



CITY OF WASILLA

290 E. HERNING AVE.
WASILLA, ALASKA 99654-7091
PHONE: (907) 373-9050
FAX: (907) 373-0788

COUNCIL MEMORANDUM 92-75

FROM: Deputy Administrator
SUBJECT: City Shop Building
DATE: July 17, 1992

For several months we have been trying to find a suitable and affordable building to replace our present City shop. This week, we received a notice of eviction from FDIC because they do not want the liability of leasing a structurally unsound building. The notice is effective in September 1992.

There is no practical way to construct a new building prior to this winter and adhere to City and State contracting laws. The building in the B & J Industrial Park was previously considered and found to be acceptable as a City shop building. It is presently listed for sale by Marston Realty. We believe that an offer of \$220,000 would be accepted.

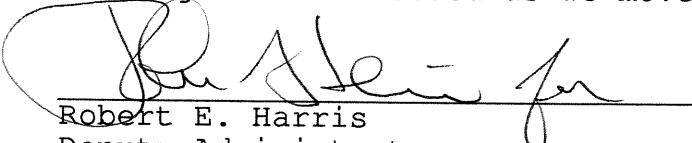
Administration has inquired of the agent about:

- (1) Hazardous materials survey approval.
- (2) Building code inspection approval.
- (3) New individual water service installation.
- (4) Additional R.O.W. access width.

A property profile is being prepared. That and satisfactory answers to the above questions will be required before a decision can be made.

Recommend that Council authorize administration to purchase and finance the structure with our regular banks and that we repay the loan with funds we are using to pay our present lease. The payments will probably increase approximately \$1,000.00 per month and administration will prepare an ordinance for a supplemental appropriation when the exact amount is known.

We expect that it will be desirable in the future to do some modification on the building so it will better serve us, but for the immediate time it will be satisfactory as it is. Additional fencing will be needed as we move in.


Robert E. Harris
Deputy Administrator

REH:jvg

FEDERAL DEPOSIT INSURANCE CORPORATION
Anchorage Consolidated Office - Property Management
P.O. Box 996639, Anchorage, Alaska 99519

RECEIVED

JUL 16 1992

City of Wasilla, Alaska

July 14, 1992

Mr. John Stein, Mayor
City of Wasilla
290 East Herning Ave.
Wasilla, Alaska, 99687

RE: Wasilla Shop Building
835 Blind Nick Rd., Wasilla

Dear Mayor Stein;

The FDIC manages the above mentioned property as Mortgagee in Possession for the owners, Brian Blowers and Glenn Phillips. Under the terms of a letter written August 2, 1991 by the city of Wasilla, you are continuing to lease the building on a month-to-month basis. It has come to our attention through an appraisal that a structural engineer report was completed in January, 1991. This report was initiated by the City of Wasilla. It indicates that the building's structural systems are in violation of the uniform building codes and the building may be in danger of collapsing under certain conditions.

Because these conditions are so serious and the liability so great to both the City of Wasilla and the FDIC, we are terminating your lease effective September 15, 1992. You are required to be out of the building at that time.

We are sorry for the inconvenience this causes you; however, we must do whatever is necessary to prevent a possible disaster. If you have questions or if we can be of assistance in helping you to relocate, please call me. My direct phone number is 269-3574.

Sincerely,

Nancy Gilbert

Nancy Gilbert
Liquidation Assistant
Property Management

cc: Mike Davis
Section Chief

=====

AM ENGINEERS, INC.

