Dewberry

801 Perry

Peoria, IL

Renovation Report

Prepared By:
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401 SW Water Street, Suite 701
Peoria, IL
Report Dated: February 2, 2015

CITY OF PEORIA

Purpose of Report

The City of Peoria retained Dewberry to provide a general scope of work and ballpark estimate for purposes of understanding the magnitude of work for the potential renovation of the apartment building at 801 NE Perry Avenue in Peoria, Illinois.

Executive Summary

The apartment building at 801 Perry is in a deteriorated state of disrepair and will require significant work to make the building habitable. Taking into account the current state of the building, code requirements, and historic requirements, the cost to renovate this building to eight (8) occupiable units could range from $1.3 million to $1.7 million.

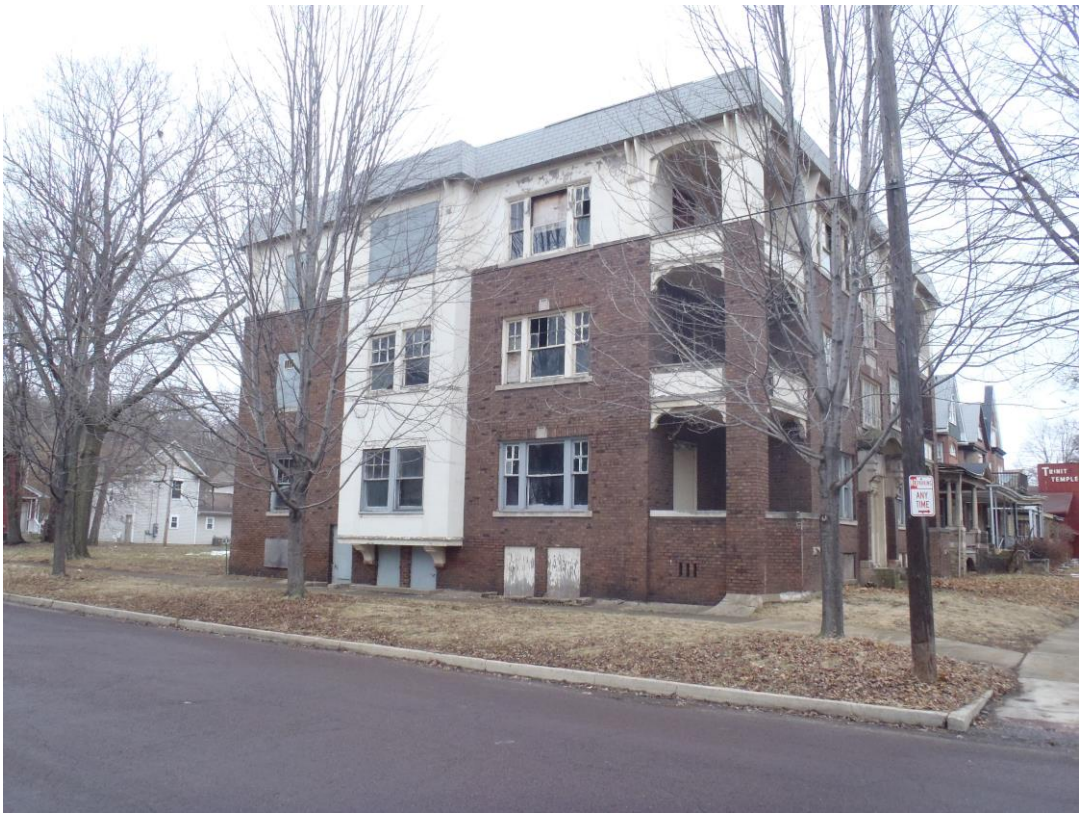
Report Criteria

The findings of this report are based on the fact that we are looking only at a potential renovation and that there is not an actual client with client specific criteria. Based on this, the report is based on the following:

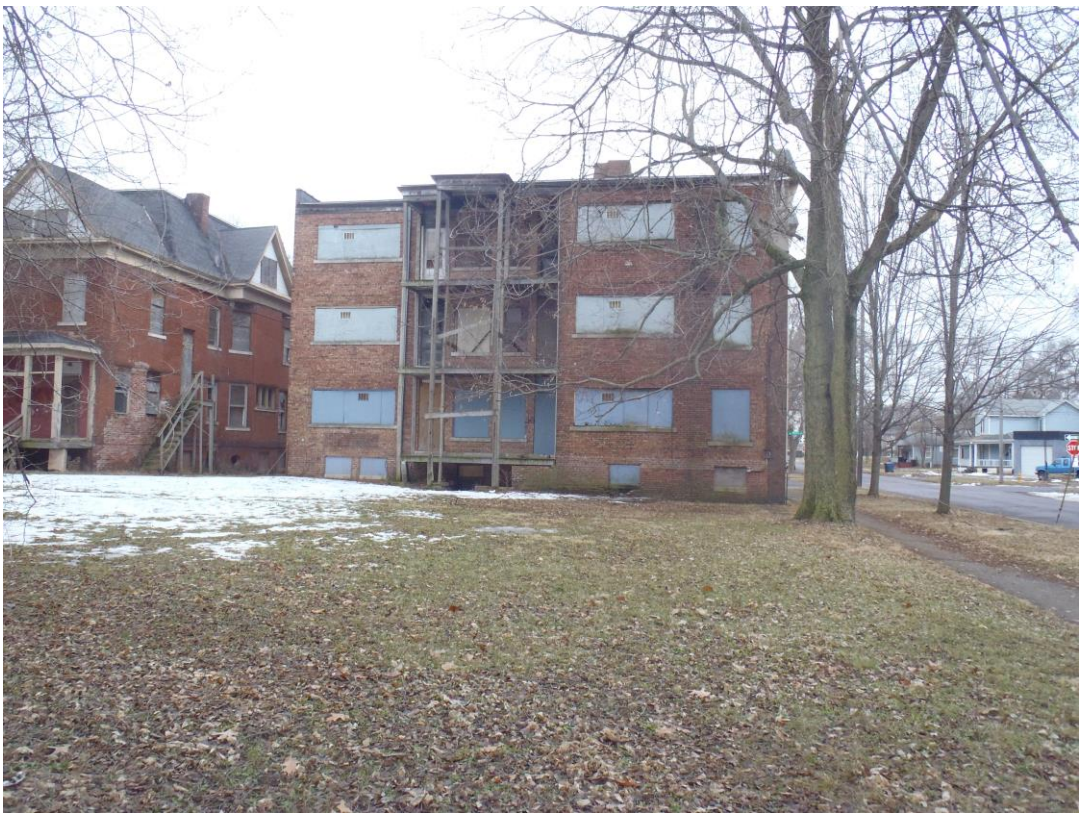
- Renovation work required by the City of Peoria's current maintenance and building codes.
- Work required by City of Peoria zoning ordinance.
- Renovation work required by the current accessibility codes.
- Renovation work required due to the historic designation of the building
- Renovation work based on brief visual observation of the building.

Building Condition

The building at 801 Perry is a three story with basement, eight unit building. The exterior walls are generally masonry load bearing and the interior structure is wood. The building is deteriorated and in various states of disrepair. There is standing water in a portion of the basement. Generally the roof appears to be draining water to the back of the building, the exterior masonry walls are in need of repair and tuck-pointing, the windows and doors are in need of replacement and restoration, off-street parking needs to be added, the interior wood framing needs repair and patching, new interior finishes are required, and new mechanical, plumbing, and electrical systems are required throughout the building. Due to the age of the building, asbestos and lead abatement will likely be required. Currently the building can be considered repairable; however, further deterioration of the load bearing walls and wood framing will create structurally unsound conditions if not remedied in the near future.



