



Common Council

Agenda Item

Cover Sheet

MEETING DATE: August 27, 2024

- Previously Discussed Ordinance
- Proposed Development Presentation
- New Ordinance for Discussion
- Miscellaneous
- Transfer

ITEM or ORDINANCE: #1

PRESENTED BY: Denise Aschleman

- Information Attached
- Bring Paperwork from Previous Meeting
- Verbal
- No Paperwork at Time of Packets

RESOLUTION #RC-32-24

**RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF NOBLESVILLE TO AFFIRM THE
ISSUANCE OF A CERTIFICATE OF AUTHORIZATION FROM THE PLAN COMMISSION FOR
DEMOLITION OF A STRUCTURE LOCATED AT 694 LOGAN STREET**

WHEREAS, the Common Council adopted ORD #26-05-22 on the 24th day of May, 2022 which amended the demolition requirements contained within Article 4, Part F, Section 4 of the Unified Development Ordinance (UDO § 4.F.4); and

WHEREAS, Hamilton County (Applicant) submitted Application No. COMM 000937-2024, an application requesting demolition of a structure located at 694 Logan Street, a property located within the Downtown Protection Boundary as identified by the area described in UDO § 4.F.4; and

WHEREAS, the Noblesville Plan Commission held a public hearing on Application No. COMM 000937-2024 pursuant to the requirements of UDO § 4.F.4; and

WHEREAS, the Applicant presented evidence relating to the purchase price of the property, appraisal amounts, and cost to repair the existing structure; and

WHEREAS, the City of Noblesville Plan Commission found that the cost to repair the structure exceeds the fair market value of the property and no economically viable use of the property exists; and

WHEREAS, the Noblesville Plan Commission at their regular meeting held on August 19, 2024, has sent a Certificate of Authorization for affirmation of said Certificate of Authorization to the Common Council by a vote of nine (9) ayes and zero (0) nays; and

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Noblesville, Hamilton County, Indiana, meeting in regular session does hereby affirm the issuance of the Certificate of Authorization for the demolition of property at 694 Logan Street, Noblesville, Indiana 46060.

This resolution shall be in full force and effect from and upon its adoption and recordation in accordance with the law.

Approved on this _____ day of _____, 2024 by the Common Council of the City of Noblesville, Indiana:

AYE		NAY	ABSTAIN
	Mark Boice		
	Michael J. Davis		
	Evan Elliott		
	David M. Johnson		
	Darren Peterson		
	Pete Schwartz		
	Aaron Smith		
	Todd Thurston		
	Megan G. Wiles		

ATTEST: _____

Evelyn L. Lees, City Clerk

Presented by me to the Mayor of the City of Noblesville, Indiana, this ____ day of _____, 2024 at _____.M.

Evelyn L. Lees, City Clerk

MAYOR'S APPROVAL

Chris Jensen, Mayor

Date

MAYOR'S VETO

Chris Jensen, Mayor

Date

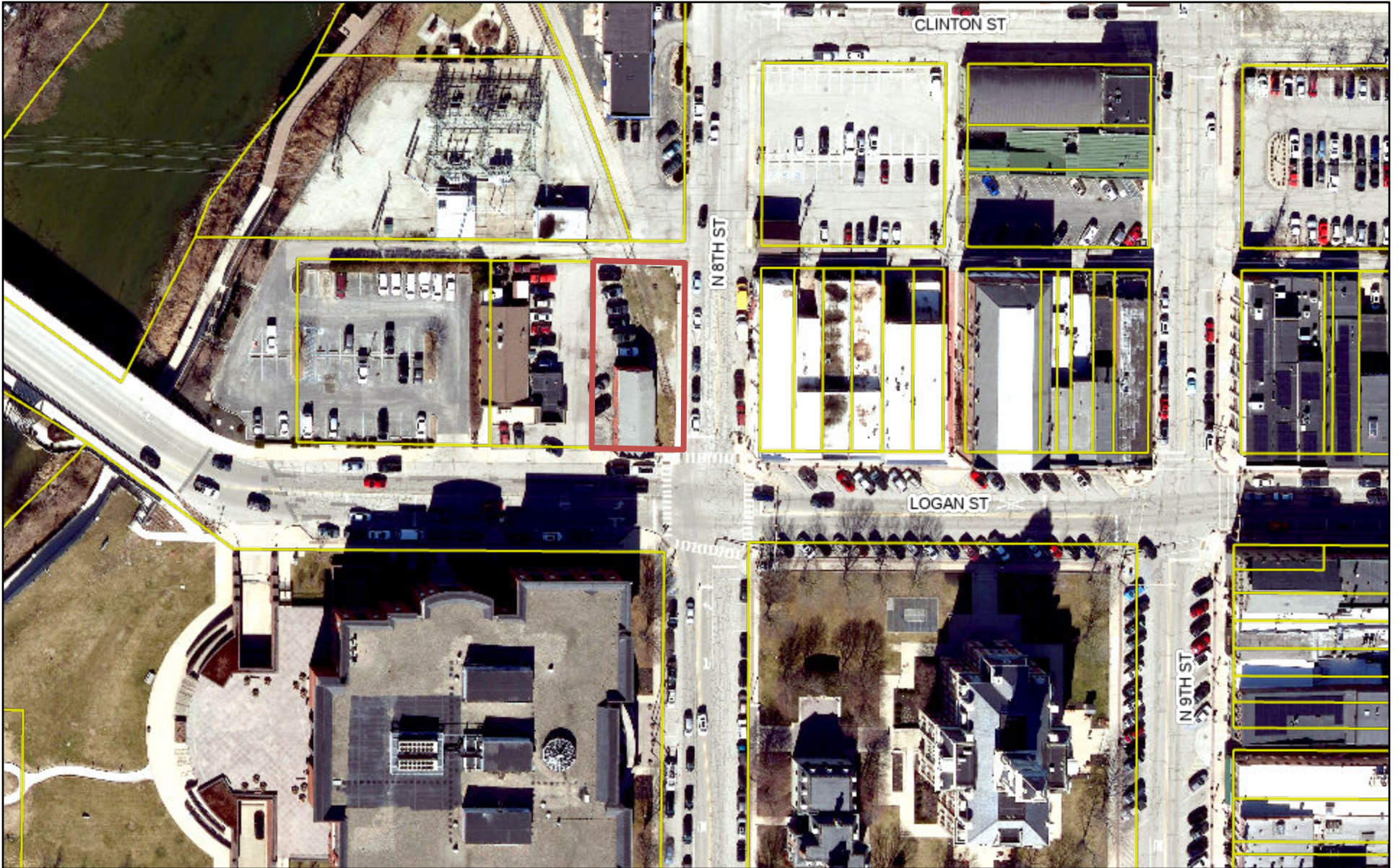
ATTEST: _____

Evelyn L. Lees, City Clerk

Document prepared by: Denise Aschleman, Principal Planner, City of Noblesville, 16 South 10th Street, Suite 150, Noblesville, IN 46060 (317) 776-6325

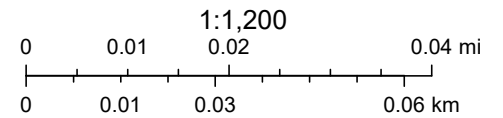
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Denise Aschleman

Exhibit 1 Aerial Photograph



7/12/2024, 10:19:19 AM

- centerlines
- Parcels





County of Hamilton State of Indiana

Christine Altman
Commissioner District 1
Steven C. Dillinger
Commissioner District 2
Mark Heirbrandt
Commissioner District 3

June 28th, 2024

Noblesville Plan Commission
City of Noblesville
16 S. 10th Street
Noblesville, IN 46060

RE: 694 Logan Street Building Application for Demolition Permit

Dear Members:

Hamilton County has submitted an application for a demolition permit for the building at 694 Logan Street (the "Property"). Pursuant to the city of Noblesville ordinance for filing of a demolition permit, the multi-step process in that application has been followed:

- Appropriate documentation with the city (Step 1) has been filed and a pre-filing meeting with Noblesville Planning Department was held on 6/18/2024.
- Working with the Noblesville Planning Department, an application with the Planning Commission has been submitted and appropriate public notices have been arranged.

Hamilton County is now formally requesting the "certificate of authorization" of the Noblesville Planning Commission for the demolition of the current structures on the Property and asks that the Plan Commission consider evidence of the economic impact on the County within this request. If this certificate is denied, the County would endure an unreasonable economic return/impact and that would cause an adverse impact on all County taxpayers.

