PANGUITCH CITY COUNCIL AGENDA

GARFIELD COUNTY COURT HOUSE
55 S. MAIN COMMISSION CHAMBERS
PANGUITCH, UTAH 84759
MARCH 26, 2024, 5:30 PM

- OPENING CEREMONY
- ADOPTION OF THE AGENDA
- APPROVAL OF MINUTES
- BIC BUILDING DECISION
  1: ROB VEATER, GARFIELD COUNTY EMPLOYEE, HISTORY ON GC COURTHOUSE RENOVATION.
  2: BRIAN STOWE, SAFETY INSPECTION REPORT.
  3: JON TORGERSON, FORMER MAYOR, HISTORY ON PURCHASE OF BIC BUILDING.
  4: TED BLACK, STATE FIRE MARSHALL, SAFETY AND RECOMMENDATIONS.
  5: TERANCE WHITE, NAYLOR WENTWORTH ARCHITECTS, COST ESTIMATES AND RECOMMENDATIONS.
  6: JARED WOOLSEY, COUNTY BUILDING INSPECTOR
  7: TOM AVANT, THE IRON ROCK GROUP
  8: COLLETTE COX, GOVERNOR'S OFFICE OF ECONOMIC OPPORTUNITY
- EXECUTIVE SESSION
- DEPARTMENT REPORTS/CALENDAR
- ADJOURNMENT

ZOOM MEETING LINK:

https://us06web.zoom.us/j/89873979301?pwd=VDhraEFVUDY1RHJJZ0t2RTErRWxPZz09

MEETING ID: 898 7397 9301

Passcode: panguitch

REASONABLE ACCOMMODATION: The City of Panguitch will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact Mat Houston at the Panguitch City office at least 24 hours in advance if you have special needs. Anyone who wishes to offer a prayer or thought in the opening ceremony at City Council is welcome to do so by calling City Manager Mat Houston at 435-676-8585 to schedule an appointment. Participation may be telephonic or electronic. **Items may not be covered in the order listed. Panguitch City is an equal-opportunity employer.**

Panguitch City Corporation

COMMUNITY WITH A PURPOSE — THE HOSPITALITY CITY
PANGUITCH, UTAH 84759

November 21, 1986

Garfield County School Board
P. O. Box 399
Panguitch, Utah 84759

Dear Board Members,

At our last City Council Meeting, the Council discussed possible uses for the old high school building. Economic Development uses were discussed and the possibility of using the building for community functions. The Council is also aware that there are concerns you have such as maintenance, heating costs, fire and liability insurance, etc. They strongly felt it was a building that could be used by the community, but at this time did not have any specific plans for use of the building.

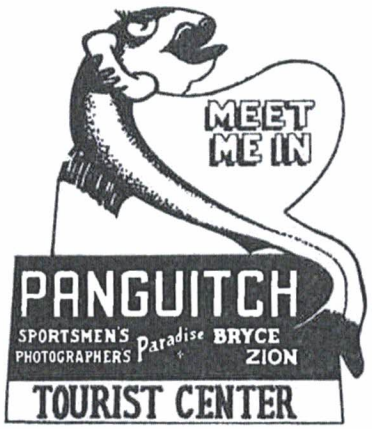
The Council would like to go on record that they are opposed to having the old high school building torn down. But they do, however, realize the problems and concerns you have and will support you in whatever decision you make in this matter.

Sincerely,

Jon Lee Torgerson

Jon Lee Torgerson
Mayor

JLT/ksb



Send to Jon T.

NORMAN H. BANGERTER, GOVERNOR

JOHN T. NIELSEN, COMMISSIONER
D. DOUGLAS BODRERO, DEPUTY COMMISSIONER
L. DALE ELTON, DEPUTY COMMISSIONER

STATE OF UTAH
DEPARTMENT OF PUBLIC SAFETY

November 7, 1986

Superintendent, Jerald Judd
Garfield County School District
145 East Center
Panguitch, Utah 84759

RECEIVED
NOV 12 1986

Dear Superintendent Judd:

Re: Old High School Building

In response to our telephone conversation regarding the above noted building, may I re-emphasize the fact that no use of the old high school building is permitted in any way, until such time as the entire building is completely brought up to code. It is not possible to use one room, or one floor of the building, without bringing the entire building up to code as well.

