City of Martinsburg
232 N Queen St, Martinsburg, WV 25401

Market House Building Evaluation

July 30, 2021

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EVALUATION OF EXISTING CONDITIONS

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1. Overview

a. Purpose

The purpose of this evaluation is to perform an architectural and structural assessment of the building and to offer an opinion on its usefulness for potential future endeavors. A site visit was conducted on June 14, 2021, to observe and evaluated the following:

i. Evaluate the overall building exterior and interior conditions to determine if repair, upgrade or replacement is required for continued use and prevent further deterioration.

ii. Evaluate the buildings overall state building code compliance for existing conditions as well as for possible future uses.

iii. Evaluate the building for ADA accessibility compliance.

iv. Evaluate the building for its HVAC, Electrical, Plumbing and Fire Protection sustainability to determine if repair, upgrade or replacement is required for continued use and prevent further deterioration.

b. History

The Market House is owned by the City of Martinsburg and is located within the Downtown Commercial District at the corner of N. Queen and W. Burke Streets. The building was originally established in the 1840's. In circa-1850 an extension was added to the west end of the structure along Burke Street. Although the

facility consists of two separate but attached structures and are visually and physically separate except for passageway connections, this evaluation will refer to the Market House as a single structure.

The building is a two-story structure with approximately 4,600 square feet per floor. The first floor originally housed a city-operated public market. The second floor contained an office suite and two large open ballroom spaces to serve the needs of the Society of Free Masons and the Odd Fellows which participated in the development of the building.

c. City Context

Martinsburg is the predominant city of West Virginia's fast-growing Eastern Panhandle. An incorporated city of approximately 18,000 residents and the county seat of Berkeley County, the city is approximately 70 miles from Washington, DC and connected to the nation's capital by commuter, passenger, and freight rail service. It is also served by three exits of Interstate 81.

Martinsburg is experiencing a resurgence in population due to both intrinsic growth in the Eastern Panhandle and migration from nearby metropolitan areas. Economic growth is driven by the City's affordable proximity to major metropolitan areas, and corporate investments by entities such as Proctor & Gamble, Quad Graphics, and other major manufacturing, service, and distribution-based employers.

Continued revitalization of the City's historic, downtown core is a key component of the City's economic and community development plan. Revitalization efforts are underway in downtown Martinsburg, with city-led and private sector efforts to attract, support and retain businesses opportunities in downtown buildings.

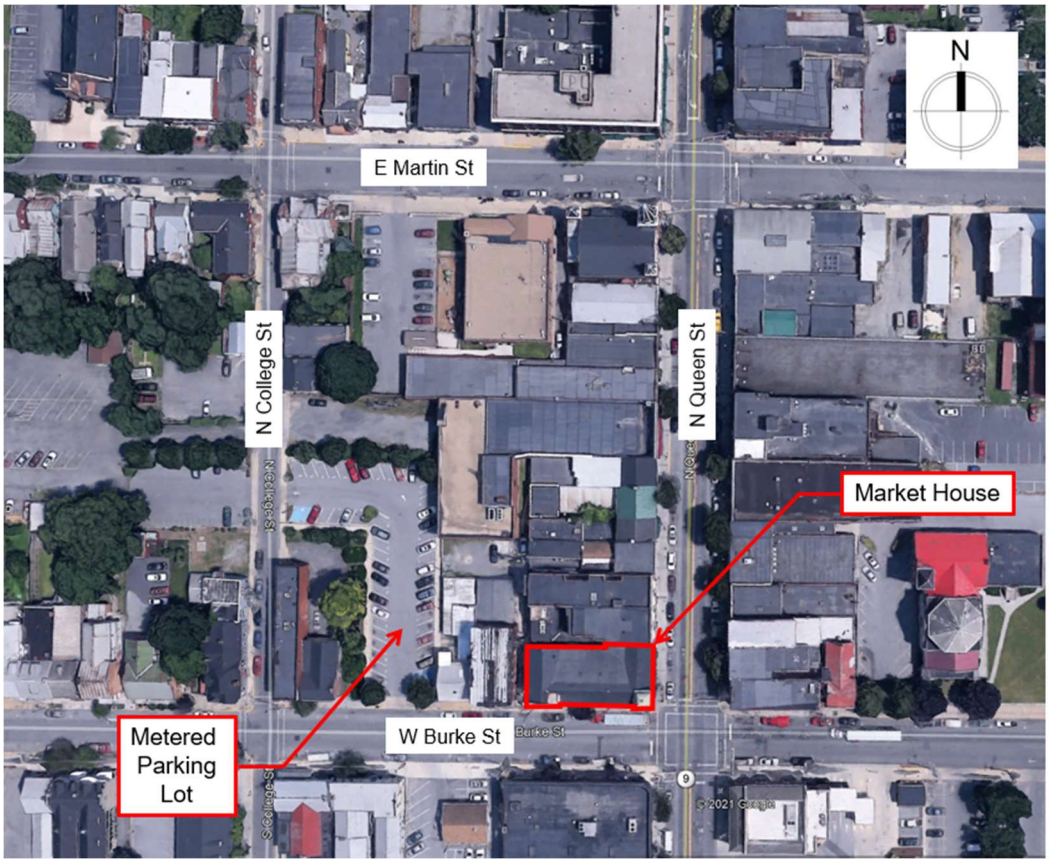
Reactivating the Market House is an important part of this broader strategy. There is anticipation that this evaluation of existing conditions will assist and encourage developers to restore, redevelop and revitalize of this historic structure.

2. Site

a. Special District or Zones

The Market House is zoned within the Downtown Business District (BD). This designation broadly allows business uses, and residential uses are regularly granted through the Special Exception process within this downtown zone and especially along this downtown-focused section of North Queen Street.

The Market House is a historic structure located within an area targeted for multiple geographically-based incentive programs. Based on its intended use, the renovation may be eligible for tax credits and incentives, including state and federal historic tax credits, New Market tax credits, state and federal opportunity zone treatment, local downtown business and new business credits, and other relevant financial incentives.



EVALUATION OF EXISTING CONDITIONS

Alleys provide additional ingress and egress opportunities on the ground floor at the west end of the building and a portion of the north side the building.

West end alley

North side alley

Although the Market House has no dedicated parking, Martinsburg has metered parking along both sides of Queen and Burke streets. West Burke Street also has a metered parking lot less than 110 feet from the west end of the building.

West Burke Street parking lot

b. Environment

The property is not within any identified flood hazard area. The general elevation of the intersection of North Queen and Burke Streets is 458 ft. The nearest natural water source is the Tuscarora Creek with a Zone A Flood Elevation of 402 ft.

Although considered a low Seismic Zone, 2-4 events in 10,000 years, a low magnitude earthquake did occur in Berkeley County in 1909.

3. Structural

a. Observation

This assessment is done in accordance with ASCE Standard "Guideline for Structural Condition Assessment of Existing Buildings", Preliminary Assessment. There were no documents available of the existing building for review. The site assessment consisted of an overall observation of potential visible signs of distress.

The building is a two story, approximate 9000 square foot building. It is supported by an interior wood frame with exterior brick/masonry bearing walls. The roof is supported by wood rafters with a clear space in the attic. The building's expansion to the west created a common interior load bearing wall between the West End Office Suite Stair and the Burke Street Stair. The wall separating the East End ballroom from the South Side Ballroom is supporting the roof structure above and presumably the floor structure of the East End Ballroom. It is unclear how this load is support from the first floor since access to this area was not provided.

The intended use of building is business, retail or a service-related provider. This usage is not considered to be more than the original usage of the building. Therefore, the floor loading will not be more than the original intent. Most areas were not accessible as the structural components are hidden behind walls and ceilings. This includes the corner tower structure. Therefore, secondary evidence was used in the evaluation.

Minor settlement over time of the building has occurred and the exterior walls show evidence of this through cracking. These stresses will build up at sharp wall openings and cause cracking. If more extreme settlement were occurring you would see stairstep cracks in the exterior brick. As such, there was no evidence of such settlement.

There are several areas where roof leaks have occurred and deterioration of the ceiling and walls have occurred. These areas should be removed and replaced to restore weathertight conditions. It is not believed that there are current roof leaks as there is a recent installed EPDM roof in place.

The wood roof structure appeared to be in serviceable condition but any members damaged by previous water leaks should be reinforced or replaced. will also need to be removed and replaced. See Exhibit #4. The attic space could only be accessed visually through a small ceiling opening by holding a cameral through the opening.

Although the floor may be out of level, there was no significant floor slopping noticed.

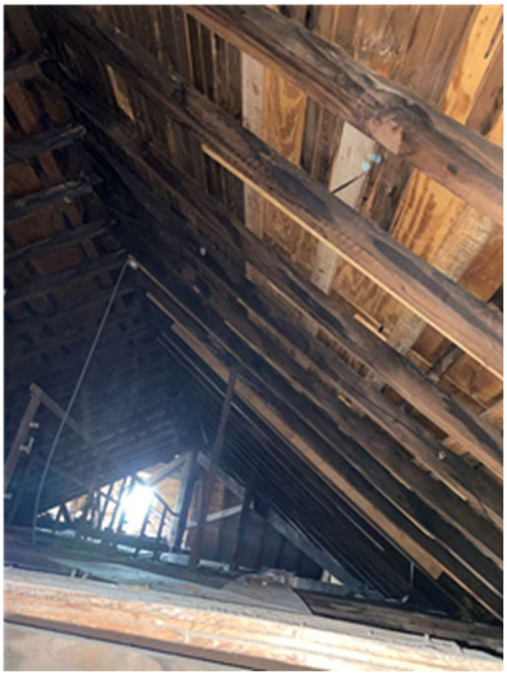
b. Findings

Overall, the condition of the structure has not deteriorated to the extent that major renovation is required base upon areas that could be observed. For a structure of this age, it is in generally good condition. Any rotted wood in the ceilings or attic. structure be repaired or replaced. All other non-structural water damaged items should also be repaired. Some additional analysis and modifications may be needed for any occupancy with extensively heavy storage requirements in the future. But these should not be considered a deterrent based on the usefulness of the overall structure.

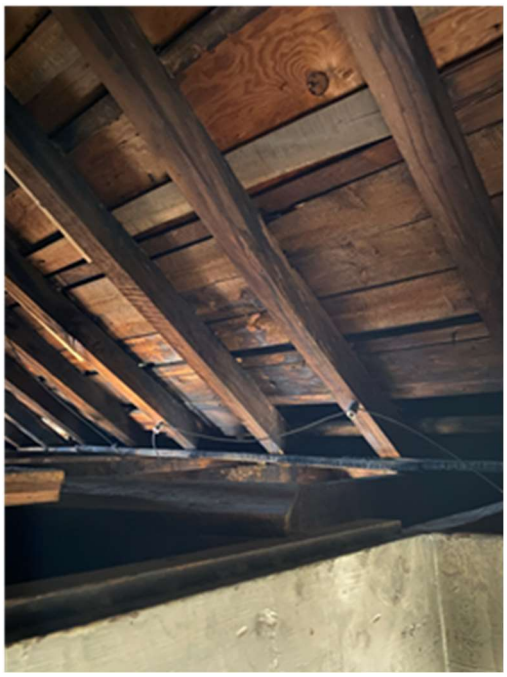
The findings offered in this report are based upon observations and information available, known and declared at the date and time of our investigation and/or at the time of preparation of this report. In the event that any additional information, fact or evidence is revealed after this report is issued, we reserve the right to revise our conclusions.

