DIVISION 0 – CONTRACT REQUIREMENTS

REQUEST FOR PROPOSALS 00020

SEALED PROPOSALS for 506 & 508 Virginia Ave. Demolition & Rehabilitation for the City of Joplin, Missouri will be received by the City of Joplin, MO at 602 S. Main Street, Joplin, MO 64801 on July 30, 2018 at 2:00 pm. Proposals will then be publicly opened and read aloud in the 5th Floor Conference Room at this same address.

The project generally consists of the demolition and/or rehabilitation of 506 and 508 Virginia Ave. The buildings are three story load bearing brick with timber framed floor and roof systems. Each building is approximately fifty feet wide by one hundred twenty feet long and share a common party wall. The buildings also abut the Loft Apartments at 501 Main Street as shown on the drawings.

A non-mandatory pre-proposal conference will be held at the Joplin City Hall, 602 S. Main Street, Joplin MO 64801 in the 5th floor Conference Room on July 23, 2018 at 2:00 pm.

Copies of the plans and specifications are on file and may be examined at the office of ALLGEIER, MARTIN and ASSOCIATES, INC., Consulting Engineers, 7231 East 24th Street, Joplin, Missouri.

To obtain DIGITAL Plans and Specifications, please log on to www.amce.com, website for Allgeier, Martin and Associates, Inc., click on the tab marked "Plan Room", then "Collaborate Here", and insert Project Number 5863706. Digital download cost is $20.00 which may be paid online via a credit card. Paper copy Plans and Specifications may be secured for a non-refundable fee in the amount of $40.00 per set from the Issuing Office of Allgeier, Martin and Associates, Inc., located at 7231 East 24th Street, Joplin, MO 64804 or by telephone at 417-680-7353.

It is the sole responsibility of all planholders, whether or not they have received digital downloads or paper copies of the plans and specifications, to return to the Allgeier Martin website Plan Room (www.amce.com) periodically to check for Addenda which may have been posted. Neither the Owner nor Engineer have any responsibility for the accuracy, completeness or sufficiency of proposal information obtained from sources other than as indicated in these documents. Obtaining these documents from any other source(s) may result in incomplete and inaccurate information and may also result in failure to receive any addenda, corrections, or other revisions to these documents that may be issued and to be placed on the planholders list.

The Owner reserves the right to waive any informalities or minor defects or to reject any or all proposals.

Each Contractor must deposit with his proposal, security in the amount of five percent (5%) of his base proposal, which is subject to conditions provided in the Instructions to Contractors.

Prevailing wage rates do not apply to this project.

Contractors on this project will be required to comply with the City of Joplin's Affirmative Action Program set forth in City Council Resolution No. 81-57, Sections VI and VII.

No Contractor may withdraw his proposal within sixty (60) calendar days after the actual date of the opening thereof.

Contractors with questions concerning this Request may contact Jared Nichols, P.E., Allgeier, Martin and Associates, Inc., 7231 East 24th Street, Joplin, Missouri 64804, 417-680-7200

City of Joplin, Missouri

David Hertzberg, Director of Public Works

ALLGEIER, MARTIN and ASSOCIATES, INC.
Consulting Engineers

Structural Assessment of Partially Collapsed Building

Date of Observation: May 30, 2018

Location: Partially Collapsed Howsmon Building
506 and 508 Virginia Ave.
Joplin, MO 64801



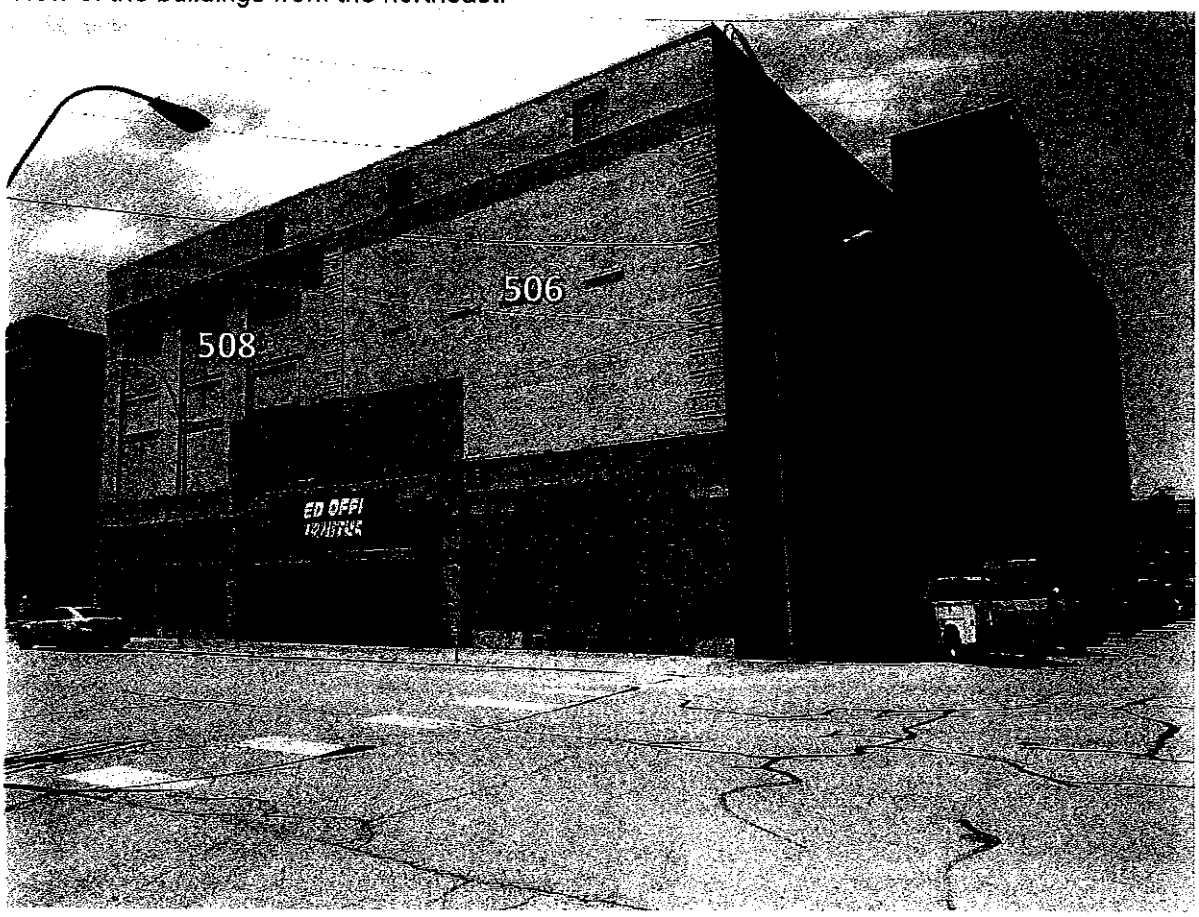
Overview: The center of the roof, third, and second floors have collapsed in the south building (508). The City has barricaded the adjacent alley for public safety and has requested this structural analysis and recommendations on further action needed to ensure public safety.

Structural Assessment Requested By: Dan Johnson, Assistant Director of Public Works

Present During Observation: Jared Nichols, P.E. of Allgeier, Martin and Associates Inc.
Mike Atkinson, P.E. of Allgeier, Martin and Associates Inc.
Bryan Wicklund, City of Joplin Chief Building Official
Rick Woods, City of Joplin Building Inspector
Todd Johnson, City of Joplin Building Inspector

Information provided by those present during the observation was taken into consideration in the preparation of this report.