As the community and the school board was advised, prior to the bond passing for the new high school building, that to bring this building to code would cost alot of money, money that was determined at that time to be better used in a new building. The option still does remain, however, to bring the building to code for re-use.

The Uniform Building Code, section 203 addresses this; "All building or structures regulated by this code which are structurally unsafe, or not provided with adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life are, for the purpose of this section, unsafe. Any use of buildings or structures constituting hazard to safety, health or public welfare by reason of inadequate maintenance, delapidation, obsolescence, fire hazard, disaster, damage or abandonment is, for the purpose of this section, of unsafe use. All such unsafe buildings, structures or appendages are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedures set forth in the dangerous buildings codes."

OFFICE OF THE STATE FIRE MARSHAL
Steve M. Kennedy, State Fire Marshal

4501 South 2700 West
Salt Lake City, Utah 84119 - 965-4353

I will be making a re-inspection of the new high school on November 18, at roughly 10:00 or 10:30 in the morning, at which time I would appreciate the opportunity of meeting with you, and having you go through the building with me. If you have any questions regarding the above, we can talk about them at that time and perhaps go through the old building.

If you have any further questions, please feel free to contact me.

Sincerely,

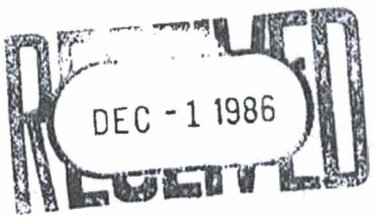
John T. Elder
Deputy State Fire Marshal

slp
cc Dr. Boren
Panguitch Fire dept.

ARCHITECT'S FIELD REPORT

Copy to Dennis 12/8/86

WORK IN PROGRESS



PROJECT	Panguitch High School	
LOCATION	Panguitch, Utah	
OWNER	Garfield School District	
CONTRACTOR	Valley Builders	
DATE 11/18/86	TIME	REPORT NO. #35
WEATHER	TEMP. RANGE	
CONFORMANCE WITH SCHEDULE, + OR -		JOB NO. 224
PRESENT AT SITE	John Elder, Supt. Gerald Judd, Alton Black, Dennis Johnson and Roy R. Silver	

OBSERVATIONS

1. The fire marshal indicates that the electrical panels are not sufficiently labeled, that he wants the labels to specifically call out which outlets, lights, etc. are controlled by each breaker.

2. In the custodial room, we note that the penetrations through the one hour ceiling has not been caulked and filled as per the original report. Also, the auxiliary drain needs some support so that it will not enlarge the hole.

3. The general contractor has not moved the fire extinguisher as was earlier instructed by the fire marshal. It should be near the door by the eye fountain.

4. Item 9 on the State Fire Marshal's list was not attended to as per the requirements. The doors should be labeled one hour doors; they are labeled as 30 minute doors.

5. The fire marshal cites that there are not three heads of each type nor wrenches for each type of head in the replacement cabinet. This is by the sprinkler riser.

6. Hydraulic calculations are to be on an engraved plate not a pressure sensitive one so that alterations cannot be made. This directly by the code. This plate should include the name of the fire protection contractor so that he can be notified if there is difficulty.

ITEMS TO VERIFY

INFORMATION OR ACTION REQUIRED

ATTACHMENTS

REPORT BY Roy Richards Silver

Roy Richards Silver, Architect

COPIES TO OWNER [1] FIELD [2] CONSULTANT [ ] OTHER [ ]

SILVER, NAYLOR & ASSOCIATES
ARCHITECTS / PLANNERS · A PROFESSIONAL CORPORATION
4141 HIGHLAND DRIVE, SUITE 100, SALT LAKE CITY, UTAH · 84117 · PHONE (801) 272 5200

7. In the paint room off of the vocational shop, there is a conduit that has not been patched at the ceiling.

8. The contractor has not yet executed all the work required by the change, i.e. removing the pegs in the material storage room.

