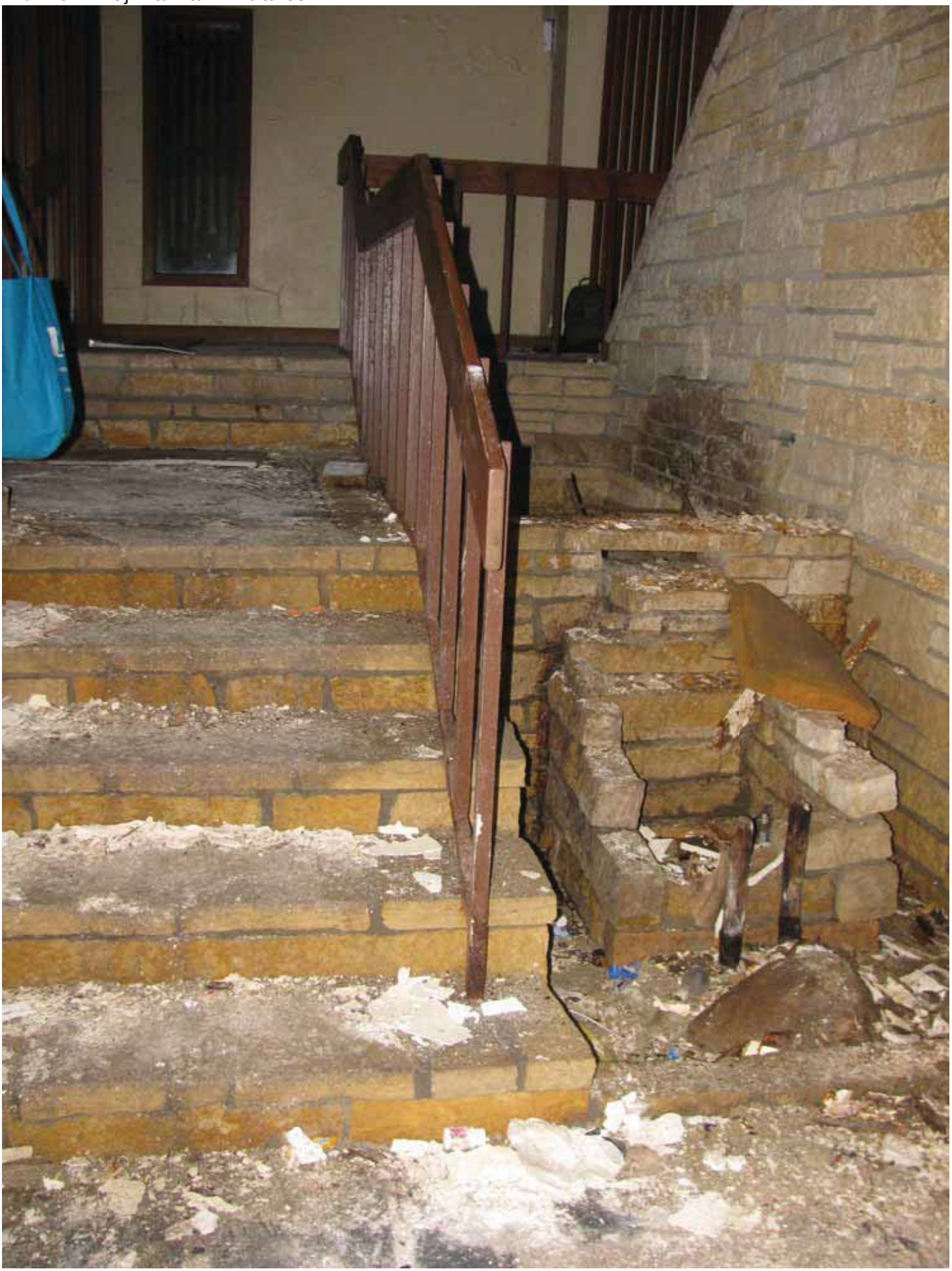
8/A102 - Fuji Ya Main Level (Dining Room)

9/A102 - Fuji Ya Main Level (Dining Room)

10/A102 - Fuji Ya Main Level (Bar located in Bassett Engine House)