As evidence of this unreasonable economic return, Hamilton County offers the following information for review by the Planning Commission:

Background

Hamilton County purchased the Property in January 2024 for \$994,177.22 (Nine Hundred ninety-four thousand one hundred seventy-seven dollars and twenty-two cents) with the intent to utilize the space as a staging area for on-going and upcoming capital projects for the County Judicial Center. After the County purchased the Property, the County hired a consultant to perform a Property and Building Assessment (the "Assessment") so that it can better understand detailed conditions of the structure on the Property to determine the most advantageous long term use of the building. The Assessment is attached to this filing.

County of Hamilton State of Indiana

The County also engaged multiple commercial construction managers with a level of experience and expertise in this area of work (Skender Construction and Garmong Construction) to provide two (2) estimates: cost to demolish the building, backfill the basement, and seed the lot; cost to make advised corrections to the building, upgrade MEP systems, and renovate the interior spaces, so that it can be marketed for commercial use. Those estimates are also attached to this filing.

In reviewing the information, the County has determined the more economically viable option is to demolish the building as detailed below.

No Economically Viable Use of the Property Exists

Options for use of the building are limited due to its age, condition, size, etc. Options include:

- Maintain a vacant building - Utility costs, maintenance of a degrading façade and envelope, and upkeep of building MEP systems with no revenue return is not a viable option.
- Utilize the building as office space - This is the most economically viable option for a re-use, but the cost of the property and cost to make repairs would require lease rates well in excess of what the market can bear. In addition, it is not feasible for the existing building to be ADA accessible under this budget, which will further impact marketability and use.
- Utilize the building as retail/restaurant - the market lease rates for retail/restaurant exceed that of office space, however costs to upgrade the building to allow for this use far exceed the estimates attached due to additional code and use requirements. There is also a lack of parking available on site. This option is not viable for these reasons.

The Cost to Repair the Structure Exceeds the Fair Market Value of the Property

As illustrated by the estimates and report, the cost to repair the structure ranges from \$2.1m-\$2.5m, bringing the total invested cost of the property to \$3,000,000 (Three Million Dollars) to \$4,000,000 (Four Million Dollars). This amount far exceeds the market value of the Property.

Recommendation and Request

The County is requesting to demolish the building and utilize the Property for office trailers and staging area during the westward expansion of the County Judicial Center across the street. Alternative storage and office trailer sites increases transportation costs of materials during the expansion, higher office rental costs, more congestion concerns during construction, and many other potential negative impacts to the County and City. As compared to the options above, this is the most economically viable option for the use of this Property at this time and we respectfully request the Commission's approval of the submitted permit application.

Sincerely,


Hamilton County



June 24th, 2024

Mr. Steve Wood
Hamilton County Buildings and Grounds

RE: 694 Logan Street Building Improvements

Dear Steve:

Per Hamilton County's request, we are pleased to present this concept estimate for improvements to the 694 Logan Street Building. Improvements include the following scope of work:

- Estimated repairs based on the APEC Property Assessment Report dated 6/11/2024 and enclosed herein
- Upgrades and repairs to MEP systems
- Finishes upgrades to office and common area space

We have also included a document clarifying assumptions, inclusions and exclusions to better illustrate contents of the estimate.

Please reach out if you need any additional information or if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'B. Simons', written over a light blue horizontal line.

Brian Simons
Senior Vice President

Attachments: Estimate
Clarifications and Exclusions
APEC Property Assessment, 6/11/2024

694 Logan Street Building Improvements

Concept Estimate

Project #: TBD

Summary

CSI	Trade	Value	\$/
02-40-05	Interior Demolition	\$ 32,750.00	\$ 21.62
03-30-05	Concrete	\$ 90,000.00	\$ 59.41
03-55-05	Floor Preparation	\$ 1,550.00	\$ 1.02
04-10-05	Masonry Restoration & Cleaning	\$ 68,500.00	\$ 45.21
05-10-05	Structural Steel	\$ 15,000.00	\$ 9.90
06-10-05	Rough Carpentry	\$ 173,000.00	\$ 114.19
06-22-05	Millwork	\$ 7,500.00	\$ 4.95
07-10-05	Waterproofing	\$ 9,500.00	\$ 6.27
07-20-05	Insulation	\$ 17,500.00	\$ 11.55
07-50-05	Roofing	\$ 150,000.00	\$ 99.01
07-90-05	Sealants	\$ 25,000.00	\$ 16.50
08-35-05	Doors, Frames & Hardware	\$ 30,000.00	\$ 19.80
08-50-05	Windows	\$ 70,000.00	\$ 46.20
09-29-05	Drywall	\$ 30,000.00	\$ 19.80
09-30-05	Tile	\$ 7,000.00	\$ 4.62
09-50-05	Ceilings	\$ 10,000.00	\$ 6.60
09-60-05	Flooring	\$ 15,150.00	\$ 10.00
09-90-05	Paints & Coatings	\$ 7,500.00	\$ 4.95
10-10-05	Specialties	\$ 1,500.00	\$ 0.99
11-30-05	Residential Equipment	\$ 5,000.00	\$ 3.30
12-20-05	Window Treatments	\$ 6,500.00	\$ 4.29
14-80-05	Shoring, Scaffolding & Canopies	\$ 30,000.00	\$ 19.80
21-10-05	Fire Protection	no work assumed	N/A
22-10-05	Plumbing	\$ 98,475.00	\$ 65.00
23-10-05	HVAC	\$ 15,000.00	\$ 9.90
26-20-05	Electrical	\$ 68,175.00	\$ 45.00
27-20-05	Low Voltage	\$ 7,575.00	\$ 5.00
31-10-05	Site Preparation	\$ 25,000.00	\$ 16.50
32-12-05	Asphalt Paving	\$ 22,500.00	\$ 14.85
32-13-05	Site Concrete	\$ 20,000.00	\$ 13.20
32-90-05	Landscaping	\$ 10,000.00	\$ 6.60
81-01-05	General Requirements	\$ 35,000.00	\$ 23.10
85-01-05	Permit and Utility Fees	\$ 75,000.00	\$ 49.50
90-01-05	General Conditions	\$ 418,000.00	\$ 275.91
Subtotal Direct Costs		\$ 1,597,675.00	\$ 1,054.57
	Design Fees	\$ 159,767.50	\$ 105.46
	Insurance	\$ 23,725.47	\$ 15.66
	Contingency	\$ 267,175.20	\$ 176.35
	OH&P	\$ 76,812.87	\$ 50.70
TOTAL		\$ 2,125,156.04	\$ 1,402.74

694 Logan Street Building Improvements

Concept Estimate

Project #: TBD

Detail

#	CSI	Trade	Qty	Unit Cost	Amount	\$/
	02-40-05	Interior Demolition				
		<i>02-40-05.900 Allowances</i>				
1		Abatement Allowance	1.00 AL	\$10,000.00	\$10,000.00	\$6.60
2		Demolition Allowance <i>For finish upgrades</i>	1,550.00 AL	\$5.00	\$7,750.00	\$5.12
3		Mold Remediation Allowance	1.00 AL	\$15,000.00	\$15,000.00	\$9.90
		<i>Allowances</i>			\$32,750.00	\$21.62
4		02-40-05 - Interior Demolition			\$32,750.00	\$21.62
	03-30-05	Concrete				
		<i>03-30-05.001 Concrete</i>				
5		Foundation Wall Repairs <i>Allowance, to mitigate continued shifting</i>	1.00 LS	\$75,000.00	\$75,000.00	\$49.50
		<i>Concrete</i>			\$75,000.00	\$49.50
		<i>03-30-05.300 Slab-on-Grade w/ Vapor Barrier</i>				
6		Slab Repairs <i>Patching and select replacement</i>	1.00 LS	\$15,000.00	\$15,000.00	\$9.90
		<i>Slab-on-Grade w/ Vapor Barrier</i>			\$15,000.00	\$9.90
7		03-30-05 - Concrete			\$90,000.00	\$59.41
	03-55-05	Floor Preparation				
		<i>03-55-05.001 Floor Preparation</i>				
8		Floor Preparation	1,550.00 LS	\$1.00	\$1,550.00	\$1.02
		<i>Floor Preparation</i>			\$1,550.00	\$1.02
9		03-55-05 - Floor Preparation			\$1,550.00	\$1.02
	04-10-05	Masonry Restoration & Cleaning				
		<i>04-10-05.001 Masonry Restoration & Cleaning</i>				
10		Tuckpointing <i>Allowance for APEC Report Item 2.1</i>	1.00 LS	\$50,000.00	\$50,000.00	\$33.00
11		Attic Block Repairs <i>APEC Report 2.2</i>	1.00 LS	\$18,500.00	\$18,500.00	\$12.21
		<i>Masonry Restoration & Cleaning</i>			\$68,500.00	\$45.21
12		04-10-05 - Masonry Restoration & Cleaning			\$68,500.00	\$45.21
	05-10-05	Structural Steel				
		<i>05-10-05.001 Structural Steel</i>				
13		Structural Steel <i>Misc. Support Steel</i>	1.00 LS	\$15,000.00	\$15,000.00	\$9.90

