#### **OREGON Theater Project Summary**



Painting by Craig Carpenter

#### The business model

A vision for the theater needs to be a compelling one. A small town theater in the Midwest is not just a theater but a gathering place for entertainment and events. Classic movies are an attraction but other venues in small town theaters with a stage like ours include:

- Live entertainment, stage plays. We have a local group, the Performing Arts Guild, that uses a community room facility in a nearby city. The ability to do their 4 per year stage plays could bring them back here.
- Musical entertainment, our Chamber of Commerce Director, Liz Vos, one of our energetic millennials, is working with our Young Professionals organization to find a place for music entertainment.
- The new paradigm for small midwestern towns includes having multiple lines of business housed together. Our Ace hardware is also a pharmacy. Our grocery store has a wide range of specialty wines and beers that rival the best of the high end suburban liquor stores. Combining it with another business is a plus.

- The city is willing to provide a liquor license to the theater. This opens the door for Noir and Napa Valley evenings, brew & view etc.
- There are over 20 choices of places to eat in Oregon providing a wide variety of local food options. Ogle County Brewery is a brewpub in the corner building one door south of the theater and a popular location for food and drink.

#### **Civil engineering**

The city has undertaken a number of projects that will enhance the theater building:

- A new waterline behind the theater will allow for a 4" line into the building to meet any sprinkler system requirements.
- A new walkway from the 5<sup>th</sup> street parking lot will provide for ease of access to theater patrons. \*Engineer designs of the walkway available upon request.
- The city will host a meeting with our streets department, sewer & water department, fire department, building inspector and engineers for your architect/contractor. This will work out any up front questions and put a face to each function. The city's job is to smooth the path for downtown development, the heart of our city.
- The building is currently in unimproved condition and will required an initial investment toward structural issues.
- An initial engineering analysis and hazardous materials study was prepared by city engineers and is attached. The engineers found the building "to be a reasonable candidate for potential renovation".
- Immediate rehab costs to stabilize the building are \$91,000 for the roof and \$18,000 for asbestos abatement.

#### **Financial incentives**

- The theater is in a TIF district, this will be the key financial incentive for any buildout. TIF incentives are based on the ultimate use of the building. Incentives can go as high as 90% of the increase in property taxes during the remaining term of the TIF (20 years). A recent analysis showed a benefit of \$390,000. A portion of could be paid up front.
- A 24-hour 2 story fitness center around the corner from the theater received \$50,000 to convert what was an empty shell.
- A micro brew and restaurant next door received a \$211,000 TIF incentive with \$50,000 paid up front, for building rehab.
- The theater is in an Enterprise Zone so any purchases of construction materials, HVAC etc. will not be charged Illinois sales tax.
- Our façade grant is \$5,000.00.

#### The Theater

Built in 1905 for vaudeville entertainment, the Star Theatre went through silent movies, the talkies and has continuously been a theater until 1981 when purchased by the current owner, Bob Newlon.

- The original theater was 180 seats.
- The theater expanded to 400 seats when it acquired the building next door. The front façade covers both buildings but originally the Star was just the building under the marquee portion.
- Inside it is all one building, there is no interior wall separating the original 2 buildings.
- It has a good size stage on the portion of the building that was part of the original building.
- All seats are gone.
- There is an ample supply of water, sewer, and electricity.
- Fiber optic is available but not currently run to the building.
- Floor slopes down to the stage.

#### HAND DRAWN DIAGRAM FROM OWNER BOB NEWLON







### **BUILDING ASSESSMENT REPORT**

FOR

### **CITY OF OREGON, ILLINOIS**

### **OREGON THEATER BUILDING**

110 North 4th Street Oregon, Illinois 61061

WillettHofmann.com

#### BUILDING ASSESSMENT REPORT Oregon Theater Building

#### **BACKGROUND:**

The City of Oregon requested that Willett, Hofmann & Associates, Inc. (WHA) conduct a cursory visual building assessment of the Oregon Theater Building located at 110 North 4th Street in Oregon, Illinois. The purpose of the assessment was to address the suitability of the building for potential renovation. This assessment was focused on the building structure and enclosure components, the building roof system, and the presence of potential hazardous materials. For purposes of this cursory report, WHA teamed with Sterling Commercial Roofing to provide an assessment of the existing roofing system and Sterling Environmental to provide an assessment regarding the potential presence of hazardous materials. WHA conducted a cursory structural assessment, a general building shell assessment, and provided an overall assessment regarding suitability for potential renovation. This assessment was cursory in nature and limited to visual observations only and the authors of this report make no warranty expressed or implied regarding concealed conditions or detailed observations or inspections.

