
MEMORANDUM

DATE: September 9, 2022

TO: Marty Hohenberger, Director, Center for Economic Development & Community Resilience, *Ohio University Voinovich School of Public Affairs*

FROM: Kate Perani, Special Projects Manager RISE Ohio, *Buckeye Hills Regional Council*
Matt O'Rourke, RISE Ohio Project Manager, *American Structurepoint, Inc.*
Andy Clemens, Investigative Projects Manager, *American Structurepoint, Inc.*

CC: Samantha Miller, Development Director, *Buckeye Hills Regional Council*

RE: RISE Ohio Project Proposal: Maxwell's Pizza Building Evaluation

Overview

The building at 102 East Main Street is a contributing building to the Somerset Historic District, a collection of mid-to-late 19th century mixed-use buildings that surround and extend out from the Village's historic public square. These buildings reflect the history of Somerset, which is distinct for being one of the most intact examples of an early county seat. 102 E Main was itself listed to the National Register of Historic Places in 1975. The building was constructed in 1873, and has had a variety of uses throughout its history. It was a clothing and hat shop in the 1890s, a grocery from 1901-1913, and simply designated as a storefront from 1926-1953. In the 1960s, a concrete block addition was constructed to replace an older framed building on the site. Restaurant space has occupied the entire first floor since the 1970s; and a notable tenant includes the Little Phil Restaurant. However, in recent years, the building has been vacant in recent years.

The building at 102 East Main Street is now being renovated for commercial and residential use. This project would restore the restaurant space on the first floor to house Maxwell's Pizza, and add three apartments on the second floor. They will also renovate the building's street frontage and add a new outdoor dining space in the rear of the property. The project has community support from the City of Somerset.

102 East Main Street is located within Opportunity Zone #9659, and is thus eligible for technical assistance under the RISE Ohio program. After consultation with the building owner and the Village of Somerset, the technical assistance Buckeye Hills Regional Council proposes for American Structurepoint to provide for the owner of 102 East Main Street (Maxwell's Pizza) will include:

1. A detailed report of current building conditions

This assistance described above will allow the owner of Maxwell's Pizza to better understand the structural needs of the building so that improvements can be made. Thus, this project achieves the goal of the RISE Ohio program by increasing Opportunity Zone investment opportunities within the Buckeye Hills Region.

Project Description

American Structurepoint will deliver the following:

- Structurally assess 102 East Main to identify recommended building and accessibility improvements
- Review overall structural condition, crawl space concerns, sagging floors, sagging front elevation cornice, masonry distress, as well as building envelope, including windows, façade, and roofing, and derive high-level cost estimates for improvements

Scope of Work

Phase 1 – Analyzing 102 East Main Street

- **Objective:** The analysis will examine the estimated costs of the recommended physical improvements to 102 East Main Street.
- **Phase One Milestones:**
 1. Physical assessment of 102 East Main Street: Our assessment will include one site visit to document items whose repair will ready the building for first floor retail and second floor apartments. Our assessment will include our findings and recommendations, relating to building façade, roofing, uneven floors, and ADA accessibility. Items that are considered part of the final tenant fit-out, and thus not in this current scope, include HVAC-related upgrades, electrical improvements, kitchen equipment, and plumbing.

Phase 2 – Analysis of 102 East Main Street Improvements and Amenities

- **Objective:** The in-depth analysis further studies the opportunities and constraints of the 102 East Main Street adaptive reuse project. The analysis generates site specific recommendations for the type of improvements.
- **Phase Two Milestones:**
 1. Cost analysis of site-specific improvements and opinion of probable cost for immediate or near term repairs or retrofits required relating to our structural and building envelope analysis that would make the building more “turn-key” to private development and final tenant fit-out.

Phase 3 – Final Recommendation of 102 East Main Street Improvements

- **Objective:** The final phase considers the comprehensive findings of the previous phases and provides the final report and presentation with recommendations for 102 East Main Street.
- **Phase Three Deliverables:**
 1. Final report to act as a guide for the 102 East Main Street redevelopment, incorporating Phase 1 and 2 milestones. Any notable project risks will be shared, as per good business practice.

