

HIGHLAND REDEVELOPMENT COMMISSION
DISCUSSION TOPICS for STUDY SESSION - DRAFT
TUESDAY, MAY 11, 2021
6:30 P.M.

This meeting will be convened as an electronic meeting pursuant to Governor Holcomb's Executive Order 20-04, 20-09 and 20-25 now extended through 31 May 2021 by his Order 21-11, allowing such meetings, pursuant to IC 5-14-1.5-3.6 for the duration of the COVID-19 emergency.

People may observe the meeting by joining the meeting on the Zoom platform
<https://zoom.us/j/92144461854?pwd=S1JhYkxyZ3o0U1JPL1R1U1YwaExhUT09>

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1. Bult Oil Property – Report
2. Downtown Parking Lot – Report
3. Wayfinding Sign – Discussion
4. Lvl2 EV Charger Installation – Discussion
5. 8955 Indianapolis Blvd - Information
6. Redevelopment Commissioners Comments



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REPORT

April 30, 2021

Ms. Kathy DeGuilio-Fox
Redevelopment Director
Town of Highland
3333 Ridge Rd.
Highland, IN 46322

Phone: 219 972-7598

Email: kdeguilio-fox@highland.in.gov

Re: Building at 2605 Condit St. - Structural Inspection

Dear Ms. DeGuilio-Fox

Global Design Midwest Ltd. is pleased to submit this report which summarizes my visual inspection of the subject building located at 2605 Condit St. in Highland, IN. (See attached location aerial view). On Monday 4/26/21, I met with you and your realtor at the property location to perform a visual inspection of the exterior and interior of the existing building structure on order to provide a general structural condition evaluation. The following is a summary of my observations.

GENERAL BUILDING INFORMATION:

The subject building is a single story structure, gable style roof, approximately 45'wx110'l, with an eave height around 12'. The exterior roofing and wall covering are corrugated metal. There are two overhead doorways on the south wall, and personnel man-doors located on the west and north walls. The building is divided into two rooms by an interior wood/gypsum board partition wall. The north room has bare walls and ceiling. The south room walls are covered with gypsum drywall boards and remnants of insulation hanging from the roof trusses indicates there use to be insulation in the ceiling.

The building's main structural system consists of wood roof joists with heavy timber column frames spaced about 10' apart along the building length. This is sometimes called (pole barn type construction). Wood purlin beams span between roof trusses which support the metal deck roofing. Wood girt beams span in between the heavy timber columns and support metal siding. Floor is a concrete slab-on-grade. There are two skylights in the north room roof. The north end room appeared to be used for storage. Not sure what the south end room was used for.

FIELD OBSERVATIONS:

Field observations are noted per the attached Figures which reference photos taken during my visual inspection:

Figures 1 & 2:

Pictures of the exterior roofing and siding along the south, east and north walls. Dense foliage along the west wall prevented clear picture of that side. Both the corrugated metal roof decking and siding show signs of weathering/corrosion. Panels appeared to be intact with no visible holes. No gutters on either the east or west wall. Visible areas of the roofing and siding on the inside looked to be in good condition, free from rust. However, there may be areas of the roof that do leak during rain events especially around the skylights. Figure 2 indicates location where I noticed animal burrow hole under concrete floor. Refer to Fig. 8.

Figures 3 & 4:

Pictures taken in the north room area. The existing wood roof trusses, heavy timber columns and roof/wall support beams are illustrated in the photos. Structure framing appeared in good condition, with no obvious visual damage or deterioration. Wood members supporting the roof decking and wall siding also appeared in good condition. There were no visible signs of water damage to any of the structural members however, roof may have leaks. Concrete floor appears to be in good condition also. In Fig.4 light can be seen along eave joint which indicates weather flashing between the roof & wall panels is missing.

Figures 5 & 6:

Pictures taken in the south room area. Views of the wood roof trusses show them to be in good condition with pieces of fallen ceiling insulation hanging from them. There was no obvious visual damage or deterioration on the roof trusses with the exception of possible deterioration at the bottom member of one of the roof trusses (refer to Fig. 7). Wood beam/purlins appear in good condition. Complete evaluation of the heavy timber columns and the wall beam/girts was not possible since they were covered by drywall. There were no visible signs of water damage to any of the structural members however, the roof may have leaks. The concrete floor in this room also appeared to be in good condition (not seen in photos).