Typical crack on exterior wall

Wall and ceiling deterioration



Typical roof structure



Typical roof bearing

4. Architectural

a. Building Parameters

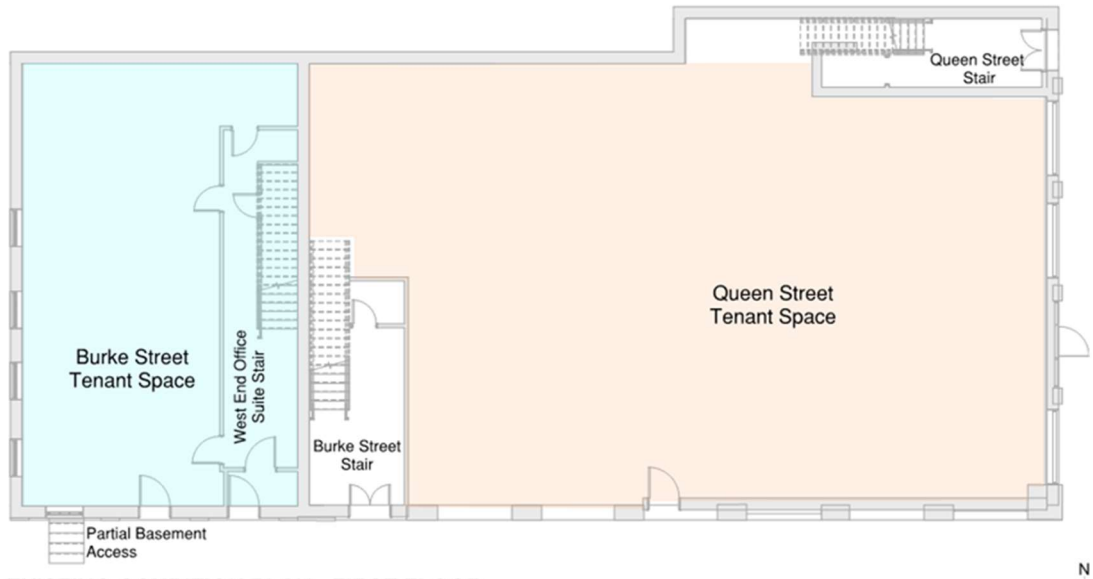
The building is a two-story structure with masonry load bearing walls and wood framed interior walls, floors, and roof. The overall building footprint is approximately 103'- 0" from west to east and approximately 50"- 0" from north to south at the widest point with an overall gross area of roughly 4,800 square feet from outside wall to outside wall.

The first floor consists of two major segregated spaces, the Queen Street tenant space and the Burke Street tenant space. Both are currently leased and observation of these spaces were not conducted. Under the Burke Street tenant space is a partial basement which can be accessed from a pair of sidewalk cellar doors. There are two primary second floor access stairs, one off of Queen Street and other off of Burke Street. A third second floor stair exists with a direct access to the West End Office Suite. The floor-to-floor height from the first floor to the second floor is approximately 12'-0".

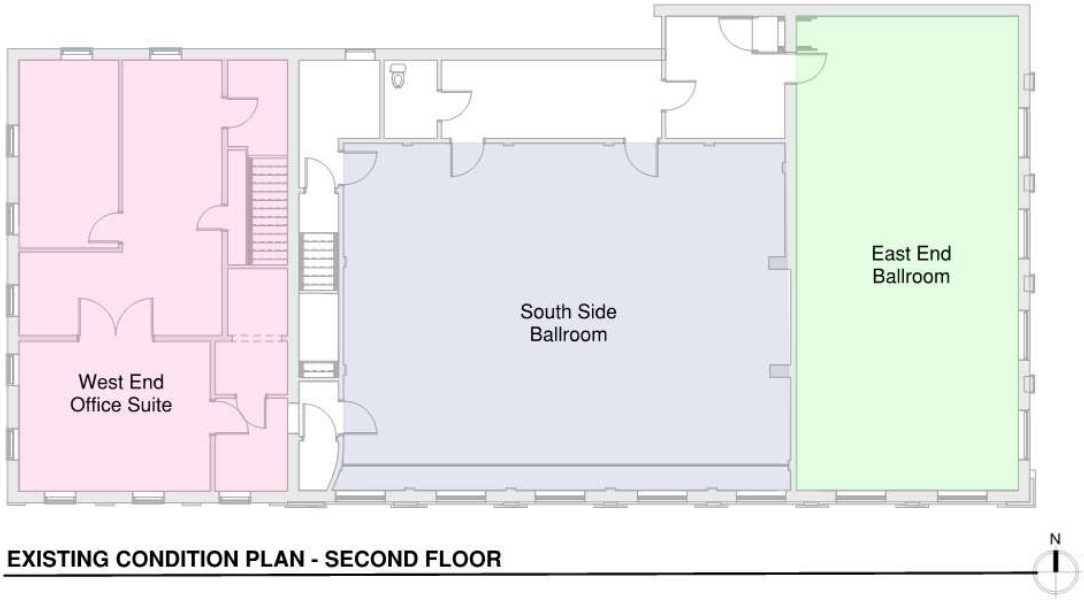
The two large ballrooms each have ceilings heights of approximately 14'-0" above finished floor. The office suite has a lay-in ceiling at approximately 10'-8" above finished floor with additional ceiling height above.

Partial Basement Sidewalk Access

EVALUATION OF EXISTING CONDITIONS



EXISTING CONDITION PLAN - FIRST FLOOR



EXISTING CONDITION PLAN - SECOND FLOOR

b. Use

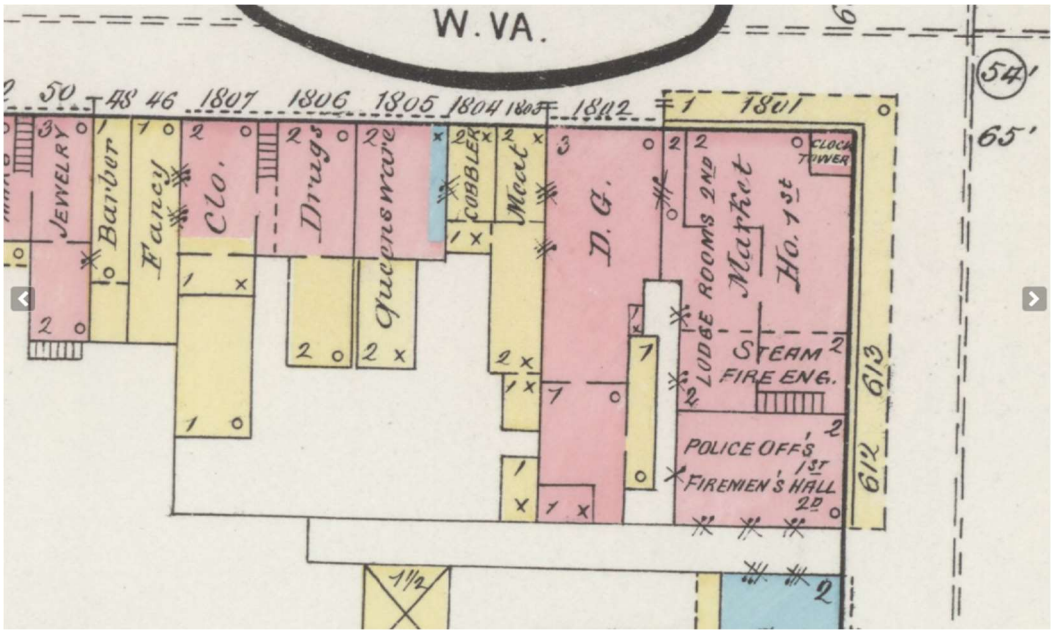
The Market House is zoned within the Downtown Business District (BD). This designation permits a wide variety of retail, office, and public activities suitable to a downtown location. Development of this area as a modern commercial center focuses the grouping of intensive retail and service activities primarily oriented to the pedestrian. Therefore, Martinsburg wishes to preserve the continuity of retail and business frontages along the principal shopping streets. Development in the Downtown Business District is exempt from off-street parking requirements.

As part of Martinsburg's "live, work, dine, shop, and invest" initiative within this district, residential uses are regularly granted through the Special Exception process. This is particularly so in the downtown zone and especially along this downtown-focused section of North Queen Street.

From a historic perspective, the Martinsburg's Sanborn Map from 1891shows that the building's first floor included a Market House at 1801 N Queen Street; a Steam Fire Engine at 613 Burke Street; and Police Offices at 612 Burke Street. The map also indicates that the first floor had a wood frame canopy along the Queen and Burke Street elevations and the tower housed a clock. The second-floor housed the Lodge Rooms as well as a Fireman's Hall.

Through the years, ownership and usage have varied and included office space for the Chamber of Commerce, Berkeley County Development Authority, etc. Today, the majority of the first-floor space is leased to private tenants. The portion fronting Queen Street is leased on month-to-month terms by local fast-casual restaurant Habanero's. A portion of the building fronting W. Burke Street is leased on month-to-month terms by The Design Center. Unleased portions of the first floor are currently used for storage.

The second floor of the structure is not currently used except for occasional storage. The current configuration of the second floor is as an office suite suitable for a small business or agency plus two large, open-format meeting rooms/ballrooms that served the private fraternal organizations. A small kitchen and bathroom are part of the ballroom space.



Enlarged 1891Sanborn Map of the corner of Queen and Burke Streets

Historic Marker

Odd Fellows Hall Stone Marker, circa 1846

c. Exterior

The Market House's exterior construction consists of masonry load bearing exterior walls with wood framed roof with a combination of asphalt shingles and rubber membrane roofing. Most of the original wood frame windows and doors remain in place expect for the Queen Street tenant space which has replaced several windows and doors. Descriptions regarding windows will focus on all areas except for the Queen Street tenant space.

The exterior masonry load bearing walls of the Market House appear to be primarily original construction and are generally in very good condition particularly given the building's age. This is particularly true for both the Queen and Burke Street elevations and the West Side alley elevation. The North Side alley was not fully accessible at the time of the visit but it also appeared to be in serviceable condition although not as aesthetically pleasing as the other elevations.

Exterior repair on the two primary elevations is very limited with minor selective repointing to prevent water infiltration and subsequent freeze/thaw damage. From visual inspection only, the stone base and window sills also appear to be in good condition. With limited visibility of actual second floor window conditions, caulking of joints is always recommended from a preventative maintenance perspective.

Given the building's age, it is likely that the exterior walls are solid masonry walls with some thickness greater than 8 inches. From an energy efficient point of view, these walls will absorb heat from both inside and outside of the property during the day, acting as a heat sink releasing its warmth as temperatures cool down. Without gaps for dead air space or insulation fill, solid walls are not good insulators. They only provide a R Value of 0.44 per 4 inches of thickness. Uninsulated exterior masonry walls would be considered deficient by current code standards for energy efficiency.