11/A102 - Fuji Ya Main Entrance

12/A102 - Fuji Ya Main Entrance



13/A102 - Fuji Ya Main Entrance

14/A102 - Fuji Ya Main Entrance

3/A103 - Fuji Ya Upper Level (Dining Room)

4/A103 - Fuji Ya Upper Level (Dining Room)

5/A103 - Fuji Ya Upper Level (Dining Room)

6/A103 - Fuji Ya Upper Level (Storage Room)

7/A103 - Fuji Ya Upper Level (Storage Room)

8/A103 - Fuji Ya Upper Level (Office)

9/A103 - Fuji Ya Upper Level (Kitchen)

10/A103 - Fuji Ya Upper Level (Kitchen)

11/A103 - Fuji Ya Upper Level (Bar)

12/A103 - Fuji Ya Upper Level (Bar)

13/A103 - Fuji Ya Upper Level (Stair)

14/A103 - Fuji Ya Upper Level (Stair)

3/A201 - Fuji Ya South Elevation

4/A201 - Fuji Ya South Elevation

3/A202 - Fuji Ya East Elevation

3/A203 - Fuji Ya North Elevation

3/A204 - Fuji Ya West Elevation

MACDONALD & MACK
ARCHITECTS

400 South Fourth Street Suite 712 Minneapolis MN 55415
P 612.341.4051 • F 612.337.5843 • www.mmarchltd.com

Stuart MacDonald Robert Mack Todd Grover Angela Wolf Scott

June 8, 2017

Jacob Frey
City Council Ward 3
City of Minneapolis
350 S. 5th Street, Room 307
Minneapolis, MN 55415
jacob.frey@minneapolismn.gov

Re: Fuji Ya Deconstruction Project, Heritage Preservation Commission (HPC) Review

Dear Council Member Frey,

I am writing on the behalf of the Minneapolis Park and Recreation Board (MPRB) to notify you that the Fuji Ya Deconstruction project will appear on the July 25, 2017 HPC meeting agenda for approval of a Certificate of Appropriateness application for selective deconstruction of the Fuji Ya building and temporary stabilization of its underlying historic mill structures. Deconstruction is scheduled to begin late Summer 2017 in preparation for the upcoming Water Works project.

The MPRB acquired the Fuji Ya property in 1990 through a judicial ruling in order to complete the West River Parkway. The building was used for storage until 2004 when it was secured against unauthorized access. MPRB issued several requests for proposal to sell the remaining Fuji Ya property for redevelopment beginning in 1999 through the early 2000s. None of the proposals received came to fruition.

The MPRB began developing concepts for the Water Works project on this site in 2012. They also commissioned MacDonald & Mack Architects to prepare a reuse study in 2012-2013 looking at four stabilization options for the Fuji Ya building. While these studies determined that the Fuji Ya structure could be rehabilitated, this is not feasible for the MPRB due to its existing condition, ADA accessibility barriers created by the building's mix of construction types and multiple floor levels, and the fact that the building's potential programmatic reuses would not serve MPRB's anticipated needs for the site. In addition, the current state of deterioration presents health and safety hazards, and it can no longer be secured against unauthorized access without a substantial investment of MPRB resources. A 2016 assessment performed by MacDonald & Mack Architects found that conditions have continued to worsen for much of the Fuji Ya structure and one area of the historic mills.

MPRB plans to selectively remove components of the Fuji Ya building from the underlying historic mill structures and temporarily secure and protect the remaining construction and mills in preparation for the planned redevelopment of the site for the Mezzanine Phase of the Water Works project at Mill Ruins Park (2- to 5-year interim protection). The mill structures and other nearby milling remnants will be permanently secured and protected and historically interpreted as part of that project.

Selective deconstruction includes removing the following Fuji Ya building components:

- Remaining Fuji Ya interior finishes, casework, electrical, mechanical, and HVAC systems.
- The upper level of Fuji Ya down to the concrete floor. Wood posts and beams will be salvaged for reuse in the Water Works project.
- Portions of Fuji Ya construction located outside the extents of historic mill construction on the east and north sides of the building.

