GROCERS ICE & COLD STORAGE COMPANY

BUILDING TREATMENT PLAN

FINAL
APPROVED JUNE 15, 2009

THE OHIO RIVER BRIDGES
Ph:502-394-3840 Fax:502-426-9778 Toll Free: 1-800-513-6691
Project Office: Forum Office Park III, 305 N. Hurstbourne Parkway, Suite 100, Louisville, KY 40222

May 18, 2009

CTS-GEC-HPP-LTR0236
Reply Requested: YES
Date Requested: May 18, 2009

Mr. Gary Valentine, Project Manager
Kentucky Transportation Cabinet, District #5
8310 Westport Road
Louisville, KY 40242

Mr. Kevin Hetrick, Project Manager
Indiana Department of Transportation
100 North Senate Avenue, Room N642
Indianapolis, IN 46204-2249

Mr. George Jones, Federal Project Manager
Federal Highway Administration – Kentucky Division
305 Hurstbourne Parkway, Suite 175
Louisville, Kentucky 40222

Reference: Louisville Southern Indiana Ohio River Bridges Project (Project)

Subject: BSHCT Recommendation on Grocers Ice and Cold Storage Company Building Treatment Plan

Dear Mr. Valentine/Mr. Hetrick/Mr. Jones:

CTS-GEC has developed the report entitled Grocers Ice and Cold Storage Company Building Treatment Plan (TP) in accordance with Stipulation III.K.10. of the Memorandum of Agreement (MOA) for the Project. This TP provides a plan for the adaptive reuse of the property.

On September 2, 2008, the TP was forwarded to the BiState Historic Consultation Team (BSHCT) Co-chairs for review and comment. KYTC provided comments on October 1, 2008 and no comments were received from the KY SHPO/KHC; revisions were made in the document. The draft TP was presented to the Kentucky Historic Preservation Advisory Team (KHPAT) at their meeting of October 16, 2008. Additional review was requested by the KY SHPO/KHC, but no comments were returned. The TP was taken to the BSHCT meeting of March 17, 2009 with a recommendation to carry it back to the KHPAT for final review, which occurred on April 16, 2009. No written comments were received from the KHPAT following this presentation. The TP was returned to the Co-chairs for final approval at the BSHCT meeting of May 12, 2009. The Indiana Co-chairs deferred to the Kentucky Co-chairs. Concurrence in the final edition of the TP was received from the Kentucky Co-chairs at this meeting.

Therefore, in consideration of the above, CTS-GEC has been directed by the BSHCT Co-chairs to recommend that the Bi-State Management Team approve the Grocers Ice and Cold Storage Company Building Treatment Plan. Upon approval, the TP will be distributed to the members of the KHPAT at the meeting of June 18, 2009.

Sincerely,

John Sacksteder
Project Manager, CTS-GEC

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Project Office: Forum Office Park III, 305 N. Hurstbourne Parkway, Suite 100, Louisville, KY 40222

6/18/09
Signature Approved
Mr. Gary Valentine, Project Manager
KYTC

06/15/2009
Signature Concurred
Mr. Kevin Hetrick, Project Manager
INDOT

6/8/09
Signature Reviewed
George Jones, Project Manager
FHWA

cc: James Hilton, CTS-GEC
Rob Harris, CTS-GEC
Jeff Vlach, CTS-GEC
Project Controls

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INTRODUCTION:
Planning for upgrades to the Interstate System in the Louisville/Southern Indiana area has been ongoing for many years. Considerations to relieve congestion have been studied by a consortium of agencies. By 2003 a final determination to construct two new bridges over the Ohio River and to reconstruct the Kennedy Interchange was finalized and a Memorandum of Agreement (MOA) was developed. This MOA seeks to minimize impacts on historic resources. The Grocers Ice and Cold Storage Company Building will be affected by the improvements as the new realigned right-of-way will be located over a portion of the existing building.

This study is being prepared to document the existing condition and layout of the facility as well as provide options for continued use or adaptive use of the facility after the realignment of the Kennedy Interchange as part of the Ohio River Bridges Project (ORBP) as required by Stipulation III.K.10 of the Memorandum of Agreement.

On Thursday, May 15 and Friday, May 16, 2008, representatives of RATIO Architects, Inc., a member of the CTS-GEC team, completed a visual survey of the Grocers Ice and Cold Storage Company Building. The survey included a tour of the facility led by the owner, a condition assessment, and the recording of overall and room dimensions as well as obtaining representative photographs. The current owners of the facility also provided the team with blueprints depicting modifications undertaken in 1952 and 1966 and shared some basic history and background about the company and building.


South Elevation, 1976

HISTORY:
The original building, dating from 1906, has grown with several additions through the 1980s. The building has been used to produce ice, in some form, over its entire history. Block ice for home use was initially produced until widespread popularity of the electric refrigerator in the 1940s led to the loss of all residential "ice box" use. From 1947 on, the facility concentrated on block ice and cube ice for commercial uses such as grocery stores, hotels and the railroad. In the 1960s, bagged ice, sold through convenience stores, turned into a consumer staple.

In 1983, the building was listed on the National Register of Historic Places as a contributing resource to the significance of the Butchertown Historic District. The following is excerpted from the nomination form:

> *Other significant commercial-industrial structures in the district also relate to the stockyards. The "Grocers Ice & Cold Storage Company" on the northeast corner of Main and Hancock Streets has an unusually handsome and original façade of two-tone yellow brick and terracotta. Abstract geometric patterns suggestive of the building's function as a storage vault frame a plain brick surface in the center, whose void is broken by the recessed panels with the firm name in elegant raised letters. The office windows have a more classical trim of keystoned lintels, flanked by interiorized quoins, yet the overall effect recalls some of Frank Lloyd Wright's early designs for similar block-like structures. Steel beams are used here both decoratively and to span the wide first-floor openings.*

In 1991 a major fire nearly destroyed the complex and resulted in the loss of the top two floor levels of the main building. Over the next six years the company rebuilt and diversified including a growing demand for specialty blocks of ice used by artisans to create elaborate carved ice sculptures.

In 1997, Creation Gardens, a purveyor of produce and specialty products for the food service industry was purchased by the third generation of the family that founded Grocers Ice. That company currently operates the facility as a hub for a multi-city operation serving Kentucky, northern Tennessee and southern Indiana. The building receives, stores and distributes these food products as well as houses the administrative functions for the organization.

The description in the June 26, 2002 Historic Properties Final Determination of Eligibility prepared for the ORBP reads:

> *Grocers Ice and Storage Company was in this location as early as 1910 to service the nearby stockyards, according to the Louisville city directories. The present building on the site dates from circa 1920-1930. The façade has two-tone yellow brick and terra cotta. The office windows have keystoned lintels flanked by groins.*

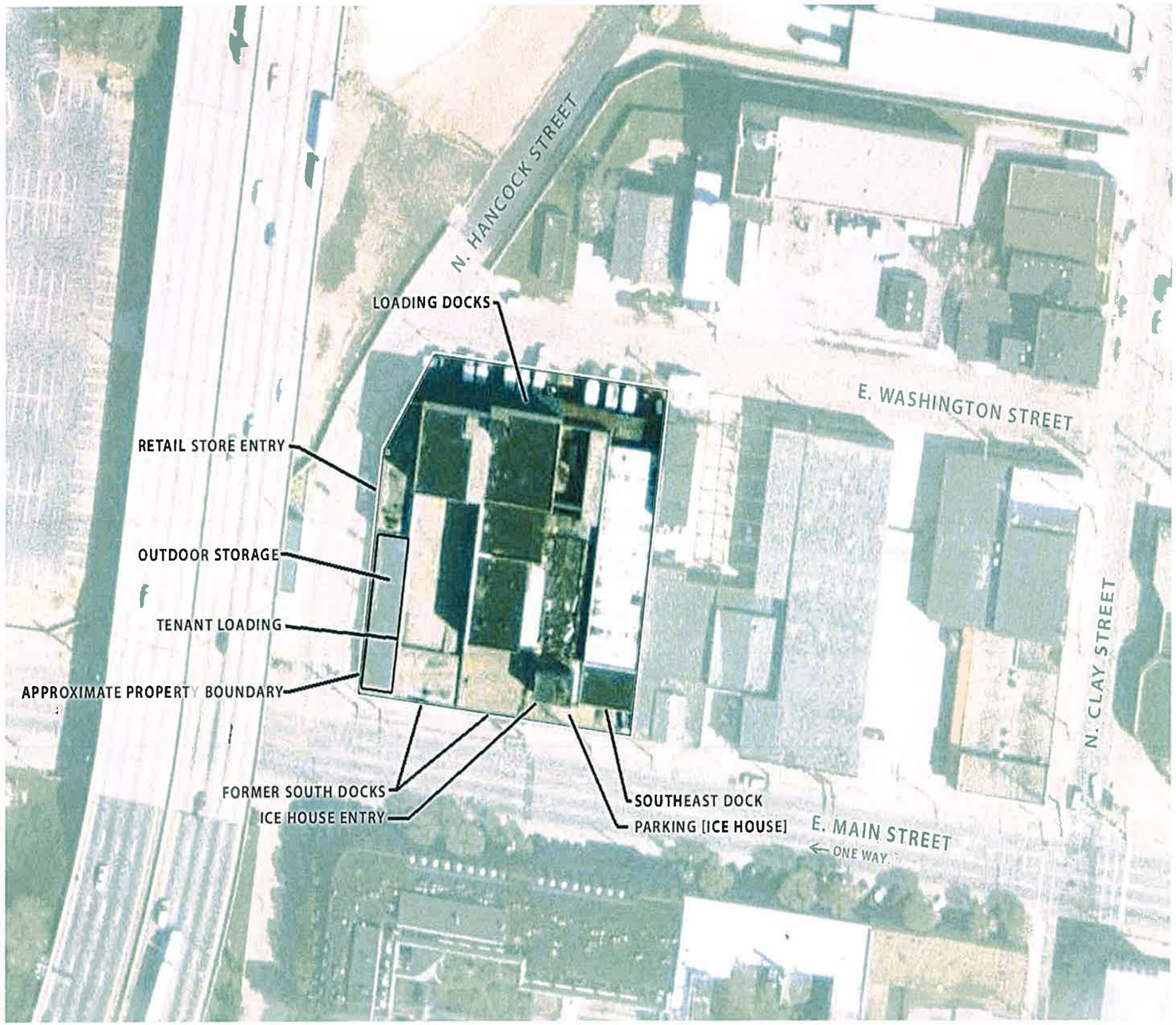
Due to changing markets and lack of skilled labor to make the high quality ice blocks used for ice sculptures, the company ceased operations as an ice producer in January of 2008, after over 100 years in the business.

SITE: (See Site Map Page 2)
The facility is located on a half block area at 609 East Main Street in Louisville, Kentucky. The property starts at the northeast corner of the intersection at Main Street and Hancock Street and runs north to the south side of Washington Street. It occupies approximately one acre (half of the city block) with adjacent businesses to the East.

The building occupies most of the site. There is a loading/parking area at the southeast corner of the site providing access to the former icehouse (sales area). A fenced area at the west end of the building provides outdoor storage for former display fixtures as well as access to a loading dock for a ground floor tenant. The north end of the site is the loading dock that runs the length of the facility. A former rail spur is still visible within the gravel and paved dock area.

The property is within the EZ-1 Enterprise Zoning District. This zone establishes a specialized district for locating commercial and industrial uses in areas designated as enterprise zones by the appropriate legislative body. C-2 Commercial and M-3 Industrial uses are permitted within the zoning designation, as well as single and multi-family dwellings under certain conditions.

The property is also located within a "Traditional Marketplace Corridor Form District" (TMC). The identification and enhancement of the character along some of Louisville's more prominent circulation corridors is the primary purpose of this Main Street district. These marketplace districts help to delineate corridor gateways, reinforce the corridor's function and identity, and encourage alternative modes of travel. Additional objectives for this district include guidelines for access and circulation, streetscaping, and considerations for open space. Specific guidelines also address the development and appearance of prominent sites focusing on high quality design and design standards for linkages to adjacent districts and land uses.



Annotated Aerial View – Existing Conditions at 600 Block of East Main Street

BUILDING DESCRIPTION:
The Grocers Ice and Cold Storage Company Building is comprised of several additions to an original building core to create a complex of spaces on multiple levels.

EXTERIOR: (See Existing Elevations)
All of the various spaces are contained within masonry walls. The earliest sections of the building were constructed with multi-wythe common bricks in running bond pattern. Walls that support heavy structural loads have expressed pilasters and some even have expressed concrete within the masonry. The exterior brick masonry is in poor condition with open joints and large areas of spalled brick. There is even a small tree growing into the wall from a section of a former bearing ledge.

Newer additions to the east were constructed with concrete masonry units. A metal sided "ice box" sits atop one of the south building sections. The building height is varied from approximately seventeen feet tall at the garage addition to over fifty-five feet tall at the elevator penthouse.

Coping at the top of the exterior walls varies. Older sections have no coping or clay tile coping in very poor condition. Newer sections of the building have either stone slabs or metal copings.

There are very few visible windows at the exterior elevations due to the nature of the interior uses. Most of the visible windows are at the infilled south truck dock or the west garage door locations. A few double hung window openings are still evident within the building courtyard and at mechanical spaces that project above the roof.

The south elevation originally framed a loading dock recessed approximately nine feet back from the facade. This concrete dock provided a connection between coolers to the north and the truck and carts that were loaded with ice for pick-up or delivery. The original openings were infilled with a split face concrete masonry unit at the base and aluminum storefront system above.

The south elevation was originally a series of openings on the street level with enclosed office space above. Common brick piers, protected by steel angles, frame these masonry openings. At the west block, yellow brick horizontal and vertical banding highlight narrow bays and provide an edge for oversized quoin detailing. The banding terminates at limestone decorative blocks where it changes direction. There are also yellow brick flat arches with limestone keystones at punched window openings in these narrow bays. The wider central bay at the west block has a substantial steel beam lintel to support the masonry above the former opening. Four punched window openings sit below a stepped pediment that still contains the original company moniker.

The three easternmost bays have similar yellow colored band detailing flanking either side of a former two-level opening. The two flanking bays have the same quoin and jack arch detailing, while the upper level of the center bay is now infilled with a large glass block window. Above the banding are three inset panels at the parapet level. Each of these inset panels is ringed by a course of the yellow brick. A concrete coping tops this section.


South Elevation

Building Identification Sign on South Elevation

Southeast Dock: (See First Floor Plan)
The most recent addition, the southeast dock is a one-story addition that was added in the 1980s. Approximately fourteen feet tall, the space houses water purification equipment as well as storage for racking and material moving equipment. A single door opening on the south façade allows for product/equipment to be moved directly into the space. There is also a connection to the main cooler to the north and the ice works directly to the west. This space is constructed of concrete masonry unit walls and a metal bar joist and deck topped with a built-up roof system. The coping is composed of stone slabs. Floors are concrete and match the floor elevation of adjacent spaces. There is damage to the main exterior doors and concrete masonry units at the wall below the door obviously caused by vehicle impact.


