

Peavey Plaza

Historic Structures Report (HSR) and Existing Conditions Study



Progress Update

December 2015

Purpose of HSR

- Summarize the historical significance of Peavey Plaza.
- Investigate and clearly describe its existing conditions and the effects those conditions have on its potential revitalization.
- Following the Secretary of the Interior Standards, provide a feasibility study for approaches addressing technical repairs and code compliance.
- Provide cost model for each technical repair and code compliance recommendation.

HSR Team

Miller Dunwiddie Architecture (MDA): Team lead and coordination; contractual responsibility to City; primary HSR author (HSR compilation, formatting, and editing); historic architecture.

Damon Farber (DF): Landscape architecture, historic landscape architecture.

Pierce Pini (PP): Civil engineering.

Meyer Borgman Johnson (MBJ): Structural engineering.

CMS Collaborative, Inc. (CMS): Fountain/historic fountain consulting.

Flair Fountains (Flair): CMS will be supported by local fountain engineering firm, Flair.

Schuler Shook (SS): Lighting and event production consultant.

American Engineering & Testing (AET): Materials testing

Mortenson Construction (MC): Cost model

Scope of Services

November

Step 1 - Organization / Data Gathering

December / January

Step 2 - Information Gathering - Stakeholder Interview

February

Step 3 - Investigation & Documentation

March

Step 4 - Testing

March / April

Step 5 - Evaluation & Draft HSR Preparation

April

Step 6 - Final HSR Preparation



Work In Progress

- Development of timeline for site – both graphic and narrative
- Precedent study
- Review of existing documents
- Developing understanding of material condition and original intent of systems from site review and City information
- Interviews and input from City and others
- Finalizing scope of testing

Survey Focus

- Materials
- Vegetation
- Structural
- Civil
- Lighting and electrical loading
- Fountain Infrastructure

Testing Focus

- Determination of original concrete mix
 - Sampling from interior of elevated pool only
 - Scope of testing
 - Compressive strength
 - Petrographic
- Location of original reinforcing
 - Radar Scanning
 - X-ray Scanning
- Determination of piping location and condition
 - Televising
 - Pressure Testing