9. The propane tank needs to have a fence with a padlock on it. (Owner's reponsibility.

10. We have a defective pump on the solar system located in the boiler room and also we have a pop-off valve that is leaking and making it so that we have a continual stream of water coming through the system on the make-up. This is in the heating circuit.

11. In the science workroom lab, we need to put another fire alarm horn. The fire alarm is not discernible in this room.

Norman H. Bangerter
Governor
Dee C. Hansen
Executive Director
Richard Anderson, Ph.D.
Division Director

State of Utah

DEPARTMENT OF NATURAL RESOURCES
UTAH ENERGY OFFICE

355 West North Temple
3 Triad Center, Suite 450
Salt Lake City, Utah 84180-1204
801-538-5428
801-521-0657 Fax

673-3540

Att. Ken

June 5, 1991

Mr. John Houston
City Councilman
Panguitch City Corporation
Panguitch, Utah 84759

Dear John:

Enclosed is a copy of the walk-through energy audit completed by Mr. Jerry Zenger of the Engineering Experiment Station at the University of Utah. The cost of this audit has been paid by the Utah Division of Energy. To assist you in reducing your energy costs, the walk-through audit lists low-cost/no-cost operations and maintenance (O&M) procedures. The Division of Energy strongly encourages completion of these O&Ms and regular scheduling of O&Ms at each of your buildings. Some of his recommendations may be useful considerations in future remodeling and in seeking other funds for restoration.

If you have any questions, please contact me at 538-5428. Mr. Zenger's telephone number is 581-6348.

Sincerely,

Michael L. Glenn
Buildings Conservation Financing Manager

lmnc

Enclosure

an equal opportunity employer

ENERGY AUDIT REPORT

OLD PANGUITCH HIGH SCHOOL

91-4-29

Acting at the request of the Utah Energy Division, an energy audit was conducted on this building on the date shown.

The building is in the form of two rectangles joined at right angles. The two-story structure housed a gymnasium and class rooms. Some years ago it was abandoned, with the expectation that it would be razed. Now the town fathers are exploring the possible conversion to a multi-purpose facility, housing a year-round youth-activity facility, and possibly small commercial office or retail units.

The structure has solid brick-masonry walls about 15 inches thick with 6'-high by 3'-wide windows spread rather evenly over the walls except the east one which is at the end of the gym, and has no windows.

Due to the abandonment, the building has greatly suffered from water damage and some vandalism. But it is essentially still sound with no discernible damage to the basic structure other than a slight displacement of some brick at the top of the north west corner. Roof drains became plugged and led to water damage within the building. The boiler was drained but an adjacent heat exchanger was not, with consequent freeze-caused rupture of one end plate. There may be lines, steam or condensate, that had trapped water and may now be ruptured, but could only be found by hydraulic test as in a new building.

I was told that records of utility expenses are no longer available, so no such data are provided in the audit form.

To determine whether the building restoration could or should be done, I suggest the following steps:

1. Determine if the building needs to be reinforced to meet current seismic standards, or if it can qualify under "grandfathered" standards.

2. Determine condition of boiler. There are lay-up procedures for boilers that were not followed here. There will be some expenses in getting the boiler cleaned up, rust and possibly scale removed from the water-side surfaces, and the soot has by now probably trapped moisture against the fire-side surfaces, with resultant rusting. Valves are likely to have dried-out packing. Controls may have corroded contacts. All in all, there will be considerable work getting the boiler up and running.

3. Determine if the city or whatever organization takes over the building, has resources to pay the operating costs. In the absence of any records (which, even if able would be unreliable because this boiler supplied steam to an adjoining cafeteria) a rough calculation can be made of operating costs, which I have done, and "rough" needs to be emphasized.