South East Dock (South Elevation), Ice Shipping Room to Left

Main Cooler/Freezer A: (See First Floor Plan)
Constructed in the 1960s, the remainder of the east end of the building is a large modern cold storage cooler/freezer. Metal-lined, insulated panels are set within the masonry shell and also subdivide this addition. With overall dimensions of 140' x 40' the subdivided spaces provide different temperatures to store various products. High racking is used under the 20' tall ceilings. The roof structure is not visible above the insulated ceiling panels. The roof is a polyurethane foam membrane in this area with stone slab coping. At the north end a smaller receiving room provides access between the outdoor dock and the cooler. The floors are concrete and the elevation matches the loading dock to the north and southeast dock room to the south.


View of Main Cooler/Freezer with High Storage Racking

Ice Shipping Room: (See First Floor Plan)
Just west of the Southeast Dock is a rectangular room that houses packaging equipment for cube ice. This room also provides access to the ice tank room via an opening at the northwest corner. This masonry opening has been expanded without replacement of the steel lintel. A portion of the opening is now unsupported. A larger freezer door provides access to the ice coolers C and D.

There is a concrete loading dock just outside the exterior door at the southwest corner of the shipping room. This brick addition has expressed pilasters on the south wall and clay tile coping. The roof is a concrete deck supported by steel beams with a polyurethane foam membrane. On the roof of this addition is a metal sided box almost 20' tall that contains equipment to make cube ice.

Ice Tank Room: (See First Floor Plan)
North of the shipping room is a rectangular space of masonry walls topped with wood joists and decking. A recessed concrete floor supports the ice tank that was used to make the 300-pound blocks of carving ice. The masonry walls and piers support an overhead crane that runs the length of the space. Supplemental steel framing supports a catwalk at the south end.

The steel in this room is severely corroded, presumably due to the high moisture and ammonia content in the air from ice manufacturing process. The company has ceased production of large block ice so the space is no longer actively being used.


Ice Tank Room (View looking South)

Cold Storage Area B: (See First Floor Plan)
This area, noted as an open courtyard on the 1966 construction drawings for the Main Cooler/Freezer, has been infilled and connected to this space via an

opening in the demising wall. This room has a 22'-8" clear height for high rack storage. The brick walls have been coated with a polyurethane foam insulation product. A metal roof deck with polyurethane foam membrane covers this space.

Shop Area Dock Office: (See First Floor Plan)
To the west of Cold Storage Area B is a one-story shop area with exposed brick walls, steel beams and a wood joist and deck roof system with built-up roofing. A unique feature is a monitor on this roof with clerestory windows to allow natural light into the space. At the north end a wood framed bay was added to create a dock office. At the south end of this dock office is a toilet room. Another toilet room abuts the dock office and can be accessed from the shop. This area contains a boiler and former stack. The north and south walls of this space extend up to match adjacent higher roof parapets. There is no coping topping these two parapets.


View South – Looking through Shop to Courtyard

Courtyard: (See First Floor Plan)
South of the shop is an open courtyard that forms a connection between the ice tank room, mechanical room and the shop. The east wall of this space has electrical gear covered by a small shed roof. A ladder accesses the building roof level from this courtyard.

South Dock/Offices: (See First Floor Plan)
The first floor, bi-level interior spaces that were created at the south dock are currently used as a break room and as office space and showroom for a building tenant, Kentucky Bison, a meat distributor. One area of the street level dock was infilled to the new outside wall to make a larger office at the dock level for this tenant.

The easternmost bay contains an entry with a wood stair that provides access to upper story office space. This is now corporate office space for Creation Gardens. The long narrow rooms are at multiple floor levels. Walls are a mix of exposed brick and modern gypsum wallboard. The floors are either carpeted or have a composition tile. To the north of the original office, a new private office and conference room were created. A walk-in vault remains within the original space, as does a former cooler now used as a storage room (referred to as the "cork room" for the remaining cork insulation on the floor). The cork room space has bowstring trusses, and a wood joist and deck roof with polyurethane foam roofing.


Second Floor Offices looking West

Ice Coolers C and D: (See First Floor Plan)
Directly north of the former south dock are two coolers that could be accessed through larger freezer doors from the dock. These rooms are currently not being used to store product. The bunker-like coolers have concrete floors columns and roof structure. Most surfaces have had a polyurethane foam insulation applied to increase cooling efficiency. The rooms interconnect through masonry openings in the walls. There is a basement level under Cooler C that is accessed via a stair from the south dock.


Ice Cooler C - Looking East

Ice Cooler E (Three Levels): (See Floor Plans)
North of the ice coolers described previously is another bunker-like cooler with concrete floor and concrete joist ceiling. The floor elevation is approximately 24" lower than the south dock level and is accessible by a long concrete ramp. At the north end of this room is an elevator that connects the four levels of coolers that stack in this space. Again, brick walls have a polyurethane foam insulation system applied behind the maze of refrigeration piping. Currently, this room is not being utilized.


Ice Cooler E

Mechanical Rooms A and B: (See Floor Plans)
To the north and east of Cooler E are two rooms that contain refrigeration equipment to maintain the cooler temperatures and for the ice tanks. It is unclear which equipment still functions. In Room A, an upper level catwalk system and stairs to connect the two levels (identified on 1952 drawings) are no longer extant. This room has a concrete floor and steel beams supporting a concrete roof deck with built-up roofing. Above the mechanical equipment is one floor of cooler space.

The long narrow Mechanical Room B has multiple levels of wood-framed floor systems and a wood-framed shed roof with composite shingles in poor condition.


Mechanical Room A

Cooler F (Four Levels): (See Floor Plans)
Cooler F is a square room with an elevator shaft protruding into the northwest corner of the space. At the first floor the brick walls, concrete columns and concrete ceiling structure are again covered with polyurethane foam insulation. A wood-framed partition wall bisects the space at the center row of columns. At the second through fourth levels, a masonry wall creates a corridor in the west bay to provide access to the elevator shaft. These upper level cooler rooms have large metal doors off of this corridor. Since the fire in 1991, the elevator has been abandoned. The third floor coolers are accessible via the roof and are currently unused. The second and fourth floors are inaccessible and were unable to be observed. This roof area is topped by a built–up roof with clay tile copings both of which are in very poor condition.

Cooler F looking North

Former Ice Tank Room: (See First Floor Plan)
At the west end of the main building block is a large space with one row of metal columns running down the middle. It currently has a wood floor set at the elevation of the dock and Cooler G to the north. Drawings indicate the actual concrete floor is 6'-10" below this wood floor. This space was originally used to produce ice blocks. It is now a showroom for produce and other refrigerated products. The south column bay has been partitioned off from the remainder of the space. It contains the walk-in cooler for Kentucky Bison and a ramp that connects floor levels. This space has wood roof joists and deck with a polyurethane foam membrane supported by steel beams and columns. There is a ramp on the roof to connect different roof levels in this area. Based on the 1952 drawings and evidence on the roof, a section of the building was removed over this ice tank room after the 1991 fire. It includes two levels of two cold storage rooms and an extension of the corridor (two levels) leading to the north elevator.

A masonry ledge remains at the north and east walls that previously supported the now missing fourth floor structure. Polyurethane foam roofing has been applied to create a wash in an attempt to divert moisture from setting on this ledge. The polyurethane foam was also used to seal some of the former cooler door openings with the doors still in place behind the foam.


Former Tank Room looking Southwest

Former window openings have been infilled with brick. There is no coping (stone, metal, clay tile) so the multi-wythe brick is exposed and rapidly deteriorating from freeze/thaw action caused by water infiltrating the many open head joints.


West Elevation of Cooler E at Roof Level of Former Tank Room


West Elevation Former Tank Room


Cooler G Second Level looking Northeast

Cooler G (Four Levels): (See Floor Plans Pages)
Cooler G is a square room with an elevator shaft protruding into the northeast corner of the space. This elevator shaft is no longer usable due to fire damage. At the first floor, the brick walls, two rows of metal columns, and steel beams support the concrete floor/ceiling structure. Walls at the first level are again covered with polyurethane foam insulation. A wood-framed stair provides access to the second floor from within the former tank room. These upper level cooler rooms have large metal doors off of the corridor described previously. The third floor coolers are accessible via the roof and are currently unused. The fourth floor coolers are inaccessible and were unable to be observed.

The built-up roof and clay tile copings are in very poor condition. The exterior masonry has projecting pilasters. The exterior brick masonry is in poor condition with open joints and large areas of spalled brick. The lower roofs are littered by small shards of spalled bricks.


Roof at Cooler G

Office/Showroom (Former Garage): (See First Floor Plan)
At the very west edge of the facility is a one-story concrete masonry block addition that originally functioned as a garage. It is currently utilized as a show room for dry goods and office space for customer service associates for Creation Gardens. The showroom still retains one large overhead door at the west wall. The second overhead door opening has been infilled with modern aluminum storefront. At the customer service office space, glass block windows provide natural light from the west while an aluminum entrance system leads out towards Washington Street and the loading docks. The floor is concrete with a concrete joist roof deck covered by polyurethane foam roofing. This foam has been run up on to the top of the walls to also act as a coping.


Showroom (Former Garage) looking South

Customer Service Office looking South

Loading Docks: (See First Floor Plan)
A concrete loading dock runs almost the entire north elevation. The concrete floor matches the floor elevation of the interior floor space it abuts. A ramp connects between two levels. The dock is covered by a metal shed roof supported by steel diagonal braces from below at Cooler E and F, flat metal supported by turnbuckles from above at the shop area and a membrane roofed section on cantilevered steel beams at the main cooler/freezer. There are no modern dock levelers and steel plate ramps must be dragged into a trailer to facilitate palette unloading.

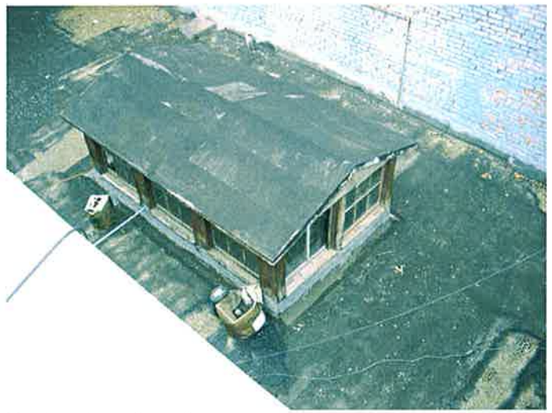
Loading Dock North Elevation at Coolers F and G

Fenced Storage Area: (See Site Plan)
At the west end of the property and north of the garage wing is a fenced area that includes a loading dock for the tenant and outdoor storage. The outdoor storage is on two levels separated by a concrete retaining wall. This area also contains condensing units for some of the cooler refrigeration units. The masonry opening for the loading dock does not have a lintel to support all wythes of masonry.

Fenced Storage Lot looking North

Elevator Penthouse

Metal Shed over Ice Shipping Room



Monitor above Shop Space

View on Ice Tank Roof looking towards Mechanical Room B.

View on Former Ice Tank Room Roof toward Cooler G

Clay Tile Coping Deterioration

Corridor at Third Level between Cooler F and G

Typical Brick Wall Termination – No Coping

Former Garage Openings at West Elevation

Building Issues:
In looking at ways to adaptively use the building, there appear to be several challenges.

A. Use Specific Design:
The facility was designed and constructed for specific uses – cold storage and ice production. Several of the rooms as constructed have low ceilings and a narrow column spacing due to the extreme floor loading potential that is consistent with a storage use. There are also limited existing or former window and door openings. Most use changes would dictate more window and door openings. Creating these new openings would add construction costs and alter the historic appearance of the building.

Cooler G Low Ceiling (8'-2"), Tight Column Grid (+/- 12'-0")

B. Multiple Additions/Construction Materials:
The building was added on to several times over its history. Each time construction materials and methods changed slightly. There is wood, steel and concrete structural framing. The additions created a huge half block long facility where each space is a different size and shape room. There are multiple levels of spaces with limited access opportunities. The multiple levels increase the difficulty of combining spaces and makes accessibility within the facility difficult.

North Elevation showing Four Distinct Building Phases

C. Interior Finishes:
Many of the cooler interior wall and ceiling surfaces have been covered with polyurethane foam and/or cork insulation to maintain the temperatures required for cold storage. There are also networks of refrigeration piping on many of the walls and ceilings of the coolers. All of these materials would need to be removed or covered over in any adaptive use.

Interior Finishes - South Dock (Kentucky Bison)

D. Fire Damage:
The 1991 fire destroyed two elevators and stairways that provided access to upper levels. Therefore a large portion of the building square footage is currently not accessible for any use and can only be reached by climbing ladders and traversing roofs. New stairs and elevators would be required to restore access to these spaces.


Fire Damage at Cooler G, Third Floor

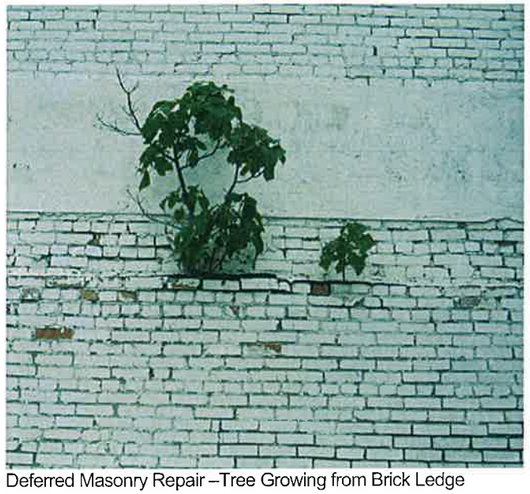
E. Specialized MEP Systems:
Mechanical and electrical systems are specialized for this particular use. The building is mostly cold storage so it is supplied with active refrigeration systems. Most of the building does not have space heating or ventilation that would be common in other uses. Electrical systems within the facility power multiple refrigeration units as well as lighting for all of the spaces and the ice making equipment. The distribution panels are scattered throughout the facility. It is unclear if any of the systems were damaged or abandoned after the 1991 fire.


Newer Ceiling-Hung Mechanical Unit at Cooler E, Third Floor (Elevator and Former Refrigeration Piping Beyond)

F. Deferred Maintenance:
By the owner's own admission maintenance has been deferred since they have become aware that the Ohio River Bridges Project may impact their property.

The building's brick masonry and clay tile coping have suffered severe deterioration. There are large areas of spalled brick at all facades caused by water infiltration. Much of this water may be coming from large sections of wall that do not have any coping or have deteriorated coping - allowing precipitation to enter into walls from the top. The walls are in need of tuck-pointing. The deteriorated wall joints allow water to infiltrate into areas of the walls. There are major cracks and coursing shifts caused by settlement. The team also observed several masonry openings that did not have lintels to support the masonry above.

