



22-5504 Rebid Request for Proposals

Historic Restoration Pastoret Terrace

Duluth, Minnesota

Release Date: August 19, 2022

Proposals Due: September 30, 2022 at 4:00 PM

Overview

The Duluth Economic Development Authority (“DEDA”) is seeking proposals from qualified development entities to complete restoration or rehabilitation of the Pastoret Terrace, Kozy Bar and Robison Ballroom buildings (“Pastoret”) in downtown Duluth. In collaboration with the selected developer, DEDA and the City of Duluth envision residential or mixed-use proposals that take great care in preserving the buildings’ envelope and historic integrity while activating redevelopment on E 1st Street. Located on an approximately 14,000 square foot parcel at the corner East 1st Street and 2nd Avenue East in Duluth, the Pastoret property is situated near Essentia Health and St. Luke’s Hospital, and just one block uphill from Superior Street (downtown’s main street), which hosts many amenities such as restaurants, brew-pubs, hotels, theatres and retail establishments. The City and DEDA see redevelopment of this site as a key priority in promoting reinvestment in downtown Duluth and creating new opportunity for a healthy community along East 1st Street.



Development entities responding to this proposal should have experience with substantial restoration projects that meet the Secretary of the Interior’s Standards for the Treatment of Historic Properties (<https://www.nps.gov/tps/standards/four-treatments.htm>). As a contributing resource to the Duluth Commercial Historic District, proposed restoration must maintain historic integrity and must be acceptable to the Minnesota State Preservation Office. DEDA’s conveyance of the property will be contingent on the selected entity’s experience, project readiness, and creativity in reactivating this historic resource. DEDA and the City may be willing to enter into a partnership to provide for off-street

parking to serve the redevelopment site in the nearby Hart Parking Ramp to facilitate a redevelopment of the property that furthers the above goals. The Hart Ramp, with access on 1st Street and Superior Street is currently owned by the City of Duluth and has roughly 200 parking stalls for contractual and public use. DEDA encourages respondents to pursue Historic Tax Credits and other grant opportunities as available. Proposals that include partnerships with adjacent property owners on E 1st Street are encouraged if they prove complementary to restoration of the Pastoret site. Financial assistance, such as tax increment financing or other tools, may be available subject to identified funding gaps and DEDA and City Council support. Proposal selection will be based on the respondent's background, previous experience, proposed project design, timeline, financial capability, and ability to develop the site in a way that meets DEDA and the City's goals. See appendix F for more specific scoring criteria. *Questions about this RFP should be directed to the City of Duluth Purchasing Office: purchasing@duluthmn.gov*

The Duluth Community

The fourth-largest city in Minnesota, Duluth has a population of approximately 87,000 and over 6.7 million visitors annually. Duluth is the largest metropolitan area on the shores of Lake Superior. The Duluth area is home to more than 250,000 people with 25 to 34-year old residents being the fastest growing demographic, increasing by 25% over the last 5 years.



Duluthians enjoy a high quality of life in a vibrant place that boasts great tasting, clean water and a spectacular landscape along the entire 26-mile stretch of the city. Offering more than 11,000-acres of greenspace within city limits, Duluth offers access to over 250 miles of hiking and world-class biking trails, sailing, cross country and downhill skiing, fly and deep-sea fishing, rock and ice climbing, inspirational arts and entertainment performances, a mix of local and nationally recognized retailers, and diverse culinary options.

Duluth has three highly ranked college institutions that are rated among the best in the nation for liberal arts education. They offer a medical school and top-notch engineering programs. Duluth is the home of two regional medical centers that are investing a combined \$1 billion over the next few years in state-of-the-art facilities. The Port of Duluth-Superior is the farthest-inland freshwater seaport in the United States, connecting the heartland of the U.S. and Canada to the global economy. Duluth's economic outlook is promising as aviation, education, healthcare, engineering, tourism and information technology companies continue to grow and flourish here.

In summary, Duluth is home to abundant natural resources and outdoor recreation, robust industry clusters, top-notch educational campuses, and some of the most breathtaking natural scenery in the country – qualities that make it an unrivaled place to live, work, and explore.

Objective

DEDA is seeking a qualified developer whose project will preserve the Pastoret buildings to historic standards while creating reuse opportunities for the currently vacant and blighted property. The intent is for proposals to adhere to the Governing Principles in Duluth's comprehensive plan, Imagine Duluth 2035 (<https://imagineduluth.com/document>). Projects that include demolition of existing structures will not be considered, although modifications to reestablish historic integrity will be considered and evaluated.

The primary purpose of this RFP process is to identify a qualified entity that has identified experience and vision to design and complete a quality historic restoration project consistent with objectives stated above and provide for reuse of the Property which will benefit both the developer and the Duluth downtown.

Site Information

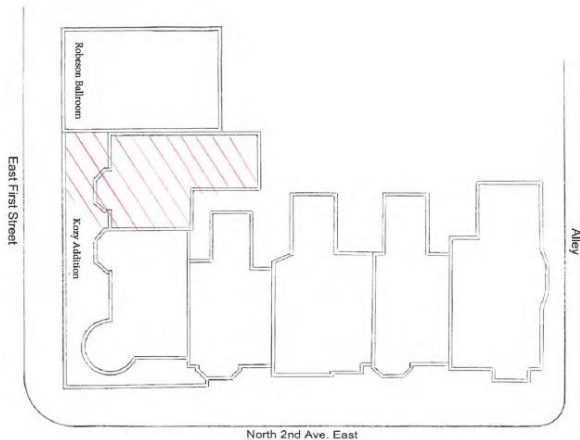
The Pastoret Terrace site is an approximately 14,000 square foot site that has past historical uses that range from residential to commercial. Designed by renowned Architect Oliver Traphagen and constructed in 1887 by Michael Pastoret, the Romanesque Revival style building is a contributing resource to the Duluth Commercial Historic District. Originally constructed as six town homes, the building was divided into apartment units over time, with 50 units created by 2009. In 1924, a restaurant was added to the first floor and the prominent corner tower was removed. By 1960, the restaurant had become the Kozy Bar. The building next door at 125 E. First Street was purchased by the buildings' previous owner and renamed to the Paul Robeson Ballroom in the 1980s. The existing buildings that make up the Pastoret Terrace combined are approximately 20,000 square feet. Fires damaged the structures in 2010 and 2011. As a result, the buildings were condemned for habitation, and the buildings have remained vacant since the 2010 fire. In 2015, title passed to the State of Minnesota through tax forfeiture. DEDA subsequently purchased the property. The Pastoret Terrace property experienced an additional fire on November 1, 2020, which further compromised the building's overall structural stability.

The site is zoned Downtown Mix (F-8) and has utilities nearby along East 2nd Street Alley and North 2nd Avenue East. For more site information, please see Appendix C. For information on zoning regulations in the F-8 district, visit "Land Use Zoning" on the City's website at <https://duluthmn.gov/planning-development/land-use-zoning-and-applications/zoning-regulations/>.

DEDA, the current property owner, intends to convey the Property to the developer as part of this collaborative redevelopment.

Building Information

The building complex is comprised of three basic elements: the Pastoret Terrace component of housing units with frontage on First Street and Second Avenue East, the Kozy Bar extension on First Street and the Paul Robeson Ballroom structure to the west fronting on First Street.



Photos courtesy of 2020 LHB Fire Assessment Report



Photo courtesy of Duluth Public Library

The two-and-a-half-story Pastoret Terrace portion is constructed with exterior and interior brick masonry bearing walls with wood floor and roof joists spanning between the masonry. The building featured brownstone-trimmed windows, wrought iron details on the roof, and a round corner tower. Within this building, there are numerous wood partition walls that break the original units into smaller apartments. The overall complex footprint is an L shape with the southern five sections served by a non-original internal double loaded corridor that steps down at each section change. The most northerly structure does not connect to the internal hall used by other units but does share a common masonry wall. On the southeast there is a one-story addition that contains the Kozy Bar. This 10-foot extension of the lowest level of the southern townhome in the Pastoret Terrace wraps around two sides of the original Pastoret Terrace building. Exterior walls are either wood or brick masonry, with a wood roof structure. On the southwest corner of the complex there is a two-story structure, the Paul Robeson Ballroom, that shares a common wall with the westernmost townhome. That building has exterior brick masonry bearing walls and the floor and roofs are frame with wood joists that span across the building.

Due to previous fires, the roof system of the southerly Pastoret Building is entirely failed and in a collapsed state. The building is presently open to the elements from the roof. Extensive structural damage to the westerly building portion timber wall and floor framing compromises the stability of the building. Access to the interior is currently unsafe as the stability of the floors and exterior walls is unpredictable. The upper regions of the south and east exterior masonry walls contribute to further stability concerns. It is presumed that any future building restoration would require completely new electrical, mechanical and plumbing systems. DEDA has remediated all known hazardous materials in the property. See appendix A for results of a Phase I Environmental Site Assessment.

Proposal Requirements and Format

All proposals must include the following to be considered:

- Conceptual plan

- Plans of sufficient detail to enable DEDA to determine the viability of the proposer's proposal
- If residential uses are proposed; please include unit type/count information
- Budget and pro forma that includes:
 - Sources and Uses based on estimate from experienced General Contractor or Construction Manager
 - Securing estimates from local companies is encouraged
 - Previous experience in securing project financing from sources specific in the Sources and Uses
- Examples of previous successful projects of a similar nature
 - Specific to historic preservation/rehabilitation or reuse

Proposals should submit the above information in the following format:

1. Proposal Cover Sheet – A completed and signed Proposal Cover Sheet (Appendix A).
2. Proposal Narrative with Conceptual Plan – A written and graphic summary of the proposed development, which shall include an explanation of how the proposed development is intended to be integrated into its surroundings and will support broad principles of neighborhood development and historic restoration.
3. Statement of Qualifications – Include descriptions of relevant example projects completed that are comparable in scope to the project, as well as financial capacity to ensure project success. Include references of previous clients/projects.
4. Project Schedule – Information on the preliminary schedule, including timing for site plan development, regulatory approvals, and construction activities.