Temporary stabilization measures include:

- Retaining select Fuji Ya structural components to brace the historic mill structure walls.
- Installing new temporary concrete block infill at exterior openings in the historic mill structures.
- Installing steel framing in the basement to buttress a weak corner of the Bassett Engine House.
- Removing a badly deteriorated historic wood floor assembly located in the Columbia Boiler Room to limit additional damage to the historic structure and remove a life safety hazard.

Temporary safety and security measures include:

- Providing access into the mills through steel door assemblies with locking hardware controlled by the Minneapolis Park and Recreation Board.
- Installing a four-foot high chain link guardrail around the roof perimeter.
- Installing temporary barriers at interior openings located adjacent to stair shafts and other changes in floor elevations.

Temporary protection measures include:

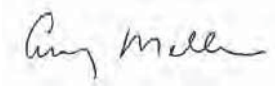
- Installing a low-slope membrane roof over the remaining construction and infilling exterior openings to keep the structures weathertight.
- Providing vents and solar-powered fans to maintain air circulation inside the historic mills.
- Retaining exterior stucco wall finishes to limit damage to underlying historic masonry construction.
- Designing the stabilization, protection, and security measures to be easily removed while limiting damage to historic mill construction.

Other than removal of a badly deteriorated and unsafe historic wood floor assembly, all existing materials, features, finishes, and construction techniques that characterize the historic mill structures and remnants will be preserved during this project. Please see the enclosed drawings and photographs for more information about the proposed project scope.

These documents have been reviewed by the Minnesota Historic Preservation Office (MnHPO) at 30%, 60%, and 90% completion. In addition, an informational presentation of the 60% construction document set was given to the HPC on February 14, 2017. HPC feedback touched on the need for thorough documentation of the Fuji Ya building and Reiko Weston and including interpretive components in the Water Works project to commemorate the importance of the Fuji Ya Restaurant in spurring riverfront and milling district redevelopment. Finally, the MPRB met with the Downtown Minneapolis Neighborhood Association in May 2017 to present overviews of both the Fuji Ya and Mezzanine Phase Water Works project scopes and gather feedback.

If you have additional questions or concerns, please don't hesitate to contact me at MacDonald & Mack Architects via amym@mmarchltd.com or 612-341-4051.

Sincerely,



Amy Meller, AIA

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Stuart MacDonald Robert Mack Todd Grover Angela Wolf Scott

March 20, 2017

Downtown Minneapolis Neighborhood Association
Re: Downtown East Neighborhood
40 S. 7th Street
Suite 212, PMB 172
Minneapolis, MN 55402
612-659-1279
info@thedmna.org

Re: Fuji Ya Deconstruction Project, Heritage Preservation Commission (HPC) Review

Dear Downtown Minneapolis Neighborhood Association,

Thank you for giving us an opportunity to present to your Land Use Committee in May 2017 to present overviews of both the Fuji Ya and Mezzanine Phase Water Works project scopes and gather your feedback. We appreciated the comments and positive responses regarding these two projects!

I am writing again on the behalf of the Minneapolis Park and Recreation Board (MPRB) to notify you that the Fuji Ya Deconstruction project will appear on the July 25, 2017 HPC meeting agenda for approval of a Certificate of Appropriateness application for selective deconstruction of the Fuji Ya building and temporary stabilization of its underlying historic mill structures. Deconstruction is scheduled to begin late Summer 2017 in preparation for the upcoming Water Works project.

The MPRB acquired the Fuji Ya property in 1990 through a judicial ruling in order to complete the West River Parkway. The building was used for storage until 2004 when it was secured against unauthorized access. MPRB issued several requests for proposal to sell the remaining Fuji Ya property for redevelopment beginning in 1999 through the early 2000s. None of the proposals received came to fruition.

The MPRB began developing concepts for the Water Works project on this site in 2012. They also commissioned MacDonald & Mack Architects to prepare a reuse study in 2012-2013 looking at four stabilization options for the Fuji Ya building. While these studies determined that the Fuji Ya structure could be rehabilitated, this is not feasible for the MPRB due to its existing condition, ADA accessibility barriers created by the building's mix of construction types and multiple floor levels, and the fact that the building's potential programmatic reuses would not serve MPRB's anticipated needs for the site. In addition, the current state of deterioration presents health and safety hazards, and it can no longer be secured against unauthorized access without a substantial investment of MPRB resources. A 2016 assessment performed by MacDonald & Mack Architects found that conditions have continued to worsen for much of the Fuji Ya structure and one area of the historic mills.