Budget

It is anticipated that the services described above will be approximately **\$7,800.00**. Justification of this amount is based on American Structurepoint’s projection of the hours necessary to complete this work for a building and project of this size. All time spent on the project will be billed using the standard hourly rates indicated in our master service agreement. Reimbursable expenses will be invoiced at cost.

Once project activities begin and should it arise that project costs may exceed \$7,800, Buckeye Hills Regional Council and American Structurepoint will draft a new project proposal justifying the need for additional resources.



August 24, 2022

Opportunity Appalachia
Attn: Ray Daffner, Kathryn Coulter Rhodes

Dear Mr. Daffner and Ms. Coulter Rhodes,

The Buckeye Hills Regional Council and its program partners are uniquely positioned to provide technical assistance to projects that are at any stage of development. This technical assistance is available through a program called RISE Ohio. The RISE Ohio (Resilience Initiative for Southeastern and Eastern Ohio) is a U.S. EDA Assistance to Coal Communities program initiative led by Ohio University's Voinovich School, Buckeye Hills Regional Council, and Ohio Mid-Eastern Governments Association. RISE Ohio is focused on Economic Diversification, Opportunity Zone Planning, Development and Investment, and Technical Assistance to communities impacted by the decline in the fossil fuels industry. A component of RISE Ohio is also focused on increasing the competitiveness of the Opportunity Zones located within the Appalachian Ohio region. There are 12 Opportunity Zones within the Buckeye Hills Region.

The Village of Somerset has two unique investment opportunities in the Maxwells Pizza project and the Swisher Partners project, both led by Michelle Robinson. This project will support the revitalization of Somerset's downtown and will bring new opportunities to Somerset and Perry County as a whole. All services that are detailed below will be provided by American StructurePoint to the Maxwells Pizza project. All services provided to the Maxwells Pizza project will be paid in full by RISE Ohio.

Services requested of American StructurePoint by Maxwells Pizza:

- Structurally assess 102 East Main to identify recommended building and accessibility improvements.
- Review overall structural condition, crawl space concerns, sagging floors, sagging front elevation cornice, masonry distress, as well as building envelope, including windows, façade, and roofing, and derive high-level cost estimates for improvements.

The Buckeye Hills Regional Council looks forward to partnering with Opportunity Appalachia to advance the Maxwells Pizza project. If at any time you have a question or concern, please let me know!

Sincerely,

A handwritten signature in black ink that reads "Kathryn Perani". The signature is written in a cursive, flowing style.

Kate Perani

Special Projects Manager-RISE Ohio

Buckeye Hills Regional Council

Serving Athens, Hocking, Meigs, Monroe, Morgan, Noble, Perry and Washington Counties in Southeast Ohio

1400 Pike Street | Marietta, OH 45750 | 1.800.331.2644 | 740.373.6400 | fax: 740.373.1594

buckeyehills.org

MAXWELL'S PIZZA BUILDING EVALUATION

102 East Main Street, Somerset, Ohio

American Structurepoint Project No. 202200371, Phase 600

January 6, 2023



PREPARED FOR:

Buckeye Hills Regional Council
c/o Kate Perani
1400 Pike Street
Marietta, Ohio 45750

PREPARED BY:

Andy Clemens, PE, SE
Project Development Director
American Structurepoint
Investigative Services

TEL 855 822 1966
WEB www.structurepoint.com



AMERICAN
STRUCTUREPOINT
INC.

TABLE OF CONTENTS

EXECUTIVE SUMMARY1
 RECOMMENDATION FOR ADDITIONAL ASSESSMENT1
INTRODUCTION2
 PURPOSE.....2
OPINION OF PROBABLE COST4
BUILDING ASSESSMENT5
 ARCHITECTURAL SYSTEMS.....5
 STRUCTURAL SYSTEM11
 ROOFING SYSTEM16
 ACCESSIBILITY & EGRESS.....24
PROCEDURES, LIMITATIONS, AND ASSUMPTIONS.....25
CLOSING COMMENTS.....26

EXECUTIVE SUMMARY

The two-story building is currently unoccupied, with a commercial space on the first story and apartments on the second story. Most of the interior finishes have been removed on the first story, which is proposed to be converted to a pizzeria. Much of the interior finishes of the second story remain in place, and plans include maintaining the use of the upstairs as apartments.