Mandatory Disclosures

By submitting a proposal, each Bidder understands, represents, and acknowledges that:

- A. Their proposal has been developed by the Bidder independently and has been submitted without collusion with and without agreement, understanding, or planned common course of action with any other vendor or suppliers of materials, supplies, equipment, or services described in the Request for Proposals, designed to limit independent bidding or competition, and that the contents of the proposal have not been communicated by the Bidder or its employees or agents to any person not an employee or agent of the Bidder.
- B. There is no conflict of interest. A conflict of interest exists if a Bidder has any interest that would actually conflict, or has the appearance of conflicting, in any manner or degree with the performance of work on the project. If there are potential conflicts, identify the municipalities, developers, and other public or private entities with whom your company is currently, or have been, employed and which may be affected.
- C. It is not currently under suspension or debarment by the State of Minnesota, any other state or the federal government.
- D. The company is either organized under Minnesota law or has a Certificate of Authority from the Minnesota Secretary of State to do business in Minnesota, in accordance with the requirements in M.S. 303.03.

Evaluation Criteria

DEDA will evaluate the development proposals based on the criteria set out in Appendix F, including the following criteria:

- Project timeline and ability to commence with redevelopment in 2023
- Financial capability, including resources available as equity for the project and strength of financial commitments
- The quality of the proposed development and how it contributes to the surrounding neighborhood context (parking, pedestrian impacts, activation of street level public experience and access, etc.)
- Qualifications and experience of the Respondent and team members with projects of similar scale and magnitude.
- Quality, creativity, and feasibility of historic preservation development proposal.

Please see Appendix F for additional scoring criteria.

DEDA encourages and welcomes bids from women-owned and minority-owned businesses.

DEDA reserves the right, at its sole discretion, to reject any or all submittals if, in its opinion, it is determined to be in the public interest to do so; to waive minor irregularities and informalities of a submittal; to cancel, revise, or extend this solicitation; and to select the proposal it deems is in the best interests of the City, even if it is not the highest purchase price nor provides the greatest financial benefit to the City. DEDA reserves the right to request clarification of information submitted and to request additional information from any Respondent.

This Request for Proposals does not obligate the City of Duluth or DEDA to pay any costs incurred by any respondent in the submission of qualifications and/or proposals or in making necessary studies or designs for the preparation of any proposal, nor for procuring or contracting for the services to be furnished under this Request for Proposals. Any proposal accepted by DEDA shall be subject to approval by the Duluth Economic Development Authority board.

DEDA appreciates your consideration of this Request for Proposals and welcomes all responsible Respondents.

Questions, Answers, & Addenda

Any questions regarding this RFP must be submitted by e-mail to the Purchasing Office at purchasing@duluthmn.gov **no later than** September 15, as indicated in the calendar of events listed below. Answers to questions will be posted as an Addendum to the RFP.

If the City or DEDA deem it necessary to revise any part of the RFP before the proposal response date, the City or DEDA will post an addendum to the City's website <https://duluthmn.gov/purchasing/bids-request-for-proposals/>. Although an e-mail notification will be sent to respondents signed up for purchasing notifications via <https://duluthmn.gov/web-subscriptions/>, it is the Bidder's responsibility to periodically check the website for and new information.

Appendices

Appendix A – Proposal Cover Sheet

Appendix B – Phase I Environmental Assessment summary and findings

Appendix C – Site Maps (utilities, current and future zoning)

Appendix D – Pastoret Terrace Assessment: Terrace, Kozy Bar, and Ballroom (2016 structural condition assessment report prepared by LHB, Inc.)

Appendix E – Pastoret Terrance – 11-01-2020 Fire Initial Assessment (2020 report documenting findings concerning fire damage sustained at the property November 2020 prepared by LHB, Inc.)

Appendix F – Proposal Scoring Criteria

Schedule

The following summarizes the expected schedule for this RFP process:

- Request for Proposals issued –August 19, 2022
- Deadline for questions for the City– September 15, 2022
- Development proposals due – September 30, 2022 by 4:00 PM local time
 - **Please send a digital copy of your proposal with the title in email subject line “[entity name]” 22-5504 Rebid Pastoret Restoration RFP” to:**
 - Purchasing@DuluthMN.gov
- Notification of selected proposal to occur in late October

APPENDIX A - PROPOSAL COVER SHEET

DEDA

22-5504 Rebid Historic Restoration Pastoret Terrace

Respondent Information:	
Company Name	
Mailing Address	
Website	
Principal Contact Person	
Contact Person's Phone Number	
Contact Person's E-Mail Address	
Federal ID Number	

<i>Signature</i>	
Signature of authorized official. Signatory consents and agrees to adhere to the terms outlined in this proposal:	
Printed Name	
Title	

FAILURE TO COMPLETE, SIGN AND RETURN THIS FORM MAY RESULT IN THE REJECTION OF THE PROPOSAL

The Signatory hereby represents upon all of the penalties of law for the purpose of inducing the Duluth Economic Development Authority review a proposal for development, that all documentation herein and attached are true and that all work herein described, if selected, will proceed in accordance with the Ordinances of the City of Duluth and the laws of the State of Minnesota. Signatory also understands that all documents provided to DEDA may be considered public data, per Minnesota Government Data Practices Act.

APPENDIX B

Phase I Summary

Executive Summary

Barr Engineering Co. was retained by the City of Duluth to perform a Phase I Environmental Site Assessment (Assessment) of property currently owned by the Duluth Economic Development Authority, which is currently vacant. The property is located at 109 North Second Avenue, City of Duluth, St. Louis County, Minnesota (Property). The Assessment was performed in conformance with ASTM, International (ASTM) Practice E 1527-13 and all federal All Appropriate Inquires rule (40 CFR Part 312) together with procedures and methods required by the cooperative agreement with the U.S. Environmental Protection Agency (EPA).

Property Use

The Property is currently owned by the Duluth Economic Development Authority and is approximately 0.32 acres in size. The property is currently vacant and one building including the former Paul Robeson Ballroom, Kozy Bar, and Pastoret Apartments/Annex is located on the property.

Physical Setting

The Property is currently vacant and is zoned Downtown Mix (F-8). Located in East Downtown, the topography at the Property significantly slopes southeastward towards Lake Superior and shallow groundwater flow direction at the Property is considered to be to the southeast. The current use of adjoining properties includes commercial, residential, and light industrial. Native soil at the Property consist of urban land-Mesaba-Rock outcrop complex. Bedrock at the Property is the Duluth complex.

Environmental Site Assessment Results

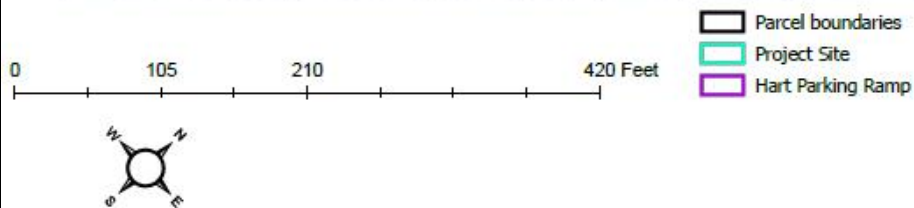
Barr identified the following findings and recognized environmental conditions (RECs) in connection with the Property:

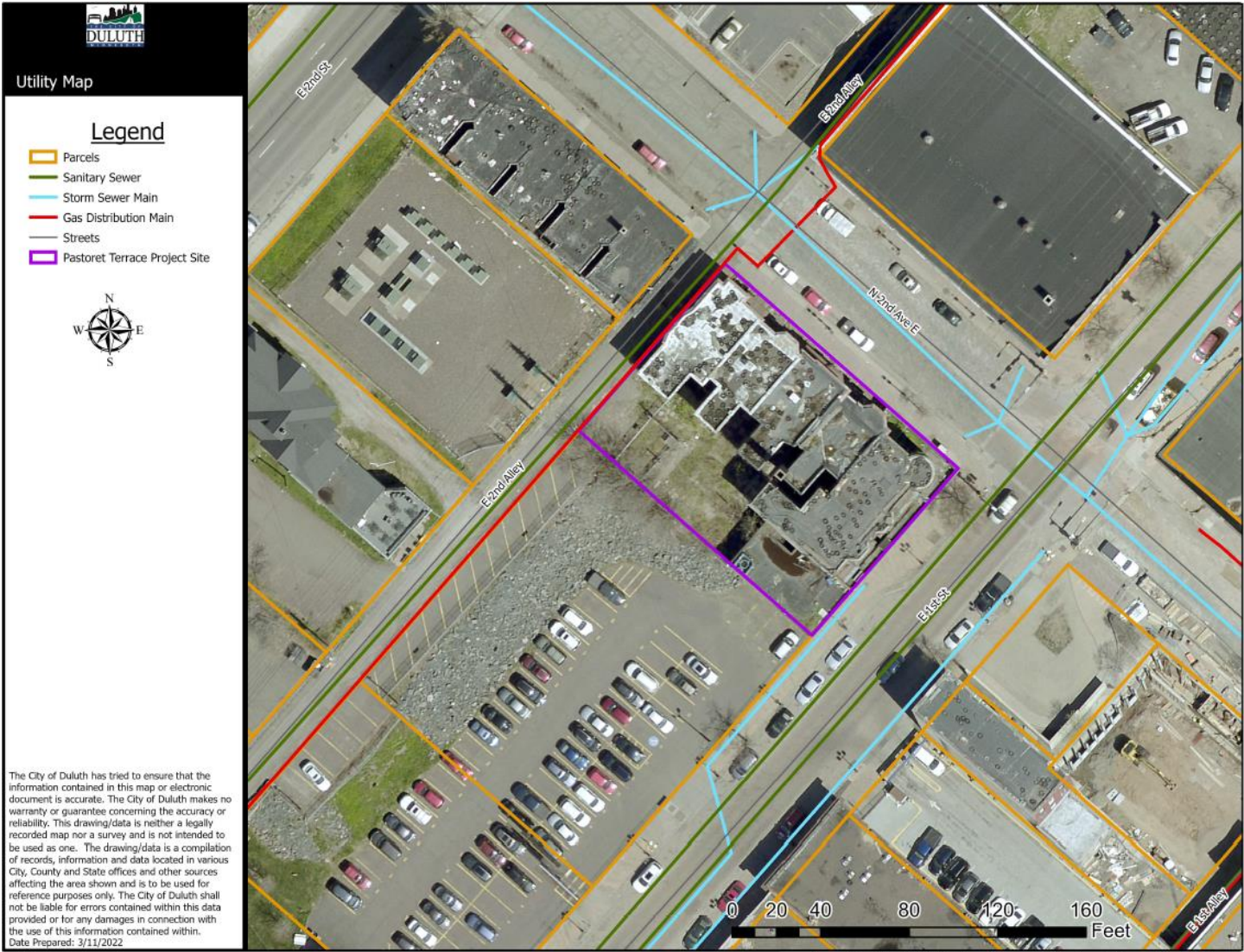
Finding ID #	Description of Finding	Opinion with Respect to Finding	REC ID #
1	<p>Upgradient Sites</p> <ul style="list-style-type: none"> Several potentially up-gradient sites or adjoining/nearby sites with regulatory database listings that identified soil and/or groundwater contamination were found. These sites include 112 E 2nd Street, which is active in the WIC program and the Hemlock Garage, located at 110 E 4th Street which has not received a closure letter. 	Based on the presence of leak sites located adjacent to and/or in the near vicinity of the Property, there is a potential for contamination at these sites with the potential to adversely impact the Property, and this finding is a REC.	1
2	<p>Current Site Use</p> <ul style="list-style-type: none"> The Property is currently vacant; however, household debris and waste material are present throughout the interior of the buildings. The debris consists of microwaves, clothing, dishes, household chemicals, mattresses, and furniture. The debris is inert and would not likely cause a release to soil or groundwater. 	Based on the type of debris present throughout the Property, this finding is considered de minimis and not a REC.	2