The facility's roof systems are also a concern. Many have already been recoated with a polyurethane foam roofing system. Remaining built-up roofs have reached the end of their useful life. The team observed several areas with ponding caused by plugged roof drains or other issues with the existing roofing. These areas may lead to future leaks and water infiltration into the building. There is abandoned equipment and piping littered across some of the roof levels. These items may be causing damage to the existing roof membranes. Finally, roof vents have lost their cover allowing water to pour into the ice tank room during rainstorms.


Deferred Masonry Repair –Tree Growing from Brick Ledge


Debris on Ice Tank Room Roof looking South


Deteriorating Steel at Ice Tank Room


Expanded Masonry Opening – Lintel Bearing Removed

G. Environmental Concerns:
Based on visual and sensory clues while investigating the facility, there is the potential for some environmental issues. These may include chemical contamination from ammonia utilized in the refrigeration process, and air contamination caused by asbestos utilized as pipe wrap for hot water systems or within other building materials such as mastics as well as lead paint. To our knowledge, no environmental reviews have been completed on the property and are beyond the scope of services in this study. It is highly recommended that a Phase I Environmental Site Assessment, with limited asbestos and lead-based paint sampling and analysis, be completed for the facility to determine the extent, if any, of potential environmental issues. It should be noted that KYTC will be required to complete hazard material assessment and abatement for any portion of the building of the building purchased and to be removed.

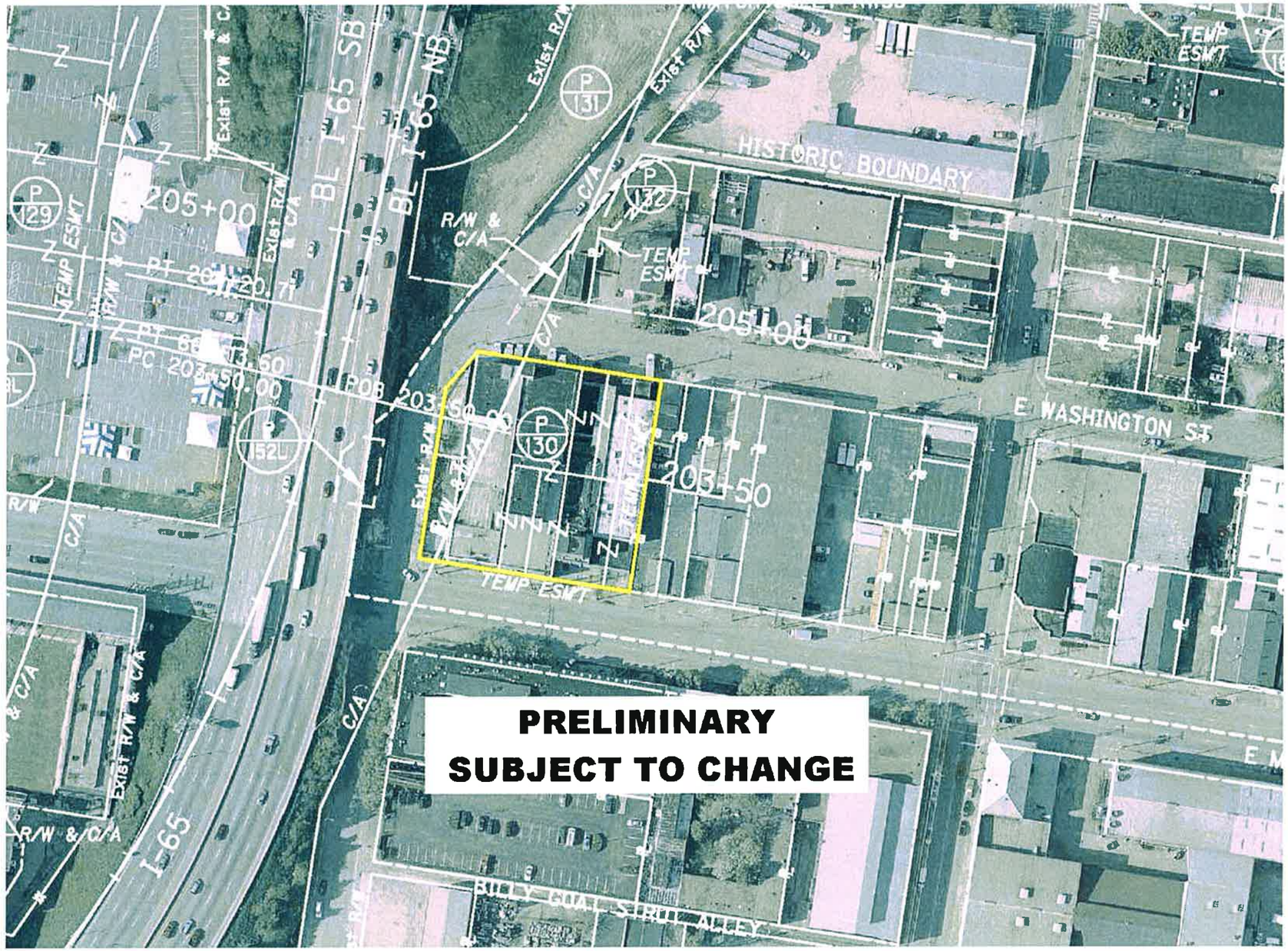

View North up Hancock Street – Path of New Right-of-Way

Reuse Options:
The Kennedy Interchange realignment as currently designed would impact the western portion of the facility. Based on overlay sketches, the new right-of-way would run diagonally from the elevator tower at the north end to the northwest corner of the Kentucky Bison tenant space. The proposed right-of-way would impact the multi-level Cooler G (four stories), the two-story space that is the former ice tank room and the one-story garage addition. Overall, 16,102 square feet of the building's total 60,730 square feet would be impacted by this proposed right-of-way.

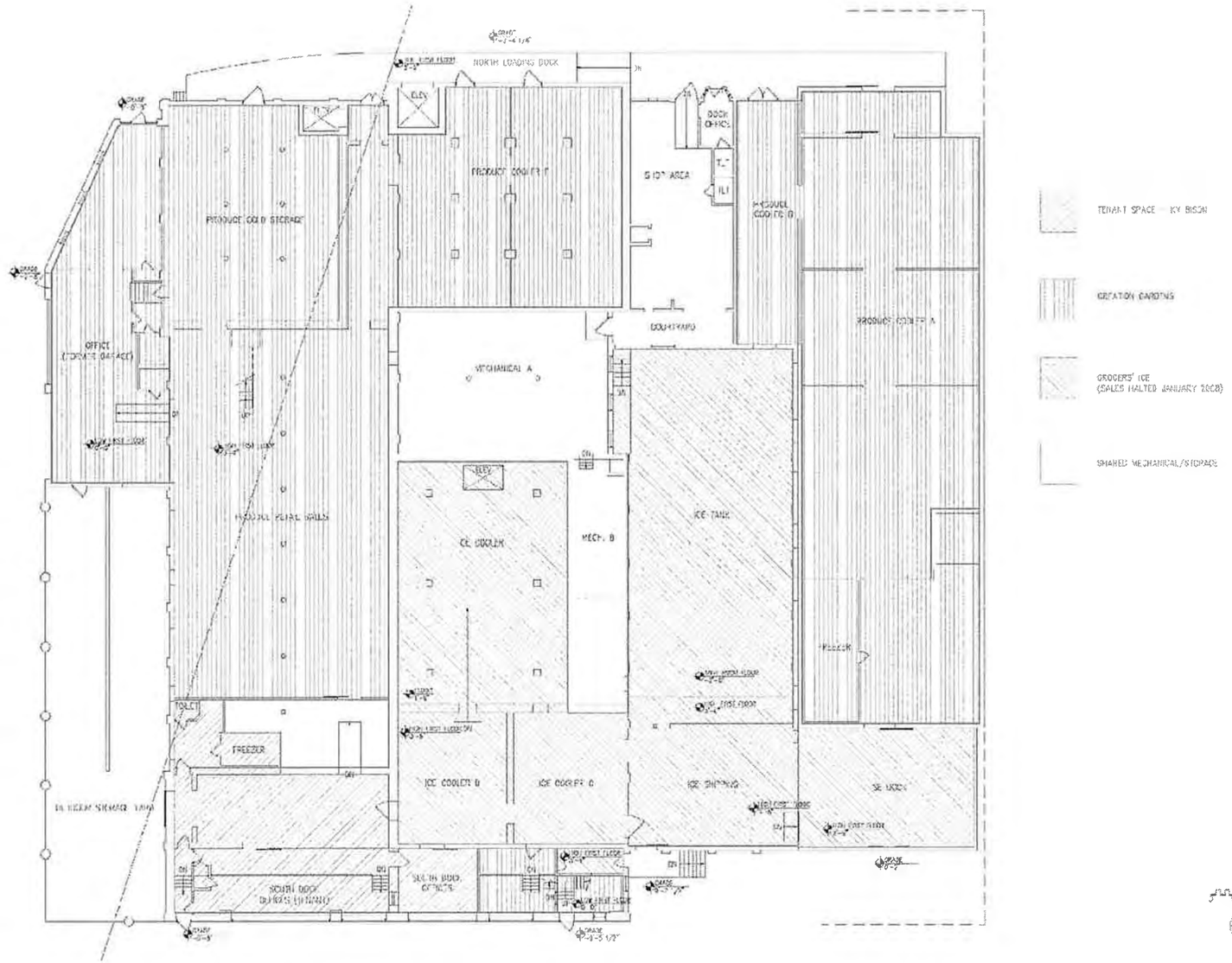
In developing proposals for reuse of the facility, two options will be explored. Both options will explore space planning, requirements for egress and accessibility and recommendations for improvements to the building structures including masonry and roof systems.

The first option is reconfiguring the remaining space for the continued use by the current owner and their current business venture – Creation Gardens and their current tenant – Kentucky Bison.

The second option will be to rehabilitate the facility for mixed commercial/residential use. This would be in keeping with other development in the immediate neighborhood. In order to accommodate this change in use, additional demolition will be required to create light wells for natural light and ventilation to interior spaces. The change in use would also require compliance with the current building codes in effect when construction commences. The 2007 Kentucky Building Code was in effect at the time of this study.

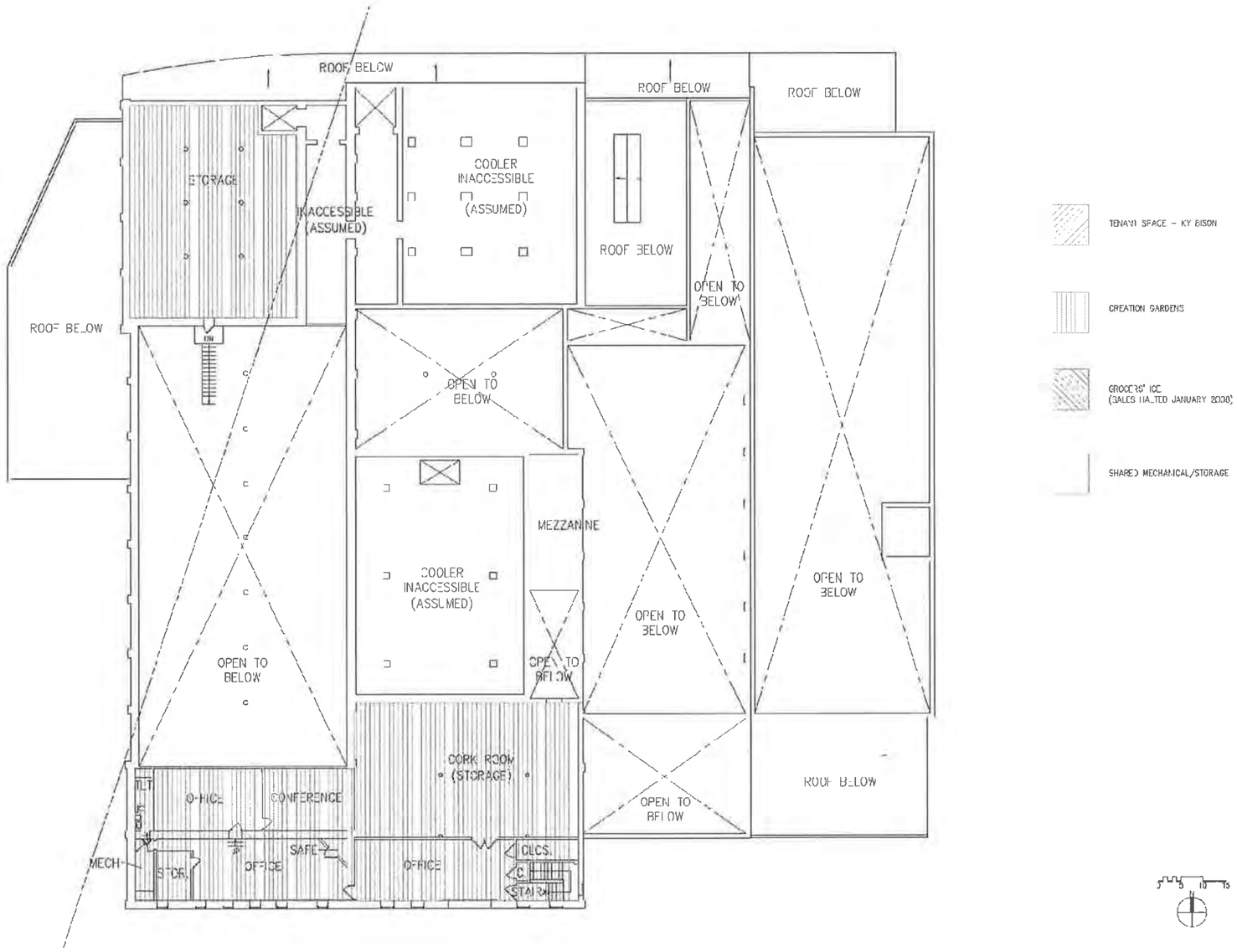


Aerial Photo with Proposed Right-of-Way Delineated by White Lines. Subject Property Outlined in Yellow.