#	CSI	Trade	Qty	Unit Cost	Amount	\$/
				<i>Structural Steel</i>	<i>\$15,000.00</i>	<i>\$9.90</i>
14			05-10-05	Structural Steel	\$15,000.00	\$9.90
	06-10-05	Rough Carpentry				
		<i>06-10-05.001 Rough Carpentry</i>				
15	Rough Carpentry		1.00	LS \$125,000.00	\$125,000.00	\$82.51
		<i>APEC Report Item 2.2, 3.1</i>				
16	Stair Repairs		1.00	LS \$30,000.00	\$30,000.00	\$19.80
		<i>Stair Repair/Replacement</i>				
17	Misc. Carpentry		240.00	HR \$75.00	\$18,000.00	\$11.88
				<i>Rough Carpentry</i>	<i>\$173,000.00</i>	<i>\$114.19</i>
18			06-10-05	Rough Carpentry	\$173,000.00	\$114.19
	06-22-05	Millwork				
		<i>06-22-05.001 Millwork</i>				
19	Millwork		1.00	LS \$7,500.00	\$7,500.00	\$4.95
		<i>Break room millwork</i>				
				<i>Millwork</i>	<i>\$7,500.00</i>	<i>\$4.95</i>
20			06-22-05	Millwork	\$7,500.00	\$4.95
	07-10-05	Waterproofing				
		<i>07-10-05.001 Waterproofing</i>				
21	Waterproofing		1.00	LS \$9,500.00	\$9,500.00	\$6.27
		<i>Spot repairs and measures</i>				
				<i>Waterproofing</i>	<i>\$9,500.00</i>	<i>\$6.27</i>
22			07-10-05	Waterproofing	\$9,500.00	\$6.27
	07-20-05	Insulation				
		<i>07-20-05.001 Insulation</i>				
23	Insulation upgrades		1.00	LS \$17,500.00	\$17,500.00	\$11.55
		<i>For thermal comfort</i>				
				<i>Insulation</i>	<i>\$17,500.00</i>	<i>\$11.55</i>
24			07-20-05	Insulation	\$17,500.00	\$11.55
	07-50-05	Roofing				
		<i>07-50-05.001 Roofing</i>				
25	Roof Replacement		1.00	LS \$150,000.00	\$150,000.00	\$99.01
		<i>For roof replacement and repairs to prevent further water infiltration</i>				
				<i>Roofing</i>	<i>\$150,000.00</i>	<i>\$99.01</i>
26			07-50-05	Roofing	\$150,000.00	\$99.01
	07-90-05	Sealants				
		<i>07-90-05.001 Sealants</i>				
27	Sealants		1.00	LS \$25,000.00	\$25,000.00	\$16.50
		<i>Per APEC Report 2.3</i>				
				<i>Sealants</i>	<i>\$25,000.00</i>	<i>\$16.50</i>
28			07-90-05	Sealants	\$25,000.00	\$16.50
	08-35-05	Doors, Frames & Hardware				

#	CSI	Trade	Qty	Unit Cost	Amount	\$/
	08-35-05.001 Doors, Frames & Hardware					
29	Doors, Frames & Hardware	<u>Exterior and Interior</u>	1.00 LS	\$30,000.00	\$30,000.00	\$19.80
				<i>Doors, Frames & Hardware</i>	<i>\$30,000.00</i>	<i>\$19.80</i>
30	08-35-05 - Doors, Frames & Hardware				\$30,000.00	\$19.80
	08-50-05 Windows					
	08-50-05.001 Windows					
31	Windows	<u>Per APEC Report 2.3</u>	1.00 LS	\$70,000.00	\$70,000.00	\$46.20
				<i>Windows</i>	<i>\$70,000.00</i>	<i>\$46.20</i>
32	08-50-05 - Windows				\$70,000.00	\$46.20
	09-29-05 Drywall					
	09-29-05.001 Drywall					
33	Drywall	<u>Patching and select replacement only</u>	1.00 LS	\$30,000.00	\$30,000.00	\$19.80
				<i>Drywall</i>	<i>\$30,000.00</i>	<i>\$19.80</i>
34	09-29-05 - Drywall				\$30,000.00	\$19.80
	09-30-05 Tile					
	09-30-05.001 Tile					
35	Tile	<u>Bathroom</u>	1.00 LS	\$7,000.00	\$7,000.00	\$4.62
				<i>Tile</i>	<i>\$7,000.00</i>	<i>\$4.62</i>
36	09-30-05 - Tile				\$7,000.00	\$4.62
	09-50-05 Ceilings					
	09-50-05.400 Ceiling Patching					
37	Ceiling Patching		1.00 LS	\$10,000.00	\$10,000.00	\$6.60
				<i>Ceiling Patching</i>	<i>\$10,000.00</i>	<i>\$6.60</i>
38	09-50-05 - Ceilings				\$10,000.00	\$6.60
	09-60-05 Flooring					
	09-60-05.001 Flooring					
39	Flooring	<u>Wood Floor restoration</u>	1,515.00 LS	\$10.00	\$15,150.00	\$10.00
				<i>Flooring</i>	<i>\$15,150.00</i>	<i>\$10.00</i>
40	09-60-05 - Flooring				\$15,150.00	\$10.00
	09-90-05 Paints & Coatings					
	09-90-05.001 Painting & Coatings					
41	Paints & Coatings	<u>Interior Painting Only</u>	1.00 LS	\$7,500.00	\$7,500.00	\$4.95
				<i>Painting & Coatings</i>	<i>\$7,500.00</i>	<i>\$4.95</i>
42	09-90-05 - Paints & Coatings				\$7,500.00	\$4.95
	10-10-05 Specialties					

#	CSI	Trade	Qty	Unit Cost	Amount	\$/
	10-10-05.001 Specialties					
43	Specialties	<u>Bathroom/Breakroom</u>	1.00 LS	\$1,500.00	\$1,500.00	\$0.99
				<i>Specialties</i>	<i>\$1,500.00</i>	<i>\$0.99</i>
44	10-10-05 - Specialties				\$1,500.00	\$0.99
	11-30-05 Residential Equipment					
	11-30-05.001 Residential Equipment					
45	Residential Equipment	<u>Break room only</u>	1.00 LS	\$5,000.00	\$5,000.00	\$3.30
				<i>Residential Equipment</i>	<i>\$5,000.00</i>	<i>\$3.30</i>
46	11-30-05 - Residential Equipment				\$5,000.00	\$3.30
	12-20-05 Window Treatments					
	12-20-05.001 Window Treatments					
47	Window Treatments		1.00 LS	\$6,500.00	\$6,500.00	\$4.29
				<i>Window Treatments</i>	<i>\$6,500.00</i>	<i>\$4.29</i>
48	12-20-05 - Window Treatments				\$6,500.00	\$4.29
	14-80-05 Shoring, Scaffolding & Canopies					
	14-80-05.001 Shoring, Scaffolding & Canopies					
49	Temporary Supports	<u>Temporary, to support building during structural repairs</u>	1.00 LS	\$30,000.00	\$30,000.00	\$19.80
				<i>Shoring, Scaffolding & Canopies</i>	<i>\$30,000.00</i>	<i>\$19.80</i>
50	14-80-05 - Shoring, Scaffolding & Canopies				\$30,000.00	\$19.80
	21-10-05 Fire Protection					
	21-10-05.001 Fire Protection					
51	Fire Protection				Excluded	N/A
				<i>Fire Protection</i>	<i>\$0.00</i>	<i>N/A</i>
52	21-10-05 - Fire Protection				no work assumed	N/A
	22-10-05 Plumbing					
	22-10-05.001 Plumbing					
53	Plumbing	<u>Includes sump pump system</u>	1,515.00 LS	\$65.00	\$98,475.00	\$65.00
				<i>Plumbing</i>	<i>\$98,475.00</i>	<i>\$65.00</i>
54	22-10-05 - Plumbing				\$98,475.00	\$65.00
	23-10-05 HVAC					
	23-10-05.001 HVAC					
55	HVAC	<u>Repair/Diffuser Allowance</u>	1.00 LS	\$15,000.00	\$15,000.00	\$9.90
				<i>HVAC</i>	<i>\$15,000.00</i>	<i>\$9.90</i>
56	23-10-05 - HVAC				\$15,000.00	\$9.90
	26-20-05 Electrical					