APPENDIX C

Site Maps

Project Site and Proximity to Hart Parking Ramp








Current and Future Land Use

Legend

- Parcels
- Zoning Districts
- Central Business Secondary
- Central Business Primary
- Streets
- Pastoret Terrace Project Site



The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.

Date Prepared: 3/11/2022



Pastoret Terrace Assessment: Terrace, Kozy Bar, and Ballroom

June 17, 2016



Prepared for:
ST. LOUIS COUNTY



Prepared by:
LHB, Inc.
21 West Superior Street, Suite 500
Duluth, MN 55802
LHB Project No. 160202

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SUMMARY

The intent of this summary is to provide a structural condition assessment and a general overview of the effort involved in either rehabilitating the Pastoret Terrace complex including the Pastoret Terrace townhome structures, Kozy Bar, and the Paul Robeson Ballroom or redeveloping the site with a newly constructed building. The report must be reviewed in its entirety for a complete understanding of our conclusions and recommendations. Only the items discussed in this report have been reviewed by the investigation team. No warranties or guarantees are expressed or implied.

The Pastoret Terrace was designed by renowned Architect Oliver Traphagen and constructed as six town houses in 1887. It is a contributing resource to the Duluth Commercial Historic District. In 1924, a restaurant/tavern was added to the first floor and the prominent corner tower was removed. In the 1930s, the building was divided into 40 units and grew to be a 50 unit building by 2009. The tavern became the Kozy bar in 1960. The existing buildings combined are approximately 20,000 square feet. In 2010, the 50-unit single room occupancy building caught fire, compelling residents to move out until the Owner could make the required repairs. The building has remained vacant since that time. In the beginning of 2016 the property was tax forfeited to the State of Minnesota and is currently managed by St. Louis County.

LHB was retained in April of 2016 to document the current physical condition of the buildings and to explore two scenarios for the reuse of the site. The exploration of reuse scenarios focused on two divergent concepts: One, to rehabilitate the existing buildings into market rate or affordable housing; and two, to demolish the buildings and redevelop the site with a newly constructed building. Both scenarios utilized a 20,000 square foot (sf) building size assumption with approximately 15 units of housing. The options considered are conceptual but grounded in recent historic rehabilitation and housing designs and costs.

Rehabilitation

Based upon the condition assessment, we believe the building could be rehabilitated. The exterior masonry is in good condition, considering the lack of maintenance and care over the years, which is a testament to the long-term resiliency of masonry buildings. The interior would need significant rehabilitation and the addition of new electrical and mechanical systems. We estimate that the exterior shell and interior demolition work will cost approximately \$2,300,000. To build out the interior of the structure into apartment units, we would budget approximately \$175 per square foot for 20,000 square feet or \$3,500,000. With fees and contingencies, the historic Rehabilitation could be in the \$6,900,000 to \$7,400,000 range.

As indicated in the report, the current building condition does necessitate repairs. If no remedial roof and envelope work is undertaken on the building, the condition will deteriorate exponentially. It is feasible that if left untouched, the roof structure could fail completely within an 8 - 12-year time frame. Once the roof structure is compromised the interior structure and envelope will deteriorate exponentially.

New Construction (Demolition and Redevelopment)

In the scenario for new construction, the presumption is that the existing buildings are completely demolished and any soil or building material environmental hazards are mitigated. Based on a \$10.00 - \$15.00 per square foot demolition cost due to the stout construction, the existing buildings would cost

approximately \$200,000 - \$300,000 to remove. Additional monies would be required to conduct general site cleanup, investigation for hazardous materials, remediation of hazardous materials, site stabilization, and mitigation of any hazardous materials found in the soils. For purposes of equal comparison, the new construction scenario of the site would be for up to 15 units of market rate or affordable housing. Based on current pricing, an equivalent market rate new construction 3 story, 15-unit apartment of 20,000 square feet would cost \$3,260,000, or \$163 per square foot. With fees and contingencies, the total for the new construction could fall within a range of \$3,800,000 to \$4,200,000.

Cost Overview

	Estimated Cost Range	
	Low	High
Rehabilitation *	\$6,900,000	\$7,400,000
New Construction	\$3,800,000	\$4,200,000

*Note: This range assumes a rehabilitation level that would comply with the Secretary of the Interiors Standards for rehabilitation.

PART ONE: EXISTING CONDITIONS DOCUMENTATION

Description

The building complex is comprised of three basic elements: the circa 1887 Pastoret Terrace component of housing units fronting on First Street and Second Avenue East, the Kozy Bar extension on First Street and the Paul Robeson Ballroom structure to the west fronting on First Street.

The Pastoret Terrace portion is comprised of six attached townhome structures with two levels above grade that step down the hill in five distinct sections, and a basement level with some windows and door access. The Pastoret Terrace is constructed with exterior and interior brick masonry bearing walls with wood floor and roof joists spanning between the masonry walls. The interior brick masonry walls are dividing walls that separated the original town homes that occupied the building. Within the original townhomes, between the interior brick walls there are numerous wood partition walls that break the original units up into many smaller apartments/ single room occupancy units. Some of these wood partition walls may be bearing, but because most of the plaster ceilings and walls are still in place we could not confirm this. The overall complex footprint is an L shape with the southern five sections served by a non-original internal double loaded corridor that steps down at each section change. The most northerly structure does not connect to the internal hall used by the other units but does share a common masonry wall.

On the southeast there is a one story addition that contains the Kozy Bar. The Kozy Bar is a 10-foot extension of the lowest level of the southern townhome in the Pastoret Terrace that wraps around two sides of the original Pastoret Terrace building. Exterior walls are either wood or brick masonry, with a wood roof structure.

On the southwest corner of the Pastoret complex there is a two story structure, the Paul Robeson Ballroom, that shares a common wall with the westernmost townhome. This building has exterior brick

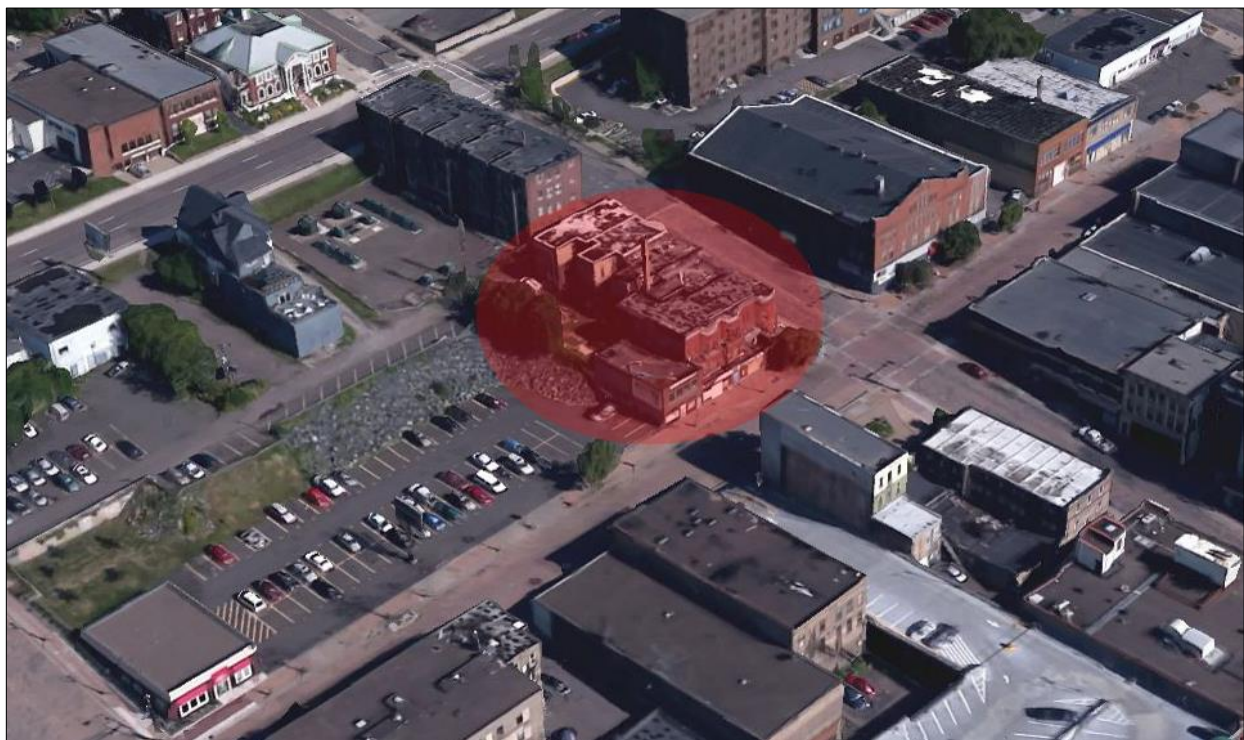
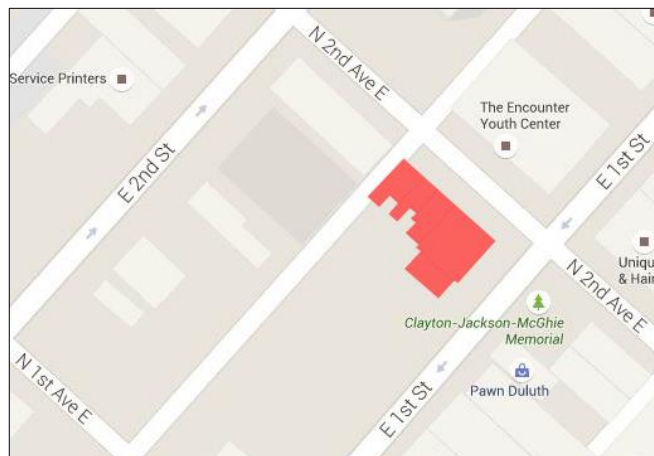
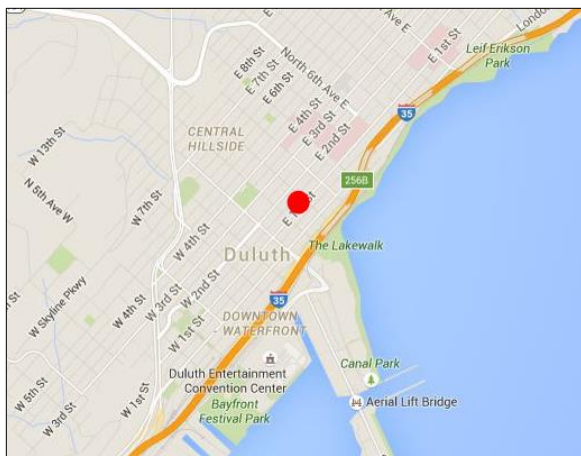
masonry bearing walls and the floor and roofs are frame with wood joists that clear span across the width of the building.

