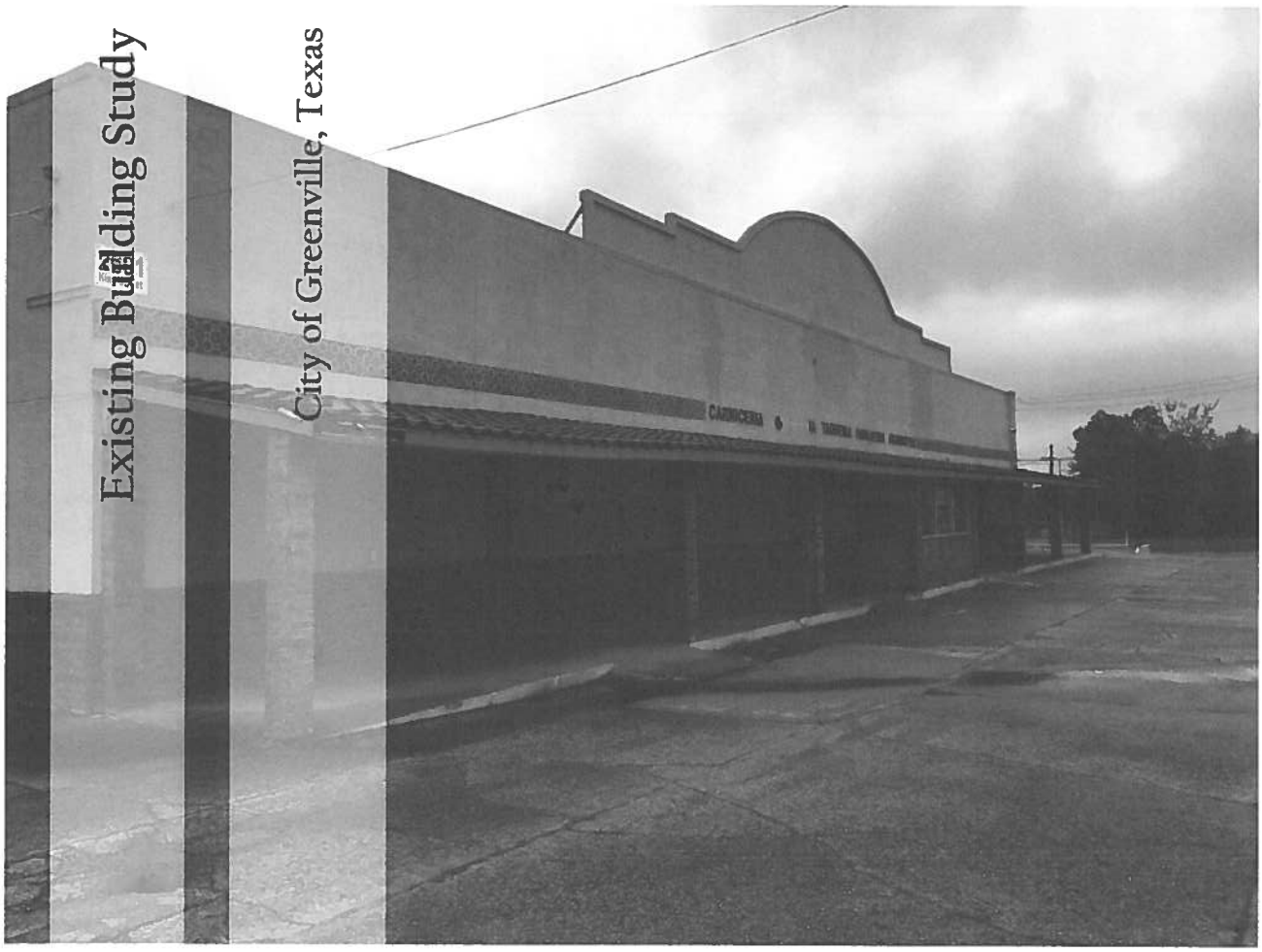
# Existing Building Study

## City of Greenville, Texas



Greenville

KSA

The following is an existing conditions study focusing on the old grocery store property located adjacent to the Greenville City Hall. The site of focus is located on roughly a city block bounded by Washington Street, Oak Street, Pickett Street, and King Street in Greenville, Texas. KSA has provided this report upon request of the City of Greenville, Texas for informational purposes only. This study is based solely on site observations, photographic documentation, and digital information available online. Potential adaptive reuse functions for the building include Fire Administration Offices, Emergency Operations Center/Training Room, Council Chambers, Finance Department, City Manager, City Secretary, and Human Resources.