GROCERS ICE AND COLD STORAGE
LOUISVILLE , KENTUCKY

EXISTING FIRST FLOOR PLAN



GROCERS ICE AND COLD STORAGE

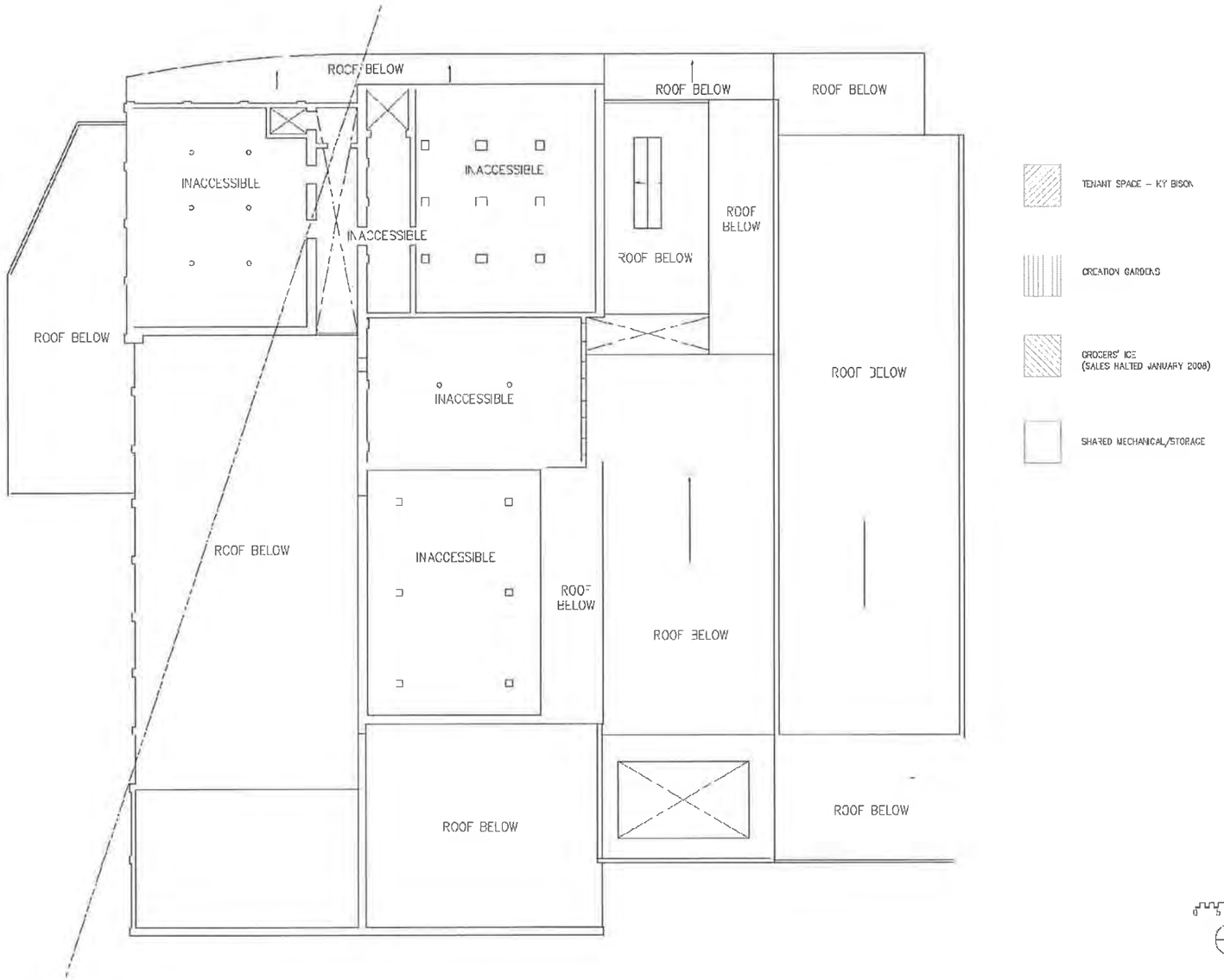
LOUISVILLE , KENTUCKY

EXISTING SECOND FLOOR PLAN

GROCERS ICE AND COLD STORAGE

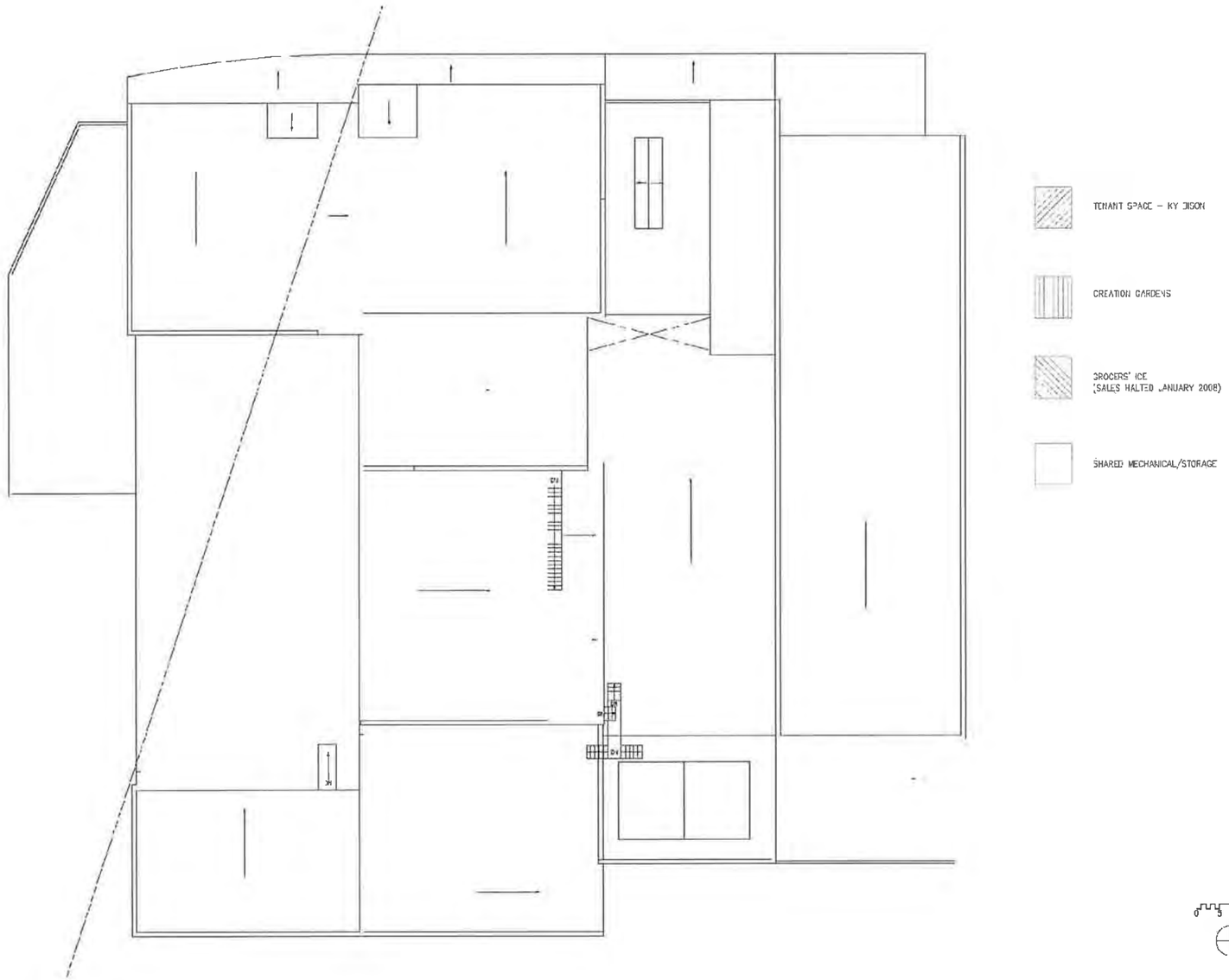
LOUISVILLE , KENTUCKY

EXISTING THIRD FLOOR PLAN



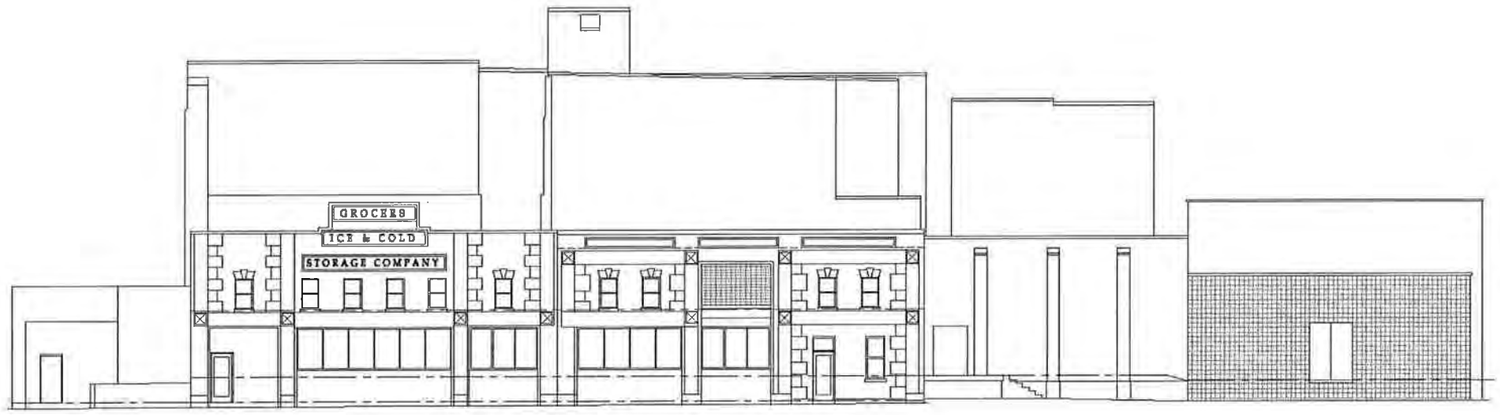
GROCERS ICE AND COLD STORAGE
LOUISVILLE , KENTUCKY

EXISTING FOURTH FLOOR PLAN

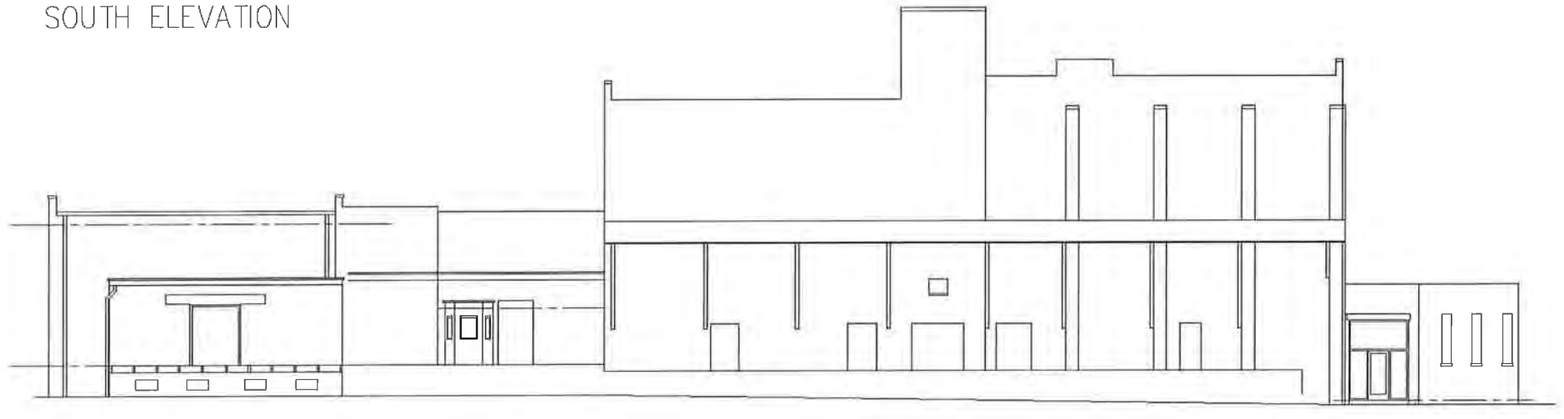


GROCERS ICE AND COLD STORAGE
LOUISVILLE , KENTUCKY

EXISTING ROOF PLAN



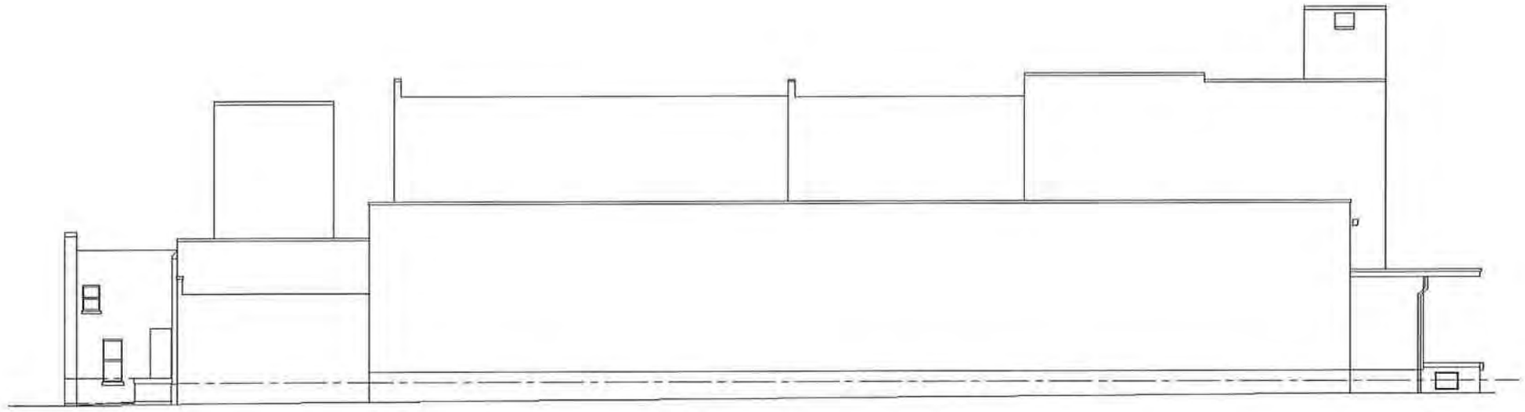
SOUTH ELEVATION



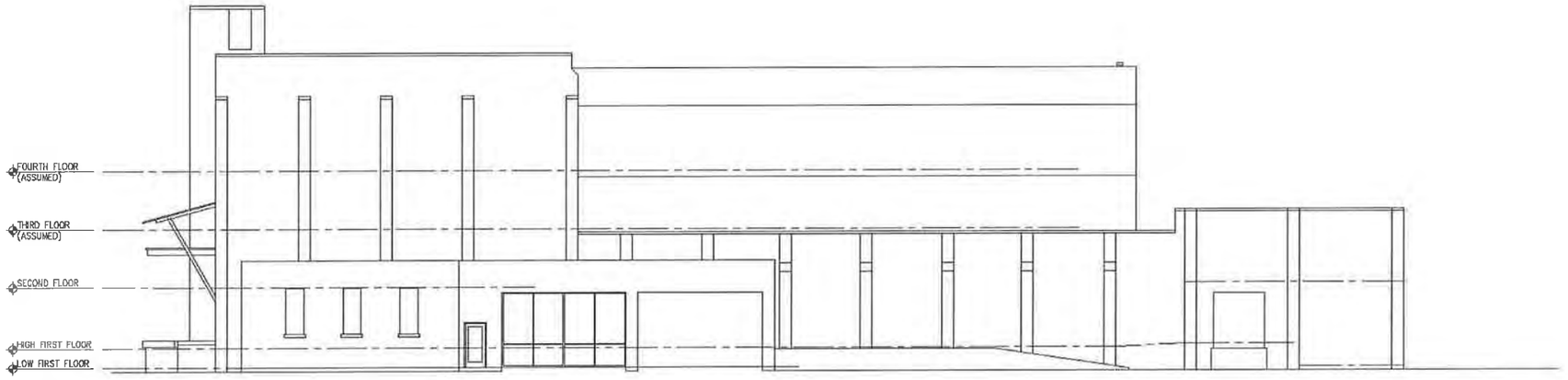
NORTH ELEVATION

GROCERS ICE AND COLD STORAGE
LOUISVILLE, KENTUCKY

EXISTING ELEVATIONS
NORTH AND SOUTH



EAST ELEVATION



WEST ELEVATION

GROCERS ICE AND COLD STORAGE
LOUISVILLE , KENTUCKY

EXISTING ELEVATIONS
EAST AND WEST

OPTION ONE:

RENOVATION FOR CONTINUED USE - CREATION GARDENS and KENTUCKY BISON

The loss of the west end of the facility impacts three elements of Creation Gardens' current operations:

a. The walk-in retail sales space for both produce and dry goods.
b. The customer service staff office area.
c. 1,825 square feet of produce storage.

