

CITY & BOROUGH OF WRANGELL

PUBLIC HEARING AGENDA

Tuesday, October 10, 2017 6:30 – 7:00 p.m.

Location: Assembly Chambers, City Hall

- 1. Call to Order
- 2. Roll Call
- 3. Public Hearing Item:
 - a. Community Development Block Grant Application Project Selection
- 4. Written Testimony
- 5. Oral Testimony
- 6. Adjournment

Agenda Item 3a

CITY & BOROUGH OF WRANGELL

BOROUGH ASSEMBLY AGENDA ITEM October 10, 2017

INFORMATION:

Approval of Community Development Block Grant Application Project Selection

Attachments:

- 1. Memo from Carol Rushmore, Economic Development Director
- 2. List of Potential Projects for Consideration
- 3. Eligible Criteria
- 4. Jenson Yorba Lott Building Assessment

MEMORANDUM

TO: HONORABLE MAYOR AND MEMBERS OF THE ASSEMBLY CITY AND BOROUGH OF WRANGELL

FROM: MS. CAROL RUSHMORE ECONOMIC DEVELOPMENT DIRECTOR

SUBJECT: COMMUNITY DEVELOPMENT BLOCK GRANTS (CDBG)

DATE: OCTOBER 5, 2017

BACKGROUND:

Every fall, the State of Alaska accepts project proposals for funding through their Community Development Block Grant program. This is a highly competitive statewide program with approximately \$2.4 million federal funds available to award. Eligibility is based on the community's income level – the community must be a low moderate income (LMI) community according to the State's income levels per number in household. Based on the survey conducted last spring, Wrangell is actually 52.8% LMI, thus making Wrangell eligible to apply for CDBG funding. Submitted project proposals must meet the eligibility criteria for the three project categories: Community Development, Planning, or Special Economic Development.

A required public hearing was held at 6:30pm on September 12, 2017 to receive public comment and ideas for projects to be submitted for funding. On October 10, a follow-up hearing will be held to receive public comment on a staff recommended project submittal and all other project ideas submitted. A final decision by Assembly as to which project should be the subject of an funding application will follow during the regular meeting.

Each project is required to provide some matching funds, with the minimum match amount being 25% of total project costs. Staff will provide potential match funding sources to the Assembly for each project proposed at the follow up hearing and agenda.

Staff has developed a list of eligible potential projects, including 1) Fire Truck replacement; 2) Water Treatment Facility construction or design; 3)Shoemaker Bay Harbor construction; 4) mill property acquisition; 5) pool roof replacement; and 6) the recommended project, rehabilitation of the Public Safety Building, specifically those areas affecting the Fire Department facilities. The public hearing is an opportunity for the community to comment on the recommended project as well as offer additional project ideas and needs that might be eligible for funding via the CDBG grant. The website for Wrangell's CDBG information is: http://www.wrangell.com/economicdevelopment/community-development-block-grant-cdbg

ATTACHMENTS:

1. Description of Eligible Project Categories

2. Description and recommendation of proposed projects.

MEMORANDUM

TO: HONORABLE MAYOR AND MEMBERS OF THE ASSEMBLY CITY AND BOROUGH OF WRANGELL

FROM: MS. CAROL RUSHMORE ECONOMIC DEVELOPMENT DIRECTOR

SUBJECT: COMMUNITY DEVELOPMENT BLOCK GRANTS (CDBG)

DATE: OCTOBER 5, 2017

POTENTIAL PROJECTS FOR CONSIDERATION:

The public hearing for October 10, 2017 is to provide an additional opportunity for the community to comment on potential projects eligible for CDBG funding and specifically on the recommended project. The Public Safety Building Rehabilitation project was added by staff to the list of potential projects shortly after the September 12 hearing, after crews discovered additional structural and construction issues while repairing a leak. Solicitations of the public via radio, facebook, website and the public hearing have not generated any additional project ideas to date.

