

## **Revised Abatement Plan: Overview**

On September 23, 2013, South of the Border Metal Traders, Inc. submitted an abatement plan to the City of Northwood in compliance with the August 8, 2013 Judgment Entry in case number 2013 CV 0036 of the Wood County Court of Common Pleas.

That same day, Dave Kuhn, the City Engineer, highlighted areas of the abatement plan that he believed needed to be addressed before he would approve the abatement plan and permit the demolition. Per Bob Anderson, the City Administrator, the revised abatement plan does need not be drafted by an engineer or architect.

### **Original Abatement Plan**

- **(1)** Saw cut tin roof, and roofing materials, at each end of truss for removal.
- **(2)** [R]emove tin roof, and roofing material using excavators.
- **(3)** Roof trusses will be disconnected at each end.
- **(4)** Roof trusses will be lifted off with excavators.
- **(5)** All materials will be removed leaving a 48' gap between the main mall at [S]ears, and [Elder-Beerman].

### **Revised Abatement Plan**

The revised abatement plan incorporates the original abatement plan, but includes detailed responses to Mr. Kuhn's concerns about how the contractor will specifically demolish the mall, while keeping the Sears and Elder-Beerman anchor stores intact. Mr. Kuhn's concerns are in italics, while the responses thereto are in plain text.

- **(6) Areas of the Mall to be Demolished**

As already known to all parties involved, the middle or “concourse” portion of the mall will be demolished. Originally, the Anderson building was to remain intact, but that building will now be demolished, too. The Sears anchor store (located in the northeast section) and the former Elder-Beerman anchor store (located in the north section) will remain intact. The rest of the mall building(s) will be demolished. Please see the included diagram.

- **(7) Areas of the Asphalt to be Removed.**

All of asphalt that goes with the mall (concourse) parking will be removed. The parking lots that serve Sears and the former Elder-Beerman will remain, and these two areas are separate and distinct, being separated by curbing. Please see the included diagram.

- **(8) Where Materials Will be Stored until Removal from Site.**

The only material that will be stored on-site is concrete and asphalt, which will not be stored until the final phase of the demolition. These materials will be stored on the north end of the mall parking lot while it is crushed and removed from the site. All other materials and debris will be loaded directly into trucks and hauled off-site; they will not be stored on-site. Please see the included diagram.

- **(9) Areas to be Seeded Due to a Grade Change.**

No areas will have the grading changed, thus no seeding is necessary.

- **(10) Erosion Control Around All Storm Sewer Structures.**

To prevent debris from entering the storm drains during demolition, the contractor will erect guards to protect the storm drains. The guards will be fitted with wire mesh to permit only water to enter the storm drains.

- **(11) The Middle Portion of the Mall's Structural Connection to the Remaining**

**Anchor Stores.**

The contractor already discussed this with Bob Anderson and showed photographic examples. The anchor stores are not structurally tied into or co-dependent with the mall (concourse). The anchor stores were originally independent, free-standing structures. The exterior walls of the anchor stores were retrofitted with notches to accept the roof trusses, but the trusses are not fastened or permanently affixed to the exterior walls of the anchor stores. The contractor will remove the roof trusses upward from the notches in the exterior walls, which will result in no structural damage to anchor stores. Once this is completed, there will be a 45-foot span between the middle portion of the mall and the anchor stores. If any structural damage occurs, the contractor is insured and will remedy the damage.

- **(12) Assuring that the Anchor Stores Remain Structurally Intact Once the Middle Portion is Disconnected and Removed**

Please see the response to the previous concern. The anchor stores were originally free-standing and not structurally integrated with the mall or concourse.

- **(13) Detail and elevation drawings on how concourse opening in anchor stores will be closed. Sears and owner of former Elder-Beerman must approve of how the openings will be closed. Enclosure drawings to also be reviewed by the Wood County Building Department.**

This step is unnecessary. Unlike a traditional mall where the concourse opening from a store to the center of the mall is open and secured at night with a metal security grate, no such concourse openings exist here. As the anchor stores were originally free-standing, their “openings” that connect to the middle/concourse portion of the mall are metal and glass doors that close and can be secured, just as the doors that lead to the exterior of any free-standing store.

Moreover, Sears has already built a wall and segregated its store from the concourse. While the former Elder-Beerman store has not walled-off its concourse opening, it still has doors it may secure, eliminating the need for the contractor to permanently close the concourse opening.

- **(14) The preferred haul route.**

Please see the included diagram, showing the anticipated ingress and egress of the hauling trucks.

- **(15) Add a note that the roofs of anchor stores will be repaired if damaged in the demolition.**

Already addressed above.