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November 8, 2018

City Annex Johnson St - also call Suann Hardin
Steve Methvin / Brandon Jamison

# Summary

This report recognizes the advantageous proximity of the proposed site to existing City of Greenville functions and operations. Through a written and graphic review of the existing building, there are items pointed out that need to be addressed and considered in conjunction with the purchase of this property.

The existing 17,000 square feet building presents a viable option for acquisition with the understanding that the roof is in dire need of replacement. The project can be visualized to move forward in two directions. The building can be repurposed with major work or the building and the associated site work can be demolished and new construction can replace the existing.

This report draws two conclusions for adaptive re-use by the City of Greenville:

**Scenario 1 – Municipal Office and Fire Administration Renovation**

The existing building of focus and site on the block adjacent property to the existing Municipal Building can be used for a new municipal offices and the Fire Administration Department by the City of Greenville. In this scenario, the existing building would undergo a total interior renovation. Demolition down to the primary components of the building would allow for flexibility of a new design conducive to the planned operations. The project would require interior demolition, demolition of the existing roof and roof structure, all new roof framing components and a new roof, all new building floor plan layout, new finishes, all new building systems (HVAC, electrical, plumbing, etc.) and some work allocated to the site.

Including purchase of the property based on the appraised value this scenario should budget approximately $3,600,340 for a construction project cost.

**Scenario 2 – Municipal Office and Fire Administration: Demolition and New Construction**

The second potential re-use for the building and site would consist of the complete demolition of the existing building and site and consider new construction for a building of comparable size and use. Including purchase of the property based on the appraised value this scenario should budget approximately $5,099,340 for a construction project cost.

# 1. Contents

# 2. General Location and Context

The site location for the existing building is centrally located within the city of Greenville, Texas. The site is situated along or adjacent major roads and highways radiating out in all directions. This makes the site ideal for access to and from the site and gives the site excellent public visibility.


**Building Location**

The central location maintains a strong municipal presence in the heart of the city. The local government of Greenville is uniquely positioned directly adjacent to the site and provides a connection of services. Adaptive re-use has gained much public interest over the past decade and utilizing existing structures in the downtown area is the best means for spurring growth and redevelopment.

The large area associated with the building is also an added benefit. This will account for additional parking spaces for the Municipal Building and daily parking for the needs of the City Offices and Fire Administration that plan to relocate to this building. The central location will provide for a one stop opportunity for residents to access city functions.

# 3. Existing Site

The existing building being considered for purchase is located on the parcel of land bounded by Washington Street to the North, Oak Street to the East, Pickett Street to the South, and King Street to the West. The official address of the property is listed as 2601 King Street, Greenville, Texas.

According to online information available from the Hunt County Appraisal District, the property ID is 71572 with a legal description of S4385 Orig Town of Greenville Blk 182 Lot 5-7 with a total land area of 1.3401 Acres or 58,375 square feet. In 2018 the property had a total assessed market value of $599,340 with $87,560 of that allocated to commercial city land and $506,140 of that allocated to the 17,000 square foot commercial building.


The 213.53' x 273.38 city block is bounded by public streets on three sides with an implied alley that is actually the drive of the parking lot for the Municipal Building directly to the east. The site has existing utilities running to the building for water, sewer, electricity and gas. This existing infrastructure, utilities, and vehicular access to the site is adequate to serve the requirements of the existing use, as well as, potential municipal uses.

The site is currently zoned Central Area District per the City of Greenville Zoning Ordinance. This is the same zoning currently in place for the existing

Municipal and therefore will not require any zoning change to accommodate the intended use of municipal offices. The site currently accommodates approximately 80 parking spaces which may need to be reconfigured to provide required compliant handicap accessibility to the main entrance. Current on-site parking requirements required 1 parking space per every 300 square feet of building area and as such the minimum parking count required is 57 parking spaces. Based on the existing conditions there is more than adequate parking provided on the site presently.

The existing parking lot does require some attention and corrective work. The existing asphaltic concrete paving does show signs of age and multiple repairs through the years. It is serviceable at this point in time; however, repairs will be required in the near future. In addition the existing pavement striping and markings show significant signs of add and should be updated.

General Condition of the Parking

Inadequate handicap accessibility

Currently there is no handicap accessibility provided to the front entrance of the building. This will be an initial expense to immediately provide corrective measures to address and implement to ensure compliance with the Texas Accessibility Standards 2012.

Although there is existing site lighting present, it could not be verified if all lighting is currently operational. It is recommended for the City to refer to a local electrician to more thoroughly investigate the operation status of all existing site lighting on the property.

There are potential site grading issues around the site as well. At previously repaired areas of the asphaltic concrete paving, the patches were not properly grading to prevent ponding. These spot areas can be reviewed and replaced/repaired at some appropriate time in the future. The north side of the

building facing Washington Street does present concern do to the lack of positive drainage away from the face of the building. At the time of this site visit, there was actually standing water at the base of the masonry veneer and the adjacent paving with no option for removal other than evaporation.