View from corner of Perry Avenue & Wayne Street

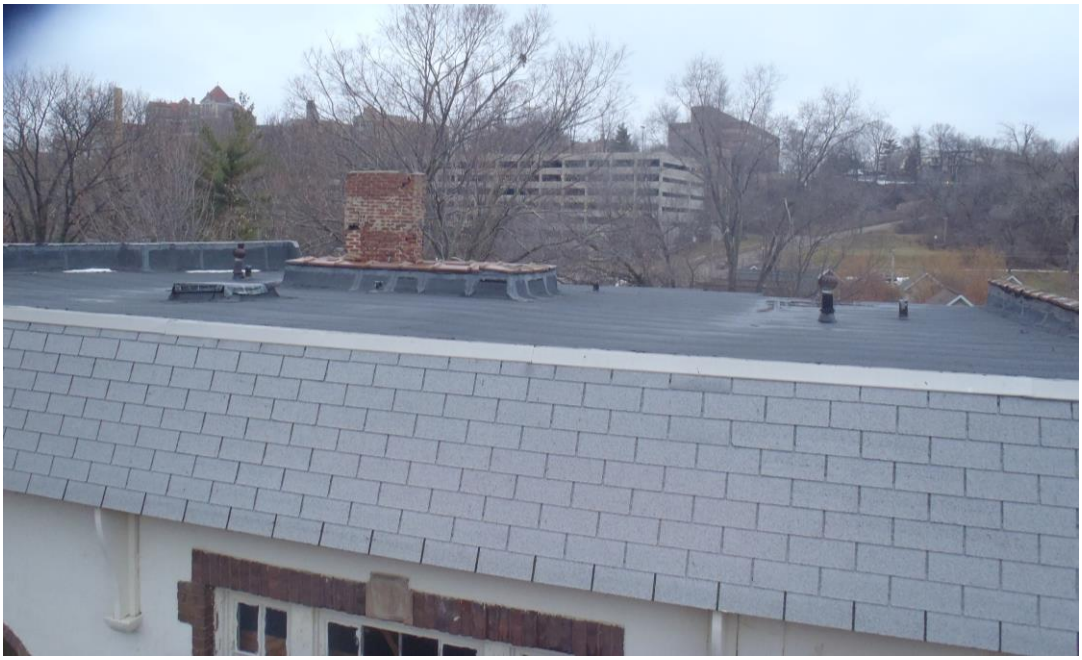


Back of building

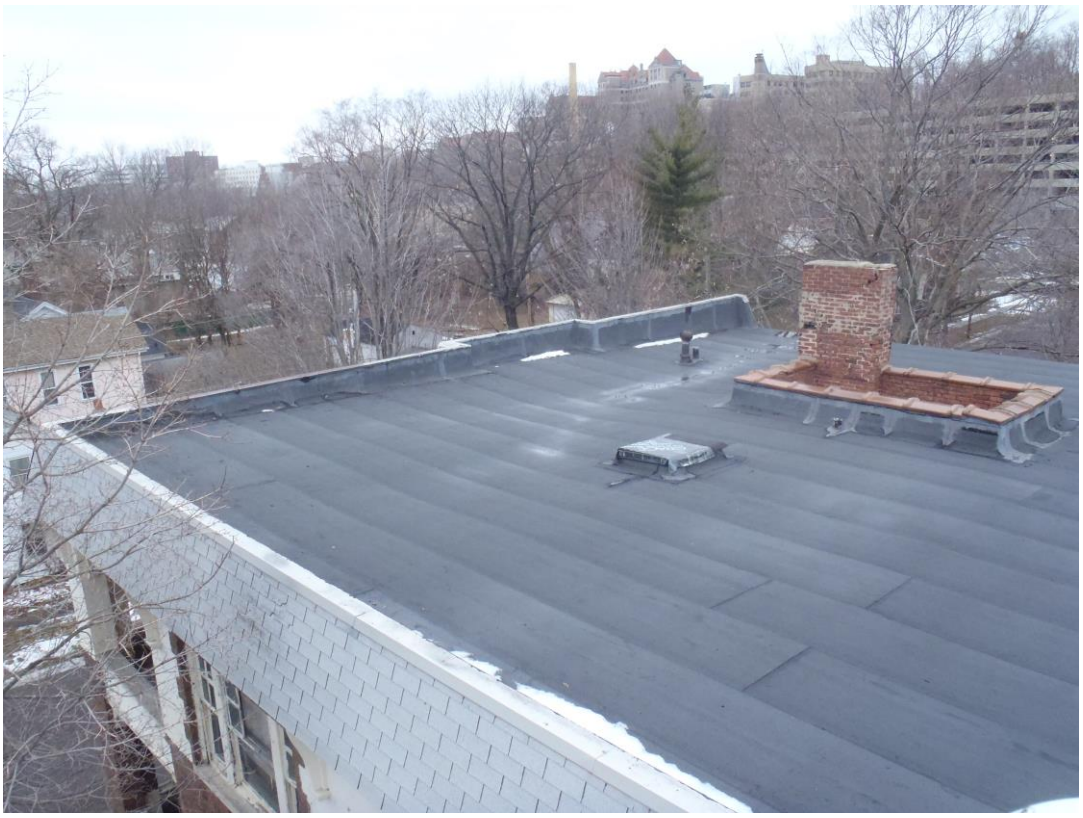
Water in basement (Infiltrating from near damaged exterior wall)

Roof:

The roof appears to have been reroofed in the recent past. It appears to drain water to the rear of the building at quarter point low spots. The roof hatch has been boarded up and roofed over. The northeast parapet needs some repair and flashing work to prevent potential water infiltration.



Roof



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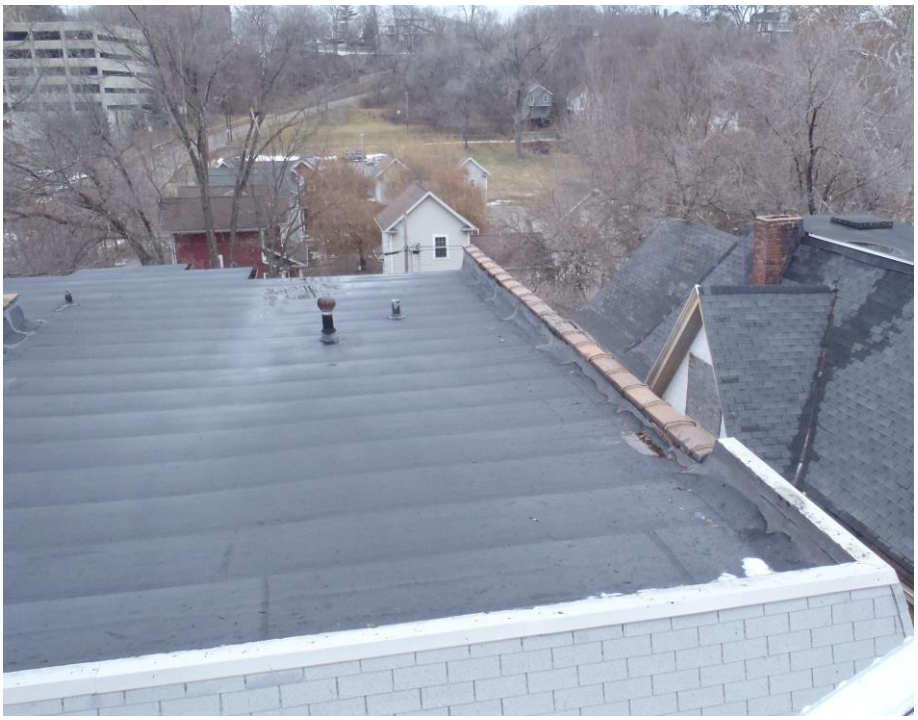

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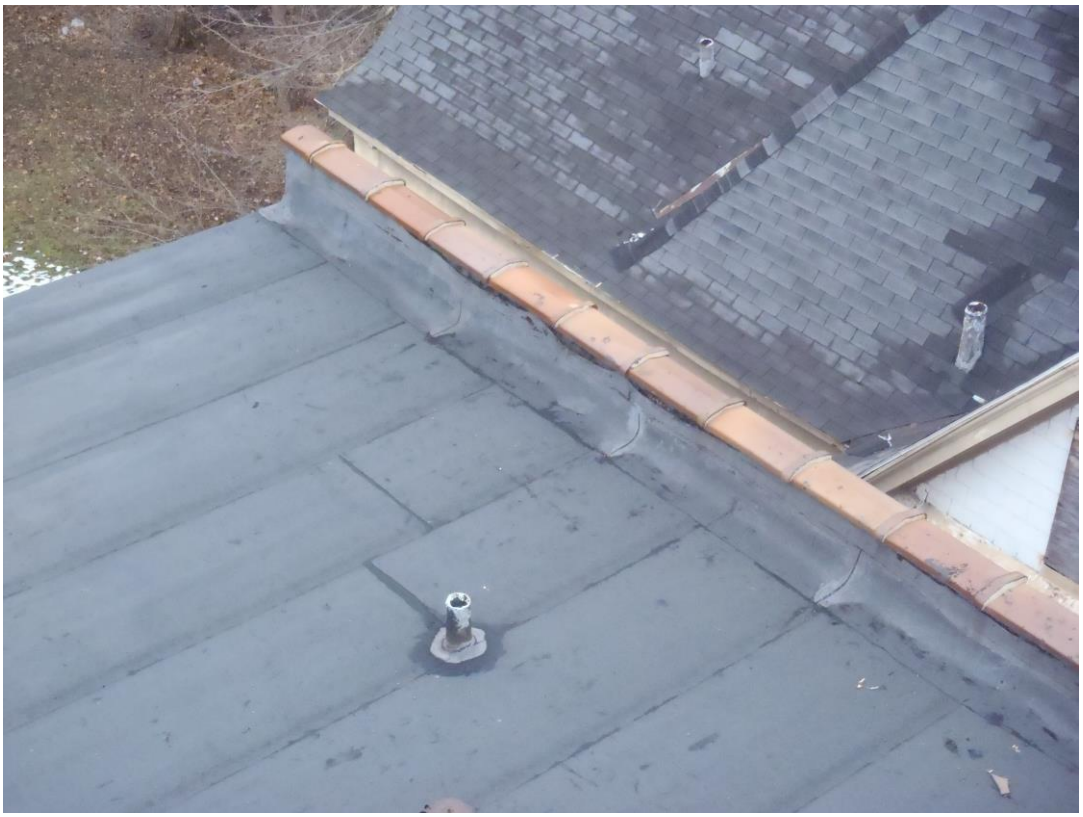


Parapet/flashing repair

Exterior Walls:

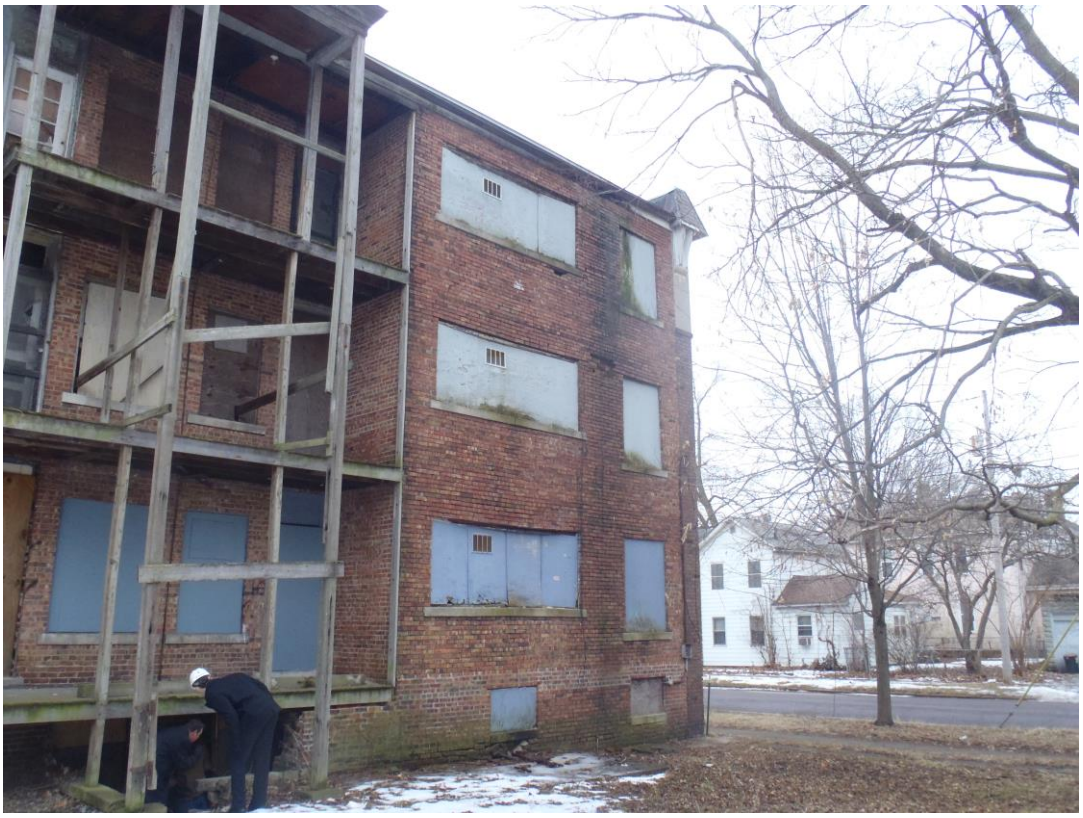
The west half of the back exterior wall has suffered severe water damage. Masonry is falling from this area and the upper portion of the wall is starting to bow. The basement wall in this location also show signs of water damage. The remainder of the exterior masonry walls need spot repairs and tuck-pointing. The remainder of the basement walls appeared to be in reasonable condition.