Figures 7 & 8:

Photo illustrates a potential problem in an area along the bottom member of one of the roof trusses, located in the south room. Was hard to determine the extent of the wood damage from grade level and partial obstruction from pieces of plywood that had been added on each side of the truss member. A more detailed inspection of this area would require a lift or ladder,

Figure 8 shows an animal burrow hole discovered along the east side of the building. This would only be a structural concern if these animal burrows resulted in large voids under the concrete slab floor.

CONCLUSION/RECOMMENDATIONS:

Based on my general visual inspection of both the interior and exterior of the subject building, the following are items are Global Design Midwest's opinion as it relates to the current structural condition:


- a. Building Main Structural Frame – The existing structural roof and wall framing for the building appears to be in good condition with no obvious/visible structural damage or deterioration other than the area noted in Fig. 7 mentioned above. Assuming the building was originally designed in accordance with the applicable area code at that time, the framing should be able to continue functioning as originally designed. However, a more detailed structural evaluation is required for the truss highlighted in Fig. 7 and possible repairs may be needed to make the roof safe for occupancy,**
- b. Roof Purlins/Beams & Wall Girts – The visible wood roof purlins and wall girts appear to be in good condition with no signs of structural damage or distress. However, the wall girts in the south room area are covered by gypsum board and could not be evaluated. Further investigation of these wall girts would require removal of the gypsum board covering,**
- c. Concrete Slab-on-Grade - Building's concrete floor slab appears in good condition,**
- d. Roofing & Siding – Surface rust visible on the exterior sides of both roofing and siding. No corrosion visible on the interior sides indicating there is no “rust through”. There may be some areas of the roof that leak during rain events. In-kind replacement of roofing and siding may be required,**
- e. Foundation – The foundation system was not visible during my inspection. I did not see any deterioration of the wood frame columns near their bases. Any evaluation of the wood columns below grade would require exploratory excavation.**

- f. **Other items noted such as missing eave flashing, fallen roof insulation, missing or damaged doors, and animal infestation are not considered structural items pertaining to our report.**

Overall, it is Global Design Midwest's opinion that the existing building is still structurally sound with no visible indications that the building is unsafe, unstable or needs to be demolished for safety reasons. We do recommend that any plans for future use of this building include a more detailed evaluation of the subject roof truss mentioned in our report. Also, if future plans include a "change in use" from basic warehouse or involve adding loads to the current structure, this would need to be further evaluated by a qualified professional.

Global Design Midwest greatly appreciates the Town of Highland's interest in our services. If you have any questions related to this report, please contact me at 708 474-0131.

