Preliminary Engineering Assessment (PEA)

W Street Tax Office – Corrections Relocation

Pensacola, FL 32503

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Executive Summary

Escambia County, Florida procured Thompson Consulting Services to aid with the post storm condition assessment of the W Street Tax Office - Corrections Relocation building in the aftermath of Hurricane Sally. Hurricane Sally made land fall on Florida's gulf coast on September 16, 2020 with maximum sustained winds of 105 mph. This report will focus on the W Street Tax Office - Corrections Relocation building, Pensacola, Florida. The W Street Tax Office - Corrections Relocation building is located at 6400 North W Street in Pensacola, Florida. This site consists of one (1) story structure with an approximate 13,140 square foot footprint surrounded by a paved parking lot on all sides. There is a free-standing sign structure west of the building that is visible from North W Street. The building was observed to have an exterior insulation and finish system (EIFS) façade with a hot mopped asphaltic roof system bedighted by a granulated cap sheet. There are multiple offices inside the facility that help to serve the purpose of the building as a government use office space. The interior, exterior, and free-standing sign structure were all damaged during Hurricane Sally by high winds and wind driven rain.

This report will provide background to the site, the existing condition post Hurricane Sally, general repair recommendations to restore the site to pre-storm condition, and an order of magnitude of probable costs. Thompson Consulting Services with support from Thompson Engineering performed one site visit assessing and collecting data to determine repair and replacement recommendations as summarized below:

- **Interior**
  - Observation: Observed moisture damage to ceiling tiles in several offices and interior spaces. Observed moisture damage to the gypsum wallboard in one (1) office and in the kitchen and meeting room. Noted moisture damage to a section of lumber baseboard in the kitchen area. Moisture damaged fluorescent light fixtures in the kitchen and meeting room.
  - Minor Repairs: Replace ceiling tiles. Replace lumber baseboard. Replace light fixtures.
  - Major Repairs: Replace and refinish damaged gypsum wallboards.

- **Exterior Façade and Roof**
  - Observation: Multiple areas of moisture damage to EIFS façade. Noted wind and moisture damage to over twenty percent (20%) of the built-up asphalt roof assembly.
  - Major Repairs: Replace EIFS wall coverings. Total replacement of roof assembly.

- **Free-Standing Sign**
  - Observation: Observed wind damage to EIFS façade and plywood sheathing of sign structure.
  - Major Repairs: Replace plywood sheathing and EIFS wall covering.

1) Background

1.1 General Information

W Street Tax Office - Corrections Relocation building is located at 6400 North W Street in Pensacola, Florida and see below in **Figure 1.1**. This site consists of one (1) story structure surrounded by a paved parking lot on all sides. There is a free-standing sign structure west of the building that is visible from North W Street. The building has been repurposed as a government use office space that serves the needs of Escambia County with multiple offices and common rooms. The building is accessible from two (2) ways – from the main entrance coming off North W Street or via an access road coming off of Marcus Point Boulevard.

Figure 1.1 Vicinity Map

The building site encompasses an approximate 13,140 square foot footprint. **Figure 1.2** is an aerial view and **Figure 1.3** is a street image.

No information was provided to Thompson Consulting Services on the pre-storm conditions. All pre-storm site remarks are assumptions based off of the general knowledge of the area, similar sites, and information gathered from the 2011 photo.

