

November 23, 2022

Ms. Zuwena Cotton
BBE Investments & Development LLC
731 North Jackson St., Suite 502
Milwaukee, WI 53202

RE: Inspection of the Property Located at 1101 W Historic Mitchell St., Milwaukee, WI

Dear Zuwena,

Thank you for the opportunity to provide engineering and code related inspection services for the building located at 1101 W Historic Mitchell St. in Milwaukee, WI. I inspected this property on November 11, 2022. The Building inspected is two stories with a full basement. The original building was constructed in 1937 as a department store at the corner of 11th St and W Historic Mitchell St. This building is wood framed, approximately 14,000 sq. ft. per floor and currently has retail on the 1st floor



and vacant office space on the 2nd floor. A school was constructed in the basement which is vacant. An addition was built in 1949 to the south of the original building and was constructed with steel and concrete framing. The 1949 addition is approximately 8,700 sq. ft. per floor and has two mezzanine levels located between the 1st and 2nd floors, approximately 2,800 sq. ft. The western half of the 2nd floor is constructed with concrete slabs and was used for a vault area to

store furs. The 2nd floor of the 1949 addition is shown to be 3'-1 1/2" higher than the 2nd floor of the original building. Remodeling of the building was done in 1984 with the first floor of the original building split into two tenant spaces. The main entrance on the first floor with revolving doors was removed, new stairs were added along the north elevation, new windows were installed and office

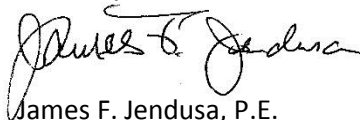
areas were built out on the 2nd floor. The east tenant space on the first floor was remodeled in 2015 as a market space with the space currently being used for retail.

The inspection found that the basement had been flooded in the recent past with sections of drywall removed, extending from the floor up approximately 3 ft. The foundation of the original building is brick and stone and appears to be in adequate structural condition, however there was dampness around the perimeter. The flooding may have occurred during heavy rains and it is possible that this flooding could occur again in the future unless a drain tile and sump pump system is installed around the perimeter. The structural steel columns in the basement of the original building were found to be corroded at the base and need to be repaired. This may involve shoring the structure, removing and replacing the corroded sections of steel. The remaining structural elements appear to be in adequate condition with no indications of overstress or settlement. Inspection of the roof found the original building is built-up tar and felt. There is water damage in the west tenant space on the 1st floor indicating that the roof is leaking. The roof above the 1949 addition is epdm ballasted. This roof appears to be at its life expectancy of 20 – 25 yrs. It is my opinion that the roofs on this building will need to be replaced. Inspection of the building façade found the brick walls located on the west, south and portions of the east walls to be in fair condition with regular maintenance required at this time. The stone and metal façade along the north wall and portions of the east wall we found to be in fair to poor condition with several areas of stone needing repair and cleaning. Metal and wood trim on the north and east facades is damaged and needs to be repaired and/or replaced.

The Owner desires to utilize the upper floor for residential units and the first floor for retail. Because of difference in height between the 2nd floors of the original building and the 1949 addition, it will be difficult and impractical to design the 2nd floor with residential apartment units. It is my opinion that the cost to repair the existing basement, the roof and the building façade is \$750,000. The cost to remodel this building with apartments on the 2nd floor and retail on the first floor is estimated to be \$125 per sq. ft. (\$2,800,000). In my opinion, significant historic features of this building were lost in 1984 when the front entry was removed and there is no real historic significance to the portions of the building that have brick walls. The interior of the building has been completely remodeled and, in my opinion, holds little if any historic significance.

Please contact me with any questions or to discuss this report.

Sincerely,



James F. Jendusa, P.E.

Jendusa Design & Engineering, Inc