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the planned redevelopment of the site for the Mezzanine Phase of the Water Works project at Mill Ruins Park (2- to 5-year interim protection). The mill structures and other nearby milling remnants will be permanently secured and protected and historically interpreted as part of that project.

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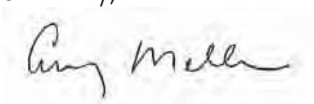
- Designing the stabilization, protection, and security measures to be easily removed while limiting damage to historic mill construction.

Other than removal of a badly deteriorated and unsafe historic wood floor assembly, all existing materials, features, finishes, and construction techniques that characterize the historic mill structures and remnants will be preserved during this project. Please see the enclosed drawings and photographs for more information about the proposed project scope.

The construction document set has been reviewed by the Minnesota Historic Preservation Office (MnHPO) at 30%, 60%, and 90% completion. In addition, an informational presentation of the 60% construction document set was given to the HPC on February 14, 2017 for feedback.

If you have additional questions or concerns, please don't hesitate to contact me at MacDonald & Mack Architects via amym@mmarchltd.com or 612-341-4051.

Sincerely,



Amy Meller, AIA

Minnesota Historical Society
MINNESOTA HISTORIC PRESERVATION OFFICE

January 30, 2017

Michael Schroeder
Minneapolis Park & Recreation Board
2117 West River Road
Minneapolis, MN 55411

RE: Fuji Ya Selective Deconstruction Project
420 First Avenue South
Minneapolis, Hennepin County
MnHPO Number: 2017-0309

Dear Mr. Schroeder,

Thank you for the opportunity to review and comment on the above project. Information received in our office on 26 October and 30 December 2016 has been reviewed pursuant to the responsibilities given the Minnesota Historical Society by the Minnesota Historic Sites Act (M.S. 138.665-666) and the Minnesota Field Archaeology Act (M.S. 138.40).

Based upon information presented in your letter dated 15 October 2016, it is our understanding that the Minneapolis Park & Recreation Board (MPRB) has, over the past several years, fully evaluated alternatives to deconstruction of the former Fuji Ya restaurant building, a building that the agency has owned since the early 1990s, and has determined that adaptive reuse of the structure is not feasible. Your agency has provided our office with extensive documentation of the current conditions of the Fuji Ya structure in support of this determination.

Your agency has therefore proposed removal of the 1968-1973-1975 Fuji Ya restaurant building, a selective deconstruction project which would protect and preserve the mill ruins upon which the restaurant was built.

As acknowledged in your letter, the subject property is located in the **Saint Anthony Falls Historic District**, a historic property which is listed in the National Register of Historic Places (NRHP). The ruins of the **Columbia Flour Mill** and **Bassett Sawmill**, both contributing elements to the St. Anthony Falls Historic District, serve as the foundation for the Fuji Ya building.

Although the **Fuji Ya** restaurant is not considered a contributing structure to the NRHP-listed historic district, it has previously been evaluated and formally determined to be **eligible** for listing in the NRHP as an individual historic property for its exceptional significance relating to the rediscovery and redevelopment of the Minneapolis Riverfront and for integration of construction with historic preservation, as acknowledged in your letter.

Unfortunately, the proposed removal of the Fuji Ya structure constitutes an adverse effect to the NRHP-eligible individual historic property. Also, while the proposed removal presents a potential adverse effect to the Columbia Flour Mill and Bassett Sawmill ruins, your agency has taken steps to design the proposed selective deconstruction project in an effort to avoid adverse effects to the these features specifically, and the historic district overall. If the selective deconstruction project can be designed in accordance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties* (Standards), likely to include aspects of both the Preservation and Rehabilitation Standards, then we may be able to determine that the proposed project will not adversely affect the historic mill features. We appreciate your agency's decision to undertake a selective deconstruction of the Fuji Ya building which will allow for minimization of the adverse effect to the Fuji Ya structure, as it will appropriately protect the mill ruins so that they may subsequently be considered for long-term preservation.

