

9th Street Salt Storage Facility Renovations GP 1371

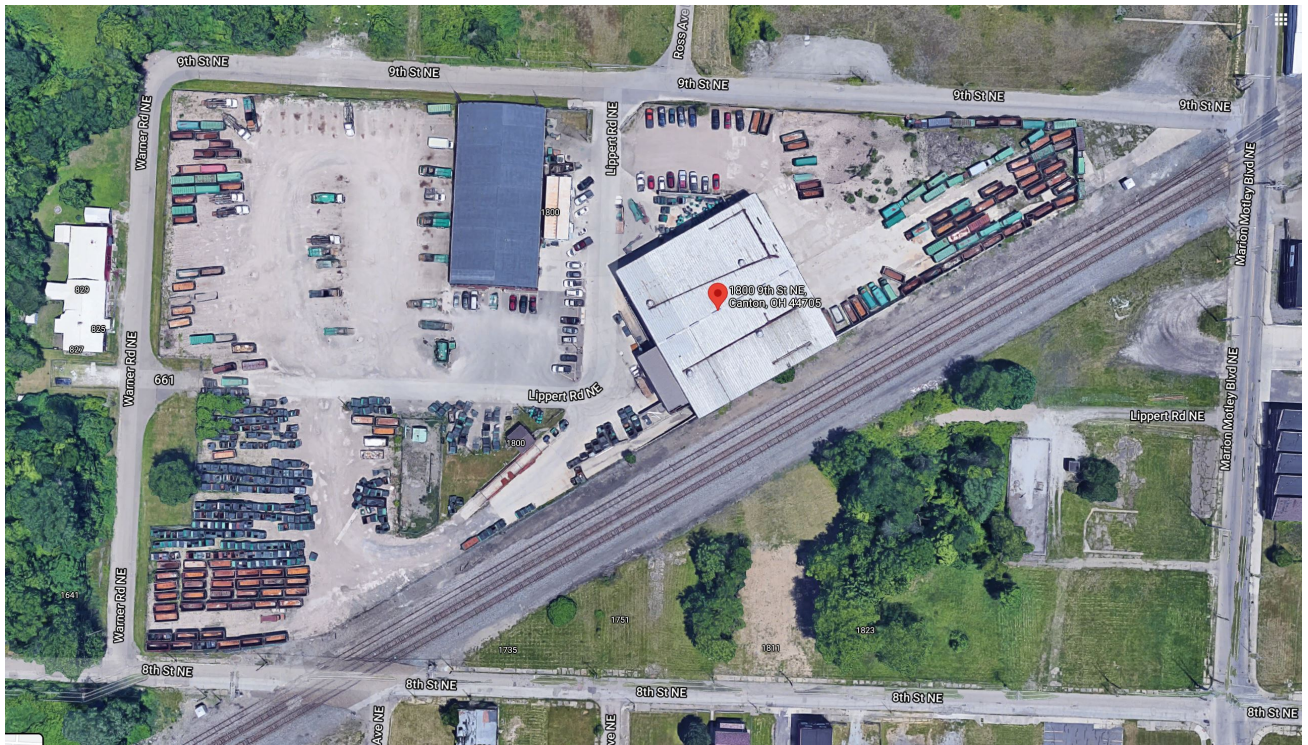
Exhibit A – Preliminary Building and Site Assessment

1800 Ninth Street; Canton, OH 44705: Improvements for Use as Salt Storage and Vehicle Storage

GPD Group has prepared the following Opinion of Probable Cost for the improvement of the property at 1800 Ninth Street in Canton. The property includes an open storage structure, enclosed industrial building, a truck scale and scale house, and mobile office trailers.

Through direction from Administrative Staff at the City of Canton, the proposed scope of the site is to include:

- Demolition of the scale house
- Demolition / removal of the mobile office trailers
- Repair of existing scale
- Adaptive renovations to the industrial building
- Adaptive renovations to the open storage structure
- General site improvements



Salt Storage Building:



The open storage 24,000 SF building is proposed to be adapted into a salt storage area. Recommendations include:

- Removal of existing electrical equipment
- Removal / Repair of structure over loading area
- Installation of new lighting
- Repair of roof
- Installation of new coating at roof/ceiling to protect steel from corrosion
- Installation of piers / bollard at internal columns
- Installation of new coating at all primary steel for corrosion resistance
- Installation of new asphalt floor to conceal existing embedded steel rails