1. RECOMMENDED PROJECT: Public Safety and Fire Department Building Rehabilitation (PSB rehab), specifically all areas affecting the Fire Department facilities. Total building rehabilitation project cost is \$549,633, estimated cost associated with the Fire Department is \$294,273. Estimated minimum match required is \$137,408 (25% of total project costs). External walls and windows of the PSB have needed replacing since a building assessment 13 years ago. Only a small portion (south wall of the building) of the identified work has been completed to date. Recently, after work crews found carpenter ants, mold, and wood rot as a result of addressing a visual leak, a structure building envelope assessment was completed by Jenson Yorba Lott in September 2017. Their summary is available in a separate report, but they found extensive dry rot, structural failures, leakages, sealants broken, and assembly roof components nonfunctioning. While the CDBG program cannot provide funding for court buildings or public safety buildings, they can fund Fire Department facilities and equipment. The cost estimate (which is still being fine tuned) for the PSB rehab the Borough has received was broken down to identify those items specific to the Fire Department facility for the CDBG grant application.

Staff is recommending this project because 1) the need is immediate and critical for continued occupation; 2) if successful in the CDBG award, it reduces General Fund contribution which has the least ability for dollar replacement; 3) the amount requested is a reasonable amount considering only \$2.4 million available for statewide projects; 4) match funding is available for the project; and 5) the City's share of the total project cost and required match actually shows more local contribution. A resolution will be required of the

Assembly to authorize the application submittal, and at that time Staff will provide the best estimated cost components for the full building rehab and specific to the Fire Department.

- 2. Fire Truck Replacement: Estimated cost for a relatively new used pumper truck is **\$315,000 to \$450,000.** Wrangell's Firefighting fleet is reaching its useful lifespan and the department is working on vehicle replacements. The emergency safety response priority is for a new pumper. Wrangell's municipal water service terminates at 6 mile Zimovia Highway, leaving an additional 8 miles of structures dependent on a 33 year old pumper truck of the Wrangell Volunteer Fire Department. The current pumper truck, housed at 5.5 mile Zimovia Highway is beginning to show signs of repairs and equipment malfunction, only allows 500GPM, and no longer qualifies under ISO as a pumper. It can only be considered and used as a support vehicle. It is imperative that we have functioning firefighting equipment, not only for the safety of the residents and businesses along Zimovia Highway without municipal water service, but also to protect the safety of the volunteer fire fighters responding to emergencies. The proposed new engine pumper will be a 4 wheel drive, 1000 gallon tank and 60 gallon AFFF holding tank, a 1500GPM pump and CAFS capabilities. In conversations with CDBG officials, there is no actual restriction on whether the acquired vehicle is a "new" used vehicle or a brand new vehicle. For either, justification as to the condition, the type of vehicle and its components must be clearly delineated within the application.
- **3.** Water Treatment Facility Construction: Estimated cost \$9,051,000. The rehabilitation of the Water Treatment Plant is the top priority of the community. The City and Borough of Wrangell (CBW) is pursuing the design and construction of a new water treatment plant and redesign of the existing roughing filter to increase water treatment capacity, improve the quality of drinking water and improve our production capacity to meet the community's growing water demand, as potable water is essential to the health and safety of Wrangell's residents, businesses and visitors and continued economic growth. While either the engineering design of the plant, or construction of the plant (not both) is eligible, because of the time line of the CDBG grant application submittal (due by December 1) and since a final decision on the water treatment plant rehabilitation has not been made, we could not provide a detailed enough description for the CDBG application.
- 4. Shoemaker Bay Harbor Construction: Estimated cost \$11,453,472. The proposed Shoemaker Bay Harbor Replacement project will replace the existing but aging and failing infrastructure at Shoemaker Bay Harbor in Wrangell, Alaska with a modern facility to meet the current and projected needs of the community and region, specifically the commercial fishing fleet. Shoemaker Bay Harbor was designed and constructed by the State of Alaska Department of Transportation and Public Facilities (ADOT) in 1977. In 2003, the State of Alaska transferred ownership of the facility to the CBW. While Shoemaker Bay Harbor is critical infrastructure supporting the economic stability and growth of the community, a financing plan is in place and funds available. The CBW received \$5million from the State's Harbor Replacement Fund toward the reconstruction. The remainder of the funds will come from the Harbor Reserve Funds, the Harbor Deferred Maintenance funds, and through the sale of revenue bonds.

