



## CITY OF WASILLA

290 E. HERNING AVE.

WASILLA, ALASKA 99654-7091

PHONE: (907) 373-9050

FAX: (907) 373-0788

### INFORMATION MEMORANDUM NO. 92-25

**To:** Council  
**From:** Deputy Administrator  
**Date:** August 17, 1992  
**Subject:** City Shop Building

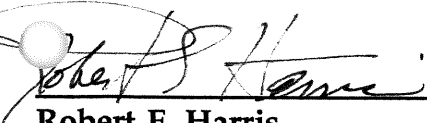
Council will recall that we received notice from F.D.I.C. to vacate the City shop building by September 15, 1992. We checked into providing a hold harmless document to F.D.I.C. but we found that we probably would not have insurance coverage if that course of action is followed. Therefore, we need to prepare to relocate as soon as possible.

We are again advertising for a lease or lease/purchase of a suitable building. When we last advertised for proposals, a local contractor proposed to construct a metal pre-fab building. We were unable to bring a firm proposal with details to the Council for approval because the contractor could not provide us with any plans or specifications of the proposed pre-fab building from the manufacturers. The proposal was for a metal building of a certain minimum square footage. The proposer asked the City to up-front finance the purchase or enter into a firm contract that the builder could use as collateral to purchase the materials. These terms were not considered acceptable because the proposer could not adequately describe his offer.

If Council wishes to construct a new building we must have reasonably detailed technical specifications so that all potential bidders are operating on the same basis. Public contracting laws are considerably more restrictive than procedures that can be used on private construction. I have been informed that the engineering costs for construction of the B & J building we were considering were about \$25,000. It should be noted that the present shop building was built without A & E services and is structurally unsound, while the B & J Building was reported as "well constructed"

The issue of location of a shop building has not been resolved. The land available at the sewer treatment plant or adjacent to Bumpus ballfields is not conveniently located. If acceptable to Council as a shop building site, we may wish to wait until the old airport land becomes available. Construction of a new building at any location other than those mentioned above will require purchase of land. Another possible site is the storm drain pump station site at Railroad Avenue and Lake Street.

The report on the B & J Building prepared by a structural engineer is enclosed. We will bring the results of our request for proposals to the next Council meeting for your consideration.

  
Robert E. Harris  
Deputy Administrator

# AME ENGINEERS, INC.

P.O. BOX 871430

WASILLA, ALASKA 99687

(907) 376-1090

(907) 376-9197 FAX

Date: August 11, 1992

To: City of Wasilla  
290 East Herning Ave.  
Wasilla, Alaska  
99687

Attn: Bob Harris

Subj: Structural Inspection

RE: B&J Building

We recently visited the above referenced building in accordance with your instructions to do a survey of the structure. Our findings and conclusions are as follows:

The building is a two story wood framed structure with metal siding. The building is approximately 120 foot by 60 foot and is divided into two portions, one side (60x60) is storage/shop space with a 16 foot ceiling, the remainder is two story with the second level being utilized for living quarters at the present. The two areas are divided by a full height stud wall sheathed both sides with 1/2" cdx plywood.

The building exterior framing is 2x6 studs sheathed with 1/2" cdx plywood and covered with metal siding. The building appears to have adequate shear capacity to carry the Uniform Building Code requirements for both wind and seismic events. We were unable to verify the existence of hold-down devices as these elements would have been hidden within the sheet-rocked wall cavity.

The second level is constructed of 2x framing and is sheathed with 1/2" plywood. The floor has a distinct "soft" feel as the plywood is not capable of resisting the required vertical loading. The addition of further plywood would stiffen the floor adequately for residential or office occupancy. We feel that the framing is adequate for office loading, but would not be sufficient to carry heavy storage loadings. If purchased the function of the occupancy should be remain residential or simple office usage. Some water damage was noted in the ceiling spaces over the second level probably due to leakage at the metal roof panels above.

The exterior foundation wall of the building appears to be cast-in-place concrete stem walls supported by a spread footing. We feel that the loading of the structure is relatively light and if constructed with standard width

and depth footings the foundation will be adequate for the usage defined here-in. The first level slab on grade appears to be 4" in depth which would be adequate for most usages. If the building is to be used for heavy equipment storage or repairs (heavy loaders/tractors) we would recommend that a rail system be added to the slab to carry the heavier loads.

The structure has a shed roof addition which has been added to the south side of the building. The foundation system utilized for the shed was a thickened slab which should be no more than 12" in depth. We feel that this portion of the building will move with the seasonal fluctuations of frost. We were unable to verify the connection of the 2x12 roof joists to the existing building and unless verified as adequate would feel that the construction utilized a ledger system which may have connections which are insufficient for the snow/snow drift loadings which the shed roof may experience.

We feel that the building is well constructed and could be utilized for general shop space and office spaces. The building has no identifiable problems due to settlement or movement which would have been noted through tearing of the sheetrock joints at the ceiling or walls. We feel that generally the building is in good shape and is structurally sound.

Please contact us if there is further information you require or if any clarification is required. We appreciate the chance to serve the City of Wasilla in this matter and would look forward to working with you in the future.

Respectfully,



Patrick W. Moore, P.E.

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

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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  
Liquidation Assistant  
Property Management

cc: Mike Davis  
Section Chief