

# **Bartlett Regional Hospital**

**AGENDA  
EXECUTIVE COMMITTEE MEETING  
MONDAY, FEBRUARY 1, 2021; 12:00 p.m.  
Bartlett Regional Hospital – Zoom Teleconference**

Public may follow the meeting via the following link <https://bartletthospital.zoom.us/j/96004827506>

or call  
1-253-215-8782 and enter webinar ID 960 0482 7506

- **CALL TO ORDER**
- **PUBLIC PARTICIPATION**
- **PROPERTY PURCHASE DISCUSSION**
  - [Engineer's Report of 3225 Hospital Drive 01 21 2021](#)
- **COMMENTS AND QUESTIONS**
- **ADJOURNMENT**



# Home Inspection Report



3225 Hospital Drive, Juneau , AK 99801

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**Inspection Date:**

Thursday, January 21, 2021

**Prepared For:**

City And Boroughs for Juneau And Bartlett Regional Hospital

**Prepared By:**

Southeast Real Estate Inspections

PO BOX 210433

Auke Bay, AK 99821

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**Report Number:**

1/21/21

**Inspector:**

Caleb Ziegenfuss

**License/Certification #:**

123904

**Inspector Signature:**

# Report Overview

## Scope of Inspection

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### Visual Inspection Only

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

## State of Occupancy

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Occupied commercial spaces by multiple tenants.

## Weather Conditions

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Clear and sunny, approximately 45 deg.

# Structure Overview

## Description

<b>Construction Type</b>	<p>Foundation appears to be a CMU wall with poured concrete slab floor for original warehouse structure.</p> <p>A poured concrete wall and footer assembly with slab floor for tower addition foundation. The majority of the foundation is concealed by exterior cladding and interior fur out framing and drywall. No significant cracks or signs of excessive settling or structural damage visible.</p> <p>Exterior structural framing appears to be conventional wood framed construction. 2x framing, sheeting and wall wrap and cladding. Floor assembly appear to be steel columns and wood framed joist and subfloor assembly.</p> <p>Exterior walls are insulated with fiberglass bat insulation and clad with gypsum wall board.</p> <p>The roof framing is wood framed parallel chord trusses with wood sheet decking and torch down roofing.</p> <p>Fiberglass bat insulation visible between trusses with a 2-4 " air gap and vented bird blocking to provide roof ventilation.</p>
<b>Overall Impression</b>	<p>The building exterior cladding, doors, windows and roofing visually ins-extend and appears to be in overall good condition. Some minor maintenance type repairs and painting should be anticipated. Some areas of weathering and aging visible though on going maintenance and upgrades such as metal roofs and sidings show building is overall well maintained.</p> <p>The interior finishes, fixtures appear intact and complete. Significant upgrades to lower street level structure occupied by BRH appear current and satisfactory. The tower addition interiors show signs of aging and use, some of the systems showing signs of typical wear though appear overall well maintained. All systems appear overall functional.</p> <p>No sign of significant structural concerns, mechanical systems failure or safety hazard visible.</p>

# Roofing

## Description

**Roof covering** Torch down asphalt roofing, roll on type sealer top coating applied.

**Roof flashings** Parapet walls with mansard style roofs over eaves.

**Chimneys** Active and abandoned boiler stacks through penthouse roof.

**Roof drainage system** Three roof drains on original structure, two drains on tower addition roof. No side scupper drains present.

**Method of inspection** Visual inspection of roof coatings, drains, penetration boots and flashing conditions.

## Observations

### Sloped

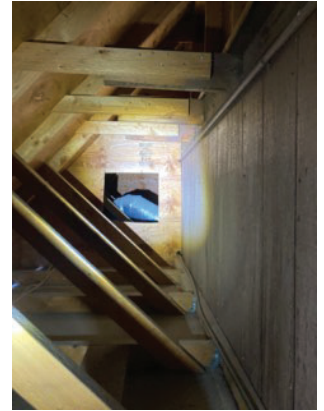
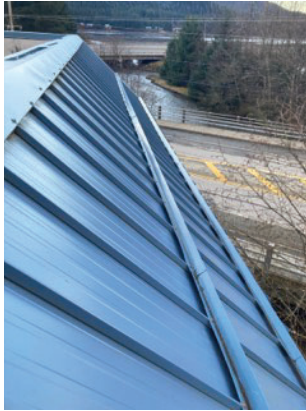
The mansard style metal roof at the extended eaves are built off the parapet walls to provide extended eaves. The roofing is a standing seam metal panel with hidden fasteners. The metal roofing appears to be in overall good condition. Proper flashing noted at eaves and wall caps. Snow stops installed and secure. No sign of active leaks or significant damage visible. Top wall cap flashings extends over the vertical areas of the flat ( low slope) touchdown roofing back side of parapet wall and appears to provide adequate protection.

The soffits show some signs of water staining however no elevated moisture readings noted when tested by digital meter. Stains appear to be from previous conditions. A small access hatch is located on front eave that allows for visual inspection of partial roof sheeting, fascias and soffits. Visible mansard roof sheeting and eave construction appears dry and sound, though access and visibility was limited to this portion. The fiber cement soffit cladding appear intact and sound.



Small access hatch to mansard roof eave framing. Plywood sheer sheeting is installed on the rafter and soffit framing approximately every 20' that restricts access to the southeast sides of building. Consider installing additional access for inspection/maintenance.