- **5. Mill Property Acquisition: Estimated cost still in negotiations.** One of the borough's top priorities is to improve and expand the marine service center. The boat yard has proven to be a bright spot in the community's economic foundation. A property assessment and feasibility study of the former mill site was completed in June 2016. The recommendation of the analysis was that for the long term redevelopment perspective, it made sense for Wrangell to purchase the property. The purchase and redevelopment is not without challenges and additional costs extending utility infrastructure and redeveloping water access being two priority capital needs. While this is a future project with potential economic returns to the community, the CBW is still in negotiations and the actual details are not known for a CDBG application at this time.
- 6. Pool Roof Replacement and facility improvements: Estimated \$1,700,000. An assessment of the pool facility was completed in 2014 identifying key facility improvements and replacements for the facility. Initial cost estimates to replace the flat rubber membrane (EDPM) roofs, upgrade the mechanical system, replace siding, lighting, and repair facility components was just under \$2 million. (Sloped roof above the pool natatorium itself is not leaking). Some of the work identified in the assessment is being addressed as funding becomes available. While the improvements need to take place, they are not as critical as the Public Safety Building rehabilitation issues. With the recent discovery of even more rotting and structural issues at the PSB and the new cost estimate to repair this building, it is Staff's recommendation to redirect the money in the FY2018 budget for the pool roof to the PSB rehabilitation.

F. ELIGIBLE PROJECT CATEGORIES & ACTIVITIES

The State of Alaska CDBG Program may be used to fund projects in three categories: **Community Development, Planning, and Special Economic Development.** The following summary, identifying the common types of eligible activities in each category, is for general reference only. A complete list of eligible and ineligible activities can be found in Title I of the Housing and Community Development Act of 1974, as amended.

Each applicant is expected to consult with CDBG Program staff about project eligibility and structure prior to submission of an application. It is important that applications be submitted under the appropriate category.

D. L.H. P.	: !: ::	
Health Clinics	V	Acquisition
 Daycare Centers 	•	Construction
 Homeless Shelters 	•	Reconstruction
✓ Water & Sewer Systems	√	Installation
 Solid Waste Disposal Facilities 	~	Improvements
 Flood & Drainage Facilities 	\checkmark	Electrical Distribution Lines
✓ Docks & Harbors	\checkmark	Fuel & Gas Distribution Systems
Transportation	Improve	ements
✓ Local Service Roads	\checkmark	Barge Facilities
✓ Boardwalks	\checkmark	Airports
Access to Public Fac	ilities &	Structures
✓ Removal of architectural barriers in	\checkmark	Improve access for handicapped &
conjunction with current		elderly persons
renovations		
Real Pro	operty	
✓ Acquisition	\checkmark	Clearance
✓ Building Removal	\checkmark	Demolition
✓ Improvements		
Fire Protection Faci	lities & I	Equipment
✓ Acquisition	\checkmark	Rehabilitation
✓ Design	\checkmark	Purchase
✓ Construction		

Note: Community Development activities do not include the purchase of any personal property or any equipment unless it is attached to a facility or building and considered an "integral structural feature." Fire protection equipment is the only exception.

Planning

Under Section 105(a)(12), CDBG grant funds may be used for:

- ✓ Data Collection
- ✓ Analysis
- ✓ Plan Preparation
- ✓ Marketing Studies
- ✓ Feasibility Studies

- ✓ Community Economic Development Plans
- ✓ Community Land Use Plans
- ✓ Capital Improvement Plans
- ✓ Plan Updates

Note: Planning activities do not include engineering, architectural, and design costs related to a specific project activity. These activities may be eligible under the Community Development category.

Special Economic Development

"Special Economic Development," as used in the CDBG Program, must meet the criteria below. See "Unique Requirements of Special Economic Development Projects" on page 9 for more information about the specific requirements for projects under this funding category.

Under Section 105(a)(14) CDBG grant funds may be used for:

- ✓ Commercial or Industrial Improvements
 ✓ Carried out by Grantee or Non-Profit Recipient
- Involving Commercial or Industrial Buildings, Structures, and Other Real Property Equipment & Improvements
- Includes: ✓ Acquisition
 - ✓ Construction
 - ✓ Reconstruction
 - ✓ Rehabilitation
 - ✓ Installation

Under Section 105(a)(17), CDBG funds may be used for:

- Assistance (through eligible applicant) to an identified private, for-profit entity or entities
- The project must:
 - ✓ Create and maintain jobs for low or moderate income persons
 - Assist businesses that provide goods or services needed by and affordable to low and moderate income residents

Special Economic Development Projects must fit under one of those two categories.