=====

CONSULTING STRUCTURAL ENGINEERS
HC 31, BOX 5079-G
WASILLA, ALASKA
99687

(907) 376-1090

DATE: JANUARY 8, 1991

TO: CITY OF WASILLA
290 E HERNING AVE.
WASILLA, ALASKA
99687

RECEIVED

JAN 8 1991

ATTN: BOB HARRIS

City of Wasilla, Alaska

SUBJ: STRUCTURAL INSPECTION

RE: WASILLA SHOP BUILDING
INJUN JOE ROAD
WASILLA, ALASKA

IN ACCORDANCE WITH YOUR REQUESTS WE RECENTLY VISITED THE ABOVE MAINTENANCE SHOP TO PROVIDE A STRUCTURAL INSPECTION OF THE BUILDING. OUR INSPECTION WAS TO PROVIDE YOU WITH AN OVERVIEW OF THE BUILDINGS STRUCTURAL SYSTEMS AND POSSIBLE VIOLATIONS OF THE UNIFORM BUILDING CODES IN ITS EXISTING CONDITION AND WAS NOT INTENDED TO PROVIDE SOLUTIONS TO THE PROBLEMS NOTED, NOR TO ENSURE THAT ALL PROBLEMS ARE NOTED.

THE BUILDING IS A WOOD FRAMED SHOP BUILDING WITH WOOD STUD WALLS SHEATHED WITH 5/8" T-1-11 SIDING. THE ROOF IS FRAMED FROM TRUSSES, PORTIONS ARE SHEATHED WITH 1/2" CDX AND COVERED BY A METAL ROOF. THE STRUCTURE IS SUPPORTED BY A SLAB ON GRADE AND PERIMETER THICKENED SLAB FOOTING. WE NOTE THAT THE BUILDING HAS SEVERAL PROBLEMS AND THESE ARE AS FOLLOWS:

1. THE SIDE WALLS AND END WALLS OF THE BUILDING ARE FRAMED WITH 2X6 STUDS SPACED AT 2'-0" OC. THESE STUDS WILL NOT BE ADEQUATE UNDER THE WIND LOADING PRESCRIBED BY THE UNIFORM BUILDING CODE.
2. THE SHOP FOOTINGS ARE CONSTRUCTED FROM THICKENED SLAB EDGE FOOTINGS. THIS HAS INSUFFICIENT BURIAL AS THE UNIFORM BUILDING CODE REQUIRES 42" MINIMUM. WE FEEL THAT THIS WILL, IF IT HAS NOT ALREADY, CAUSE DISPLACEMENT (JACKING) AT THE EXTERIOR WALLS.
3. THE OFFICE ADDITION FLOOR, ADJACENT TO THE MAIN SHOP BUILDING, IS CONSTRUCTED OF 2X6 JOISTS. THESE JOISTS ARE WITHIN 12 INCHES OF GRADE AND ARE NOT CONSTRUCTED OF PRESSURE TREATED MATERIALS IN ACCORDANCE WITH THE UNIFORM BUILDING CODE. THE FLOOR SYSTEM IN THIS AREA HAS A SENSORY VIBRATION SUCH AS TO BE OBJECTIONABLE. WE FEEL THAT THE DISPLACEMENT IS OVERLY LARGE BUT HAVE DONE NO SUPPORTING CALCULATIONS TO IDENTIFY THE EXACT PROBLEM.

4. THE FOOTINGS BELOW THE OFFICE ADDITION FLOOR ARE CONSTRUCTED FROM 4X12'S, MASONRY BLOCKS, AND 2X6 MATERIAL LAID ON GRADE SUPPORTING THE BEAMS AND POSTS BELOW THE FLOOR. THE CONSTRUCTION OF THESE FOOTINGS IS INSUFFICIENT FOR THE LOADING ON THE FLOOR ABOVE.

5. THE ROOF FRAMING OVER THE OFFICE ADDITION AREA IS CONSTRUCTED FROM 2X6 RAFTERS AT 2'0" OC SPANNING 30 FOOT. THIS PORTION OF THE ROOF IS OVERSTRESSED BADLY AND COULD COLLAPSE UNDER THE REQUIRED SNOW LOADING. THE AREA HAS LITTLE INSULATION AND A METAL ROOF DECK SO BUILD UP OF SNOW HAS NOT BEEN A PROBLEM. IF PROPERLY INSULATED WE FEEL THAT THE ROOF OVER THIS AREA COULD POSSIBLY COLLAPSE.