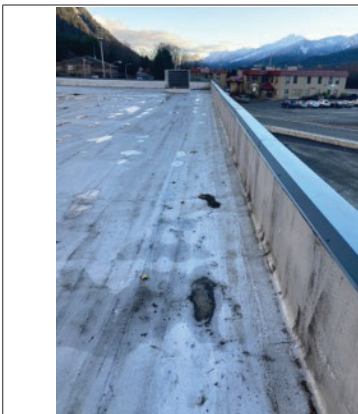




## Flat

A low sloped roof assembly present over both the original structure and the tower addition. The roof assembly appears to be a built up, torch down asphalt membrane covering with several recessed roof drains that are presumably piped through building and discharge to storm drains. The roofing appears to be +/- 15 years. A roll on type top coat sealer has been applied to prolong roof serviceability. The wall transitions, penetration boots and drain wells appear well sealed and functional. Areas of patching and blistering are present. The roof appears to slope enough to provide positive drainage over most of the surfaces though a few areas of standing water pooling near parapet wall and penthouse wall framing may be susceptible to accelerated deterioration of coatings and may result in water intrusion. No scupper type drains present as overflow protection due to drain obstruction.

Roofing appears to be overall functional though appears to be nearing the end of its useful life. The estimated average life expectancy of Modified Bitumen ( torch down asphalt membrane) is +/- 20 years. Many factors such as installation, geographical location and maintenance may affect serviceable life. Recommend anticipating some maintenance related repairs and sealing of areas noted and replacement of the low slope roof system in the near future.

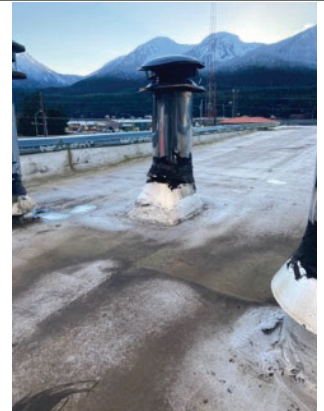




Water pools along side the penthouse wall, ventilation hood is cut low into the roof to wall coving. This area may be susceptible to water intrusion.

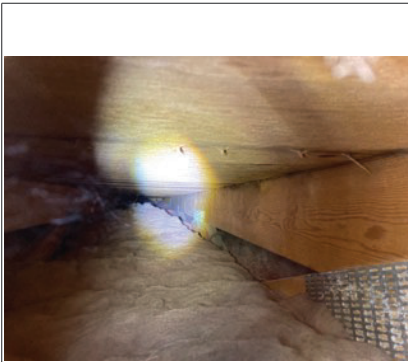


Several areas of patching and sealing present on roof. Recommend qualified roofing contractor evaluate and monitor/repair as needed to ensure proper protection and anticipate replacement of low slope roofing systems in the near future.



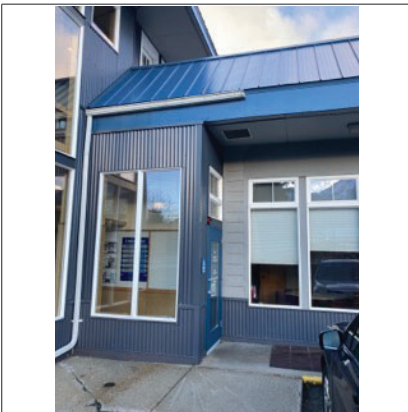
Limited visibility of the bottom side of roof sheeting is visible through bird block vents between truss top cords located in the mansard eave framing. No obvious signs of water damage 'intuition where visible.





Water intrusion at the roof access door. Elevated moisture readings noted at interior wall assembly. Recommend qualified contractor evaluate extent of damage and properly seal door threshold/roof transition to prevent further damage.

**Gutters & downspouts** Metal gutters and downspouts are only present on the exterior tower eaves and a small section protecting the main tower entry wall that does not have extended eaves. The gutters installed appear properly sloped and secure. Remaining eaves over original structure and southeast tower eaves over flat/low sloped roof do not have gutters. Missing gutters cause excessive backsplash on wall components that may cause accelerated deterioration. The lower walls have been recently clad with a metal siding Wainscot to replace the damaged fiber cement siding. Areas of pooling water and corrosion near exterior door frames as well as elevated moisture readings to interior wall board in these areas may be in part due to the lack consider installing gutters and downspouts where missing to improve drainage away from building.



**Discretionary improvements** Water pools along side the penthouse wall, ventilation hood is cut low into the roof to wall coving. This area may be susceptible to water intrusion. Several areas of patching and sealing present on roof. Recommend qualified roofing contractor evaluate and monitor/repair as needed to ensure proper protection and anticipate replacement of low slope roofing systems in the near future.

# Roofing

## Observations cont.

### Discretionary improvements cont.

Water intrusion at the roof access door. Elevated moisture readings noted at interior wall assembly. Recommend qualified contractor evaluate extent of damage and properly seal door threshold/roof transition to prevent further damage.

Small access hatch to mansard roof eave framing. Plywood sheer sheeting is installed on the rafter and soffit framing approximately every 20' that restricts access to the southeast sides of building. Consider installing additional access for inspection/maintenance.

Consider installing gutters and downspouts to all eaves where missing to aid in directing excessive water away from lower wall cladding and doors.