1975 SPATIAL ORGANIZATION AND LAND PATTERNS STUDY

NICOLLET MALL

SOUTH TWELFTH STREET

SOUTH ELEVENTH STREET

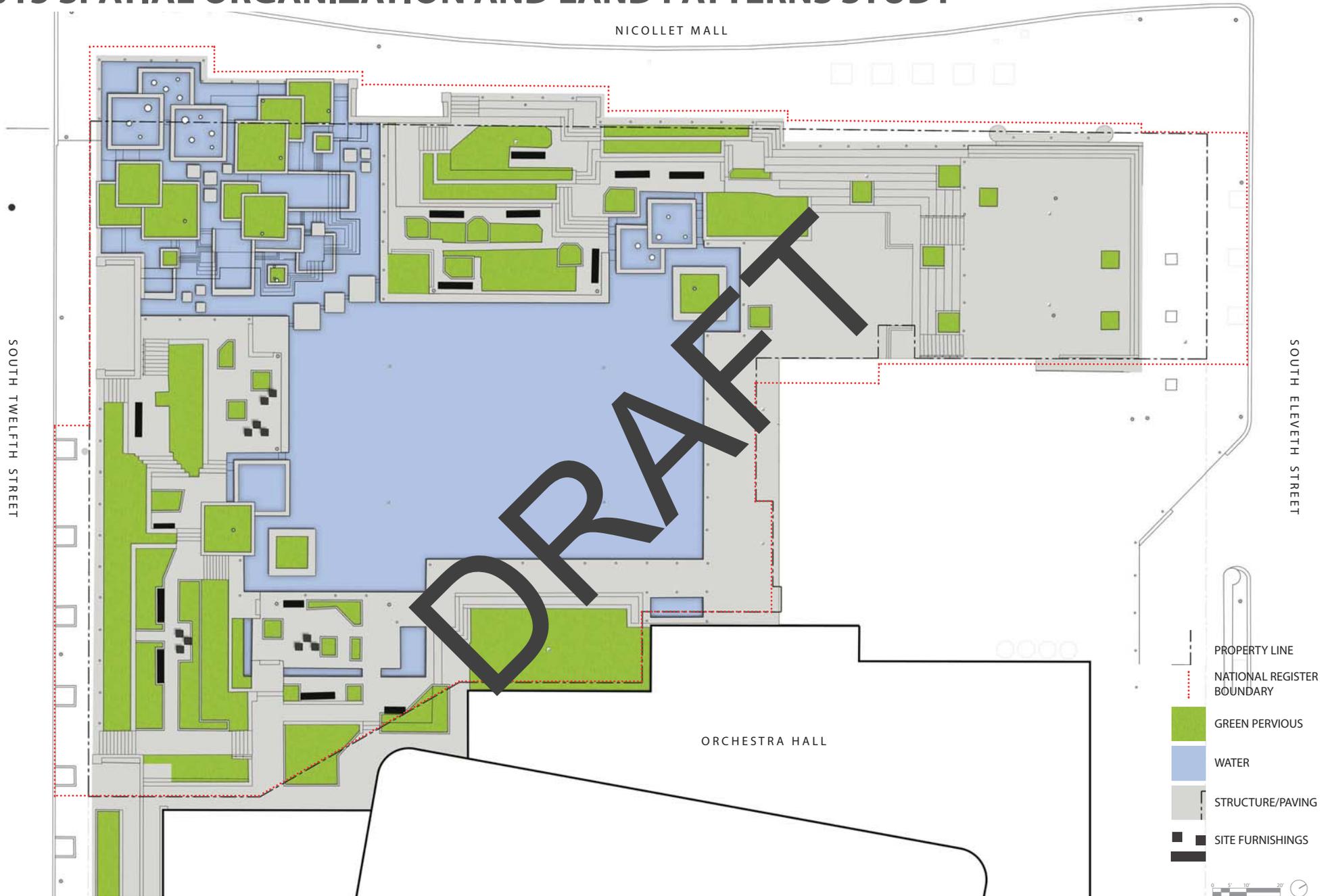
DRAFT