View of the buildings from the northeast.



Observations and Discussions: It is our understanding that 508 initially collapsed sometime on Tuesday May 22, 2018. A secondary collapse as observed in these photos occurred sometime on Friday May 25, 2018. During the on-site inspection on Wednesday May 30th, a sound was heard from the inside of the structure suggesting that further settlement is occurring.

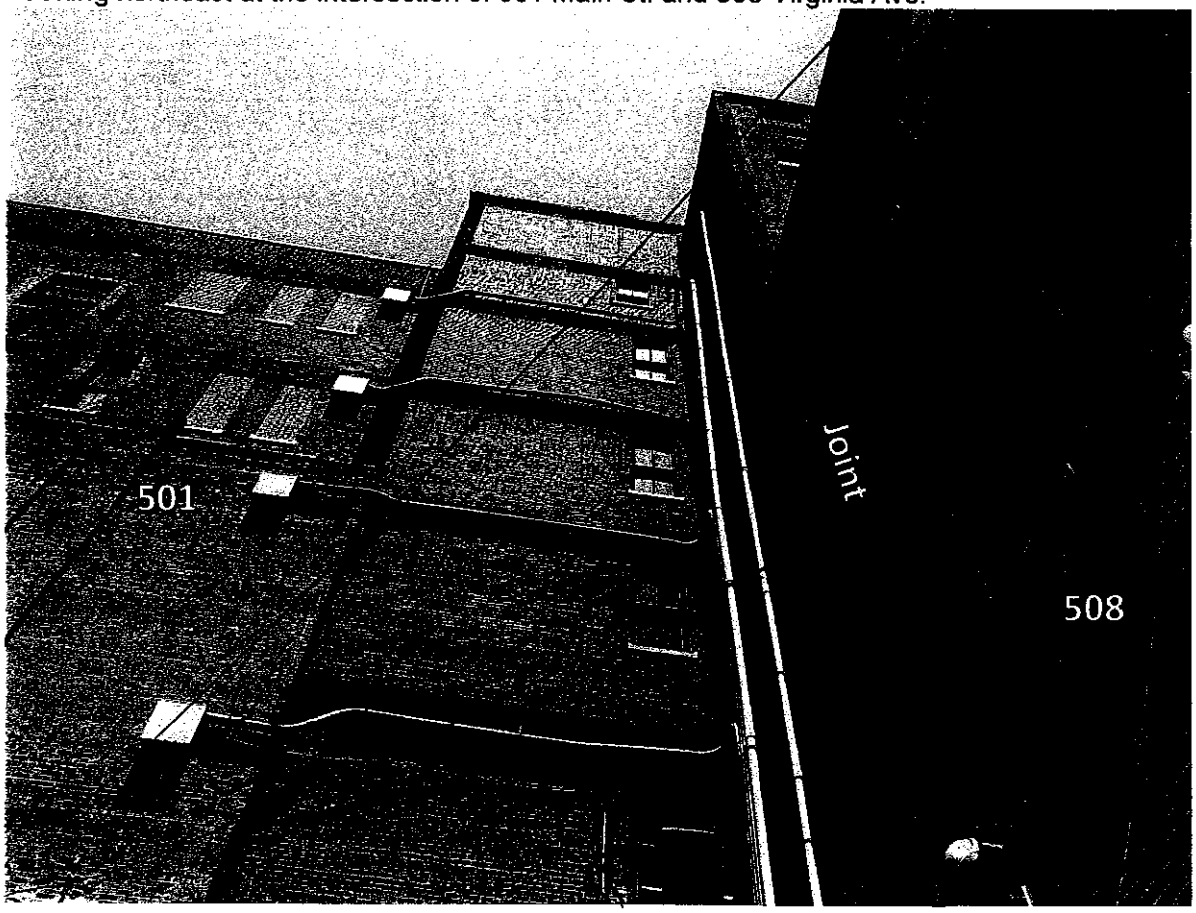
Building Construction: The structural composition system of 506 and 508 generally consists of unreinforced stacked brick walls with wooden floor and roof beams that is typical of early 1900 multistory building construction. These structures are believed to share a common wall (aka a Party Wall) as seen in the roof photograph. The wooden beams generally span between the brick walls and are supported in pockets provided in the brick wall. Structures 506 and 508

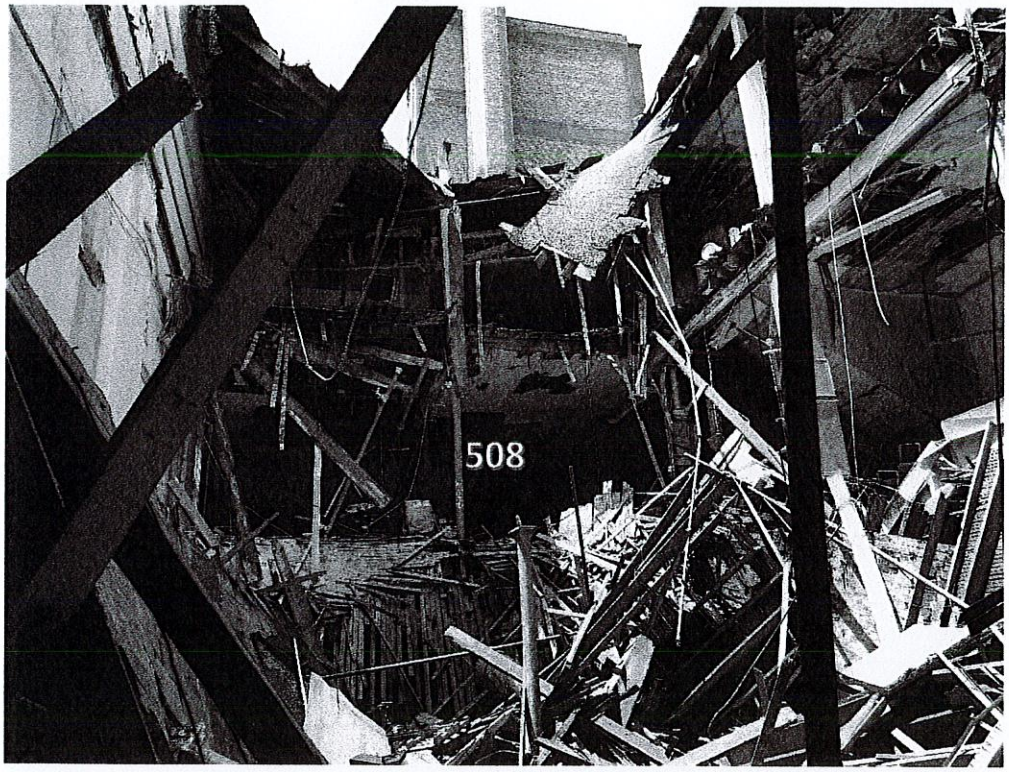
contain an intermediate beam and column system to support the midspan between the brick walls. This structural configuration creates a building envelope where the walls and roof function together to create a structurally stable system. To improve structural stability, some structures use tie rods to pull the exterior walls together. Evidence of tie rods was observed in structure 506 but not in 508.

Basement: It was reported that structure 506 contains a crawl space and 508 contains a full basement.