# Exterior / Structure

## Description

**Wall covering** Fiber cement lap siding and corrugated metal panels.

**Eaves / soffits / fascias** Metal wrapped fascias, fiber cement soffits.

**Doors** Hollow metal, steel framed exterior doors.

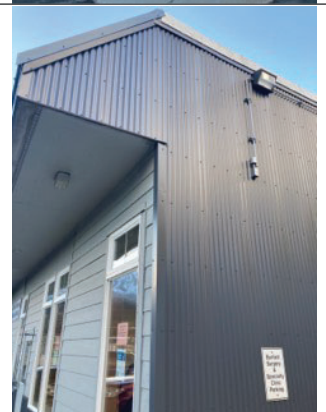
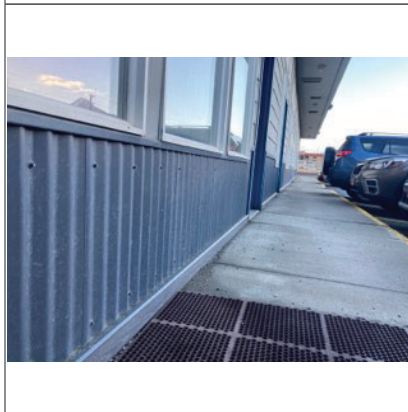
**Window/door frames and trim** Vinyl framed windows, fiber board window trims,

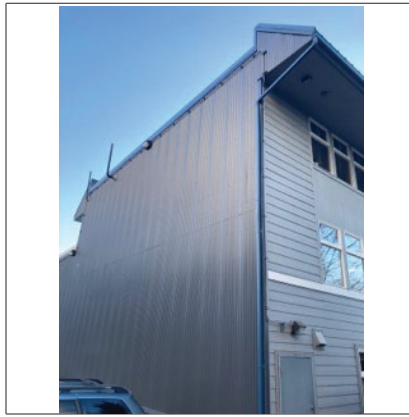
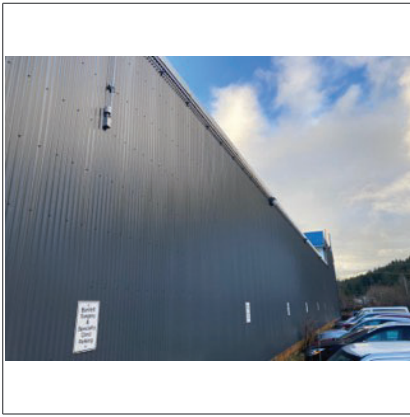
**Entry walkways and patios** Pours concrete service /entry walks

## Observations

**Ext. walls** The exterior of the building inspected and appears to be in overall good condition. The structure appears to be a conventional wood framed construction clad with fiber cement lap siding and trims. Corrugated metal panels have been installed on the lower portions around perimeters and over the back northeast wall. The cladding appears to be intact and functional. Proper flashings present. The foundation appears to be a Continuous concrete slab on a CMU block foundation for original structure and the tower addition foundation is conventional poured wall and footer assembly with concrete slab Interior floor. The metal siding panels and termination trims appear proper satisfactory. Fiber cement siding and trims appear overall intact and complete.

Cladding appears to be in overall good condition. No sign of significant damage or structural concerns visible. Some typical weathering and peeling paint / cracked caulking present. Minor maintenance type repairs and repainting should be anticipated to ensure prolonged integrity and weather protection.

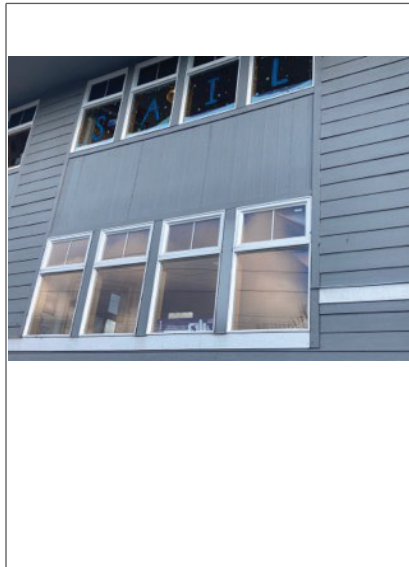
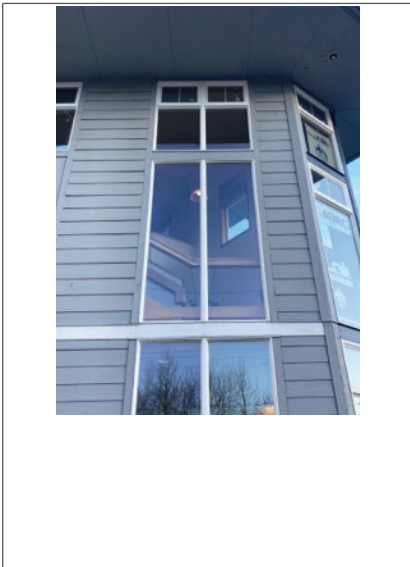




### Windows / Doors / Flashings

The exterior doors and windows tested and operational. Locks and weather seals functional. No damaged glass or signs of active water intrusion visible near windows. The exterior doors tested and functional though appear to be significantly corroded and are no longer providing adequate weather protection. Recommend anticipating replacement of exterior doors in the near future.

Interior wall cladding near exterior doors show elevated moisture readings due to water intrusion from improperly sloped walkways and excessively corroded and improperly sealed doors. Condition of fur out framing over foundation is unknown. Recommend Anticipating some minor wall repairs at time of door replacement.



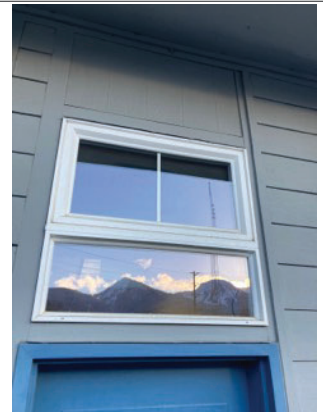
Interior wall cladding near exterior doors show elevated moisture readings due to water intrusion from improperly sloped walkways and failing exterior door frames.