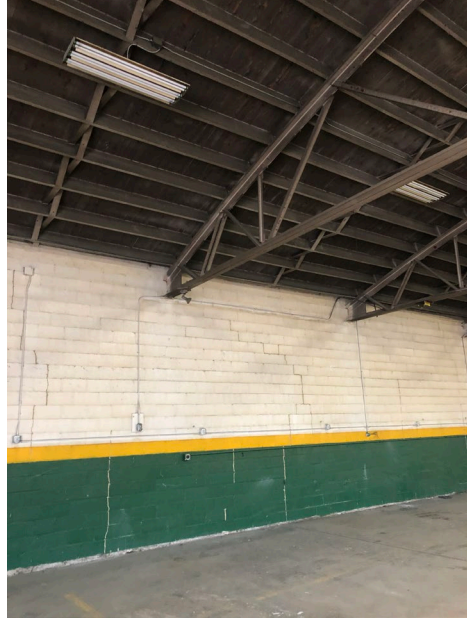
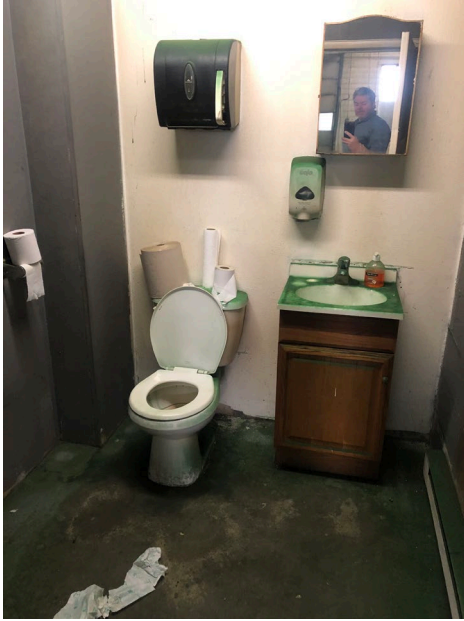
The walls are constructed to accept limited lateral forces similar to those realized by pushing salt or material within the building. However, to verify the acceptable loads and the volume of salt that can be stored against these walls, further structural investigation would be required. This investigation would include scanning walls for size and amount of rebar and scanning or excavating to determine the size of the footings.

The existing floor is embedded with steel rails. To encapsulate these rails there are a few options. 2" of asphalt would cost \$32,000. However with the different material movement and the relatively thin topcoat, this option will likely not perform well over time. Other options include new concrete paving. At 6" this would cost \$132,000, and at 8" it would cost \$235,000. The 6" concrete option is included in the opinion of cost below.

Refer to cost estimate for opinion of probable cost.

Industrial Building / Garage:





The existing 14,400 SF building is proposed to be adapted into a general storage and garage for the City. Minimal renovation is intended to make the building suitable for repurposing. This work includes:

- Selective demolition of accessory spaces to combine them with the main work area.
- Removal of in floor hydraulic system for existing vehicle lift, and repair of concrete slab
- Renovation of existing restroom
- Repair / Replacement of existing windows
- Selective demolition to remove abandoned utilities within building
- Installation of new sprinkler system

The building has a relatively new roof (10 years +/-), no work required. The building does not currently have a sprinkler system installed and has a wooden roof deck. Code will require the addition of a sprinkler system for the proposed use of storage of commercial vehicles. The opinion of cost below does not include environmental investigation or remediation. Adjacent to this building is a 6000 gallon above ground fuel tank. This tank was not inspected or investigate for working conditions and is assumed to remain for future City use.

Refer to cost estimate for opinion of probable cost.

Scale and Scale House:



Scale house is approximate 22' X 18' with elevated first floor and basement. Masonry walls with wood truss roof and wood joist floor structures. Recommendation includes removal of structure in its entirety including utilities, back-fill of basement and repair of site, and installation of remote control for existing scale

Demolition and removal	\$8000
Site repair	\$2000
Scale re-build	\$18,000
Scale controls	\$10,000

Trailers

Trailers are recommended to be salvaged and removed. Trailers currently house site security and surveillance system and are connected to the industrial building's power. Removal will require disconnection and abandonment of security system.

Refer to cost estimate for opinion of probable cost.

City of Canton
Facility Assessments - Salt Storage 9th St NE
Construction Estimate

Short Term Costs
Preliminary Opinion of Probable Cost

Date
6/14/2021

ITEM	DESCRIPTION	TOTAL QUANTITY	UNIT	ESTIMATED UNIT PRICE	ESTIMATED TOTAL COST
SITE					
202	FENCE REMOVED	2,219	FT		
607	FENCE, TYPE CL, AS PER PLAN (8')	2,219	FT		
607	GATE, TYPE CL, AS PER PLAN (CANTILEVER - 8'H, 56'W)	2	EACH		
	NEW SECURITY SYSTEM	1	lump		
SALT STORAGE BUILDING					
	REPAIR OF LOW ROOF OVER LOADING DOCK	1	LUMP		
	STRUCTURAL MODIFICATIONS	1	LUMP		
	CONCRETE COLUMN BASE / PROTECTION	1	LUMP		
	ROOF	24,000	SF		
	CORROSION PROTECTION	24,000	SF		
	3" Asphalt overlay FLOOR TO COVER RAILS	222	CY		
	LIGHTING	24,000	SF		
COLD STORAGE BUILDING / GARAGE					
	REMOVAL OF FLOOR JACKS	1	LUMP		
	SELECT DEMOLITION (INTERIOR)	1	LUMP		
DEMOLITION AND SCALE REPAIR					
	REHAB OF EXISTING SCALE	1	LUMP		
	SCALE CONTROL (TO ELIMINATE SCALE HOUSE)	1	LUMP		
	DEMOLITION OF SCALE HOUSE	1	LUMP		
	REMOVAL OF TRAILERS	1	LUMP		
				Estimated Cost	\$905,600.00