#### **ASSESSMENTS:**

On December 1, 2021 the requested cursory assessment was performed. The general consensus based on our observations is that the building shell and structure is a reasonable candidate for potential renovation provided certain facets of the building be addressed in the near future. Items to be addressed include, but are not necessarily limited to, the following:

- The roof is in very poor condition and should be replaced as a top priority with immediate concerns noted in specific areas. The existing roof system failures could cause significant damage to the roof structure, exterior wall system and interior components of the building if not addressed. The existing roof(s) should be removed to expose existing roof deck which should also be inspected and repaired as needed and a new roofing system installed. A roof assessment report is attached herewith that identifies areas of concern and projects that the existing roofing system has less than 1 year of service life remaining.
- Building masonry is in poor condition and should be addressed as a top priority. The existing masonry chimney at the SW corner of the building is leaning and is a considerable concern. It is recommended that the existing chimney be removed and rebuilt or replaced if still in use. The face masonry around the entire building perimeter is in poor condition and with numerous spalled/missing brick and poor mortar joints. It is recommended that the damaged face brick be removed and replaced, and joints repointed at all exterior faces of the building.
- Several materials of concern were noted as potential hazardous materials as identified on the attached asbestos observation report. Prior to any demolition work in the building, it is recommended that the identified existing materials be tested for asbestos content as identified in the report attached herewith.
- The visible portions of the structural system appear to be in reasonably good condition however concealed portions of the structure could reveal localized concerns that may need addressed. A structural assessment report is attached herewith.

#### SUMMARY:

The building appears to be a reasonable candidate for potential renovation provided certain facets of the building be addressed in the near future. Addressing the roof, shell, potential hazardous materials and potential structural issues identified should be completed as the first step in the potential renovation of the building. Future interior improvements will be subject to various requirements depending on the intended future use. The sloped floor may also pose a challenge in future uses however it would be possible to install a new floor over the existing sloped portion. It should also be noted that depending on future uses an accessible secondary exit may need to be constructed from the building and it is possible that, depending on future intended use, the building may need to be sprinklered. It is very strongly recommended that a detailed Code review to determine potential Code requirements for the intended future use be performed at a very early stage in the planning process for a building renovation project such as this.



#### **Management Report**



Willett Hofmann Oregon Theater 110 North 4th Street, Oregon, IL



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#### **Site Overview**

Oregon Theater 110 North 4th Street Oregon, IL 61061



#### Total Sections: 1 Total Sq Ft: 5,057 Map Name

Мар	Name	Sq Ft	Est Install	Grade
1	Section 1	5,057		F



#### Composition

Section: Size: Overall Grade:

Inspection Date: Inspector: 12/01/2021 Brian Bunders

Section 1

5057 F







Core Cut Wood deck 1/2 inch perlite Coal tar and gravel 1' Isocyanurate insulation Asphalt and gravel SBS granulated bur roof



#### Observations

Section: Size: Overall Grade: Section 1 5057 F

Inspection Date: Inspector: 12/01/2021 Brian Bunders Oregon Theater 110 North 4th Street Oregon, IL 61061





North



East



South



West

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#### Deficiencies

Section: Size: Overall Grade:

Inspection Date: Inspector: 12/01/2021 Brian Bunders

Section 1

5057 F

#### Oregon Theater 110 North 4th Street Oregon, IL 61061





#### BUR - Edge Detail (Emergency)

Quantity: 50 LF **Deficiency:** Roof membrane has separated from metal edge. **Corrective Action:** We will remove the loose membrane, secure metal edge joint, clean and prime metal and install new material that extends 3" onto the roof to ensure a watertight condition.



### General - Ponding (Remedial)

Quantity: 2000 EA **Deficiency:** 

A ponding water condition is due to inadequate flow of water to drains or the underlying insulation has collapsed due to age or weight and created a low lying area that holds water. **Corrective Action:** 

A ponding water condition is best corrected during a re-roof project.



#### **Deficiencies (continued)**

Section: Size: Overall Grade:

Inspection Date: Inspector: 12/01/2021 Brian Bunders

Section 1

5057

F

#### Oregon Theater 110 North 4th Street Oregon, IL 61061





Ballasted EPDM - Caulk Failure (Emergency) Quantity: 75 LF Deficiency: The caulking/ sealant is failing and allowing water in. Corrective Action: Remove old caulk prime area and replace with new sealant.