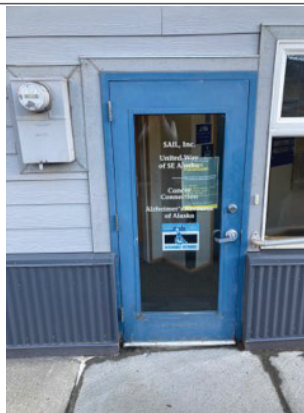
Is few areas of moisture stains at interior window trims and wall cladding though no elevated moisture readings noted at time of inspection other then near doors as noted.



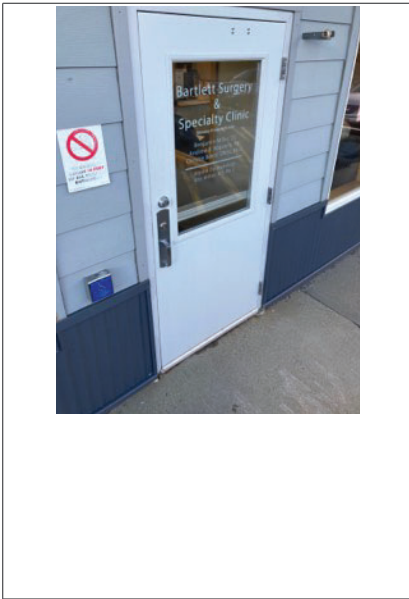
Signs of water intrusion under doors. Flooring damage and moisture wicking up drywall.



Many of the exterior doors are significantly weathered and are nearing the end of their serviceable life. Recommend Anticipating exterior door replacement throughout.



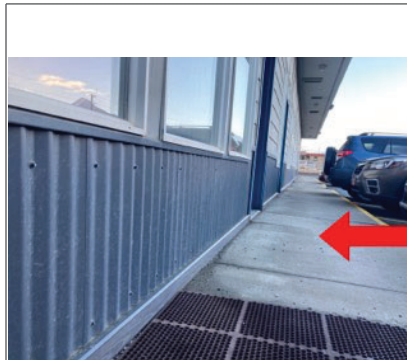
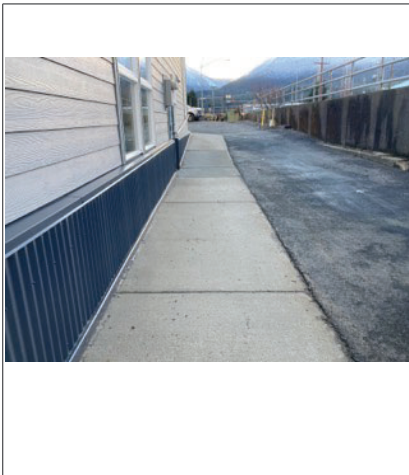
Damaged door and frames due to water pooling.



### Walkway

Concrete side walks on three accessible walls. Walkways appear overall sound. Some typical cracking and heaving present though no significant trip hazards noted.

A few areas of the concrete side walks appear to slope towards the building. Sidewalks are flush with floor slabs and water intrusion under door thresholds visible on a few of the exterior doors has contributed to corrosion of door frames and water damage to floor coverings. Areas of elevated moisture readings on drywall where moisture appears to be wicking up. Recommend anticipating replacement and re sloping of portions of walkways to direct water away from structure.



Water pools against building in a few areas. Recommend repair

### Discretionary improvements

Typical cracks at siding / trim details. Areas of spalling and de laminations visible at exterior fiberboard trims. This type of material is susceptible to accelerated deterioration when subjected to moisture. Recommend anticipating repainting and sealing of all non metallic exterior claddings.

A few areas of the concrete side wall appear to slope towards the building. Sidewalks are flush with floor slabs and water intrusion under door thresholds visible on a few of the exterior doors has contributed to corrosion of door frames and water damage to floor coverings. Areas of elevated moisture readings on drywall where moisture appears to be

# Exterior / Structure

## Observations cont.

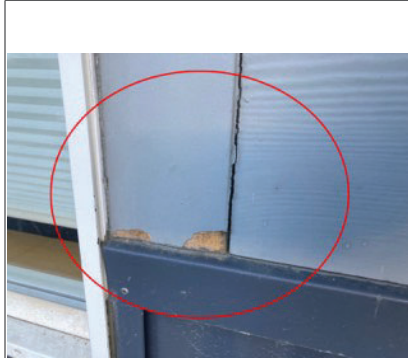
### Discretionary improvements cont.

wicking up. Recommend anticipating replacement and re sloping of portions of walkways to direct water away from structure.

Many of the exterior doors are significantly weathered and are nearing the end of their serviceable life. Recommend Anticipating exterior door replacement throughout.



Areas of typical exterior weathering consistent with age. Recommend repair and repaint fiber cement sidings and trims as needed.



Typical cracks at siding / trim details. Areas of spalling and de laminations visible at exterior fiberboard trims. This type of material is susceptible to accelerated deterioration when subjected to moisture. Recommend anticipating repainting and sealing of all non metallic exterior claddings.



# Interior Finishes

## Description

**Wall/ceiling materials** Gypsum wallboard on interior walls and underside of ceiling trusses and floor joists. Suspended ceiling grid installed throughout the original structure tenant spaces.

**Floor surfaces** Commercial carpets installed throughout finished spaces and commercial grade sheet vinyl in wet locations.