The exterior balconies are in various stages of disrepair and require repairs with some areas requiring rebuilding.

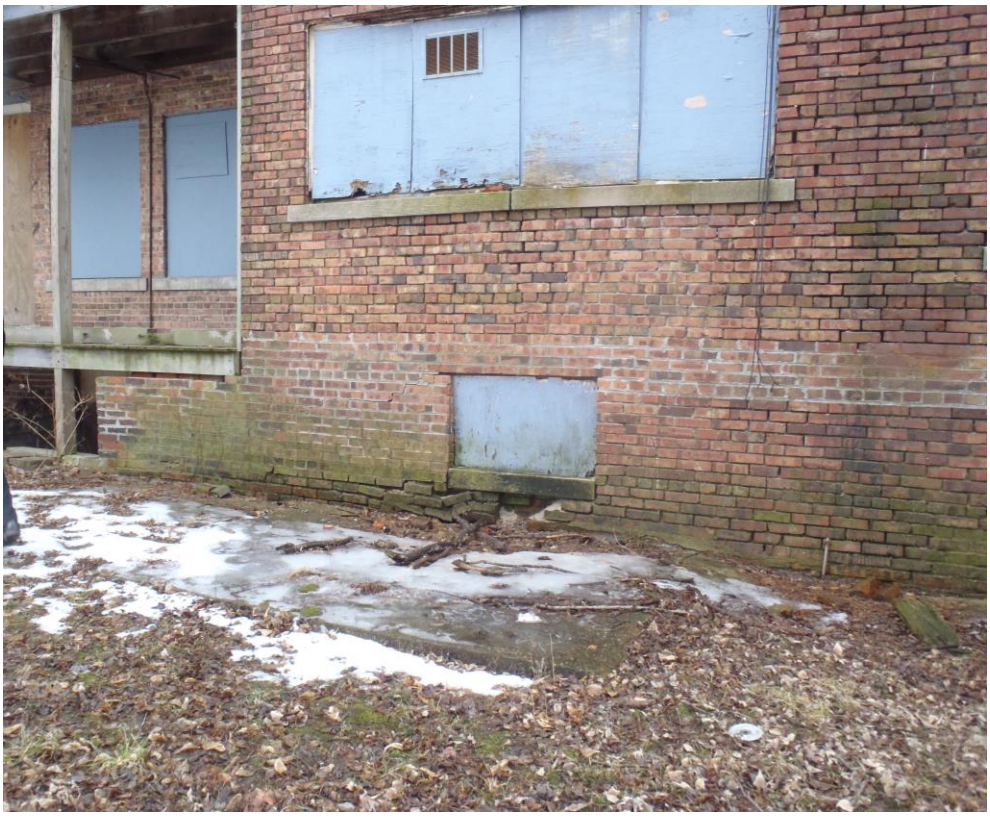
The paint on the stucco and woodwork is peeling in areas and needs repainting.

The back exterior stairway no longer has steps and is in need of repair.

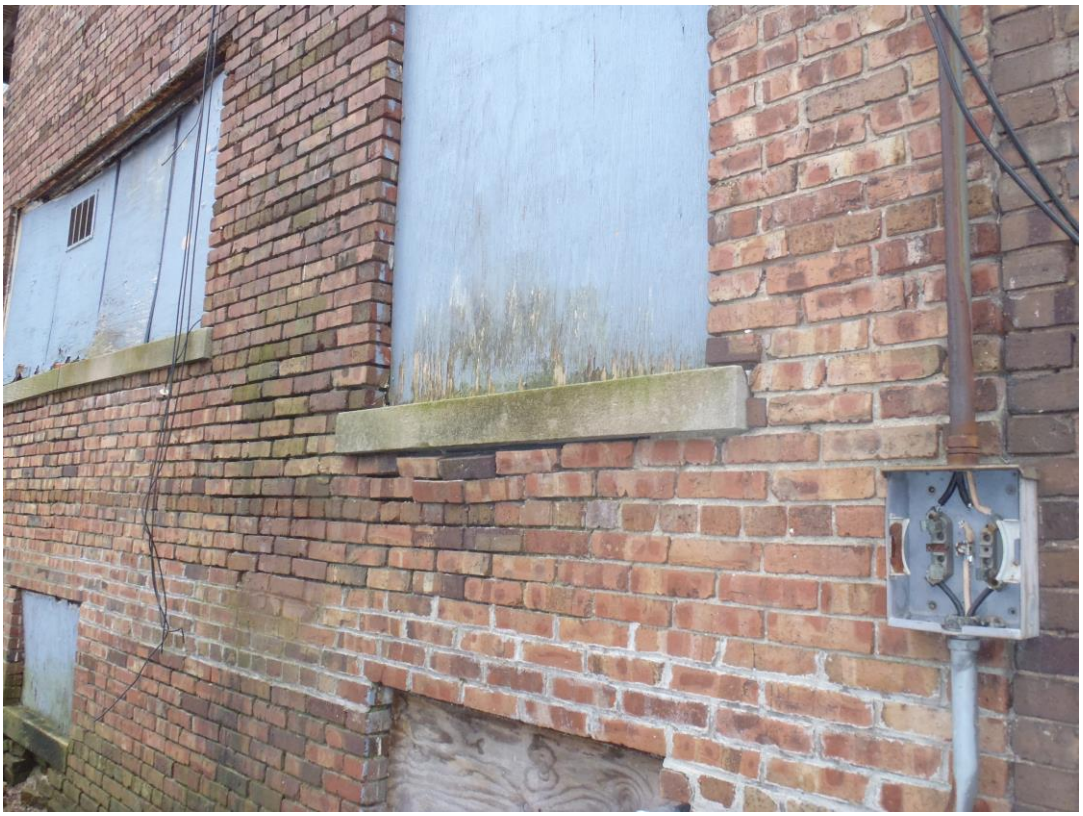
The exterior doors and windows have broken and missing glass, missing sashes, and some deteriorated wood components. Some are likely no longer operable.



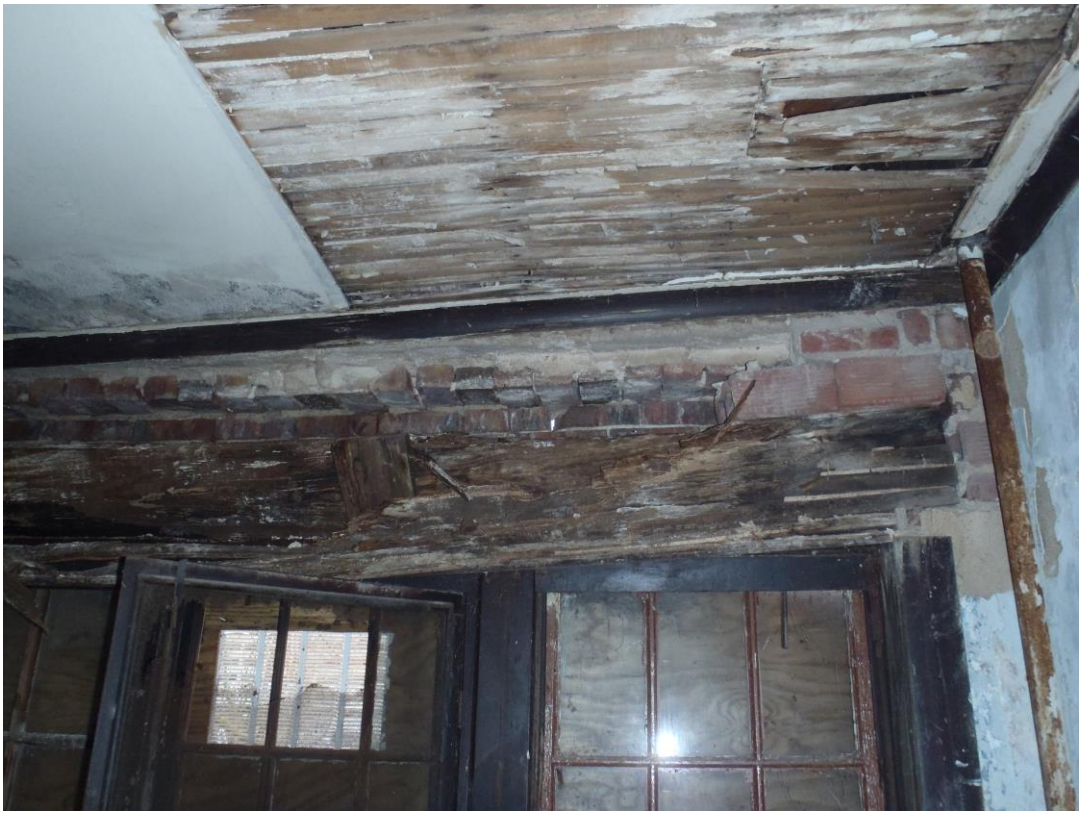
Back wall showing water damaged masonry all the way up between the windows. Also, note missing stairs