#	CSI	Trade	Qty	Unit Cost	Amount	\$/
		26-20-05.001 Electrical				
57	Electrical		1,515.00 LS	\$45.00	\$68,175.00	\$45.00
		<i>New lights, repairs, power outlets for new layout</i>				
				<i>Electrical</i>	<i>\$68,175.00</i>	<i>\$45.00</i>
58				26-20-05 - Electrical	\$68,175.00	\$45.00
		27-20-05 Low Voltage				
		27-20-05.001 Voice Data				
59	Voice Data		1,515.00 LS	\$5.00	\$7,575.00	\$5.00
				<i>Voice Data</i>	<i>\$7,575.00</i>	<i>\$5.00</i>
60				27-20-05 - Low Voltage	\$7,575.00	\$5.00
		31-10-05 Site Preparation				
		31-10-05.100 Site Preparation				
61	Site Preparation		1.00 LS	\$25,000.00	\$25,000.00	\$16.50
				<i>Site Preparation</i>	<i>\$25,000.00</i>	<i>\$16.50</i>
62				31-10-05 - Site Preparation	\$25,000.00	\$16.50
		32-12-05 Asphalt Paving				
		32-12-05.001 Asphalt Paving				
63	Patching Repairs and Seal Coating		1.00 LS	\$22,500.00	\$22,500.00	\$14.85
		<i>Per Apec Recommendation 1.6, based on current market comparisons 2024</i>				
				<i>Asphalt Paving</i>	<i>\$22,500.00</i>	<i>\$14.85</i>
64				32-12-05 - Asphalt Paving	\$22,500.00	\$14.85
		32-13-05 Site Concrete				
		32-13-05.001 Site Concrete				
65	Site Concrete		1.00 LS	\$20,000.00	\$20,000.00	\$13.20
		<i>Repairs Allowance</i>				
				<i>Site Concrete</i>	<i>\$20,000.00</i>	<i>\$13.20</i>
66				32-13-05 - Site Concrete	\$20,000.00	\$13.20
		32-90-05 Landscaping				
		32-90-05.001 Landscaping				
67	Landscaping		1.00 LS	\$10,000.00	\$10,000.00	\$6.60
		<i>Allowance</i>				
				<i>Landscaping</i>	<i>\$10,000.00</i>	<i>\$6.60</i>
68				32-90-05 - Landscaping	\$10,000.00	\$6.60
		81-01-05 General Requirements				
		81-01-05.001 General Requirements				
69	General Requirements		1.00 LS	\$35,000.00	\$35,000.00	\$23.10
				<i>General Requirements</i>	<i>\$35,000.00</i>	<i>\$23.10</i>
70				81-01-05 - General Requirements	\$35,000.00	\$23.10
		85-01-05 Permit and Utility Fees				

#	CSI	Trade	Qty	Unit Cost	Amount	\$/
	85-01-05.001 Permit and Utility Fees					
71		Permit and Utility Fees	1.00 AL	\$75,000.00	\$75,000.00	\$49.50
		<i>Permit and Utility Fees</i>			<i>\$75,000.00</i>	<i>\$49.50</i>
72		85-01-05 - Permit and Utility Fees			\$75,000.00	\$49.50
	90-01-05 General Conditions					
	90-01-05.001 General Conditions					
73		General Conditions	44.00 WK	\$9,500.00	\$418,000.00	\$275.91
		<i>General Conditions</i>			<i>\$418,000.00</i>	<i>\$275.91</i>
74		90-01-05 - General Conditions			\$418,000.00	\$275.91
	Subtotal Direct Costs				\$1,597,675.00	\$1,054.57
		Design Fees			\$159,767.50	\$105.46
		Insurance			\$23,725.47	\$15.66
		Contingency			\$267,175.20	\$176.35
		OH&P			\$76,812.87	\$50.70
	TOTAL				\$2,125,156.04	\$1,402.74

Hamilton County
694 Logan Street
Building Improvements
Concept Estimate

June 18, 2024

01000 – GENERAL CLARIFICATIONS

1. Our proposal, preconstruction and general conditions are based on construction being performed in a single phase per the attached schedule. All work is to be performed during normal business hours unless noted otherwise on our proposal.
2. We assume onsite office can be in the building and the project will not be charged any utility fees.
3. We **EXCLUDE** performance and payment bonds.
4. We **EXCLUDE** sales tax.
5. We **INCLUDE** all costs for construction dumpsters for this project.
6. We **EXCLUDE** any LEED tracking or certification for this project.
7. We **EXCLUDE** BIM scanning, coordination, and modelling.
8. We **INCLUDE** fulltime onsite supervision during construction activities.
9. We **EXCLUDE** any code upgrades not specifically called out.
10. We **EXCLUDE** a fire suppression system.
11. We **EXCLUDE** any ADA upgrades as a full assessment would need to take place to understand if it is feasible for the building.
12. We **INCLUDE** Construction Contingency.
13. Further assumptions are included within the estimate provided.



***Property
Condition Assessment***
(ASTM E 2018-15)

***Vacant Building
694 Logan Street
Noblesville, Indiana 46060***



Prepared For:

Mr. Brian Simons
Skender
3850 Priority Way South Drive, Suite 222
Indianapolis, Indiana 46240

APEC Project No.: 2024-288

June 11, 2024

*AP Engineering & Consulting, Inc.
6135 West 400 North
Greenfield, Indiana 46140
Phone: 317-436-7529
Fax: 317-436-7537*



June 11, 2024

Mr. Brian Simons
Skender
3850 Priority Way South Drive, Suite 222
Indianapolis, Indiana 46240

Re: Property Condition Assessment
Vacant Building
694 Logan Street
Noblesville, Indiana 46060
APEC Project No.: 2024-288

Dear Mr. Simons:

AP Engineering and Consulting, Inc. (**APEC**) has completed a Property Condition Assessment (PCA) Report of the above referenced property. The report was conducted in general accordance with American Society for Testing and Materials (ASTM) *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process E 2018-15* and generally accepted industry standards.

APEC certifies that to the best of its knowledge, this report is true and accurate. We hope you find the report complete and informative. Please do not hesitate to contact us if you have any questions or if we can be of further service to you.

Sincerely,

AP Engineering and Consulting, Inc.

A handwritten signature in blue ink, appearing to read 'Levi Armentrout'.

Levi Armentrout
Staff Scientist

A handwritten signature in blue ink, appearing to read 'Cameron Abbott'.

Cameron Abbott, CHMM
Director of Operations

AP Engineering & Consulting, Inc.
6135 West 400 North
Greenfield, Indiana 46140
Phone: 317-436-7529
Fax: 317-436-7537

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APPENDICES

APPENDIX A SITE RECONNAISSANCE PHOTOGRAPHS

1 Executive Summary

1.1 Property Summary

Property Name: Vacant Building

Property Address: 694 Logan Street

County/City/State/Zip: Hamilton, Noblesville, Indiana 46060

Property Usage: Vacant Building

1.2 Property Description

The Subject Property consists of one two-story building that consists of offices, an upstairs attic space, and a basement. The Subject Property is located approximately 65 feet north of the Logan Street and the North 8th Street intersection, on the west side of North 8th Street. The Subject Property is approximately 0.25 acres in area. The Subject Building is approximately 1,516 square feet in area and was constructed between 1959 and 1966 based on available aerial photographs.

1.3 Neighboring Properties

North of property: Bolden's Dry Cleaners

East of property: Syd's Fine Food and Spirits

South of property: Logan Street followed by Hamilton County Court Building

West of property: Erika's Place restaurant

1.4 Topography:

The elevation of the Subject Property is approximately 768 feet above mean sea level (AMSL). The Subject Property is generally flat, with engineered grades to direct storm water flow. No unusual or problematic topographic features were noted or reported as part of this PCA.

1.5 Property Drainage:

Storm water flows away from the Subject Building via sheet flow in all directions but primarily to the west where the asphalt is graded at a slight angle away from the Subject Building.

Recommendations: The Subject Property should be monitored during a significant rain event to determine if there is flooding around or into the Subject Building.

1.6 Parking Paving and Flatwork

The asphalt parking lots along the west side of the Subject Property were in fair condition. Some ruts and potholes have formed, and the asphalt is starting to deteriorate along the

sides of the building. The concrete walkway in front of the Building was in good condition and no major cracks or heaving were observed.

Recommendations: The ruts and potholes should be patched or repaired to prevent any further deterioration, and the asphalt should be resealed along the exterior wall of the building to prevent water from infiltrating into the Building.

1.7 Utilities

During the assessment, no marked utilities or transformers were observed around the Subject Property, but a water meter, gas meter, and electric meter box, with no electric meter in it, were observed.