Loft Apartments (501 Main Street): During the on-site inspection, further visual inspection was conducted for the structure located immediately west of 506 & 508. The purpose of the inspection was to determine the extent of the structural relationship between these buildings including entrances and any possible shared utilities. From the inspection, it was determined that Structure 501 Main Street generally consists of a concrete monolithic floor slab and beam system supported by concrete columns. The evidence of this concrete beam and column system can also be seen on the outside of the structure as the dark brown horizontal and vertical elements on south side of the structure as shown in the following photograph. Structures 506 and 508 do not exhibit this type of construction. It is also determined that the east wall of 501 and the west walls of 506 and 508 are not shared walls, suggesting that these structures do not share a common structural component with each other.

Looking northeast at the intersection of 501 Main St. and 508 Virginia Ave.





Inside 508 looking west. The roof, third, and second, floors have collapsed onto the first floor.



On top of the Loft Apt. building looking southeast The roof of 508 has collasped and pulled in part of the parapet wall.

Action Taken to Date: The building has been secured and warning signs have been posted on the doors. The alley, back parking lot, and Virginia Ave. in front of the building have been barricaded per recommendations sent by Allgeier, Martin and Associates on May 30, 2018 as shown in the attachments. This provides a buffer zone around the partially collapsed building.

Options for Further Action:

1. Rebuild 506 & 508 To Create Usable Space
   - Both structures could be rebuilt with extensive work performed on the inside and outside. This would require a significant amount of reconstruction to rebuild most of 508 and possibly 506, depending on the condition of the structural elements.
   - The 33,000 square foot of space would be an unfinished shell building that could be finished and used or sold upon completion.
   - The cost for this option is estimated to be $3,504,000.

2. Structurally Stabilize 506 & Demolish 508
   - Since 508 is partially collapsed, it is more economical to demolish and not rebuild this building. The space could be used as parking after demolition and 506 could be returned to usable space.
   - The 16,500 square foot of space would be an unfinished shell building that could be finished and used or sold upon completion.
   - Vacating the Loft Apartment building for approximately 5 days during demolition of 508 will be required.
   - Two overhead walkways attach structure 508 to another building to the south over the alleyway. The lower bridge consists of a concrete slab and walls supported by steel stringers while the upper bridge consists of a concrete slab with wooden walls supported by steel stringers. Prior to demolition activities, it will be necessary to remove the walkways to avoid damage to the south structure. Recent conversations with a demolition contractor suggests that the walkways will be dissembled, then supported by a crane while the steel stringers are severed from the building structures. Once the walkways are removed, the wall openings in the south building can be closed up.
   - The cost for this option is estimated to be $2,044,656.

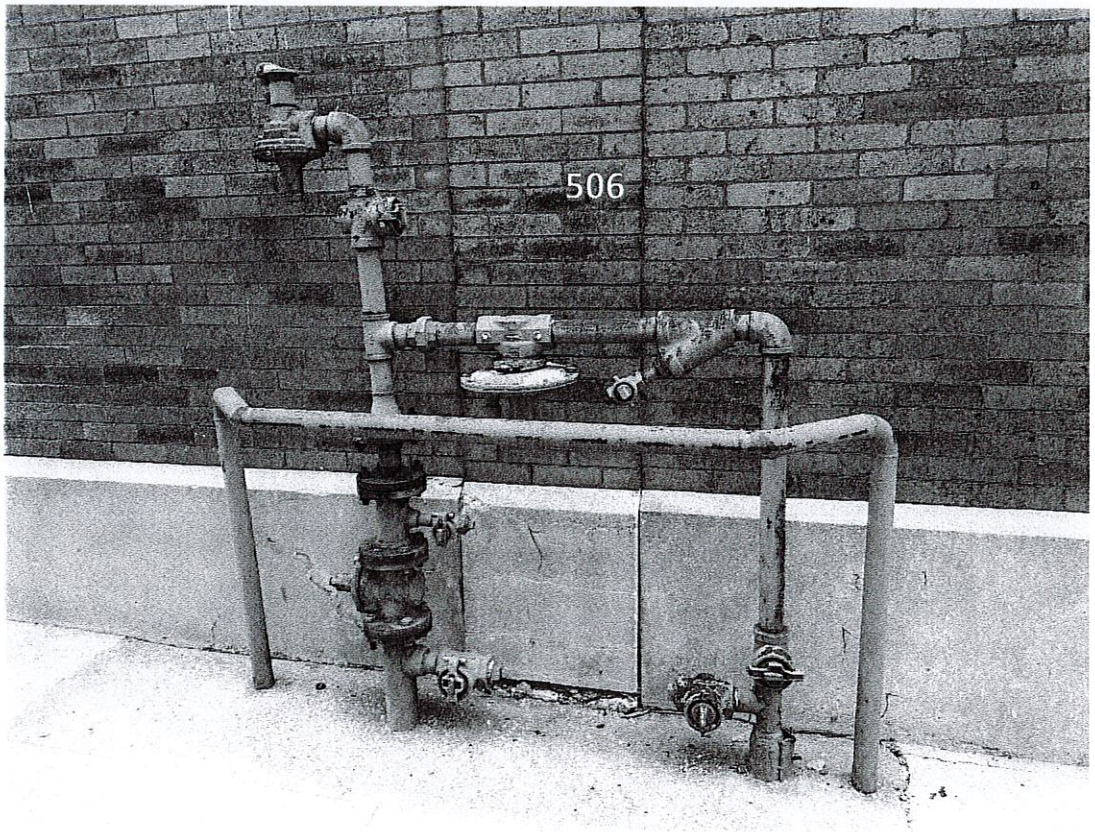
3. Demolish 506 & 508
   - Both structures could be demolished at the same time and the area restored to grass or repurposed into a parking area. The lot(s) could be used or sold upon completion.
   - This is the most economical solution to remedy the failing structures.
   - The enclosed Demolition Exhibit illustrates the limits of where 506 and 508 would be removed from structure 501 Main Street. It may be determined after demolition begins and access to the chimney area is cleared that the chimney is part of the original 501 Main street structure and shall remain. For the cost comparison purposes, it is assumed the chimney will be removed for option 2 and 3.
   - Vacating the Loft Apartment building for approximately 10 days during demolition of 506 and 508 will be required.
   - The two overhead walkways attaching structure 508 to the next building south will be removed as described in option 2.
   - The cost for this option is estimated to be $582,648.

3.1 Utility Work Required for Demolition of 506 & 508

Water: Water for 501 Main Street and 506/508 Virginia Avenue is served by a Missouri American water main running down 5th Street. Currently there is one water meter in the sidewalk along 5th Street which serves all 3 structures. This water meter could be abandoned after tapping into the main, setting a new meter for 501 Main Street, routing the new water service in the basement of 501 Main Street, and connecting to the existing water system. This work would result in a short disruption of water service to 501 Main Street while the connection in the basement is made. Cost for this work is estimated to be $10,000 which includes a $3,800 fee charged by the water provider for setting a new meter.

Sewer: Sewer service for 501 Main Street and 506/508 Virginia Avenue is served by a City of Joplin sewer main running north-south down the alleyways and under 501 Main Street. This line can remain in service and the laterals running east into 506/508 can be cut and capped prior to backfilling the basement and crawlspace. This work does not impact service to 501 Main Street. Cost for this work is estimated to be $5,000.