General - Neighbors Masonry (Emergency) Quantity: 500 LF Deficiency: Masonry in bad condition Spalling bricks and open mortar courses. Corrective Action: Other



#### **Deficiencies (continued)**

Section: Size: Overall Grade:

Inspection Date: Inspector: 12/01/2021 Brian Bunders

Section 1

5057

F

#### Oregon Theater 110 North 4th Street Oregon, IL 61061





BUR - Neighbors Windows (Remedial) Quantity: 6 LF Deficiency: Roof is terminated into neighbors windows Corrective Action: Other



BUR - Previous Repair Failure (Emergency) Quantity: 3 EA Deficiency: Existing repair failing due to age. Corrective Action: We will remove existing repair, clean and prime area and install a new patch to ensure a watertight condition.

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#### **Deficiencies (continued)**

Section: Size: Overall Grade:

Inspection Date: Inspector: 12/01/2021 Brian Bunders

Section 1

5057

F

#### Oregon Theater 110 North 4th Street Oregon, IL 61061





BUR - Failing Penetration (Remedial) Quantity: 6 EA Deficiency: Due to overall age, weathering and UV the penetration has failed. Corrective Action: The penetration should be repaired per industry standards to ensure a watertight seal.



BUR - Masonry (Remedial) Quantity: 1 EA Deficiency: Chimney is leaning to one side. Corrective Action: Other

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### Dec 1, 2021 - 12:48PM WILLETT HOFMANN

Summary

Section:	Section 1
Size:	5057
Overall Grade:	F

Inspection Date:	
Inspector:	

12/01/2021 Brian Bunders

#### **Condition Summary**

Membrane: D Flashings: F Sheet Metal: F

Overall: F

Oregon Theater 110 North 4th Street Oregon, IL 61061



 $\begin{array}{l} \mathsf{A} = 10 \text{ Years or more of service life remaining} \\ \mathsf{B} = 8\text{-}10 \text{ Years of service life remaining} \\ \mathsf{C} = 5\text{-}7 \text{ Years of service life remaining} \\ \mathsf{D} = 2\text{-}4 \text{ Years of service life remaining} \\ \mathsf{F} = \text{Less than 1 Year of service life remaining} \end{array}$ 

#### Recommendations

This roof is past its service life. There are 3 roofs on this structure which is not allowed by code. This roof should be torn down to wood deck and replaced with new. Masonry on neighbors wall is in bad shape. Chimney on theater is leaning and poses a safety hazard. Gutters and down spouts are rusted thru in several spots and should be replaced as well.

Estimated Replacement Costs: \$91,026.00

### Dec 1, 2021 - 12:48PM WILLETT HOFMANN

Summary

Section:	
Size:	
Overall Grade:	

Inspection Date: Inspector:

12/01/2021 **Brian Bunders** 

Section 1 5057 F

#### **Oregon Theater** 110 North 4th Street Oregon, IL 61061



Emergency	Remedial	Replacement
= \$0.00		
EA	\$0.00	
= \$0.00		
_F \$0.00		
	\$0.00	
\$0.00		
	\$0.00	
	\$0.00	
7 Sq Ft		\$91,026.00
\$0.00	\$0.00	\$91,026.00
	Emergency 5 \$0.00 5 EA 5 \$0.00 4 \$0.00 5 \$0	Emergency       Remedial         F       \$0.00         EA       \$0.00         F       \$0.00         F       \$0.00         F       \$0.00         F       \$0.00         S       \$0.00



Budget Matrix Oregon Theater Oregon, IL 5057Sq Ft

#### Overall Grade

A = 10 Years or more of service life remaining B = 8-10 Years of service life remaining C = 5-7 Years of service life remaining D = 2-4 Years of service life remaining F = Less than 1 Year of service life remaining Oregon Theater 110 North 4th Street Oregon, IL 61061



		Emergency	Remedial	Replacement
1 - Section 1 (5,057 Sq Ft) Grade F				
Projected Replacement: 0				
Deficiency	Qty			
Edge Detail	50 LF	\$0.00		
Ponding	2000 EA		\$0.00	
Caulk Failure	75 LF	\$0.00		
Neighbors Masonry	500 LF	\$0.00		
Neighbors Windows	6 LF		\$0.00	
Previous Repair Failure	3 EA	\$0.00		
Failing Penetration	6 EA		\$0.00	
Masonry	1 EA		\$0.00	
Full Replacement	5,057 Sq Ft			\$91,026.00
Total		\$0.00	\$0.00	\$91,026.00
		Emergency	Remedial	Replacement
Budget Totals		\$0.00	\$0.00	\$91,026.00



December 6, 2021

Mr. Thomas Houck Willett Hofmann & Associates, Inc. 809 East 2nd Street Dixon, IL 61021

RE: 110 North 4th Street, Oregon, IL

Dear Mr. Houck:

I would like to provide a proposal for an asbestos inspection regarding the abovementioned property address.