The building is in fair condition overall with several recommendations for repairs. The exterior components are in poor condition overall with several recommendations for repair or replacements to maintain the weatherproofing such as tuck pointing, siding replacements, and repairing the cornice. Much of the building's structure is in good condition; however, several areas require repair where water has leaked from the roof and deteriorated the wood floor and roof framing. Full replacement of the roof areas is recommended to address areas of ponding and improper membrane terminations. The building is not ADA accessible, and suggestions to improve the accessibility are recommended.

RECOMMENDATION FOR ADDITIONAL ASSESSMENT

There are no recommendations for additional assessments at this time.

Detailed structural and MEP design would be required in order to complete the Owner's Maxwell's Pizza project vision.

INTRODUCTION

PURPOSE

The building at 102 East Main Street is a contributing building to the Somerset Historic District, a collection of mid-to-late 19th century mixed-use buildings that surround and extend out from the Village's historic public square. These buildings reflect the history of Somerset, which is distinct for being one of the most intact examples of an early county seat. 102 E Main was itself listed to the National Register of Historic Places in 1975. The building was constructed in 1873, and has had a variety of uses throughout its history. It was a clothing and hat shop in the 1890s, a grocery from 1901-1913, and simply designated as a storefront from 1926-1953. In the 1960s, a concrete block addition was constructed to replace an older framed building on the site. Restaurant space has occupied the entire first floor since the 1970s; and a notable tenant includes the Little Phil Restaurant. However, in recent years, the building has been vacant in recent years.

The building at 102 East Main Street is now being renovated for commercial and residential use. This project would restore the restaurant space on the first floor to house Maxwell's Pizza and add three apartments on the second floor. The building owners also plan to renovate the building's street frontage and add a new outdoor dining space in the rear of the property. The project has community support from the City of Somerset.

102 East Main Street is located within Opportunity Zone #9659, and is thus eligible for technical assistance under the RISE Ohio program. After consultation with the building owner and the Village of Somerset, the technical assistance Buckeye Hills Regional Council proposes for American Structurepoint to provide for the owner of 102 East Main Street (Maxwell's Pizza) will include:

1. A detailed report of current building conditions

This assistance described above will allow the owner of Maxwell's Pizza to better understand the structural needs of the building so that improvements can be made. Thus, this project achieves the goal of the RISE Ohio program by increasing Opportunity Zone investment opportunities within the Buckeye Hills Region.

SCOPE OF WORK

Phase 1 – Analyzing 102 East Main Street

- Objective: The analysis will examine the estimated costs of the recommended physical improvements to 102 East Main Street.
- Phase One Milestones:
 1. Physical assessment of 102 East Main Street: Our assessment will include one site visit to document items whose repair will ready the building for first floor retail and second floor apartments. Our assessment will include our findings and recommendations, relating to building façade, roofing, uneven floors, and ADA accessibility. Items that are considered part of the final tenant fit-out, and thus not in this current scope, include HVAC-related upgrades, electrical improvements, kitchen equipment, and plumbing.

Phase 2 – Analysis of 102 East Main Street Improvements and Amenities

- Objective: The in-depth analysis further studies the opportunities and constraints of the 102 East Main Street adaptive reuse project. The analysis generates site specific recommendations for the type of improvements.
- Phase Two Milestones:
 1. Cost analysis of site-specific improvements and opinion of probable cost for immediate or near-term repairs or retrofits required relating to our structural and building envelope analysis that would make the building more “turn-key” to private development and final tenant fit-out.

Phase 3 – Final Recommendation of 102 East Main Street Improvements

- Objective: The final phase considers the comprehensive findings of the previous phases and provides the final report and presentation with recommendations for 102 East Main Street.
- Phase Three Deliverables:
 1. Final report to act as a guide for the 102 East Main Street redevelopment, incorporating Phase 1 and 2 milestones. Any discovered and notable project risks will be shared, as per good business practice.

