

ALAGASCO Metro Work Center – First Avenue North

Existing Building Construction Issues

1. Two story building is wood frame construction uninsulated.
2. Two story building would require complete renovation including windows.
3. Two story building appears to require roof replacement.
4. Two story building - new exit stairs and elevator required
5. Shed building truss structure bracing has been removed – roof and structure are not stable.
6. Shed building appears to require roof replacement
7. Shed building would require complete renovation including exterior envelope
8. Buildings would require ramp access to meet ADA
9. Buildings would have to be brought up to code.

Building Program Issues with Existing Building and Site

1. Building is 19,000 sf including 4,000 sf of second floor – office building only requires 16,000sf.
2. Elevated finish floor not compatible with required needs of Alagasco operations – grade level required.
3. Building widths not compatible with program requirements
4. Second floor not compatible with program interactions requirements.
5. Building is wood construction with interior bearing walls – incompatible with space layout requirements.
6. Building location prevents isolation of private vehicles and service vehicles.
7. Building location not conducive to isolating off-site parking requirements
8. Building too isolated from service yard and program interactions
9. New garage building would be too far away from office building or would isolate service vehicles from warehouse and the personnel in office structure.
10. Service, private vehicle and off-site parking requirements cannot be met with location of existing building.