



City of Cordova

Multi-Building Condition Assessment:

Fleming Spit Restroom

Prepared For:



Prepared By:



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1. INTRODUCTION

The City of Cordova engaged Coffman Engineers and Burkhart Croft Architects to assess and report on the condition of City-owned buildings and structures to establish a baseline of their current assets, and better forecast future needs.

The team performed a multi-discipline condition assessment of thirteen facilities including:

1. Bob Korn Memorial Swimming Pool
2. Bidarki Recreation Center
3. Eyak Skater's Cabin
4. Cordova Jr/Sr High School
5. Odiak Pond Gazebo and Boardwalk
6. Odiak Caper Park Restroom
7. Parks and Recreation Maintenance Shop
8. City Maintenance Shop
9. Ballfield Restroom / Concession Stand
10. Cordova Chamber of Commerce
11. Hollis Heinrichs Park Restroom
12. Flemning Spit Restroom
13. Fire Department Warm Storage Building

The team visited the Prince William Sound Science Center and evaluated the feasibility of relocating the building to a new site.

The team consisted of an architect, civil, structural, mechanical, electrical engineers, and a cost estimator.

Due to the amount of information and quantity of sites, a separate report has been developed for each facility. This report is for the Flemning Spit Restroom.

2. EXECUTIVE SUMMARY

The Flemning Spit Restroom was evaluated by the team on November 17, 2022. This report provides:

- ▶ A description and assessment of the various building components.
- ▶ A list of deficiencies, ordered by urgency for repair or correction.
- ▶ Rough order of magnitude cost estimate for the listed deficiencies, as well as building replacement.
- ▶ A routine and preventative maintenance plan.

The Flemning Spit restroom is in fair to poor condition. There concrete block walls are beginning to fail and require repair or replacement. The facility is not accessible per the American's with Disabilities Act (ADA) requirements. It is recommended that this facility be utilized as-is until unsafe to continue, then demolish and replace if a restroom is desired in this location long-term.

3. FLEMING SPIT RESTROOM

3.1. Description and Summary

The Fleming Spit restroom is a concrete masonry structure with a single toilet in the men's room and a single toilet in the women's room. It is a dry and unheated restroom. The restroom is not ADA accessible.

3.2. Building Component Assessments

3.2.1. Architectural

3.2.1.1. IBC Code Summary

Model Code Application

Assessment below is based on the 2021 IBC (current version adopted by the State).

There were no issues with either building construction materials, use or area found during the inspection. The walls are constructed out of concrete masonry unit (CMU), but the wood framed roof puts classification into Type V-B Construction, building area is well below allowable square footage.

Occupancy Groups

Toilet Room Areas: All portions of this facility are designated as an "A" Assembly Occupancy. Stand-alone toilet and locker room facilities are an anomaly in the International Building Code (IBC). Public Toilets are generally considered accessory uses within a facility, but when stand-alone match up to the A Occupancy.

Egress System

The existing egress system is adequate in terms of number of exit points, exiting logic, and egress width. There are single doors out of each of the building areas, no existing deficiencies noted

3.2.1.2. Accessibility / ADA / ANSI A117 Compliance

General

We are assuming all major phases of construction for this facility were completed prior to enactment of the Americans with Disabilities Act (ADA) in 1990, or subsequent inclusion of accessibility requirements into building codes. The IBC now references ANSI A117 as the recognized design standard for accessibility concerns.

Existing buildings are exempt from current requirements, so long as owners conduct simple and prudent improvements. Full compliance is directly tied to the size and scope of the proposed projects. The International Existing Building Code (IEBC) drives this level of compliance. For example, the facility can be painted, and flooring replaced without making the toilet facilities accessible. But if there was a building addition, or major renovation of the facility then the facility would be required to comply. In existing facilities, enforcement of ADA deficiencies is punitive, and if complaints or claims are made against the facility, the City of Cordova might be required to

make a Reasonable Accommodation to correct the deficiency for the public requiring accessibility improvements.

Existing Conditions

The building currently has no accommodations for accessibility. The parking area is roughly graded, then the toilet facility is accessed by a narrow gravel trail. The biggest issue is grade. The facility sits approximately 24-inches below the parking lot elevation. There is a small concrete sidewalk around the facility, but it does not provide the required accessibility. However, the toilet rooms themselves are generally sized to the correct proportions.