Gas: Gas service is provided by Spire Energy. A pressure regulator is located on the northwest side of 506 in the sidewalk as shown in the following photograph. This is presumed to be the main feed for all 3 structures. This will need to be relocated and reconnected to the pipework within the basement of 501 Main Street. This will cause a disruption in service to 501 Main Street. Cost for this work is estimated to be $18,000.



Electric: Electric service is provided by Liberty Utilities. The following photograph suggests that much of the electrical service and conduits are attached to structure 501 Main Street and would not need to be relocated. The C/T cabinet and main distribution panel located south of the meters would need to be disconnected from structure 508 and temporarily supported while the building is demolished. Following demolition activities, these panels can be re-supported with a strut system. Alternatively, a portion of the wall could be left to support the panels. If this option is selected, a concrete cap at the top and side should be constructed to protect the exposed brick edges. Additionally, the conduit and LB south of the main distribution panel would need to be disconnected and removed. This work would not disrupt service to 501 S. Main Street. The cost for this work is estimated to be $2,500 if the wall is removed and $4,000 if a portion of the wall is left in place.



Attached is a detailed breakdown of costs associated with these 3 options. At the end of the cost comparison is a paragraph outlining some of the work item assumptions used to derive probable costs.

Recommendations:

1. It is the recommendation of this report to demolish both structures as soon as possible for public health and safety and to preserve surrounding buildings. This is the most economical option investigated.

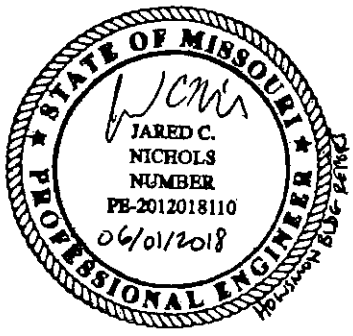
2. The Missouri Department of Natural Resources requires that the City obtain a demolition permit prior to demolishing the building. The City can ask that this permit be expedited due to the circumstances in which case it should take no longer than 10 days.

3. Follow all requirements issued by DNR. It is anticipated that the demolition will be carried out as a wet demolition. It is possible a certified asbestos contractor will need to be involved due to the probable presence of asbestos.

4. Acquire detailed plans and specifications outlining demolition procedures and expectations. These plans and specifications should describe in detail what will be demolished, how the rubble will be handled, safeguards that must be in place, and how the site shall be left once demolition of the structures is complete. Plans should also show anticipated utility relocations.

5. The City should expedite any proceedings required to secure a demolition contractor and begin the demolition process.

Observation, Assessment, and Report: Jared Nichols, P.E. and Michael Atkinson, P.E. of Allgeier, Martin and Associates, Inc. performed this structural assessment for the purpose described herein and the structural assessment is intended for the sole use of the Owner. No other use of this structural assessment is authorized and this assessment shall be used in accordance with the signed agreement between Allgeier, Martin and Associates, Inc. and the Owner.





Jared Nichols, P.E.
Allgeier, Martin and Associates Inc.

Michael Atkinson, P.E.
Allgeier, Martin and Associates Inc.

Attachments:
Cost Comparison for Options 1, 2, and 3 presented in this report
Demolition Exhibit
Virginia Avenue and Alley Closure Map Sent 05/31/2018
Demolition Estimate from Gator Industrial, LLC
Joplin Globe Article 5/31/18, "Long-vacant downtown building posted as dangerous"
Joplin Globe Article 6/1/18, "City seeks structural report on Howsmon Building"

Howsmon Annex at 506 & 508 Virginia Ave.
Cost Comparison
6/1/2018

Each Building is Approx. 110'x50' or 5,500 SF

Option 1 - Rebuild 506 & 508

Work Item	Unit	No. Units	Unit Price	Total
Install temp supports for exterior walls and party wall	LS	1	$ 40,000.00	$ 40,000.00
Carefully demo the inside floor and roof structures	SF	44000	$ 8.00	$ 352,000.00
Construct new floors with metal bar joists & concrete decks **	SF	33000	$ 50.00	$ 1,650,000.00
Construct new roof with metal bar joists & metal deck w/ TPO **	SF	11000	$ 70.00	$ 770,000.00
Rework brick walls	SF of Face	17000	$ 4.00	$ 68,000.00
Mold Remediation	LS	1	$ 40,000.00	$ 40,000.00
			Subtotal	$ 2,920,000.00
Engineering & Inspection Oversight	10% of Subtotal	1	10%	$ 292,000.00
Contingency	10% of Subtotal	1	10%	$ 292,000.00
			Total	**$ 3,504,000.00**

Option 2 - Rebuild 506 & Demo 508

To Rebuild 506

Work Item	Unit	No. Units	Unit Price	Total
Install temp supports for exterior walls and party wall	LS	1	$ 30,000.00	$ 30,000.00
Carefully demo the inside floor and roof structures	SF	22000	$ 8.00	$ 176,000.00
Construct new floors with metal bar joists & concrete decks **	SF	16500	$ 50.00	$ 825,000.00
Construct new roof with metal bar joists & metal deck w/ TPO **	SF	5500	$ 70.00	$ 385,000.00
Rework brick walls	SF of Face	8000	$ 4.00	$ 32,000.00
Mold Remediation	LS	1	$ 20,000.00	$ 20,000.00
			To Rebuild 506	$ 1,468,000.00