If your project is not for the purpose of acquisition, construction, reconstruction, rehabilitation, or installation of commercial or industrial buildings, structures, and other real property equipment and improvements, OR it is not for the purpose of providing assistance to an identified private for-profit entity **IT IS NOT** appropriate to submit it under the Special Economic Development category.

Note: The examples provided under each of the three funding categories are for general information only and are not intended to be all-inclusive. Each community is encouraged to consult with CDBG Program staff about project eligibility and structure.

2017 CDBG Application Handbook

Unique Requirements of Special Economic Development Projects

The State of Alaska primarily targets Community Development and Planning projects, but it will also consider Special Economic Development projects. Projects considered under this category assist commercial, industrial, or other businesses and organizations that provide an overall economic benefit to low and moderate income communities. Special Economic Development projects have unique requirements which are outlined below. We highly recommend you contact our office if you plan to apply under this category.

If you are applying under this category, you must document in your application that your project provides a <u>public benefit</u> using the following criteria:

- 1. Creates or retains at least one full-time equivalent permanent job per no more than \$50,000 of CDBG funding used; or
- 2. Provides goods or services to residents of an area in which the number of low- and moderateincome persons served equals **no more than \$1,000 of CDBG funds used per resident**.

If your project serves to both create jobs <u>and</u> provide goods and services, it only has to meet one of the criteria listed above.

Under **no circumstances** will CDBG funds be used to fund projects that include any of the following activities:

- 1. General promotion of the community as a whole (as opposed to the promotion of specific areas and programs)
- 2. Assistance to professional sports teams
- 3. Assistance to privately-owned recreational facilities serving predominantly higher-income clientele, where the benefit to members clearly outweighs employment or other benefits to low- and moderate-income persons
- 4. Acquisition of land for which the specific proposed use has not been identified
- 5. Assistance to a for-profit business while that business or any other business owned by the same individual or entity has unresolved findings or noncompliance related to previous CDBG funding

Applicants under this category should conduct a **financial evaluation** of their project using the below suggested criteria:

- 1. Are project costs reasonable?
- 2. Are all sources of project financing committed?
- 3. To the extent practicable, are CDBG funds not being substituted for non-federal financial support?
- 4. Is the project financially feasible?
- 5. To the extent practicable, will the owner's equity investment not be unreasonably high?
- 6. To the extent practicable, will the CDBG funds be disbursed in proportion to other funds?

Above are only some of the requirements of Special Economic Development applications. Please **contact our office** if you plan to apply under this category.

G. INELIGIBLE PROJECT ACTIVITIES

The following activities are <u>not eligible</u> for CDBG funding:

- **Equipment:** The purchase or repair of motor vehicles, equipment (including computer equipment), personal property, or furnishings not permanently attached to a building, except when such vehicles or equipment are utilized for fire protection.
- **Government Buildings:** Government buildings such as courthouses, city halls, borough administrative buildings, city offices and other buildings used for the general conduct of government, except for the removal of architectural barriers.
- **Regular Government Operations:** The ongoing responsibilities of general local government.
- ☑ **Maintenance and Operation:** Operation and maintenance expenses of public or community facilities.
- **Political Activities:** Use of facilities or equipment for political purposes or to engage in other partisan political activities.

The above listing of ineligible activities is not intended to be considered all-inclusive. Please contact CDBG Program staff if you have any question about project eligibility or the correct funding category.

H. SPECIAL REQUIREMENTS & FUNDING LIMITATIONS

The following special requirements and funding limitations apply to all CDBG applications. Actions necessary to address these special requirements are detailed in the Appendices or the application packet instructions as appropriate.