Figure 1.2 Aerial View

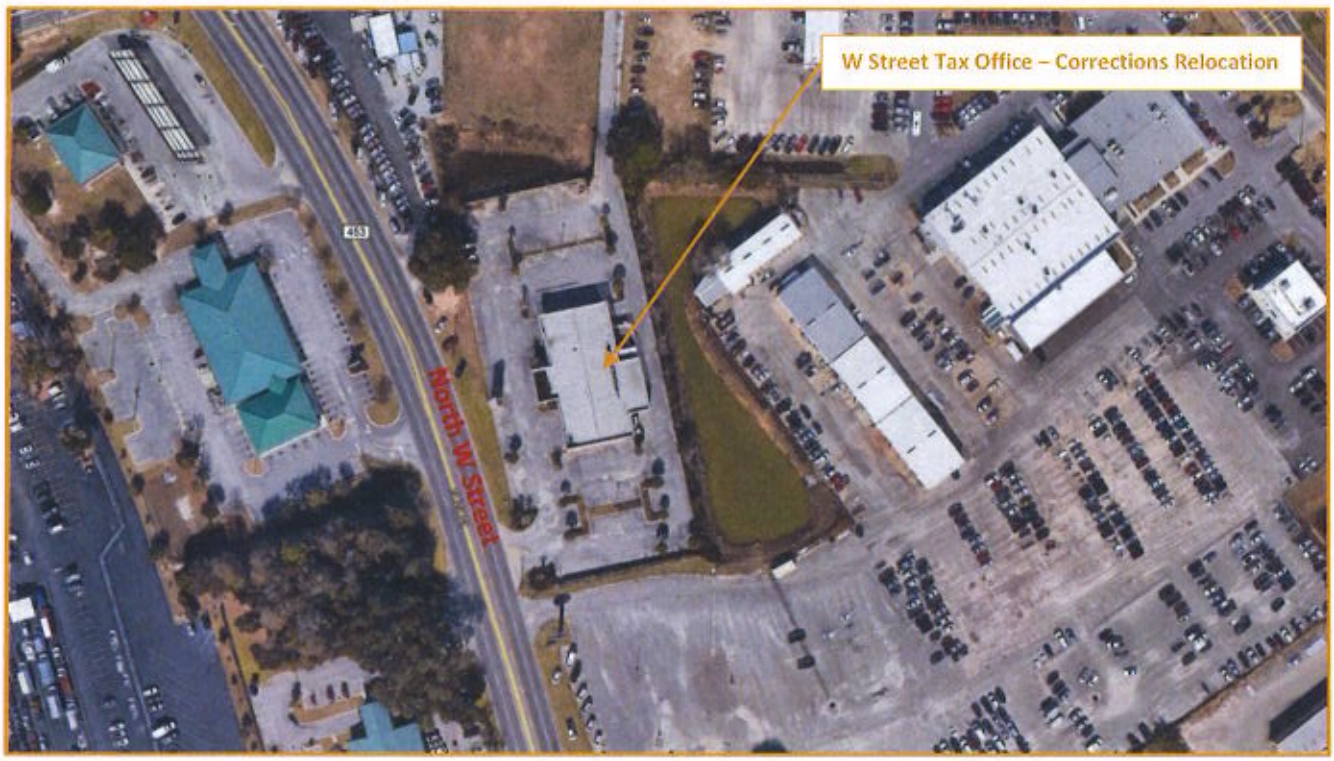

Figure 1.3 Street Image

1.2 Existing W Street Tax Office - Corrections Relocation Construction

The W Street Tax Office - Corrections Relocation building site encompasses an approximate 13,140 square foot footprint. It is a single story structure built on a concrete foundation with a wood framed structure. The building has an EIFS façade, and there are several aluminum framed windows and doors along all four (4) elevations of the building. The roof was observed to be a hot mopped asphaltic roof system with a granulated cap sheet. Interior finishes were typical to that of similar office buildings. The walls were covered with painted gypsum wallboard, and there is a lumber baseboard tracking along the floors. The ceilings were 2' x 2' suspended ceiling grid systems with 2' x 4' double ballasted fluorescent light fixtures set in the ceiling.

The free-standing sign west of the main building was built in a manner similar to that of the main building. It is a wood framed structure covered with plywood sheathing. An EIFS wall covering has been applied over the wood framing and styled to match the main building. The sign is visible from North W Street as it is a few yards away from the road.

The building is surrounded on all sides by a paved parking lot with small outcroppings of green, tropical landscaping.

No information was provided to Thompson Consulting Services on the pre-storm design and fabrication. All pre-storm site remarks are assumptions based off the general knowledge of the area, similar sites, and information gathered from the site visit.

2) Condition Assessment

2.1 Condition Assessment Criterion

Thompson Consulting Services with support from Thompson Engineering performed one site inspection to collect data and assess the extent of the storm damage. The assessment encompassed the following components of the site: the building interior and exterior along with the free-standing sign. The assessment of the building was performed on foot and inspected visually; no destructive testing was performed.

**Note – Due to significant time differentials between the claim's date of loss and the above mentioned inspection date, Thompson personnel was guided to known damage locations for observation. The observations made by Thompson Engineering personnel majorly correlated with the documented damages in the report provided by the Federal Emergency Management Agency (FEMA).*

2.2 Condition Assessment Observations

Damage to the Interior can be attributed to moisture intrusions from roof leaks created during the storm. The ceiling tiles in eleven (11) of the interior spaces were observed to have varying degrees of moisture damage. The gypsum wallboard at the window inset in Rita Spencer's office was moisture damaged, as well as a section of wall and lumber baseboard in the kitchen and meeting room. Two (2) fluorescent light fixtures were also moisture damaged by roof leaks in the kitchen and meeting room. **Table 2.1** provides a detailed breakdown of all damaged components observed during the inspection.