OPINION OF PROBABLE COST

The opinion of capital cost listed is for the repair or replacement of visible and accessible building system and component defects. These costs are based on approximate quantities and values. Not all areas of the building were accessible and additional repairs may be required. The cost opinions presented in the below schedule are generated from multiple sources, primarily RS Means Cost Data.

These opinions should not be interpreted as a bid or offer to perform the repairs or replacements. The opinions of cost do not address the cost impact of environmentally regulated materials on renovation or demolition activities. These opinions should be construed as preliminary, order of magnitude budgets. Actual costs will likely vary from the consultant's opinions of cost depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of work (if applicable), quality of contractor, quality of project management exercised, market conditions, whether competitive pricing is solicited, etc. Qualified professionals should be contacted for quotations concerning each individual system or component.

| Building System | Cost |
|------------------------|------------------|
| Structural Systems | \$59,000 |
| Roofing Systems | \$28,000 |
| Architectural Systems | \$31,000 |
| Accessibility & Egress | \$17,000 |
| TOTAL | \$135,000 |

Costs do not include repair or replacement of mechanical or electrical systems, or interior build outs, or architecture or engineering design fees.

BUILDING ASSESSMENT

ARCHITECTURAL SYSTEMS

EXTERIOR ENCLOSURE

The front of the building is clad in brick veneer, multi-wythe brick masonry, vinyl siding, and a decorative wood cornice. The sides and back of the building consisted primarily of painted concrete masonry unit (CMU) walls, with areas of vinyl and T1-11 siding. The primary entrance to each storefront consisted of anodized aluminum storefront systems on the first story.

Aluminum-framed canopies with fabric cladding were located over the primary entrances. The door to the stairwell that accesses the second story was constructed of wood. Several types of windows were present throughout the building that constructed of single panes in wood frames, some of which were equipped with storm windows, single panes in metal frames, and vinyl framed windows.

- Several isolated areas of the brick masonry had “stair step” cracks, and deteriorated mortar and bricks.
- Some of the brick masonry, particularly around windows, had previously been tuck-pointed with incompatible mortars.
- Many areas of the vinyl siding were missing, had warped, were loose, and had been face-nailed, providing pathways for water behind the cladding system.
- The joints of the T1-11 siding were not overlapped, nor had light-gauge metal “Z” flashing, which has caused the panels to warp and deteriorate. The wood trim surrounding the windows had deteriorated which has left gaps.
- The awning fabric above the two storefronts has deteriorated.
- The wood-framed windows were generally in fair condition, with stained and warped frames.
- The wood door to the second story was in poor condition, with a broken window and delaminating wood.
- A threshold was missing at a second-story door.
- The cornice over the west storefront was sagging from apparent deteriorated wood framing.

RECOMMENDATIONS

- Repair brick masonry by removing incompatible mortar, tuck-pointing with a compatible mortar, and replacing deteriorated bricks.

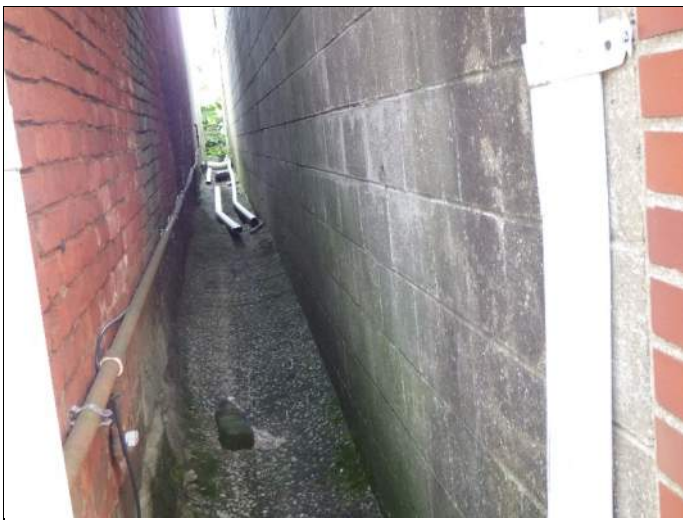
- Replace damaged vinyl siding.
- Replace T1-11 siding, preferably with vinyl to match adjacent siding, and replace deteriorated trim.
- Replace awning above storefronts.
- Repair and refinish wood-framed windows and install wood-framed storm windows.
- Replace wood door to second story.
- Add threshold at second-story door.
- Repair or reconstruct sagging cornice.



