

# Findorff

J.H. FINDORFF & SON INC.

## CHARACTER COMMUNITY CRAFTSMANSHIP

November 20, 2013

Margaret Watson  
Steve Brown Apartments  
120 W. Gorham St.  
Madison, WI 53703

Re: 127 W. Gilman Street  
Madison, WI

Dear Margaret:

Having the opportunity to review the two reports we believe there are a lot of challenges to doing any type repairs/remediation on the property. The biggest concern from my perspective is the structural integrity of the entire building. Both reports indicate that full foundation repair is required. In order to do this work the existing structure will need to be lifted and shored to accomplish this. Noting the additional observations of the reports of significant water damage and dry rot occurring there is no way to confirm that this type of repair will be tolerated without a risk of total failure of the structure. So a top down approach would need to be considered.

If the goal is to refurbish this structure to extend it useful life the approach would need to be a complete disassembly of the structure. Anything less than this approach would be cosmetic and will not accomplish any meaningful extension of the life of the structure. Reviewing each report the structural integrity is of the greatest concern. Starting at the failure of the foundation all the way to the fire damage at the 2nd floor and attic makes it clear this structure is not sound and would need significant or total replacement. This is supported with the visible signs of long term significant water damage to the structural members and supports. Noting the poor framing techniques and floor sloping several inches on each level in the reports the only approach that will provide a useable building would be to disassemble the structure and start over.

Another concern we would have is overall worker safety. As part of any project we would need to review the existing conditions and provide a safety plan that will limit exposure to all workers. Not knowing the total extent of the structural damages we believe any type of lifting or moving of this structure would be risking a complete failure. Again taking the safety of the workers into account a disassembly of the building would be a safe way to limit exposure of the workers with the structural concerns that are outlined.

With having to replace so much of the building based on the reports it does appear that very little if any of the original building will remain if it was to be disassembled and then rebuilt. The time and costs of disassembly will be several times the cost of razing the current structure and building a replacement. With the information that has been provided in the reports, along with our observations of the existing conditions, it is our opinion that this building is passed it useful life. From a cost, time and safety perspective we believe demolition and redevelopment of this property is clearly the best option moving forward.

Respectfully,  
J.H. Findorff & Son Inc.

  
Jeff McLean  
Vice President

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