Windows at the second floor and the west end addition all appear to be original painted wood frame, single pane glazed, divided light windows. The second-floor elevations feature large gothic style pointed arch windows located in each of the ballrooms. These windows are approximately 5'-0" wide and approximately 11'-0" to the top of the pointed arch. At some point throughout its life, individual panes of glass have been replaced given the patchwork look and color variations of many panes of glass particularly on the Queen Street elevation. Most the windows within reach of the floor were constructed with operable sashes. Many

of the sashes are no longer operable but it appears that reconditioning can restore operability.

Maintenance work has been conducted to address cold air leaking in through gaps and broken panes but the windows remain extremely inefficient by energy efficient code standards. A single pane of glass has an R-value of approximately 1. New windows with insulated glazing and solar coatings are recommended and maybe an option for smaller windows such as those at the west end office suite. But given the building's historical distinction, matching the appearance of the larger feature window could be cost prohibited. Adding a second pane to the feature windows, is an option that would significantly improve its insulation value simply by creating a dead air space and minimizing infiltration.

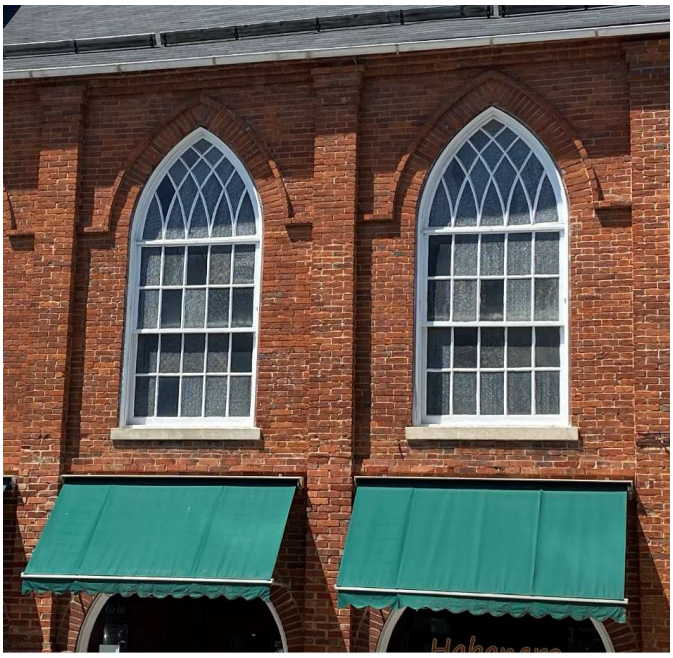
Solar controls are currently being utilized to control heat gain at the Queen Street tenant space to minimize the air conditioning requirements of that space. Such controls were apparently part of the original construction in the form of a wood frame canopy. This can be utilized at other windows and door openings throughout the building. However, it may be problematic to provide solar controls for the feature windows without harming the aesthetic appearance of this historic structure.

Within the buildings recent history, the roof was in need of repair which subsequently caused damage to the interior, primarily on the east end of the second floor. Without access to the attic space, it is unknow if any significant damage to the roof structure resulted. With limited visibility through a ceiling hatchway, it did not appear that such damage occurred. There is also no noticeable sign from the exterior that damage had occurred. The roof covering, consisting of asphalt singles and rubber membrane roofing, appeared to have been replaced recently which rectified any leaking that occurred in the past. There was no discernable means of determining if insulation was added above the roof framing and decking. However, it is clear that no insulation exists under the roof decking or between the rafters above the East End Ballroom.

The corner tower appears to have a metal cap roof which would be presumably be original construction. There is no visible signs of deterioration or corrosion which would indicate a copper roof. There are also no visible indications of internal leaking from this element.

Queen Street Elevation

Burke Street Elevation



Queen Street Elevation Pointed Arched Windows and Solar Controls

Burke Street Elevation Windows

Rubber Membrane Roofing and Chimney Flashing

Asphalt Shingles and Rubber Membrane

d. Interior Spaces & Attributes

For the most part, it is assumed that much of the building's layout is part of the original or distant history, early 1900's, construction. Interior features such as corridors, load bearing partitions, stairs, floors, ceilings and some millwork remain intact. This is particularly true for the second-floor ballroom spaces. The Burke Street stairs and the West End Office Suite stairs are easily accessible and in good condition. The Queen Street stairs are narrow and in less serviceable condition. Over the years based on use, acoustic tile ceilings, partition changes, toilet rooms, a kitchen, replacement millwork, and systems upgrades have been installed.

Spatially, most of the interior spaces are sized appropriately for small professional business leasable office spaces as indicated in the Building Parameter description in this report. The Burke Street Tenant Space and Office Suite is between 900 to 1,000 square feet. The East End Ballroom and South Side Ballroom are 1,200 to 1,400 square feet respectively. Building access, exterior doors, corridors and stairs, are also located appropriately to reduce the need for significant renovations.

Each of the spaces has a generous number of windows to allow abundant natural light to fill the space. In particular, the ballrooms contain five to six of the large pointed arch feature windows. Although the glass panes are translucent and provide no view of the surrounding street scape, they still satiate the space with natural light. These windows are not as ornate as one might expect for a gothic pointed arch window, but they dominate the interior space with a stimulating backdrop for any occupancy use.

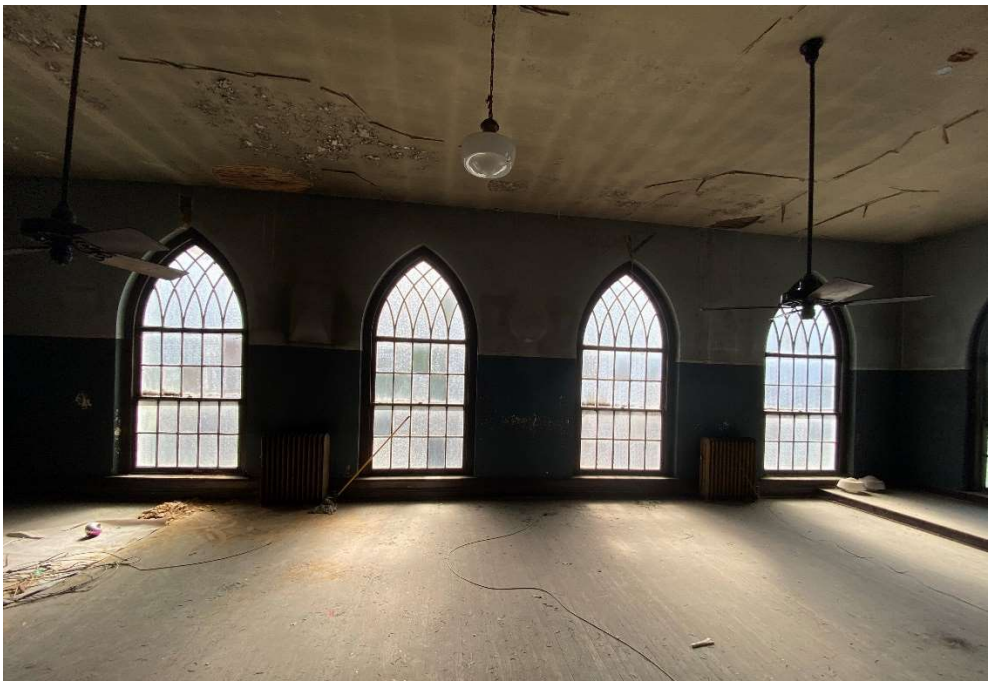
Most of the interior partitions, perimeter walls, and ballroom ceilings remain lath and plaster with a painted finish. Newer partitions appear to be wood frame/gypsum board construction with other finishes. The East End Ballroom, where the roof leaked was localized, there is damage to the walls and to the ceiling. Otherwise, most of the older and newer partitions are in fair to good condition. For any significant renovation, the partitions need to be evaluated for demising and corridor wall requirements along with the need for sound attenuation.

The wood flooring throughout the building is assumed to be the original flooring base on its size and ware. Much of it is exposed and in various stages of serviceable condition. The flooring in the South Side Ballroom has been maintained and is in very good condition. On the other hand, the East End Ballroom has not been maintained and has several locations where water damage has buckled the flooring. The West End Office Suite flooring is covered with carpeting but is assumed to have a similar wood base flooring.

The doors are a mix of original and replacement wood doors, some of the original exterior access doors still maintain the transoms above. Several of the doors feature symbolic icons for the occupant use groups. Much of the operating hardware for interior doors has been changed and where appropriate at the time the doors were replaced. For any significant renovation particularly in the ballrooms and adjacent corridor, the doors should all be replaced to include accessible hardware.

South Side Ballroom shown window facing Burke Street

South Side Ballroom

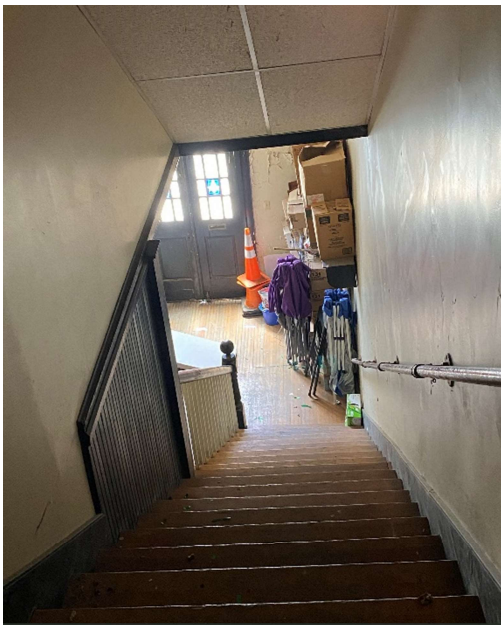


East End Ballroom window wall facing Queen Street

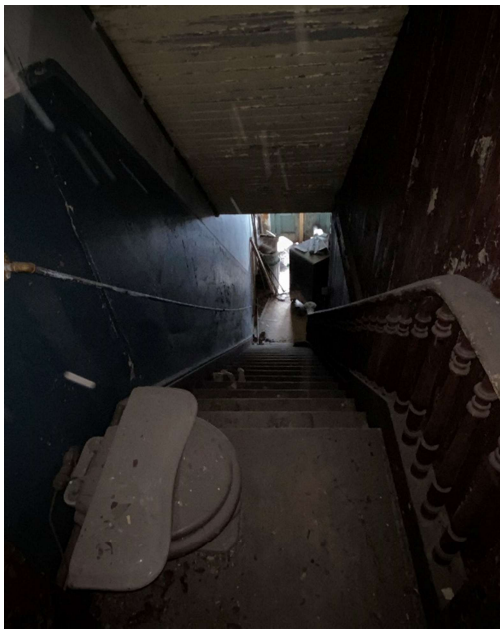
West wall of the East End Ballroom showing water damage

Burke Street Office Suite

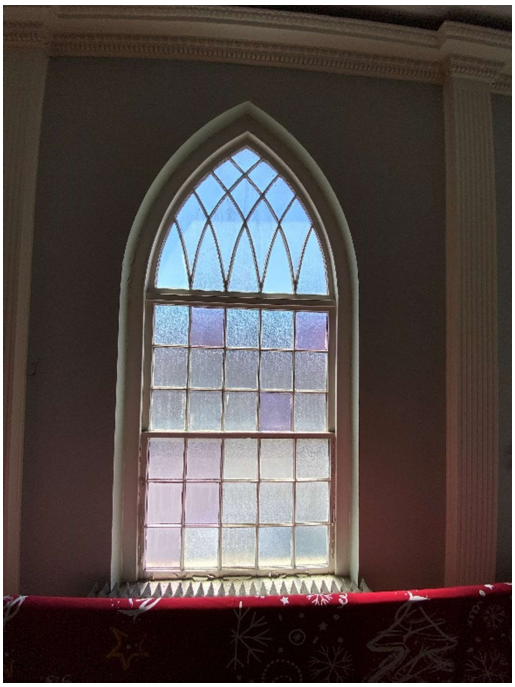
Burke Street Office Suite



Burke Street Stairs



Queen Street Stairs



Pointed Arch Window

Pointed Arch Transom at Burke Street Stair

South Side Ballroom Doors

e. Accessibility

Achieving accessibility for the Market House, as with any historic building, will require foresight and collaboration among all parties involved in the project from the developer, designer, contractor, and the Authority Having Jurisdiction (AHJ). Compliance is mandatory, but the accessibility standards, such as the American with Disabilities Act Accessibility Guidelines (ADAAG) are more flexible when applied to historic buildings. ADAAG provides alternative solutions that allow retention of original historic fabric such as narrow corridors.

