



City and Borough of Sitka

PUBLIC WORKS

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November 20, 2008

Sawmill Cove Board of Directors

Re: Stores building condition report with some repair cost estimates

Background

The SCIP Board recently asked for a report on the Stores Building condition, focused on those building elements which require repair in order to make the building rentable. The purpose of the information is to assist in setting priorities for funding recommendations.

On October 15, 2008 I inspected the building with Chris Wilbur, CBS Facilities Manager, and Brent England, SCIP Watchman. We made a visual inspection of various building components in a 90-minute walk-through. No member of the inspection team is an engineer, this was not a formal engineering inspection, and the inspection or this report should not be relied on by any party in lieu of a formal engineering report. It should be expected that in such a limited inspection material defects could have been missed.

The Stores Building footprint is approximately 221' X 111', or 24,531 square feet. There are interior second stories in some areas, not included in the square foot total.

Foundation: slab on grade. No apparent evidence of major cracking or other telltales of differential settlement or foundation failure. Two masonry brick interior walls in the northeast area of the building show "stair step" cracks, indicating some differential settlement. However, the modest degree of cracking does not suggest an ongoing or significant problem.

Frame: structural steel frame. No apparent evidence of frame breakdown or weakening. In general, frame appeared to be in good condition. Steel column bases showed some rust but not to a degree that would suggest significant weakening or be cause for concern. No deformation observed in frame elements.

Exterior walls: Building walls on three sides are nonstructural. Exterior walls are of various materials, including but not limited to translucent plastic or fiberglass panels, and preformed concrete panels. Walls appear uninsulated.

Walls on south and east sides of building are basically intact, sufficient to keep out wind and water. North wall on second story has gaping holes. Estimate to repair: \$1-5,000, depending on elaborateness of repair.

The east side is a concrete retaining wall below grade. This wall shows some cracking and water seepage. The modest extent of the cracking and seepage does not in our judgment suggest a problem requiring repair at this time.

Roof: The support structure of the roof appears sound. The roof weather membrane is multiple layers of hot tar. The roof leaks in many areas of the building, especially near the perimeter. Several leaks are at or near roof drains. The entire roof is now heavily vegetated including some trees. The roof requires replacement. Substantial labor will be required to remove the accumulated organic layer and old roofing. Using an estimated cost for new roofing of \$20 square foot (a low estimate based on recent roof projects), roof replacement would cost approximately \$500,000.

Rain leaders: The buildings roof drains through a series of in-roof drains which flow through piping (rain leaders) internal to the building. Many of these leaders leak, either from freezing or corrosion.

Estimated cost to repair: \$10,000.

Lead Paint and Asbestos: Due to the age of the building, it must be assumed that lead based paint and asbestos containing material was used in construction. These issues are regulated by DEC. It is not known what the overall costs would be or under what circumstances DEC would require abatement. Too many variables exist to be able to provide a cost estimate. (Variables include: what parts of building contain regulated building materials, what is level of contamination and therefore what type of clean-up is required, and, would DEC require abatement throughout or only in those areas to be used by a given tenant?)

Carpet: Carpet in interior offices would need to be pulled before those interior spaces could be used. It is possible asbestos containing adhesives were used, making removal costly. No cost estimate given due to unknowns. These interior offices lack natural light and natural ventilation.

Plumbing: The plumbing has not been charged for many years. It is almost certain that leaks from freezing, corrosion, or fitting failure would have developed over the years. Further investigation would be required to determine what parts of building plumbing are functional and which, if any, require repair. No cost estimate provided due to unknowns.

Heat: No building wide heating system.

Sprinkler system: Estimated cost to rehabilitate - \$45,000.

Sincerely,

s/

Scott Brylinsky

Public Works Operations Chief