Ponding at inadequate accessible locations

Ponding with parking, drive areas

Ponding along north elevation due to lack of positive drainage away from building

# 4. Existing Exterior

The existing building is typical of a small "box" store established as retail, commercial space with limited windows within the exterior walls. Existing drawings are not available to review the exact construction of the walls; however, it does appear that the exterior walls are wood framed with an exterior masonry veneer and/or a stucco exterior finish.

Typical painted masonry veneer (east)

Exposed masonry wainscot (nw)

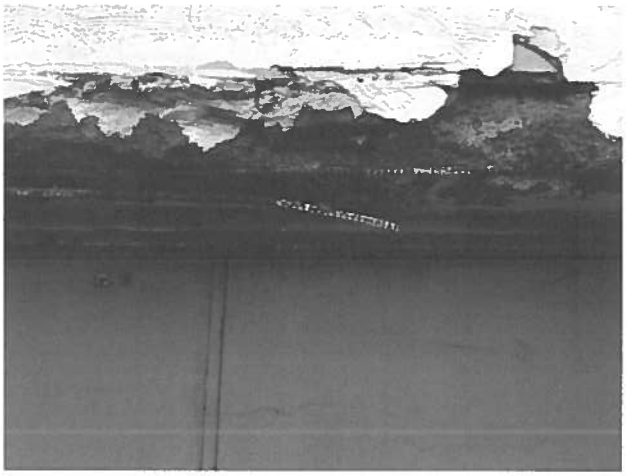
The east elevation does appear to be a full height masonry veneer; however, the surface has been fully painted and/or skim coated with a thin stucco layer. This elevation faces directly to the Municipal Building. There is an existing loading dock and overhead door (with adjacent man door) near the southeast corner of the building. There does not appear to be any obvious or visible signs of construction issues with this wall. The exterior door and overhead need to be reviewed for water-tightness.

The north elevation is composed of similar construction, except it appears that an additional wythe of brick was installed to a height of approximately 3'-4" with a rowlock cap at the top of the masonry. The cap brick is not installed with a slope to drain surface water from above and visible signs of standing water and deterioration are evident above the masonry. This elevation does have new and existing scuppers through the roof parapet for water discharge. Some of the scuppers feed directly into conductors and downspouts while others do not. This does present some concern for the presence of water within the wall due to the roof condition. This will be further discussed in Section 6 – Existing Roof.

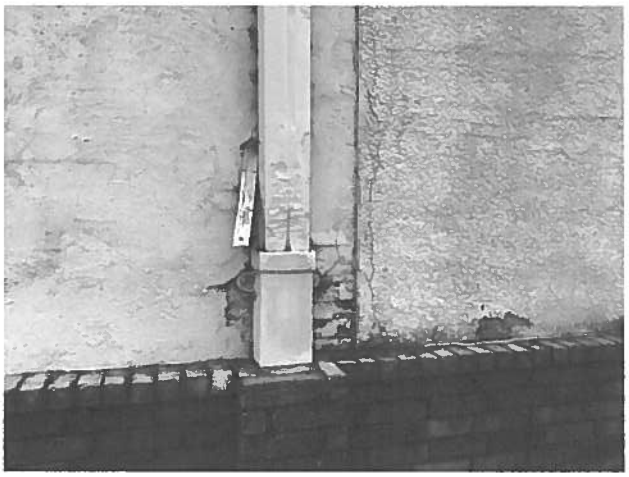
There are significant water and damage issues at the head of the double door in the northeast corner of the building. There is also a missing brick at the jamb of the door. The double door needs attention due to multiple dents in the door and hollow metal frame and to ensure water-tightness. At the areas where the existing scuppers are not tied to downspouts, there is staining on the wall from the water discharge and the coating over the masonry is peeling away from the surface of the brick.

As previously mentioned, this elevation is the area of concern due to lack of positive drainage away from the building due to the adjacent paving. The paving elevation was limited so as not to cover the weeps in the masonry; however, at its current installed height the ponding water has the opportunity to actually penetrate the veneer through the weep holes on the exterior.

Roof runoff damaging wall surface



Damage at head of door



Surface damage at top of brick

Ponding along north elevation

The west elevation provides similar construction to that of the north elevation with the addition of a sloped porch the length of this elevation. The roof of the porch is wood framed with multiple signs of water damage and age due to original construction methods. The framing members appear to be inadequately sized for some of the span and there is noticeable deflection between the column supports. As part of the new renovation project, it would be highly recommended to remove this porch system in its entirety.

The existing entry system has window damage and is not suited for the proposed new use of the building. It would also be suggested to remove the entry as well. The tall parapet added above the masonry wall is insufficiently constructed. This will need to be removed due to its poor condition.