The Paul Robeson Ballroom structure is comprised of two levels above grade and none below grade, constructed of masonry bearing outer walls, wood framed second floor, roof and interior partitions.

Estimated Market Value and Site Location

The St. Louis County Assessor estimated market value for all structures on parcel 010-0930-00270 are as follows:

Tax Year	Land	Building	Total
2016	\$175,000	\$50,000	\$225,000



Architectural Condition Review

On April 18, 2016 Steve McNeil, AIA LEED AP an Historical Architect, Stephen Hearn, PE LEED AP, a Restoration Structural Engineer and Philip Waugh, Assoc. AIA, LEED AP an Architectural Historian and building technology specialist toured the Pastoret Complex to assess the existing conditions. The following is a narrative of that assessment.

The scope of work was limited to the following:

- Visual inspection of the exterior and interior
- Preliminary condition evaluation and recommendations
- Spaces and areas accessible
- Did not include access to the Basement level for the upper three stepped units
- Did not include access to the roof of the Pastoret Terrace portion

The conclusions and recommendations found within this report are based on visual observations only; no testing or invasive investigation was undertaken. There are no guarantees direct or implied within this report.

Roof conditions

- Roof conditions were observed on the Ballroom roof from below and on the roof itself.
- Roof conditions elsewhere in the building were observed from below and from outside ground level observation as well as from a parking structure one block away.
- Google Earth data was used to determine conditions from the topside as no tour of the roof level was performed.
- The Kozy bar extension at First Street and at the Second Avenue side is roofed in an adhered EPDM membrane over a mixture of concrete and wood frame material. Some wood pallets were evident that provided cover to the membrane. The condition is poor.
- 5/8ths of the roof adjacent to First Street is comprised of a temporary type construction erected higher than the original roof structure and is composed of I joist support rafters with OSB decking and loose laid EPDM ballasted with tires. No insulation was observed. This work appears to have been done after the fire on this side of the building that destroyed the roof system. The work is very temporary and shows evidence of daylight holes and leaks. The loose membrane was placed over the parapet areas and has blown off or has failed in those areas.
- The parapet observed on the exterior in this area is comprised of bare wooden substrate and is largely open to the weather
- The roof going up the hill along the avenue to the alley is comprised of original structure with some form of white emulsion coating on the roof, parapet interiors and tops of parapets. From below, this area shows evidence of roof leakage to the ceilings and areas below, but the framing for the roof appears to be largely sound. The membrane should be considered at the end of useful life from information observed from below.
- The Ballroom building roof is comprised of EPDM adhered or loose laid membrane evidencing shrinkage and stress. The roof area is covered with much debris and plant material, including a hot tub. There is one roof drain for the main area and no provisions for overflow should this plug up. The brick parapets above the membrane are exposed and in bad condition. Evidence of leakage was observed from below. No insulation was observed for the roof.

- Eyebrow and bay window extensions on the façade are typically covered with sheet metal sloped roofs that are serviceable, but needing repair.
- In general, all of the roof membranes are past useful life and require replacement with properly sloped surfaces, insulation, provisions for overflow and new roof drains and piping.
- Brick parapets will need repointing on the exterior and repair on the interior as well as membrane protection on the interior. New prefinished metal or similar parapet caps are also needed.
- Metal roof elements over the bay window and eyebrow elements should be replaced or at least made weather-tight and refinished.

Building Exterior Wall Observations

- The Pastoret Terrace building exterior walls are comprised of masonry construction and from the interior appear to provide bearing for the floor and roof structure.
- The Avenue and Street sides start with a bluestone foundation, dressed sandstone stone base, then red brick with narrow mortar joints with much arch detailing and patterning.
- The alley and back sides are comprised of a buff colored back up type brick with 3/8-inch mortar joints over a basalt stone foundation wall.
- The masonry is in fairly good shape with areas needing repointing and some brick replacement.
- The below grade masonry condition was not observed but likely leaks moisture to the interior of the lowest level given the materials and conditions observed from the outside.
- Entry porch elements are still observable on the Avenue side supporting the roof of the porches, but the deck and adjacent railing to the porches do not appear to be original and are in poor condition.
- Doors into the units from the Avenue are not original and are in poor condition.
- Parapet materials are in poor repair with much exposed wood substrate visible.
- The Ballroom building masonry has deteriorated at the parapet on both sides and should be repaired

Interior conditions

The interior of the building was reviewed using flashlights as there was no electrical service available. The lowest basement area level was not toured.

- The First Street portion of the building was subjected to a fire on the upper floors that spread up the double loaded corridor that heads uphill to connect the units.
- Units on the uphill portion of the structure did not sustain internal damage from the fire and appear to be protected from the fire spread by the lamination of gypsum board to the backside of the wooden access door.
- There appears to be brick demising walls at the various stepping points of the building.
- Typical unit finishes consist of tongue and groove hardwood flooring that is buckled in many instances, wood base, plaster walls and ceilings with wood wainscot in the hallways.
- The condition of the plaster and trim elements is very poor with much moisture deterioration evidenced as well as mold sporadically located where the roof appears to be leaking.
- There are elegant wood stairs from the Avenue side that are in fair shape and could be salvaged and redone in the units on the uphill area toward the alley.

- The windows are wood double hung single paned originals with aluminum storm windows on the exterior. There are almost no windows in any sort of useful condition and many that are missing or boarded up (some are open and broken out). There is a great deal of decorative ornamentation on the arched heads of the windows on the exterior still in fair to poor condition that may be salvageable.
- Interior doors are multi-panel wood type for the most part. There are a few that can be salvaged and reused, but the doors that were in the corridor are badly burned. Most doors are painted.
- Much of the interior of the units is painted wood trim and doors. While no test of the paint was performed, one must presume it to be lead containing based on the vintage of the structure.
- Some 9 by 9 vinyl tile was observed and should be presumed to be asbestos containing material (ACM).
- Framing on the lower front half of the building at First Street has been exposed due to the fire and it appears that much of the framing for the structure is balloon framed at least at the corridor walls.
- Fire damage has claimed much of the First Street front area.
- Brick exposed by the fire appears to be in good condition.
- Large amounts of abandoned occupant debris remains such as mattresses, furniture and belongings. None of this appears to be of any value and could contain some hazardous components.
- Many dead pigeons were found along with droppings and large feather piles.

Accessibility Conditions

- The floor levels off of the Street and the Avenue do not allow for a direct path into the various floor levels but the slope on the Avenue (which is a 10% slope currently) can be made to provide access to what is now a porch level only on the uppermost level by accessing the front door from the small alley parking level.
- Using the small area for parking off of the alley, it appears possible to provide grade access and ramped conditions to the uppermost stepped area and the next stepped area below that.
- The interior stepping of floors creates another problem once one has accessed the interior. If housing is the next use, some of the units can be positioned to become accessible to the alley parking area, or to make all of the floor space accessible would require one or perhaps two elevators.

Mechanical Electrical Observations

- No boiler apparatus was observed as the interior tour did not include access into the lowest levels of the structure.
- Typical unit heating was cast iron radiators from what could be observed.
- For practical considerations, no useful system remains for the plumbing, heating or electrification of the structure at this point.
- No pipe wrap was found on the pipes, but the lowest level area was not toured. It should be presumed that some must exist on this level and that it should be assumed that it is ACM until confirmed otherwise.

Site Conditions

- The lot size is approximately 100 feet wide by 140 feet deep.
- The Avenue slopes at approximately 10%.
- First Street is largely level.
- The shape of the building mass is an “L” shape that leaves a back area for parking and outdoor use to the southwest.
- Potential onsite parking is at most five cars directly off of the alley.
- Any more parking needed for the project will have to be developed off site or on space currently occupied by structure, such as the Ballroom building.

Architectural Condition Review Photos



Figure 1 Avenue Façade near alley



Figure 2 Middle of Avenue side. Note 10% sidewalk slope and stepped units.