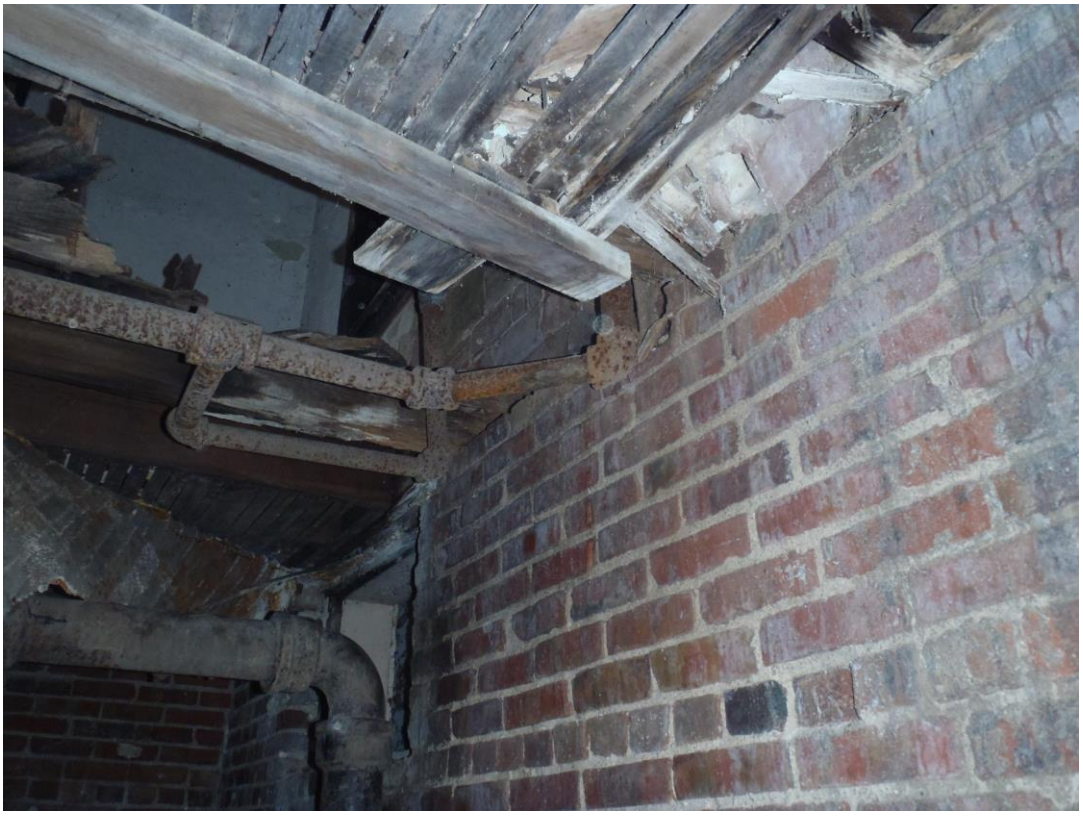
Water damaged masonry (missing brick and mortar)



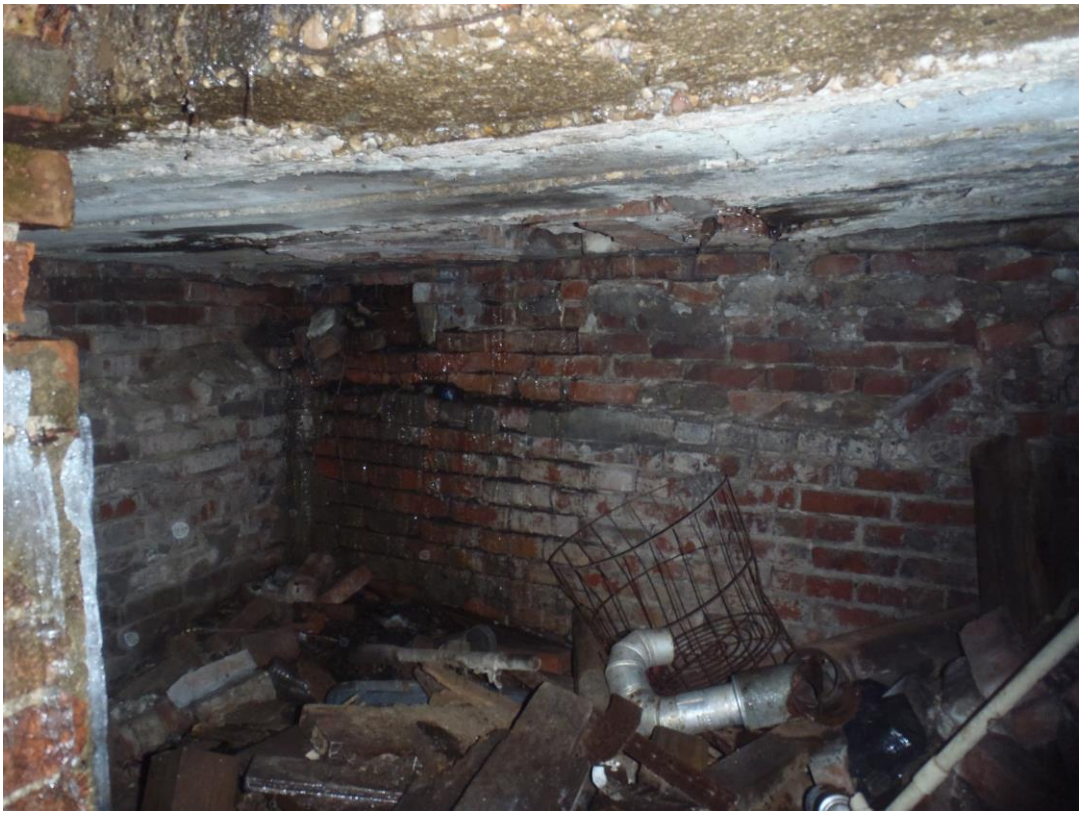
Falling masonry and missing mortar showing extensive need for repair and tuckpointing