- ▶ *If the City elects to keep this facility in operation, and provide it as an accessible facility, the existing building should be demolished, and the existing grade brought up. Asphalt grading should be provided for a portion of the parking lot to create a ADA accessible stall. A new facility would be constructed or set. These types of facilities are commonplace, and there are a few manufactures of packaged units exist. These units are constructed out of resilient materials, concrete, and plastic that could be erected in the current building's footprint.*

3.2.1.3. Building Exterior

The building is constructed out of CMU and is in fair condition. The roof is wood framed with an exposed fastener metal roofing system. Given the overall condition of the building, no corrections are recommended, but the deficiencies and corrections are as follows:

- ▶ *There are a couple CMU faces that are broken away, install new facing.*
- ▶ *Power wash and remove all organics from the block. Provide new exterior paint to the facility to clean up the appearance.*
- ▶ *Door frames are beginning to rust, replacement is recommended.*

3.2.1.4. Building Interior

3.2.1.5. General

The building interior is in fair condition overall. While winterized, the facility appears fully operational. The following deficiencies were noted:

- ▶ *There is heavy spalling and blistering of the existing paint. Power wash, scrape, and prep the interiors for a new epoxy paint finish throughout.*



Fig. 1. Front Elevation



Fig. 2. Typical Toilet Room



Fig. 3. Front Approach



Fig. 4. CMU Damage



Fig. 5. Toilet Entry

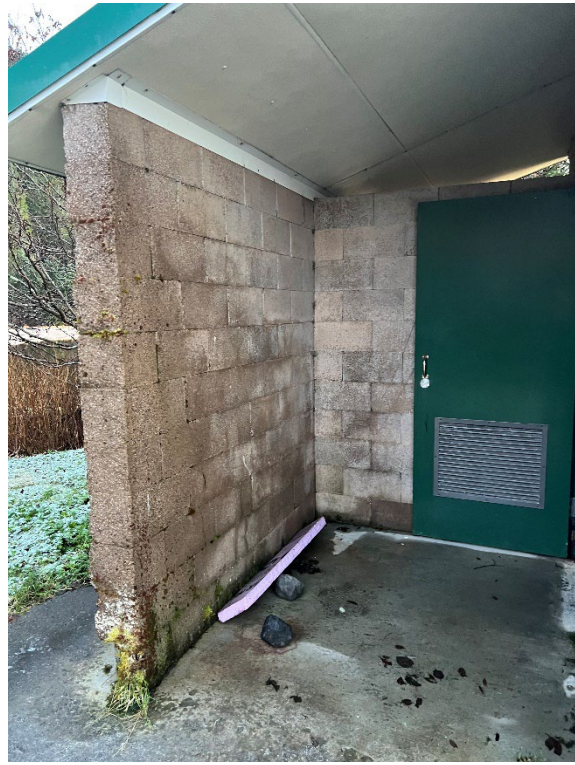


Fig. 6. Typical Toilet Soffit

3.2.2. Structural

The Flemning Spit Restroom is a concrete masonry unit (CMU) building approximately 12-feet x 8 wide by 14-inches x 0-inches long with 7-feet x 4-inches high walls at eaves. The gable roof is plywood sheathing over 2x6 rafters at 16-inches on centers spanning eave to ridge at 4:12 pitch. Ridge is 19-feet x 4-inches supported by high CMU wall at the restroom door wall. There is a CMU deiving wall between restrooms and east exterior wall.

The concrete masonry is in poor condition, especially the lower 24 inches where the exterior face of walls have a buildup of moss and where face shells have broken off revealing the grouted cells.

Recommend the concrete masonry be repaired or totally replaced above the floor slab or the be building demolished in its entirety if it is no longer used.



Fig. 7. East Elevation



Fig. 8. South Elevation

3.2.3. Civil

The Flemming Spit Restroom is located at 650 New England Cannery Road. The restroom access is directly off the road corridor via a gravel trail. No City utilities are present at this location as this is a dry and unheated restroom. The restroom is not ADA accessible.

Drainage around the facility appears to be adequate with no indication of ponding. Lower areas of the exterior CMU wall show signs of moisture and plant growth, indicating the areas may not dry out.