Other standards include the International Code Council (ICC) Accessible and Usable Buildings and Facilities, ICC A117.1-2009. Also, the Department of Justice ADA Standards for Accessible Design, Section 202.5, provides standards for Alterations to Qualified Historic Buildings and Facilities.

Planning the location of the accessible entrance is the first place to begin. Both of the ground floor tenant space entrances and the Burke Street Stair entrance have platform thresholds that step up 4 inches (+) above the sidewalk. This is not suitable for an accessible entrance. In this situation some type of sloped access is required. Where ever possible, any change in grade should be no more than 5 percent. If that is not possible then a ramp is required. it should be designed with low running slopes but cannot been greater than a 1:12 slope maximum.

The Queen Street tenant space entry door width is suitable for accessibility but the Burke Street tenant space entry has a masonry opening at 3’-0” which is less than the required width when including the current door and frame. This is a situation where the city will need to determine if the historical fabric must be maintained. Otherwise, creative detailing of a door replacement maybe able to accommodate the full width of the opening.

For accessing the second floor, the obvious options are the Queen Street Stair and the Burke Street Stair entrances. Both of these entrances have masonry openings of at least 4’-0” wide which is suitable for an accessible entrance. The Queen Street entrance has a level entry directly off the sidewalk. the Burke Street Stair entrance has the platform threshold discussed above. However, Burke Street entrance is more suitably sized for an entry foyer to accommodate ingress and egress. Its size also more adaptable with a wide existing stairwell and room to accommodate accessible vertical circulation without significant reconstruction.

This accessible entrance also needs to consider the travel distance and routes from accessible parking. Queen Street is the primary route through the historic district but also the busiest street. Burke Street entrance has both on-street parking and a parking lot less than 100 feet away.

The next step is to plan for access to spaces within the facility. This can best be addressed once use and occupancy has been determined. One provision is to limit the need for travel between levels and the reliance on elevators and lifts, if possible. It is difficult to image utilizing the area on the second floor with an occupancy that would not require accessible accommodations. Other retrofits of similar structures within the historic district include residential and business occupancies. With the exception of storage, nearly all other occupancies require accessible access to the second floor.

Accessibility to the second floor cannot be achieved without some type of accessible vertical circulation, preferably an elevator. This is where collaboration among all parties comes into play. Elevator cab size and fire separations are among the topics to be addressed within the context of the maintaining the historical fabric.

In general, space layouts should minimize the travel distance between elements. The entrances to all occupied spaces should include an accessible pathway. Depending upon the occupancy, provide at least one unisex accessible toilet facility.

Burke Street Stair Entrance

Queen Street Stair Entrance

Queen Street Tenant Entrance

Burke Street Tenant Space Entrance

5. Code Compliance

a. Occupancy

Based upon the building's current and previous use, the occupancy classification is either Existing Mercantile or Existing Business Occupancies. If future renovations maintain the same occupancy classifications, then NFPA 101, Chapter 43 for Building Rehabilitation applies.

If a new occupancy is introduced then an evaluation is needed to determine if such a change may constitute code compliance under a different occupancy chapter in NFPA 101. For instance, if residential is considered for any area of the building, then the chapter for New Residential Occupancies in NFPA 101 may apply depending upon the occupant load. Based upon mixed occupancy use, fire separation may become a requirement and sprinkler system requirements will need to be reevaluated. For instance, if the first floor consists of business or mercantile and a residential occupancy is introduced on the second floor, then the floor/ceiling assembly between these occupancies by requirements of NFPA 101, Chapter 6.

b. Construction Type

The existing building is a two-story structure with approximately 4,600 SF per floor. The construction consists of noncombustible masonry exterior bearing walls with wood frame walls, floors, ceilings and roof. The building does not contain a sprinkler system. As such, the building construction Type is classified as:

NFPA Type III (200) construction.

c. Applicable Codes

- WV State Fire Code 87 CSR 1 Effective Date August 1, 2020
- 2018 NFPA 101 (Life Safety) and NFPA codes in effect 2015
- 2017 NFPA 70 National Electric Code
- 2016 NFPA 13 Standard for the Installation of Sprinkler Systems
- 2018 NFPA 90A (HVAC) Mechanical
- 2018 International Building Code adopted by WV effective April 30, 2019
- 2018 International Plumbing Code

d. Protection

The WV State Fire Code 87 CSR1, takes precedence over any national, international or local code with less stringent requirements. Two areas where this is particularly evident is the requirements for Sprinkler Systems and Fire Alarms.

Sprinklers (Table 2.2.a): Sprinkler system requirements are based upon area limitations and building height. A two-story structure with Type III (200) Construction is limited to 4,000 SF per floor before sprinklers are required. Since each floor is 4,600 SF which exceeds the limitations, a sprinkler system would be required. However, If the building can be separated with a fire rated assembly, as required in NFPA 101, Chapter 8, 8.3.11, so that no portion of each floor exceeds 4,000 SF, sprinklers will not be required.

e. Means of Egress

The means of egress is determined by both Occupancy and Occupant Load with specific requirements addressed in the NFPA 101 Chapter for the Occupancy. This deals with exiting requirements as they relate to number, size and location of doors, stairs, ramps, windows and corridors. This includes the travel distance from the most remote location within a space to a means of egress and limits the distance of dead-end corridors. Although not the same for every occupancy or occupant load, the general requirement for egress for a second floor requires to separate and remote means of egress. This is typically a fire rated stair tower. For multiple tenants on that floor, the stair towers would be connected by a rated corridor (smoke or fire) so that every occupant has two separate means of accessing a stair tower. The stair towers must be arranged so they exit directly to the outside.

f. Hazardous Areas

Hazardous areas are required to be protected with a one-hour fire rate separation or provided with automatic sprinkler protection and smoke tight walls and ceilings. They include areas that house boilers, fuel fire heaters, maintenance shops, laundries, and storage areas. This may also include cooking facilities or kitchens depending upon what type of equipment is being utilized.

Attic spaces which are concealed and combustible shall be divided by draft stops into areas not to exceed 3,000 SF, pursuant to NFPA 101, Chapter 8, Features of Fire Protection.

g. Historic Buildings

Historic buildings undergoing rehabilitation are specifically addressed in paragraph 43.10, Historic Buildings. This relates to repair, renovation, modification, reconstruction and change of use or occupancy classification. With the exception of repair and renovation, all other rehabilitations on historic buildings will require an evaluation, as described in paragraph 43.10.2, by a design professional suitable for the specific to the type change.

In many code compliance areas of NFPA 101, for historic building rehabilitation, the Authority Having Jurisdiction (AHJ) is called upon to express and opinion as to the compliance. This is particularly true in determining the requirements for evaluation reporting, means of egress, signage and sprinkler systems.

As with the code compliance requirements of any design, there are a number of factors that must be considered based on the design specifics. All such areas need to be considered based upon the type of rehabilitation. Some of the general provisions for historic rehabilitation may include but are not limited to the following:

i. Stairways shall be permitted to be unenclosed is a historic building where such stairways serve only one adjacent floor.

ii. Existing walls and ceilings shall be exempt from the minimum 1-hour fire resistance rated construction.

iii. Existing nonconforming construction, as established in NFPA 101, that if in the opinion of the AHJ, constitutes a hazard shall be protected throughout by an automatic sprinkler system.

6. Building Systems

Throughout the building, various systems for electrical, plumbing, and HVAC systems exists. These systems have been installed over time to address the specific needs of the occupant. Many of the visible buildings systems appear to be comparatively recent additions while others are clearly outdated. The one active tenant space obviously has adequate systems but the remainder of the building has inadequate or inappropriate systems for present-day use of most occupancy.

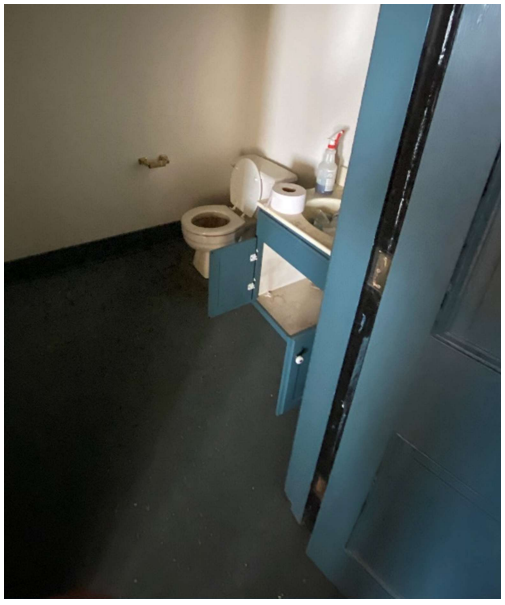
Even if the systems in the unoccupied spaces have serviceable systems, they may not comply with current system and energy efficiency codes for their occupancy use. Once and occupancy is determined, a thorough investigation of such codes will be required which will include current codes as follows:

- 2017 NFPA 70 National Electric Code
- 2016 NFPA 13
- 2018 NFPA 90A (HVAC) Mechanical
- 2018 International Building Code
- 2018 International Plumbing Code

It is important to maintain the serviceability of the existing systems. In particular, the HVAC systems need to remain in-place and operational. Even at a very reduced operational capacity, the heating, cooling and humidity control is very beneficial to an unoccupied building. Ideally, this distribution would be evenly portioned throughout the building so all areas receive the same benefit. Without such controls, an enclosed space deteriorates at an accelerated rate. This would include regular maintenance on equipment.

The building does not contain any type a sprinklered fire protection system. See the Code Compliance section of this report to determine if the system is required.