Figure 3 Avenue corner showing wrapping of Kozy bar addition



Figure 4 Street corner



Figure 5 Westerly end of Street Façade, Pastoret Terrace



Figure 6 Western Façade at Street showing Ballroom building



Figure 7 Interior of stair and corridor



Figure 8 Example of interior wood stairs that can be retained serving second floor



Figure 9 Typical interior of upper level ceilings showing sporadic water damage



Figure 10 Roof leak and mold condition



Figure 11 Typical unit interior



Figure 12 Corridor leading up the hill to serve inside units. Fire and smoke damage from front end fire



Figure 13 Typical unit bathroom condition



Figure 14 Stripped out and burn condition on Street side front



Figure 15 Typical Pastoret Terrace interior showing occupant debris and general condition of unit



Figure 16 Second Level of Ballroom



Figure 17 Ballroom first level showing water damage



Figure 18 EPDM roof over Ballroom area. Note growth in corner and debris.



Figure 19 Southwest corner of Pastoret Terrace showing deteriorated temporary roof over burn areas

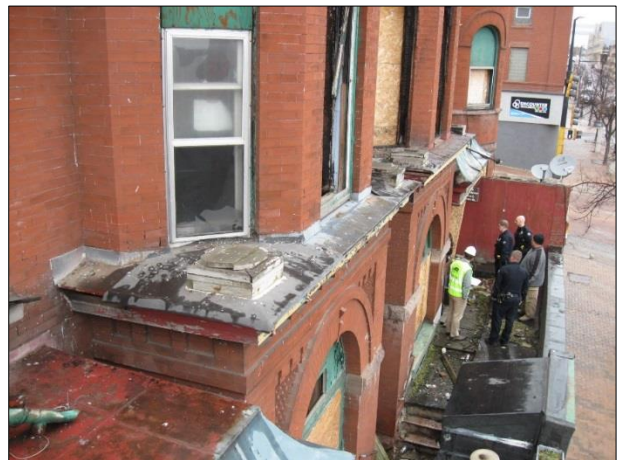


Figure 20 Street elevation close up showing metal capped façade features and EPDM membrane condition on Kozy extension below where Police are standing. Note various window conditions. No salvageable windows found.



Figure 21 Note exposed Parapet wood work and brick back up on Street side



Figure 22 Black areas of temporary roof framing showing water intrusion and rot above burn area on Street side

Structural Condition Review

The condition assessment observations of the Pastoret Terrace Building located at the intersection of East 1st Street and North 2nd Avenue East, in Duluth, Minnesota were completed by Structural Engineer Stephen Hearn, PE, LEED AP on April 18, 2016. We conducted our assessment in accordance with the recommendations contained in ASCE's Guideline for Structural Condition Assessment of Existing Buildings, (SEI/ASCE 11-99). The scope of work was limited to the following:

- Visual inspection of the exterior and interior
- Preliminary condition evaluation and recommendations

The conclusions and recommendations found within this report are based on visual observations only; no testing or invasive investigation was undertaken. There are no guarantees direct or implied within this report.

Structural Condition Observations

- Exterior brick masonry on the southeast and northeast sides (street fronts) of the building needs tuck-pointing over approximately 80% of its surface.
- Brick on the northwest and northeast (back sides) of the building need to be 100% tuck-pointed. Brick parapets are in poor condition and need to be repaired.
- Cracks over brick arches on the southeast face of the building need to be repaired. Existing brick is loose and needs to be reset or replaced.
- Sandstone decorative banding on the southeast corner (round turret) is loose, there are some missing bricks, and stair step cracks. Needs to be reset and bricks tuck-pointed.
- Sandstone decorative banding on the southeast face of the building is worn or loose in some areas and will need to be reset or replaced.
- Loose bricks at arch over upper window at curved turret on southeast corner needs to be reset.

- There is a small area of replaced brick on the southeast face that does not match surrounding brick.
- Exposed rubble stone foundation wall on rear of building appears to be in good condition.
- Brick chimney needs to be tuck-pointed but otherwise appears to be sound, no obvious lean or other problems were noted.
- Small areas of damaged brick on the back sides of the building need to be replaced.
- The brick on the southeast face (front) of the Paul Robeson Ballroom is in generally good condition.
- The brick on the southwest face (side) of the Robeson Ballroom is in poor condition. Needs to be 100% tuck-pointed. There are areas of missing or spalled brick along the parapet.
- The brick parapets around the Paul Robeson Ballroom need to be repaired.
- Exterior wooden stairs and porches at entries are all in very poor condition and need to be replaced.
- The wood framed roofs at the entries on the southeast face of the building appear to be in fair condition. Some decorative trim pieces are missing or broken. The actual structural roof framing was not visible but there was no sign of sagging or other distress to indicate hidden problems.
- The wood framed roofs at the entries on the southwest face of the building (above Kozy bar) appear to be in poor shape and will need to be repaired or replaced.
- Low roofs over the below street level portions of the building on the southeast face are covered with vegetation (this is part of the Kozy Bar addition). We could not see the structure beneath, but would expect it to be in poor condition.
- Wrought iron fence at window well at the northeast corner of the building is in very poor condition, needing repair or replacement.
- Wood roof cornice is missing on the southwest face of the building. This was destroyed during the fire and a temporary wood parapet has been installed. Where it remains on the southeast face, it appears to be fair to poor condition. We did not have access to the roof to do a more detailed assessment.
- With the exception of the fire damaged zone on the southwest side of the building, the wood floor and roof framing, where it was visible, appears to be in good condition. There may be selective areas of damage from water leakage, but we would expect these to be very limited based on the observed condition of the rest of the structure.
- The interior walls and floor structure that were exposed to fire will generally need to be 100% replaced. A new temporary roof consisting of wood I-joists and OSB sheathing was installed over the fire damaged areas of the building. There is evidence that this roof is leaking and it will need to be further evaluated to see if the structure can be used or if it will need to be replaced in its entirety.
- There were no significant cracks, heaving or movement observed at foundation.
- Water was observed by City Staff in the basement near the back of the Kozy bar restrooms. The source of water was not known but it was reported to be deep.

Structural Condition Review Photos



Figure 23 Loose Sandstone band, stair step crack, brick needs to be tuck-pointed



Figure 24 Loose brick at window arch, brick needs to be tuck-pointed

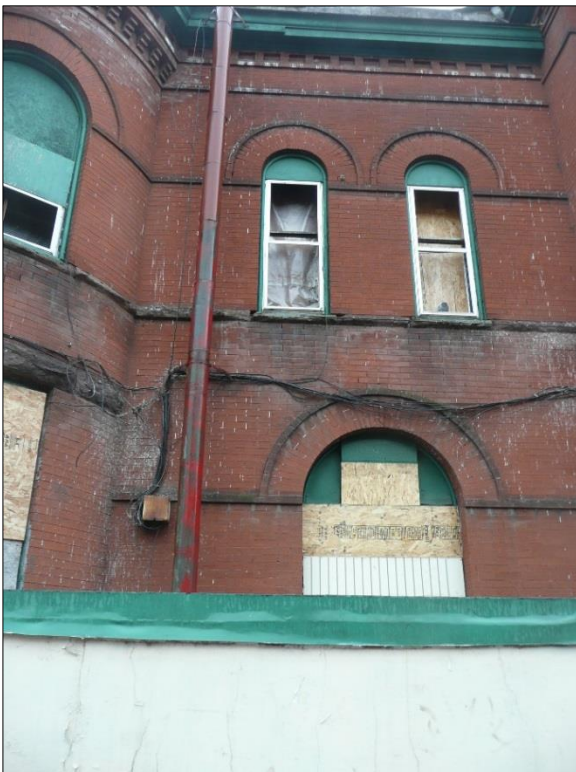


Figure 25 Loose Sandstone band, brick needs to be tuck-pointed



Figure 26 Loose brick at window arch, brick needs to be tuck-pointed



Figure 27 Mismatched brick, existing brick needs to be tuck-pointed



Figure 28 Typical entry porch Roof.



Figure 29 Brick chimney needs to be tuck-pointed



Figure 30 Brick on rear of Pastoret building needs to be tuck-pointed



Figure 31 Brick parapet on rear of building in need of repair



Figure 32 Damaged brick on rear of Pastoret building, brick needs to be tuck-pointed



Figure 33 Fire damaged ceiling joists and wall framing



Figure 34 Fire damaged ceiling joists, temporary wood I-joist roof over fire damaged portion of the building



Figure 35 Front of Paul Robeson Ballroom, brick in good condition



Figure 36 Side of Paul Robeson Ballroom, Damaged brick, brick needs to be tuck-pointed, parapet needs to be repaired

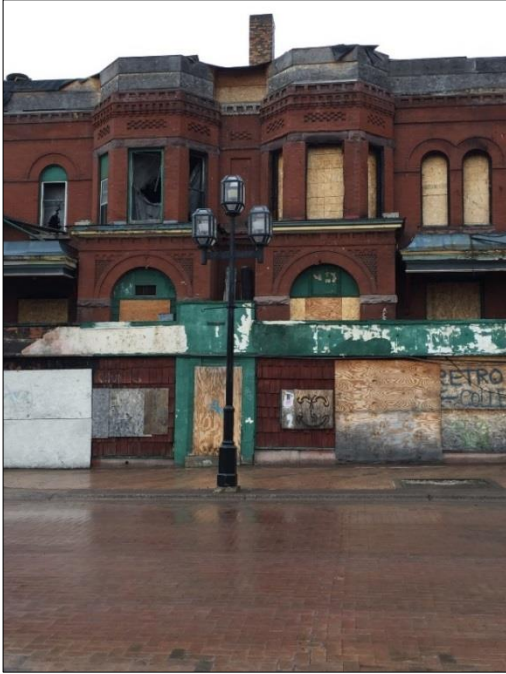


Figure 37 Kozy Bar addition, temporary roof parapet over fire damaged portion of original Pastoret building



Figure 38 Entry stairs need to be replaced. Wrought iron railing needs to be repaired or replaced.