6. THE ROOF OVER THE ADDITION HAS NO PLYWOOD DIAPHRAGM. IT IS CONSTRUCTED FROM 2X6 RAFTERS, 1X NAILERS AND A METAL DECK. THIS CONSTRUCTION IS INSUFFICIENT TO CARRY THE LATERAL LOADS FROM WIND AND EARTHQUAKE. WE FEEL THAT DURING A MAJOR EVENT THIS PORTION OF THE BUILDING WOULD BE SUBJECT TO COLLAPSE.

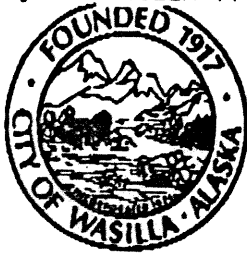
7. THE EXTERIOR WALLS OF THE BUILDING ARE CONSTRUCTED UTILIZING 5/8 T-1-11 PLYWOOD FOR LATERAL SHEAR RESISTANCE. THE NAILING OF THE PANELS IS NOT IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE UNIFORM BUILDING CODE AND MAY NOT PROVIDE ADEQUATE RESISTANCE TO HORIZONTAL MOVEMENT.

WE FEEL THAT THE ITEMS NOTED ABOVE ARE OF A SERIOUS NATURE AND THAT THE BUILDING HAS MANY PROBLEMS WHICH SHOULD BE CORRECTED. UNLESS THE PROBLEMS ARE CORRECTED WE DO NOT FEEL THE BUILDING WOULD SURVIVE THE LOADING'S REQUIRED BY THE UNIFORM BUILDING CODE FOR SNOW LOADS, WIND LOADS, OR EARTHQUAKE LOADS. IT WAS NOT THE NATURE OF OUR REPORT AND INVESTIGATION TO PROVIDE CORRECTIONS TO THE PROBLEMS NOTED HERE BUT COULD PROVIDE YOU WITH ASSISTANCE. WE FEEL THAT THE CORRECTIONS WILL REQUIRE MAJOR RECONSTRUCTION OF THE BUILDING SYSTEMS AND IT MAY BE CHEAPER TO DEMOLISH AND REPLACE THE STRUCTURE.

PLEASE CONTACT US IF YOU REQUIRE FURTHER ASSISTANCE IN THIS MATTER OR IF YOU REQUIRE FURTHER INFORMATION CONCERNING THIS REPORT.

RESPECTFULLY,


PATRICK W, MOORE, P.E.



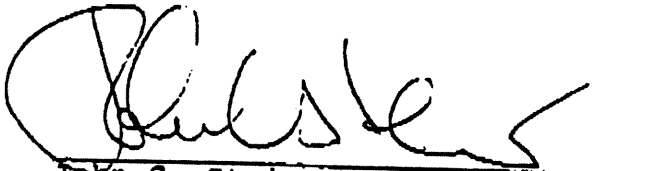
CITY OF WASILLA

290 E. HERNING AVE.
WASILLA, ALASKA 99687
PHONE: (907) 373-9050
FAX: (907) 373-0788

MEMORANDUM

TO: Finance
FROM: Mayor
DATE: August 2, 1991
RE: City Shop Rent

Until further notice, please pay to Glenn Phillips the monthly shop building rent of \$1,750.00. The City now occupies the building on a month-to-month basis.



John C. Stein, Mayor

JCS/sbh

cc: Bob Harris
Bill Harvey

Copy of FY92 - ^{MEMO} ~~MEMO~~ - Changing to a month to month basis.

February 19, 1992

TYPE OF PROPERTY AND GENERAL DESCRIPTION

THE B&J INDUSTRIAL PARK shop/warehouse building was constructed in 1983. This building contains 9,280 square feet and is located in the main business area of Wasilla, Alaska. The B&J INDUSTRIAL PARK BUILDING is currently leased to an upholstery shop and an auto body shop. The upholstery shop has a lease until July 31, 1992 and the auto body shop is on a month to month. A new owner has the ability to negotiate renewal of the current leases or use the entire building, subject to the current leases.

The building is currently being marketed for lease and sale.

Burt Johnson and his wife Mary seek to convert their assets in Alaska into cash or other performing assets in order to retire to their home in Tucson, Arizona.