Conductive heat loss through walls, roof, and windows, I calculate to be about 1.22 E9 Btu, with ventilation/infiltration adding another 0.56 E9 Btu, for a

total of 1.78 E9 Btu. Assuming the boiler to be 75% efficient and that coal might cost about $57/ton in your area, I calculate the annual space-heating cost to be about $5800. This does not include lighting costs. Re that issue, the existing incandescent lights (500W) in the gym should be replaced with more efficient light sources, such as fluorescent, or preferably HPS or similar. Its possible but unlikely that the existing fixtures could be used but with the appropriate ballast for better lamps.

Two possibilities, at least, exist to handle the windows. In one, the present metal frame would be retained but double- or thermal-paned glazing of glass or plastic could be installed. Fortunately, all the windows are the same size, so you need deal only with one size of glazing. The alternative, call it #2, is to replace the frame and all. Removing the existing frames may turn out to be prohibitively expensive as the flange appears to extend behind the brick veneer on the face of the building.

Replacing the (broken) single pane windows with double, in the existing frames appears from a rough calculation to result in an energy saving of just about $300. This seems small until you remember you are heating with coal. To put this in perspective, with the assumed price of coal in your area of $57/ton, this is equivalent to about $0.25 per therm of natural gas. Were you to switch to gas, you would be paying $0.66 per therm. Of course there are some costs that need to be added to coal, labor for ash and clinker removal, etc. I have inadequate information on the cost of this option.

Option #2 would save approximately $1000 per year, which includes the savings from reduced infiltration due to tighter windows. However, these windows might cost $200 to $300 each. So for the needed 86 or so windows, that's about $17000, which would seem to put this option totally out of the question.

If the walls were reasonably efficient, it might make some sense to upgrade the windows, but since the walls have an R value of only about 2.6, it does not. (I assumed 4" of face brick of .11 R per inch, 11 inches of .20 R per inch of common brick, plus dead-air films inside and out.)

The roof is another matter. Here it would not be too difficult to add some insulation. Now comprised of about 2" of concrete above a metal deck, foam insulation should be added atop the concrete at the next reroofing. Insulating on the underside would be awkward and would still leave a conductive path through the I-beam web and flange to the metal decking and concrete. Savings from adding R-10 might amount to $800 at a cost of $6 - 8,000. If more costly heating fuel is used, then savings become about $2100 per year.

I regret I can offer no more definitive opinions on the renovation of this building. I am generally in favor of renovation over razing, and believe it makes sense here, but there are a few big ifs.

INSTITUTIONAL CONSERVATION PROGRAM (ICP)
WALK-THROUGH ENERGY AUDIT
(1991 version)

PANGUITCH (OLD) HIGH SCHOOL

Utah Energy Office
State of Utah
Department of Natural Resources

Forward

The "ICP Walk-Through Energy Audit" has been prepared by the Utah Energy Office for use in the Utah Institutional Conservation Program (ICP), authorized by the National Energy Act of 1978. The program is designed to encourage energy conservation measures in buildings owned by schools, hospitals, public care institutions, and local governments.

Operations and maintenance (O&M's) of a facility can leave a dramatic effect on energy efficiency. This audit will identify relevant low-cost O&M's that should be completed promptly and incorporated into a facility's ongoing maintenance schedule.

While this audit has been reviewed for technical accuracy, the Utah Energy Office (UEO) and the U.S. Department of Energy are not liable if potential cost savings identified as a result of using this audit are not actually achieved. None of the above agencies endorse or recommend the use of any specific brand of equipment.

