



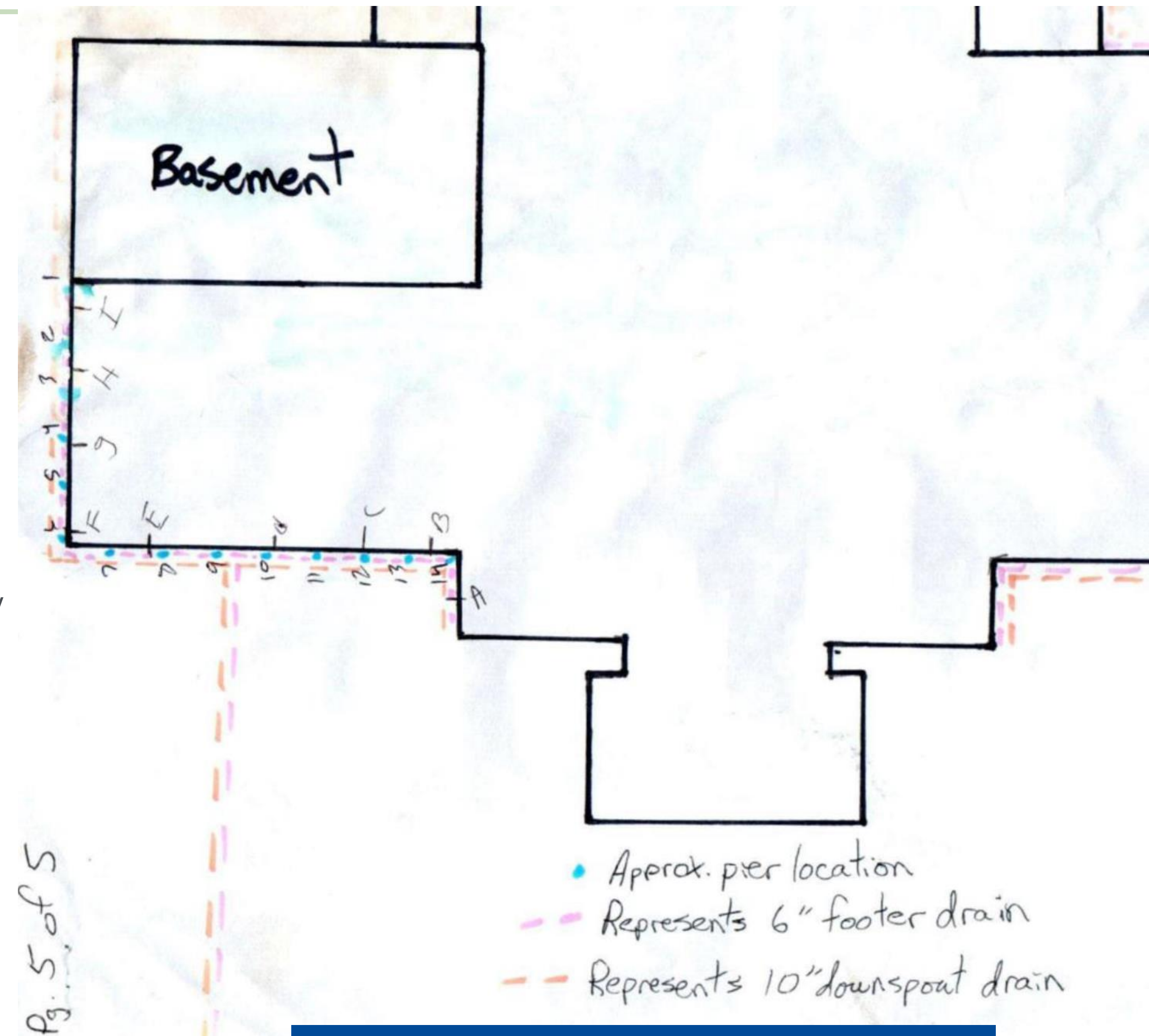
City Hall

WJE April 2021 Condition Assessment

Background

Structure

- Two-story wood-framed structure built circa 1991.
- Since original construction, the building has experienced movement, primarily on the west side of the building resulting in cracking and distress of the first-floor concrete slab on grade, exterior walls, and interior finishes.
- Initial underpinning efforts were attempted in 1994 on the west side of the building.
- The underpinning efforts performed in 1994 have been seemingly unsuccessful in mitigating building settlement issues at City Hall.
- In 2012/2013, 24 soil borings and two hand auger borings conducted by Cardno ATC on the western side of the building found the soils unsuitable for supporting the building. Additional underpinning efforts were attempted at limited interior locations.
- New movement at the City Hall building is now visible.