Radiant Heater at East End Ballroom



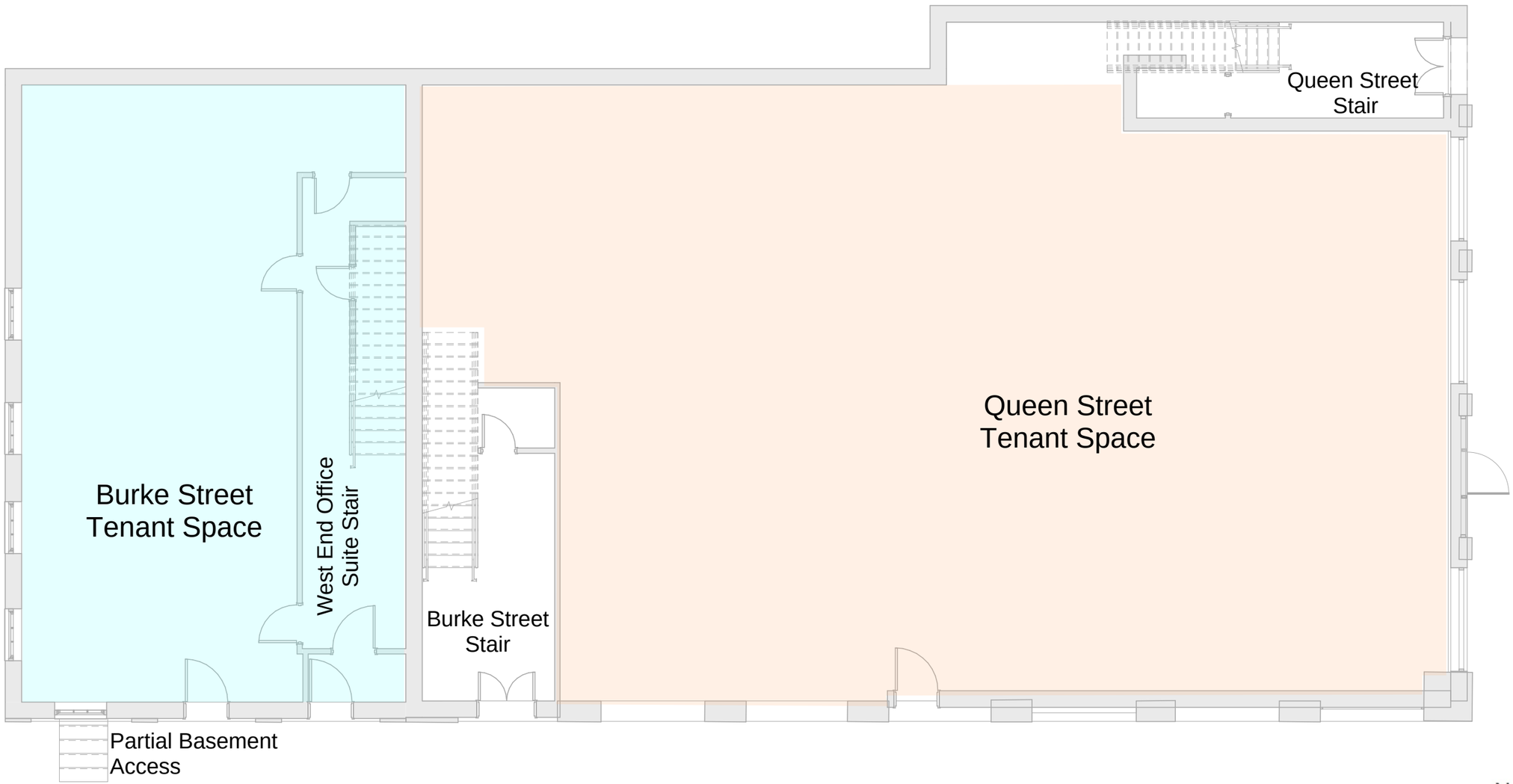
Single Toilet Facility on the 2nd Floor

Kitchen Area near East End Ballroom

HVAC Unit with Distribution Ductwork

7. Hazardous Materials

   Hazardous Materials were not evaluated as part of this existing conditions studies. Testing of such materials may have been part of previous reports particularly in regards to any renovations. Buildings of similar age typically contain or contained materials that are now considered hazardous unless they have been previously removed. Any type of major renovation of the building would require testing for hazardous materials and if found to exist, abatement or encapsulation of such material is required.



EXISTING CONDITION PLAN - FIRST FLOOR

N

MARTINSBURG MARKET HOUSE BUILDING

FIRST FLOOR PLAN

AP-1.1

0" 1"

Date: 07/16/21
Proj.: 2021007 **Drawn by:** rtl

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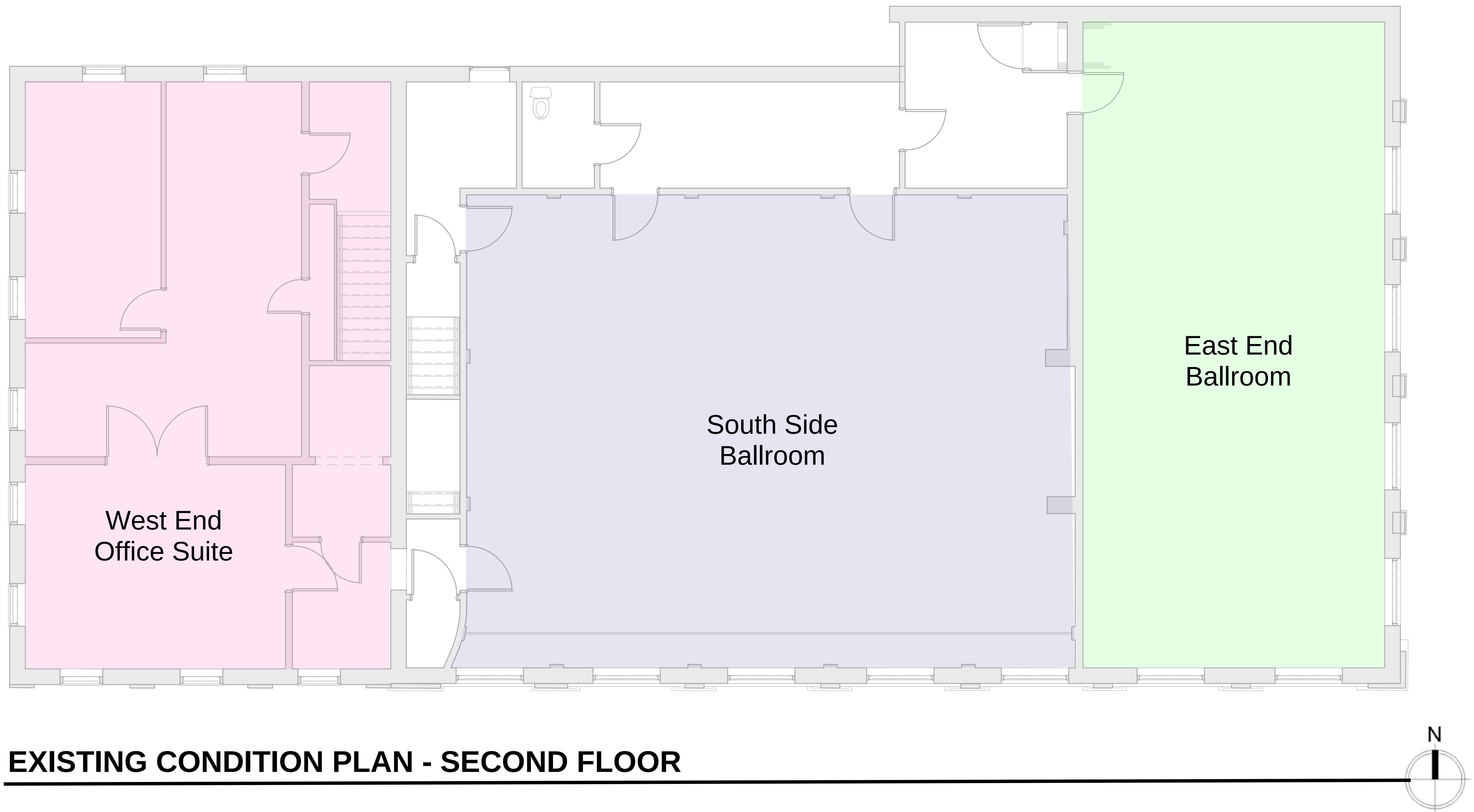

EXISTING CONDITION PLAN - SECOND FLOOR

MARTINSBURG MARKET HOUSE BUILDING

SECOND FLOOR PLAN

AP-1.2

0" 1"

Date: 07/16/21

Proj.: 2021007 **Drawn by:** rll

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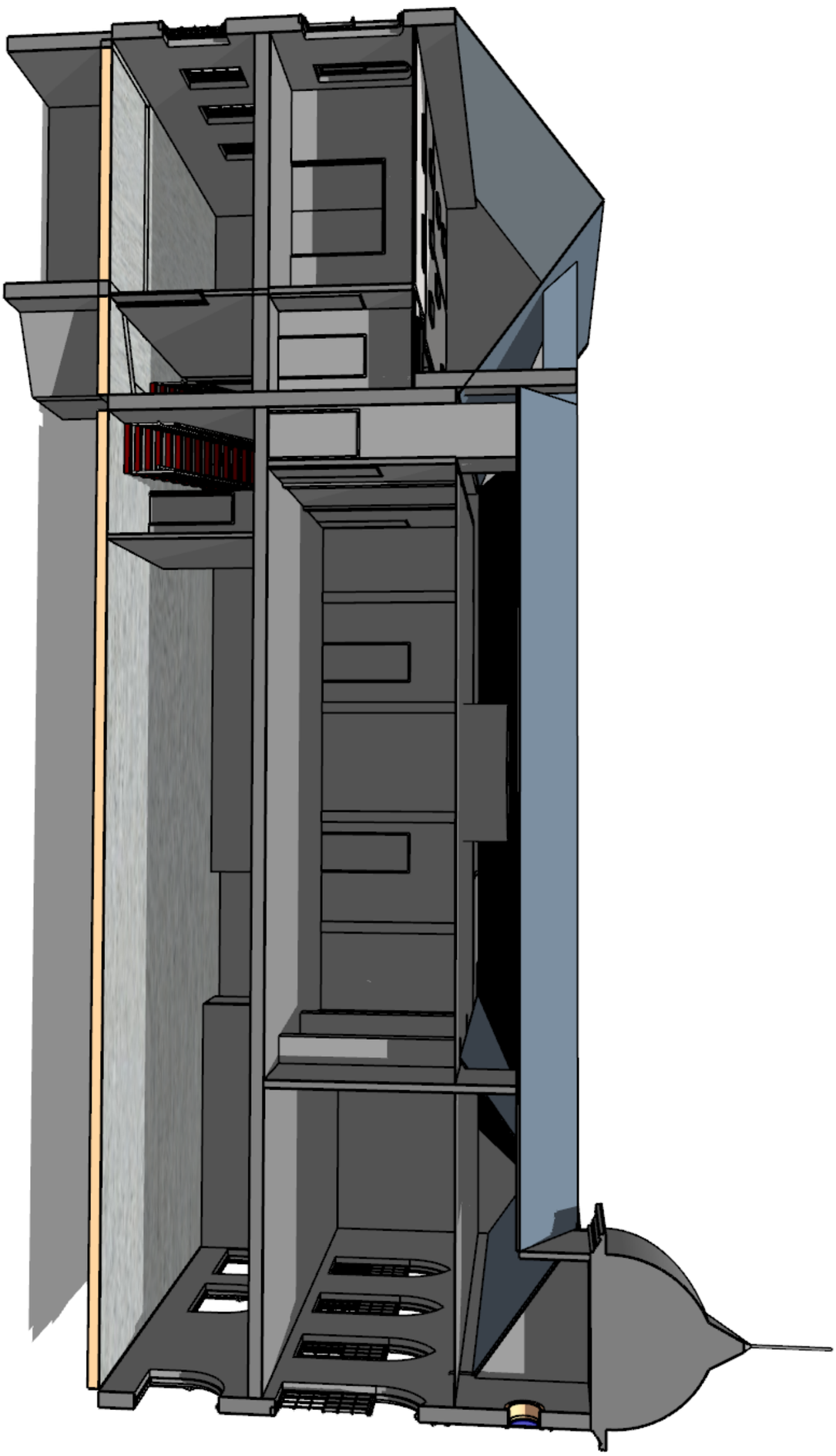
EXISTING CONDITION PLAN - BUILDING SECTION