Figure 39 Rear of Paul Robeson Ballroom, Brick needs to be tuck-pointed, parapets need to be repaired



Figure 40 Vegetation growing on low roof, deteriorated roof structure below

Shell, Envelope, Roof and Select Interior Recommendations

- Exterior supporting masonry is in good condition and should be repaired and maintained.
- Exterior porches, bay windows and sloped wall copings need to have new pre-finished metal roofing material or similar to protect the work below.
- Windows and doors require complete replacement with retention and refinishing of decorative arch top areas where present. Interior trim suggest that round top windows did not occur. Rather the openings were filled with rectangular double hung windows.
- The Kozy Bar extension should be removed back to the original façade line. This will provide space for a good transition of stairs to the building front.
- There are interior stairs from the Avenue that can be retained and refinished along with a handful of doors and some trim, but the remainder of the interior should be gutted to the structural framing and brick exteriors.
- The mechanical and electrical elements should be completely removed.
- The roof assemblies should be torn off and replaced with insulated membranes that protect the inside masonry parapets and parapet roof caps.
- Materials should be tested for hazardous content such as lead, asbestos and other possible bio and chemical hazards left behind by previous users.
- Any interior build-out of spaces should address insulation, new finishes, new doors, new mechanical and electrical systems and required interior casework, etc.
- As to a likely floor plan pattern, the L-shaped configuration that steps down the hill would appear to be better suited for exterior accessed units rather than internally accessed units. Such a configuration could yield eight units on the Avenue and four on the street that would be range from 1285 square feet per level to 1,100 square feet. Larger units could be developed either side by side or stacked (demolish to frame/brick, replace roof, install windows, add subflooring and in general conserve the shell).
- The limited parking available of, at most, five spaces would need to be supplemented by additional off-site spaces in the range of 7 to 10 spaces. Adjacent space to the southwest is currently a parking lot that might provide for this need.

Most of the wood floor and roof structure was not visible. However, with the exception of the fire damaged area, which is limited to the areas above the Kozy Bar on East 1st Street side of the building, what was visible appears to be in good condition. The wood structure in the fire damaged area of the building will need to be 100% replaced but otherwise we would expect there to be very limited areas that may be compromised due to water infiltration. Generally, we would expect this be limited to the wood roof sheathing or the sub floor. The super structure, wood floor and roof joists below, should generally be in good condition. Exterior wood stairs and porches will probably need to be replaced but with the exception of the 1st street facade most of the porch roofs appear to be structurally in good condition.

PART TWO – REHABILITATION AND REDEVELOPMENT SCENARIOS

The intent of this section of the report is to explore two scenarios for the reuse of the site. The two scenarios for reuse are categorized as: 1. Rehabilitation of the existing structures; and 2. Redevelopment of the site through demolition and new construction. In an effort to provide a more equal comparison, the Rehabilitation scenario and the Redevelopment scenario both consider housing as the reuse, and assume roughly the same building size and number of units.

Rehabilitation



Figure 41 Historic Photo. 1883.

Shell Rehabilitation

Based upon the condition assessment, we believe the building is able to be rehabilitated. The exterior masonry is in good condition, considering the lack of maintenance and care over the years, which is a testament to the long term resiliency of masonry buildings. Most of the building needs to be tuck-pointed, there are scattered areas of loose or missing bricks and sandstone bands that need to be reset or replaced, and some cracks to be repaired. This is not unexpected for a building that is almost 130 years old.

The current membrane roof needs to be replaced and sections structurally rebuilt. If no remedial roof and envelope work is undertaken on the building, the condition will deteriorate exponentially. It is feasible that if left untouched, the roof structure could fail completely within an 8 - 12-year time frame. Once the roof structure is compromised the interior structure and envelope will deteriorate exponentially.

The design elements that have been removed over time such as wrought iron finials, domed turret roof, Gabled roofs, porches and balustrade can be reconstructed using photographic evidence. The existing windows and doors are primarily non-original and/or broken and destroyed. There may be a select few windows and exterior doors that are salvageable. It is assumed that the building will need a window and door replacement. Additionally, any rehabilitation of the building should remove the bar/restaurant structure that was placed on the East 1st Street façade and wraps around the north 2nd Avenue side.

Based on the conditions described above we have conceptually estimated an exterior or shell rehabilitation to cost approximately \$2,300,000.

Interior Rehabilitation

Though damaged by fire and neglect, we believe the interior of the building can be rehabilitated. The fire damage was observed to be contained to the two units that face south along First street side and down the double-loaded corridor heading north into the four east facing (Avenue) units. The interior walls and floor structure that were exposed to fire will generally need to be 100% replaced. There is evidence that the roof is leaking in this area and it will need to be further evaluated to see if the structure can be used or if it will need to be replaced in its entirety. The double-loaded corridor heading north (including walls, ceiling, doors and floors) will need to be removed in its entirety due to the extensive smoke damage.

Beyond the doors, the units off the corridor in the four east facing buildings did not sustain internal damage from the fire. The most northerly of these buildings had no fire related damage at all. The damage to all four of these buildings appears to be primarily from exposure to the elements. The typical unit finishes consist of tongue and groove hardwood flooring, wood base, plaster walls and ceilings with wood wainscot in the hallways. Many of the floors have been either carpeted or tiled over with a 9 x 9 type vinyl (or asbestos) style tile. There are areas where the hardwood has severely buckled. Most of the finishes will need to be removed and replaced. The elegant wood stairs in two of the Avenue structures are in fair shape and could be salvaged and restored.

The windows are wood double hung single paned originals with aluminum storm windows on the exterior. There are select windows that can be rehabilitated and many that are missing or boarded up (some are open and broken out). There is a great deal of decorative ornamentation on the arched heads of the windows on the exterior still in fair to poor condition that may be salvageable. Much of the interior of the units is painted wood trim and doors. While no test of the paint was performed, one must presume it to be lead containing based on the vintage of the structure. The 9 by 9 tile observed should be presumed to be an asbestos containing material (ACM). There are significant pigeon droppings in the buildings that will need to be abated.

There was no mechanical or electrical system that appeared to be salvageable or adequate for reuse. It is presumed that any future rehabilitation of the building would require completely new electrical, mechanical, and plumbing systems.

Rehabilitating the interior will require significant removal of non-historic demising walls, plaster wall and ceilings, and floor replacement. Should the effort involve the use of Historic Tax Credits, great care needs to be given to designing the work to meet the Secretary of the Interiors Standards for

Rehabilitation. For the purposes of this exercise we are planning that the original six (6) townhomes and the Ballroom will be rehabilitated into housing. As to a likely floor plan pattern, the L shaped configuration that steps down the hill would appear to be better suited for exterior accessed units rather than internally accessed units. Based on very conceptual review, it appears that the Pastoret and Ballroom can hold approximately fifteen units with a total building size of 20,000 square feet; at least one of which would be “garden level”. Given that the unit count would be below 20, the accessibility concerns could be mitigated by providing an accessible route to several units from new parking in the rear of the building.

Based on the conditions described above we have conceptually estimated an interior rehabilitation into 15 units or 20,000 square feet could cost approximately \$3,500,000 or \$175 per square foot. With fees and contingencies, the historic Rehabilitation could be in the \$6,900,000 to \$7,400,000 range.

New Construction (Demolition and Redevelopment)

In the scenario for new construction, the presumption is that the existing buildings are completely demolished and any soil or building material environmental hazards are mitigated. Based on a \$10.00 - \$15.00 per square foot demolition cost due to the stout construction, the existing buildings would cost approximately \$200,000 - \$300,000 to remove. Additional monies would be required to conduct general site cleanup, investigation for hazardous materials, remediation of hazardous materials, site stabilization, and mitigation of any hazardous materials found in the soils.

For purposes of equal comparison, the new construction scenario of the site would be for up to 15 units of housing. Based on current pricing, an equivalent new construction 3 story, 15-unit apartment of 20,000 square feet would cost \$3,260,000 or \$163 per square foot. The total for the new construction scenario could range between \$3,800,000 to \$4,200,000.

Pastoret Terrace – 11-01-2020 Fire Initial Assessment

November 20, 2020



Prepared for:

DEDA



Prepared by:

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LHB Project No. 160202

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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.



Joseph D. Litman

21833

Reg. No.

NOVEMBER 23, 2020

Date

INTRODUCTION

The following report documents initial findings concerning fire damage sustained at the Pastoret Terrace property on November 1, 2020. Included are photographs, sketch floor plan drawings depicting observed fire damaged regions, general narrative summary of observed damages, and an assessment of overall impacts to the building.

FINDINGS

The Pastoret Terrace property experienced a fire on November 1, 2020. At the request of the Duluth Economic Development Authority (DEDA), LHB performed an initial investigation and assessment of walkable portions of the structure on November 2, 2020 and a second cursory exterior condition assessment with use of a bucket truck lift on November 18, 2020. The purpose of the assessments was to identify regions damaged by the fire, provide initial opinion on the extent of structural damage/compromise, and an initial opinion of the fire's impact to overall structural stability of impacted regions. The assessment was performed visually and consisted of walk through observation of accessible areas and aerial observations of the south (1st Street facing) elevation, east (2nd Avenue East facing) elevation, and roof from an aerial bucket.

Schematic floor plan drawings indicating regions observed to have been substantially impacted by the fire have been enclosed. In general the fire was observed to have confined itself to the south (1st Street facing) buildings including a small region of the 2nd floor and roof within the northeast corner of the Robeson Ballroom Building, the westerly half of the "Kozy" addition, all floors and roof of the westerly 1st Street facing Pastoret Building module, and the roof region of the easterly 1st Street facing Pastoret Building module. In addition, extensive firefighting related water damage and saturation was identified throughout the Robeson Ballroom Building, the "Kozy" addition and both the westerly and easterly 1st Street facing Pastoret Building modules. A more detailed description of observed condition by building regions follows.

Robeson Ballroom Building

Observed damage consisted of fire damage at the 2nd floor level towards the rear of the building, at the upper regions of the wall interfacing with the Pastoret Building, and similarly fire damage within the ends of the roof members at the same region. In addition to the noted fire damage, extensive water damage and water saturation from the firefighting operations was observed throughout the building interior.

"Kozy" Addition

The "Kozy" addition experienced fire damage within the westerly regions and extensive water damage and water saturation from the firefighting operations throughout its interior.

1st Street facing Pastoret Building Modules

The westerly and easterly 1st Street facing Pastoret Building modules comprise the entire original (remaining) southern building. It is defined here as two modules as there is a masonry bearing wall which runs from the north (rear) wall to the south (front) wall near the center of the building. Initial thought is that this bearing wall played a role in confining the extensive fire damage to the westerly module with the exception that the bearing wall did not extend full height to the roof system. Due to the extensive damage observed to the easterly module roof system, it is presumed the fire migrated from the westerly module to the easterly module by traveling within the roof system above the masonry divider wall.