Excerpt from plan sketch showing helical pier installation locations installed in 2012

Observations



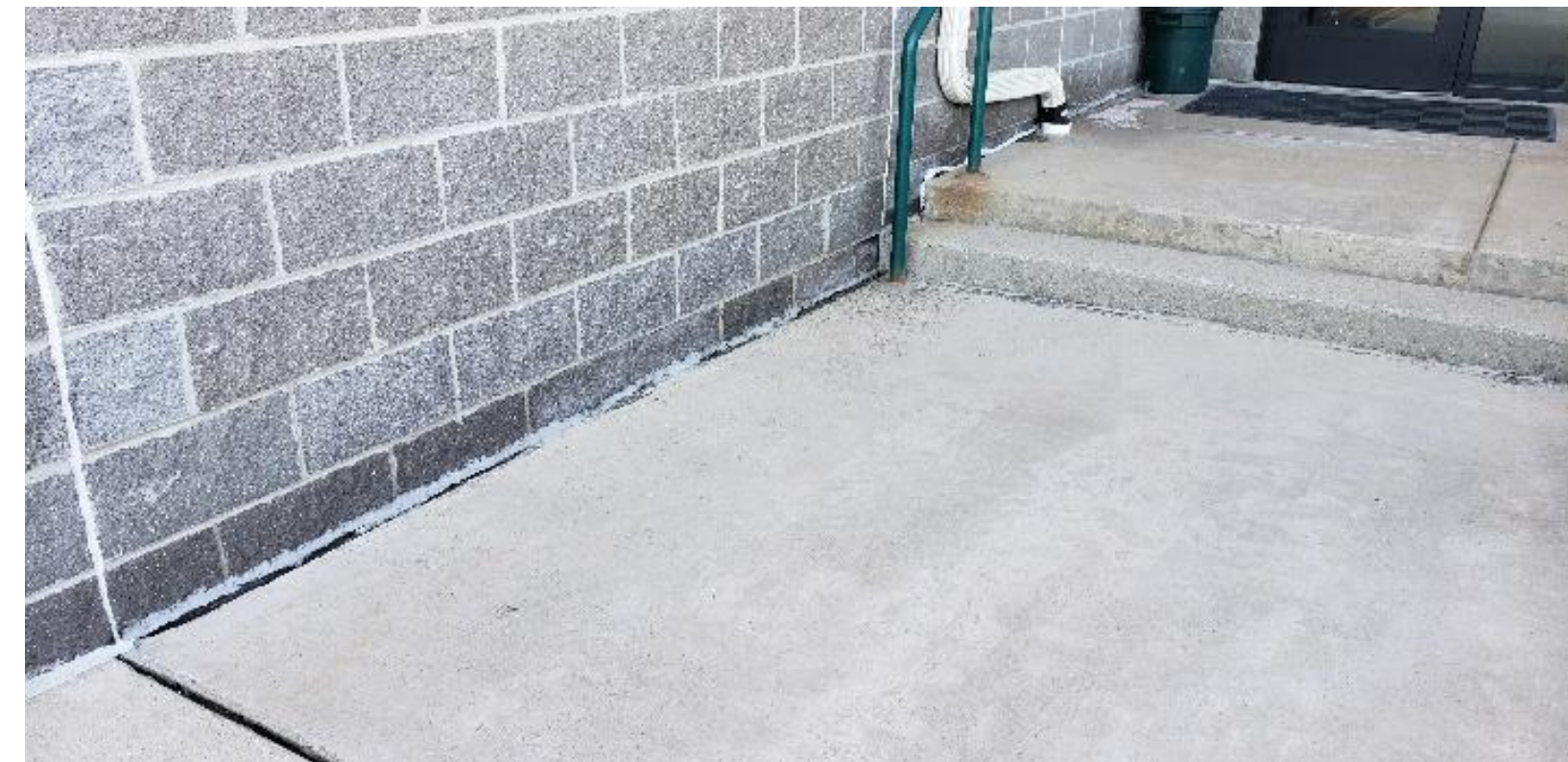
Crack in wall widened at increasing height