Appendix A

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MARTINSBURG MARKET HOUSE BUILDING

BUILDING SECTION

Date: 07/16/21
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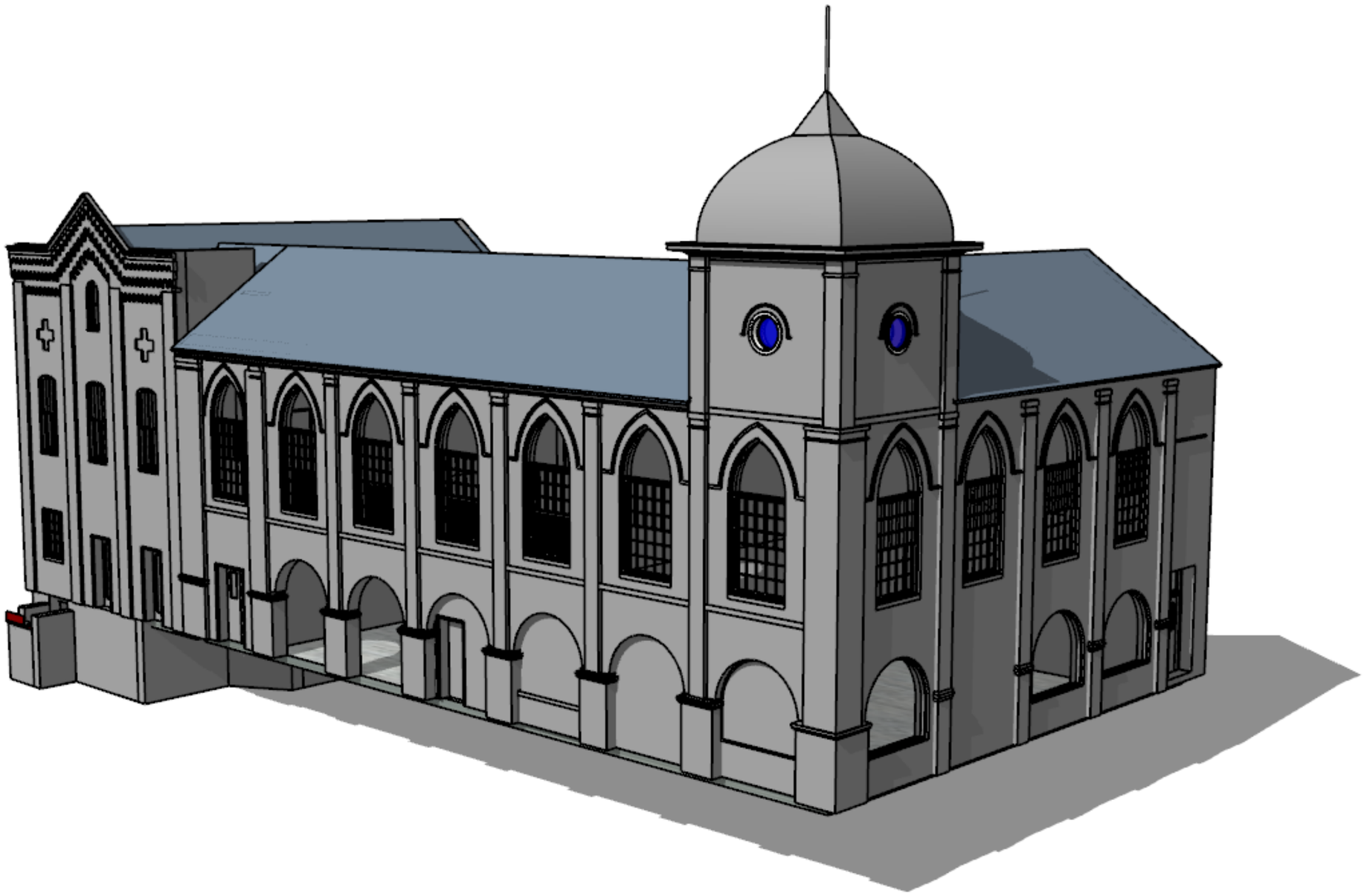
AP-1.3

0" 1"



EXISTING CONDITION PLAN - 3D ELEVATION

MARTINSBURG MARKET HOUSE BUILDING

3D ELEVATION

Date: 07/16/21
Proj.: 2021007 **Drawn by:** rtl

AP-1.4

0" 1"

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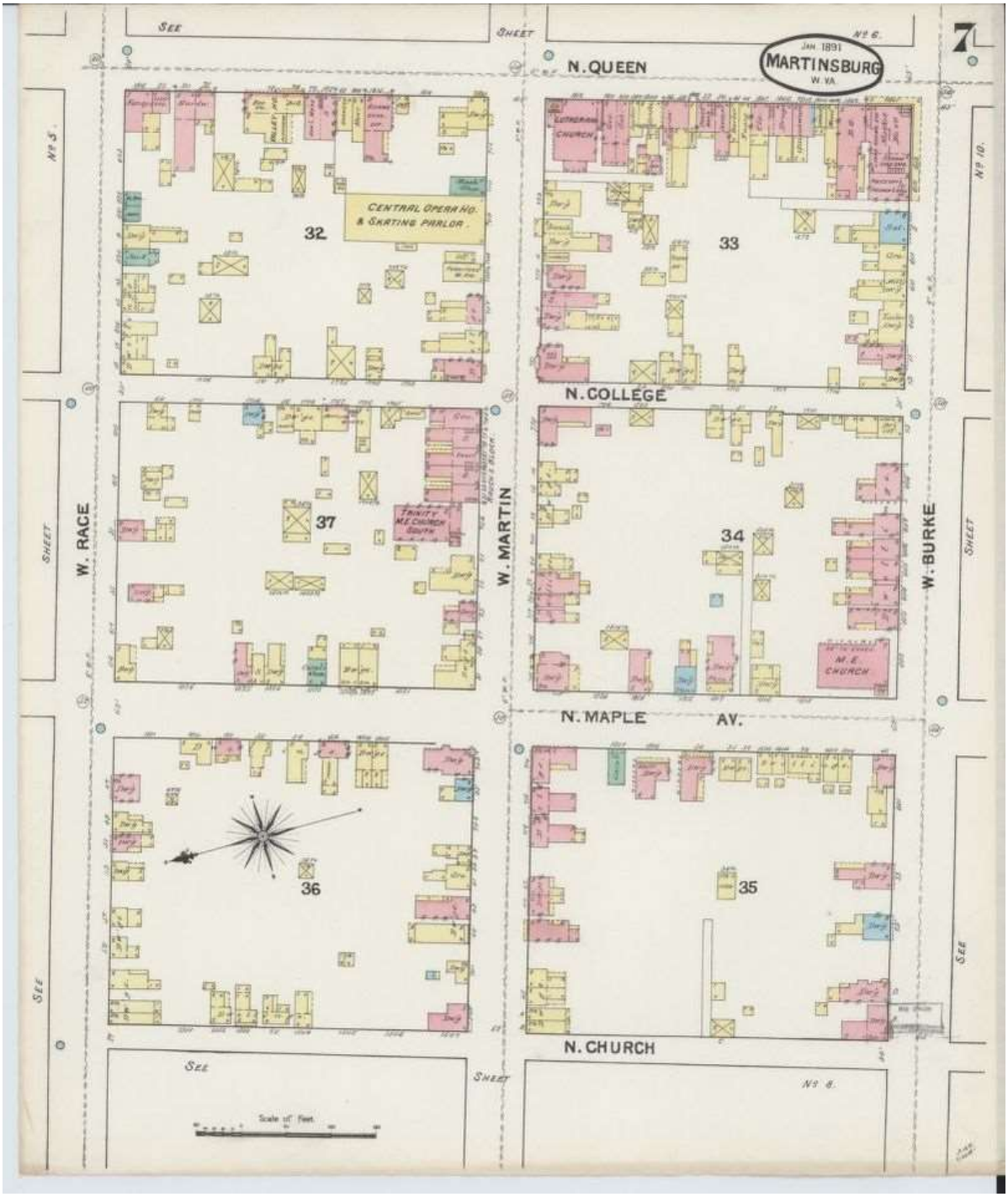
EVALUATION OF EXISTING CONDITIONS