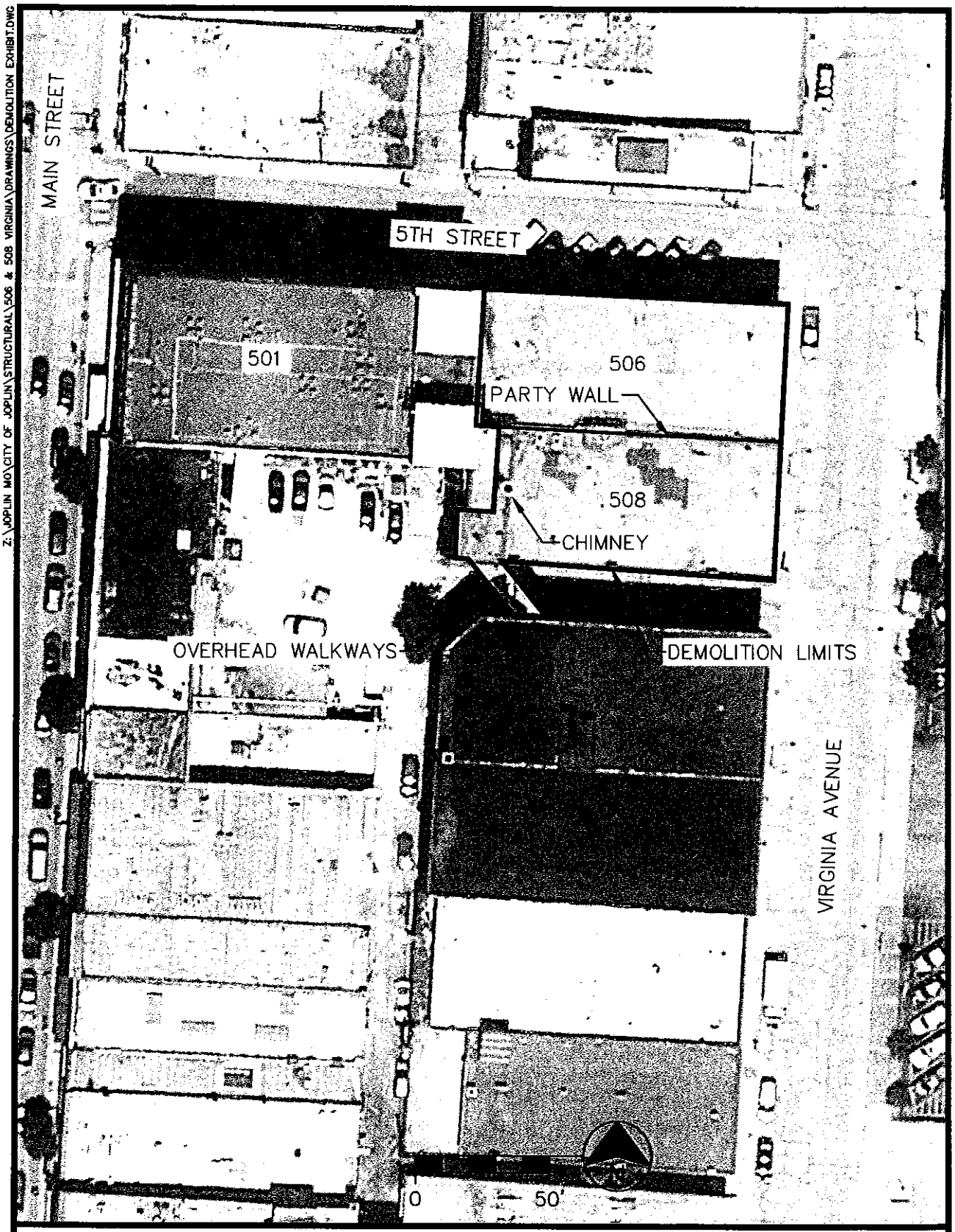
To Demo 508

Work Item	Unit	No. Units	Unit Price	Total
Demo Building Floors & Roof	SF	22000	$ 4.00	$ 88,000.00
Demo Brick Walls	SF of Face	9000	$ 5.00	$ 45,000.00
Demo Chimney	LS	1	$ 20,000.00	$ 20,000.00
Demo 2 Overhead Walkways & Weatherproof 2 Openings	LS	1	$ 10,000.00	$ 10,000.00
Fill in 1/2 basement under 508 w/ select fill	CY	1019	$ 20.00	$ 20,380.00
Weather proof the back of the Loft Apartments	SF of Face	2000	$ 10.00	$ 20,000.00
Temporarily Relocate Tenants of 501 Main Street for 5 Days	LS	1	$ 32,500.00	$ 32,500.00
			To Demo 508	$ 235,880.00
			Subtotal	$ 1,703,880.00
Engineering & Inspection Oversight	10% of Subtotal	1	10%	$ 170,388.00
Utility Relocations and Contingency	10% of Subtotal	1	10%	$ 170,388.00
			Total	**$ 2,044,656.00**

Option 3 - Demo 506 & 508

Work Item	Unit	No. Units	Unit Price	Total
Demo Building Floors & Roof	SF	44000	$ 4.00	$ 176,000.00
Demo Brick Walls	SF of Face	22500	$ 5.00	$ 112,500.00
Demo Chimney	LS	1	$ 20,000.00	$ 20,000.00
Demo 2 Overhead Walkways & Weatherproof 2 Openings	LS	1	$ 10,000.00	$ 10,000.00
Fill in 1/2 basement under 508 w/ select fill	CY	1019	$ 20.00	$ 20,380.00
Fill in full basement under 506 w/ select fill	CY	1833	$ 20.00	$ 36,660.00
Weather proof the back of the Loft Apartments	SF of Face	4500	$ 10.00	$ 45,000.00
Temporarily Relocate Tenants of 501 Main Street for 10 Days	LS	1	$ 65,000.00	$ 65,000.00
			Subtotal	$ 485,540.00
Engineering & Inspection Oversight	10% of Subtotal	1	10%	$ 48,554.00
Utility Relocations and Contingency	10% of Subtotal	1	10%	$ 48,554.00
			Total	**$ 582,648.00**

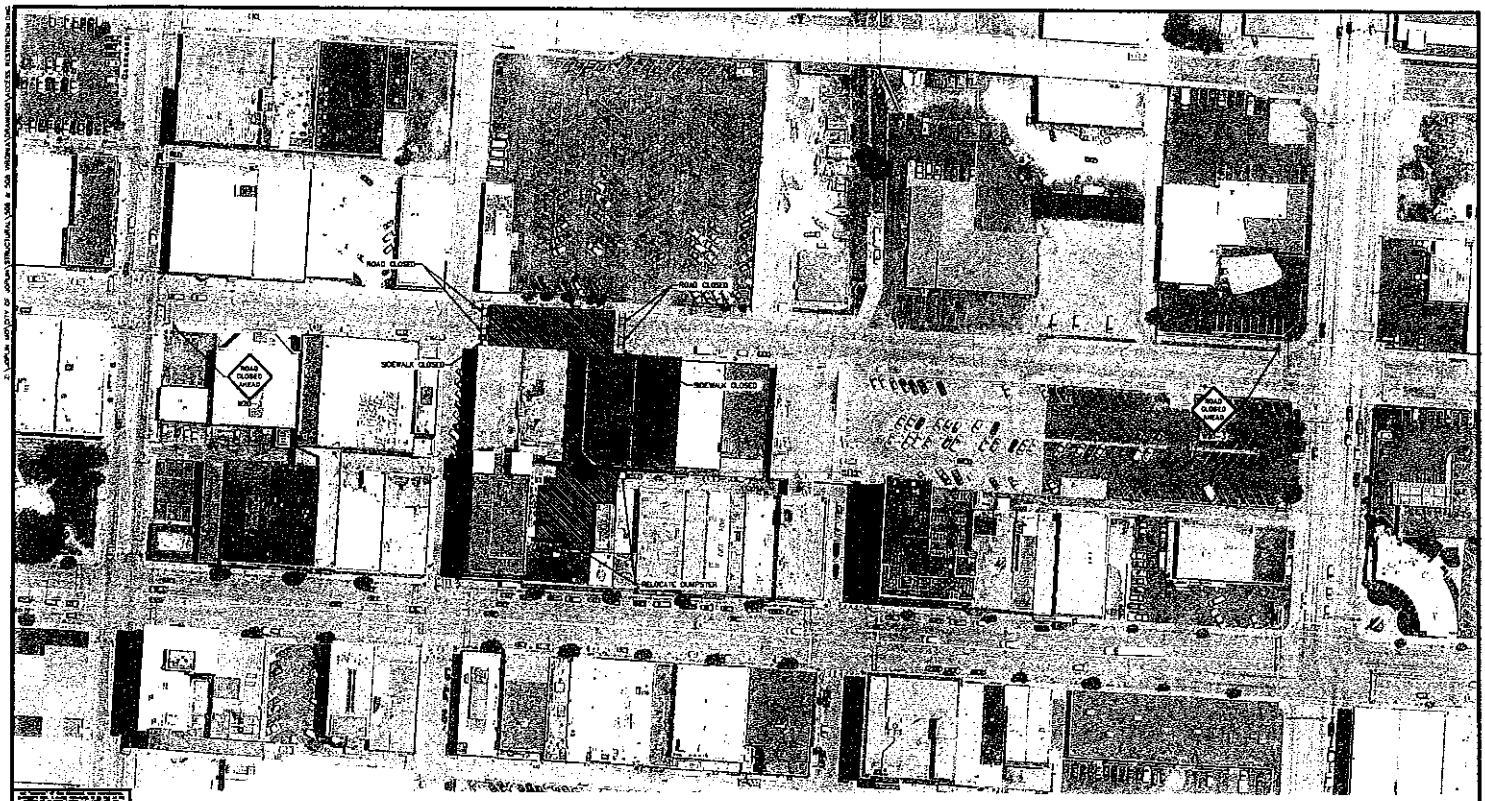
** This assumes 506 would also need to be rebuilt inside since the roof has been leaking for approximately the same amount of time 508 has been and the wooden structural members are likely compromised. It is also assumed that new joists can rest in the old beam pockets with an added channel support thru bolted to the old brick wall. Steel columns and support beams would need to be added to the center of the structure(s) which requires footings being cut into the basement floors, unless original plans can be used to identify existing footings are present and are capable of supporting the proposed loads. The south wall of 508 is bowed out based on visual examination and may not be suitable for carrying the proposed loads. Once the structure is temporarily braced and the debris is removed an accurate analysis of the wall can be conducted. If it is deemed unsuitable an interior wall can be constructed to support the floors and roof and the brick wall will remain as a facade. This would be an added cost of approximatley 10% not currently included in the estimate.