- Minimum Benefit: Each CDBG grant activity proposed must meet the National Objective of benefiting populations or targeting areas which consist of at least 51% low and moderate income persons, as defined by census data and DCCED. See Appendix B1 - B3 for detailed instructions and forms for use in determining if your project meets this requirement. Your project cannot be considered for funding if this requirement is not satisfied. You must submit Appendix B1 with your application. If you are applying under the Special Economic Development category, you must also submit Appendix B2.
- ✓ Public Benefit Standards: Each CDBG assisted economic development activity proposed under the Special Economic Development category and some activities proposed under the Community Development section, must ensure that a minimum level of public benefit is obtained from expenditure of CDBG funds. These public benefit standards are on page 9 of this Handbook.
- ✓ Single-Purpose Projects: CDBG funds will address single-purpose projects only. If more than one activity is proposed, each must directly relate to and address the single need identified.



MEMORANDUM

Serving Alaska Since 1935

- Date: September 22, 2017
- To: Amber Al-Haddad
- From: Tony Yorba
 - RE: Wrangell Public Safety Space Envelope
 - CC:

Summary: Significant rot, fungi and carpenter ants was discovered in the exterior west facing wall of the Wrangell Public Safety Building. The condition renders the court clerk's office unusable. At the request of Wrangell Borough staff, Tony Yorba and Dan Fabrello conducted an investigation of the exterior wall assemblies, and to a lesser extend the roof assemblies, of the entire building in order to determine if other similar conditions exist in the building, what the prognosis is, likely corrective work and cost s for such work. The building had been previously documented in a report by JYL accomplished in 2004. Later, the south elevation cladding was replaced primarily due to failure of the integral gutter system. It was understood that the exterior wall assembly was at the end of its useful life, so wall cladding replacement for the north, west and east walls was included in a set of documents accomplished by JYL dated June 2017. That work has not yet proceeded. In addition, replacement for the membrane roof portions of the building was included in a set of drawings also dated June 2017. That work has not yet proceeded. Yorba and Fabrello conducted the on site evaluation of the exterior space assembly, using the previous documentation as a guide. The following is a summary of their findings:

- 1. The North wall is capped by a concealed gutter assembly identical to that replaced on the south wall in 2008. The assembly, which creates an overhang that projects out approximately 24 inches, is structurally failing, with noticeable deformation. The temporary steel straps installed as a measure to resist the deformation are failing. The condition is a life safety threat and should be corrected as soon as possible.
- 2. There appears to be extensive dry rot in the plywood sheathing of the walls below the gutters on the north side.
- 3. Virtually all the siding on the building is dry rotted and well beyond its useful life.

- 4. The parapets at the perimeter of the membrane roofs leak water into the wall assembly below. This includes the angled wall areas between the large sloped roof areas facing the street, and the court clerks offices at the rear of the building. It can be assumed that extensive rot has occurred in these areas. We did not observe critical structural damage, but the plywood sheathing is virtually destroyed in these areas and the dimensional lumber will follow suit.
- 5. The south elevation work was not done in compliance with the 2008 construction drawings, specifically, the PVC membrane used to seal the old gutter system was not welded to the new metal flashing. It does not appear to have been adhered at all to the flashing. As a result, the membrane has oxidized and peeled up and curled around itself, leaving the plywood sheathing exposed. The gutters were not connected to the building with mechanical fasteners and sleeves as shown on the drawings, but rather with metal strips and rivets. Most of these have failed. The gutter sections were riveted together with no provisions for sleeves or sealant pockets. The gutters leak at every joint.
- 6. Sealant between window frames and siding has cracked and is no longer an effective seal. There is no secondary flashing under the siding other than the 15 lb building paper, so there is little to resist water intrusion. There is visible failure in mullion trims between the mulled window units.
- 7. The metal roof assembly is largely intact, although paint is eroding and rust is present in many flashings where the coating fissured during fabrication.
- 8. The membrane roof assembly appears to be largely intact, except for the failure at the parapets.