SANBORN MAP

EVALUATION OF EXISTING CONDITIONS

SANBORN MAP



Market House Building - Opinion of Probable Cost - BUDGET SENARIO #1

OMNI ASSOCIATES-ARCHITECTS

Description of Work	Unit	$/Units	Sub-Total	Labor & Mat Cost	Sales Tax	OH&Profit	B&O	Sub-Total	Budget Projection
Selective Demolition	LS	$30,000.00	$30,000.00	$30,000.00	$2,100.00	$4,500.00	$732.00	$37,332	$37,500
Elevator	LS	$90,000.00	$90,000.00	$90,000.00	$6,300.00	$13,500.00	$2,196.00	$111,996	$112,000
Stair Upgrade	2	$12,000.00	$24,000.00	$24,000.00	$1,680.00	$3,600.00	$585.60	$29,866	$29,900
Exterior ADA Access	LS	$3,000.00	$3,000.00	$3,000.00	$210.00	$450.00	$73.20	$3,733	$3,800
Doors			$33,000.00	$33,000.00	$2,310.00	$4,950.00	$805.20	$41,065	$41,100
Exterior	6	$2,500.00	$15,000.00						
Interior	12	$1,500.00	$18,000.00						
Interior Walls			$40,800.00	$40,800.00	$2,856.00	$6,120.00	$995.52	$50,772	$50,800
Upgrade	10,300	$3.00	$30,900.00						
New	1,650	$6.00	$9,900.00						
Paint	11,900	$3.50	$41,650.00	$41,700.00	$2,919.00	$6,255.00	$1,017.48	$51,891	$51,900
Base	1,200	$4.50	$5,400.00	$5,400.00	$378.00	$810.00	$131.76	$6,720	$7,000
Flooring			$40,100.00	$40,100.00	$2,807.00	$6,015.00	$978.44	$49,900	$50,000
Tile	1,600	$3.50	$5,600.00						
Carpet	4,600	$7.50	$34,500.00						
Ceilings	6,300	$9.50	$59,850.00	$59,900.00	$4,193.00	$8,985.00	$1,461.56	$74,540	$74,600
Windows			$147,000.00	$147,000.00	$10,290.00	$22,050.00	$3,586.80	$182,927	$183,000
Arch Top	10	$5,000.00	$50,000.00						
Rectangular DH	6	$1,500.00	$9,000.00						
Pointed Arch	11	$8,000.00	$88,000.00						
Roof Covering			$34,790.00	$34,800.00	$2,436.00	$5,220.00	$849.12	$43,305	$43,400
Shingles	5,410	$5.00	$27,050.00						
Single Ply Membrane	1,032	$7.50	$7,740.00						
Plumbing			$25,500.00	$25,500.00	$1,785.00	$3,825.00	$622.20	$31,732	$31,800
Fixtures & ADA accessories	3	$3,500.00	$10,500.00						
Distribution/Heater	LS	$15,000.00	$15,000.00						
HVAC			$80,300.00	$80,300.00	$5,621.00	$12,045.00	$1,959.32	$99,925	$100,000
Office	4,600	$14.50	$66,700.00						
Corridor	1,600	$8.50	$13,600.00						
Electrical			$170,100.00	$170,100.00	$11,907.00	$25,515.00	$4,150.44	$211,672	$211,700
Power	6,300	$5.50	$34,650.00						
Lighting	6,300	$14.00	$88,200.00						
Com/Security	6300	$7.50	$47,250.00						
Labor & Material Sub-Total									$1,028,500
General Conditions									$102,850
Sub-Total									$1,131,350
Contingency									$226,270
Permits									$12,000
Total Opinion of Cost									**$1,369,620**

Budget Scenario #1: Includes the renovation off all spaces with the exception of the North Queen Street Tenant Space which is currently occupied as a restaurant. (See the Diagramatic Access & Renovation Plan)

Market House Building - Opinion of Probable Cost - BUDGET SENARIO #2

OMNI ASSOCIATES-ARCHITECTS

Description of Work	Unit	$/Units	Sub-Total	Labor & Mat Cost	Sales Tax	OH&Profit	B&O	Sub-Total	Budget Projection
Selective Demolition	LS	$40,000.00	$40,000.00	$40,000.00	$2,800.00	$6,000.00	$976.00	$49,776	$50,000
Elevator	LS	$90,000.00	$90,000.00	$90,000.00	$6,300.00	$13,500.00	$2,196.00	$111,996	$112,000
Stair Upgrade	2	$12,000.00	$24,000.00	$24,000.00	$1,680.00	$3,600.00	$585.60	$29,866	$29,900
Exterior ADA Access	LS	$3,000.00	$3,000.00	$3,000.00	$210.00	$450.00	$73.20	$3,733	$3,800
Doors			$35,500.00	$35,500.00	$2,485.00	$5,325.00	$866.20	$44,176	$44,200
Exterior	7	$2,500.00	$17,500.00						
Interior	12	$1,500.00	$18,000.00						
Interior Walls			$47,652.00	$47,700.00	$3,339.00	$7,155.00	$1,163.88	$59,358	$59,400
Upgrade	12,584	$3.00	$37,752.00						
New	1,650	$6.00	$9,900.00						
Paint	14,230	$3.50	$49,805.00	$49,900.00	$3,493.00	$7,485.00	$1,217.56	$62,096	$62,100
Base	1,344	$4.50	$6,048.00	$6,100.00	$427.00	$915.00	$148.84	$7,591	$7,600
Flooring			$61,715.00	$61,800.00	$4,326.00	$9,270.00	$1,507.92	$76,904	$77,000
Tile	1,600	$3.50	$5,600.00						
Carpet	7,482	$7.50	$56,115.00						
Ceilings	9,000	$9.50	$85,500.00	$85,500.00	$5,985.00	$12,825.00	$2,086.20	$106,396	$106,400
Windows			$147,000.00	$147,000.00	$10,290.00	$22,050.00	$3,586.80	$182,927	$183,000
Arch Top	10	$5,000.00	$50,000.00						
Rectangular DH	6	$1,500.00	$9,000.00						
Pointed Arch	11	$8,000.00	$88,000.00						
Roof Covering			$34,790.00	$34,800.00	$2,436.00	$5,220.00	$849.12	$43,305	$43,400
Shingles	5,410	$5.00	$27,050.00						
Single Ply Membrane	1,032	$7.50	$7,740.00						
Plumbing			$25,500.00	$25,500.00	$1,785.00	$3,825.00	$622.20	$31,732	$31,800
Fixtures & ADA accessories	3	$3,500.00	$10,500.00						
Distribution/Heater	LS	$15,000.00	$15,000.00						
HVAC			$122,089.00	$122,100.00	$8,547.00	$18,315.00	$2,979.24	$151,941	$152,000
Office	7,482	$14.50	$108,489.00						
Corridor	1,600	$8.50	$13,600.00						
Electrical			$243,000.00	$243,000.00	$17,010.00	$36,450.00	$5,929.20	$302,389	$302,400
Power	9,000	$5.50	$49,500.00						
Lighting	9,000	$14.00	$126,000.00						
Com/Security	9,000	$7.50	$67,500.00						
Labor & Material Sub-Total									$1,265,000
General Conditions									$126,500
Sub-Total									$1,391,500
Contingency									$278,300
Permits									$12,000
Total Opinion of Cost									**$1,681,800**

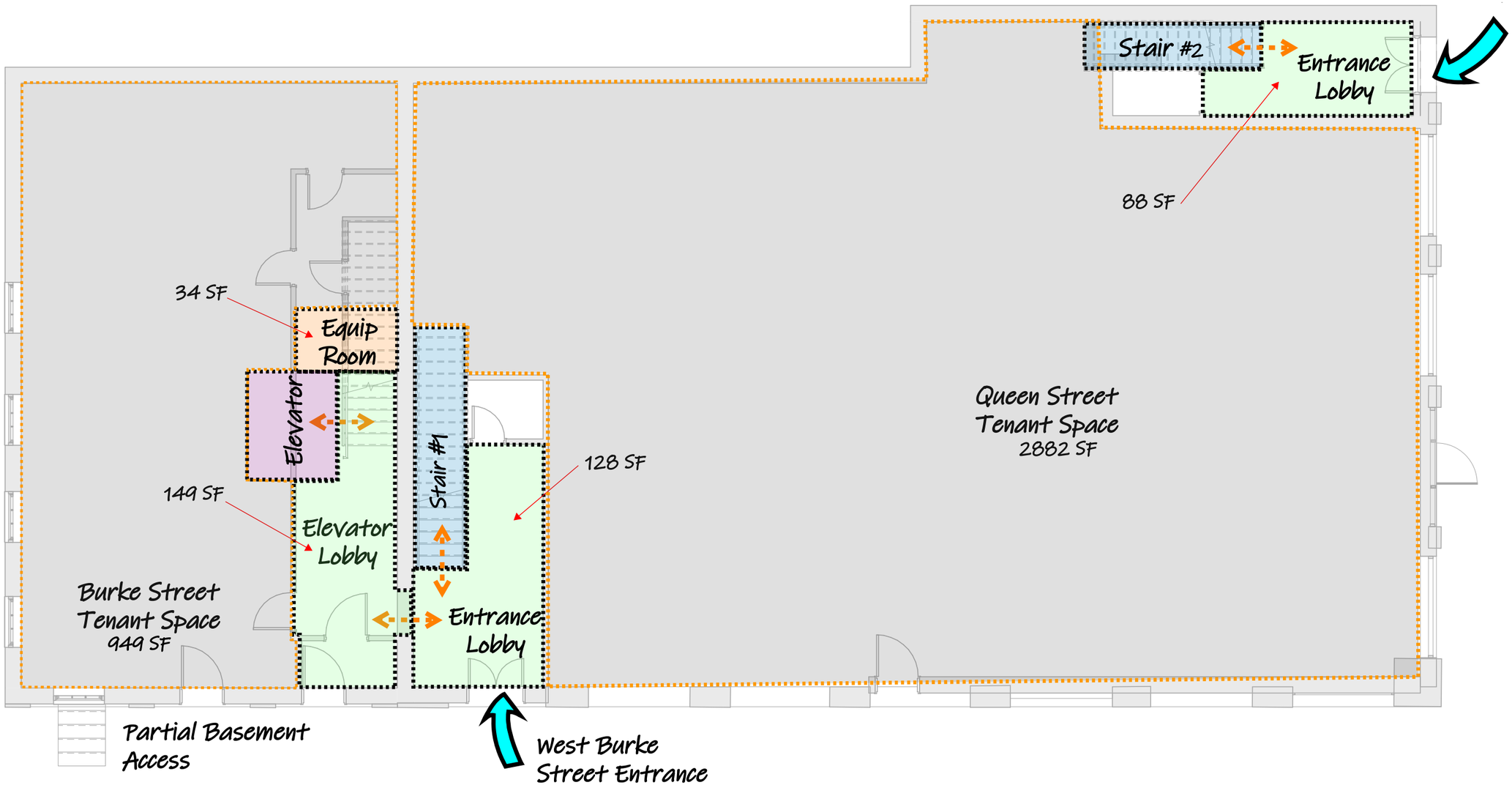
Budget Scenario #2: Includes the renovation off all spaces and assumes business occpancy for all areas. (See the Diagramatic Access & Renovation Plan)