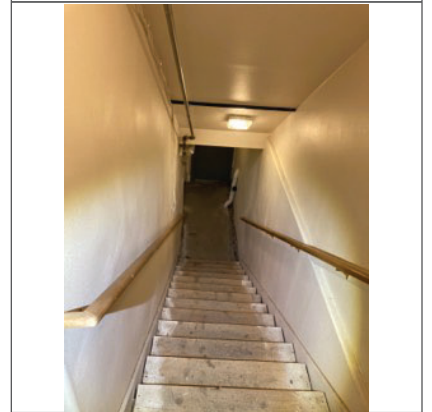
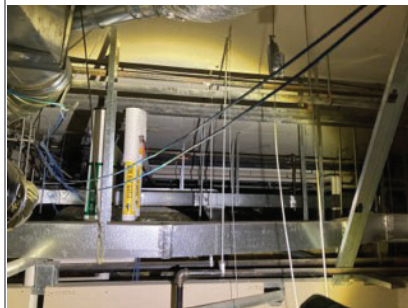
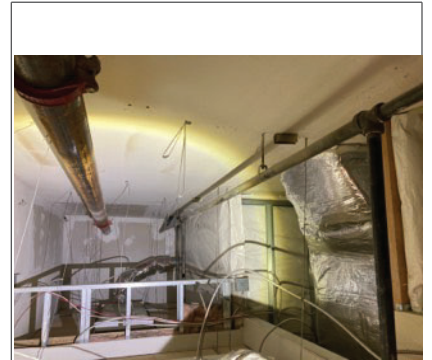
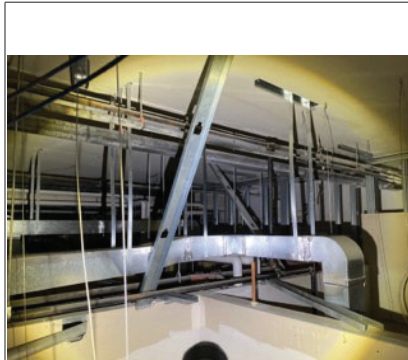
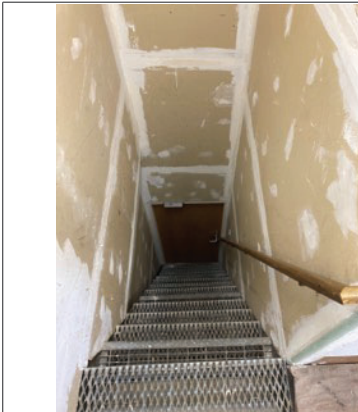
**Window type(s) / glazing** Vinyl framed casement and awning style windows.

**Doors** Solid core interior doors

## Observations

**Wall / ceiling Claddings** The interior wall cladding and visible structural components appear intact and sound. The fire separation drywall intact and properly sealed where visible. A few areas of water intrusion noted by exterior doors, areas of old water stains tested and no signs of elevated moisture readings or active leaks other than noted previously in report. Stains appear to be from previous conditions.

A few areas with diagonal cracks through wallboard visible on each floor Adjacent to elevator shaft suggests minor settling of structural supports however a full structural assessment was not performed. Further evaluation by licensed structural engineer is recommended if cracking worsens or shows signs of movement.



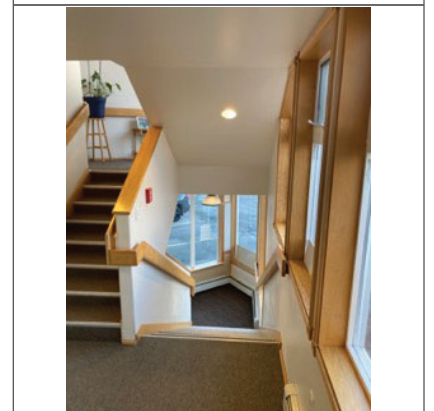
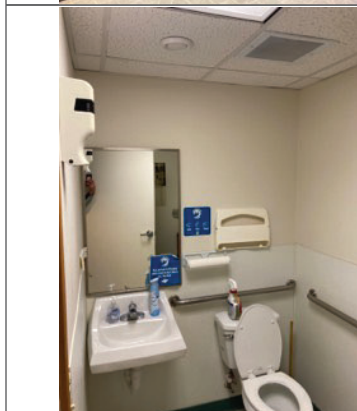
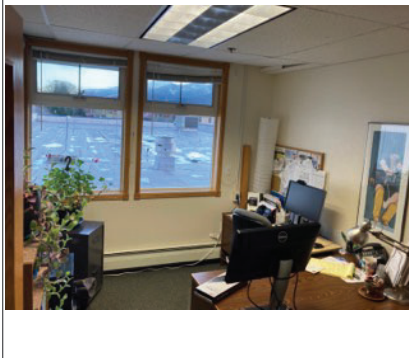
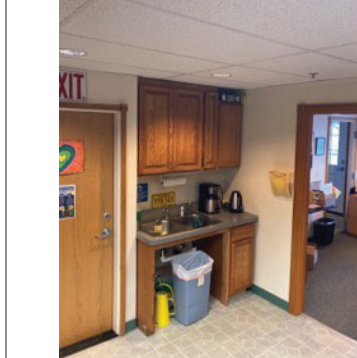
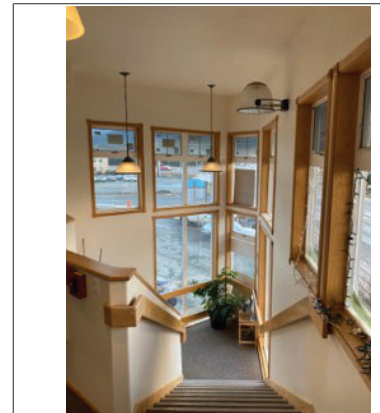
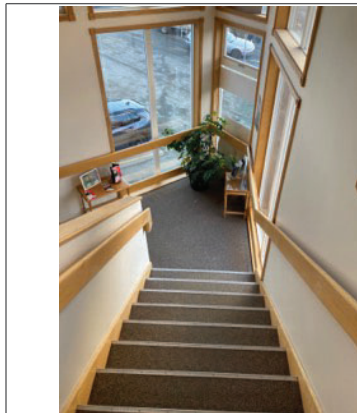
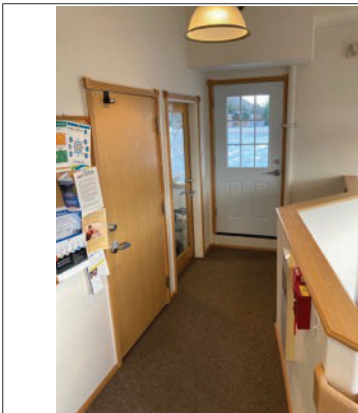
**Fixtures And Finishes** The building interior finishes and fixtures appear to be in overall intact and complete. The original, street level area appear to have more recent updates with most mechanical systems ran above the suspended ceiling grid with steel framed partition walls throughout. Interior spaces are finished with typical commercial grade finishes including solid core doors, glue down carpets and sheet vinyl floors in wet locations. Visible fixtures and finishes appear to be satisfactory. Some typical minor wear consistent with age though no sign of significant damage or defects visible.