Cracked floor tiles at door threshold to the server room at the second floor



Steel wide-flange beam with gap between the bearing surface of the pocket



Approximately 1 inch of vertical displacement of the concrete flatwork at auditorium exterior wall

Observations cont.



Second Floor Interior
West Side Elevator
Flooring breaking apart



First Floor Interior
West Side water fountain
Flooring sagging significantly



West Side Exterior
2013 updates beginning to
fail



West Side Exterior
2013 updates beginning to
fail

Maintenance History

Past 5 years

Painting Exterior	\$30,000	CD Walkthrough Door	\$4,000
Admin Remodel – BSG	\$100,000	IT Recabling for CAT 6	\$100,000
Admin Remodel – Admin	\$160,000	Braced up Walls for Auditorium	\$6,000
Mold Remediation/HVAC	\$60,000	Central Conference Room Relocate	\$20,000
Sprinkler Lines in Auditorium	\$80,000	Stairway Carpet	\$35,000
Nitrogen Generator	\$20,000	Upgrade Fire Alarm	\$12,000
2 Boilers	\$64,000	ADA Door Openers	\$10,000
Allerton HVAC Control System	\$150,000	ADA Entrance Ramp	\$175,000
Lighting Upgrade to LED	\$35,000	Chiller	\$40,000
Door Replacements	\$60,000	Office Furniture Upgrade	\$300,000
HR/PR Painting	\$20,000	Electrical Upgrades	\$20,000
Atrium Painting	\$30,000	A/V Upgrades for City Council	\$140,000

\$1,671,000

City Hall Maintenance

Current Year Planned

Accent Coatings	\$29,850
Flooring in PR and P&Z	\$25,565
Window and Door Replacement	\$239,788*

* Contract has already started.

Current Year Recommended

- Repair Damaged Roof Trusses
- Further Investigation of Building Movements
 - 1) Inspection of Second Floor Joists
 - 2) Elevation Surveys of Floors
 - 3) Inspection of Utilities

\$430,203.09

Recommendations

Priority 1 (One to Three Years)

Review Edge Sheet Metal*

Rout and Seal CMU Cracks*

Install Concrete Curb*

Replace Guardrail Post Bases

Replace Coping Joint Sealants at Ramp*

Install Sealant at Precast Head Joints*

Repair Brick Mortar Joints*

Repair Brick Sealant Joints*

Replace CMU Expansion Joint Sealant

Monitor Sidewalk Cracks*

Repaint Entry Doors

Repair EIFS Crack*

Replace Windows*

Repair Fascia Boards*

Replace all Air Handlers and Add Dehumidification*

Replace all Supply and Return Air Duct Work*

Replace Restroom Toiler Fixtures

Replace Indoor Light Fixtures with LED

Replace Outdoor Light Fixtures with LED

Upgrade Building Power and Distribution

Upgrade and Replace Emergency Generator

Replace Water Softener

Replace Restroom Exhaust Fans

Reset Auditorium Doors*

Install New Handrails in Stairs*

\$2,117,230

*Year 1 = \$1,664,000



Takeaways & Next Steps

Discussion

- It appears that the 2012/2013 underpinning efforts, much like those of 1994, have been unsuccessful in permanently mitigating building settlement.
- Recommended maintenance over the next three years totals \$2.5M, without addressing settling issue.
- Very preliminary estimate for a demolition and construction of a new, three-story steel-frame building is between \$18.3M and \$20.8M