DEMOLITION EXHIBIT
506 & 508 VIRGINIA AVE

CITY OF JOPLIN
JUNE, 2018

ALLGEIER, MARTIN and ASSOCIATES, INC
CONSULTING ENGINEERS and SURVEYORS
7231 EAST 24th STREET JOPLIN, MISSOURI 64804 (417) 680 - 7200



CITY OF Joplin

CITY OF JOPLIN, MISSOURI
DEPT OF PUBLIC WORKS
DIVISION OF ENGINEERING

ALLGEIER, MARTIN and ASSOCIATES, INC.

REV DATE:	REVISION:

DWN BY: SAM
CKD BY: JOH
APD BY: JOH
DATE: MAY, 2018

506 & 508 VIRGINIA AVE.
TRAFFIC CONTROL
CITY OF JOPLIN

PLAN NO
SHEET
1

GATOR INDUSTRIAL LLC

TEL: 417-624-4444 FAX: 417-627-9343 300 N BLACKCAT RD, JOPLIN MO 64801

PROPOSAL

May 31, 2018

Re: Demolition Quote – Housemans Building, Joplin, Missouri

Gator Industrial LLC proposes to provide the necessary management, supervision, labor, tools, materials, equipment, environmental and safety controls, inspections, permits, insurance and any other miscellaneous items and provisions to perform the work described below in strict accordance with current statutes and regulations of Federal, State and local agencies having jurisdiction over this work as follows:

- United States Environmental Protection Agency (USEPA)
- United States Occupational Safety and Health Administration (OSHA)
- United States Department of Transportation (USDOT)
- National Emission Standards for Hazardous Air Pollutants (NESHAPS)
- Asbestos Hazard Emergency Response Act (AHERA)

Project Scope of Work is as Follows:

Demolition

- Demolition of Houseman's Building – Wet method
  - Basement to be Penetrated
  - Footers to be Removed Two Feet Below Grade
- Dispose of Debris – Wet Method
- Fill Basement with Clay and Compact
- Cap Area with Top Soil
- Seed Area for Grass Cover
- Utilities to be Determined
- Chain-link Fence and Barricade Area

Reporting:

Gator Industrial will provide daily updates with information about progress, safety, and the next day's anticipated work.

Safety:

Gator Industrial will comply with all OSHA safety standards and requirements. All work and materials will conform to and be in accordance with all applicable governmental rules, codes, and regulations. Gator will conduct daily job and safety briefings.

Gator Industrial will self-perform all aspects of this project and scope listed above. We will deploy an all Gator employed crew, led by a highly experience and trained Gator superintendent.

Gator Industrial owns and operates all its own equipment.

Schedule:

Gator Industrial will establish and provide a detailed project schedule for the completion of this project and scope listed above.

Pricing:

Gator Industrial LLC's proposal for the project and scope listed above $375,000

Gator Industrial, LLC, will assume ownership of all salvage, scrap, and recyclables associate with this project and scope listed above.

We appreciate the opportunity to provide this quote and look forward to serving your needs.

Thank you,

Brian Jordan, Owner
Gator Demolition, LLC

http://www.joplinglobe.com/news/local_news/long-vacant-downtown-building-posted-as-dangerous/article_b42975a8-50a0-5a25-93c0-6377e26c591f.html

Long-vacant downtown building posted as dangerous

City officials mostly mum on what might be done about Howsmon Building

By DEBBY WOODIN dwoodin@joplinglobe.com 9 hrs ago

Joplin city officials were, for the most part, mum Wednesday as to what might be done about a collapsing downtown building.

The front doors of the long-vacant Howsmon Building at 502 S. Virginia Ave. have been posted with signs warning that the building has been declared dangerous. The signs are dated May 25 and carry the signature of Bryan Wicklund, Joplin's chief building official.

City Manager Sam Anselm confirmed Wednesday morning that the roof of the Howsmon Building, 502 S. Virginia Ave., has collapsed. However, he did not return a telephone call or email later in the day seeking details about how the city was notified about the collapse or what was being done to assess the safety of the building. The city issued no statement about whether the building posed a danger to neighboring buildings or residents or passers-by.

Concrete barriers were placed across the alley beside the building within the past few days, but the perimeter of the building had not been cordoned off as of Wednesday afternoon.

Looking through the windows of the building, one can see part of the roof is still attached but sagging. In addition, the two upper floors have collapsed.

A group of men talking outside the building Wednesday afternoon said they could not discuss the situation. One of the men said he was called by the city but that he could not comment further.

More than two years ago, Wicklund told the City Council during a discussion about the condition of the building that the city has an obligation to protect the health and safety of the public. He asked that the city fund an engineering assessment of the condition.

At the time, in March 2016, the city's planning and development director, Troy Bolander, asked the council to approve spending $36,650 to hire an engineer for that purpose. Bolander told the council that gaping holes in the roof had allowed rain to pour through the structure; mold and mildew were prevalent; and birds and other animals had entered the structure.

Its leaking roof was causing water to run into the adjoining building that houses the Main Street Place Lofts, 501 S. Main St., which shares a back wall. Windows also were falling out of the building, the council was told. But some council members were concerned about the amount of public money it would cost to repair or demolish the building; in the end, the council agreed to delay taking action on the city staff request.

One reason is the building had a county tax lien against it for unpaid property taxes. Council members asked city staff to find out if the county would help pay the cost of stabilizing the building's condition or tearing it down.

County Attorney Norman Rouse, asked by the Globe in 2016 whether the county is obligated to help pay for repairs or demolition of a property taken for back taxes, said, "I don't think it is legally obligated to (pay)."

He said he would speak to the Jasper County Commission about the situation, but there are state laws that specify that a county can hold property only to recover real estate taxes owed. At that time, more than $22,000 was owed to the county.

Rouse on Wednesday again said the county doesn't own the building. It is held in trust for the taxes, he said.

Recently, the Missouri Southern Foundation obtained the former Joplin Public Library building at 302 S. Main St., which it is planning to remodel as a branch campus building. Foundation officials also had talked about the possibility of a developer renovating the Howsmon Building for student housing.