Respectfully submitted,


David J. Dunlop PE,SE
attachments



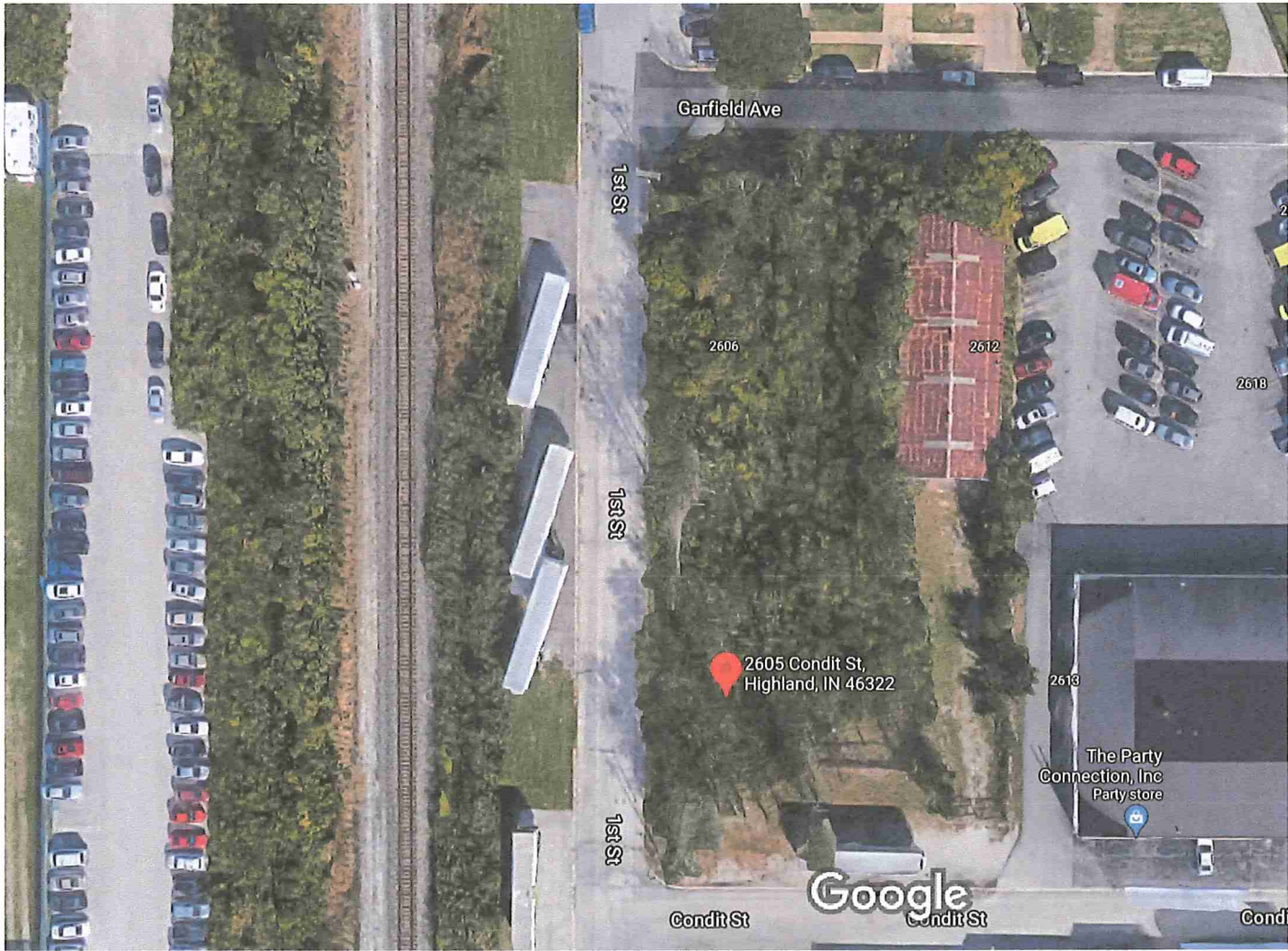




Fig. 1 - Exterior South & East Walls

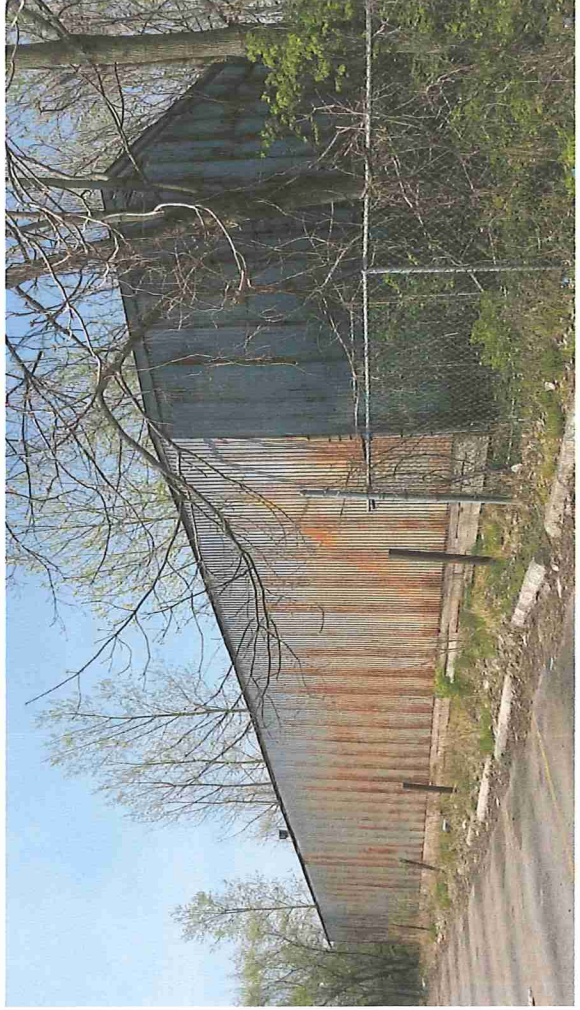


Fig. 2- Exterior North & East Walls