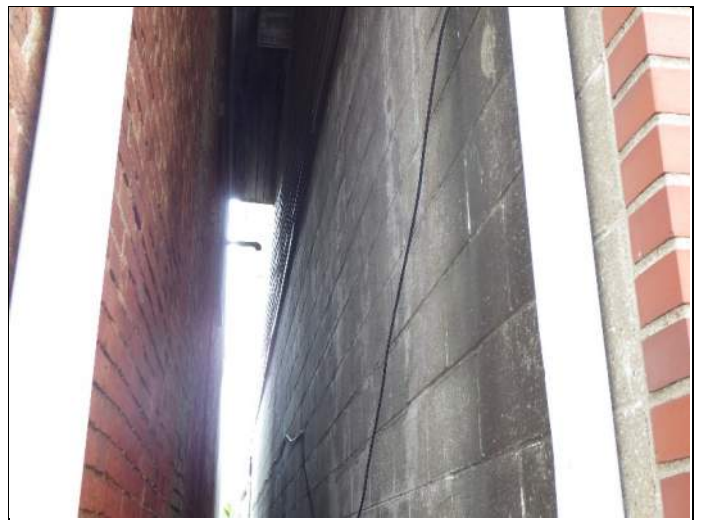
North elevation



South elevation



Partial east elevation



Partial east elevation



Aluminum-framed storefront system



Aluminum-framed storefront system



Typical entrance canopy



Wood door to second-story



Typical wood-frame window



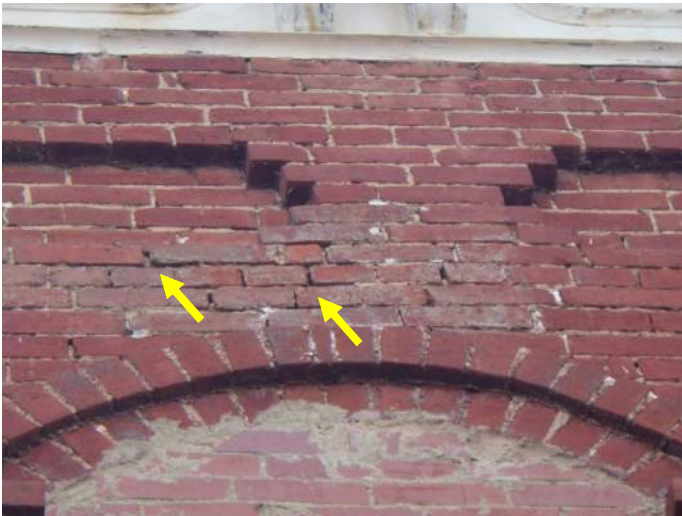
Single-pane metal-frame window



Typical vinyl-frame window



Deteriorated brick veneer and mortar



Deteriorated mortar



Incompatible mortar around window



Stair step cracks in brick veneer



Missing vinyl siding



Warped vinyl siding



Face-nailed vinyl siding



Warped T1-11 siding



Open joints in T1-11 siding



Deteriorated wood trim



Deteriorated storefront awning



Typical window condition



Broken window in wood door



Delaminating wood door



Missing threshold at second-story door

STRUCTURAL SYSTEM

The building is comprised of two distinct structural systems. An older structure, dating from the mid to late-1800's occupies most of the north portion of the west building. A newer structure, likely an infill building dating from the mid-twentieth century, occupies the east building, and the southern portion of the west building.

WEST STRUCTURE

The west building was constructed of multi-wythe brick masonry walls that support wood floor and roof joists. A narrow and inaccessible "crawl space" was present below the first story floor framing in the north portion of the building. The floor of the south portion of the building consisted of a cast in place concrete slab on grade.

