

## 720 HOOD AVE SHINNSTON, WV SCOPE OF WORK

**Project Title:** Royal Chrysler Site Study – 25062.01

**Prepared For:** Harrison County WV Commission

**Prepared By:** David Crupe – McKinley Architecture & Engineering

**Date:** 7/8/2025



### Project Overview

The subject property, formerly an automotive dealership constructed in 1925, has experienced a structural collapse due to recent storm events. The roof has failed, compromising the integrity of the upper floors and posing a risk to adjacent structure and public right-of-way. The site presents complex topography, with the front of the building at street level and the rear at an elevated grade; the second floor at ground level in the back. A neighboring residential structure is located within 6–10 feet of the collapsed building and may be at risk during demolition.

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### Existing Conditions

- Building constructed in 1925; potential presence of asbestos and other hazardous materials.
- Terra cotta basement walls not designed to act as retaining walls.

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- Structural collapse has left debris within the building footprint, currently providing lateral support to basement walls.
  - Adjacent house foundation condition is unknown.
  - Geotechnical, structural, and survey engineers are engaged to provide technical recommendations and site data.
  - Roadway in front of the building is currently closed due to unsafe conditions.
  - Existing utilities are still being discovered via GPR and surveying exploration; however, there are visual signs of water, electric, gas, sanitary, and storm sewer within close proximity to the existing building that the contractor is expected to review and protect at demolition.
  - See **Exhibit C** for Structural Observation Report, dated 7/2/25.
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### **Scope of Work**

#### **Phase 1: Emergency Stabilization and Partial Demolition**

Objective: Make the site safe and reopen the public roadway.

- Mobilize equipment and personnel to site.
- Install safety fencing, signage, and traffic control measures.
- Hazardous materials survey and abatement (asbestos, lead paint, etc.) per EPA and WVDEP regulations not required given urgency and county's coordination with WVDEP.
- Coordinate with structural engineer to identify safe demolition sequencing.
- Carefully demolish and remove the top two floors of the structure using selective demolition techniques to avoid destabilizing the basement walls. (**See Exhibit A** for demolition extents for phase 1).
- Implement temporary shoring or bracing as required to stabilize remaining structure and adjacent property.
- Remove debris from roadway and secure site perimeter.
- Coordinate with local authorities to reopen the road once site is deemed safe by all stakeholders (WVDOH, WVDEP, Harrison County Commission, MKA).

### **Special Considerations**

- All demolition activities must comply with OSHA, EPA, DEP, and local building code requirements.
  - Vibration monitoring may be required to protect adjacent structures.
  - Dust and noise control measures must be implemented throughout the project.
  - Continuous coordination with all stakeholders ((WVDOH, WVDEP, Harrison County Commission, MKA) shall be required throughout all operations.
  - Owner is coordinating with adjacent homeowner regarding relocation and risk mitigation.
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### **Schedule**

- Phase 1: Estimated Duration – 1 week
- Contractor to provide construction schedule prior to commencement of work.



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### **Deliverables**

- Demolition Plan and Safety Plan
- Hazardous Materials Abatement Report/ACM Disposal Letter
- Daily Field Reports and Photo Documentationp
- Closeout Package with As-Built Conditions
- **Final completion no later than 7/18/2025**

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### **References/Qualifications**

All contractors and subcontractors performing work on this project must meet the following minimum qualifications:

- Valid West Virginia contractor's license and all applicable local permits.
- Proven experience with projects involving unstable structures, adjacent property protection, and phased demolition.
- OSHA 30-hour certified supervisory personnel on-site at all times.
- Demonstrated ability to coordinate with geotechnical, structural, and civil engineers.
- Experience with hazardous materials abatement and compliance with EPA and WVDEP regulations.
- Provide insurance per County Commission Requirements (**See Exhibit B**)
- Ability to provide references and documentation of successful completion of similar projects.
- Minimum of at least 5 years of demonstrated experience in structural and selective demolition, preferably in urban or constrained environments. with no less than 5 projects of \$100,000 or more in the last 3 years.

