



ROSA PARKS ESCAMBIA
COUNTY AREA TRANSIT (ECAT)
FUEL DEPOT

**FACILITIES
ASSESSMENT
REPORT**

CAA Project No. 21003

Revised: 18 AUGUST 2021

PHASE 1 - REPAIR

Part 1 Project Parameters

- ## Part 2 Building Assessment

- [illegible]

A Building Plans and Areal Views

- ## C Supporting Photographs

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Part 1 – Project Parameters

1.0 General Overview

On September 16, 2020, Hurricane Sally made landfall in the Florida Panhandle, near Pensacola, and left a significant amount of damage in its wake. Many Escambia County owned facilities received storm related damage, which was initially documented by FEMA and insurance company secured third-party engineers. Caldwell Associates (CAA) has now been retained by Escambia County to further document this damage in a series of assessment reports and develop construction documents for its remediation.

1.1 Overall Intent

The assessment report developed for this facility includes detailed information relative to the previously recorded storm damage and provides recommendations with associated costs for the necessary repairs. Photographs included in the report graphically illustrate some of the main findings of the on-site evaluation of each facility.

The observations are combined in three categories:

1. Insurance Observations as documented in the Rough Order of Magnitude Narrative Report dated October 21, 2021.
 - a. In the interest of conservation of material, an excerpt of this comprehensive report is included that pertains only to this structure. [REDACTED]
2. Insurance Observations as documented in the Roof Observation Assessment by Madsen, Kneppers & Associates, Inc. dated November 17, 2021.
 - a. In the interest of conservation of material, an excerpt of this comprehensive report is included that pertains only to this structure. [REDACTED]
3. FEMA Observations as documented in the Site Inspection Report dated April 28, 2021.
 - a. In the interest of conservation, only the portion of the report with the itemized takeoffs and costs are included in this report. [REDACTED]
4. Additional Observations made by Caldwell Associates which have been deemed required repair efforts not included in the previous reports.

These observations are sorted and accounted in the order of reimbursement such that one observation should not be doubly counted.

This Assessment Report provides additional technical detail and pricing that will assist Escambia County officials in evaluating and scheduling next-step repair efforts.

Part 2 – Building Assessment

2.0 General Information

Located at 1515 West Fairfield Drive in Pensacola, Florida, this building is an original 2,450 SF structure, erected circa 1979, with two separate sub-structures, one being an open canopy with a higher roof system and the other an enclosed structure with a lower roof elevation. Both sub-structures are of pre-cast concrete construction with precast columns, precast insulated wall panels with concrete masonry interior finish, and single/double tee planks serving as a roof deck. The roof system over the planks is a gravel-ballasted, built-up roofing system.

A separate structure, an unenclosed concrete masonry wall system with pre-engineered wood roof trusses, plywood sheathing, and architectural dimensional shingles.

The high velocity winds, wind-blown debris, and wind driven rain of Hurricane Salley have amplified and aggravated any conditions of the building. Repairing or otherwise mitigating these conditions are considered necessary to a successful remediation of the storm damage.

2.1 Insurance Observations

[REDACTED]

2.2 FEMA Observations

Interior – The ceiling in a toilet room was found to be affected by excessive moisture damage and tape joints were delaminating from the surface of the board around the perimeter and at the HVAC diffuser.

In another space, several ceiling tiles were found to be affected by moisture intrusion and flagged these tiles for replacement.

2.3 Additional Observations

[REDACTED]

Exterior – An inspection of the exterior walls and exposed canopy revealed or discovered no deficiencies.

Interior – As the structure is primarily an open structure, no interior observations were noted at the higher roof portion of the structure. The lower roof portion of the structure is divided in to 4 rooms. Two rooms show signs of water damage and efflorescence on the concrete masonry

interior. One room has a large portion of peeling paint and efflorescence behind. The water damage seen appears to be moisture migrating through the exterior wall assembly.

2.4 Exclusions and Presumptions

Hazardous Materials – No existing Hazardous Materials Survey was available at the time of this assessment. No hazardous materials are presumed or expected to exist in any portion of this structure. However, the original structure being built in 1979/1980 timeframe, it is not ruled out. Care should be made to report and test any suspicious materials encountered during construction.

Electrical Systems – Electrical fixtures, devices, conduits, conductors, and controls have neither been tested for serviceability nor assessments made as to their continued serviceability. While it is presumed that they remain serviceable, some assessment by a professional engineer or licensed contractor would be recommended.

Mechanical/HVAC Systems – As stated before, the structures were without power during an undetermined period. While it is presumed the mechanical systems are functioning appropriately, an assessment of the equipment and any ducts, particularly of their respective insulation systems, if applicable, would be recommended.

Structural Systems – While all observations include consideration of the structural system as observed, there remains the possibility that damage remains concealed. A proper assessment of the structural system can only be made with destructive investigation and is beyond the scope of this assessment. Additional investigation by a licensed structural engineer would be recommended at an appropriate interval after damaged materials have been removed and the structure exposed.