The remaining 7,100 square feet of this affected floor area is unused or underutilized in the current operation due to limited access to the upper stories created by the loss of the elevator in the 1991 fire.

The proposed redevelopment for the continued use of the facility by Creation Gardens and Kentucky Bison looks to utilize abandoned or underutilized spaces to relocate these functions within the remainder of the building. The redevelopment plan assumes that the owners have discontinued ice production and that the spaces formerly dedicated to ice production can now be reassigned and reutilized.

Walk-In Retail Sales: The former tank room and a portion of the garage make up the current retail sales areas. With frontage on Hancock Street, the visibility of this current showroom is limited due to the westward direction of travel on Main Street.

Option A relocates this function to the Main Street Elevation, converting the ice shipping and ice tank rooms into a new retail sales area. The creation of new storefront windows on the south façade will add visibility to this part of the business from the passing Main Street traffic. The former ice coolers C and D can be utilized for dry goods storage or additional dry goods sales area. Bulk purchases can be loaded out the Southeast Dock Door saving the north dock for incoming and outgoing truck traffic. The produce showroom can also be accessed from the north end at the dock level to allow for easy stocking from the coolers. Handicap access would be accommodated by new ramps to connect the Main Street entrance with various floor levels.

The Customer Service Office will be relocated to the former shop/dock office space. This space (cleared out) will provide almost double the square footage of current offices and maintain the access to the dock/coolers and the retail spaces. The shop functions can be located within the existing mechanical room.

An employee break room with toilet facilities will also be created in the current Mechanical Space B.

The loss of storage space can be overcome by utilizing coolers formerly dedicated to ice storage and by utilizing the upper level coolers. This redevelopment option assumes that the former elevator at Cooler F will be replaced and the elevator in Cooler E will be repaired and recertified for use. It also assumes that a new stair will be constructed to connect all the levels for access and egress.

Improvements should include the removal of all non-functioning/non-essential equipment from within all remaining spaces and on the roofs. Repair of all remaining exposed masonry to include tuck-pointing, the replacement of cracked or spalled brick and the installation of proper lintels at openings, installation of new roof membranes, updates to refrigeration equipment in all levels of Cooler E and the upper levels of Cooler F, and upgrades to electrical systems to power the newer refrigeration equipment, lighting and office equipment.

The following pages include schematic floor plans and exterior elevations for the proposed reconfiguration of the facility for continued use by Creation Gardens and Kentucky Bison. Along with the proposed plans is a conceptual cost magnitude that attempts to quantify the financial expenditures necessary to rehabilitate the building.

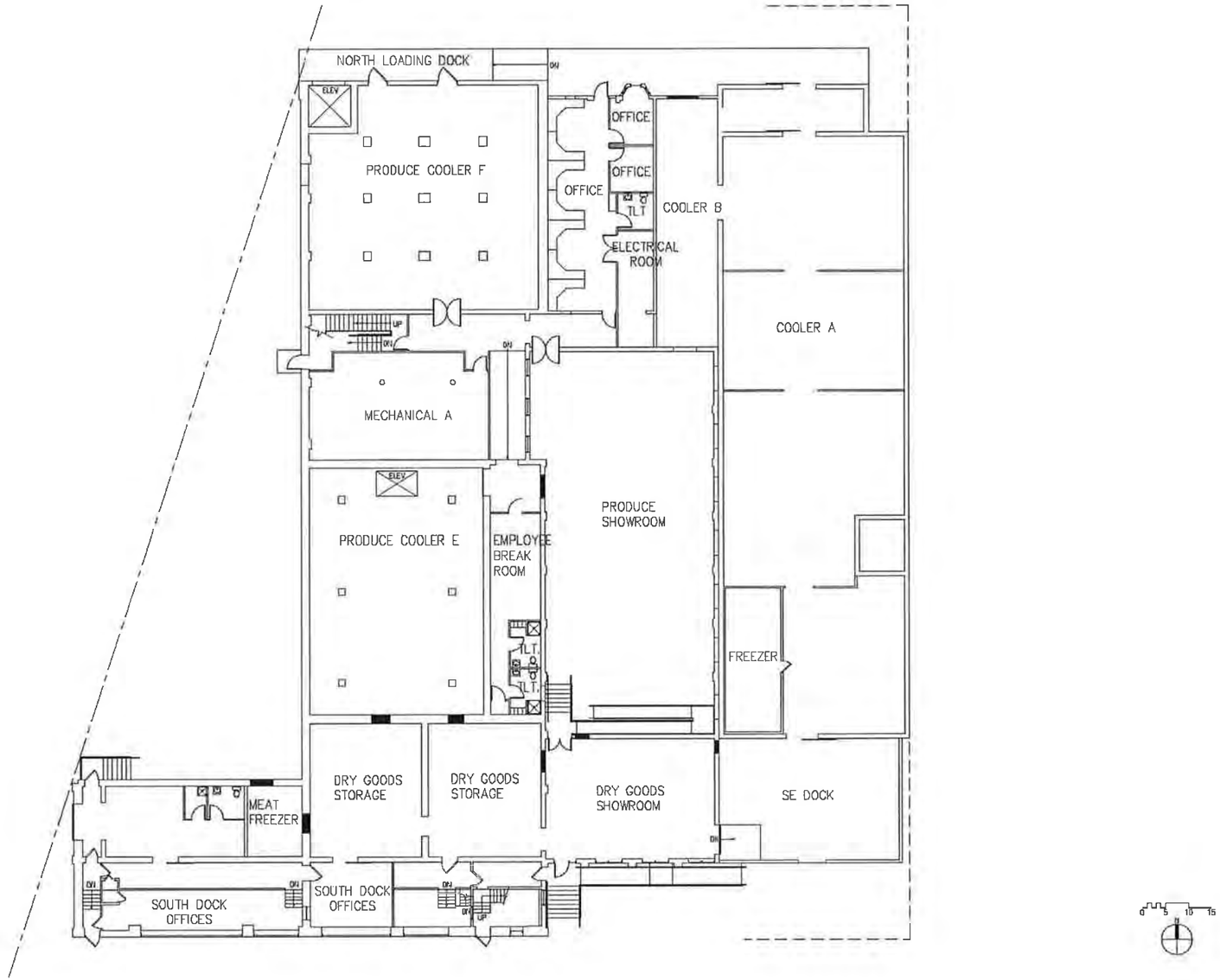
Due to the schematic nature of the redevelopment plans, the costs have been assigned on a square foot basis for each major space. Costs have also been assigned for large work items such as the roof and masonry restoration. The cost magnitude does not include demolition costs associated with the removal of portions of the structure to clear the proposed right-of-way. The cost magnitude also does not attempt to quantify any environmental abatement costs due to an unknown scope. It does however take into account interior demolition required for the rehabilitation and reuse of the remainder of the facility.

The cost magnitude also provides factors for contractor overhead and profit, design fees and a contingency to cover unforeseen cost items. The contingency may be reduced as the design is developed and better costing models can be utilized.

OPTION ONE: COST MAGNITUDE FORECAST

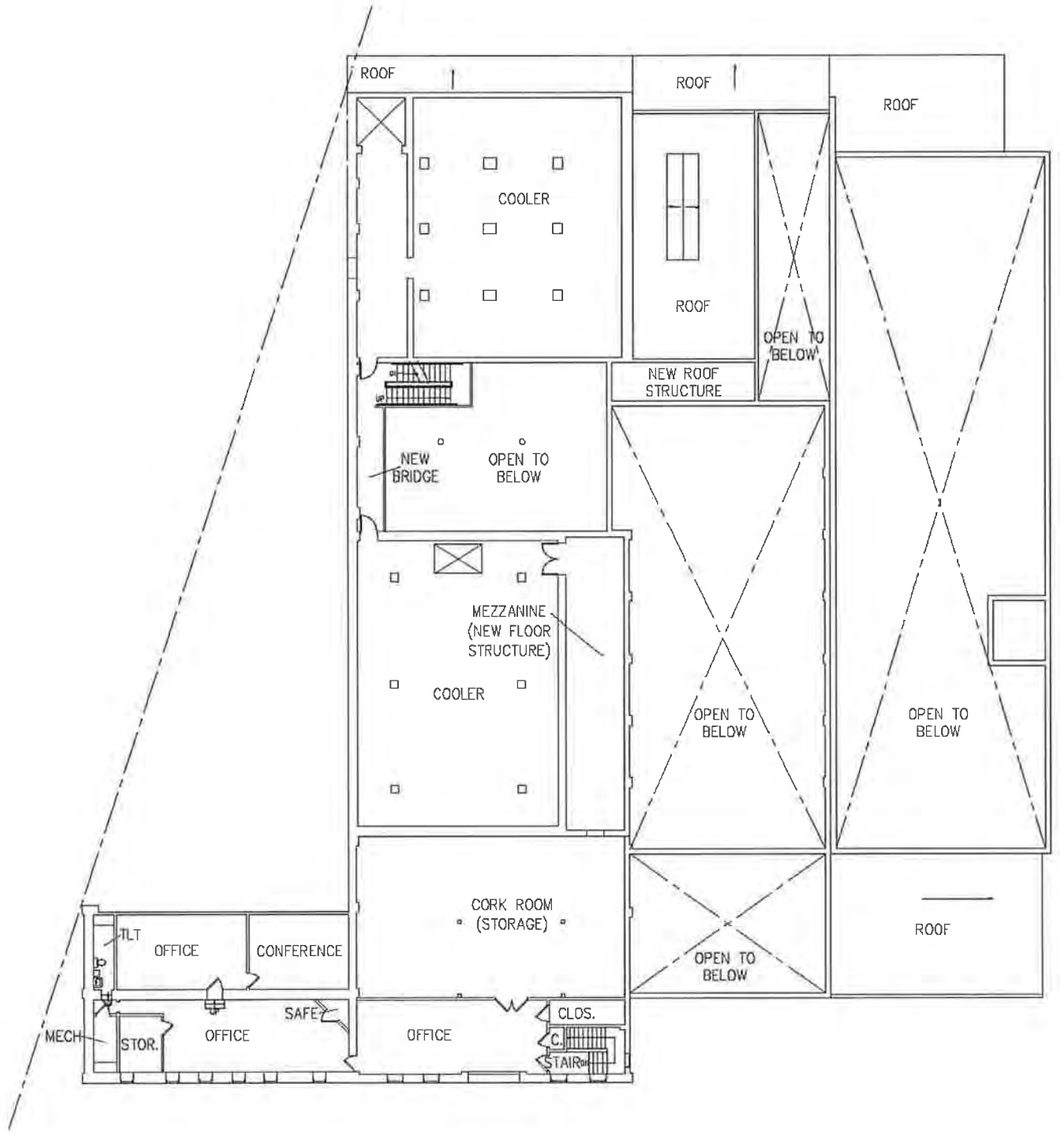
SPACE	SQUARE FOOTAGE	$/SF	TOTAL	COMMENTS
Level 1:				
South East Dock	1,048	$15	$ 15,720	New Lighting/Electrical/Doors
Cooler A	5,500	$10	$ 55,000	Mechanical and Electrical Upgrades
Dry Goods Showroom	969	$40	$ 38,760	New Lights, New Windows, Awnings, Stairs and Ramp
Produce Showroom	3,155	$75	$236,625	Remove Ice Tanks, New Floor System, Refrigeration
Cooler B	732	$10	$ 7,320	Mechanical and Electrical Upgrades
Dry Goods Storage A and B	1,475	$20	$ 29,500	Remove Insulation and Refrigeration Piping, New Finishes
Employee Break Room	597	$70	$ 41,790	New Restrooms with Showers
Produce Cooler E	2,029	$30	$ 60,870	New Refrigeration Equipment
Mechanical A	1,491	$45	$ 67,095	New Exit Stair, Remove Old Equipment
Office	1,286	$50	$ 64,300	New Roof at Courtyard, New Toilet Room
Produce Cooler F	2,456	$30	$ 73,680	New Refrigeration Equipment
South Dock Offices	2,220	$35	$ 77,700	MEP Upgrades, Relocate Cooler, New Toilet Room
Misc Items:				
Exterior Masonry Restoration	28,000	$9	$252,000	Tuck-Point, Brick/Block Replacement
Exterior Painting	28,000	$2	$ 56,000	Primer, Two Top Coats
New Freight Elevator - Cooler F			$150,000	New Elevator in Existing Shaft
Restore Freight Elevator - Cooler E			$ 30,000	Repair and Recertify Existing

SPACE	SQUARE FOOTAGE	$/SF	TOTAL	COMMENTS
Level 2:				
South Dock Offices	2,168	$35	$ 75,880	MEP Upgrades, New Toilet Room
Cork Room	1,545	$35	$ 54,075	Remove Cork, New Finishes
Cooler E	2,034	$30	$ 61,020	New Refrigeration Equipment
Mezzanine	607	$30	$ 18,210	New Floor System, Finishes
Cooler F	2,456	$30	$ 73,680	New Refrigeration Equipment
Level 3:				
Cooler E	2,034	$30	$ 61,020	New Refrigeration Equipment
Mechanical	607	$30	$ 18,210	New Floor System, Finishes
Cooler F	2,456	$30	$ 73,680	New Refrigeration Equipment
Level 4:				
Cooler E	2,034	$30	$ 61,020	New Refrigeration Equipment
Cooler F	2,456	$30	$ 73,680	New Refrigeration Equipment
Roof:	24,043	$3	$ 72,129	
Subtotal:			$1,898,964	
Contractor Overhead and Profit 20%			$ 379,793	
Design Fees 7%			$ 132,927	
Contingency 10%			$ 189,896	
Total:			**$2,601,580**	



