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July 5, 2018

Mr. Eric Nordeen
Principal
Ascendant Holdings, LLC
324 E. Wisconsin Ave., Suite 1010
Milwaukee, WI 53202

Re: 124 State Street Building Condition Analysis
Madison, WI.

Dear Mr. Nordeen,

The following is my report on the 124 State Street property.

Purpose

The purpose of the research, observations and analysis by the consultant was to investigate the property at 124 State Street and to provide an opinion on building condition.

Observations

An on-site condition survey of 124 State Street was conducted on July 2, 2018 to access and document the current physical condition of the interior and exterior of the building. Elements were examined for type and condition. Methods were not invasive or destructive, as no parts of the building were dismantled during the survey. The observations were generally recorded in photographs and field notes.

Built in 1904, 124 State Street is approximately eighteen feet wide and twenty-two feet, two stories tall. The rectangular shaped plan building fronts on State street but does not extend to Dayton Street. A portion of 126 State Street wraps behind this building and that portion fronts at 115 and 117 Dayton Street.

The present State Street façade features rough textured stucco and a central grouping of four double hung vinyl windows at the second floor. Overall the stucco is in good condition but there are cracks radiating from the upper corners of the windows upward towards the parapet. These cracks likely telegraph from issues with the brick masonry underneath. The parapet above is capped with a metal coping.

The first-floor facade features a contemporary aluminum storefront with black high-density infill panels in the lower sections. There is a terrazzo entrance walking surface at the recessed entry. The aluminum storefront system is old but functional with no obvious significant maintenance required.

The roof of the building is much lower than the adjacent buildings. The roof is an EPDM (Rubber) membrane. Most of the roof is a loose laid system ballasted with gravel and extended up on to the parapets or terminated on the adjacent building party walls. The far north portion, adjacent to 115/117 Dayton Street, is an adhered portion without ballast. People access the roof area from an apartment in the 115/117 Dayton Street portion of 126 State Street. This is not advisable for roof longevity or people safety.

The entire roof slopes toward State Street. Two roof drains are located near the corners of the roof along the parapet on the State Street Side. There was debris in one of the roof drains. The roof surface and associated flashings/copings appear to be in good overall condition, functioning properly and with multiple years of serviceable life remaining.

The original façade of 124 State Street was a classically inspired two-part commercial block design with a cornice supported by brackets and three double hung windows at the second floor. The first floor featured a full width transom of glass and typical store front with center entrance below. The State Street façade has been altered several times as compared to available historic images. It appears to have had at least three different facades over time.

The most unusual feature of the building is the structural system. Untypical for this area of State Street or vintage, the building has a steel frame structural system. This is likely not original and was part of some early renovation.

The structure consists of "I" shaped steel columns supporting steel beams. The columns on the west are within the masonry party wall and on the east are adjacent to the masonry party wall. Steel beams run longitudinally north to south above the columns and support shallow steel trusses running transverse east to west. These trusses support approximate 3-inch thick gypsum/concrete decks for the floors and roof. Plaster below the trusses provides fire resistive protection. The floors appear to be very solid and sturdy. This system, although only visible through a single 2 x 2ft opening at the second-floor ceiling, appears to be in overall good condition with no signs of significant deterioration.

The basement has concrete foundation walls, also part of the early renovations. There are some interior brick partitions surrounding mechanical rooms. The concrete walls support the party walls and steel columns above. Moisture penetration and significant dampness was noted at the State Street side of the basement. Overall the basement is in fair condition.

The interior of the first and second floors features exposed brick walls, plaster ceilings and a variety of floor finishes from carpet to marble tile. A newer steel stair connects first and second floors. Little if any original fabric remains as the interior has been significantly modified by multiple "subtractive" remodeling projects. Overall the finishes are outdated, worn and in need of replacement. The masonry walls appear to be in good condition.

The existing mechanical, electrical and plumbing systems are functionally inadequate. Plumbing system has been partially dismantled. The mechanical system, although fairly new and operational, likely has issues due to lack of regular maintenance. The age and state of maintenance of the equipment indicates upgrades and replacement that are warranted. Little thermal insulation was observed in the exterior walls or roof.

Hazardous materials are likely present. Given the age of the building, lead paint and asbestos containing materials are likely present.

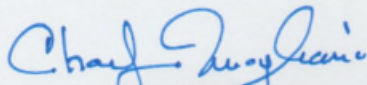
Summary

Overall the exterior of the building is in good condition as compared to similar buildings of the same vintage and use. The exterior is essentially weathertight with some remedial work necessary to mitigate basement moisture.

124 State Street appears to be structurally sound overall with the interior of the building in fair condition. New finishes and code conforming access and restrooms are required. At a minimum, upgrades to mechanical, electrical and plumbing systems are necessary, but replacement of systems would provide a more functional and energy conscious solution.

If you have any question of concerns about my commentary offered here please contact me to discuss.

Sincerely,


Charles J. Quagliana, AIA
Preservation Architect