Existing porch condition

Top parapet should be removed

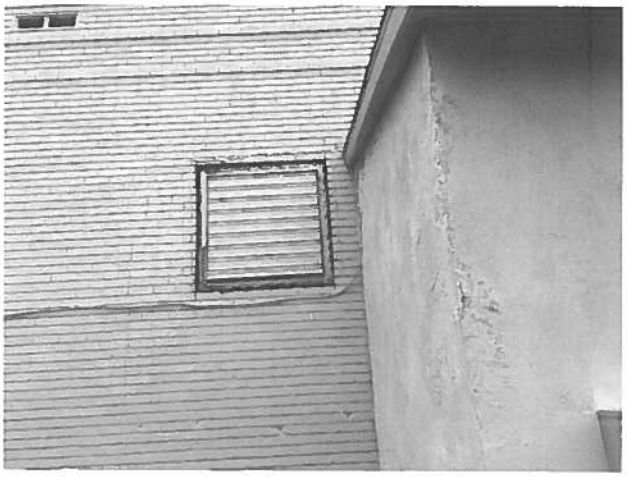
The south elevation is similar in construction to the east wall with some deviations. A single wythe of brick has been installed from an elevated height of roughly 3'-0" above grade up to the top of the parapet. This brick veneer shows signs of pulling away from the face of the building. Previously a metal bracket was installed to hold the top of the masonry to the face of the building but there is evidence that the added panel is still pulling away from the original exterior wall.

There are additional locations along this elevation were scupper through the parapet are not tied to downspouts. At these areas, the roof water runoff is staining the masonry veneer. There are multiple louvers/fans installed in this wall that will need to be removed. Currently there are water penetration issues attributable to these louvers. The lean-to addition in the southeast corner has water penetration issues at the roof and the walls.

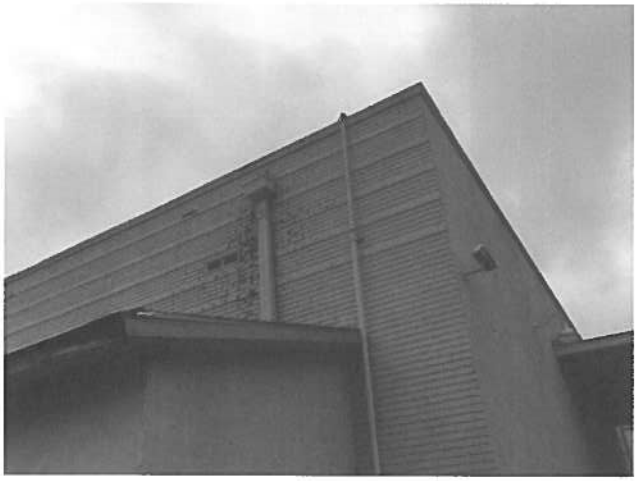
Added wythe of brick (south)

Water runoff through scupper

Added wythe of brick (south)



Water penetration at louver

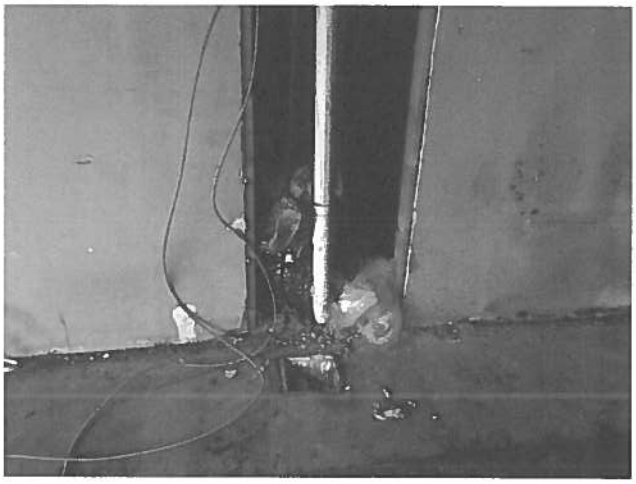


Water issues at lean-to roof and wall in southeast corner of building

# 5. Existing Structural

This report does not include structural engineering and analysis. All structural observations are visual in nature. The building appears to be a wood frame structure with some isolated located locations of structural steel. The building components are not protected with any type of a fire rating system – system is considered unprotected combustible. There does appear to be a fire suppression system (sprinkler heads are visible in the main open area) but it is unknown if the system is active or if it is currently certified. It would be recommended to provide a fire suppression system within the new building based on the age of the existing structure and the type of functions proposed to be incorporated within the new building design.