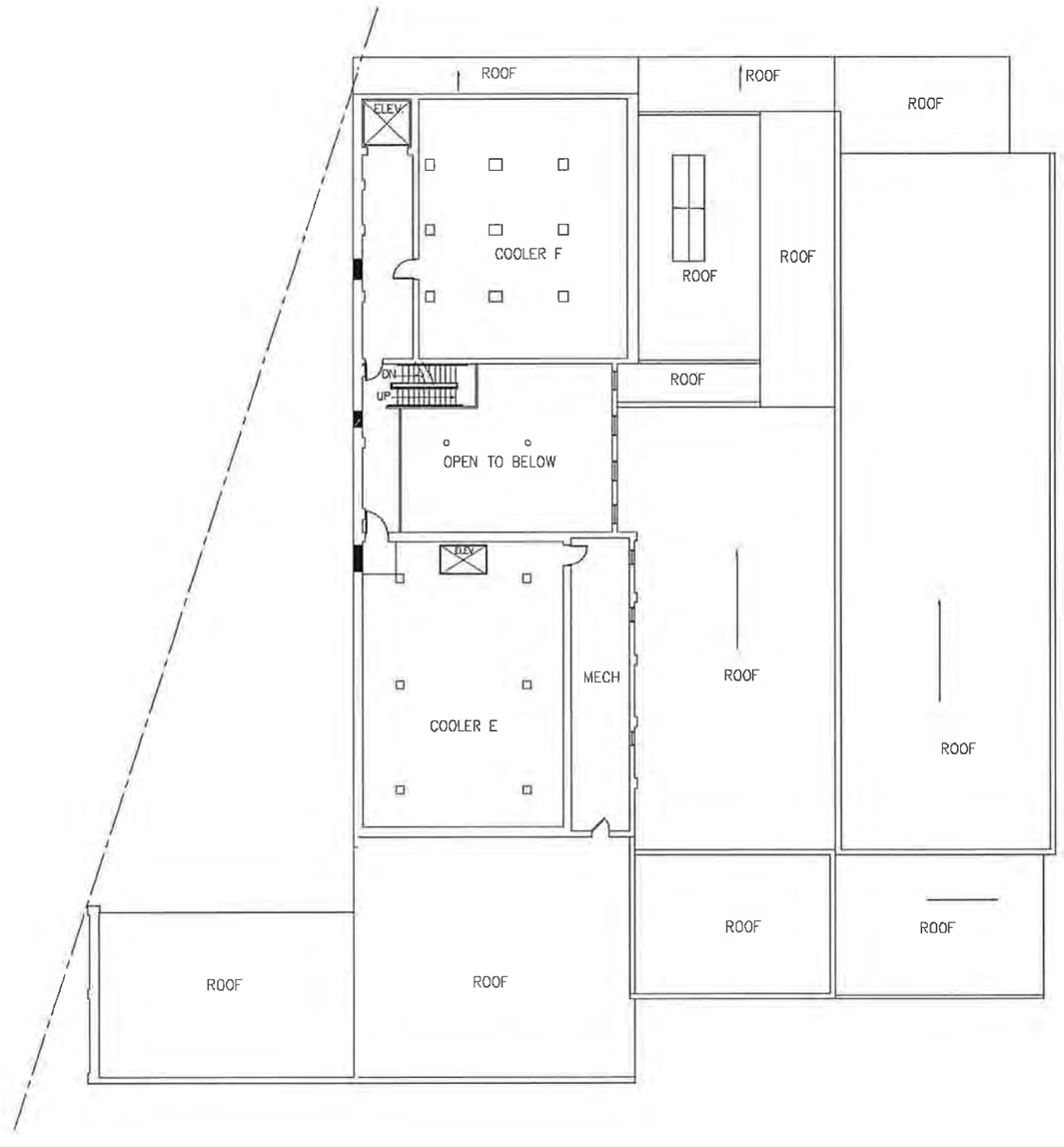
GROCERS ICE AND COLD STORAGE
LOUISVILLE , KENTUCKY

PROPOSED FIRST FLOOR PLAN
OPTION ONE



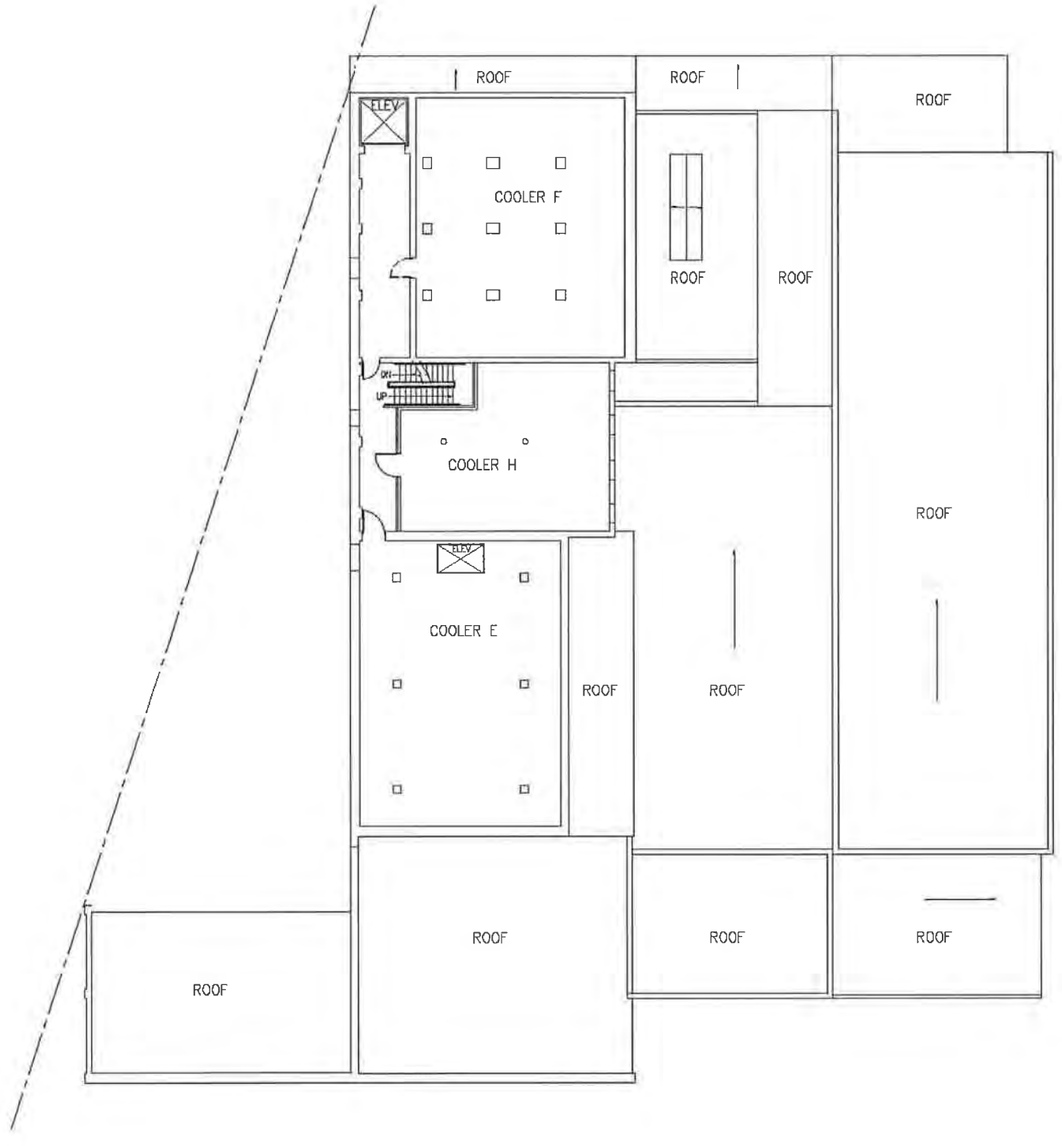
GROCERS ICE AND COLD STORAGE
LOUISVILLE , KENTUCKY

PROPOSED SECOND FLOOR PLAN
OPTION ONE



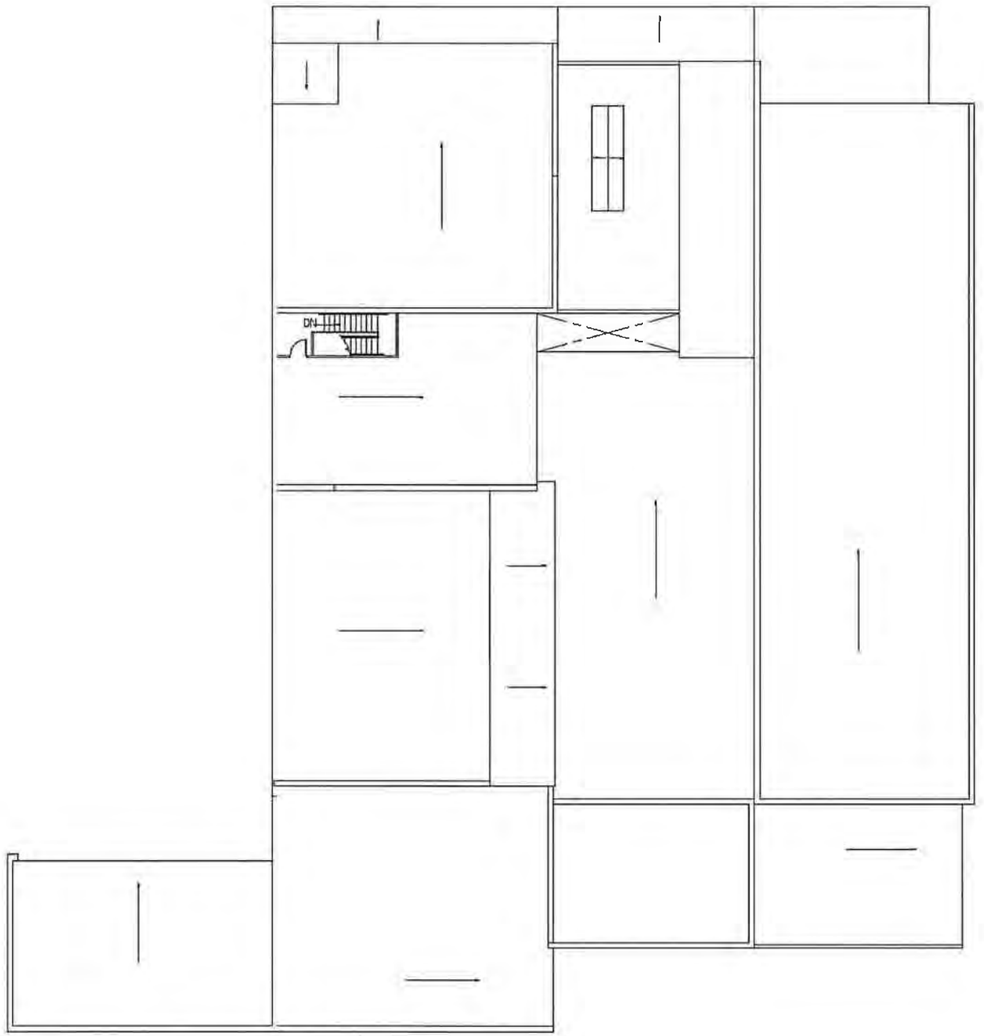
GROCERS ICE AND COLD STORAGE
LOUISVILLE , KENTUCKY

PROPOSED THIRD FLOOR PLAN
OPTION ONE



GROCERS ICE AND COLD STORAGE
LOUISVILLE , KENTUCKY

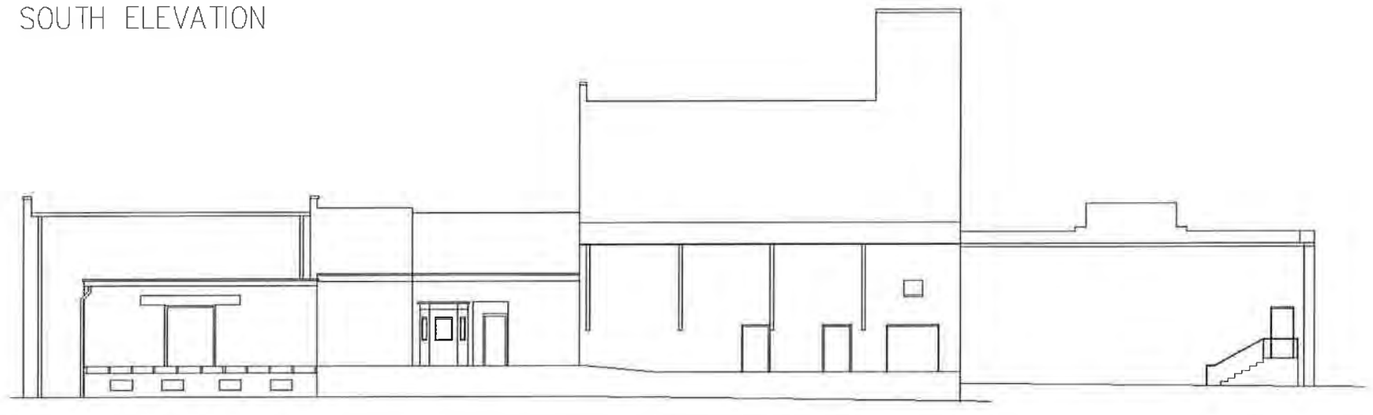
PROPOSED FOURTH FLOOR PLAN
OPTION ONE



GROCERS ICE AND COLD STORAGE
LOUISVILLE , KENTUCKY

PROPOSED ROOF PLAN
OPTION ONE

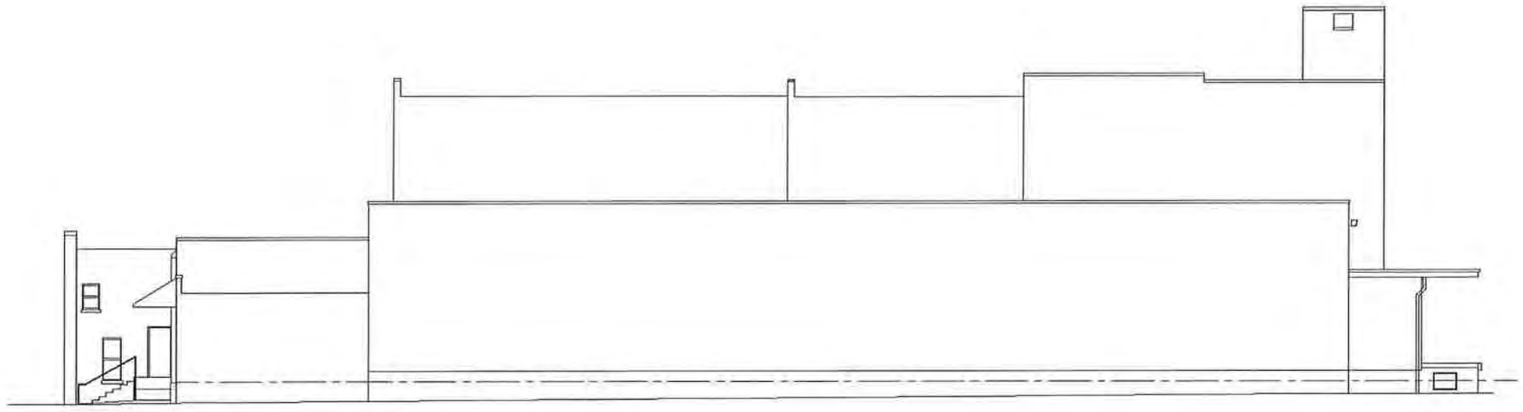
SOUTH ELEVATION



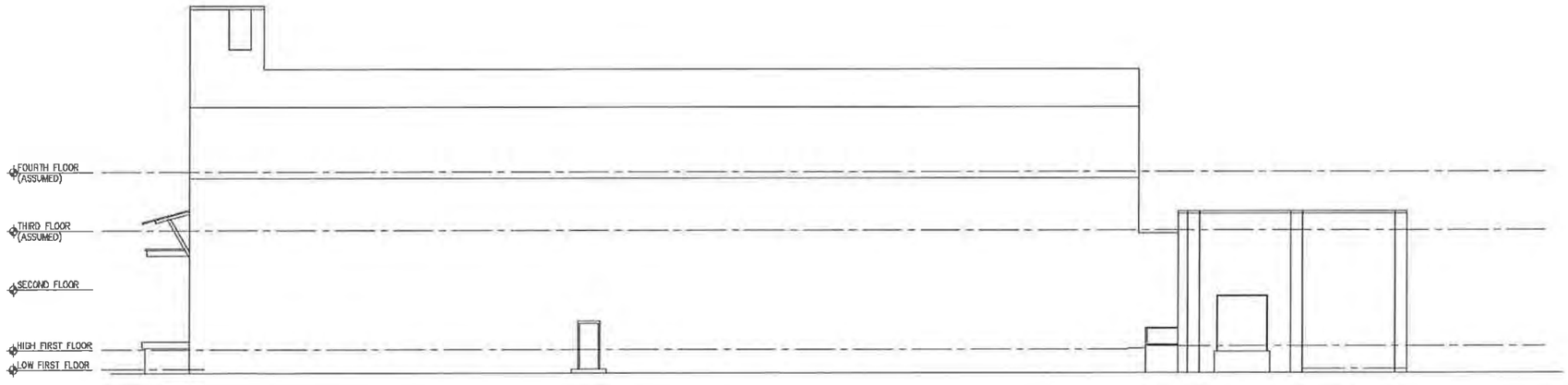
NORTH ELEVATION

GROCERS ICE AND COLD STORAGE
LOUISVILLE, KENTUCKY

PROPOSED ELEVATIONS
NORTH AND SOUTH - OPTION ONE



EAST ELEVATION



WEST ELEVATION

GROCERS ICE AND COLD STORAGE
LOUISVILLE , KENTUCKY

PROPOSED ELEVATIONS
EAST AND WEST- OPTION ONE

OPTION TWO:

RENOVATION FOR MIXED-USE (COMMERICAL and RESIDENTIAL)

The Butchertown Neighborhood is seeing growth in residential development as some people seek to be closer to the amenities of the central business district. Both new construction and rehabilitation of historic buildings for residential and commercial uses are underway in the immediate neighborhood.

There is also an opportunity to create unique commercial office space. Many smaller businesses are also attracted to unique spaces with proximity to the central business district.

To accommodate the rehabilitation of the Grocers Ice and Cold Storage Company building into a new residential/commercial use after the realignment of the Interstate will require further demolition to create a central courtyard. The removal of the ice tank room and shop will provide a central court to provide natural light and ventilation for the surrounding structures. These two buildings are one-story structures within the facility and both have wood/steel roof structures so their removal will be less intensive than some of the concrete sections.

At the West Cooler E, two levels will be removed to provide for higher ceilings in the new residential units. At the main Cooler/Freezer, a new intermediate floor will be added to provide additional living space within this two-story volume. A new circulation core will be inserted into the mechanical room space. The two new stairs and elevator will serve the residential flats set within the upper level coolers.

The eighteen residential units will range in size from 1,048 square foot flats up to 2,110 square foot townhouse units. The complex also includes a 700 square foot community room. There are also opportunities for roof decks with excellent views of both the central business district and the river.

The commercial office space will occupy approximately 5,000 square feet over two floors at the former south dock. The street level spaces can be modified so that the entire floor area is on one level. The floor levels at Cooler C and D will also be lowered to provide additional headroom.

The facility conversion will require the creation of several new openings for windows and doorways within the masonry walls.