Interior view of exterior wall showing falling masonry

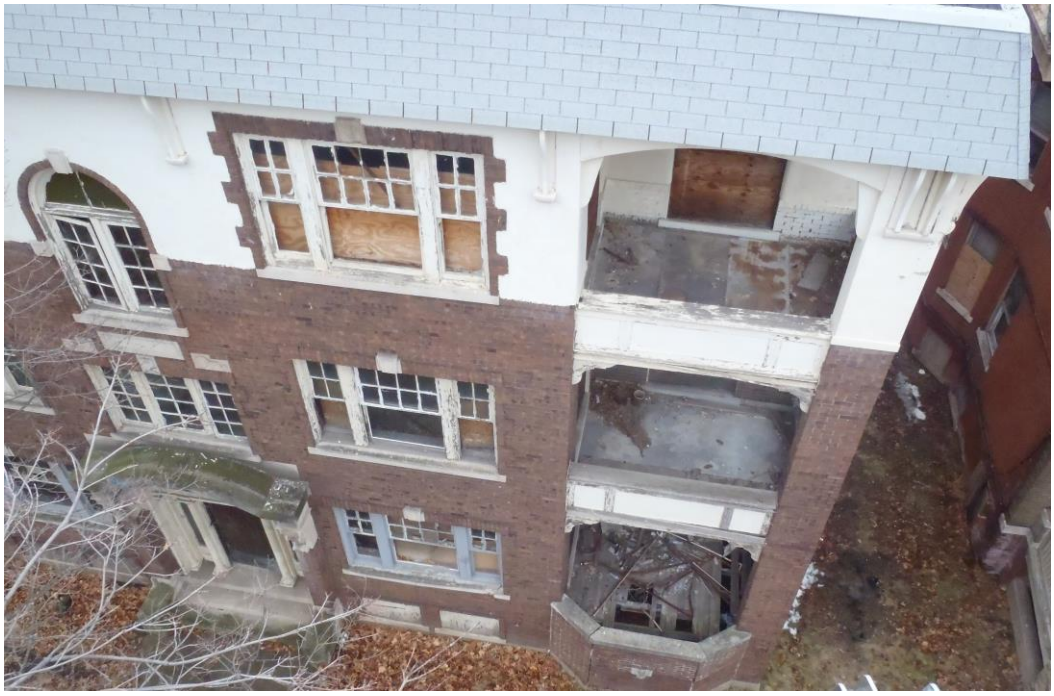


Interior view of exterior wall with falling masonry needing replacement

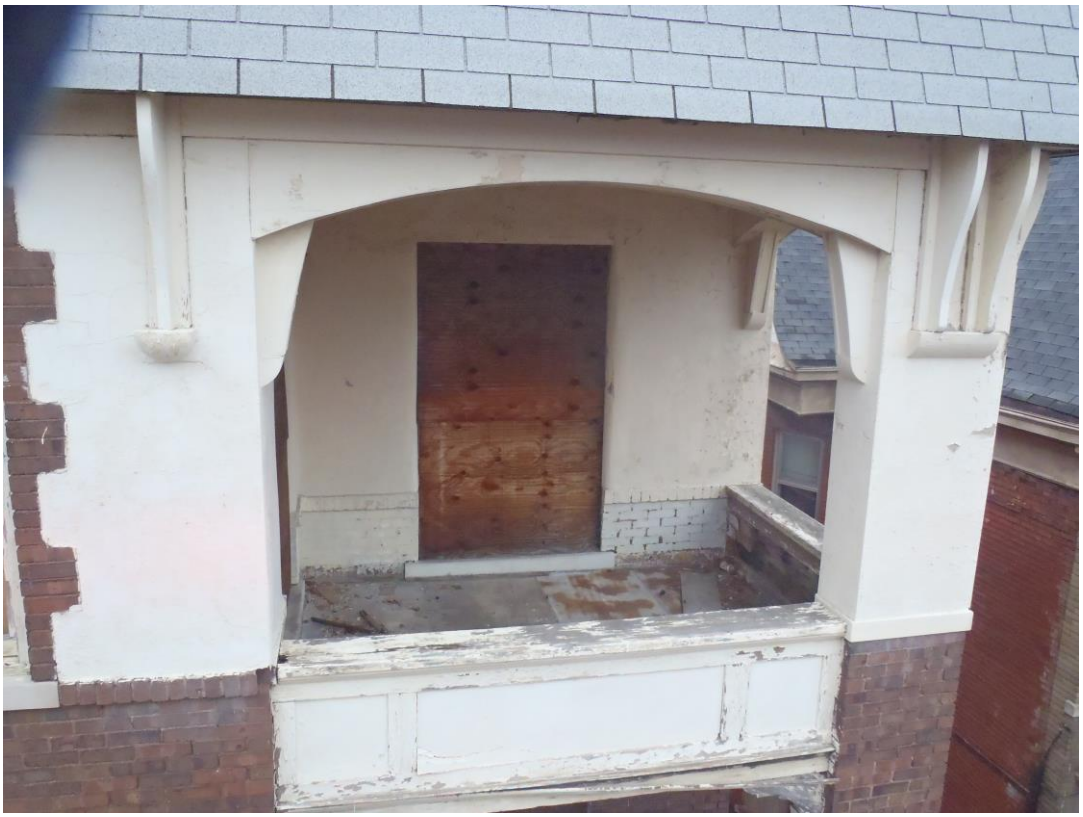


Water damaged masonry in basement is in need of rebuilding and tuckpointing

Exterior balcony needs masonry repair and tuckpointing



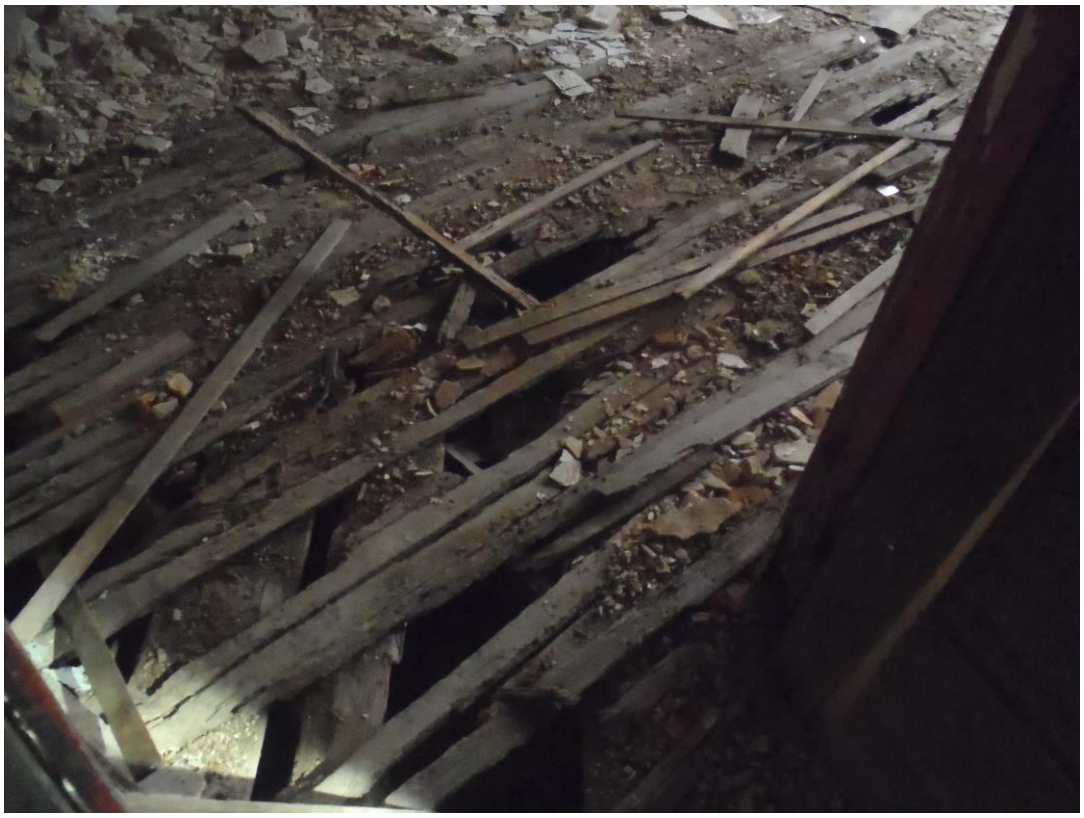
Exterior balconies and windows will require various levels of repair, including framing replacement, window frame and sash repair, glass replacement, and painting.



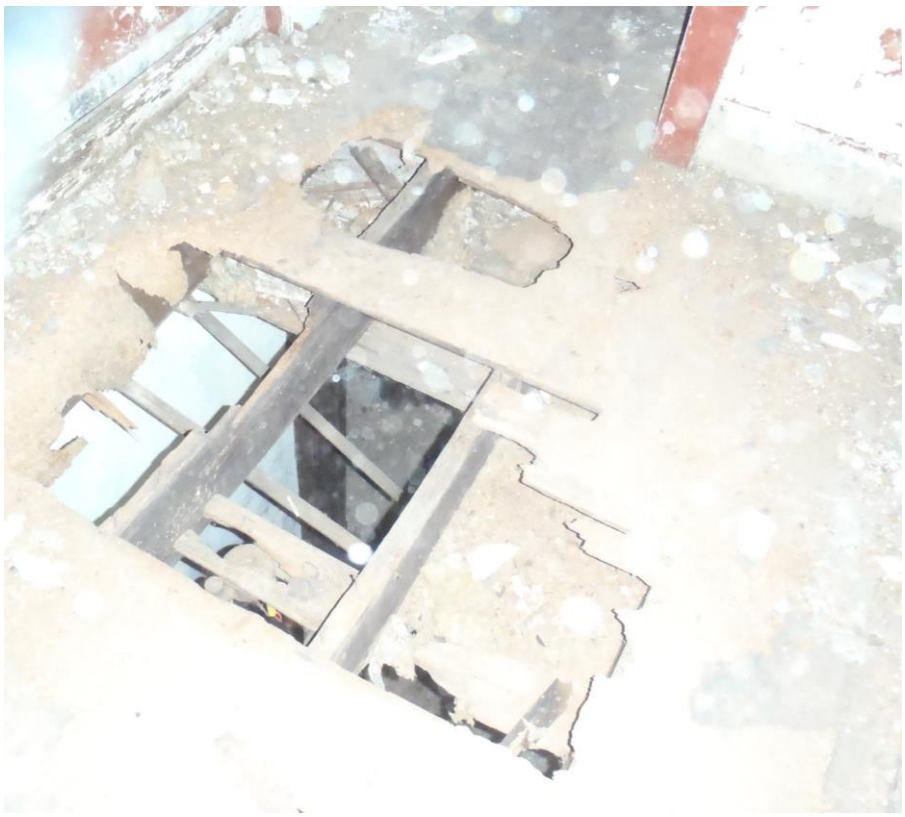
Exterior balcony and exterior wall showing peeling paint and damaged wood trim

Interior Wood Framing:

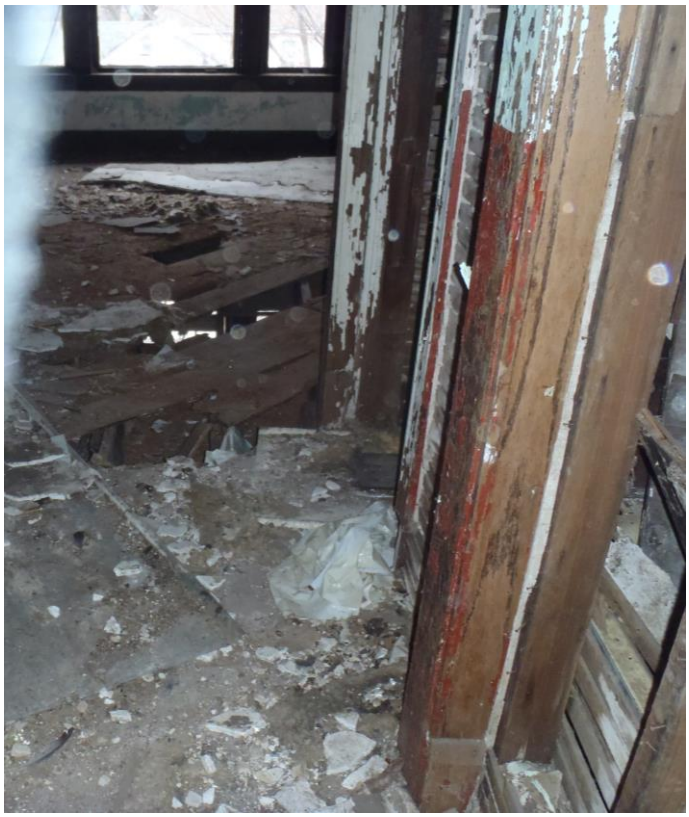
There are several holes in the floor/ceiling framing. Some floor/ceiling framing is sagging (sloping). Some of the floor/ceiling framing is water damaged and deteriorating at the exterior load bearing condition. Some of the roof decking is water damaged and deteriorating. The interior wall framing appears to be in reasonable condition.



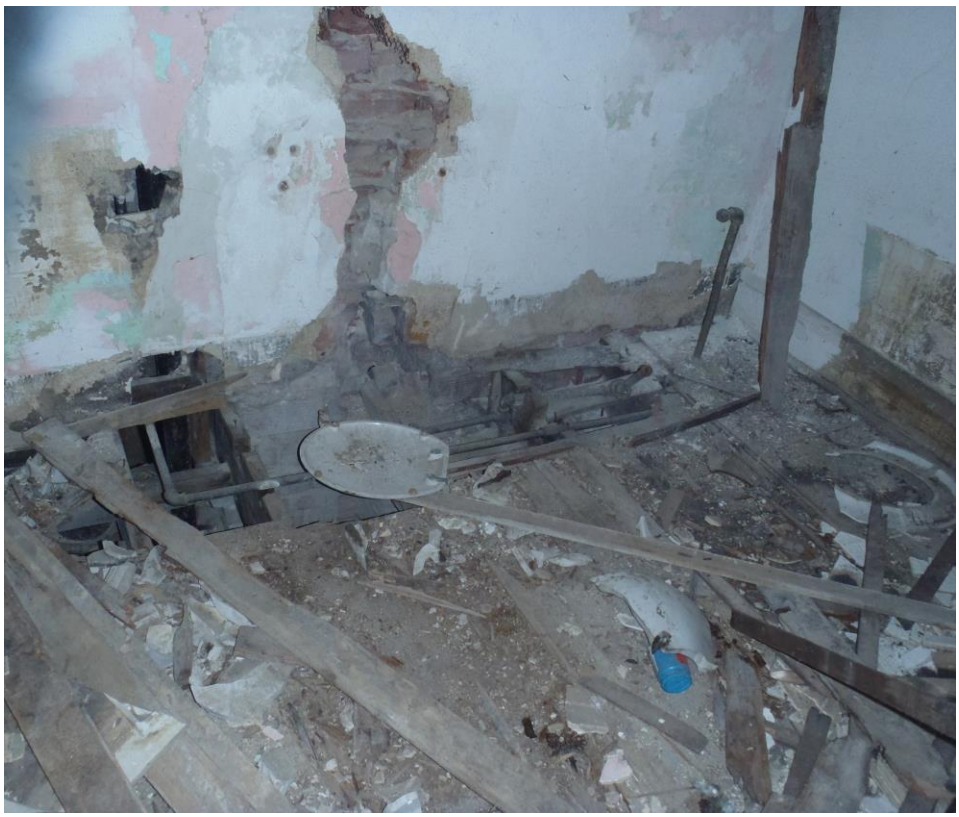
Existing deteriorated flooring needs to be removed and replaced.