The following are our recommendations:

- 1. Remove the failing North wall concealed gutter assembly, or replace it with a structurally competent replacement. This is a life safety issue and should be addressed as soon as possible.
- 2. Reconfigure the parapet wraps at membrane roof area. This includes removing the metal parapet coping, wrapping the existing wood parapet with roofing membrane, and then re-installing the metal coping. This will eliminate the active leaks sourced from the parapets. This should be done immediately.
- 3. At the south wall, remove defective materials and replace them with materials as originally shown in the 2008 drawings. This should be done as soon as possible to prevent water intrusion from again damaging the south side offices.
- 4. Remove and replace exterior wall cladding down to bare studs and window assemblies under the membrane roof area. In particular, the west wall area must be addressed in order to remove the immediate life-safety threat posed by mold. Windows should be replaced at the same time so that a complete, modern water shedding configuration can be accomplished. The windows must be removed to adequately replace the dry rotted materials, and since they are at the end of their useful life they should not be re-installed.

5. Remove all wood siding, which can be assumed to be significantly dry rotted virtually everywhere. The wood siding could be replaced with wood siding, but we recommend a metal siding similar to that replaced at the south elevation. Replacement siding should be installed in a rain screen wall assembly configuration to better protect the building from wind driven rain. Plywood substrate and gypsum sheathing should be replaced where rot is present.

Background:

The Wrangell Public Safety Building was built in two phases, the second phase completed from drawings prepared by Ackley Jensen Architects (Now Jensen Yorba Lott, Inc). It is a complex building due to the very challenging mix of occupancies. It requires significant fire rated assemblies, and complex mechanical systems, sound attenuation and security measures to successfully combine the public safety functions as well as provide public access to important community service functions. Walls consist of 6 inch wood studs with $\frac{1}{2}$ plywood shear panels and 1/2" gypsum sheathing required to accomplish the code required 1 hour rated wall assembly. The exterior gypsum sheathing was covered with 15 lb felt underlayment (commonly called 'tarpaper") and 1x8 T&G cedar siding in both vertical and horizontal orientations. Sloped roofs are 24 gage metal "Klip Rib" roofing with concealed fasteners installed over 15 lb felt and secured to ³/₄" plywood roof sheathing. Roof structure varies from pre-manufactured wood trusses, glued laminated beams and dimensional lumber joists. Low slope roofs are the original Inverted Roof Membrane Assemblies (IRMA) consisting of EPDM rubber membrane loose laid over the plywood roof deck with loose laid rigid insulation held in place with concrete ballast boards and pavers. The scope of this report is limited to an evaluation of the exterior space envelope, consisting of roof, walls, windows and door openings.

Methodology:

Investigators used a hydraulic man lift to access the walls on the south, east, north and most of the west elevations. The southwest end of the building is blocked to motorized traffic so our investigation there was limited to access via a 20 ft extension ladder. We directly observed the wall assembly primarily by using a hole saw, cutting 1.5" holes through the wall assembly and examining the condition of the representative cores of each layer of materials. We cut cores in virtually every area of siding. We also removed sections of T&G siding in some locations, but the condition of the siding was so poor that it was difficult to remove the siding without it shredding apart. For roof observations, we removed the metal parapet caps to allow us to look directly into the wall assembly. We limited observation of other roof areas to what could be directly observed- no cutting of roof assemblies was attempted. Windows and Doors were investigated by direct observation, with cores cut and siding removed next to windows that appeared especially problematic. We used a moisture detector to identify moist areas prior to making cuts. We also tested most core samples to observe relative moisture content at each.

Observations:

General Observations:

- 1. The wood siding throughout the building is dry rotted, in some places the rot is complete through the entire board.
- 2. The membrane at the parapet did not completely wrap the top of the parapet wall. As a result water leaked through the parapet flashing at each seam in the metal, where it entered the wall assembly. Extensive rot has occurred in walls below the parapets.
- 3. The attached drawings are noted to indicate specific observations make at each test location.

South wall: free water is visible dripping from the gutter assembly and in certain places from the vent space. PVC membrane used to seal the old gutter system was not welded to the new metal flashing. It does not appear to have been adhered at all to the flashing. As a result, the membrane has oxidized and peeled up and curled around itself, leaving the plywood sheathing exposed. The gutters were not connected to the building with mechanical fasteners and sleeves as shown on the drawings, but rather with metal strips and rivets. Most of these have failed. The gutter sections were riveted together with no provisions for sleeves or sealant pockets. The gutters leak at every joint, and water can be observed leaking under the eave flashing.