- Much of the second story floor joists were obstructed by the plaster ceiling; however, portions of the ceiling had been removed which revealed the second story floor joists. Several of the floor joists had been "sistered" with new joists, and others were fractured.
- Ceiling joists that hang from the floor joists had deflected downward, indicating that the second story floor joists have also deflected.
- Roof framing was stained and deteriorated at apparent roof leaks.
- The crawl space was inaccessible, and the condition of the framing could not be determined.
- The roof structure at back of the building was in poor condition, with deteriorated roof joists and oriented strand board (OSB) roof decking.

RECOMMENDATIONS

- Repair or replace damaged floor joists.
- Repair or replace damaged roof framing.
- Cut test holes in strategic locations in first level over inaccessible crawl space to observe crawl space conditions.
- Demolish the deteriorated structures at the building's rear.



Overview of first story of west building



Overview of first story of west building



Overview of first story of west building



Overview of crawlspace



Overview of crawlspace



Sistered second story floor joist



Fracture in second story floor joist



Deteriorated structure at rear

EAST STRUCTURE

The east building was constructed of concrete masonry unit (CMU) walls that support wood floor joists and metal plate connected wood trusses. The first story floor consisted of a cast in place slab on grade.

- “Stair step” cracks were present in the east CMU wall.
- Water has leaked through the roof which has caused the roof and ceiling framing to deteriorate.

RECOMMENDATIONS

- Tuck point cracks in the CMU wall.
- Repair or replace deteriorated floor and roof framing at roof leaks.



Overview of first story of east building



Typical framing of four-story building



Overview of roof structure of east building



Overview of roof structure of east building



Area of water leak from roof on second story



Area below water leak on second story



Area of water leak from roof on second story



Area below water leak on second story

ROOFING SYSTEM

UPPER WEST ROOF

The upper west roof consisted of an ethylene propylene diene monomer rubber (EPDM) roofing membrane. The roof sloped from the high end along the north roof edge to the low end along the south roof edge. Storm water from the roof flows to a gutter and downspout system located along the south roof edge. The roofing membrane was in overall good condition.

- No termination bars or counter flashing were present at some locations such as around chimneys which created pathways for water to get below the membrane.
- The tops of several apparently obsolete chimneys were open.
- Pieces of sheet metal had been used as counter flashing along the parapets. The edges were exposed that could tear the membrane, and screw fasteners had been used to fasten through the metal and the membrane.
- Dirt and debris has collected in low spots near the south roof edge where water ponds. The cause of the low spots was unclear; however, is likely related to sagging or uneven roofing.
- The roofing membrane along the south roof edge terminated in the gutter, which as obstructed much of the opening.
- The bottom surface of the gutter was uneven, and the downspouts had disconnected.

RECOMMENDATIONS

- Provide proper termination along the edges of the membrane roofing and install appropriate counter flashing along parapets and chimneys.
- Cover open chimneys to prevent water infiltration.
- Remove screws through the roofing membrane, and patch holes.
- Repair or modify the roof framing as necessary, or install tapered insulation, to allow water to flow freely from the roof.
- Install new gutters and downspouts.



Overview of upper roof looking south



Overview of upper roof looking north



No termination bars or counter flashing at chimney



No termination bars or counter flashing at chimney



Open chimney



Sheet metal flashing, note screw fasteners



Low spots along south roof edge



Cracked and deteriorated sealant



Gutter along south roof edge



Disconnected downspouts

UPPER EAST ROOF

The upper east roof consisted of three-tab asphalt composition shingles that had been loosely covered with an EPDM roofing membrane. A narrow shingled roof was present over the top of the nearly flat parapet that fronts the building. The roof sloped from the high end along the west roof edge to the low end along the east roof edge. The shingles were in overall fair condition.

- The EPDM membrane had been loosely laid over the asphalt shingles and secured with few fasteners. The membrane has come loose in several areas and was crumpled in areas. The surface of the shingled roof was uneven.
- A portion of the roof drains to the adjacent building.
- A group of shingles was missing over the parapet that has allowed the underlying plywood to warp and deteriorate.