It is assumed that each unit will have new individual mechanical and electrical and plumbing systems. Fire protection systems may also be included within the facility.

The following pages included schematic plans and elevations for the proposed reconfiguration of the facility for mixed commercial office/residential uses. Along with the proposed plans is a conceptual cost magnitude that attempts to quantify financial expenditures to rehabilitate the building.

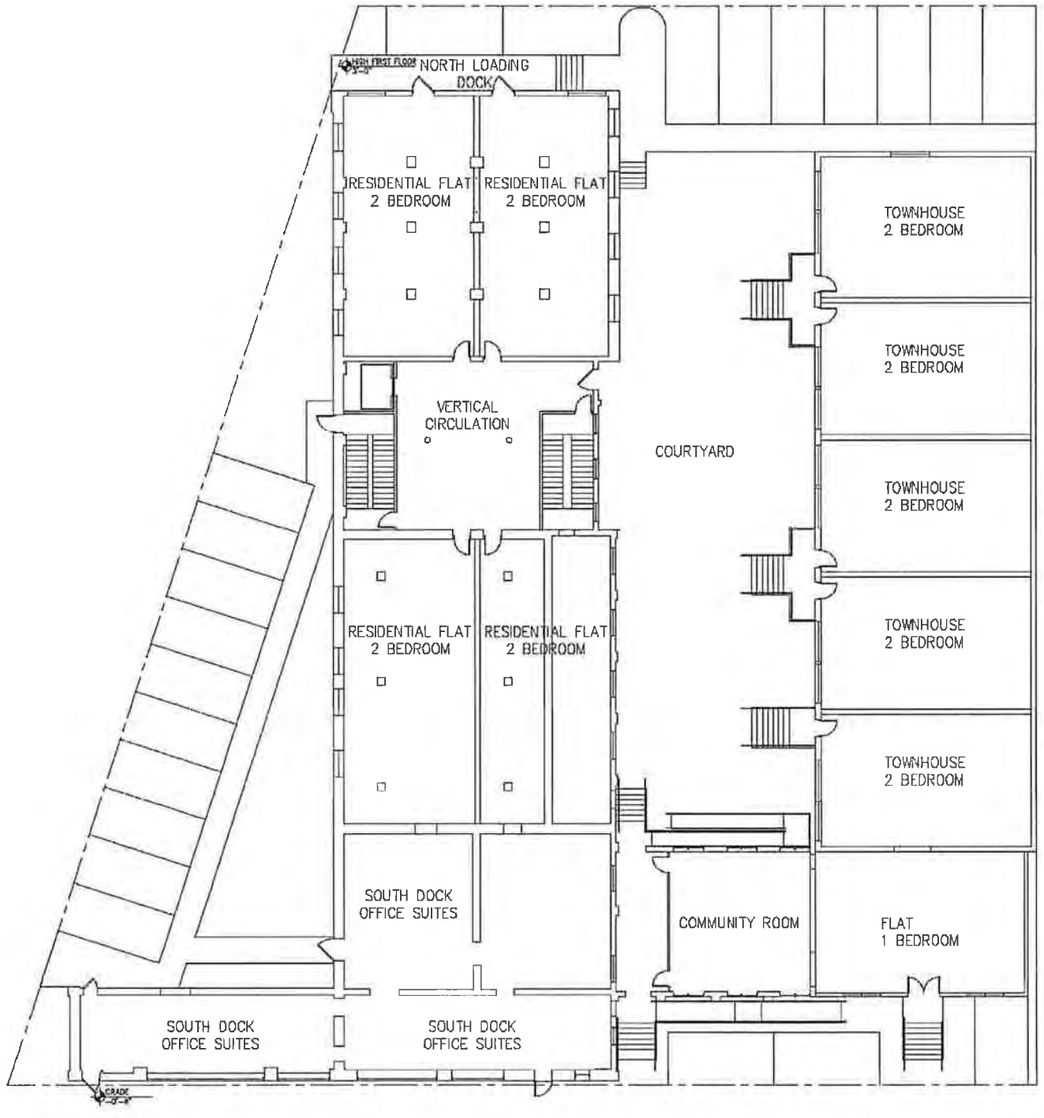
Due to the schematic nature of the redevelopment plans, the costs have been assigned on a square foot basis for each major space. Costs have also been assigned for large work items such as the roof and masonry restoration. The cost magnitude does not include demolition costs associated with the removal of portions of the structure to clear the proposed right-of-way. It does however take into account interior demolition required for the rehabilitation and reuse of the remainder of the facility.

The cost magnitude also provides factors for contractor overhead and profit, design fees and a contingency to cover unforeseen cost items. The contingency may be reduced as the design is developed and better costing models can be created.

OPTION TWO: COST MAGNITUDE FORECAST

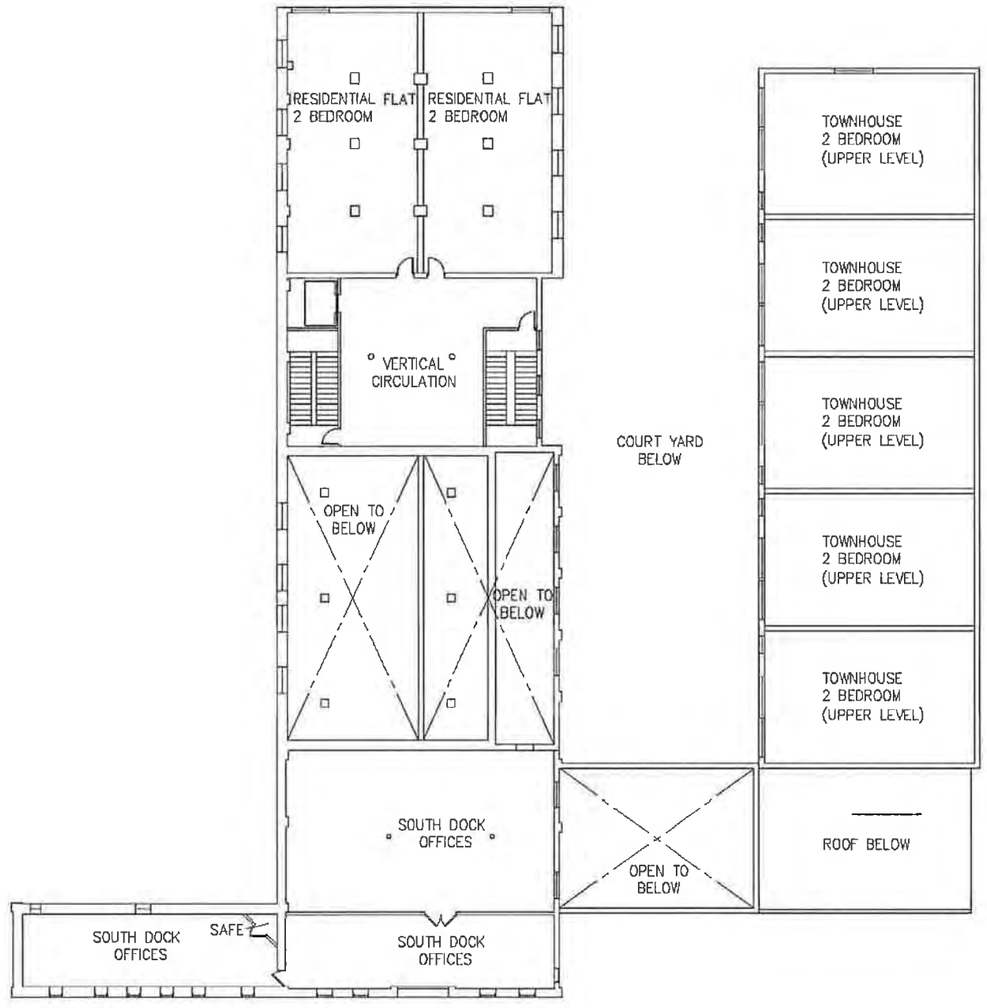
SPACE	SQUARE FOOTAGE	$/SF	TOTAL	COMMENTS
Level 1:				
South East Dock Flat	1,048	$100	$104,800	Single Unit in Space New Window Openings
Cooler A Townhouses	5,175	$100	$517,500	Five Units in Space New Window Openings
Community Room	969	$60	$ 58,140	New Finishes, New Windows, Awnings, Stairs and Ramp
Courtyard	4,985	$35	$174,475	Remove Ice Tanks, New Hardscape and Landscaping
Produce Cooler E Flats	2,682	$125	$335,250	New Window Openings Remove Intermediate Floors
Vertical Circulation Core	1,491	$75	$111,825	New Exit Stairs,
Cooler F Flats	2,456	$100	$245,600	Two Units per Floor, New Window Openings
South Dock Offices	2,937	$45	$132,165	MEP Upgrades
Misc Items:				
Exterior Masonry Restoration	28,000	$9	$252,000	Tuck-Point, Brick/Block Replacement
Exterior Painting	28,000	$2	$ 56,000	Primer, Two Top Coats
New Passenger Elevator			$100,000	New Elevator and Shaft (5-stop)
Off-Street Parking Improvements	4,390	5	$ 21,950	New Asphalt Paving, Striping Curbs, Sidewalks

SPACE	SQUARE FOOTAGE	$/SF	TOTAL	COMMENTS
Level 2:				
Cooler A Townhouses	5,175	$100	$ 517,500	New Floor Systems, New Window Openings
South Dock Offices	2,937	$45	$ 132,165	MEP Upgrades
Vertical Circulation Core	1,491	$75	$ 111,825	New Exit Stairs, Floor System
Cooler F Flats	2,456	$100	$ 245,600	New Window Openings
Level 3:				
Cooler E Flats	2,034	$125	$ 254,250	New Refrigeration Equipment
Vertical Circulation Core	1,491	$75`	$ 111,825	New Floor System, Finishes
Cooler F Flats	2,456	$100	$ 245,600	New Window Openings
Level 4:				
Cooler F Flats	2,456	$100	$ 245,600	New Window Openings
Roof:				
New Membrane Roofing	24,043	$3	$ 72,129	
Roof Deck Above Cooler F	2,034	10	$ 20,340	Decking and Guard Rails
Subtotal:			$4,066,539	
Contractor Overhead and Profit 20%			$ 813,308	
Design Fees 7%			$ 284,658	
Contingency 10%			$ 406,653	
Total:			**$5,571,158**	