ORCHESTRA HALL

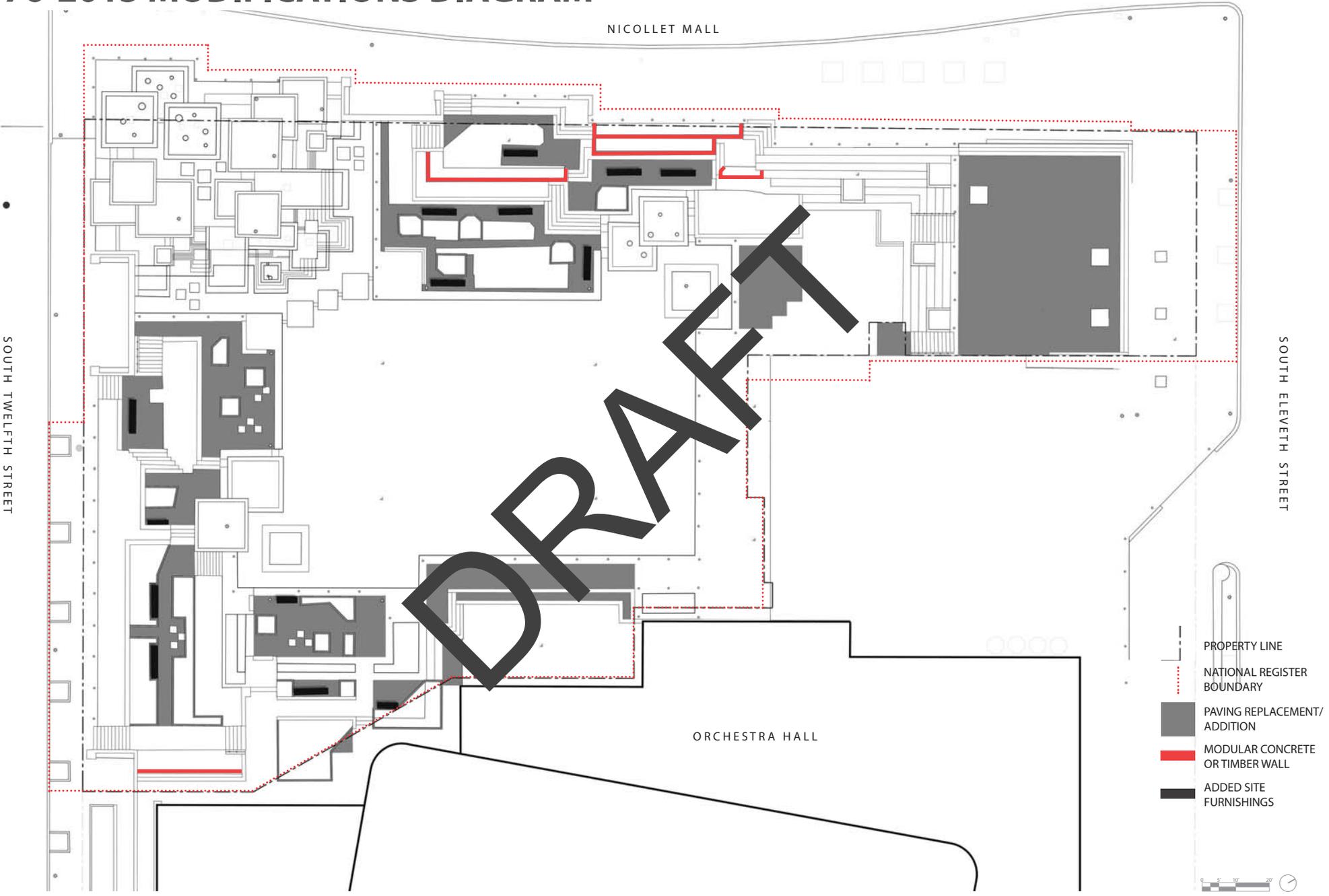
- PROPERTY LINE
- NATIONAL REGISTER BOUNDARY
- GREEN PERVIOUS
- WATER
- STRUCTURE/PAVING
- SITE FURNISHINGS



