

**City Building Committee**  
**Basic Information Worksheet**  
**Site Detail – updated 09/04/06**  
**Part I – City Building Sites to be Considered**

City Hall (728 Second Street)

New or Rehab:

Rehab and perhaps new attached

Existing Square Feet:

22,630

Off-Street Parking Spaces:

Low \$\$ Est. for Rehab:

High \$\$ Est. for Rehab:

Use growth issues:

New City Building needs have 43,000 Square feet, according to projection by Mayor's Office. Does not include storage.

Storage issues:

Numerous sites currently utilized for storage. Must be analyzed and sized.

Utilities (history / anticipated \$\$):

Land Space is noted as being 43,560 square feet.

Maintenance (current/anticipated): Current – roof MUST be repaired.

Department of Engineering received bids of \$63,000 (from Stevens Construction) and \$72,000 (from Bri-Den Construction) to repair roof in response to August 22, 2006, "Scope of Work" document concerning Roof Replacement on the City Building (see Attachment 1).

Clare Avenue (802)

This site is being proposed by property owners Ken Carpenter (259-3738) and Mike Mitchell (259-2338) [Air Concepts Heating and Cooling, Inc.]. The site has three (3.03) acres, a current 11,500 square foot building, an out-building and extensive parking. They are asking \$375,000 for the site.

New or Rehab:	Rehab and new attached
Existing Square Feet:	11,500
Off-Street Parking Spaces:	
Low \$\$ Est. for Rehab:	\$90/\$125
High \$\$ Est. for Rehab:	\$100/\$125
Use growth issues:	
Storage issues:	
Utilities (history / anticipated \$\$):	
Maintenance (current/anticipated):	

Parcel #291246000, 3.03 acre improved property, market land value \$49,170, improvement value \$168,400, total value \$217,570.

Fifth Third Bank Building (500 Chillicothe Street)

Recommended by Committee Chairman, Councilmember Mike Mearan, this site is the current home to Fifth Third Bank (former Montgomery Ward Building) and is occupied as well by other businesses on upper floors.

New or Rehab:	Rehab
Existing Square Feet:	
Off-Street Parking Spaces:	
Low \$\$ Est. for Rehab:	\$90 per sq. ft.
High \$\$ Est. for Rehab:	\$125 per sq. ft.
Use growth issues:	
Storage issues:	
Utilities (history / anticipated \$\$):	
Maintenance (current/anticipated):	

NOTE: Should this site continue to be listed as a feasible site for consideration?

Marting's Building (515 Chillicothe Street plus 724, 728 and 732 Sixth Street, 712 Washington Street and no-address Seventh Street property)

New or Rehab: Rehab  
Existing Square Feet: 43,000 requested by City for rehab  
Off-Street Parking Spaces:  
Low \$\$ Est. for Rehab: \$3,000,000 net\* (per Mayor's Office)  
High \$\$ Est. for Rehab: \$100 to \$125 per sq. ft.  
Use growth issues:  
Storage issues: combine storage of three buildings  
Utilities (history / anticipated \$\$):  
Maintenance (current/anticipated):

- Considerations include: \$80 renovation per square foot; \$25,000 for asbestos removal, \$100,000 additional architectural fees, \$25,000 miscellaneous, \$350,000 contingency; \$900,000 returned by Marting's Foundation. Does NOT include renovating exterior (est. \$400,000). All notes per "Facts to Consider" document issued by Mayor's Office late last year.

515 Chillicothe Street: Parcel ID #29068500, 115' 2" x 165' improved property, market land value \$148,970, improvement value \$674,590, total value \$823,570

724 Sixth Street: Parcel ID #290688000, 20' 7" x 107' 3" improved property, market land value \$21,820, improvement value \$4,200, total value \$26,020.

728 Sixth Street: Parcel ID #291032000, 20' x 107' improved property, market land value \$21,820, improvement value \$3,650, total value \$25,470.

732 Sixth Street: Parcel ID #290687000, 38' 6" x 107' 3" improved property, market land value \$27,650, improvement value \$5,310, total value \$32,960.

712 Washington Street: Parcel ID #290691000, 40' x 165' improved property, market land value \$44,880, improvement value \$3,970, total value \$48,850.

No-address Seventh Street: Parcel ID #290690000, 82' 6" x 107' 3" improved property, market land value \$59,650, improvement value \$4,820, total value \$64,470.

NOTE: Committee needs copies of the "Site Survey and Feasibility Study" conducted of the Marting's Department Store by PFB Architects, dated May 20, 2002

Second at Market Street Corner Site

Recommended by Al Cooper of Portsmouth (letter to editor, *Portsmouth Daily Times*, 08/02/06) this site, located beside Market Street Hardware & Toytown at 217 Market Street, is currently utilized as a Farmer's Market during the summer. It is currently an empty lot.