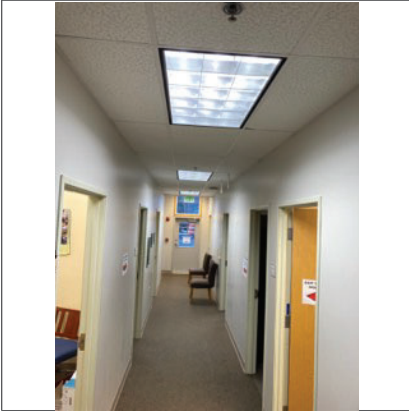
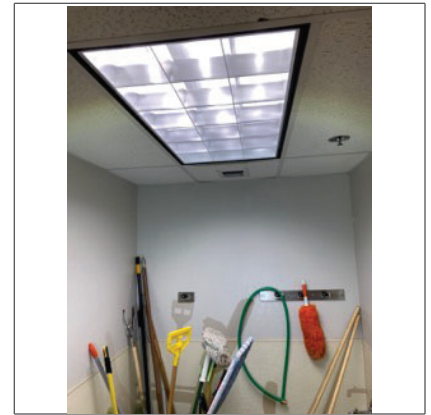
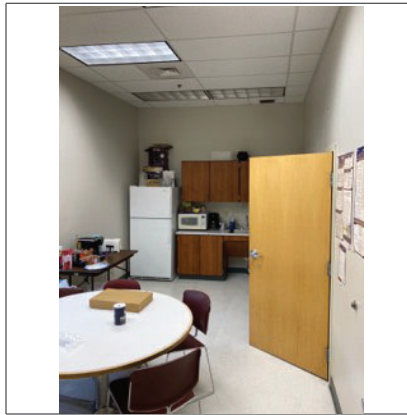
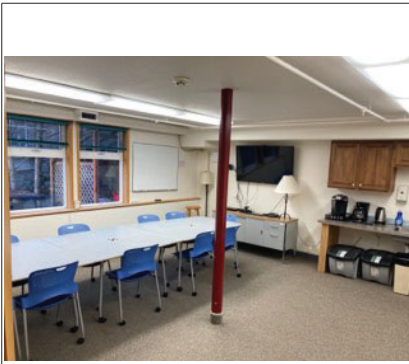
# Interior Finishes

## Observations cont.

**Fixtures And Finishes cont.** The multi level tower addition interior appears to be conventional wood framed partition walls and floor frame assembly. Some areas have suspended ceilings and other areas have Gypsum wallboard ceilings. The interior finishes in this portion of facility appear more dated though overall intact and complete. Typical wear and minor damage consistent with the age. No significant improvements or defects noted. Finishes appear to be original to addition buildout.

Secure and functional hand rails at all stairs noted. Doors and windows tested, hardware appears overall functional.  
Not all areas of the interior spaces were readily accessible due to tenant uses. Some minor maintenance type repairs should be anticipated.

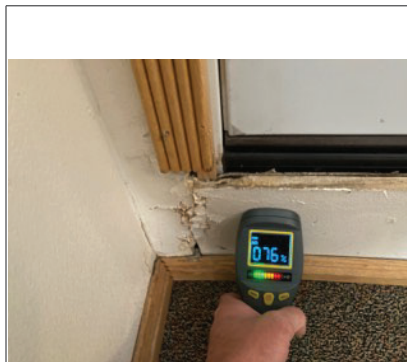




#### Discretionary improvements A few minor areas of concern noted



A few areas of wet drywall on ground level exterior doors appear to be from improperly sloped walkways and failing door seals/frame.



Water intrusion noted at exterior door at roof access. Recommend further evaluation and repair as needed to restore weather protection and prevent further damage.



Areas of water damage visible in boiler room appear to be from previous roof leaks at chimney penetration. No elevated moisture readings present. Condition of framing/sheeting is unknown.



Cracks in the drywall on walls adjacent to elevator shaft. Cracks visible on each level. May be from settling or minor seismic movements.