Brad Hodson, vice president on the foundation and the university, said Wednesday he did not know about the recent collapses. "We had talked about that becoming housing for students but really we are focusing our energy on the library building and hadn't focused yet on the Howsmon Building," he said.

County records had shown the building was owned by John Howsmon. He said in 2010 he was selling the buildings he and his family owned downtown; however, the annex building never sold.

Wicklund, asked in 2016 why public money should be used on privately owned buildings, said, "Unfortunately, when properties are allowed to deteriorate to a point that they become either a health issue or a safety issue to the general public, if the owners are not able to or refuse to address that issue, the city steps in" to protect people.

The city's Building Board of Appeals can declare a building dangerous and order it torn down or repaired at public expense if its owners are unresponsive to the situation.

"Ultimately, it is not the desire (of the building board of appeals or the building department) to spend city money in performing any of the needed repairs or demolition," Wicklund had said. "The building department as well as the building board always does the best we can to get the owners of the property to actually step up and take the responsibility."

Building history

Howsmon's Office Supply moved into the building that today is Main Street Lofts at 501 S. Main St. in about 1980 and later expanded its business to sell office furniture in an annex at 502 S. Virginia Ave. That annex is the building that is caving in now.

The Main Street Lofts building was constructed in 1917 for Christman's Dry Goods Co.,

and the annex was built as a warehouse for the store about 1919.

0 comments

Sign in **6 people listening**

+ Follow Share **Post comment as...**

Newest | Oldest

Joplin Globe Events

Thu, May 31 Fri, Jun 01

SHREK THE MUSICAL **Summer Movie Break**

Joplin Little Theatre Joplin, MO

THU	FRI	SAT	SUN	MON	TUE
31	1	2	3	4	5



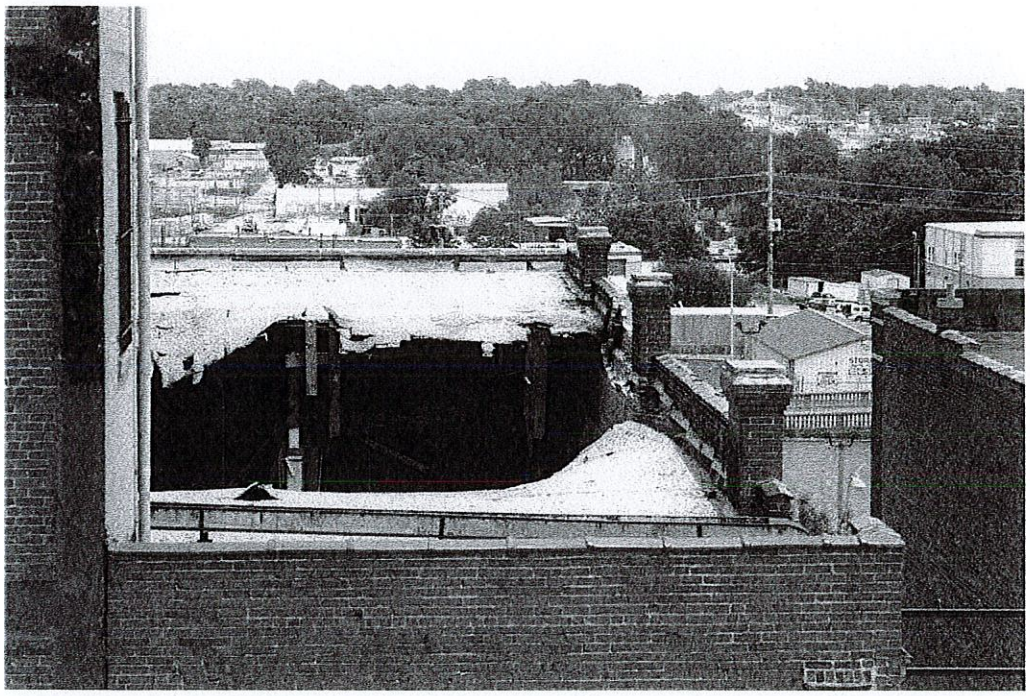
Debby Woodin

http://www.joplinglobe.com/news/local_news/city-seeks-structural-report-on-howsmon-building/article_0cd3376c-dfb9-52d6-a49f-2fc9d2b58ebb.html

TOP STORY

City seeks structural report on Howsmon Building

By DEBBY WOODIN dwoodin@joplinglobe.com 13 hrs ago



A gaping hole in the roof of the Howsman Building, in the 500 block of South Virginia Avenue, reflects the significant dilapidation of the structure. City officials say the building has been declared dangerous and plan to close Virginia Avenue from Fifth Street to Sixth Street this morning until further notice. GLOBE | JOE HADSALL

Joplin city officials have sought a structural assessment of the Howsmon Building, which was declared a dangerous building Friday after part of the roof collapsed.

City Manager Sam Anselm said in an email Thursday that the city's on-call engineering firm, Allgeier Martin and Associates, is doing the assessment.

He also said Virginia Avenue from Fifth to Sixth streets will be closed for safety reasons beginning at 6 a.m. today and will be closed until further notice. Workers set up safety cones in parking spaces in front of the building in that area on Thursday afternoon. The alley on the south side of the building was already closed to traffic, blocked by a concrete barrier.

The city manager said the city's next steps will be decided after the engineering analysis is received.

Signs placed on the doors by the city's chief building official instruct the owner to repair, vacate or demolish the building.

City staff in March 2016 asked the City Council to authorize funding to assess the condition of the building, but the council declined to authorize $36,650 to hire an engineer to do that. Staff wanted to obtain a report on the cost to fix the roof at that time because there were holes in the roof of the building.

City staff at that time said the owners of the building, the Howsmon family, did not have the money to fix the building. There are property tax liens against the property for unpaid county taxes.

John Howsmon, who was the owner of the building when an office furniture business in the building closed in 2010, said the Howsmon family had owned 20 properties in downtown and that 16 of them had been sold. Others, including the building at issue, were for sale at that time.

Attempts to contact Howsmon about the dangerous building declaration were unsuccessful. A telephone number listed for him no longer works.

The property is part of two historic districts, the Fifth and Main Historic District and the Downtown Historic District. According to documents filed to obtain recognition of the buildings in the Fifth and Main Historic District, the property encompasses two buildings with the address of 502-508 Virginia Ave.

The buildings were built as annexes to the former Christman's Department Store, which faces Main Street on the corner of Fifth Street. One building is referred to as the north part of the annex. It is adjacent to Fifth Street and was built circa 1903. The building to the south was added about 1920, according to the historic register nomination form. At the time the report was done in 2006, it listed the buildings as being in fair to good condition.

The building is described as three stories. A view through the building's windows shows that the upper floors appear to have collapsed.

Collateral damage

The Howsmon Building's leaking roof was causing water to run into the adjoining building that houses the Main Street Place Lofts, 501 S. Main St., which shares a back wall, city staff previously said.

0 comments

Sign in **5 people listening**

+ Follow Share **Post comment as...**

Newest | Oldest

BOB D. CAMPBELL & CO.
Structural Engineers Since 1957
4338 Belleview Ave. 816.531.4144
Kansas City, MO 64111 www.bdc-engrs.com

PRINCIPALS

President
Michael J. Falbe, P.E.