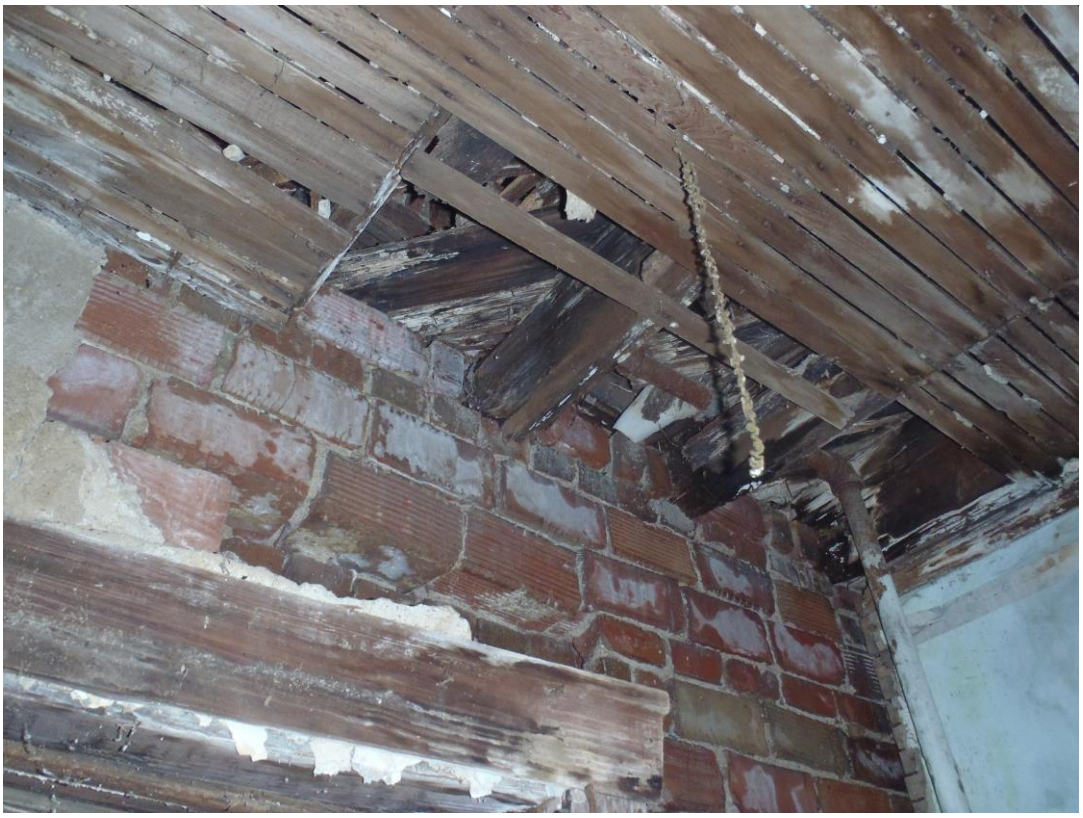
Hole in floor shows the need for repair and/or replacement of some floor framing members.



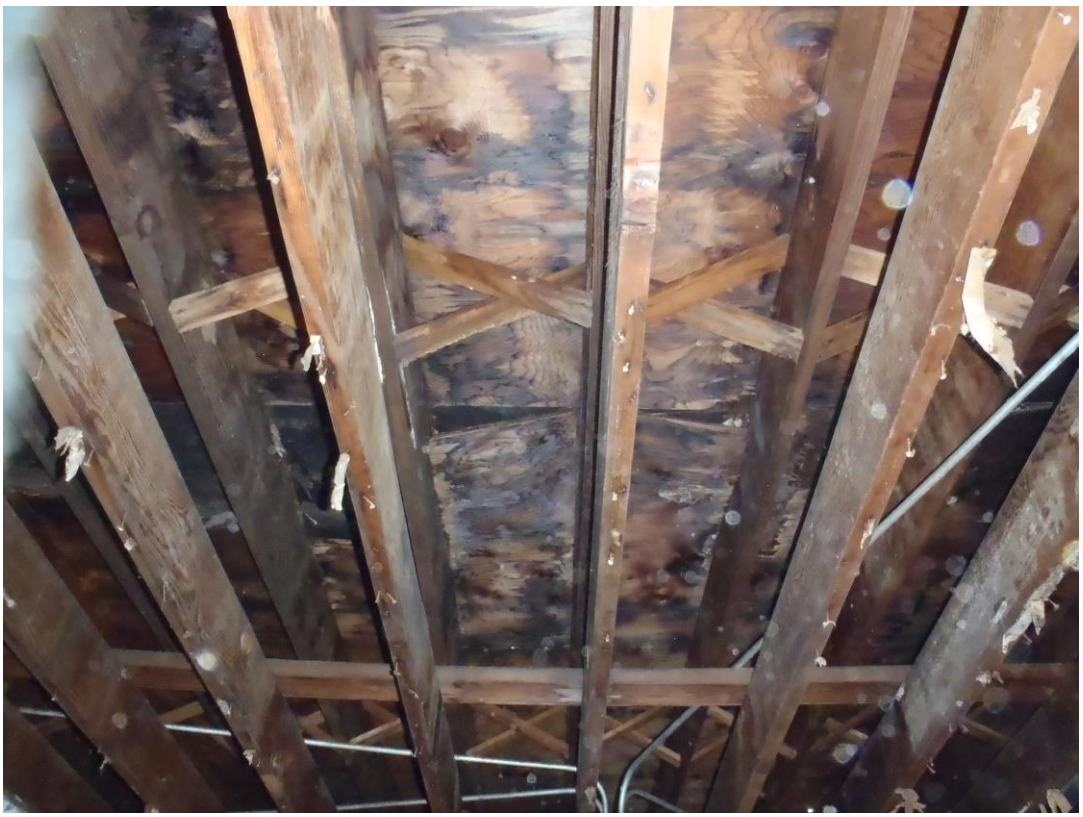
Sloping floor framing indicating the need for more extensive framing repair



Hole in floor showing need for repair of some floor framing members



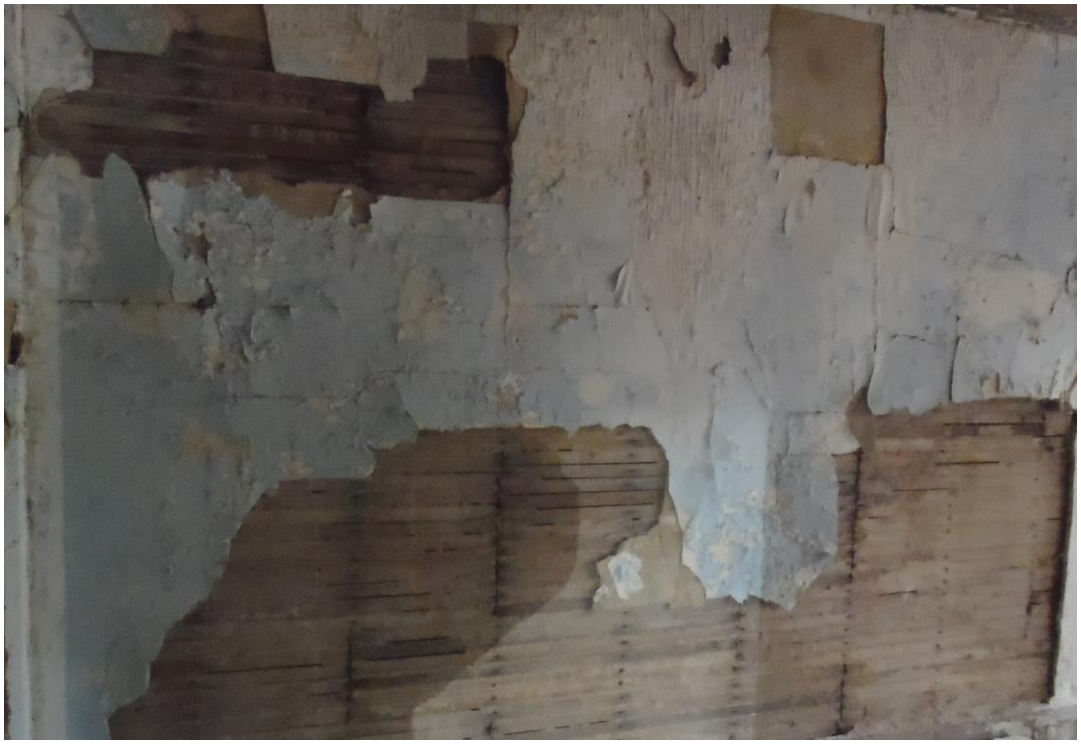
Water damaged flooring and joists indicating the need for replacement of flooring and joists