Fire damage was noted to be extensive throughout the westerly module. Interior timber framed walls and floors are severely compromised with many regions in a partially collapsed state. At this time access within this portion of the building is considered unsafe. The roof system is also entirely collapsed, open to the elements and has fallen to the underlying structure. In addition to the extensive fire damage, extensive water damage and water saturation from firefighting operations was observed throughout this module.

As previously noted, primary fire damage observed to the easterly module was noted to be within the roof system. The roof system is entirely collapsed, open to the elements, and has fallen to the underlying structure. Partial regions of the floors beneath were accessed, and though significant fire damage was not observed in those regions, extensive water damage and water saturation from firefighting operations was observed throughout. Due to the collapsed state of the roof system, access within this module is also considered unsafe.

The majority of the window openings were unbarricaded, at the time of our November 2, 2020 assessment, presumably due to a combination of the fire burning them out and their removal either for fire fighting access or the result of being blown open during application of water to the fire.

Based on the extent of fire damage, water damage, and saturation to the interior of these modules, we are of the opinion that with the exception of potentially some lesser damaged timber molding and accessory elements within the easterly module, the interior elements of both modules are a complete loss.

The exterior masonry of the westerly and easterly modules (west, south and east elevations) was noted to be in varied condition. In general, the exterior masonry system of the west elevation consists of a "common" brick with typical ¼" to 3/8" width mortar joints in fair to poor condition and the south and east elevations consist of a more ornate brick with very thin mortar bedding joints (3/16" minus), arch detailing/patterning at select window/doorways and use of stone/concrete headers and sills at select openings. It was noted that the south and east elevation pointing mortar is in poor condition (cracked, pulled, recessed, deteriorating) throughout and needs replacement. Select regions of displaced, failing brick assembly were also noted such as at the brick archways located on the south elevation Level 2, and select regions near the upper regions of the southeast corner turret. Most notable however was displaced and missing brick and loose brick noted within the upper limits of the west, south and east parapet/ upper wall regions. It is believed the combination of this region's severe exposure, already compromised condition and subsequent damage from the fire and firefighting etc. has led to its more advanced deteriorated state. Many of the bricks within this region (south and east elevations) also exhibit pitting on their exterior faces which is potentially due a combination of their exposure and damage from the fire. Because of the noted displaced bricks within this region, loose bricks noted and

heavily compromised condition of the pointing mortar it is believed that these upper wall regions (estimate upper 4 feet to 6 feet) would require full disassembly and reassembly in order to effect an acceptable structural reconstruction. Because of the extent of mortar deterioration (which makes disassembly and brick salvaging easier) it is believed that most of the brick would be re-useable but is estimated that up to 20% of the brick in this region would require replacement since currently missing, or due to fire damage, cracking or losses during disassembly and cleaning. Note that in addition to the identified exterior brick, the exterior wall is comprised of a multiple wythe brick system including an interior plaster face and this entire assembly would require disassembly and reconstruction to affect the repair. It is also likely that a much greater portion of interior wythe brick would require replacement due to its present condition and anticipated brick losses during the work. The attached photos provide additional details concerning the exterior brick condition.

Northerly Pastoret Modules (extending up 2nd Avenue East)

Select regions of the northerly building modules were observed. Based on the limited observations, it is believed the masonry bearing wall lying between the southern-most building modules and those to the north, primarily confined and maintained the fire from the northerly modules. It was observed however that the southerly ends of the roof joists of the northerly module (which bear onto the shared masonry wall with the southernmost easterly module) may have suffered fire damage. This condition can be seen when viewing the south face of the northerly party wall where the roof joist ends bear (see photo 25). This is a condition which will require further assessment when access to this region of the building can be gained but is pointed out as it may be a hidden condition impacting the capacity of this region of roof. Beyond the noted roof joist condition, cursory review of the northerly building module exterior roof surfaces did not seem to indicate they were significantly impacted by the fire. Some window openings within the northerly modules were observed to be open/ unbarricaded so the potential exists that those regions incurred water damage during fire fighting operations. In addition, smoke damage was observed throughout.

OVERALL IMPACT ASSESSMENT/ SUMMARY

The roof system of the southerly Pastoret Building modules is entirely failed and in a collapsed state. These building modules are presently open to the elements from the roof and unbarricaded window openings. The combination of the roof system failure, its collapsed loading onto the underlying ceiling, floor and wall systems, and the extensive structural damage to the westerly module timber wall and floor framing, substantially comprises the structural stability of both modules. Access within the modules is unsafe and the overall stability of the floors and exterior walls is unpredictable. The interior and exterior masonry walls rely on the interior floor and roof framing to provide bracing. In the present state the bracing is either compromised or non-existent and in some cases is further distressing the masonry walls due its collapsed state and unintended loading where it is either leaning on or pulling against the masonry walls. In addition to the present structural instability risk of these elements, high winds against the exterior walls or snow loading onto the collapsed roof and floor system will further accentuate unbalanced loading and bracing inadequacy, thus resulting in higher unpredictability and higher potential for localized or broader failure of building elements. The deteriorated state of the upper regions of the south and east exterior masonry walls (loose, missing, displaced brick and failed pointing mortar) also further attributes to the concern for the current and continued stability of these

walls. Due to the unpredictability of the current structural stability state (roof, floor, interior and exterior walls) of these modules, any access within or near the building should be controlled to ensure those entering are knowledgeable of the condition and do not travel where unsafe. In addition, the exterior regions should be sufficiently cordoned off to ensure the public is not within areas which could be jeopardized in the event of sudden collapse of a wall or other building element.

Ancillary Observations

During our observations of the collapsed Pastoret southern building roof regions, and review of the November 30, 2010 re-roofing drawings which were furnished to us by DEDA, we noted that the observed perimeter framing condition for the roof system did not appear to be constructed as indicated in the furnished drawings. The furnished drawings indicate the ends of the timber roof joists for both modules were to have extended onto the top of the exterior masonry walls. What was observed however is that the ends of the timber joists stopped short of the perimeter masonry walls and instead appear to have been secured to a timber ledger board which was anchored to the inside face of the perimeter masonry walls. It was observed that the ledger board anchors appear to have pulled free from the masonry walls thus allowing the timber joists to drop to the level below. Had the joists framed in the manner which was represented by the drawings it is possible more of them may have stayed in position since their ends would not have been able to fall unless they were sufficiently burned through or overloaded to the extent their ends were displaced off of the wall.

OBSERVED CONDITION PHOTOS



Photo 1: Southerly (1st Street) Elevation of Pastoret Building. Westerly module is on left and easterly module is on right. Roof region and majority of window openings on both modules are open to the elements.



Photo 2: Fire destroyed and collapsed roof systems of Pastoret Building westerly (left side) and easterly (right side) modules.



Photo 3: Fire destroyed and collapsed roof system of Pastoret Building westerly module.



Photo 4: Close up view of fire destroyed and collapsed roof system of Pastoret Building westerly module.



Photo 5: Fire destroyed and collapsed roof system of Pastoret Building easterly module.



Photo 6: Close up view of fire destroyed and collapsed roof system of Pastoret Building easterly module.



Photo 7: Robeson Building roof (left side of photo). Initial assessment indicates fire damage from recent fire may be confined to region directly adjacent to Pastoret Building west wall, but water saturation was identified throughout interior.



Photo 8: Collapsed fire damaged roofs of Pastoret Building westerly and easterly modules in foreground and roofs of modules bordering/running up 2nd Avenue East beyond.



Photo 9: Looking into Level 2 of Pastoret Building westerly module from northeast corner region of 2nd floor level of Robeson Building. Interior walls and framing are entirely compromised. Heating radiators are presently unsupported/ collapsing through floor.



Photo 10: Looking Easterly from location shown in Photo 9 (Level 2, Pastoret Building westerly module). Ceiling above is burnt out/ collapsing onto Level 3 floor beneath. Large openings through collapsed roof which has fallen onto Level 3 can be seen.



Photo 11: Pastoret Building easterly module, Level 2 looking south. Random direct fire damage this level and extensive water infiltration.



Photo 12: Typical exterior brick masonry wall pointing mortar condition at mid-wall regions, southern elevation shown.



Photo 13: Looking east, upper exterior brick masonry region, south elevation.



Photo 14: Closer view from previous photo. Looking east, upper region, brick displacement/loose brick, significant efflorescence and loss of pointing mortar.



Photo 15: Looking east, upper region, south elevation, brick displacement/loose brick, significant efflorescence and loss of pointing mortar.



Photo 16: Looking slight west, upper region, south elevation. Substantial brick loss, loose bricks/displaced bricks.



Photo 17: Close up of devoid brick area from previous photo. Numerous loose bricks remain and present a hazard to below.



Photo 18: Close up, right end of previous photo (upper wall, south elevation). Note substantial efflorescence, face pitting in brick (potentially fire damage) and deteriorated pointing mortar.



Photo 19: Upper wall region, east elevation looking south. Substantial efflorescence, loss of pointing mortar and loose bricks.



Photo 20: Southeast corner turret, looking south. Widened brick end joints and failing brick in window header arch may indicate larger movement/instability.



Photo 21: Region towards base of window in previous photo. Widened brick end gaps here also indicate potential global movement in circumference brick.



Photo 22: Southeast corner turret., south face. Joint cracking and brick end gap openings above window indicate potential global movement in wall circumference brick.



Photo 23: Typical brick displacement/failure at arched window headers. Level 3, south elevation, easterly module adjacent to southeast corner turret.



Photo 24: Typical brick displacement/failure at arched window header, Level 2, south elevation (easterly module shown, westerly module similar).



Photo 25: Party wall between east southerly Pastoret module and module to north. Some apparent fire damage to north module roof joist ends. Unknown (due to access limitations) if joists have suffered fire damage which is compromising structural stability of north module roof.