As it pertains to our review of the proposed selective deconstruction project, in early December we completed our review, as per the Standards, of the 30% schematic design plans (dated 8/15/2016) as submitted to our office by Amy Meller of MacDonald & Mack Architects. Although we did not provide formal written comments in response to this review, our comments were provided in a December 7th e-mail and additionally discussed during a consultation meeting among our staff, MPRB staff, and Amy Meller later that same day. Our comments on the 30% schematic design set are summarized as follows:

- We note that there does not seem to be a provision for installing a door for any post-deconstruction/stabilization access to the structure. Will an access door be installed on the exterior of the structure so that the property owner can access the interior? This may be an important factor to consider as plans move forward for eventual further deconstruction, stabilization, and reuse of the mill ruins.
- On Sheet A201 of the 30% plans we see that Division 02.10 calls for removal of existing stucco on existing (historic) mill walls on the south elevation. We are assuming that this stucco was applied when the Fuji Ya building was constructed in 1963, is this correct? If so, have you considered the condition of the stucco and whether or not it makes more sense to preserve the stucco adhered to the historic mill features instead of removing it? If you have considered leaving the stucco in place and have determined removal is the best course of action and meets SOI Standards, then please explain further how the stucco is proposed to be removed from the historic mill features without damaging them. Have you considered and have provisions for what the course of action is if, once the stucco is removed, the historic wall features require repair and/or repointing work in order to effectively stabilize them?
- On Sheets A202 and A203, and Detail 1 on Sheet A501, of the 30% plans, you indicate construction of CMU infill walls in openings after Fuji Ya features are removed from these openings. We have additional concerns pertaining to how these CMU walls will be "attached", either horizontally or vertically, to any remnant historic mill features as the detail drawing does not provide adequate detail. Also, we assume that any CMU infill resting on the tops of exposed historic mill walls will not be completely level and even, so we are wondering how the CMU construction will be achieved in these circumstances and without damage to historic mill features?
- On Sheet A501 of the 30% plans we see details in regards to the proposed installation of membrane roofing over the exposed floor structure once the upper levels of the Fuji Ya building are removed. How is water intended to drain from the flat roof? If it is intended to drain off the sides of the structure, then we recommend that the roof edge detail be redesigned to ensure that water does not flow directly down the sides of the building and is instead deflected away from the exterior walls. Or perhaps the water is intended to drain to the center of the structure? If so, then please provide more information. Also, we see that the guardrail will be installed to the exterior vertical surfaces of the remaining structure's walls. Are there any instances where this guardrail installation will affect historic mill features? If so, then specific instructions for installation of cleats into masonry joints would been to be included in the construction documents.

Several of the concerns presented above, as well as some that came up during discussion were either addressed during the December 7th consultation meeting or indication was made that they would be taken into consideration and the next stage of design would incorporate recommendations made by our office.

On 30 December 2016 we received the 60% design development plans and specifications (dated 12/19/2016) from MacDonald & Mack Architects, a submittal which was followed up by a memorandum entitled "Statement Addressing the Secretary of the Interior's (SOI) *Standards for Preservation"* (dated 1/6/2017). We have completed our review of the plans, specifications, and memorandum.

We do agree that overall, the selective deconstruction project, as currently proposed, has taken into account recommendations we made at the 30% review and therefore appears be in conformance with the Standards except for one remaining concern. We note in the drawings that the proposed fence, to be installed around the perimeter of the "roof" structure, has been designed to come down and make contact the roof membrane surface. This may present problems with debris getting caught at this location and likely to cause subsequent maintenance issues. If you have not already considered this, we recommend that you do so and make adjustments to the proposed design.

Regarding protection of historic archaeological features during construction, the Standards memorandum specifically mentions that a "historic archaeologist will be available for consult and direction in the event any unidentified archaeological features are uncovered during the project." While this provision acknowledges the potential to uncover any previously unidentified features, it does not quite go far enough to take into account any unanticipated effects to known features as well, or specific provisions written into contract documents that outline specific procedures if either occurs. Therefore, we recommend that the MPRB consider developing an unanticipated discoveries plan to incorporate into project contract documents. We can provide examples of this type of plan if you are interested.