Market House Building - Opinion of Probable Cost - BUDGET SENARIO #3

OMNI ASSOCIATES-ARCHITECTS

Description of Work	Unit	$/Units	Sub-Total	Labor & Mat Cost	Sales Tax	OH&Profit	B&O	Sub-Total	Budget Projection
Selective Demolition	LS	$45,000.00	$45,000.00	$45,000.00	$3,150.00	$6,750.00	$1,098.00	$55,998	$56,000
Elevator	LS	$90,000.00	$90,000.00	$90,000.00	$6,300.00	$13,500.00	$2,196.00	$111,996	$112,000
Stair Upgrade	2	$12,000.00	$24,000.00	$24,000.00	$1,680.00	$3,600.00	$585.60	$29,866	$29,900
Exterior ADA Access	LS	$3,000.00	$3,000.00	$3,000.00	$210.00	$450.00	$73.20	$3,733	$3,800
Doors			$35,500.00	$35,500.00	$2,485.00	$5,325.00	$866.20	$44,176	$44,200
Exterior	7	$2,500.00	$17,500.00						
Interior	12	$1,500.00	$18,000.00						
Interior Walls			$47,652.00	$47,700.00	$3,339.00	$7,155.00	$1,163.88	$59,358	$59,400
Upgrade	12,584	$3.00	$37,752.00						
New	1,650	$6.00	$9,900.00						
Paint	14,230	$3.50	$49,805.00	$49,900.00	$3,493.00	$7,485.00	$1,217.56	$62,096	$62,100
Base	1,344	$4.50	$6,048.00	$6,100.00	$427.00	$915.00	$148.84	$7,591	$7,600
Flooring			$61,715.00	$61,800.00	$4,326.00	$9,270.00	$1,507.92	$76,904	$77,000
Tile	1,600	$3.50	$5,600.00						
Carpet	7,482	$7.50	$56,115.00						
Ceilings	9,000	$9.50	$85,500.00	$85,500.00	$5,985.00	$12,825.00	$2,086.20	$106,396	$106,400
Windows			$147,000.00	$147,000.00	$10,290.00	$22,050.00	$3,586.80	$182,927	$183,000
Arch Top	10	$5,000.00	$50,000.00						
Rectangular DH	6	$1,500.00	$9,000.00						
Pointed Arch	11	$8,000.00	$88,000.00						
Roof Covering			$34,790.00	$34,800.00	$2,436.00	$5,220.00	$849.12	$43,305	$43,400
Shingles	5,410	$5.00	$27,050.00						
Single Ply Membrane	1,032	$7.50	$7,740.00						
Plumbing			$25,500.00	$25,500.00	$1,785.00	$3,825.00	$622.20	$31,732	$31,800
Fixtures & ADA accessories	3	$3,500.00	$10,500.00						
Distribution/Heater	LS	$15,000.00	$15,000.00						
HVAC			$122,089.00	$122,100.00	$8,547.00	$18,315.00	$2,979.24	$151,941	$152,000
Office	7,482	$14.50	$108,489.00						
Corridor	1,600	$8.50	$13,600.00						
Electrical			$243,000.00	$243,000.00	$17,010.00	$36,450.00	$5,929.20	$302,389	$302,400
Power	9,000	$5.50	$49,500.00						
Lighting	9,000	$14.00	$126,000.00						
Com/Security	9,000	$7.50	$67,500.00						
Fire Protection - Wet Pipe	9,000	$7.00	$63,000.00	$63,000.00	$4,410.00	$9,450.00	$1,537.20	$78,397	$78,500
Labor & Material Sub-Total									$1,349,500
General Conditions									$134,950
Sub-Total									$1,484,450
Contingency									$296,890
Permits									$12,000
Total Opinion of Cost									**$1,793,340**

Budget Scenario #3: Includes the renovation off all spaces as business occpancy and includes a wet pipt fire protection system. (See the Diagramatic Access & Renovation Plan)



DIAGRAMATIC ACCESS & RENOVATION PLAN - FIRST FLOOR

4,500 SF/Floor

N

Appendix C

AP-1.1

1"
0"

Date: 07/16/21
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MARTINSBURG MARKET HOUSE BUILDING

FIRST FLOOR PLAN

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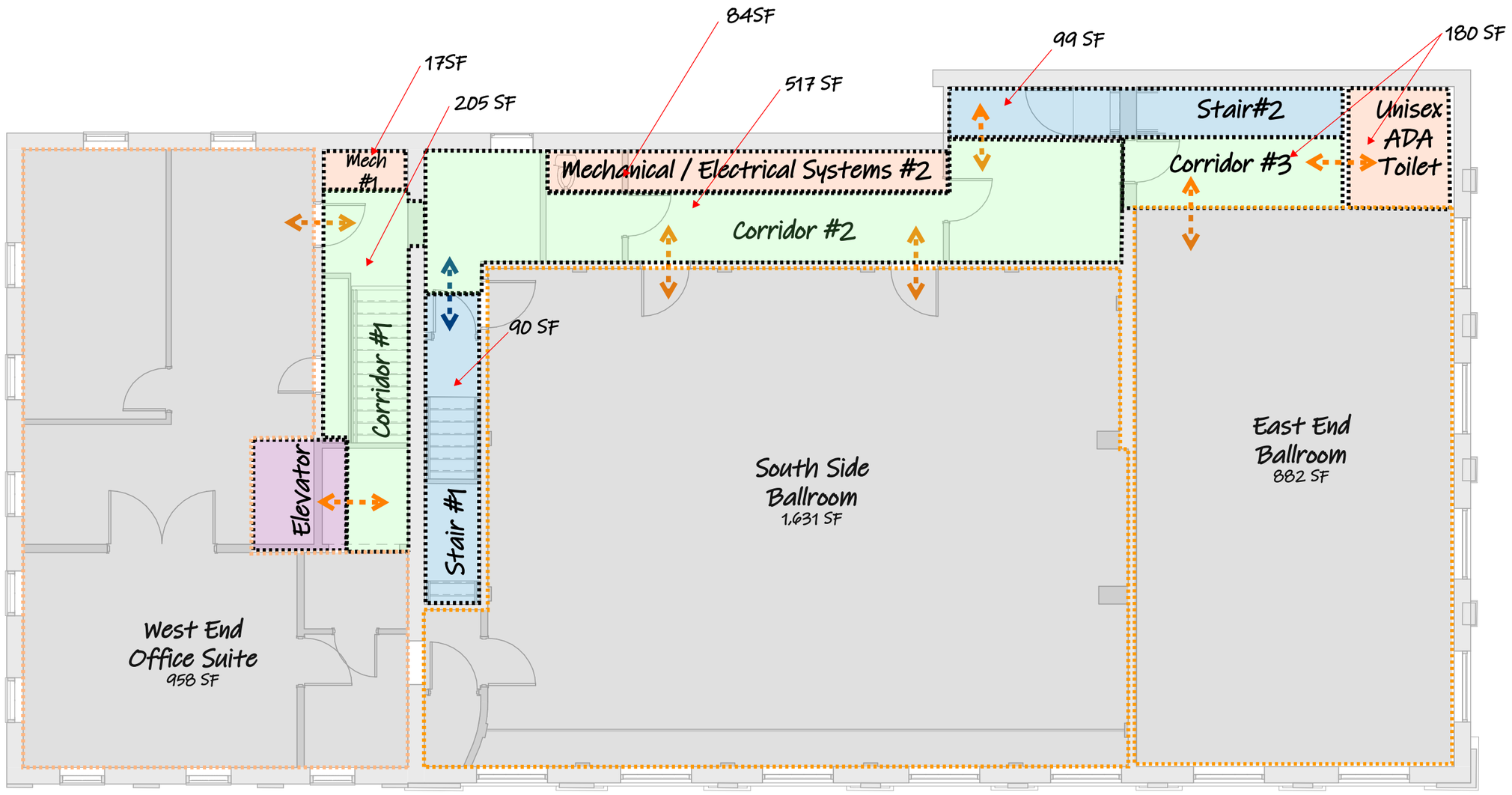

DIAGRAMATIC ACCESS & RENOVATION PLAN - SECOND FLOOR

4,500 SF/Floor

N

Appendix C

AP-1.2

1"
0"

Date: 07/16/21
Proj.: 2021007 **Drawn by:** rtl

MARTINSBURG MARKET HOUSE BUILDING

SECOND FLOOR PLAN

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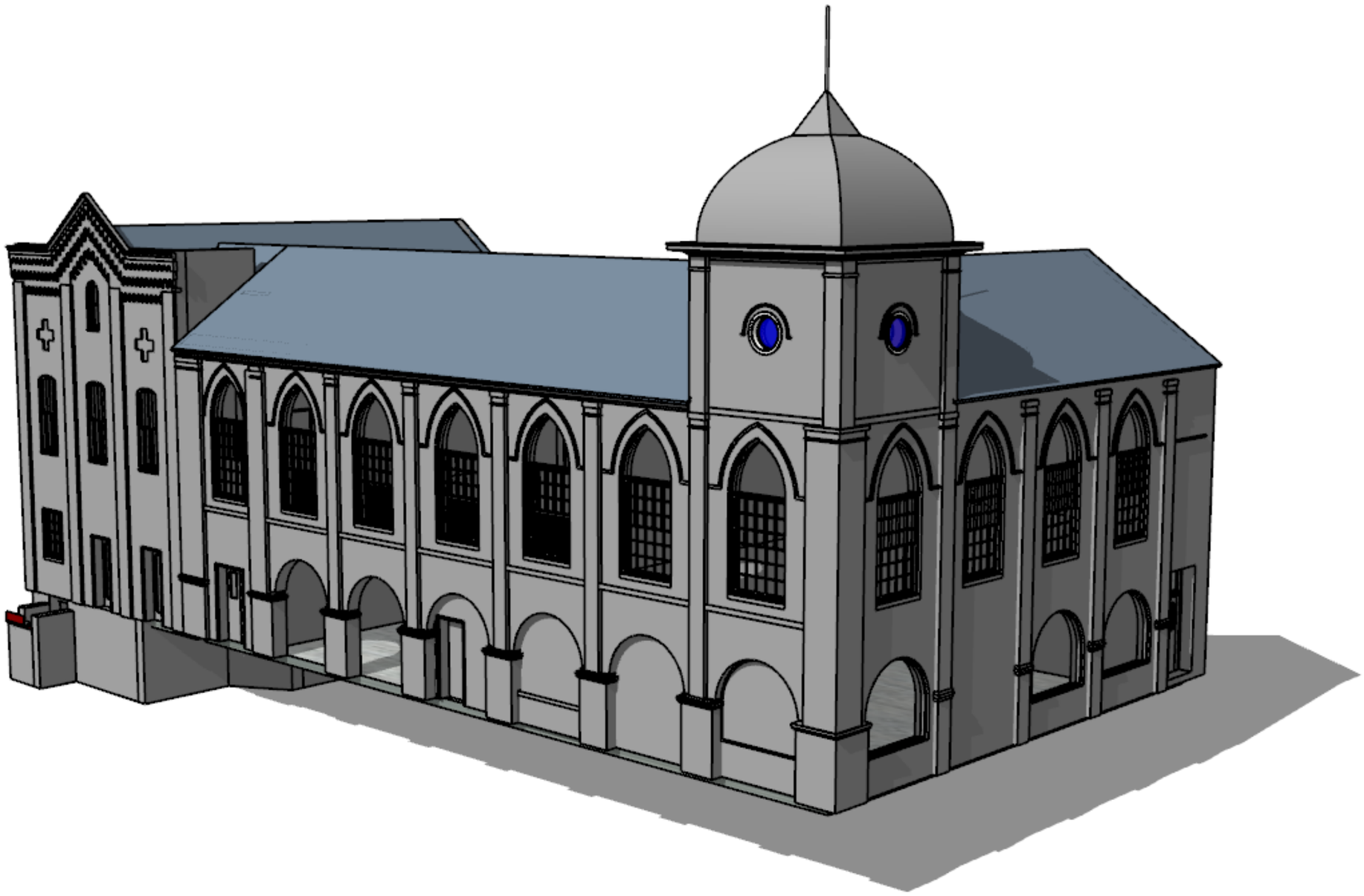

EXISTING CONDITION PLAN - 3D ELEVATION

Appendix C

MARTINSBURG MARKET HOUSE BUILDING

3D ELEVATION

Date: 07/16/21
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AP-1.4

0" 1"

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