Unprotected steel tubes



Wood exterior wall framing

According to the International Building Code 2006 as currently adopted by the City of Greenville, the associated construction type is as follows:

International Building Code construction type: Type V-B

National Fire Protection Association construction type: Type V (000)

Based on visual observations, the existing structural system consists of:

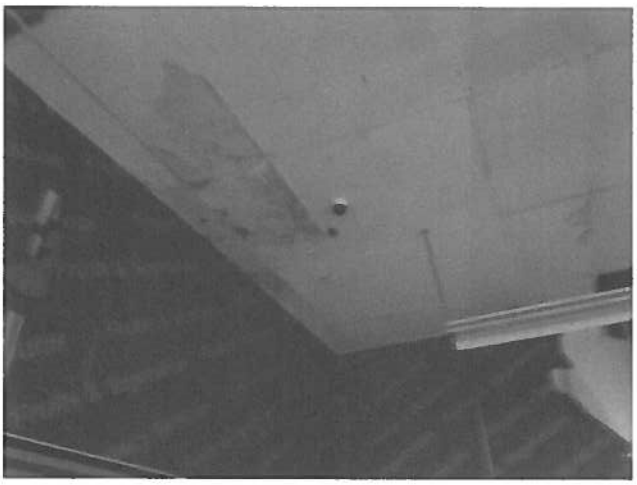
a) Roof decking – wood decking
b) Roof framing – wood trusses/wood rafters
c) Mezzanine floor decking – wood decking
d) Mezzanine floor framing – wood joists
e) Columns – Steel tubes

f) Foundation – Poured in place reinforced concrete

Based on inspection of all visible structure, the walls and slab appear void of major structural defects other that has been previously discussed in this document. There is one area of concern in the southeast area of the quarry tile flooring that has buckled up. The tile is still intact and it was not obvious if there is an issue with the slab or if the tile has experienced some movement due to contraction or expansion. All flooring would be removed through course of the renovation but this area would need to be further investigated.

It is obvious from the review of the building interior that the roof has major issues. There are multiple roof leaks and the roof itself is suggested to be removed completely including the structural framing and decking. This will be discussed in detail in the following section.

Numerous signs of leaks through roof membrane, deck and down to slab



# 6. Existing Roof

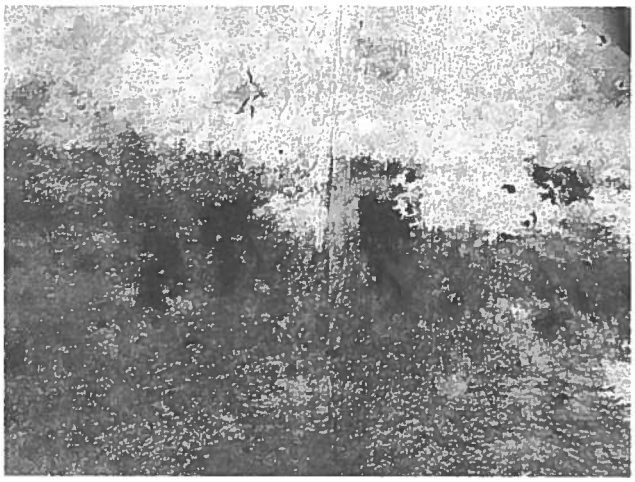
Access to the existing roof is via a roof hatch and ladder system from the mezzanine area. The existing roof is in extremely poor condition. It is not possible to visually determine what the original roof system is/was. Whatever the original roof system was, it was installed over a wood deck on wood framing. It is apparent from the mezzanine level that no insulation is provided on the underside of the roof deck.

It is unclear what the actual, current roof system is. However, the current condition has an added layer of closed cell spray foam with an elastomeric coating. Upon visual inspection of the current roofing conditions, major defects can be found in the elastomeric coating system throughout the entirety of the roofing system. The defects are significant and numerous leaks are evident on the inside of the building. Multiple patches have been applied by various systems and none of resulted in a sealed, watertight roof condition.