East Wall: East walls below the sloped roof sections exhibited relatively little rot beyond the siding itself. However, walls below the low slope membrane roofs were extensively dry rotted with the rot observed completely through the plywood siding, and soft damp gypsum sheathing observed. We observed the rake overhangs and did not see rot present in them, other than the rot visible in the cedar siding.

North Wall: free water was observed running down the wall and soffits. It appears to be primarily from leaks in the gutter joints, but may be sourced from failures in other flashings as well. We also observed the structural failure of the concealed gutter assembly. Cores confirmed that the water has penetrated the wall assembly, with rot assumed to be present in most plywood areas.

West Wall: West walls below the sloped roof sections exhibited relatively little rot beyond the siding itself. We observed the rake overhangs and did not see rot present in them, other than the rot visible in the cedar siding. However, walls below the low slope membrane roofs were extensively dry rotted with the rot observed completely through the plywood siding, and soft damp gypsum sheathing observed. We observed free water dripping out of the siding near the overflow scupper in this area. This appears to be sourced from the leaking parapet and not from the membrane roof.

Metal roofs: the "Klip Rib" roof is in fair condition. It is popping out of place at the edge of the north gutter due to the failure there, and some seams were popping on the south side. Finish is eroding and will require maintenance to prevent extensive rusting within 5 years. We inspected the attic space over the apparatus bay and the police spaces and found no signs of leaks/

Membrane roofs: Parapets were not sealed completely in the original construction and are the source of much of the water damage in the building. We confirmed this by coring into walls below where leaks were observed in the parapet coping. In most area, extensive dry rot was observed. However, we cut into drywall ceilings in two areas and found no dry rot or wet materials. This suggests that the water damage is limited to the walls themselves and that no roof structure damage has occurred.

Doors: No significant deterioration was observed in any doors or frames and they can be assumed to be in good condition

Windows: Windows in generally protected areas (i.e.: under overhangs) can be generally assumed to be in fair to good condition and it may be possible to re-use them. However, all windows in areas lacking overhangs must be replaced.

Recommendations:

The following are the repair recommendations from the team:

- 1. Remove the failing North wall concealed gutter assembly, or replace it with a structurally competent replacement. This is a life safety issue and should be addressed as soon as possible.
- 2. Reconfigure the parapet wraps at membrane roof area. This includes removing the metal parapet coping, wrapping the existing wood parapet with roofing membrane, and then re-installing the metal coping. This will eliminate the active leaks sourced from the parapets. This should be done immediately.
- 3. At the south wall, remove defective materials and replace them with materials as originally shown in the 2008 drawings. This should be done as soon as possible to prevent water intrusion from again damaging the south side offices.
- 4. Remove and replace exterior wall cladding down to bare studs and window assemblies under the membrane roof area. In particular, the west wall area must be addressed in order to remove the immediate life-safety threat posed by mold. Windows should be replaced at the same time so that a complete, modern water shedding configuration can be accomplished. The windows must be removed to adequately replace the dry rotted materials, and since they are at the end of their useful life they should not be re-installed.
- 5. Remove all wood siding, which can be assumed to be significantly dry rotted virtually everywhere. The wood siding could be replaced with wood siding, but we recommend a metal siding similar to that replaced at the south elevation. Replacement siding should be installed in a rain screen wall assembly configuration to better protect the building from wind driven rain. Plywood substrate and gypsum sheathing should be replaced where rot is present.

We understand that funds are limited. We have identified the following areas of work that could be addressed as separate projects. However, a piecemeal approach should be considered carefully as leaks may still occur if a defective piece remains next to an area that was repaired. They should be considered on a case by case basis. The following are individual projects with a budget assigned to each one. They are numbered in order of priority, considering both ease of repair, relative cost and life safety concerns

- 1. South Elevation Gutter Repair: \$5,000
- 2. Parapet Repair \$1,000
- 3. North Gutter Replacement: \$80,000
- 4. West Wall Siding/Window \$70,000
- 5. East Wall Siding/Windows \$70,000
- 6. North Wall siding repair \$50,000
- 7. All other Siding/Windows \$350,000

Document1

ARCHITECTURE • INTERIOR DESIGN • CONSTRUCTION MANAGEMENT

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