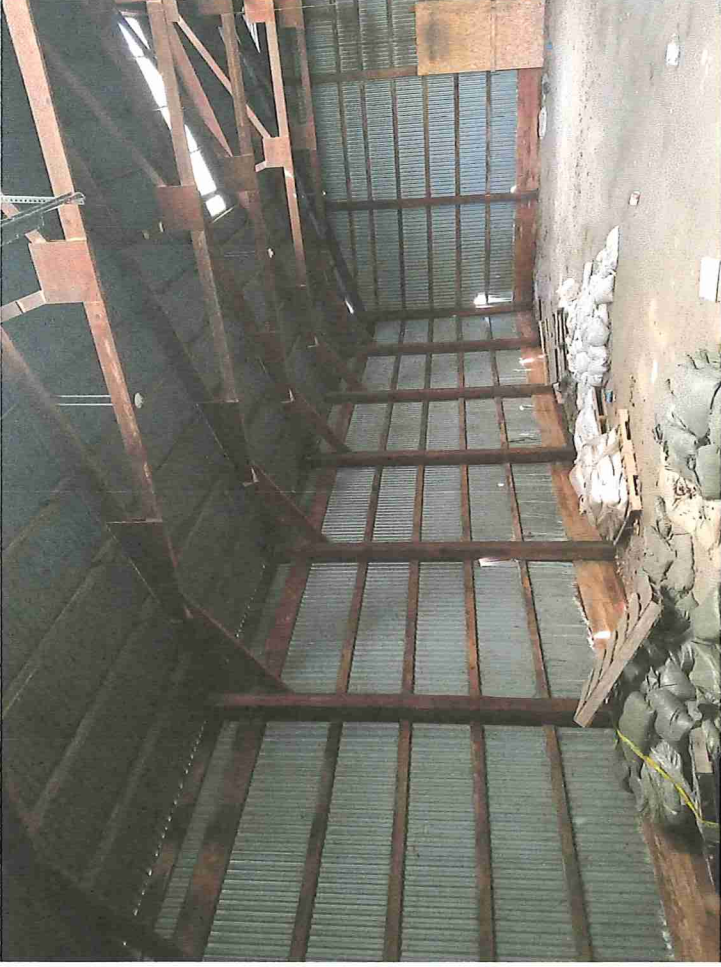


Fig. 3 - Interior Frame NW Corner

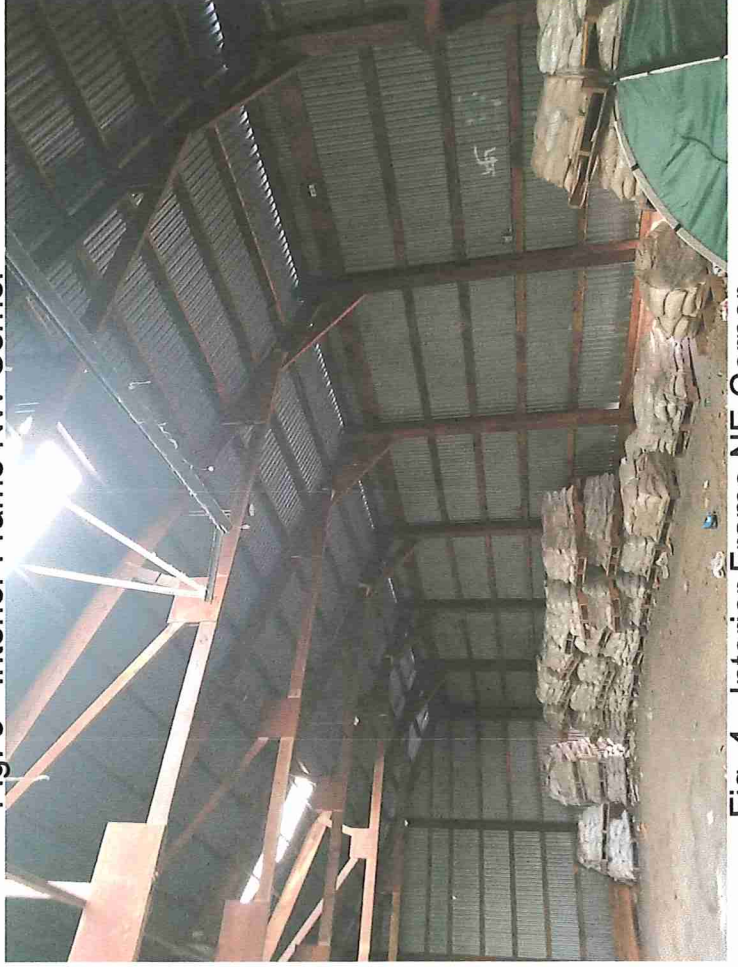


Fig. 4 - Interior Frame NE Corner



Fig. 5 - Interior Frame West Side of South End Room