Damage to the Exterior Façade and Roof was extensive and prominent on all sides of the building. The roof was damaged by high winds, which allowed wind driven rain to infiltrate into the lower portions of the roof assembly and eventually to the interior building components described earlier. Over twenty-percent (20%) of the roof was damaged during the storm. Multiple exterior elevations were observed as having moisture damage to the EIFS façade. These damages were also due to roof leaks. **Table 2.2** provides a detailed breakdown of all damaged components observed during the inspection.

Damage to the Free-Standing Sign was caused by high winds blowing off parts of the sign structure including the EIFS wall covering and plywood sheathing. A substantial amount of damage was done to the structure that will need to be replaced. **Table 2.3** provides a detailed breakdown of all damaged components observed during the inspection.

Table 2.1 Interior

Location	Observed Damage	Condition Assessment Recommendations	Quantity
Corrections Entry	Moisture damage to ceiling tiles	Remove and Replace	Eight (8) 2' x 2' fine texture mineral fiber lay-in ceiling tiles
Rita Spencer Office	Moisture damage to ceiling tiles	Remove and Replace	Four (4) 2' x 2' fine texture mineral fiber lay-in ceiling tiles
Rita Spencer Office	Moisture damage to gypsum wallboard at window inset	Cut, Patch, and Refinish	Five (5) 4" to 8" square patches Two (2) 16" by 48" square patches 14 SF of smooth finish priming and painting
Main Entry – North End	Moisture damage to ceiling tiles	Remove and Replace	Sixteen (16) 2' x 2' fine texture mineral fiber lay-in ceiling tiles
Chief Powell Office	Moisture damage to ceiling tiles	Remove and Replace	Ten (10) 2' x 2' fine texture mineral fiber lay-in ceiling tiles
Baily Bulliez Office	Moisture damage to ceiling tiles	Remove and Replace	Seven (7) 2' x 2' fine texture mineral fiber lay-in ceiling tiles
Natassia Joiner Office	Moisture damage to ceiling tiles	Remove and Replace	Seven (7) 2' x 2' fine texture mineral fiber lay-in ceiling tiles
Waiting Room West Side	Moisture damage to ceiling tiles	Remove and Replace	Four (4) 2' x 2' fine texture mineral fiber lay-in ceiling tiles
Kitchen and Meeting Room	Moisture damage to ceiling tiles	Remove and Replace	Eleven (11) 2' x 2' fine texture mineral fiber lay-in ceiling tiles
Kitchen and Meeting Room	Moisture damage to gypsum wallboard	Cut, Patch, and Refinish	Four (4) 32" by 48" square patches 44 SF of smooth finish priming and painting
Kitchen and Meeting Room	Moisture damage to lumber baseboard	Remove, Replace, and Repaint	3 LF of selective baseboard demolition 3 LF of 12" baseboard 3 LF of priming and painting
Kitchen and Meeting Room	Moisture damage to fluorescent light fixtures	Remove and Replace	Two (2) of 2' x 4' fluorescent fixture electrical demolition Two (2) 2-40 W, 2' x 4' recess ceiling mounted fluorescent fixture
Cubicles	Moisture damage to ceiling tiles	Remove and Replace	Seven (7) 2' x 2' fine texture mineral fiber lay-in ceiling tiles
Donna Brewton Office	Moisture damage to ceiling tiles	Remove and Replace	Two (2) 2' x 2' fine texture mineral fiber lay-in ceiling tiles
Charles Kye Office	Moisture damage to ceiling tiles	Remove and Replace	One (1) 2' x 2' fine texture mineral fiber lay-in ceiling tiles