New or Rehab:	New
Existing Square Feet:	none
Off-Street Parking Spaces:	
Low \$\$ Est. for New:	\$125 per sq. ft.
High \$\$ Est. for New:	\$150 per sq. ft.
Use growth issues:	
Storage issues:	
Utilities (history / anticipated \$\$):	
Maintenance (current/anticipated):	

### Third Street Site

Recommended by committee member Jim Robinson, this site has an apartment building (abandoned), private home and non-used or vacant properties. Across the street is an underutilized municipal parking lot.

New or Rehab:	New
Existing Square Feet:	none
Off-Street Parking Spaces:	
Low \$\$ Est. for New:	\$125 per sq. ft.
High \$\$ Est. for New:	\$150 per sq. ft.
Maintenance (current/anticipated):	

The City of Portsmouth owns the following parking sites:

#### 712 Fourth Street

Parcel ID #290854000, 41' 3" x 99' 3", market land value \$28,710, improved property \$2,570, total value \$31,280

#### 716 Fourth Street

Parcel ID #290853000, 41' 3" x 107' 3" plus Alley of 8.25' x 107.2', market land value \$35,650, improved property \$2,680, total value \$38,330

#### 718 Fourth Street

Parcel ID #290856000, 34' 3" x 107' 3" plus Alley of 8.25' x 107.2', market land value \$30,570, improved property \$2,220, total value \$32,790

#### 724 Fourth Street

Parcel ID #290855000, 48' 3" x 107' 3", market land value \$34,940, improved property \$3,140, total value \$38,080

Others own the following properties:

#### 709 Fourth Street

Parcel ID #290289000, 44' 3" x 107' 3", market land value \$6,000, market improvement value \$47,680, total value \$53,680. Has two-story, 1620 square foot building built in 1934. Owned by Linda Donaldson.

#### 717 Fourth Street

Parcel ID #290285000, 41' 3" x 107' 3", market land value \$5,310, total value \$5,310 (residential vacant land). Owned by Diamond Gem Lending Company.

#### 721 Fourth Street

Parcel ID #29018900, 41' 3" x 107' 3", market land value \$29,820, improvement value \$2,420, total value \$32,240. Utilized as garage. Owned by Ruth Ann Lewis.

#### 725 Fourth Street

Parcel ID #290293000, 55' x 107' 3", market land value \$40,020, market improvement value \$131,850, total value \$171,870. Abandoned apartment building. Owned by 4C Realty (Delmer C. Hicks).

#### 734 Fourth Street

Parcel ID #29109800, 41' 3" x 107' 3", market land value \$29,820, improvement value \$2,400, total value \$32,220. Garage or lot. Owned by Howard F. & Kathaleen Newberry.

Washington Street Site (500 block)

Recommended by City Auditor Trent Williams, a large portion of this site is currently utilized by Sam's Kitchens & Appliances (505 Washington Street). This site is immediately across the street from the Municipal Annex (Health Department, et al) and close by to the County Court House.

New or Rehab: New

Existing Square Feet:

Off-Street Parking Spaces:

Low \$\$ Est. for New: \$125 per sq. ft.

High \$\$ Est. for New: \$150 per sq. ft.

Use growth issues:

Storage issues:

Utilities (history / anticipated \$\$):

Maintenance (current/anticipated):

Parcel ID #290256000, 231' x 165' (38,115 square feet) improved property, market land value \$182,940, improvement value \$216,140, total value \$399,080, owned by George L. Davis.

## Attachment 1

August 22, 2006

City of Portsmouth  
Department of Engineering  
728 Second Street  
Portsmouth, Ohio 45662

Re: Roof replacement on the City building

### Scope of Work

1. Remove all debris and out of service equipment from roof area
2. Remove rock ballast and save for re-use
3. Remove roof and all flashings down to deck
4. Install new pressure treated 2 x 6 wood blocking at all raised roof edges as insulation stops
5. Install a new layer of 1½ inch polyiso rigid roof insulation loose laid
6. Install reinforced perimeter fastening strips at all parapet walls and raised roof areas
7. Install 0.60 mill E.P.D.M. rubber membrane over insulation loose laid using all pressure sensitive seam tapes and flashings
8. Install new .060 mill E.P.D.M. flashings at all parapet walls and extend up to the bottom of the stone coping caps fully adhered
9. At all high wall areas, extend the wall flashings up walls a minimum of 24 inches fully adhered
10. Install a new aluminum termination bar at the top edge of all wall flashings
11. Install new 0.60 mill flashings on all roof penetrations
12. Tuck point and seal walls as needed for complete water tight roof system
13. Install new aluminum drain bar in all areas where required to retain rock ballast
14. Install a new layer of protection mat over membrane roof and re-spread the rock ballast using new ballast as required to meet manufacturer requirements at corners, perimeter and field
15. All roofing to be per manufacturer specifications
16. Furnish owner a 10 year labor and material warranty and a 20 year membrane warranty from the membrane manufacturer
17. All debris to be removed from job site and disposed of at an approved land fill
18. All bidders shall visit job site and familiarize themselves with conditions and work area
19. All bidders shall be responsible for all field measurements