Fig. 6 - Interior Frame East Side of South End Room

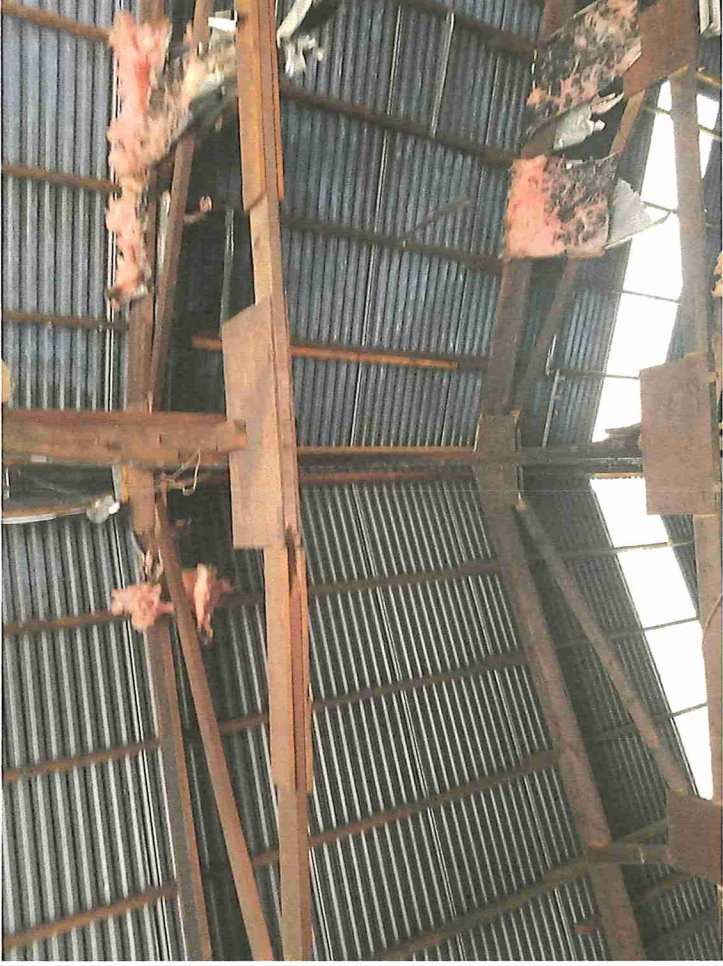


Fig. 7 - View of Wood Truss in South End Room

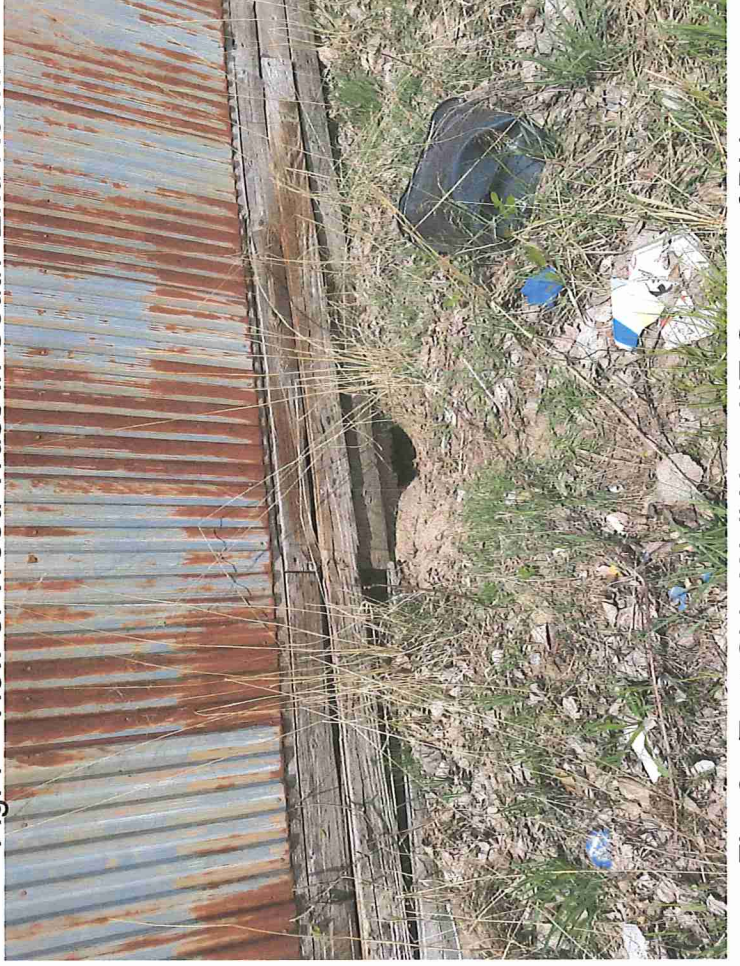


Fig. 8 - East Side Wall Near NE Corner of Bldg.