



August 30, 2017

FOR: Fairbanks North Star Borough (Owner)
ATTN: Shelley Rowton - Land Officer
RE: Old North Pole Library
(Davis Subdivision)



CONDITION ASSESSMENT REPORT

An inspection was recently completed of the former North Pole Library at the above referenced parcel at the corner of E. 6th Avenue and Snowman Lane. The inspection was on behalf of the Fairbanks North Star Borough Land Sales Office for the purpose of identifying potential concerns affecting safety, soundness and potential code related issues, as well as the overall condition of the building in preparation for its the sale. It should be recognized that the comments and observations here reflect my opinions and recommendations only and may differ from those of other professionals or government authorities.

GENERAL

It is my opinion that this building most closely resembles a Group B (business) occupancy or a Group A3 (assembly occupancy) for which it was originally constructed in 1974. This is significant in that according to the Building Code existing buildings are typically able to enjoy some potential "grandfather rights" if the "use and occupancy" remains unchanged. A change in use to say an "Educational" occupancy (eg. pre-school) or perhaps an "Institutional" occupancy (eg. assisted living facility) may necessitate upgrades to include a sprinkler system, as well as exiting improvements, such as panic hardware, etc.. Any significant alterations to the building would likely require appropriate assistance from design professionals, in addition to building permits from both the State Fire Marshal and City of North Pole to ensure compliance with currently adopted codes.

Efforts were not made to identify any costs associated with potential repairs or upgrades and interested potential purchasers are encouraged to consult design professionals and/or qualified contractors to fully asses costs for repairs, improvements or upgrades. However, with the exception of the aged roofing, my findings below will reflect that there were very few obvious or significant repairs that warranted immediate attention. Despite the fact that this nearly 45 year old structure has been somewhat mothballed since its replacement in 2014, it has been kept warm and reasonable well maintained. It is likewise apparent that the building was originally well designed and constructed by an experienced architect and general contractor. Maintenance and upkeep by the FNSB has likewise been remarkable as reflected by the favorable current overall condition.

Several non-captioned photos were taken, many of which are not specifically discussed below. It is my understanding that they will be available for viewing on the Land Sales website. It should be noted that while some of the photos represent concerns or deficiencies, several are simply a means to capture the various construction details, equipment or features throughout the building and are not intended to be associated with particular issues.

FINDINGS AND OBSERVATIONS

1. The condition of the built-up roof is very poor with signs of current leaks over the north side addition. Partial decay is probable in these areas and it is recommended that they be patched immediately. There is significant "alligatoring" on some tar surfaces, as well as evidence of unsealed seams and puckering or boils in various locations. Flashing and sealant around the drain scuppers, parapets, and elevation changes is marginal and warrants attention. Aggregate surfaces on the "torch-down" rolled roofing, primarily on the north addition, is very worn. Some of the metal roofing transition pieces are loose and may detach with sliding snow. It is recommended that a commercial roofing contractor more fully evaluate conditions and estimated costs to repair. Complete "tear-off" and replacement should be anticipated, which will also offer an opportunity for upgrading the insulation which is estimated to be approximately R-25 based on the original drawings.

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2. The exterior siding paint and trim, especially around the raised mansard-like roof sections are in very poor condition and in some cases may require better fastening or replacement of some siding, trim or flashing panels, prior to application of paint and sealant.
3. The boiler chimney cap is missing and some roof top vents warrant repairs and improved sealant.
4. Exterior decking, ramps and rails require refinishing but appear to be structurally sound.
5. Positive slope and splash blocks should be improved where necessary beneath roof scuppers and downspouts to avoid collection of water adjacent to the foundation.
6. A 2SF plywood soffit panel is missing at the inside corner of the cantilevered floor beneath the SE exterior porch exposing the underside of a ventilation duct within the crawlspace. This opening also allows for vermin to potentially enter the crawlspace and also represents a source of significant heat loss.
7. The overall functionality of the HVAC system could not be verified, however the air handlers, controls, crawlspace ducting and exterior chillers, as well as the boiler, all appeared to be operational at the time of our inspection and reasonably well maintained - however this was not confirmed. The boiler has been replaced with a newer, more efficient Buderus Model G-305 with a Riello burner. Detailed maintenance checklists are hung on the walls adjacent to nearly all major mechanical equipment, however, records were not present and/or maintained in recent years. It is recommended that an experienced mechanical contractor fully inspect these components to verify conditions on behalf of a potential purchaser.
8. All of the electrical panels (load centers) appeared to be well maintained and fully labeled. While individual panel covers were not removed, it appeared that all electrical work, as well as electrical components throughout the building and crawlspace were have been professionally installed and maintained. However, it was noted that some junction box cover plates are missing within the crawlspace. In addition, it was observed that exterior electrical outlets and vehicle plug-in outlets were not GFCI protected.
9. The crawlspace appeared to be reasonably clean and dry throughout, with no observed signs of plumbing leaks or foundation wall leaks. The perimeter CMU block foundation wall is insulated on the interior with a total of 4 inches of expanded polystyrene rigid insulation. As expected, there was condensation dripping from the cold domestic water circulation lines coming from the street in route to the mechanical room where the meter and pressure reducer can be found. In addition, there were signs of vole activity in several areas of the crawlspace. The ground vapor barrier is generally in good condition, but could use "re-stretching" in some locations to cover gaps. Separate access was made into both of the addition crawlspaces and they too appeared to be clean and dry. There was no obvious signs of decay or mold noted within the crawlspace, however my inspection was not focused on these aspects. All structural components, such as beams, columns, footings, foundation walls and interior pony walls, etc. appeared to be sound and without signs of deflection, settlement or distress. Overall construction methods and conditions observed in both the original portion, as well as the two additions appeared to be sound and conventional. It was noteworthy that extra ceiling tile which appear to match the damaged areas are stored in the crawlspace.
10. The entire building, including the crawlspace, is equipped with Pyrotronics, 4 zone, smoke and heat fire alarm system to include pull stations, as well as a horn and strobe. The system appears to be armed and operational, but should be checked by a local alarm company to verify functions and monitoring options customized for the next occupants. Fire extinguishers were also available, but may warrant renewing of certifications.

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11. Windows, doors and hardware all appeared to be in reasonable condition. Exterior glass is triple pane at windows. While it did not appear that window glazing within 18" of the floor was safety glass, as required by code, a horizontal structural rail had been mounted at 24 to 36 inches above the floor to comply with one of the exceptions to safety glass requirements.
12. The building appears to be reasonably compliant with handicapped accessibility provisions, although the code provisions have changed in some cases since original construction. Depending on the intended future use, minor upgrades may be in order.
13. While not all plumbing fixtures were checked, it appeared that throughout the building they were operational and without leaks. Likewise there were no significant discoveries with regard to electrical fixtures although many of the crawlspace light bulbs were burned out.

CONCLUSION

This concludes my condition assessment report with regard to this structure. These concerns represent my opinion only. It should be noted that my inspection did not include subsurface investigation, underground utility, fuel tanks, or testing for various environmental hazards such as mold. While the overall condition of this building is reasonably sound, and it has been professionally maintained, it was not the intent of this report to enumerate all of the structure's positive merits. My findings may obviously differ from those of other professionals or various trade specialists and it should be anticipated that in many cases, further evaluation is in order. If any questions arise as to the scope of my inspection or the content of this report or it's assumptions, I am pleased to offer further assistance.

Sincerely,
Charles P. Jeannet, PE