Based upon the site walk-through of December 1, 2021, the following materials are considered "suspect" and should be sampled and analyzed for asbestos content prior to disturbance:

Level	Material	Location	Sample Quantity
All	Plaster Walls & Ceilings	Random Sample Collection	7
All	Seam Mud on Dry Wall	Random Sample Collection	7
Basement	Pipe Insulation	Random Sample Collection	3
All	Fittings/Elbows	Random Sample Collection	3
Upper	Linoleum	2 <sup>nd</sup> Floor	3
Basement	Linoleum	Stairway to Basement	2
Upper	Ceiling Tile – lower layer	Random Sample Collection	3
Upper	Ceiling Tile – upper layer	Random Sample Collection	3
All	Mastic	Carpet	3
All	Mastic	Wall Panel	3
			37 Samples

#### Sample Collection & Laboratory Analysis – 2 week turnaround \$550.00

Should floor tile and/or linoleum be discovered beneath carpeted areas, those suspect materials will be sampled at an additional \$20/sample. Total not-to-exceed of \$720.00.

Mr. Thomas Houck Historic Dixon Theatre Page 2

Please note sampling and analysis does not include the exterior of the building including the roof. Roofing materials such as tars are Category I non-friable materials which typically do not need to be removed by an abatement contractor prior to re-roofing, patching, etc. Older window caulks and glazes are considered suspect. Exterior sampling will be conducted upon client's request.

Lead paint should be assumed to be present on painted surfaces in older buildings. Renovation contractors should be familiar with and follow OSHA regulations if painted surfaces will be disturbed. SE can provide lead abatement services upon request.

For the past fourteen years, SE has provided asbestos inspections and reports outlining regulatory requirements and providing recommendations as well as providing abatement services. Third party air clearance is also provided which confirms that Illinois Department of Public Health (IDPH) air quality standards are met prior to containment tear-down by abatement personnel. My IDPH Identification number is 100-11226.

SE performs inspections and abatement for many cities and villages in the area as well as private commercial structures. A short listing of 2021 projects include:

- The former K-Mart Building in Sterling to include an asbestos inspection and abatement, Phase I ESA and Phase II subsurface investigation;
- The former National Manufacturing plant now owned by the City of Sterling to include an asbestos inspection of two buildings and abatement, hazardous waste assessment and oversight of removal, underground storage tank removal to include sampling and analysis and documentation to the IL OSFM and IL EPA;
- KSB Hospital in Dixon, periodic asbestos sampling and analysis during renovations providing abatement when needed;
- One of the largest buildings in Sterling, currently performing an asbestos inspection.

Please let me know if you have any questions. Thanks for the opportunity to quote.

Sincerely,

Vonda V. Miller Sterling Environmental, LLC President

#### **Oregon Theatre Structural Inspection Report**

A visual inspection of the Oregon Theatre building located at 110 North 4th Street in Oregon, Illinois to assess the overall structural integrity of the building was conducted by Mike Leslie, P.E., S.E. on December 1, 2021. The age of the building is unknown; however it is assumed it was constructed in the 1920's or 1930's.

#### **General Information**

The structure is a two-story building with combination concrete and limestone foundation walls supporting multi-wythe brick walls. The first-floor framing consists of steel I-beams spanning north – south supporting corrugated metal stay-in-place (SIP) forms and a concrete deck. Approximately the center 50% of the main floor slopes down from east to west from the entry at street level to the stage area. The east portion of the building is the only area with two floors and the wall framing was not visible to determine the type definitively, but it is assumed to be some form of masonry construction. The second-floor framing was also not visible, but is assumed to be timber framing, The roof framing consists of steel bar joists at approximately four-to-five-foot centers supporting timber roof decking. The steel bar joists do not appear to be original construction, as this method of construction was not typical in the early 1900's and joist pockets near the roof level were visible in an exposed brick area near the southwest corner of the building. It should be noted that it appears the north and south building walls appear to be common walls.