Multiple patches in various roof systems

Foamed material causes ponding

Vent covered not properly sealed



Numerous defects in roofing

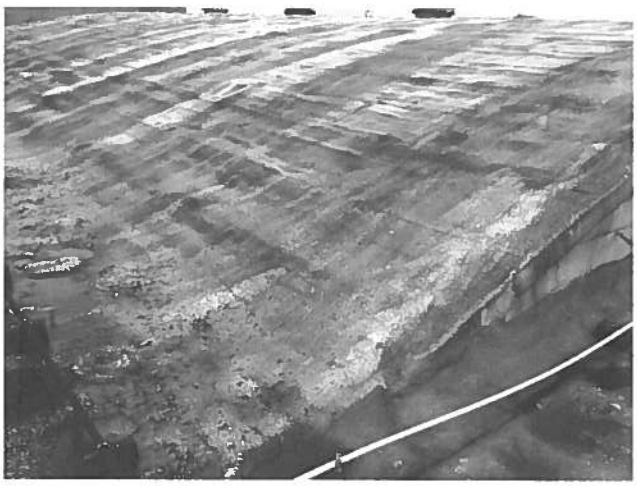
Build up at parapet and cap

Exposed steel on low roof sides

Ponding on flat roof area

Poor bracing at parapet

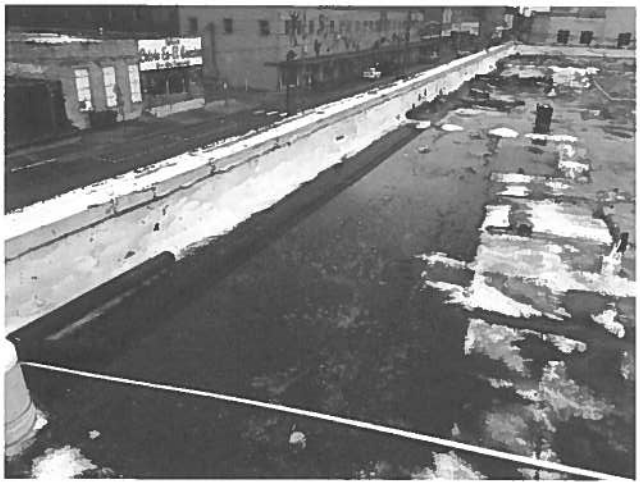
Inappropriate construction at parapet



Open blisters on roof

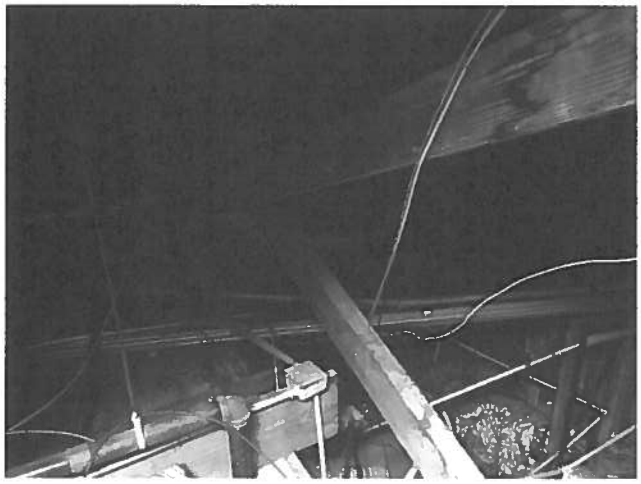
Condensate drains not connected

Exposed wiring through roof



Massive ponding along north side

Numerous openings in surface



Evidence of moisture through roof

Water damage under roof

**Roof Replacement Complete (Framing, Deck, Supports, Membrane and Parapet Cap)**

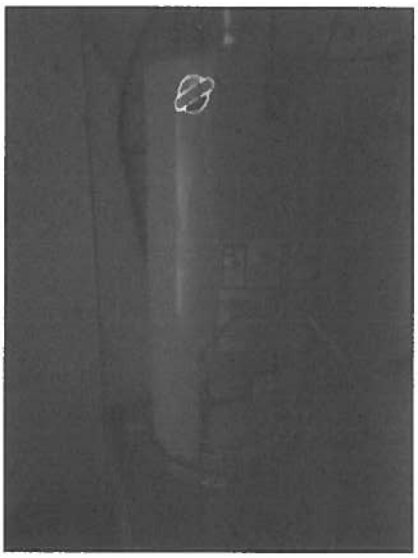
| | unit cost | area | unit cost |
|---|---|---|---|
| New Membrane Roof and parapet cap | $ 16.00 | 17,000 | $ 272,000 |
| Demolition of existing roof | LUMP SUM | 17,000 | $ 35,000 |
| New framing, deck, etc. | $ 13.25 | 17,000 | $ 225,250 |
| Contingency | LUMP SUM | | $ 25,000 |

**Total** **$ 557,250**

- This Opinion of Probable Construction Cost (OPCC) is based on national construction cost guides and recent bid projects, but may not reflect the construction market conditions at time this work is bid or priced
- Actual numbers should be reevaluated by the professional of record based on final building design.

# 7. Existing Building Systems

Many of the existing building systems appear to be original to the building. Given current lack of use and age, it is recommended that all existing building systems will be replaced in conjunction with the renovation project.



Existing water heater

Existing roof top mechanical equipment

This report included a visual only inspection of existing HVAC, plumbing and electrical systems. The building is currently not occupied and the equipment does not appear to be running on a regular basis due to the electrical service being shut off. The lack of operation of the equipment is further indication that the renovation of the project should include all new electrical service, mechanical equipment, and plumbing fixtures.