RECOMMENDATIONS

- Remove and replace the asphalt shingle roofing and replace uneven roof decking.
- Reframe a portion of the roof to direct water to either side of the adjacent building, and install appropriate counter flashing against the adjacent building.
- Remove shingles over parapet, replaced damaged plywood, and install metal coping.



Overview of roof, looking south



Overview of roof, looking east



Uneven roof surface



Roof edge against adjacent building



Roof edge against adjacent building



Missing shingles and plywood over parapet

LOWER ROOF

The lower roof consisted of a loose-laid EPDM membrane. The roof slopes from high ends along north and west roof edges to gutters and downspouts along the low end along the east roof edge. The membrane was in overall good condition.

- Dirt and debris has collected in low spots where water ponds. The cause of the low spots was unclear; however, is likely related to sagging or uneven roofing.
- Apparent plumbing vents had been covered with the membrane roofing, and the roofing was tented where the vents extended above the roof surface.
- Clay coping tiles had been used to secure the membrane over the west parapet wall.
- The edge of the roofing membrane had been fastened to the surface of the vinyl and wood siding with termination bars, which has created voids at corners and joints in the siding.

RECOMMENDATIONS

- Remove and replace the membrane roofing. Provide adequate attachment of the membrane to the roof, proper flashing and coping along edges.
- Repair or modify the roof framing as necessary, or install tapered insulation, to allow water to flow freely from the roof.



Overview of lower roof



Overview of lower roof



Dirt and debris on roof



Protruding plumbing below membrane



Clay coping tiles along west parapet



Termination bar along vinyl siding



Termination bar along vinyl siding



Termination bar along vinyl siding



Void at corner in vinyl siding



Termination bar along T1-11 siding



Termination bar along T1-11 siding



Void at joint in T1-11 siding

ACCESSIBILITY & EGRESS

BUILDING INTERIOR

The building is not accessible due to several steps needed to access the first story that is higher than the sidewalks. No ramps are provided to reach the first story and no accessible entrance is provided at the rear. The second story is only accessible by staircase. Once inside the building, the first story is nearly flat and an accessible pathway can be provided throughout tout building.

RECOMMENDATIONS

- Provide ADA accessible entrances at the first story.



Stairs into first and second stories at front



Stairs to first story at rear

PROCEDURES, LIMITATIONS, AND ASSUMPTIONS

American Structurepoint, Inc. conducted on-site evaluations of the properties to determine their condition as outlined above. We did not gain access to all areas, operate equipment, or perform any tests during our visit. The findings in our report are not based on a comprehensive engineering study, as we did not remove building materials to inspect the underlying structure, systems, or assemblies.

This report does not confirm the absence of asbestos, PCBs, toxic soils, mold, or other hazardous materials. If certification of these items is required, we recommend specialists in these areas be retained for detailed investigation and testing.

The assessment firm assumes no responsibility for any legal matters. It is assumed that the facility surveyed is controlled by the property representatives interviewed, and information thus gained regarding ownership, location, condition, etc., is factual.

All maps, descriptive materials, and data furnished to the assessment firm are assumed to be correct and adequate for inclusion in this report. Estimates and opinions furnished to the assessment firm by informed persons are assumed to be accurate and reasonable. This report is the client's property and will be used in connection with the purchase of the property. No other use is allowed without the written consent of the author.

Estimates of values contained herein for deferred maintenance, latent defects, upgrades, etc. (if any) are the opinions of the assessment firm, which assumes no liability for errors, facts, or judgments.

The assessment firm does not warrant their investigation has revealed all items of deferred maintenance, latent defects, etc., that exist within the project. The assessment firm does state; however, they have made a "best effort" to identify such items in the time available at the project site as they are consistent with their experience in the architectural and engineering business.

CLOSING COMMENTS

American Structurepoint would be pleased to advise and assist with any questions regarding any of our recommendations. Should you have any questions, please do not hesitate to contact us.

Very Truly Yours,

American Structurepoint, Inc.,

A handwritten signature in blue ink that reads "Andy Clemens". The signature is written in a cursive style with a large initial 'A' and 'C'.

Andy Clemens, PE, SE
Project Development Director
Investigative Services