2 Exterior

2.1 Building Envelope

The Subject Building is a moderately old building built between 1959 and 1966, based on available public resources. It is constructed of painted concrete block throughout the exterior. The exterior is beginning to show signs of age. Multiple areas of cracking mortar were observed as well as reinforcing wall plates used to stabilize the concrete block (see photos 6-8 in Appendix A: Photo Log). Concrete blocks and mortar near the reinforcing plates were observed to be cracking and splitting. Overall, most of the mortar and exterior paint appeared to be relatively new and in fair condition.

Recommendations: The exterior concrete block and mortar was observed to be in fair condition, except where the reinforcing wall plates were installed along the southwest, south, and southeast walls. The concrete blocks and mortar were actively cracking, and this is a sign that the building foundation is shifting or moving. It is recommended that a foundation company inspects the foundation integrity to determine whether more support is needed along the exterior wall.

2.2 Building Structure

The overall structure of the Subject Building is concrete block with wood supports for the roof, ceiling, and office floor structure and a poured concrete slab in the basement. It is a two-story structure with multiple offices, an upstairs attic storage room, and a full length basement.

The upstairs attic consists of concrete block walls and wooden supports for the frame of the roof. Overall, the wooden supports appeared to be in fair condition with minimal signs of rot or deterioration. The concrete blocks were in fair condition because they were not cracking, but there were multiple observed gaps in the mortar between adjoining concrete blocks.

The first floor offices consisted of concrete block walls behind drywall and wooden support for the ceiling and floor. Overall the wooden supports appeared to be in good condition because the floor was not observed to be sagging or weak when walked on top of. The

condition of the concrete blocks could not be determined from the inside of the building because there was no access to the walls.

The basement consisted of a poured concrete floor slab and walls, and wooden supports for the ceiling. The concrete floor slab had visible cracking in the floor, and the concrete foundation had multiple areas where the concrete had cracked away from the wall. Water-stained lines were observed along the west and south walls where water had infiltrated into the Building. The water infiltration appeared to be deteriorating the concrete foundation and also the wooden floor supports in the west and south sections. It was also observed that the ceiling was braced with multiple supports to prevent the floor from sagging or moving.

Recommendations: Based on a visual survey, the overall structure of the Subject Building is in fair condition and will need repairs on the concrete blocks in the attic to prevent them from cracking and moving further apart. The ceiling in the basement will need to be repaired to prevent the upstairs floor from moving and also needs to be resealed to prevent further water from entering the basement. It is also recommended that a foundation company inspect the concrete block walls and concrete foundation to determine the full cost of possible repairs.

2.3 Windows and Doors

The Subject Building's wooden doors and wood framed windows were of an older design, but the windows along the west wall were of a newer design with commercial glass set in metal frames.

Based on a visual survey, the wooden door along the southside was in good condition and was sealed properly due to no observed water stains beneath the door. The wooden door located in the northwest corner of the building appeared to be improperly sealed because water stains were observed beneath the door frame. It was also observed that the wooden windows throughout the building had minor water stains along the bases of the windows, which would indicate that the seals are starting to deteriorate. The seal along the front entrance metal frame was also peeling and cracking, which could allow water to enter the Building (see photo 9 in Appendix A: Photo Log).

Recommendations: The building's wooden windows and the northwest door are still in functioning condition, but it is recommended that they be replaced with a newer commercial design to prevent water from continuing to enter the Subject Building. The sealant should also be replaced along all of the windows and the front entranceway to prevent possible water damage in the future.

2.4 Fencing/Retaining Walls/Standard Walls

Based on a visual survey, there were no fences, retaining walls, or standard walls observed on the Subject Property.

3 Roof

3.1 Surface

The Subject Building's roof is comprised of an asphaltic shingle material over top of old wooden boards. The roofing material appeared to be in fair condition throughout the roof and pitched at an adequate angle to the east and west to the integrated gutter system. It was observed that in some locations the shingles were beginning to peel up at the corners, and the wooden boards beneath the shingles were beginning to sag at certain locations. From inside the building's attic, visible gaps were observed between the top sill plate and concrete block walls and the roofing frame that meets the south concrete block wall (see photos 5 and 6).

Recommendations: Based on a visual inspection, the roofing material itself was in fair but functioning condition and should be replaced in the near future to prevent further water damage. The boards beneath the shingles should also be replaced where they are beginning to sag to prevent the roof from breaking or allowing water to enter the building. The roof will need to be properly sealed to the concrete block walls to prevent further water damage and animals from entering the building.

3.2 Drainage

The integrated gutter system around the Building's walls and the down spouts appeared to be in good functioning condition.

Recommendations: Based on a visual survey, the Building's integrated gutter system was in good and functioning condition and is unlikely to need immediate repairs in the near future.

3.3 Soffits and Eaves

The soffits and eaves around the office building were in fair but functioning condition.

Recommendations: The soffits and eaves around the office building are unlikely to need immediate repairs in the near future, but it is recommended that the soffit be replaced with newer soffit to prevent animals from entering the attic and also provided proper ventilation.

3.4 Ventilation

Ventilation for the building appeared to be in good and functioning condition through the single ventilation stack along the north section of the exterior wall for the heating, ventilation and air conditioning system. It was observed that it contained proper caps and rain guards at the top of the ventilation pipe. (see photo 19 in Appendix A: Photo Log).

Recommendations: The ventilation stack is in functioning condition and should not need any immediate repairs in the near future.

4 Interior

4.1 *Finishing, Flooring, Doorways, Walls, and Ceiling Tiles*

Interior flooring consists of a mix of carpet, hardwood floors, and poured concrete slab. The walls consist of drywall and concrete block, and the ceilings consist of drywall or bare wooden boards. Overall, the interior of the building was in fair condition.

The flooring materials throughout the building were in fair condition. The carpet did not have major peeling or tearing throughout the offices, but some water stains were visible from the northwest door. The hardwood floor in the upstairs storage room was in fair condition with normal wear and tear, but the holes cut in the floor had been patched with pieces of wood. The concrete slab within the basement had cracking throughout, and it appeared to be unsealed concrete.

Interior construction of the drywall was overall in fair condition throughout the hallways and offices. There were minor scuffs and holes observed throughout the first floor, and minor water stains were observed along the southern ceiling section. The concrete block within the upstairs storage room appeared to be in fair condition with visible cracks and gaps within the mortar. The concrete blocks upstairs were not sealed and the concrete foundation with the basement was also unsealed.

Recommendations: Based on a visual survey, the interior construction of the Subject Building was in fair condition. It is recommended that the drywall be patched and replaced throughout the first floor where holes and water staining are observed. The hardwood floors upstairs need to be properly replaced where the holes were just patched with a board. The upstairs concrete blocks need to be supported to prevent further movement and also sealed to prevent any deterioration.

4.2 *Visual Mold Inspection*

A visual mold inspection was performed, and it was observed that the runner boards in the basement ceiling had active mold growth in the southern section. (see photo 29 in Appendix A: Photo Log).

Recommendations: In the basement the active mold growth will need to be properly removed with a fungicide or by a specialized company to prevent further growth and deterioration of the support boards in the basement. The exterior walls should also be properly sealed to prevent moisture from entering the Building and facilitating the mold growth.

4.3 *Life Safety Systems*

Life safety systems were not observed during this assessment.

4.4 *Fire Protection*

Fire Protection was not observed during this assessment.

5 Building Electrical and Mechanical Systems

5.1 *Electrical Systems*

No transformers were observed on the Subject Property and the electric meter was not in the electrical box during the inspection. Due to no electricity within the Subject Building, the electrical systems could not be tested for proper functionality.

There is one electrical panel in the Subject Building, and it appeared to be in good condition and installed per electrical code. The lighting in the offices and hallways mostly consisted of surface mounted lighting fixtures within the first floor, and single light-bulb units within the upstairs storage room and basement.

Recommendations: Because there was no electricity within the Building, the electrical systems will need to be tested when power becomes available. The electrical box appeared to be in good and functioning condition and should not need immediate repairs in the near future.

5.2 *Heating, Ventilation, and Air Conditioning Systems*

During the assessment, there was one Heating, Ventilation, and Air Conditioning (HVAC) system observed in the basement and along the eastern exterior wall. The HVAC system was installed in approximately 2012 based on the serial number on the unit and the unit contained a drain line running directly to a floor drain in the floor of the basement.

Recommendations: The HVAC system within the basement appeared to be in good and functioning condition and should not need any immediate repairs in the near future, but because there was no electricity, the system should be inspected when power is available to determine if it is in functioning condition.

5.3 *Plumbing*

During the assessment, one bathroom and two sinks were observed inside of the Subject Building. The bathroom and sinks appeared to be in functioning condition but could not be fully determined due to no water running within the Subject Building. A RUUD water heater was observed inside of the basement and was installed in approximately 2015 based on the serial number of the unit. It was also noted that no sump pump pit or sump pump was observed within the basement.