Fig. 9. Outhouse View from Road

3.2.4. Mechanical

There is no mechanical equipment at this facility.

3.2.5. Plumbing

There is no plumbing in this facility.

3.2.6. Fire Protection

There is no fire protection in this facility.

3.2.7. Electrical

There is no electrical service to this facility.

3.2.8. Deficiencies and Recommendations

It is recommended that this facility be utilized as-is until unsafe to continue, then demolish and replace if a restroom is desired in this location long-term. The facility maintenance recommendations below only applies if the city intends to extend the life of the current structure and does not intend to replace it in the next 5 years.

3.2.9. Code Compliance Recommendations

1. **Building Replacement.** If the City elects to keep this facility in operation, and provide it as an accessible facility, the existing building should be demolished, and the existing grade brought up. Asphalt grading should be provided for a portion of the parking lot to create an ADA accessible stall. A new facility would be constructed or set. These types of facilities are commonplace, and there are a few manufactures of packaged units exist. These units are constructed out of resilient materials, concrete, and plastic that could be erected in the current building's footprint.

Estimated Cost: \$153,000

3.2.10. Facility Maintenance Recommendations

1. **Facility Maintenance.** There are a couple CMU faces that are broken away, install new facing. Power wash and removed all organics from the block. Provide new exterior paint to the facility to clean up the appearance. Door frames are beginning to rust, replacement is recommended. There is heavy spalling and blistering of the existing paint. Power wash, scrape, and prep the interiors for a new epoxy paint finish throughout.

Estimated Cost: \$24,767

APPENDIX A – COST ESTIMATE

MULTI-BUILDING CONDITION ASSESSMENTS
CONSTRUCTION COST ESTIMATE (REVISION 1)

CITY OF CORDOVA
FLEMMING SPIT RESTROOM
CORDOVA, ALASKA

PREPARED FOR:

Coffman Engineering
800 F Street
Anchorage, Alaska 99501

March 3, 2023



HMS Project No.: 22130-L

NOTES REGARDING THE PREPARATION OF THIS ESTIMATE

DRAWINGS AND DOCUMENTS

<i>Level of Documents:</i>	Condition assessment narrative
<i>Date:</i>	Undated
<i>Provided By:</i>	Coffman Engineers of Anchorage, Alaska

RATES

Pricing is based on current material, equipment and freight costs.

<i>Labor Rates:</i>	A.S. Title 36 working 60 hours per week
<i>Premium Time:</i>	16.70% (included with unit rates)
<i>Subcontractor Mark-Up:</i>	35.00%
<i>General Requirements, Overhead, and Profit:</i>	45.00%
<i>Estimator's Contingency:</i>	30.00%
<i>Unique Market Risk:</i>	5.00%
<i>Escalation to Summer 2024 at 7.91% per Annum (16 Months):</i>	10.55%
<i>A/E Design Fee:</i>	12.00%

BIDDING ASSUMPTIONS

<i>Contract:</i>	Standard construction contract without restrictive bidding clauses
<i>Bidding Situation:</i>	Competitive bid assumed
<i>Start of Construction:</i>	Summer 2024
<i>Note:</i>	Quantities, qualities, and conditions are assumed when not directly provided in narrative, or obvious from available drawings.

EXCLUDED COSTS

1. Administrative and management costs
2. Furniture, furnishings and equipment (except those specifically included)
3. Remediation of contaminated soils or abatement of any hazardous materials

NOTES REGARDING THE PREPARATION OF THIS ESTIMATE (Continued)

GENERAL

When included in HMS Inc.'s scope of services, opinions or estimates of probable construction costs are prepared on the basis of HMS Inc.'s experience and qualifications and represent HMS Inc.'s judgment as a professional generally familiar with the industry. However, since HMS Inc. has no control over the cost of labor, materials, equipment or services furnished by others, over contractor's methods of determining prices, or over competitive bidding or market conditions, HMS Inc. cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from HMS Inc.'s opinions or estimates of probable construction cost.

This estimate assumes escalation based on a 12-month rolling average of the U.S. Consumer Price Index. HMS Inc. will continue to monitor this, as well as other international, domestic and local events, and the resulting construction climate, and will adjust costs and contingencies as deemed appropriate.