***DISCLAIMER:*** *In providing these observations and recommendations, MKA has endeavored to perform in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances, are based on the information made available and reviewed at the time of assessment, and are intended solely for general guidance. Regardless of any other term or condition of this report, MKA makes no express or implied warranty of any sort for use of the information provided. All warranties, including warranty of merchantability or warranty of fitness for a particular purpose, are expressly disclaimed.*

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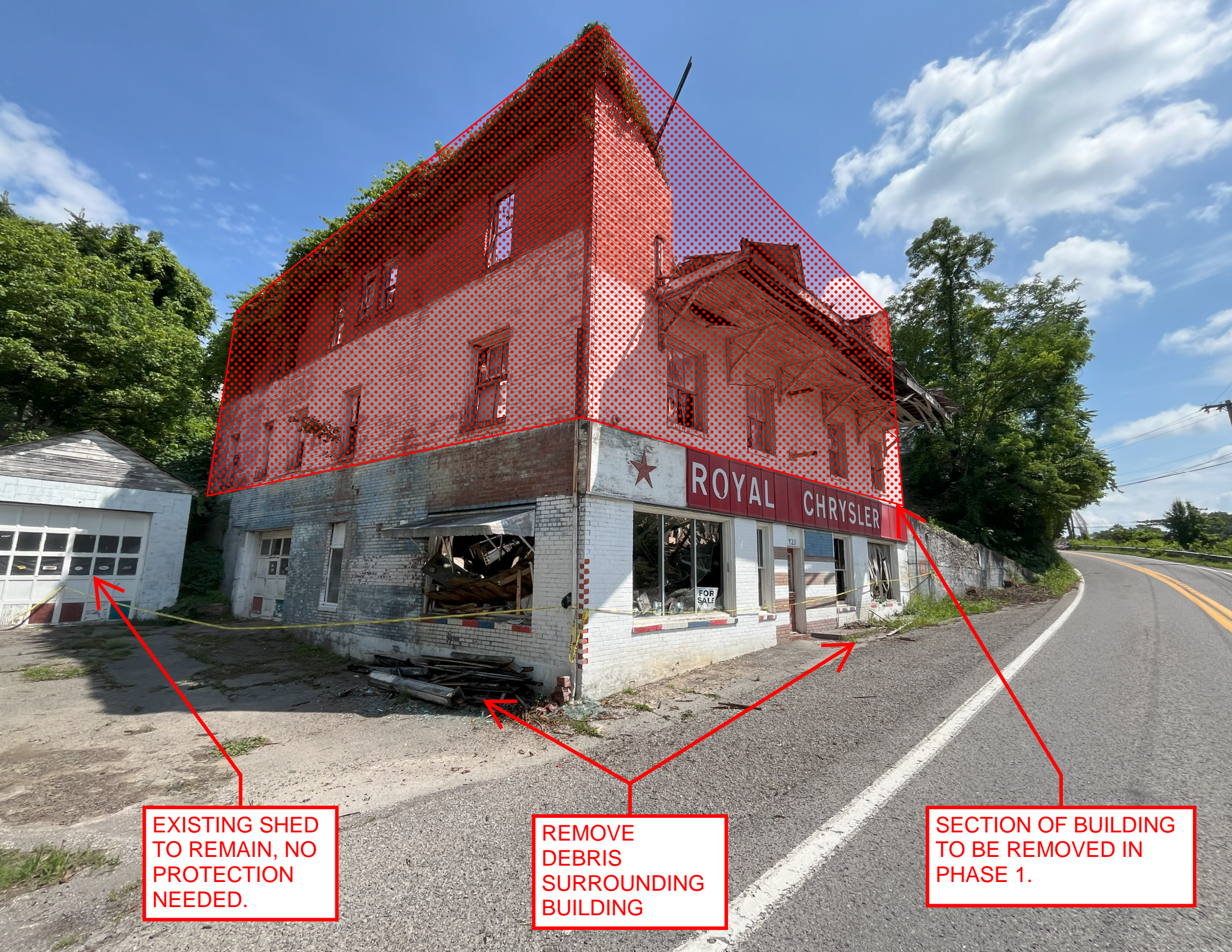
# **EXHIBIT A – DEMOLITION EXTENTS**



SECTION OF  
BUILDING TO BE  
REMOVED IN  
PHASE 1.







