

Date: 6-6-2019

City of Manzanita, City Counsel

Re: Underhill Plaza

The City of Manzanita hired WRK Engineers to perform a Structural Evaluation & Condition Assessment. Subsequent to this, at the request of Cynthia Alamillo, Stricker Engineering, LLC was asked to conduct an additional structural inspection of the Underhill Plaza. The purpose of the inspection was to help determine if the building should be restored or razed. The results of my inspection are detailed in this report, and are based on my knowledge of structural engineering and 25 years in the construction industry.

The building was originally constructed in 1948, and has a total area of 5478 square feet. As reported by wrkengineers in their report dated October 22, 2018 the building has suffered due to the lack of maintenance. It is my opinion that the scope of work required to restore the building would require bringing the entire structure up to current code, per Chapter 34 of the 2014 Oregon Structural Specialty Code.

In essence this means:

1. The roof framing will have to be brought up to current code. This may include, but is not limited to, new rafters or additional rafter supports to reduce the existing rafter spans.
2. New roof sheathing to provide required diaphragm strength.
3. New exterior wall framing to address repair issues, as well as to meet lateral loads, gravity loads, and energy code compliance.
4. New exterior wall sheathing to meet code requirements for wind & seismic loads.
5. New connections between the wood framing and the foundation. These connections are steel bolts that are typically embedded in the concrete when it is poured. These can often be placed retroactively, however, my inspection of the foundation revealed signs that the concrete was badly decayed and would probably not be strong enough to support the required loads. It is my opinion that a new foundation is likely necessary.
6. The mechanical systems are also dated and will require updating. These systems include electrical, plumbing, and HVAC.

7. New windows and doors to meet current energy code.

8. New insulation to meet current energy code.

Conclusions:

Every aspect of the existing building will have to be addressed to bring it up to current code. Repairs and alterations to an existing building are significantly more expensive than new construction. The cost to restore the building would be less than the cost to replace it, but in my opinion the savings would not be enough to justify it. Despite the fact that a new building would likely cost more to build than the Underhill Plaza would to restore, in the end the City of Manzanita would have a completely new building, built to meet the latest code requirements, and designed to meet the specific requirements of the intended use.

Please contact me if you have any questions regarding this report.

Regards,

John Doyle
Stricker Engineering, LLC