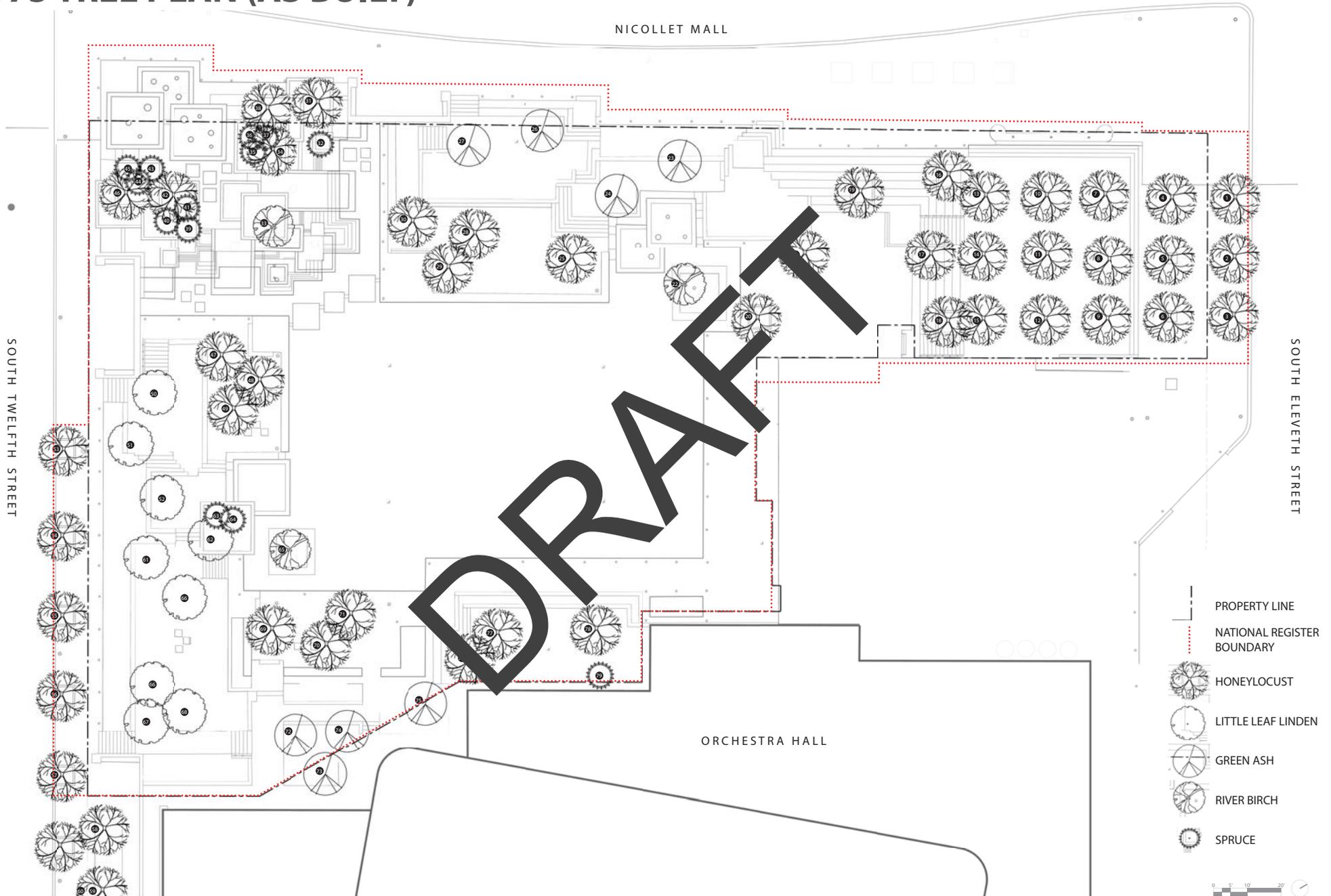
2015 SPATIAL ORGANIZATION AND LAND PATTERNS STUDY



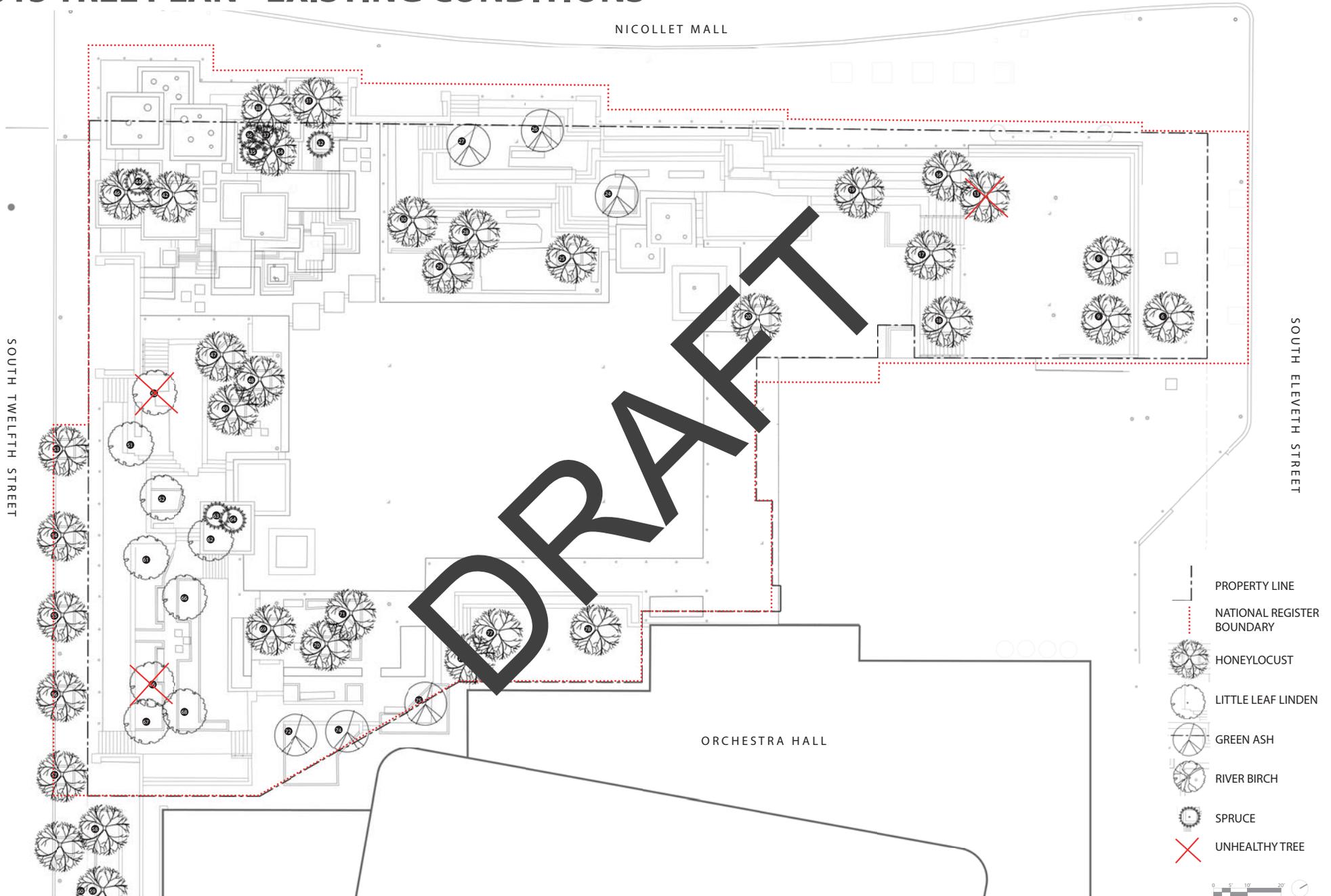
1976-2015 MODIFICATIONS DIAGRAM



1975 TREE PLAN (AS BUILT)



2015 TREE PLAN - EXISTING CONDITIONS



CHARACTER DEFINING FEATURES

ORIGINAL ELEMENTS

1975 SITE ELEMENTS REMAINING



CAST IN PLACE FOUNTAINS & STRUCTURES



CUSTOM LIGHTING



BOARD FORMED CONCRETE FINISH WITH SEAM EXTRUSIONS



RISERS WITH DEEP REVEALS



CONCRETE "LILY PADS AND BRIDGE FEATURES"



CAST IN PLACE CONCRETE ELEMENTS



CUSTOM CONCRETE BOLLARDS



2'X2' CUSTOM TIMBER SEAT CUBES



STRUCTURE REF



CUSTOM BANNER/LIGHT POLES



TILE/AGGREGATE CONCRETE PAVING



CUSTOM STEEL RAILINGS

REMOVED/MODIFIED ELEMENTS

1975 SITE ELEMENTS REMOVED



3'X3' CUSTOM TIMBER SEAT CUBES



FREE-STANDING PLANTERS



TILE PAVING



TURF PANELS WITH STEPPERS



CUSTOM BOLLARD LIGHTS

ADDED ELEMENTS

SITE ELEMENTS NOT ORIGINAL TO SITE



UNDERSTORY PLANTINGS



RAILINGS & WOOD RETAINING WALL



WOOD AND METAL BENCHES



CONCRETE STAIR SAWCUT AND INFILLS



CITY OF MPLS STANDARD POLE LIGHTS



CONCRETE & TIMBER EDGING/PLANTERS



SEGMENTAL CONCRETE WALLS



TIMBER EDGING AND RETAINING WALLS

TIME COMPARISON PHOTOS



January Update

- Overall update on progress
- Draft of timeline – graphic and narrative
- Update on testing schedule
- Preliminary information search and survey findings
- Summary of interview progress