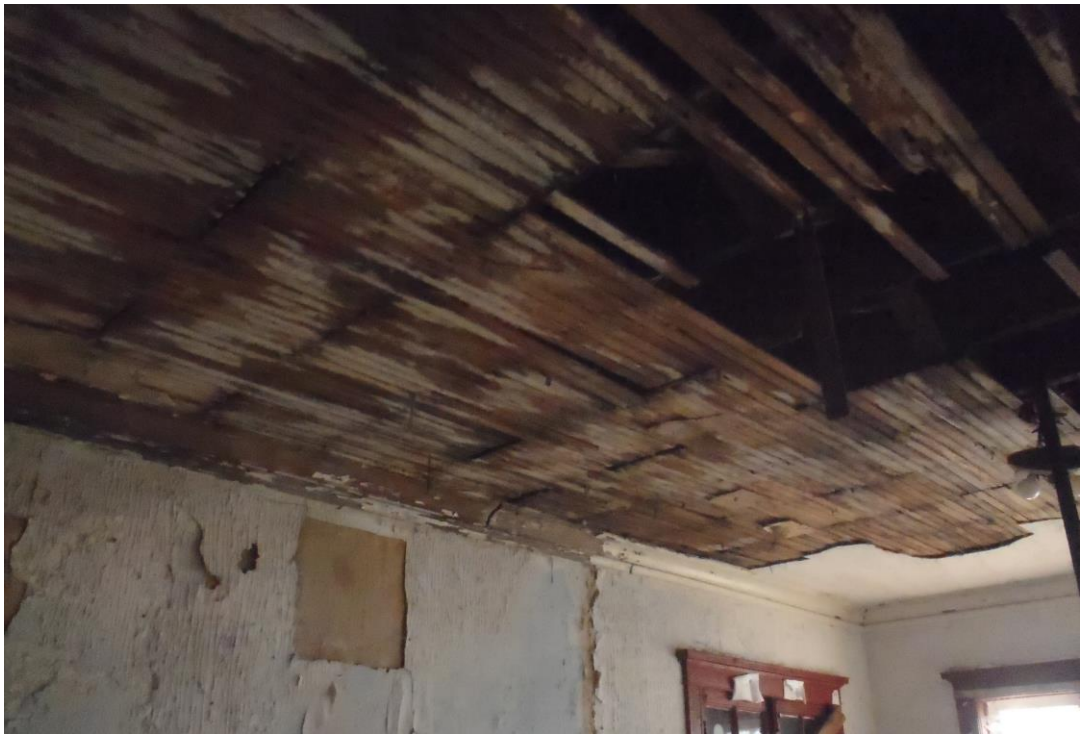
Water damaged and deteriorating roof sheathing indicating the need to replace the roof sheathing

Interior Finishes:

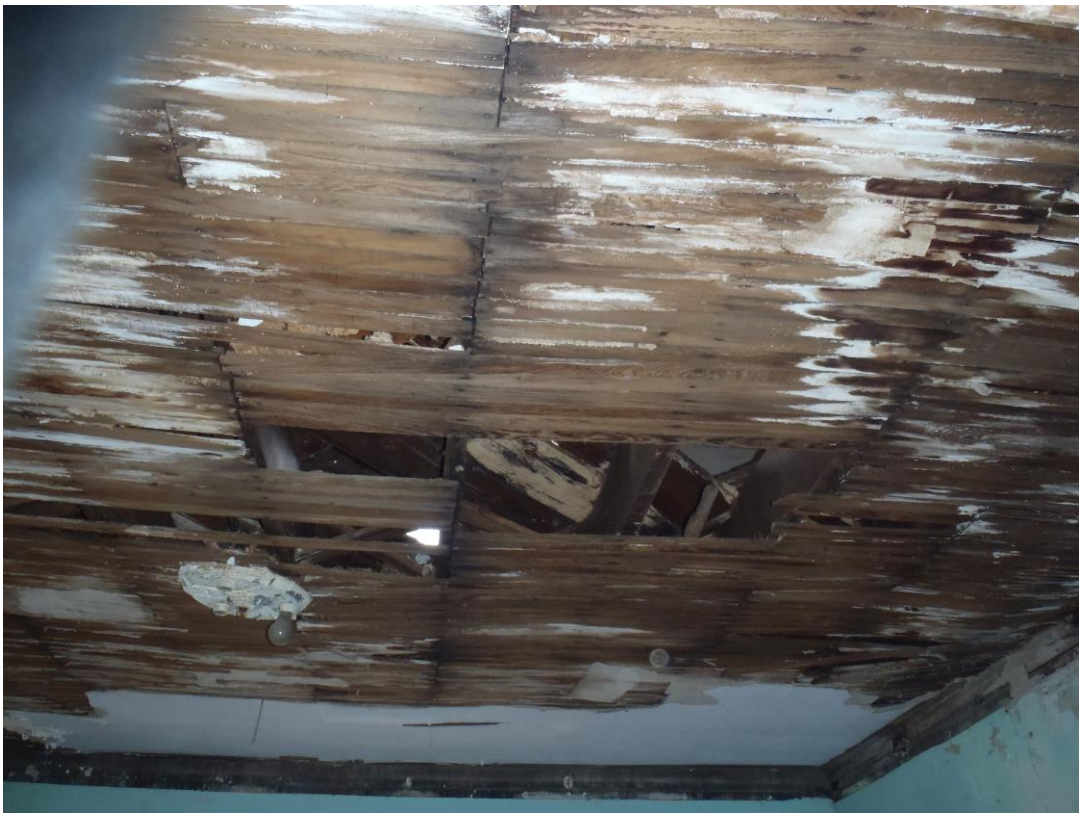
A significant portion of the interior plaster has fallen off the walls and ceiling. Paint is peeling from the remaining plaster and woodwork. Flooring boards are water damaged and deteriorated in several locations. The interior wood stair banister is loose in locations.



Condition of plaster walls indicating need to replace with drywall



Deterioration of ceilings showing need to add gypsum board



Deterioration of ceilings showing need to remove lath boards and replace with gypsum board

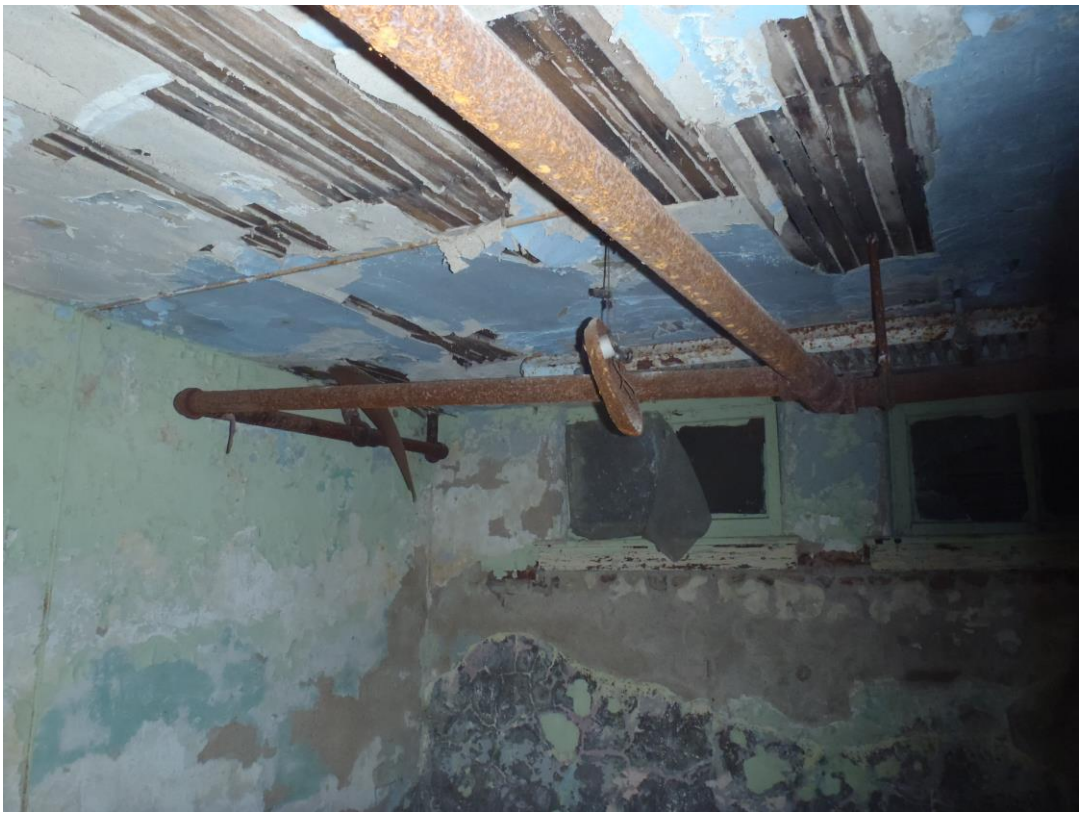
Peeling paint indicating the need to replace wood work and plaster (scaling paint on wood work is generally an indicator of lead based paints)

Interior view of door and window showing damaged hardware that will require replacement and peeling paint on the wood that will require replacement of the wood trim and abatement on the window sashes

Condition of remaining kitchen cabinets indicating needed replacement

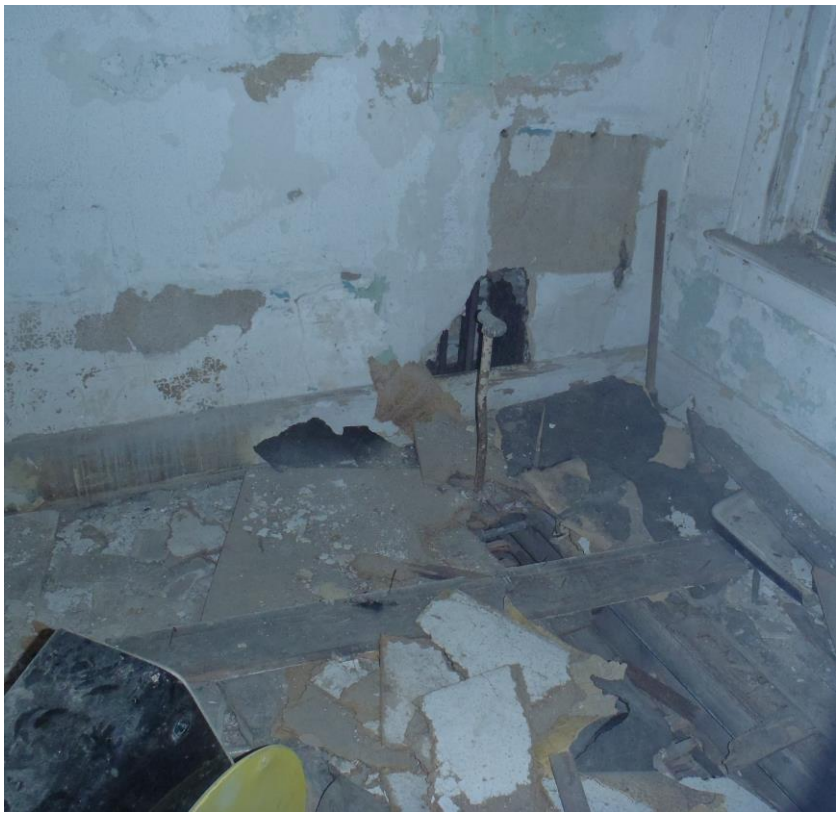
Mechanical, Plumbing, and Electrical Systems:

The existing building appears to have been heated with hot water or steam. The heating piping is deteriorated. There were only a few remaining plumbing fixtures and the water piping also appeared deteriorated. The electrical system appears to be a patch work with some evidence of knob and tube wiring, surface mounted wire ways, and wiring in conduit.