The U.S. Department of Energy publication, *Making Sense of Your Energy Dollar*, Volumes I and II is referenced throughout this workbook and can assist you in completing each section of the audit workbook. The UEO will try to answer any questions you may have about the workbook and program. The UEO can also provide on-site assistance in completing Step 2 of the audit. For questions or assistance, please contact:

Utah Energy Office
355 West North Temple
3 Triad Center, Suite #450
Salt Lake City, Utah 84180-1204
(801) 538-5428

Step 1

For each building under your jurisdiction, complete the Building and Energy Consumption Survey. This will give you a basic run-down of what type of energy systems exist in the building, how much fuel is used, what kind of fuel is used, and general building identification and characteristics. The Utah Energy Office can advise you on the relative efficiency of your building compared to other similar buildings.

Step 2

Step 2 must be completed by either: (a) an engineer or architect, (b) any institutional personnel who have attended a UEO-sponsored energy auditor seminar or equivalent, or (c) personnel of the UEO or its contractors. Step 2 includes Sections V, VI, VII (the Operations and Maintenance and Energy Conservation Measure Audit Checklists). The auditor should walk through the building and determine whether each of the checklist conditions exist or not. Obvious problems, findings and concerns from the checklists are summarized in Section VIII. If you need on-site assistance from UEO in completing this audit, please have on hand the following: (a) at least one ear of energy consumption data by month and fuel type (three years is preferable), (b) building plans and blueprints including any additions, (c) a copy of the building operations manual and maintenance schedule, and (d) a list of the large energy-using equipment in the building.

Step 3

Complete the Auditor Certification Form. The certification must be signed by the individual who completed Step 2 above. Now, photocopy and send the energy audit to the UEO. The UEO will review each energy audit for completeness and will compare the audit information with statewide averages.

EP 1: BUILDING AND ENERGY CONSUMPTION INVENTORY

Please answer all questions, and provide only answer(s) requested.

Section I: Building Identification (Handbook I, p. 95) (*please print clearly*)

1. Building Name: OLD PANGUITCH HIGH SCHOOL	2. Building Address (*Street, City, County, State, Zip Code*)
3. Contact Person: JOHN Houston	Phone: 676-2651
4. Name of Legal Owner: Panguitch City	5. Address of Legal Owner (*Street, City, County, State, Zip Code*)

6. Ownership Category (*Circle appropriate code of legal owner*)
(1) Public 2 Private Non-Profit 3 Indian Tribe 4 Other:

7. Building Type (*Circle one only*)
(1) School 2 Hospital 3 Public Care Institution 4 Local Government 5 Other:

8. Building Function (*Circle one only*)

SCHOOL	HOSPITAL	PUBLIC CARE INSTITUTION	STATE & LOCAL GOVT.	OTHER
1 Elementary	7 General	10 Nursing Home	16 Office	24 Small Commercial
2 Secondary	8 Tuberculosis	11 Long Term Care - Other than Nursing Home	17 Storage	25 Large Commercial
3 College or University	9 Other (Specify)	12 Rehabilitation Facility	18 Service	26 Industrial Processing
4 Vocational		13 Public Health Center	19 Library	27 Other (specify)
5 Local Educational		14 Residential Child Care Center	20 Police Station	
6 Other (Specify)		15 Other (Specify)	21 Fire Station	
			(22) Other (Specify) YOUTH ACTIVITY CENTER (PROPOSED)	
			23 Pool	

Section II: Annual Energy Consumption (Handbook I, p. 98-104)

Utility Reporting Period (*include 12 full months*)
From _____ 19__ to _____ 19__ BLDG. VACANT SEVERAL YEARS - NOT AVAILABLE

FUEL TYPE	ANNUAL USE	X	CONVERSION FACTOR	=	ANNUAL BTU	ANNUAL COST
Electricity*	KWH	X	3,413	=		$
Natural Gas	CCF	X	87,500	=		$
Natural Gas	Therm	X	100,000	=		$
Fuel Oil #2	Gal	X	138,690	=		$
Fuel Oil #6	Gal	X	149,690	=		$
Coal	Tons	X	24,500,000	=		$
LPG Propane	Gal	X	95,475	=		$
Purchased Steam	Lbs	X	1,390	=		$
Other (Specify)		X				$
TOTALS						$