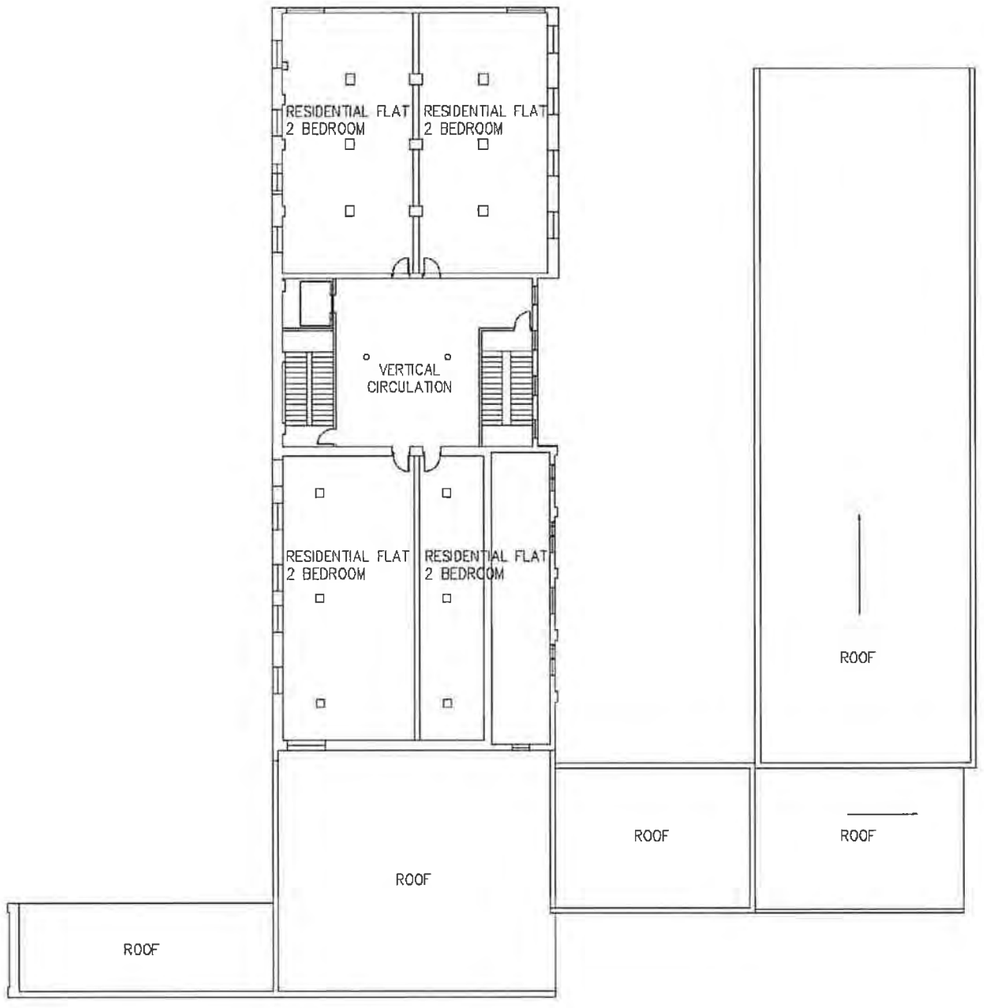
GROCERS ICE AND COLD STORAGE
LOUISVILLE , KENTUCKY

PROPOSED FIRST FLOOR PLAN
OPTION TWO



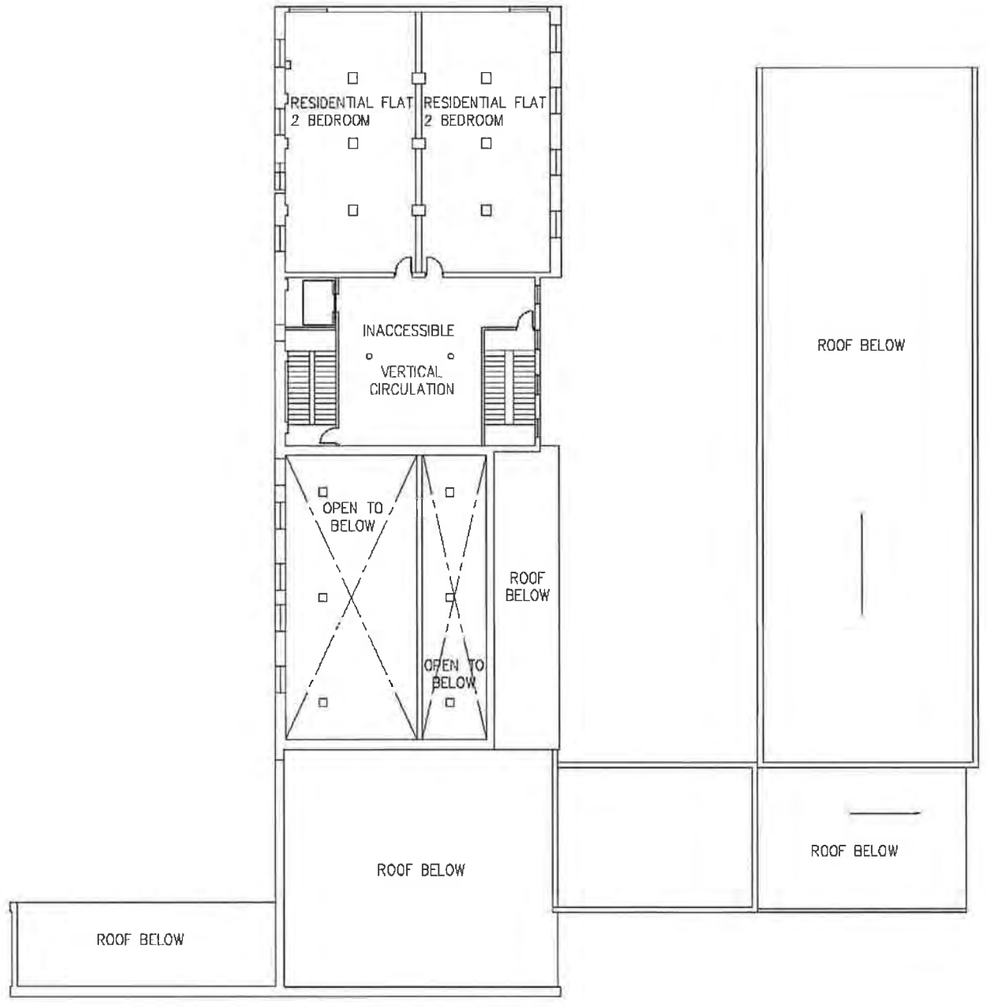
GROCERS ICE AND COLD STORAGE
LOUISVILLE , KENTUCKY

PROPOSED SECOND FLOOR PLAN
OPTION TWO



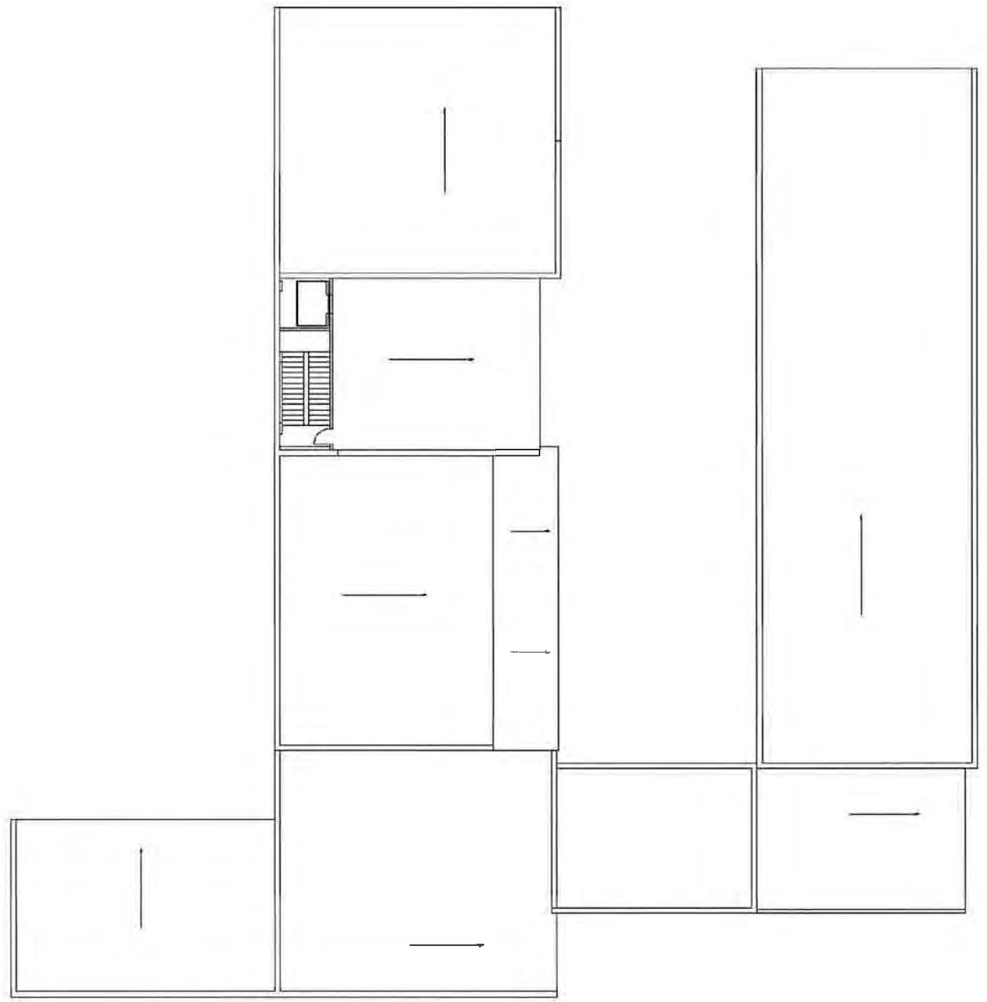
GROCERS ICE AND COLD STORAGE
LOUISVILLE , KENTUCKY

PROPOSED THIRD FLOOR PLAN
OPTION TWO



GROCERS ICE AND COLD STORAGE
LOUISVILLE , KENTUCKY

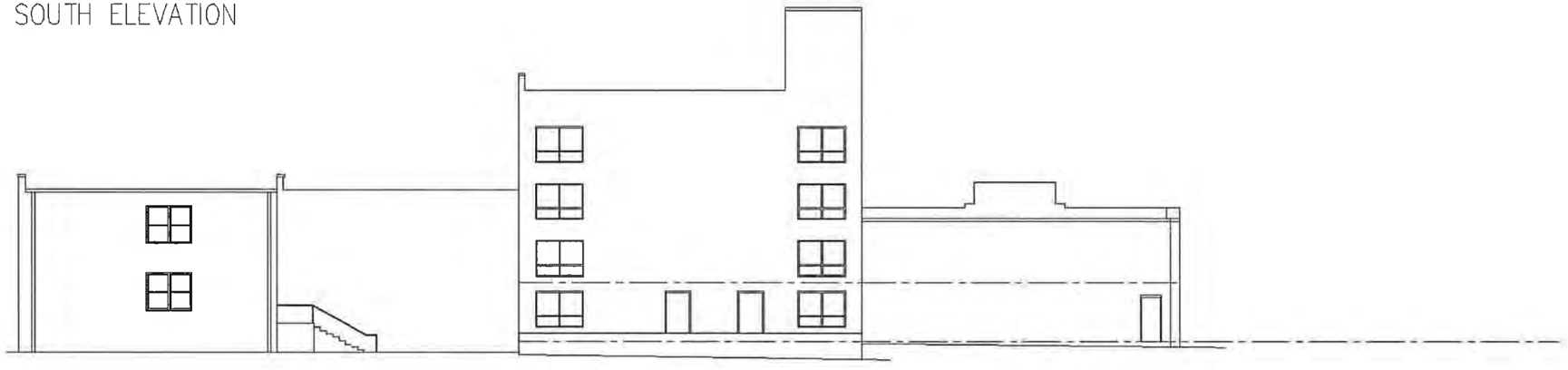
PROPOSED FOURTH FLOOR PLAN
OPTION TWO



GROCERS ICE AND COLD STORAGE
LOUISVILLE , KENTUCKY

PROPOSED ROOF PLAN
OPTION TWO

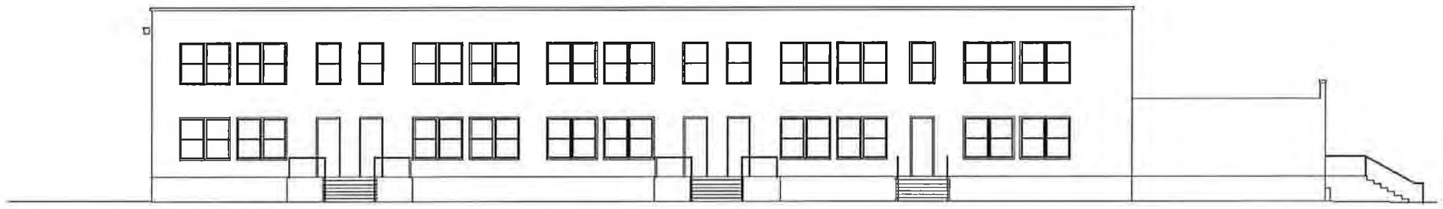
SOUTH ELEVATION



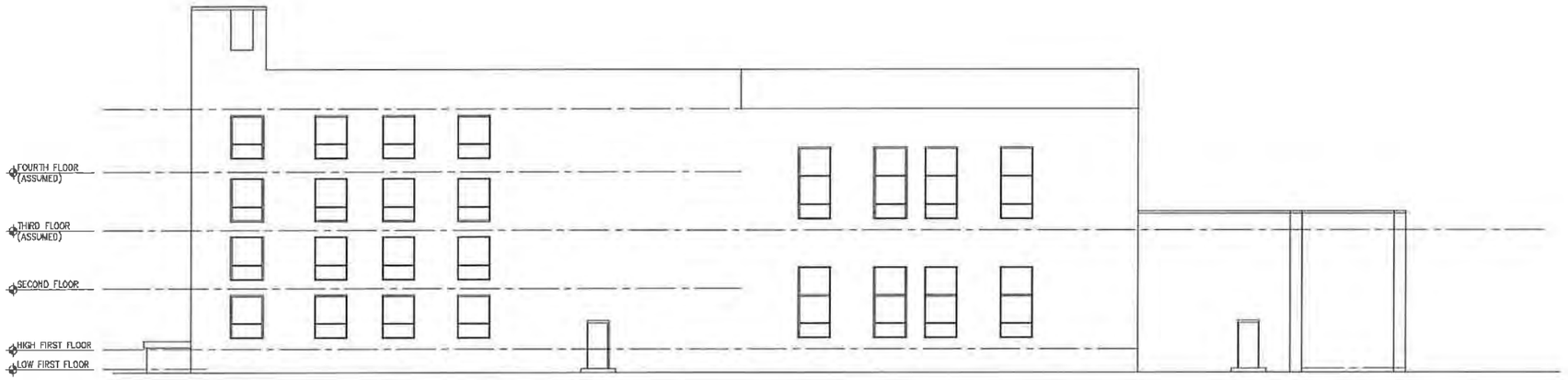
NORTH ELEVATION

GROCERS ICE AND COLD STORAGE
LOUISVILLE, KENTUCKY

PROPOSED ELEVATIONS
NORTH AND SOUTH - OPTION TWO



WEST COURTYARD ELEVATION



WEST ELEVATION

GROCERS ICE AND COLD STORAGE

LOUISVILLE , KENTUCKY

PROPOSED ELEVATIONS

WEST COURTYARD AND WEST- OPTION TWO