We would also appreciate a follow up response to discussions we had during the December 7th meeting as it pertains to mitigation for the Fuji Ya structure in the form of completion of archival photographic and narrative documentation. It is our understanding that the MPRB is committed to doing this documentation prior to the deconstruction project. We would appreciate confirmation of this as well as the intended format and opportunity that our office will have to review draft documentation prior to being finalized.

We look forward to continuing consultation with your agency on this deconstruction project. Please feel free to contact me at 651-259-3456 or sarah.beimers@mnhs.org if you wish to discuss our comment letter.

Sincerely,

Sarah J. Beimers

Sarah J. Beimers, Manager
Government Programs and Compliance

cc: *Via e-mail only*
Hilary Dvorak, Minneapolis HPC
Amy Meller, MacDonald & Mack Architects
Tyler Pederson, MPRB

Minnesota Historical Society

MINNESOTA HISTORIC PRESERVATION OFFICE

May 11, 2017

Amy Meller
MacDonald & Mack Architects
400 South Fourth Street, Suite 712
Minneapolis MN 55415

RE: Fuji Ya Selective Deconstruction Project
420 First Avenue South
Minneapolis, Hennepin County
MnHPO Number: 2017-0309

Dear Ms. Meller,

Thank you for continuing consultation, on behalf of the Minneapolis Park & Recreation Board (MPRB), with our office regarding the above project. Information received in our office on 11 April 2017 has been reviewed pursuant to the responsibilities given the Minnesota Historical Society by the Minnesota Historic Sites Act (M.S. 138.665-666) and the Minnesota Field Archaeology Act (M.S. 138.40).

On January 30, 2017 our office provided written comments to the MPRB in response to a request by that agency that we review a proposal to deconstruct the Fuji Ya restaurant, a historic property individually eligible for listing in the National Register of Historic Places (NRHP), which is built upon the ruins of the Columbia Flour Mill and Bassett Sawmill, which are contributing elements to the NRHP-listed Saint Anthony Falls Historic District. In the January 30th letter we determined that the proposed removal of the Fuji Ya property constitutes an adverse effect to the NRHP-eligible property and a potential adverse effect to contributing mill ruin elements of the Saint Anthony Falls Historic District.

In an effort to mitigate for adverse effects caused by the loss of the Fuji Ya restaurant building, your agency has committed to archival recordation of the property through preparation of a Level I Minnesota Historic Property Record (MHPR). We have completed a review of the draft MHPR for the Fuji Ya which you submitted on April 10th and have the following comments:

- We understand by your notes that you still have additional history and significance to research and write in an effort to complete the Narrative under the History and Context section as well as provide a Bibliography;
- The MHPR Number for this property will be **HE-MPC-0169** (which is also the state inventory record number for the Fuji Ya property);
- You will need to prepare an MHPR Background Data Form for the property; please reference the MHPR guidelines (June 2009) and feel free to contact our staff for assistance; and
- The RFP for photography looks comprehensive and in accordance with MHPR guidelines.

In an effort to minimize and avoid adverse effects to the Columbia Flour Mill and Basset Sawmill, and potentially any other archaeological features not yet identified, your agency is undertaking a carefully designed and planned deconstruction of the Fuji Ya structure which includes development of an archaeological monitoring and treatment plan which will be implemented during deconstruction. Our comments and recommendations as they pertain to our review of the 90% deconstruction design set and the *Unanticipated Discoveries Plan* (Section 013592 of the Project Manual) are as follows:

- The 90% design plans and specifications accurately reflect concerns and recommendations we provided following our review of the 30% design plans as provided in our January 30th letter to the MPRB.
- The definitions and general scope of the *Unanticipated Discoveries Plan* are acceptable, but it is not clear as to who will be making the determination that an unanticipated discovery has occurred during construction. Therefore, we recommend that the consulting archaeologist is contracted to be on site during deconstruction activities that may have the potential to impact archaeological features.

Please feel free to contact me at 651-259-3456 or sarah.beimers@mnhs.org if you wish to discuss our comment letter.

Sincerely,

Sarah J. Beimers

Sarah J. Beimers, Manager
Government Programs and Compliance

cc: *Via e-mail only*
Hilary Dvorak, Minneapolis HPC
Michael Schroeder and Tyler Pederson, MPRB