LEGAL DESCRIPTION

Address:

724 Nelson Avenue, Wasilla, Alaska

Legal Description:

Lot 18A, Block 2, Wasilla Airport Heights a replat of Lots 18 and 19, Block 2, Wasilla Airport Heights, in the City of Wasilla, Matanuska Susitna Borough, State of Alaska.

Map Number

Tax Map Number WA12, T.17N,R.1W,Section 9.
Tax Parcel Number 1108B02L019

February 19, 1992

LOCATION AND ACCESSIBILITY

The **B&J INDUSTRIAL BUILDING** is located on a 1.85 acre parcel at 724 Nelson Avenue, Wasilla, Alaska.

The building is located on the north side of the Parks Highway, behind Wendy's Restaurant and B&J Annex building. Access is next to Wendy's on Weber drive to Wasair Dr.

The subject site is rectangular. It has 234 feet of frontage on Wasair Dr., and 345 feet of depth along the east and west property line.

The east property line is bordered by B&J Industrial Park Lot 17 (also for sale), which is bordered by the current airstrip.

February 19, 1992

IMPROVEMENTS/OVERALL BUILDING INFORMATION:

Square Footage

The subject property is improved with a 9,280 square foot, two story, framed building. 7,480 square feet on the main floor, 1,800 square feet on the second floor mezzanine warehouse. Approximately 1,200 square foot of the lower level is office/showroom and 1,800 square foot on the upper mezzanine is apartment/office. All other area is shop/warehouse.

Ceilings and lighting

The majority of the shop/warehouse floor area is approximately 16 feet high. The remainder floor area is 7'6" to 8" high. Florescent lighting through out.

Heating

The building is equipped with gas fired heaters throughout the building.

Overhead Doors

The building is equipped with two 10' wide by 12' tall doors. One located on upholstery side and one on the auto body shop side. The building is also framed for additional doors if needed.

Water

The building is served by the City of Wasilla. Currently the building is sharing water with the B&J Annex building and the B&J Industrial Park (Lot 17) building. The City's Main well needs to be extended to serve the units individually.

Sewer

The building is served in 3 separate locations by the City of Wasilla.

February 19, 1992

ASSESSED VALUATION

Information obtained from the Matanuska-Susitna Borough Assessor's office indicated the following assessed values for 1991-92.

Assessed Value

Tax Map Number WA12, T.17N,R.1W,Section 9.
Tax Parcel Number 1108B02L018 and L019

1991 Assessment

	<u>L019</u>	<u>L018</u>	<u>Overall Total</u>
Land:	\$ 40,400	\$ 40,400	\$ 80,800
Improvements:	<u>\$148,600</u>	\$ 0	<u>\$148,600</u>
Total:	<u>\$189,000</u>	\$ 40,400	<u>\$229,400</u>

1991 Taxes

\$4,106 paid in full.

February 19, 1992

BENEFITS

The successful purchaser will design a transaction to obtain the benefits desired in the ownership of the **B&J INDUSTRIAL PARK BUILDING**. The benefits offered by the **B&J INDUSTRIAL PARK BUILDING** will vary with the needs and interests of the purchaser.

The owner/user will benefit by acquisition of a large building at a fraction of the cost to construct such a building. The cost per square foot is approximately \$23.70 including land and utilities.

All the leases on the building are fairly short term allowing the owner to schedule space available for planed growth or negotiate new leases for additional income.

The physical feature of the building allows for flexibility to expand into large spaces or dividing into smaller units, depending on the purchasers needs.

PURCHASE INFORMATION

THE **B&J ANNEX BUILDING** is available for a cash sale, possible bank financing with a total purchase price of \$220,000.

or

Owner will finance with \$50,000, 10 1/2% 20 years, Total purchase price of \$300,000.

CAN ADDS

The owner also owns the adjacent properties. Directly in front of the **B&J INDUSTRIAL BUILDING** is the **B&J ANNEX BUILDING** and to the east is the **B&J INDUSTRIAL PARK LOT 17**. Lot 17 is also a shop/warehouse with 13 separate 800 square foot stalls. The **B&J Annex** building is primarily Retail/wholesale containing over 52,000 square feet. The buildings can be purchased separately or as a package.