# 8. Existing Code and Accessibility

**2010 STANDARDS FOR STATE AND LOCAL GOVERNMENT FACILITIES: TITLE II**

State and local government facilities must follow the requirements of the 2010 Standards, including both the Title II regulations at 28 CFR 35.151; and the 2004 ADAAG at 36 CFR part 1191, appendices B and D.

**Compliance Date for Title II**

If the start date for construction is on or after March 15, 2012, all newly constructed or altered State and local government facilities must comply with the 2010 Standards. Before that date, the 1991 Standards (without the elevator exemption), the UFAS, or the 2010 Standards may be used for such projects when the start of construction commences on or after September 15, 2010.

**201.1 Scope.**

All areas of newly designed and newly constructed buildings and facilities and altered portions of existing buildings and facilities shall comply with these requirements. [11]

The scope of this study was the consideration of a total renovation of the building in its current condition. With that noted, the existing configuration of walls and doors has no bearing on achieving a fully ADA, TAS compliant building for accessibility. All new construction will be in compliance with applicable codes.

As previously noted, the biggest issue to address will be a compliant accessible route to the new front door of the building. Currently with the porch step at the front of the building there is not a compliant accessible route. This matter will be addressed as part of the renovation to ensure compliance.

# 9. Hazardous / Environmental

Currently no previous hazardous material studies were made available for review or discussion. It is recommended that the City request a thorough report as part of the purchase process to determine the presence of any hazardous materials (lead based paint and asbestos containing materials). This report should include an opinion of cost for any required removal of such materials.

# 10. Recommendations

**Scenario 1 – Municipal Expansion into Building by Renovation**

From a location perspective this site and associated structure offer significant advantages to the City of Greenville, Texas. There are weighted scoring criteria that can validate the consideration of this purchase. The location provides strong support in the following categories:

| Land Area Available | Weight (scale 1-5) |
|---|---|
| Geographic Location | 5 |
| Ability of adjacent streets to support traffic | 4 |
| Multiple Street Access | 5 |
| Site appropriate for civic building | 5 |
| Reinforce Downtown Redevelopment | 5 |
| Revitalization Opportunity | 5 |
| Adequate land area | 5 |
| Site Acquisition Costs | 3 |

The location of the site alone suggests a positive investment for the City. As mentioned previously the one stop approach to expand municipal offerings adjacent to the existing Municipal Building is highly advantageous. In addition, if the City obtains the property then control can be established for what the building and overall property will be used for.

From previous sections of this study we have learned that the site will need some corrective measures and the roof and roof structure will need to be replaced. The building shell can be utilized but the exterior will need to be updated to match the desired appearance to accompany the new use of the building.

The existing building's interior will need to be adapted to the unique programmatic requirements of the fire administration area with an Emergency Operations Center, as well as, the other planned functions for the Fire Department. In addition, the remaining portion of the building will support relocated and expand municipal offices. A major renovation involving the reconstruction of 100% of interior space should be considered. This involves the

demolition and reconfiguring of all interior walls, updating and replacing all outdated building systems, and all new finishes throughout the building. In addition to renovations to accommodate all new functions, this report recommends the complete removal or abatement of any documented existing hazardous materials per EPA / NESHAP standards.

The open nature of the existing building plan does provide advantages for the concept of a complete interior demolition and corresponding new interior construction. Information has already be provided by City staff for a proposed concept layout and this was utilized for preparation of the project Opinion of Probable Construction Cost (OPCC).

The suggested program for the project is at follows:

**Municipal Functions**:

Council Chambers with connecting Conference Room

City Manager Office with connection to waiting area and City Secretary

Human Resources and HR Director Office

Finace Director and Finance Staff

Main Street Office

Maintenance Shop/It Office/Break Room/Public Restroom

**Fire Administraion**:

Reception Area with connectivity to storage

Pension Fund Office, Two Investigator Office, Inspector Office, Fire Marshal

Deputy Fire Chief Office

Fire Chief Office

Training Storage

Fire Department Restrooms

Fire Department Storage Area

Emergency Operations Center/Training Room

IT Room Connection

EMC Office

Training Coordinator

Conference Room/Call Room

EOC Storage

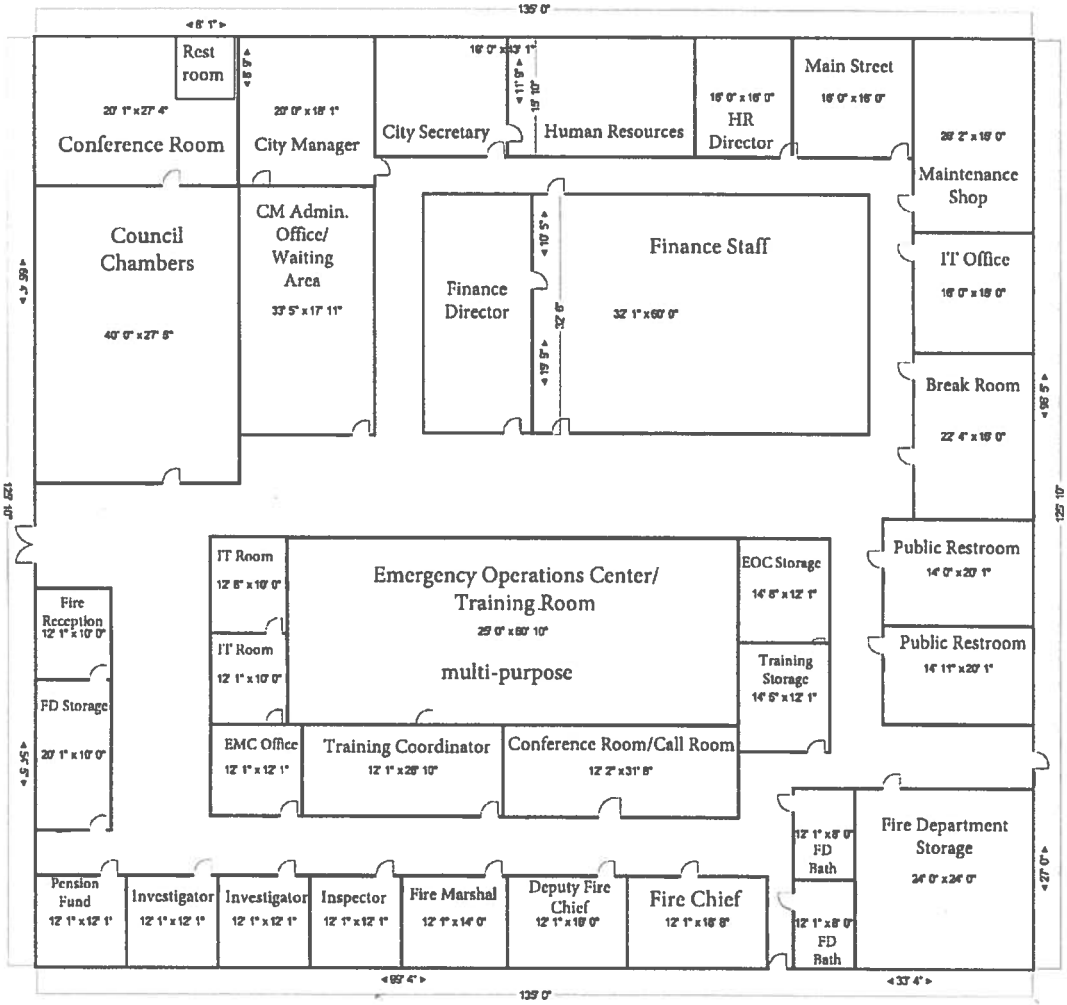
Human Resources and HR Director Office

Finace Director and Finance Staff

Main Street Office

Maintenance Shop/It Office/Break Room/Public Restroom

## Concept Floor Plan for Renovation



## Scenario 2 - Municipal Expansion into Building by New Construction

The concept of the project is parallel to the process outlined in Scenario 1; however, this considers the acquisition of the property as-is and then a complete demolition of the site. Once all existing conditions are removed, then a new project will be considered as new construction and new development across the entire site.

# 11. Opinion of Probable Construction Cost

**Scenario 1 – Municipal Office and Fire Administration Renovation**

| | unit cost | area | unit cost |
|---|---|---|---|
| Site acquisition (block est.) | Appraised 2018 Value | | $ 599,340 |
| Interior Demolition | $ 3/sf | 17,000 | $ 51,000 |
| New Roof and Roof Structure | $ 32.78/sf | 17,000 | $ 557,250 |
| Interior Renovation | $ 105/sf | 17,000 | $ 1,785,000 |
| Exterior Renovation | $ 50/sf | 10,500 | $ 525,000 |
| Site Renovation | $2.00/sf | 41,375 | $ 82,750 |
| Total | | +/- 5% | **$ 3,600,340** |

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**Scenario 2 – Municipal Office and Fire Administration: Demolition and New Construction**

| | unit cost | area | unit cost |
|---|---|---|---|
| Site acquisition (block est.) | Appraised 2018 Value | | $ 599,340 |
| Total Demolition | Lump Sum | | $ 250,000 |
| New Construction | $ 250/sf | 17,000 | $ 4,250,000 |
| Total | | +/- 5% | **$ 5,099,340** |

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- Actual numbers should be reevaluated by the professional of record based on final building design.