9. *If your electric bill includes a demand charge, please enter the highest electrical demand and time of day and month for which it is recorded: (*if available*)
Highest Daily Demand _____kw Time of Day _____ Highest Monthly Demand _____ Month _____

10. BTU per GSF (*Divide total annual BTU by GSF from #12*)	11. Cost per GSF (*Divide total annual cost by GSF from #12*)

Gross Square Feet (*Enter the square footage of all heated or cooled floor areas enclosed in the building. Calculate square footage from the outside building dimensions, or from the center line of common walls.*) 16440

13. Functional Use Changes (*Circle the number(s) that describes major changes planned in functional use or mode of operation in the next 15 years.*)
0 None 1 Demolition 2 Disposal (3) Rehabilitation (4) Conversion (e.g. from office to warehouse) 5 Other (Specify)

14. Building Conditions (*Circle the number that best describes general building conditions. Please include a brief explanation.*)
1 Excellent 2 Good (3) Fair 4 Poor Brief Explanation: SEE NARRATIVE REPORT

15. Year (*Enter the year building was first placed into service*)
ESTIMATED LATE 1920's OR EARL 1930's

16. Building Modifications After May, 1989:
NONE TO DATE

17a. Design Occupancy
NA

17b. Current Occupancy
NA

18. Location (*Circle the number which best describes the location of the building.*)
1 Urban 2 Suburban (3) Rural

19. Complex (*Indicate whether this building is part of a complex in which hot water, steam, chilled water is supplied from a central power plant.*)
1 Yes (2) No

Section IV: Major Energy Systems (Handbook I, p. 100)

(Circle the number(s) that describes each of the following systems and fuels in the building.)

20. Primary Heating System(s)
1 Central Heating Plant - Hot water/steam (2) Boiler - hot water - steam 3 Furnace - hot air 4 Unit Heater(s)
5 Heat Pump 6 Solar 7 Other (Specify)

21. Heating Fuel(s)
1 Electricity 2 Natural gas 3 Fuel oil #2 4 Fuel oil #6
(5) Coal 6 LPG (propane) 7 Solar 8 Other (Specify)

22. Domestic Hot Water System(s) (*Describe how domestic hot water is heated.*)
1 Hot Water or steam supplied from central plant 2 Electricity 3 Natural gas 4 Fuel oil #2
5 Fuel oil #6 (6) Coal 7 LPG (propane) 8 Solar 9 Other (Specify)

23. Cooling System(s)
(0) None 1 Chilled water supplied from central plant 2 Chilled - centrifugal 3 Chilled - absorption
4 Refrigeration - electric compressor - water cooled 5 Refrigeration - electric compressor - air cooled
6 Refrigeration - steam turbine compressor 7 Evaporative cooling unit 8 Other (Specify)

24. Cooling Fuel(s)
(0) None 1 Electricity 2 Natural gas 3 Fuel oil #2 4 Fuel oil #6
5 Coal 6 LPG (propane) 7 Solar 8 Other (Specify)

25. Terminal System(s)
1 Unitary - single zone (rooftop package, unit heaters, and etc)
(2) Perimeter - hot water/steam radiators (convectors) without fan 3 Perimeter - forced air 4 Multizone
(5) Fan coils (100% return air) 6 Unit Ventilators (some outside air) 7 VAV (variable air volume)
(8) Terminal Reheat 9 Dual Duct 10 Other (Specify)

26. Interior Lighting System(s) (*Percent of gross square feet*)
1 Fluorescent 70 % 2 Incandescent 30 % 3 Mercury vapor ____% 4 Metal halide ____%
5 High pressure sodium ____% 6 Low pressure sodium ____% 7 Other (Specify) ____%

26b. Exterior Lighting Systems (*Specify type in space provided*)

27. Major Energy Using Systems(s) (*List energy using systems*)

Equipment Inventory:	Number of Units:	Size:	Rating:
BOILER	1	Not Recorded	

Section IV: Major Energy Systems (Handbook, p. [illegible])

(Circle the number(s) that describes each of the following systems and fuels in the building.)