Recommendations: The toilet and sinks appear to be in functioning condition, but it is recommended that they be replaced due to looking aged and worn. It is recommended that a sump pump system be installed within the basement as soon as possible to prevent flooding and significant amounts of moisture in the air.

5.4 *Irrigation Systems*

During the assessment, no irrigation systems were observed on the Subject Property.

6 Purpose, Scope & Limitations

6.1 Purpose

APEC was retained to conduct a Property Condition Assessment of the Subject Property. The purpose of the assessment was to provide an objective, independent, professional opinion of the condition of the subject property.

6.2 Scope of Work

The assessment was conducted in general accordance with American Society for Testing and Materials (ASTM) Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process E 2018-15 and generally accepted industry standards.

Walk-Through Survey - The report is based on observations made during the property “walk-through.” Observations were limited to “representative” property improvements including exterior surfaces and open spaces, accessible areas of the roof, representative units, and mechanical, staff, vacant and common areas. No inspection or investigation behind walls, inside plenums or in any other generally inaccessible areas was performed. The investigation of the building facade was performed from street level. The riding of scaffolding equipment was not part of the scope of **APEC**’s services. No physical tests were made nor were any samples for engineering analysis collected. As such, **APEC** makes no warranties regarding the Exterior Insulation and Finish System (EIFS), curtain walls or other building skin conditions that would not be readily observable and would, therefore, be considered outside the scope of this assignment. Reliance was placed on the observations of all things visible and any information provided by the property manager or tenants.

Only a visual survey for mold was performed as part of the scope of work for this assessment. **APEC** did not inspect or investigate behind walls, inside plenums or in any other generally inaccessible areas.

Property/Site Features - Observations were conducted at the property as to the type, condition and adequacy of the following items: general topography, storm water drainage, ingress and egress, paving, curbing and parking, flatwork, landscaping and appurtenances, recreational facilities, amenities and ancillary structures, and utilities.

Interior Elements - Observations were conducted at the property as to the type, condition and adequacy of the following items: interior finishes, fixtures.

Plumbing, Mechanical and Electrical - Observations were conducted at the property as to the type, condition and adequacy of the following items: plumbing, heating, ventilation and air conditioning, and electrical.

Opinions of Costs to Remedy Physical Deficiencies – No Opinions of Cost were part of the scope of work of this assessment.

Photographs representative of **APEC**’s observations are included as an appendix at the end of this report.

6.3 *Limitations*

APEC has performed the services and prepared this report in accordance with generally accepted consulting practices, and makes no other warranties, either expressed or implied, as to the character and nature of such services or product.

APEC, its officers, and its employees have no present or contemplated interest in the property. Our employment and compensation for preparing this report are not contingent upon our observations or conclusions.

Information in this report, concerning equipment operation, condition of spaces and concealed areas not observed or viewable and for the disclosure of known problems, if any, is from sources deemed to be reliable, including, but not limited to property managers and maintenance personnel; however, no representation or warranty is made as to the accuracy thereof.

No PCA can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's building systems. Preparation of a PCA in accordance with the ASTM guide is intended to reduce, but not eliminate, the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. ASTM also recognizes the inherent subjective nature of a consultant's opinions as to such issues as workmanship, quality of original installation, and estimating the Remaining Useful Life (RUL) of any given component or system. ASTM recognizes a consultant's suggested remedy may be determined under time constraints, formed without the aid of engineering calculations, testing, exploratory probing, the removal of materials, or design. Furthermore, there may be other alternate or more appropriate schemes or methods to remedy the physical deficiency.

6.4 *Property Access and Non-Access Disclosure*

Inspector: Levi Armentrout

Dates of Inspection: 06/07/24

Weather Conditions: The weather conditions were sunny with temperatures in the mid-70's at the time of the site assessment on 06/07/24.

Property Contact: Brian Simons

Areas Accessed: All rooms throughout the Subject Building

Inaccessible Areas: N/A

Exceptions/Deletions from Scope: N/A

6.5 *User Reliance*

This report is for the use and benefit of Skender and may be relied upon by Skender and any of its affiliates, and third parties authorized by them and **APEC**, including the

lender(s) in connection with a secured financing of the property, and their respective successors and assigns.

APPENDIX A

PHOTO LOG

EXTERIOR



Photo 1: General view of the Subject Building



Photo 4: General view of the new commercial windows



Photo 2: General view of the southwest corner and wall supports



Photo 5: Another view of the new commercial windows



Photo 3: Another view of the southwest corner and wall supports

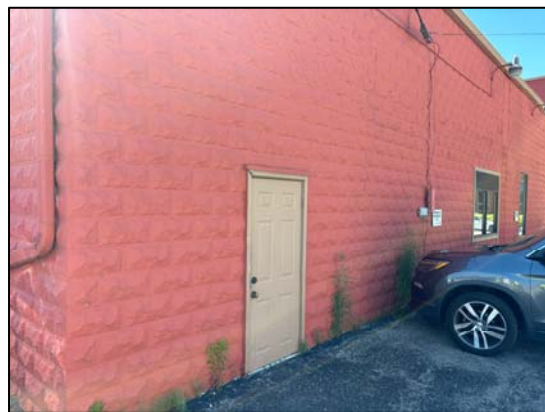


Photo 6: General view of the northwest entrance

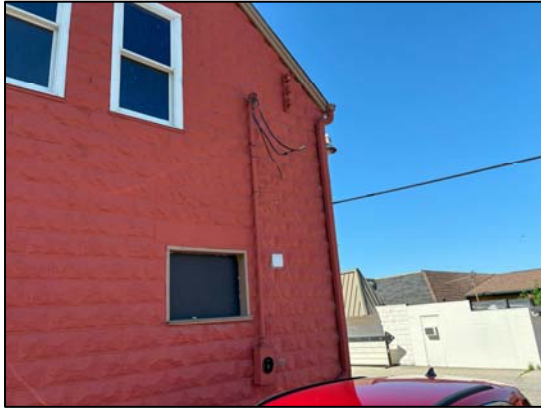


Photo 7: General view of the north wall and electric meter box



Photo 10: General view of the air conditioning unit outside



Photo 8: General view of the ventilation pipe



Photo 11: General view of the southeast corner and wall supports



Photo 9: General view of the older wooden framed windows along the east wall



Photo 12: General view of the wall supports along the south wall



Photo 13: General view of the older wooden framed windows along the south wall



Photo 16: General view of an old light fixture along the west wall



Photo 14: General view of the deteriorating sealant above the south wall windows



Photo 15: General view of the south main entrance

ROOF



Photo 17: General view of the roof along the east side of the Building



Photo 20: General view of the old wooden boards beneath the shingles

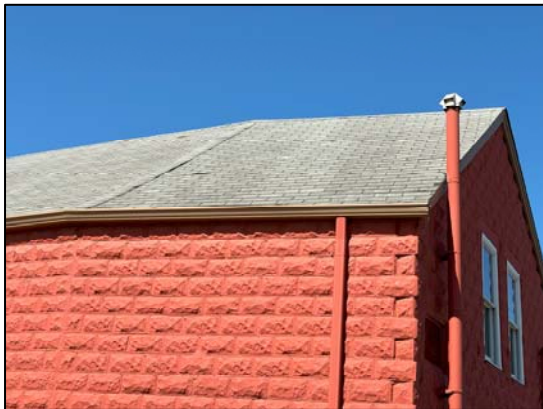


Photo 18: Another view of the roof and sagging in the northeast corner

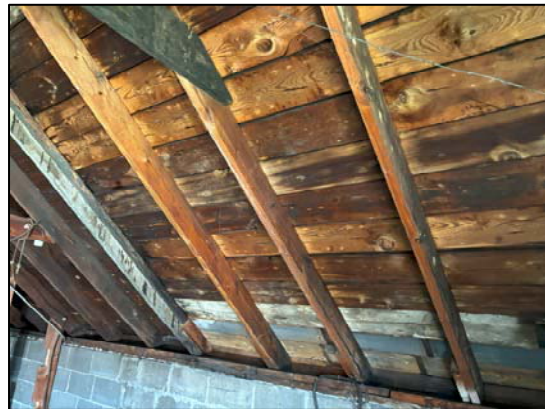


Photo 21: Another view of the older wooden boards with starting signs of deterioration