Due to the lingering effects of the COVID-19 pandemic on the global supply chain and labor market, as well as ongoing geopolitical impacts to energy prices, HMS Inc. has included an additional contingency titled 'Unique Market Risk'. This amount provided for in the estimate will be adjusted as the situation continues to change and the effect on construction pricing becomes better understood.

HMS Project No.: 22130-L

CONDITION ASSESSMENT COST SUMMARY

TOTAL BUILDING REPLACEMENT	\$ 122,502
TOTAL BUILDING REPLACEMENT - ADA	153,005
FIX RESTROOM	24,767

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<i>TOTAL BUILDING REPLACEMENT</i>	<i>QUANTITY</i>	<i>UNIT</i>	<i>UNIT RATE</i> \$	<i>TOTAL</i> \$
Demolish restroom	1,120	CF	0.65	728
New restroom	140	SF	250.00	35,000
Load and haul debris	2	LDS	650.00	1,300
<i>SUBTOTAL:</i>				<i>\$ 37,028</i>
Subcontractor's Overhead and Profit on Material and Labor	35.00%			12,960
<i>SUBTOTAL:</i>				<i>\$ 49,988</i>
General Requirements, Overhead, and Profit	45.00%			22,495
Estimator's Contingency	30.00%			21,745
Unique Market Risk	5.00%			4,711
Escalation to Summer 2024 at 7.91% per Annum (16 Months)	10.55%			10,438
A/E Design Fee	12.00%			13,125
<i>TOTAL ESTIMATED COST:</i>				<i>\$ 122,502</i>

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<i>TOTAL BUILDING REPLACEMENT - ADA</i>	<i>QUANTITY</i>	<i>UNIT</i>	<i>UNIT RATE</i> \$	<i>TOTAL</i> \$
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Note: Fill and surface course prices per quote from Wilson Construction.

Demolish existing restroom	1,120	CF	0.65	728
Load and haul debris	2	LDS	650.00	1,300
Clear and grub	500	SF	0.85	425
Fill allowance	45	CY	60.00	2,700
Surface course allowance	9	CY	110.00	990
AC pavement	550	SF	8.10	4,455
ADA parking sign, post, and base	1	EA	310.00	310
Pavement test	1	EA	275.00	275
Mark parking stall	1	EA	65.00	65
New restroom	140	SF	250.00	35,000
<i>SUBTOTAL:</i>				<i>\$ 46,248</i>
Subcontractor's Overhead and Profit on Material and Labor	35.00%			16,187
<i>SUBTOTAL:</i>				<i>\$ 62,435</i>
General Requirements, Overhead, and Profit	45.00%			28,096
Estimator's Contingency	30.00%			27,159
Unique Market Risk	5.00%			5,885
Escalation to Summer 2024 at 7.91% per Annum (16 Months)	10.55%			13,037
A/E Design Fee	12.00%			16,393

<i>TOTAL ESTIMATED COST:</i>	<i>\$ 153,005</i>
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<i>FIX RESTROOM</i>	<i>QUANTITY</i>	<i>UNIT</i>	<i>UNIT RATE</i> \$	<i>TOTAL</i> \$
Demolish door assembly	2	EA	80.00	160
Power wash building	384	SF	0.63	242
New CMU face shell (allowance)	3	EA	330.00	990
Paint exterior	384	SF	2.20	845
Remove spalling	144	SF	2.00	288
Paint interior	384	SF	2.10	806
New basic commercial door assembly	2	EA	1850.00	3,700
Door flashing	50	LF	4.30	215
Caulking around doors	100	LF	2.40	240
<i>SUBTOTAL:</i>				<i>\$ 7,486</i>
Subcontractor's Overhead and Profit on Material and Labor	35.00%			2,620
<i>SUBTOTAL:</i>				<i>\$ 10,106</i>
General Requirements, Overhead, and Profit	45.00%			4,548
Estimator's Contingency	30.00%			4,396
Unique Market Risk	5.00%			953
Escalation to Summer 2024 at 7.91% per Annum (16 Months)	10.55%			2,110
A/E Design Fee	12.00%			2,654
<i>TOTAL ESTIMATED COST:</i>				<i>\$ 24,767</i>