2.5 Recommendations

- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]

2.5.3 Finally, after moisture migration through the walls has been addressed, the interior face of the walls may be cleaned and, where applicable, repainted.

[illegible]


Appendix A

Building Plans and Aerial Views

2020.2898 Escambia County

1515 W Fairfield Drive, Pensacola

Legend

 2020.2898 Rosa Parks (ECAT) Transit Complex

2020.2898 Rosa Parks (ECAT) Transit Complex ADMIN

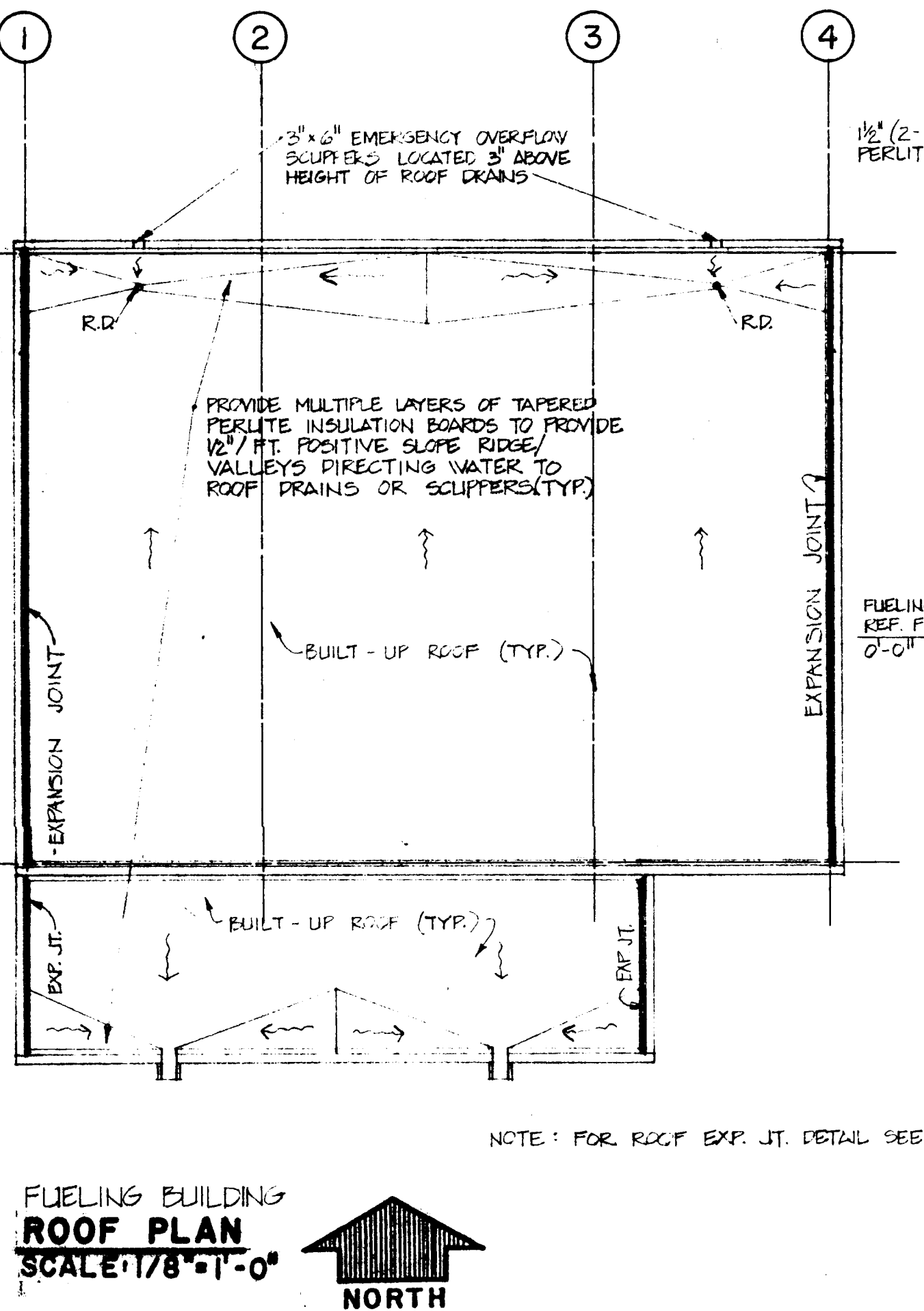
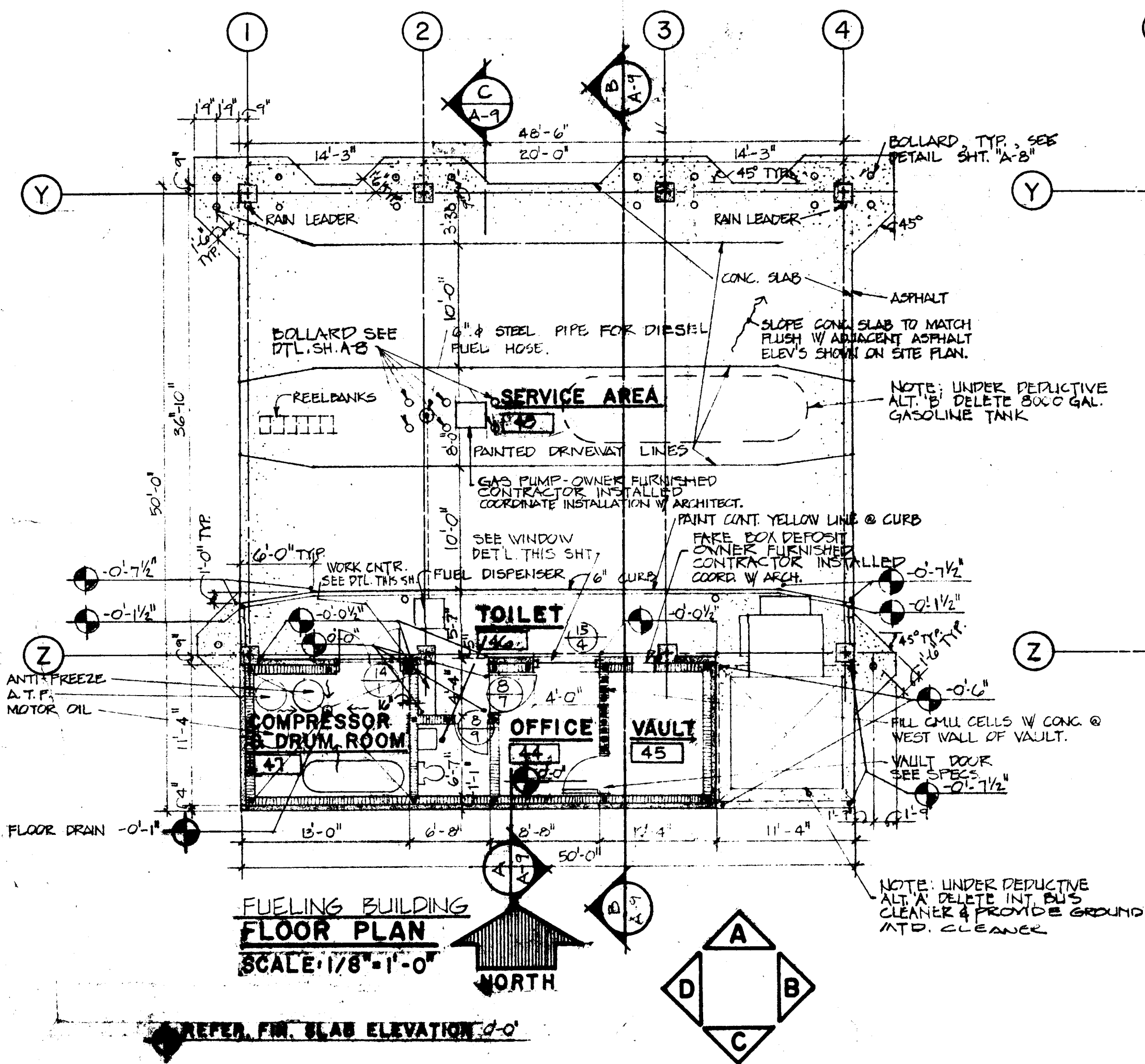
2020.2898 Rosa Parks (ECAT) Transit Complex Shop