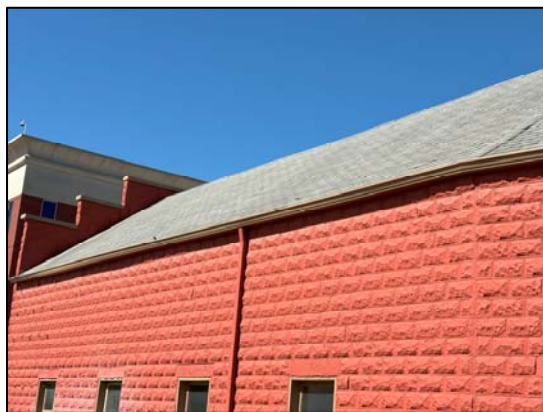


Photo 19: General view of the gutter system along the east wall



Photo 22: View of improperly sealed soffit along the roof and wall line



Photo 23: Another view of improperly sealed soffit along the roof and wall line



Photo 25: View of the improperly sealed boards to the top of the concrete block wall



Photo 24: Another view of improperly sealed soffit along the roof and wall line



Photo 26: Another view of the improperly sealed boards to the top of the concrete block wall

Interior



Photo 27: General view of the first floor hallway



Photo 30: General view of the newer commercial windows



Photo 28: General view of the first floor offices



Photo 31: General view of the first floor offices

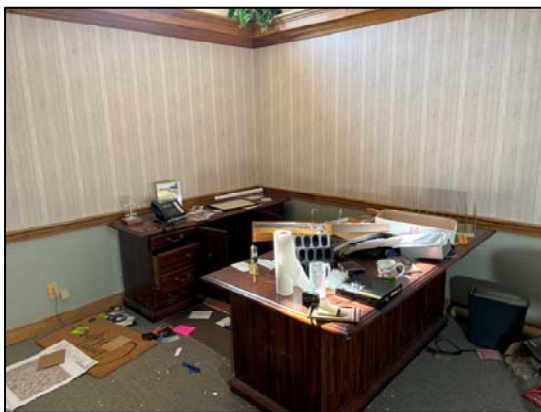


Photo 29: General view of the first floor offices



Photo 32: View of the water stained ceiling in the south section of the first floor



Photo 33: General view of the first floor offices



Photo 36: Another view of the older wooden stained windows with water staining



Photo 34: View of damaged drywall ceiling in the front lobby



Photo 37: General view of the south office



Photo 35: General view of the older wooden framed windows with water staining



Photo 38: View of the north sink outside of the bathroom



Photo 39: View of the sink within the bathroom



Photo 42: General view of the first floor study room

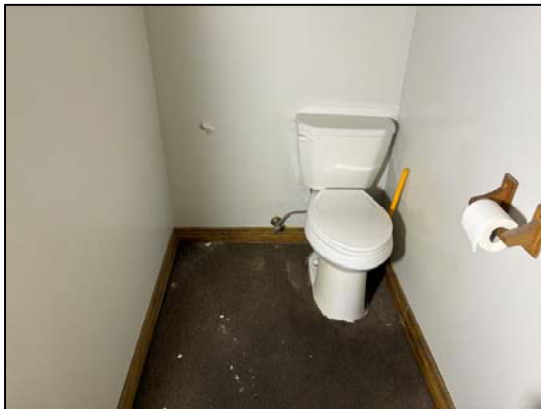


Photo 40: View of the first floor bathroom

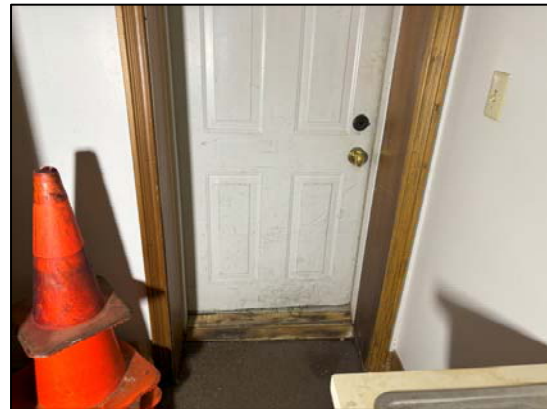


Photo 43: General view of the northwest entrance and water-stained boards beneath



Photo 41: View of the electrical panel within the wall of the bathroom

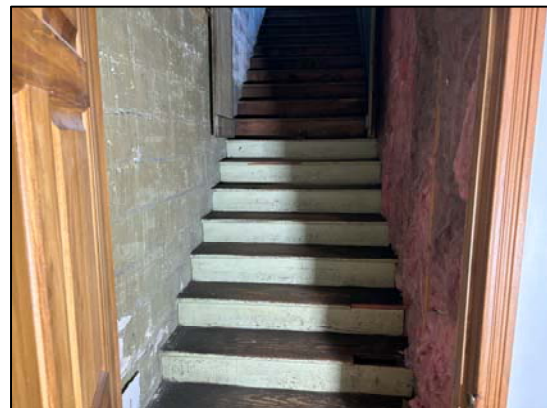


Photo 44: General view of the stairs leading to the upstairs storage room



Photo 45: General view of the upstairs storage room



Photo 48: General view of a wall support in the northwest corner of the Building



Photo 46: General view of cracked mortar and shifting blocks along the stairwell

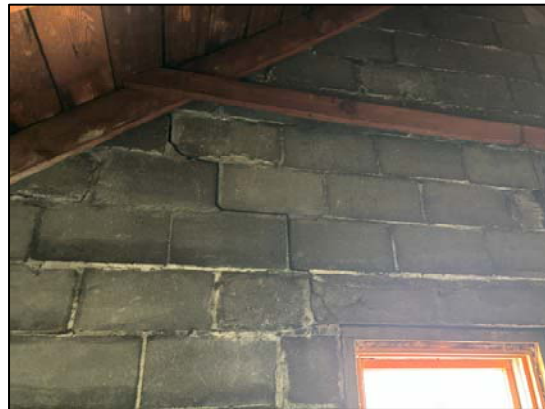


Photo 49: View of cracked concrete mortar along the northern windows



Photo 47: Another view of cracked mortar and shifting blocks along the stairwell



Photo 50: General view of the older wooden framed windows upstairs



Photo 51: View of cracked and shifting concrete blocks in the northeast corner



Photo 54: View of wall supports along the southwest wall



Photo 52: General view of the upstairs flooring



Photo 55: View of an improperly sealed roof



Photo 53: View of wall supports along the southeast wall

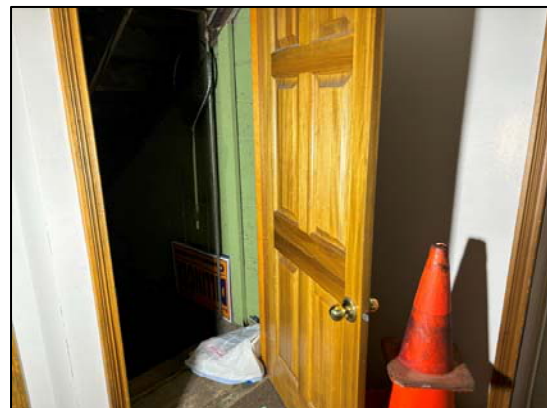


Photo 56: General view of the entrance to the basement

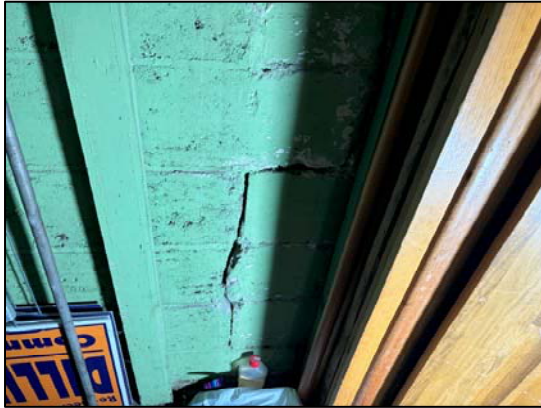


Photo 57: General view of cracked mortar along the basement stairwell



Photo 60: General view of the support beams holding the floor up



Photo 58: General view of the telecoms board in the basement



Photo 61: General view of the water stained wall behind the HVAC system

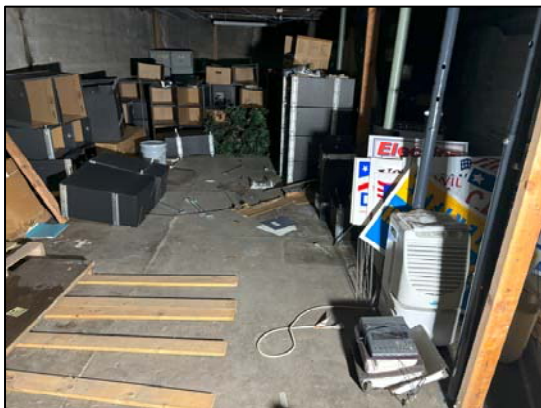


Photo 59: General view of the basement facing south

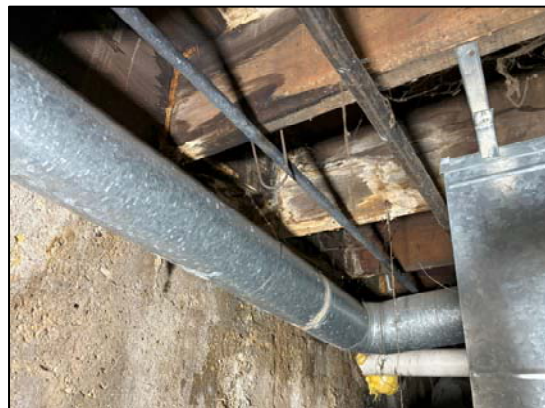


Photo 62: General view of water stained floor boards with mold growth



Photo 63: General view of the HVAC system within the basement



Photo 66: Another general view of water stained floor boards and mold growth



Photo 64: Another view of water-stained walls and mold growth in the southwest corner



