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1-20-2018

Jeff Slamal
Nehalem Bay Health District
Wheeler, Oregon

A site visit was conducted at the Nehalem Bay Health District building on January 3rd, 2018 at the request of Jeff Slamal. Present at the meeting were John Doyle & Brian Wisner with Stricker Engineering, and Jeff Slamal with NBHD. The purpose of the visit was to perform a structural evaluation of the building. A visual inspection of the interior and exterior was conducted.

The building was built in 1954. It consists of a wood frame structure on a CMU (concrete block) foundation. There is evidence of settling throughout the perimeter of the building, resulting in uneven floors throughout. The basement floor is concrete and undulates due to differential settling. The floor is low around the perimeter due to settling of the exterior walls. The second floor is wood, consisting of floor joists and sheathing. This floor also undulates due to the differential settling. The foundation walls appear to be unreinforced, hollow CMU. There is obvious bowing and cracking throughout the foundation walls. This settling is likely due to undersized footings, and the construction of the building on unconsolidated soil.

In addition to the failing foundation walls, there is evidence of roof leaks. Mr. Slamal informs us that the roof has known defects, and needs to be replaced. Mr. Slamal also informs us there is evidence of asbestos related material in the building.

Mr. Slamal informs us the NBHD is considering repairs to the structure in order to make the building more attractive to future tenants. Step one would involve the removal of the asbestos, which would cost in excess of $500,000. This would leave a structure that needs updates to the foundation, floor framing, roof, HVAC system, and interior finishes. We are informed that the board is weighing the costs of repairs against the option of razing the building and starting from scratch to create a new structure.

Comments:

1. Due to the likelihood of a hollow, unreinforced foundation system, it is economically unfeasible to repair the foundation. Any attempt to lift the structure to level out the floors would very likely result in catastrophic failure of the foundation walls. It is my opinion that a new foundation would be required if the Board decides to make improvements to the existing structure.

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2. The uneven floors caused by the differential settling of the foundation would be difficult, if not impossible, to repair. At the basement level, the only realistic option would be removal and replacement of the entire concrete floor. An attempt could be made to straighten the second floor system, however, I believe the floor system would need to be stripped to bare framing in order to adjust the floor systems back to level.

3. I would be happy to attend a board meeting and answer questions if the board feels it would be helpful.

John Doyle

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