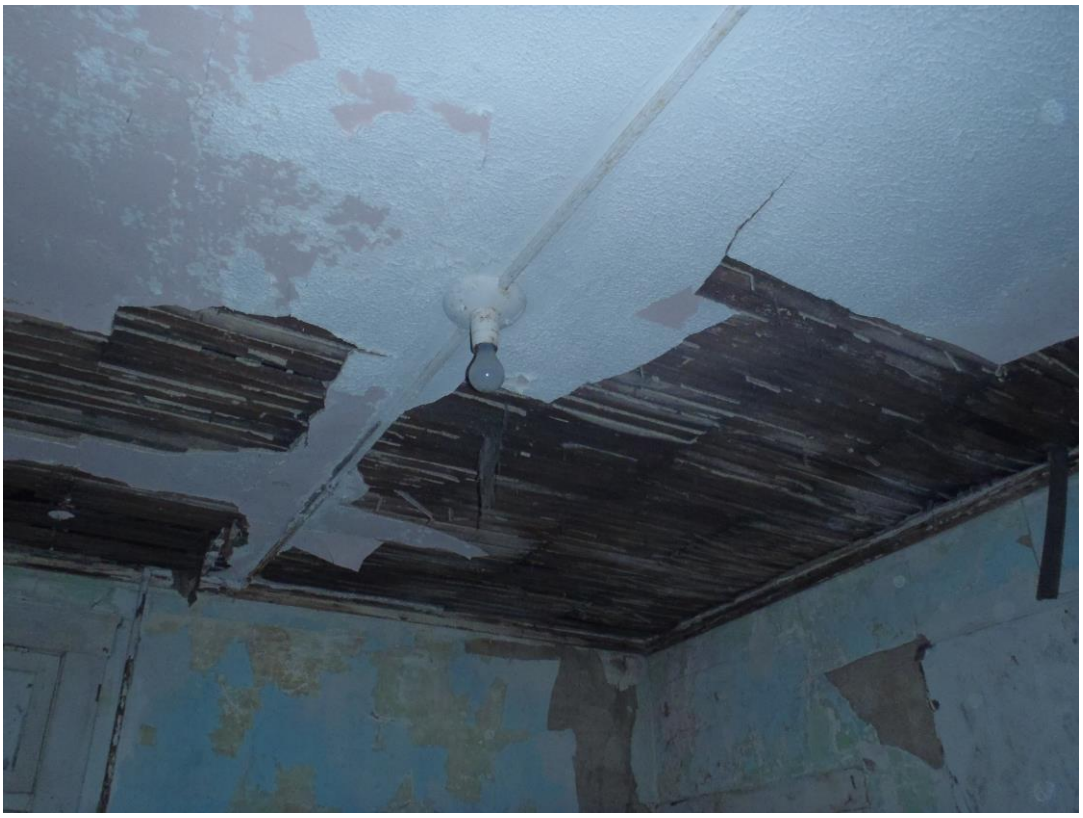


Heat piping is rusted and in need of replacement

Remaining shower needing replacement

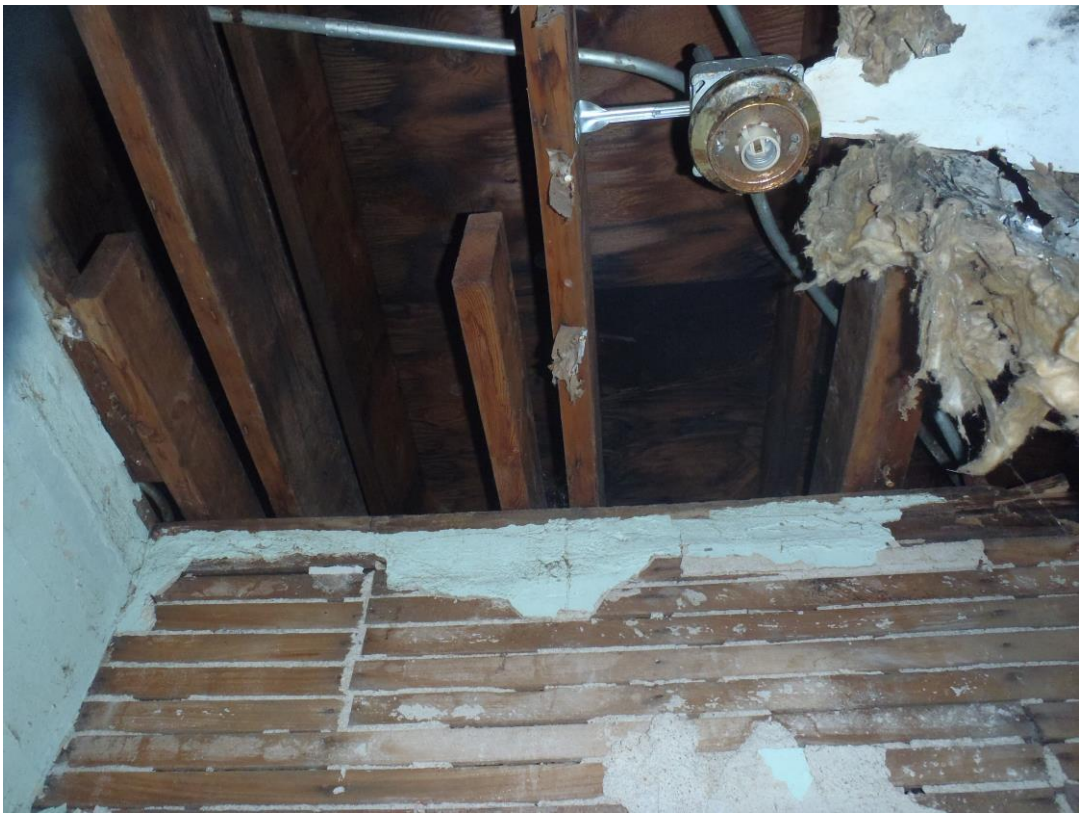


Water piping in poor condition – needs to be replaced



Surface mounted wire ways need to be removed and new wiring installed

Existing unit fuse box needs to be replaced



Electrical conduit potentially salvageable, but it is likely wiring will need to be replaced

Code and Zoning Requirements

The zoning ordinance will require the addition of off-street parking.

Due to the amount and types of work, building permits will be required. The amount of renovation area will require the work to comply with the current building code with a few exceptions, such as the interior stair will not need to be reworked to meet the current tread and riser sizing due to space constraints. The building will need to meet current energy code requirements due to the extensive nature of the renovation. Also, accessible units will be required by the accessibility codes.

General Scope of Renovations

Based on our observations and general code research, this building will likely need the following renovation work:

- Load bearing masonry wall repair
- Masonry patching and tuck-pointing
- Floor/ceiling structural repair
- Roof sheathing replacement
- Parapet/roof flashing repair
- Exterior painting
- Exterior door and window repair and replacement
- New off-street parking
- Asbestos and lead abatement
- New wall and roof insulation
- New interior doors
- New mechanical systems
- New plumbing fixtures and piping
- New electrical service, wiring, and fixtures
- New fire sprinkler system and service
- New smoke detectors
- New kitchen cabinets
- New interior finishes (paint, flooring, trim)
- New back egress stair
- Accessible units with accessible route (ramp)

Estimate

Based on the above information, the rough estimate for renovating this building to obtain eight units is approximately $1.3 million to $1.7 million. This a "ballpark" figure as a detailed scope of work and detailed quantities have not yet been determined.

Because of the similarities in project type and scope, a past renovation project was used as the basis of the estimate. Historical cost data was applied and adjustments were made for scope differences and inflation.

Past Project Case Study
Apartment Building Renovation and Restoration
240 W. Prairie Ave., Decatur, IL

- Project Description: Renovation and restoration of an apartment building near downtown Decatur, IL in the Decatur Historic District. Work included new windows, roofing, minor masonry wall repair and tuckpointing, HVAC, plumbing, electrical, fire sprinklers, utility services, interior finishes, and rear egress stair. Accessible units and a new accessible ramp were incorporated. Lead based paint and asbestos abatement were also part of the project.
- Project Data:
    - Number of Units:
        - (6) – 2 bedroom units
        - (2) – 1 bedroom units
    - Project Square Footage: 10,000 square feet
    - Project Construction Date: 2001

- Project Construction Cost: $60 per square foot

801 Perry Adjustments

An average of construction cost inflation data from RS Means, ENR, and Turner Construction was utilized to adjust the 2001 $60/SF cost to a 2015 cost of $98/SF.

The apartment building at 801 Perry is approximately 12,000 square feet in size. Beyond cost/square foot adjustments, adjustments were made for significant variations between the Decatur project and 801 Perry. These variations included additional costs for a parking lot, structural masonry wall repair, structural framing repair, and historic window restoration at 801 Perry. Including the additional work and associated costs, we arrived at an adjusted cost of between $108/SF and $142/SF for an approximate project cost of $1.3 million to $1.7 million.

Development Feasibility

Current market rents in the area of 801 Perry would not appear to support the renovation investment necessary to provide safe, code compliant housing. It should be noted that while state and/or federal financial assistance may be available, both could bring additional requirements. Guidelines such as the Secretary of Interior's Standards for Renovation generally lead to additional costs beyond the estimated range provided above. Such requirements are generally based on preserving the interior and exterior character of the building, which in many cases is only possible through extensive, costly efforts.

Qualifications

This report was compiled by Dewberry architects Dan Homann and Jim Stalter. Both architects have over 25 years of experience that includes historic renovations, building renovations, new construction, cost estimating, and construction administration. Mr. Homann's primary responsibilities at Dewberry include project management of various types of code-related projects, while Mr. Stalter is a full time estimator.