Photo 67: General view of the water stained floor slab



Photo 65: Another view of mold growth and deteriorating floor boards



Photo 68: General view of the south wall and water stains along it



Photo 69: General view of the southeast corner



Photo 70: General view of the hot water heater along the stairwell



PROJECT INFORMATION			
First Floor	1,520		Anticipated Start Date
			Anticipated Completion
			Estimated Duration
			6 MOS
Total Square Footage	1,520		

COST OPINION REPORT

Cost Code	Description	Quantity	U/M	Cost/UM	Total Cost	Division Total	Cost / SF
	Staffing & General Requirements						
	Staffing & General Requirements	6	MO	\$ 75,000.00	\$450,000.00		
	DIVISION TOTAL					\$450,000	\$296.05
	Shell						
	Roofing	1,520	SF	\$ 35.00	\$53,200.00		
	Masonry Tuckpointing	1,520	SF	\$ 55.00	\$83,600.00		
	Painting	1,520	SF	\$ 45.00	\$68,400.00		
	Windows	1,520	SF	\$ 65.00	\$98,800.00		
	Doors & Hardware	1,520	SF	\$ 22.00	\$33,440.00		
	DIVISION TOTAL					\$337,440	\$222.00
	Finishes						
	Office	250	SF	\$ 350.00	\$87,500.00		
	Shell Space	650	SF	\$ 100.00	\$65,000.00		
	Building Support	270	SF	\$ 300.00	\$81,000.00		
	Restrooms	100	SF	\$ 450.00	\$45,000.00		
	Corridor/Vestibules/Lobbies	200	SF	\$ 350.00	\$70,000.00		
	Vertical Circulation	50	SF	\$ 600.00	\$30,000.00		
	DIVISION TOTAL					\$378,500	\$249.01
	Plumbing						
	Plumbing	1,520	SF	\$ 67.00	\$101,840.00		
	DIVISION TOTAL					\$101,840	\$67.00
	HVAC						
	HVAC Systems (Forced air VAV system)	1,520	SF	\$ 80.00	\$121,600.00		
	DIVISION TOTAL					\$121,600	\$80.00
	Electrical/Communications/Safety/Security						
	Electrical Systems (Generator not included)	1,520	SF	\$ 80.00	\$121,600.00		
	DIVISION TOTAL					\$121,600	\$80.00
	Exterior Improvements						
	Exterior Improvements (Paving, Streetscape, & Utilities)	1,520	SF	\$ 130.00	\$197,600.00		
	DIVISION TOTAL					\$197,600	\$130.00
	SUBTOTAL				\$1,708,580	\$1,708,580	\$1,124.07
	CONTINGENCY		20.0%			\$341,716	
	CM FEE		5.0%			\$85,429	
						\$2,050,296	
	ESCALATION		5.0%			\$102,515	
						\$2,152,811	
	GL INSURANCE		0.44%			\$9,472	
						\$2,162,283	
	P&P BOND		0.88%			\$19,028	
						\$2,181,311	
	TOTAL CONSTRUCTION COST OPINION					\$2,181,311	\$1,435.07



April 28th, 2024

Mr. Steve Wood
Hamilton County Buildings and Grounds

RE: 694 Logan Street Building Demolition – GMP Proposal

Dear Steve:

We are pleased to present this proposal for the 694 Logan Street Building Demolition, for One Hundred Forty Five Thousand Seven Hundred Thirty Four Dollars and Sixty Two Cents (\$145,734.62). We have solicited proposals from multiple demolition contractors and our recommendation for award is Casey-Bertram Demolition. They are experienced in this scope of work, have worked within Noblesville, and have availability to perform the work in the stated timelines.

Additionally, we have included recommended allowances and contingency, and all unspent funds will be returned to Hamilton County upon completion of the project.

We look forward to continuing to serve Hamilton County on this project. Please reach out if you need any additional information or if you have any questions. If no further clarification is required, please sign below as acceptance of this proposal and we will release the team for scheduling immediately upon receipt.

Name

Date

Sincerely,

A handwritten signature in black ink, appearing to read 'B. Simons', written over a horizontal line.

Brian Simons
Senior Vice President

694 Logan Street Demo

Proposal Summary

Project #: TBD

CSI	Trade	Value	
02-40-05	Demolition	\$	73,990.00
31-66-05	Misc Site Work	\$	19,200.00
32-90-05	Landscaping	\$	7,500.00
90-01-05	General Conditions	\$	11,700.00
Subtotal Direct Costs		\$	112,390.00
	GL Insurance	\$	1,404.88
	Contingency	\$	25,000.00
	OH&P	\$	6,939.74
TOTAL		\$	145,734.62

694 Logan Street Demo

Proposal

Detail

Project #: TBD

#	CSI	Trade	Qty	Unit Cost	Amount	
	02-40-05	Demolition				
		<i>02-40-05.001 Demolition</i>				
1		Asbestos Inspection and Report	1.00 LS	\$775.00	\$775.00	N/A
2		IDEM Fees	1.00 LS	\$475.00	\$475.00	N/A
3		Asphalt Removal	1.00 LS	\$100.00	\$100.00	N/A
4		Building Demolition and Basement Infill	1.00 LS	\$67,345.00	\$67,345.00	N/A
5		Topsoil and Rough Grading	1.00 LS	\$5,295.00	\$5,295.00	N/A
				<i>Demolition</i>	<i>\$73,990.00</i>	
6				02-40-05 - Demolition	\$73,990.00	
	31-66-05	Misc Site Work				
		<i>31-66-05.001 Misc Site Work</i>				
7		Traffic Control/Flagging	80.00 HR	\$90.00	\$7,200.00	N/A
8		Street Sweeping/Maintenance	1.00 LS	\$2,500.00	\$2,500.00	N/A
9		Fencing	1.00 LS	\$5,000.00	\$5,000.00	N/A
10		SWPPP / Erosion Control	1.00 LS	\$4,500.00	\$4,500.00	N/A
				<i>Misc Site Work</i>	<i>\$19,200.00</i>	
11				31-66-05 - Misc Site Work	\$19,200.00	
	32-90-05	Landscaping				
		<i>32-90-05.001 Landscaping</i>				
12		Seeding	1.00 LS	\$7,500.00	\$7,500.00	N/A
				<i>Landscaping</i>	<i>\$7,500.00</i>	
13				32-90-05 - Landscaping	\$7,500.00	
	90-01-05	General Conditions				
		<i>90-01-05.001 General Conditions</i>				
14		General Conditions	1.00 LS	\$11,700.00	\$11,700.00	N/A
				<i>General Conditions</i>	<i>\$11,700.00</i>	
15				90-01-05 - General Conditions	\$11,700.00	
Subtotal Direct Costs					\$112,390.00	

#	CSI	Trade	Qty	Unit Cost	Amount	
		GL Insurance			\$1,404.88	
		Contingency			\$25,000.00	
		OH&P			\$6,939.74	
		TOTAL			\$145,734.62	

Noblesville Plan Commission Noblesville, Indiana

To the Noblesville City Council:

This is to certify that the Plan Commission of Noblesville, Indiana held a public hearing on the 19th day of August, 2024 for the demolition of a building in the 'downtown protection boundary', a part of the Comprehensive Master Plan, and after due consideration, recommends that the City of Noblesville's Council confirms the issuance of a Certificate of Authorization.

Request: **Application No. COMM 0937-2024** Consideration of an application for the demolition of a commercial building for property located within the Downtown Protection Boundary located at 694 Logan Street. Submitted by Hamilton County Board of Commissioners
Staff Reviewer - Denise Aschleman

Plan Commission Action: 9 Ayes 0 Nays 0 Abstentions

*Respectfully submitted,
Noblesville Plan Commission*

By:



Gretchen A. Hanes *President*



Caleb P. Gutshall *Secretary*