#### **Observations**

#### **Basement** Level

The visible and accessible portions of the foundation walls and first floor framing appeared to be in fair to good condition.

The north foundation wall visible in the basement level appears to be near the middle of the main floor area. As noted previously, the foundation walls are a combination of concrete and stone. The stone portion of the wall was noted in a center portion of the north wall with cast in place (CIP) walls butting up to it on the east and west sides, which extended to the east and west walls. An apparent pipe chase was knocked out of the north end of the stone wall, exposing a portion of the area under the north half of the main area. It was unclear if that area has or had a crawl space or was a slab on grade. Concrete floor is visible through the opening, however steel beams and corrugated SIP forms as observed in the basement were not obvious. A timber beam, supported at each end by the foundation walls and in the center by a brick column, was present at the transition from the low end of the sloped floor and the level floor in the stage area.

There were no signs of long term or extended moisture infiltration in any of the visible/accessible portions of the foundation walls. The timber beam and masonry column

appear to be in good condition. The steel beams and SIP forms are in good condition, except in west end under the stage, where they were in fair condition. The beams do not appear to have been painted and have rust scale which is not a significant concern. The beam and form ends are beginning to experience some section loss and flaking. The SIP forms are not an integral part of the structure, however cleaning and painting the beams to arrest deterioration should be considered.



Concrete/Stone Wall Interface



Timber beam at floor transition



Deterioration at beams and SIP forms in stage area

#### Main Floor, Projector Room and Roof

The visible and accessible areas on the main floor, projector room and roof appear to be in good condition structurally.

The majority of the walls on both levels were finished with wood paneling or plaster and could not be observed. The exposed brick in the southwest corner noted earlier appeared to be in good condition and there were no signs of continuous or long-term moisture infiltration on the accessible finished areas of the walls.

As noted previously, the main level floor is concrete and, feels sound and areas of deteriorated concrete were not obvious beneath the thin carpet on the floor. The second-floor framing in the projector room was not visible, but the floor felt sound and appears in good condition.

The small portion of the bar joists and timber roof decking that were visible appear to be in good condition, however there is significant water damage to the drop ceiling and many areas of ponding on the roof. The roof felt sound while walking on it but ponded areas were avoided, particularly near the roof step at the north end of the building. The roof decking and bar joists should be more closely inspected when they are visible and accessible if the drop ceiling is removed and if the roofing is replaced. There is potential for significant deterioration in the timber decking and corrosion requiring cleaning and painting portions of the bar joists may be needed.



Beam pockets in south wall near SW corner





#### **Conclusion**

Overall, the structural integrity of the building appears to be good. As noted, there are areas in the first-floor framing that require maintenance to arrest deterioration that has begun. There is also potential for the need for maintenance of the bar joists and to replace some or all the roof deck, depending on the extent of deterioration from moisture from roof leaks over the life of the deck.



January 10, 2022

City of Oregon 115 N. 3<sup>rd</sup> St. Oregon, IL 61061

RE: Asbestos Abatement Estimate 110 N. 4<sup>th</sup> Street Oregon, IL

Dear Darin:

Sterling Environmental, LLC is pleased to provide an estimate for removal of the asbestos-containing material identified in the recent asbestos inspection report to include:

560 square feet of walls and ceiling in the projector room
86 square feet of glue pucks adhered to wall panels and wall
660 square feet of floor tile and mastic
96 square feet of surfacing material
142 linear feet of pipe wrap
112 square feet of exterior boiler insulation

This estimate includes abatement at prevailing wage performed by an Illinois licensed abatement crew, the IL EPA 10-day notification and fee, mobilization/demobilization, labor, materials, and proper disposal of the waste. Third party air clearance is required for buildings which are or will be occupied and is also included in this proposal.

#### ABATEMENT ESTIMATE \$15,075.00

As mentioned in the inspection report, the boiler may have asbestos within it which can be better observed when the outer layer of asbestos insulation is removed. A fee to remove the boiler itself whether it does or does not contain asbestos is:

BOILER REMOVAL \$ 2,800.00

To provide a firm quotation, I would like to revisit when I am able to take destructive measures to pull wall panel and check for mastic. I would also like to view the small room identified as the "kitchen" to confirm the square footage of surfacing material.

If you would like to proceed, please let me know.

Regards,

Vonda Miller President