Lee S. Johnson, P.E.
Steven R. Carroll, P.E.
Richard C. Crabtree, P.E.
Wayne E. Davis, P.E.
Jeffrey L. Wright, P.E.
Christopher W. Boos, P.E.
Clark A. Basinger, P.E.
Brandon M. Ford, P.E.
Christopher A. Beverlin, P.E.

Administrative Manager
Paul M. Spena

June 20, 2018

Lori Haun
Executive Director
Downtown Joplin Alliance
931 E 4th
Joplin, MO 64801

RE: Review of Structures
506 & 508 Virginia Ave.
Joplin, Missouri

Dear Lori:

Per your request, we visited the above referenced buildings on Monday, June 18, 2018. The purpose of our visit was to review the condition of these two existing structures. In summary, we feel the 508 Virginia Avenue structure is in need of demolition; however, the 506 Virginia Avenue structure can be rehabilitated if rehabilitation work of the building commences in the very near future. If rehabilitation work does not begin soon, partial collapses, similar to the collapse observed at 508 Virginia Avenue can be expected at 506 Virginia Avenue.

In addition to our job visit, a report on the two buildings was provided by Allgeier Martin and Associates of Joplin, Missouri, dated 5-30-18. We have attempted not to replicate their report, but to supplement that report with our assessment of the buildings. The 506 Virginia Avenue structure is a three story building with a partial basement constructed in 1903. Building construction consists of wood floor decking atop north-south wood joists atop east-west wood girders with center wood and cast iron columns supported by exterior load bearing multiwyeth brick masonry. The 508 Virginia Avenue structure was constructed south of 506 Virginia Avenue in 1920. Similar to the 506 Virginia Avenue structure, the 508 Virginia Avenue structure is a three story building with a partial basement. Building construction consists of wood floor decking atop north-south wood joists atop east-west wood girders with center wood and cast iron columns supported by exterior load bearing multiwyeth brick masonry. The south multiwyeth brick masonry wall of 506 Virginia Avenue was used as the north bearing wall of 508 Virginia Avenue.

At the end of May, a significant collapse of the floors and roof at 508 Virginia Avenue occurred. Some photos of the collapse are as follows:



Photo #1

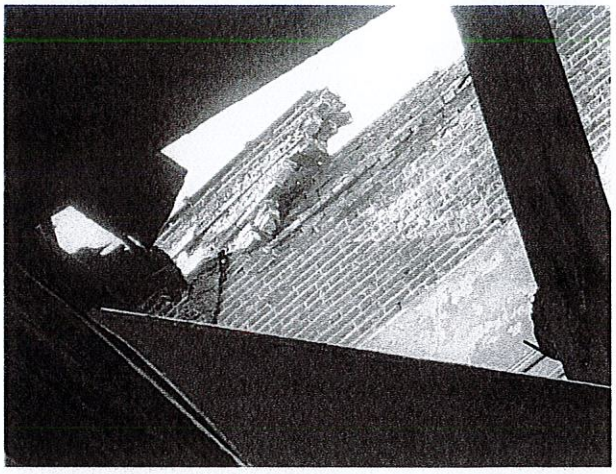


Photo #2



Photo #3

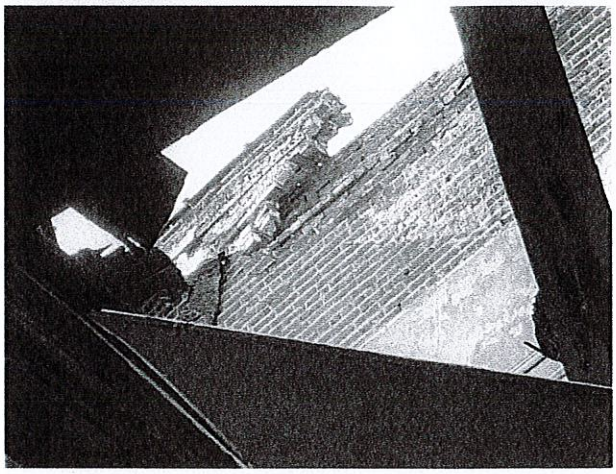


Photo #4

In review of this collapse at 508 Virginia Avenue, it is quite evident wet rot deterioration of wood members triggered this collapse. This building is not in condition to be rehabilitated and should be demolished at this time. Based upon its present condition, we recommend Virginia Avenue remain closed and the alley south of 508 Virginia Avenue remain barricaded until demolition of this building can occur. Discussions with Bryan Wickland, City of Joplin Chief Building Official, indicated that sagging of members in this building was observed prior to the collapse. This observation is consistent in what we would anticipate for this type of structure.

The 506 Virginia Avenue structure is obviously in better condition than 508 Virginia Avenue, but if neglected in the future, a similar type collapse should be expected. Photos #5 and #6 show the condition of the roof at 506 Virginia Avenue with open holes in the roof directing storm water inside the building.

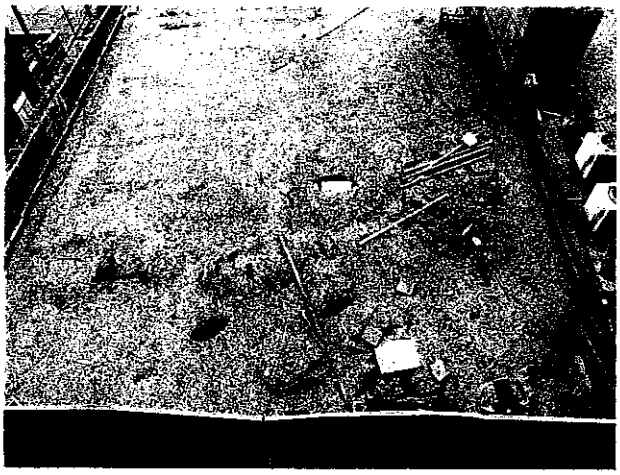


Photo #5



Photo #6

In its present condition, no sagging of floors was observed, but a partial collapse of a wood mezzanine at the west end of the structure between the first and second floors was observed. Some signs of wet rot deterioration were observed; however, this deterioration appeared to be limited at this time. A building in this condition will continue to deteriorate over time. As was the case with 508 Virginia Avenue, a partial collapse of an isolated area can trigger a major collapse which renders a building dangerous and in need of demolition. If immediate rehabilitations of 506 Virginia Avenue is undertaken, the building can be waterproofed and deteriorated building members can be repaired or replaced at minimal expense. If these issues are left unaddressed, this build can expect a similar collapse to 508 Virginia Avenue, as it is of similar construction type and condition. 5th Street located north of 506 Virginia Avenue is at risk, if collapse occurs at 506 Virginia Avenue.

The rehabilitation of 506 Virginia Avenue should involve the immediate shoring of the floors in combination with repairing the roof of the structure. Repair of all deteriorated floor members can occur after this. We would estimate this cost to be at its lowest at this time and increasing exponentially if the building is left in its present condition.

In summary, we feel the 508 Virginia Avenue structure is in need of demolition; however, the 506 Virginia Avenue structure can be rehabilitated if rehabilitation work commences in the very near future. If rehabilitation work does not begin soon, partial collapses, similar to the collapse observed at 508 Virginia Avenue can be expected at 506 Virginia Avenue.

If you have any questions or if we may be of additional service, please let us know.

Sincerely,

BOB D. CAMPBELL & CO., INC.
Structural Engineers

Michael J. Falbe, P.E., President

MJF/jf

cc: File/D1805