Google Earth

© 2020 Google

200 ft





Appendix B

Cost Estimate

Appendix C

Supporting Photographs



Roof Perimeter -
Termination bar and coping flashing disconnected



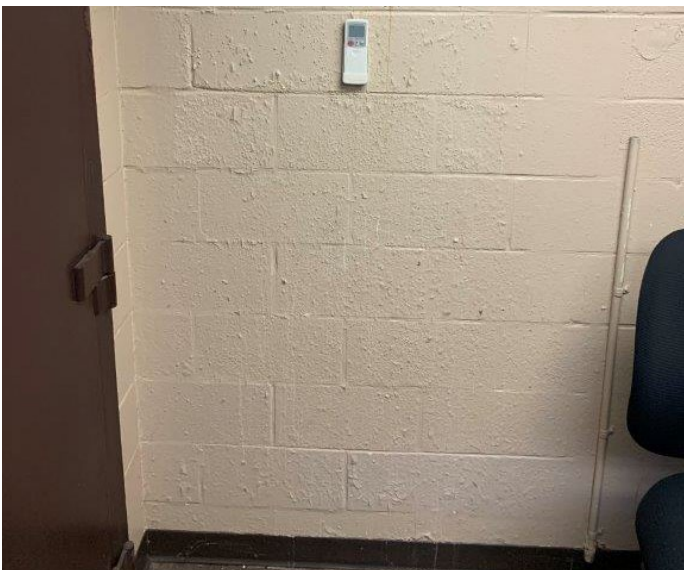
Roof Perimeter -
Termination bar and coping flashing disconnected



Roof Drain -
Completely blocked



Interior (unpainted) walls -
Efflorescence and water migration/staining



Interior Painted wall -
Efflorescence and peeling paint