# Electrical

## Description

**Size of service** 800 amp

**Service drop** •Underground

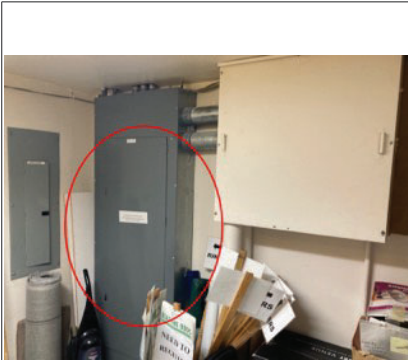
**Service equip / main disconnect** First floor tower utility room.

**Sub-panel(s)** Several sub panels located throughout tenet spaces.

## Observations

**Service / entrance** The building appears to have one electrical service. One meter present. The main 800 amp service panel is located in the first floor utility room in tower addition. Several sub panels throughout individual tenant spaces and penthouse present. The main panel contains the 800 amp service disconnect to building and main shutoffs for sub panels. Electrical panel condition appear satisfactory, panel covers were not removed during inspection to avoid accidental breaker manipulation to medical equipment that may be in use. The lighting fixtures, light switches and receptacles tested and appear overall functional. Proper grounding and gfcı protection where required. Visible branch circuit wiring appears properly secured, covered junction boxes and secure conduits present where visible. No obvious improper alterations or safety concerns noted.

Low voltage system controls not evaluated.



Main 800 amp electrical service panel with sub panel disconnects



# Heating

## Description

**Energy source** Oil

**System type** Oil fired boiler with hydronic registers

**Other components** Oil tank, lift pump, day tank

## Observations

**Boiler** An oil fired boiler with hot water baseboard heat registers installed for the tower addition and original structure tenants spaces. Boiler fired and ran properly at time of inspection. Visible distribution piping, zone valves, circulation pumps appear satisfactory. No sign of excessive corrosion or leaks visible, proper pressure relief valves, gauges and emergency disconnect as required. Exterior exhaust venting appears satisfactory. Louvered vents through wall provide adequate combustion air. A recent service tag dated 12/'19 present. No sign of obvious damage or defects noted. Recommend listening heating contractor clean and service boiler system annually to ensure proper operation and maximize efficiency. Boiler manufactured in 1991. 30 years old.

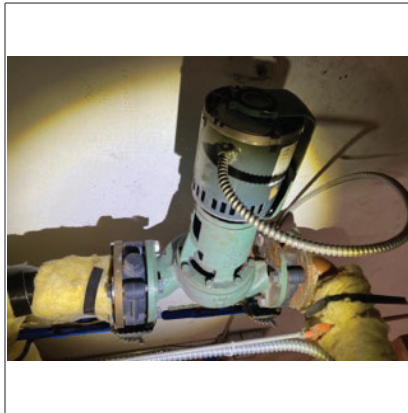
**Fuel Storage And Delivery** A double wall, above ground oil tank located outside near creek. Size and age is unknown. The tank appears to be in overall good condition. No excessive corrosion or leaks visible. Age is estimated to be approximately 30 years old. Visible fuel lines are exposed copper pipe. No kinks or damage noted. Due to the age of tank and fuel lines and close proximity to salmon creek, recommend anticipating tank and fuel line system upgrades to include leak detection and containment systems in the near future.

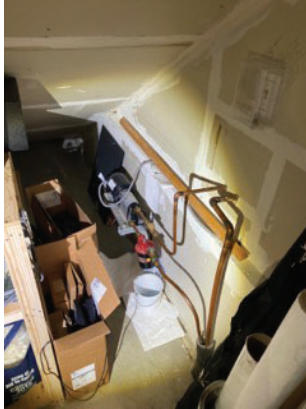
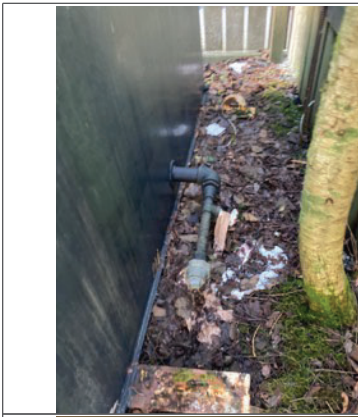
A fuel lift pump is installed in the storage closet under emergency egress stairs and a day storage tank installed in penthouse near boiler. System appears functional, no leaks or defects noted, fuel shutoff valves located at day tank, and lift pump.

## Discretionary improvements

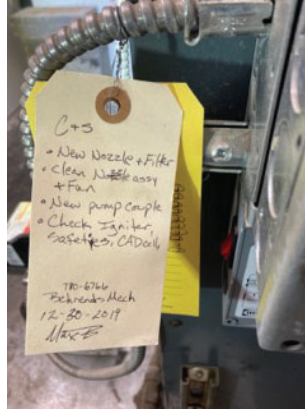
Due to the age of tank and fuel lines and close proximity to salmon creek, recommend anticipating tank and fuel line system upgrades to include leak detection and containment systems in the near future.

## Photos





Fuel oil lift pump and shutoff is located storage closet under emergency escape stairs.



# HRV /ventilation

## Description

**Central Ventilation** Central HVAC ventilation system installed serves the original street level structure area. Roof top fan unit, visible ducting appear intact and functional. Normal controls and operations visible.