EXISTING SHED  
TO REMAIN, NO  
PROTECTION  
NEEDED.

REMOVE  
DEBRIS  
SURROUNDING  
BUILDING

SECTION OF BUILDING  
TO BE REMOVED IN  
PHASE 1.





HOUSE TO BE  
PROTECTED DURING  
DEMOLITION

SECTION OF BUILDING  
TO BE REMOVED IN  
PHASE 1.





INTERNAL STEEL  
STRUCTURE TO BE  
PRESERVED AND  
REMAIN DURING  
DEMOLITION

UNKNOWN  
STEEL COLUMN?

APPROXIMATE  
REAR GRADE



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# **EXHIBIT B – INSURANCE REQUIREMENTS**

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### **Insurance Requirements**

- Copy of Liability Insurance – Naming County as an additional insured.
  - Minimum limit of \$1,000,000.00 for injury and death
  - Minimum limit of \$1,000,000.00 for damage or destruction to property

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# **EXHIBIT C – STRUCTURAL OBSERVATION REPORT**





# **Allegheny**

## **Design Services**

*Consulting Engineers*

102 Leeway Street  
Morgantown, WV 26505  
Phone: (304)599-0771  
Fax: (304)212-2396  
E-Mail: [Jason@AlleghenyDesign.com](mailto:Jason@AlleghenyDesign.com)

July 2, 2025

David Crupe  
Associate Project Manager  
McKinley Architects + Engineers  
1324 Chapline Street, Suite 400  
Wheeling, WV 26003

Re: ADS File No.: MCKINLEY-25-02  
Royal Chrysler Building Collapse  
Structural Observation Report

Dear David:

A field investigation was performed on 6/27/2025 at the Royal Chrysler Building located at 720 Hood Ave., Shinnston, West Virginia. The field investigation was performed to assess the collapsed building's potential risks to the adjacent house above the hill and the road in front. See Photo 1 in Exhibit A for the overview picture of the front of the building. The top of the adjacent house above the collapsed building can be seen in photo 1 and the space between the buildings can be seen in photo 2.

Observations:

1. The roof and second floor framing have been almost completely fallen to the ground level.
2. There is apparent water damage to the framing members that could be seen, which contributed to the deterioration of the building.
3. The basement wall of the building that retains the grade up to the adjacent blue house no longer has the second floor or roof structure bracing it. See Exhibit B for photos from the back door of the building into the collapsed structure. These photos show that the second floor is no longer bracing the basement wall.
4. The wall at the time of the field investigation did not show signs of structural failure.

Recommendations:

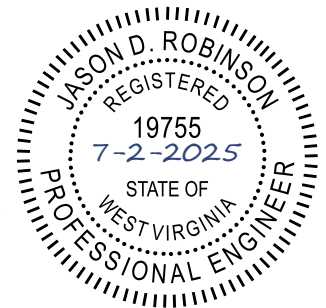
The collapsed building is not repairable and needs to be demolished. The concern during demolition is the structural stability of the hillside above and more importantly the adjacent house above the collapsed Chrysler building. We recommend that a Civil and/or Geotechnical engineering company provide a plan to stabilize the hillside during and after the demolition process.

Conclusions:

The Royal Chrysler Building is not repairable and must be demolished. A Civil and/or Geotechnical engineering company needs to coordinate with a contractor on how to demolish the said structure without destabilizing the hillside that the adjacent house is presently bearing. ADS is available for any structural services to design any retaining structures as requested by the Civil / Geotechnical Engineers or the Contractor.

If there are any questions, please feel free to give me a call.

Sincerely,



Jason D. Robinson, P.E.  
President / Managing Principal

JDR:rb

Exhibit A



Photo 1



Photo 2



Exhibit B



Photo 1



Photo 2