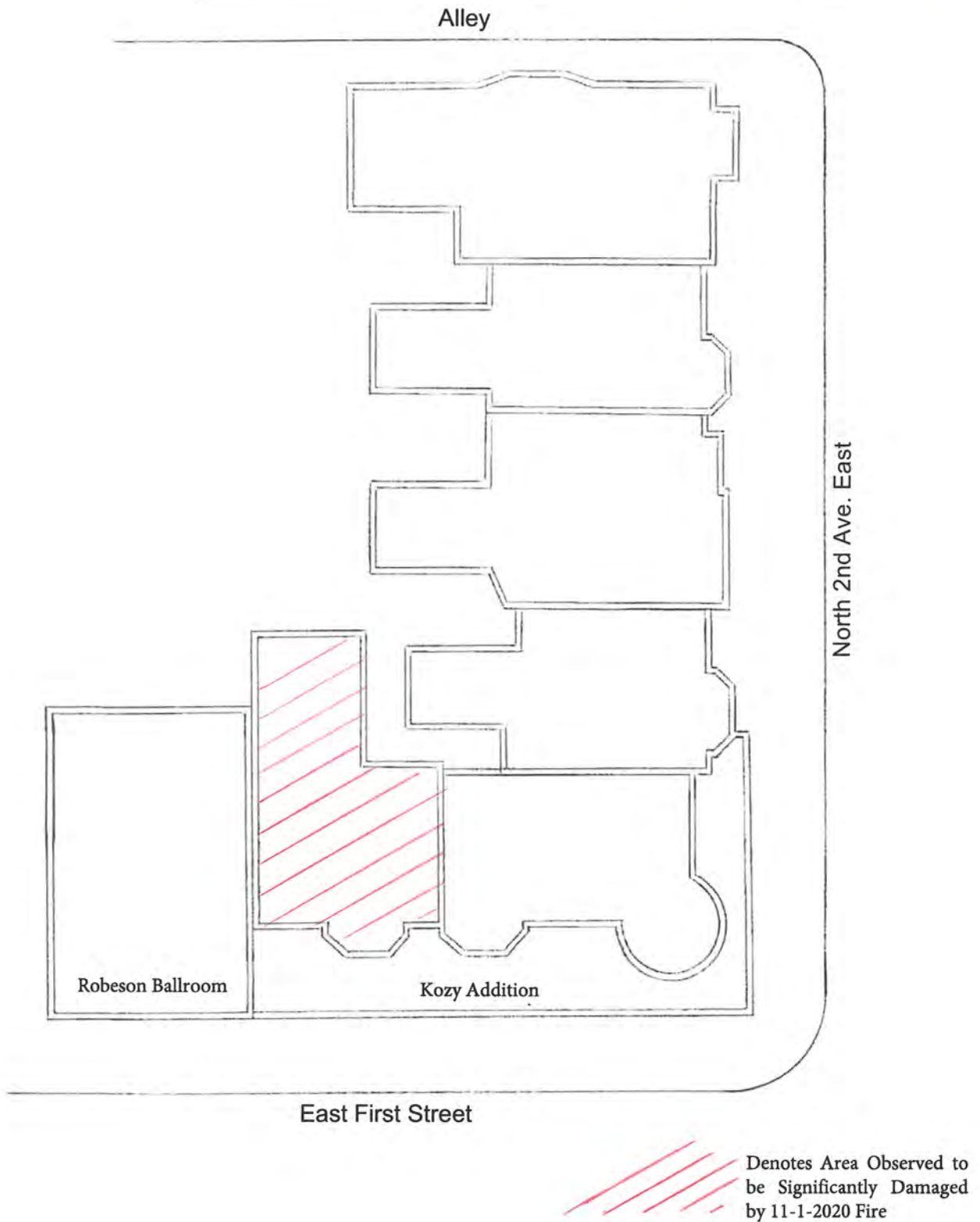
APPENDIX - SCHEMATIC FLOOR PLANS (DIRECT IMPACT AREAS)

Pastoret Building Diagram- Initial Noted Impact Areas from 11-1-2020 Fire



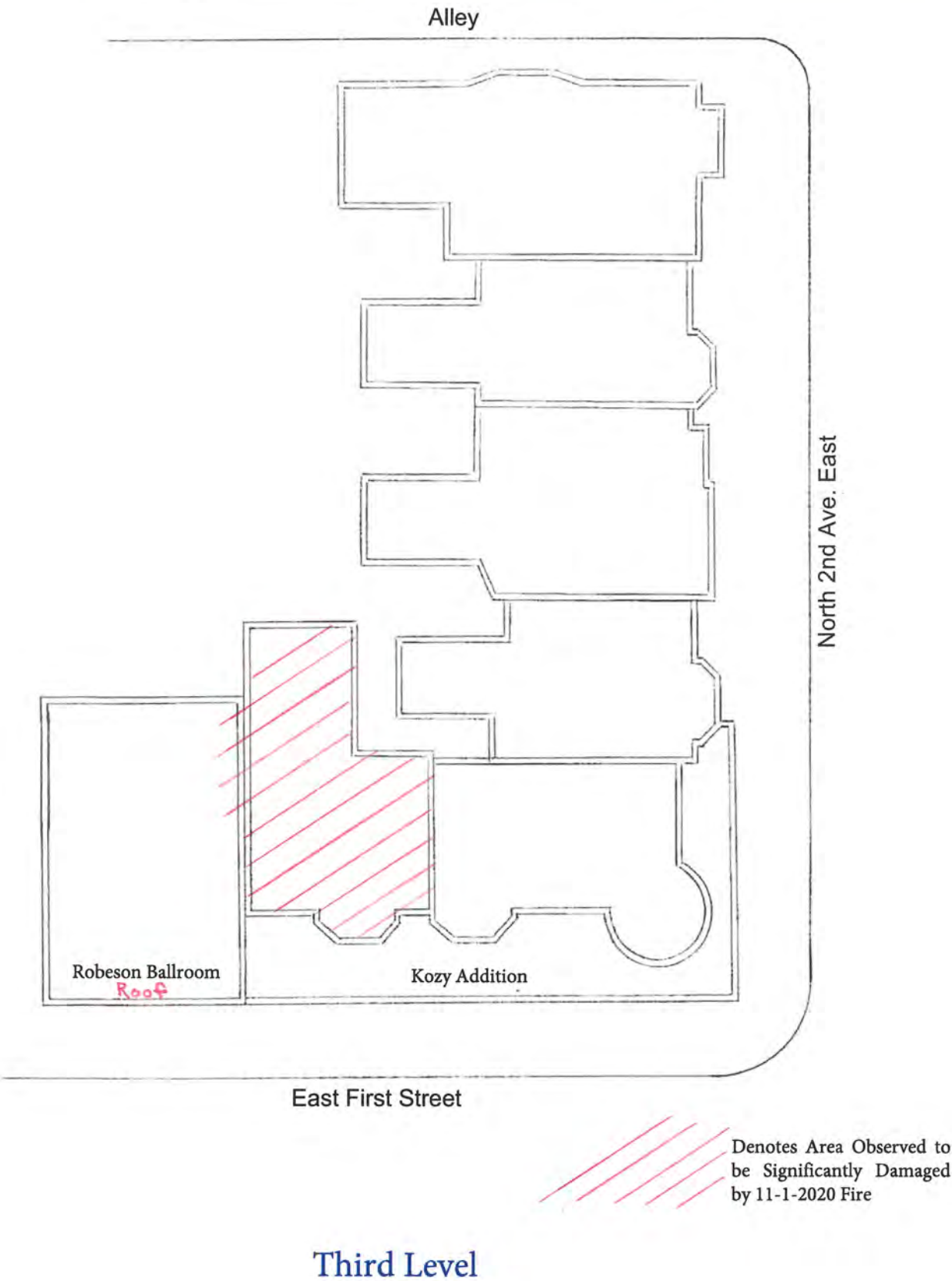
First Level (First Street Level)

Pastoret Building Diagram- Initial Noted Impact Areas from 11-1-2020 Fire



Second Level

Pastoret Building Diagram- Initial Noted Impact Areas from 11-1-2020 Fire



Pastoret Building Diagram- Initial Noted Impact Areas from 11-1-2020 Fire



APPENDIX F- Scoring Criteria

Lot Density Score:

0	1	2
No plan for maximum density has been indicated. No activation for residential or mixed-use on site.	Moderate density within current zoning district.	Proposal maximizes density within current zoning district and is presented in site plan.

**Final
Score**

 /17

Construction Timeline and Financial Feasibility:

0	1	2	3
No construction timeline included with application.	Unclear timeline and construction cost that do not reflect current trends in labor/material costs.	A timeline is included but development costs are not fully accounted for or lacks a detailed historic restoration cost.	A detailed timeline and budget are included that reflect accurate historic redevelopment costs in current market.

Meets Governing Principles of Comprehensive Plan:

0	1	2	3
Proposal makes no mention of Comprehensive Plan goals or governing principles.	Proposal dictates how project will meet at least one governing principles of the Comprehensive Plan.	Proposal dictates how project will meet at least two governing principles of Comprehensive Plan	Proposal dictates how project will meet three or more governing principles of Comprehensive Plan.

Residential and Mixed-Use Site Activation:

0	1	2
Proposal does not include activation of site for residential use.	Proposal includes activation of site for mixed-use.	Proposal includes residential or mixed use with a portion of units being affordable to households at or below 80% AMI

Experience with Historic Restoration Projects:

0	1	2	3
No experience with historic restoration projects referenced in proposal	Proposal references experience with at least one historic restoration project.	Proposal references experience with historic restoration project(s) which included residential or mixed-use.	Proposal references experience with historic restoration project(s) that included public/private partnership or investment and state or federal historic tax credits.

Site Layout and Potential for Neighborhood Activation:

0	1	2	3	4
No site layout or project renderings included with proposal.	Building architecture, layout, and landscaping is complementary to E 1 st Street and Downtown.	Building architecture, layout, and landscaping is complementary to E 1 st Street and Downtown and includes design features and common areas that complement surrounding properties and adjacent public spaces.	Building architecture, layout, and landscaping is complementary to E 1 st Street and Downtown and includes design features and common areas that complement surrounding properties and adjacent public spaces with proposed improvements along public rights-of-way to improve pedestrian activity and street scape.	Proposal includes components mentioned in "score 3" related to design orientation and improvements that encourage pedestrian activity while also including redevelopment or infill construction on adjacent or nearby parcels that complement the project and encourage redevelopment along E 1 st Street.