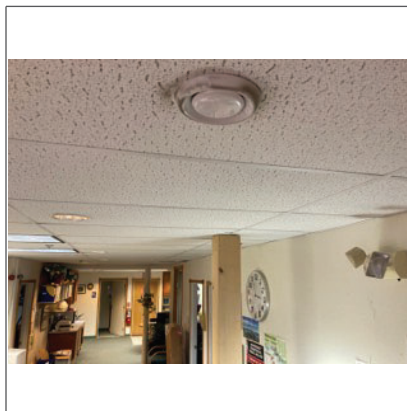
**HRV** A simple heat ventilation system installed to provide mechanical ventilation to the tower addition. Unit running and appears satisfactory. Visible ductings, dampers and diffusers appear intact and functional.

## Observations

### Central air conditioning



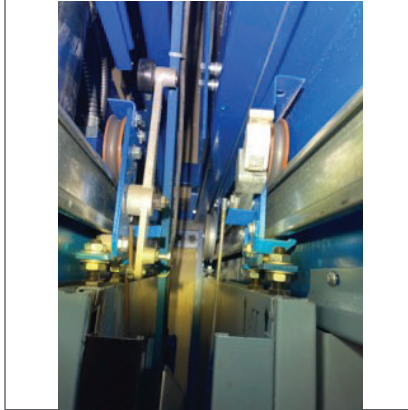
### HRV



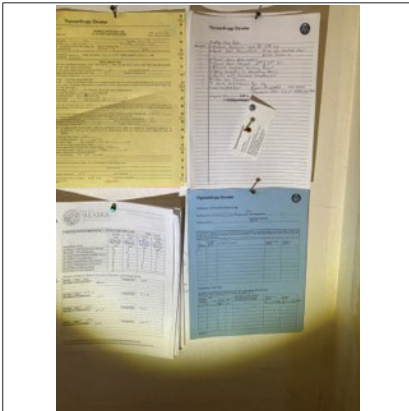
# Elevator

## Description

**Elevator systems** The electric elevator installed in addition tower appears to be satisfactory. Normal controls and operations noted. Service records and fire department emergency testing certificates preset. System appears to be maintained and serviced regularly. Recent fire department test date 12/'20



## Photos



# Plumbing / Fire protection

## Description

**Water supply source** 2" municipal water supply

**Main water valve location** Main water shutoff valve is located in the sprinkler riser closet located in the southeast ( front corner) of building. Original structure.

**Interior supply piping** •Copper

**Waste system** •Public Sewer System

**Water heater** Multiple electric hot water heaters present. 50 gal. tank in the tower penthouse and one 80 gal. tank visible in the BRH space. Urology clinic space not accessible.

**Fire Suppression** Hydronic sprinkler system installed throughout Facility

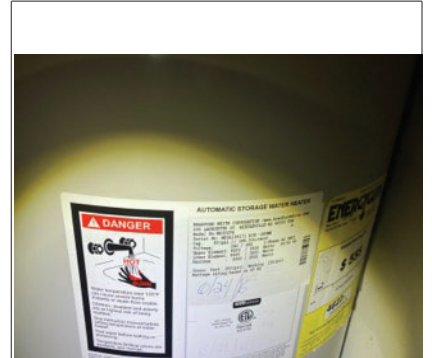
## Observations

**Water heater unit** The domestic hot water appears to be provided by at least two electric water heaters. The hot water tested and system functional. Proper pressure relief valve and extension installed. No active leaks or excessive corrosion noted. Tanks appear to have several years of serviceable life expectancy.

All water heaters are required to be installed with seismic straps. Recommend installing seismic straps to all water heaters.



Recommend installing seismic straps on all water heaters as required.



**Supply / Distribution/ DWV/ Fixtures** The main water service is provided by a 2" municipal service that supply's

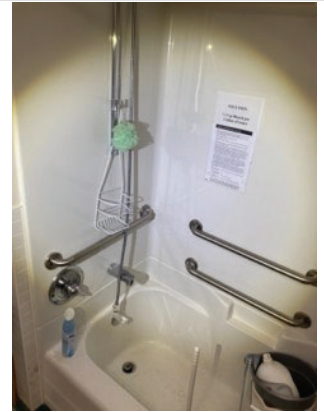
# Plumbing / Fire protection

## Observations cont.

**Supply / Distribution/ DWV/ Fixtures cont.** domestic water as well as fire suppression system. The plumbing fixtures tested in accessible spaces. Functional flow and drainage observed. No sign of leaks or backups visible. Proper P trap drain assembly and isolation valves installed each fixture. Some tenant spaces in use at time of inspection and that evaluated. Function and condition presumed satisfactory



The main water shutoff valve is located in then sprinkler riser closet in the front , street side corner of building accessible through BRH space.



**Sprinkler Riser** The building is equipped with a hydronic fire suppression system with overhead sprinklers in each room, closet and above ceilings. A recent service/inspection was done on 6/20



**Southeast Fire Protection**

Alaska License #7960  
113 Harvest Way #11, Sola, AK 99835  
Phone #707-747-3335 • Fax #707-747-6318  
Internet Phone #707-790-3335 • Fax #707-790-2338

**THIS AREA OCCUPIED WITH:**

Alarm Value	Chime Value	Rate of Rise Value
X Alarm Value	Chime Value	Rate of Rise Value
Fire Alarm Value	Carbon Monoxide Value	Other Type Value

**Value Serial No.**

Stately Water B.S.L.	4 " Roll up
Rainfall Water P.S.L.	roll
End Alarm Operate?	Axon clock
Pre Pressure	50
Auto Discharge Trip Point	100
Top Temp Limit	175
Water Flow Rate (gpm)	1.5A
Low Point Discharge	yes
Water Supply is Water will not freeze	yes

Number of Low Points to be Drained: 0

Date: 6-14-10  
Inspector: G. HENRY  
Printer: J. O. J. O.  
**DONT MOVE**

AVE