Table 2.2 Exterior Façade and Roof

Location	Observed Damage	Condition Assessment Recommendations	Quantity
Southwest Corner	Moisture damage to EIFS façade	Remove, Replace, and Repaint	11 SF of EIFS siding demolition 11 SF of weather barrier 11 SF of EIFS drainage/vent cavity 11 SF of 1" EPS insulation 1.22 SY of EIFS metal lath substrate 11 SF of leveling base coat 11 SF of sealing base coat 12 SF of paint and waterproofing
Corrections Lobby West Side	Moisture damage to EIFS façade	Remove, Replace, and Repaint	16.5 SF of EIFS siding demolition 16.5 SF of weather barrier 16.5 SF of EIFS drainage/vent cavity 16.5 SF of 1" EPS insulation 1.83 SY of EIFS metal lath substrate 16.5 SF of leveling base coat 16.5 SF of sealing base coat 18 SF of paint and waterproofing
Main Entry – West Side	Moisture damage to EIFS façade	Remove, Replace, and Repaint	231 SF of EIFS siding demolition 231 SF of weather barrier 231 SF of EIFS drainage/vent cavity 231 SF of 1" EPS insulation 25.7 SY of EIFS metal lath substrate 231 SF of leveling base coat 231 SF of sealing base coat 254 SF of paint and waterproofing
North Elevation	Moisture damage to EIFS façade	Remove, Replace, and Repaint	13 SF of EIFS siding demolition 13 SF of weather barrier 13 SF of EIFS drainage/vent cavity 13 SF of 1" EPS insulation 1.44 SY of EIFS metal lath substrate 13 SF of leveling base coat 13 SF of sealing base coat 14.5 SF of paint and waterproofing
Northeast Corner	Moisture damage to EIFS façade	Remove, Replace, and Repaint	22 SF of EIFS siding demolition 22 SF of weather barrier 22 SF of EIFS drainage/vent cavity 22 SF of 1" EPS insulation 2.44 SY of EIFS metal lath substrate 22 SF of leveling base coat 22 SF of sealing base coat 24 SF of paint and waterproofing
Roof	Damage to roof assembly	Remove and Replace	131.4 squares of 3-ply built-up roofing demolition 13140 SF of 4" thick roof insulation board demolition 13140 SF of vapor barrier demolition 131.4 squares of asphalt felt roof deck vapor barrier 13140 SF of 4" thick polyisocyanuráte roof deck insulation 13140 SF of gypsum cover board 131.4 squares of 3-ply built-up roofing system 263 gallons of asphalt roll roofing adhesive

Table 2.3 Free-Standing Sign

Location	Observed Damage	Condition Assessment Recommendations	Quantity
Free-Standing Sign	Wind damage to EIFS façade and plywood sheathing	Remove, Replace, and Repaint	22 SF of EIFS siding demolition 22 SF of weather barrier 22 SF of EIFS drainage/vent cavity 22 SF of 1" EPS insulation 2.44 SY of EIFS metal lath substrate 22 SF of leveling base coat 22 SF of sealing base coat 24 SF of paint and waterproofing

3) Repair Recommendations

3.1 Repair Criteria

The repair recommendations outlined in **Section 3.2** are for in-kind Post Hurricane Sally repairs only. These repairs shall not be considered improvements or upgrades of any kind; they are to restore the facility to its original pre-hurricane condition.

3.2 In-Kind Repair Recommendations

The damage sustained to the **Interior** was mostly minor with the exception of the damage done to the gypsum wallboard in the office space and kitchen. The moisture damaged ceiling tiles need to be removed and replaced with like ceiling tiles. There is only a small section of lumber baseboard that was damaged during the storm, so only the affected area needs to be removed, replaced, and repainted to match existing finishes. Replacing the two (2) light fixtures in the kitchen and meeting room, while more work and effort than previous repairs, should not be difficult for a trained professional. The most major of the repairs will be the demolition, replacement, and repainting of the gypsum wallboard. These moisture damaged areas need to be cut out, patched, and refinished, and then they can be repainted in the same color as the remainder of the existing wall.

The damage sustained to the **Exterior Façade** and **Roof** was major. There was extensive damage done to both the roof and EIFS façade. The roof needs to be replaced in its entirety first prior to any other repairs, including the ones in the interior. With over twenty-percent (20%) of the assembly damaged, triggering a total replacement, the roof need to be demolished down to the decking and rebuilt. Once the roof is replaced, the moisture damaged EIFS façade can be replaced. This too needs to be demolished down to an acceptable substrate and rebuilt. Once rebuilt, the EIFS needs to be refinished according to industry specifications.

The damage sustained to the **Free-Standing Sign** was also major as there was ample damage done to the sign structure. The high winds not only removed portions of EIFS wall covering but also damaged the plywood sheathing beneath it. The damaged portions of EIFS need to be removed, and the plywood sheathing reinstalled. Once done, the EIFS wall covering can be reapplied and refinished.