28. **Heating System Location** (*Describe the location of the primary heating system*)
1 Outside the building 2 Within the building on the ground floor
(3) Within the building in the basement 4 On the roof 5 Other (Specify)
(*If the heating system is within the building or on the roof circle the number from the following list which best describes the type of heating system*)
(6) Centrally located 7 Multiple units 8 Central and multiple units

29. **Domestic Hot Water Heating System(s) Location** (*Describe the location of the domestic hot water systems*)
1 Outside the building 2 Within the building on the ground floor
(3) Within the building in the basement 4 On the roof 5 Other (Specify)
(*If the water heating system is within the building or on the roof, describe the type of domestic hot water system*)
(6) Centrally located 7 Multiple units 8 Central and multiple units

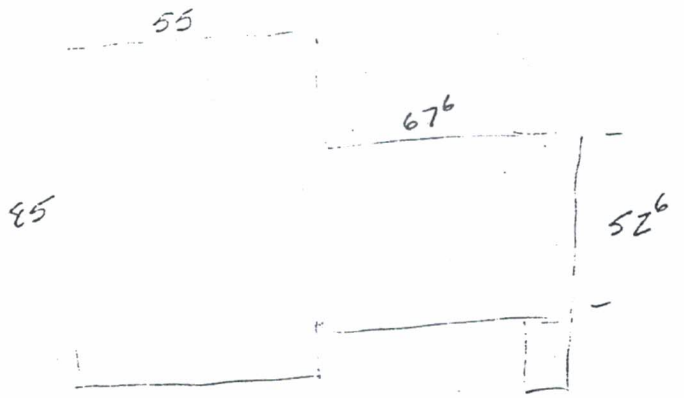
30a. **Type of Control System**
1 Central energy management system (remote)
2 Mechanical time clock
3 Electronic time clock
(4) Other (Specify) MANUAL STAT

30b. **Control Functions** (*Describe the functions controlled*)
a. Night Set-back b. Holiday Set-back c. Demand/Load Shedding d. Optimum Start-Stop e. Mixed Air f. Lighting

30c. **When were controls last calibrated:**
NA.

31. **Annual Operating Hours:**
_____ # hrs/day x _____ # of days/week x _____ # weeks/yrs = _____ Total Operating Hours
NA

32. **Site Sketch:**



Section V: Building Characteristics with Solar Emphasis (Handbook I, p. 105)

(Circle the number that best describes the following characteristics of the building)

The Department of Energy has determined that the following characteristics are significant in determining the potential of a building for the utilization of solar energy heating systems.

- The roof of the building is flat or pitched and generally south-facing; the roofing materials are durable and easily worked; the structural members have sufficient capacity to support additional weight; and the roof is relatively free of obstructions that would hinder the installation of a solar energy system or cause shading.
- The wall of the building that generally faces south is over 50% glass and the predominant type of solid wall construction material is masonry or metal.
- Less than 50% of the building's roof and south-facing wall(s) are shaded for more than 4 hours per day.
- The building utilizes electricity as the fuel for space heating and for domestic hot water or oil, natural gas, or LPG for space heating and electricity for domestic hot water.
- The shape of the building is square or rectangular and the distance between a potential solar installation and the primary heating, cooling, or domestic hot water system to which it would be connected is less than 50 feet.

32. Building Shape
1 Square 2 Rectangular 3 E Shaped 4 H Shaped 5 L Shaped (6) Other (Specify) 2 Rectangles

33. Roof Angle
(1) Flat roof (2) Pitched roof facing south 3 Pitched roof not facing south Both

34. Exterior Material of the Southern Facing Wall
(1) Masonry (brick, concrete, stone, stucco, etc.) 2 Wood 3 Metal 4 Other (Specify)

35. Roof Top Structures *(Circle the number(s) that best describes any roof top structures)*
(0) None 1 Chimneys 2 Space conditioning equipment 3 Water tower
4 Stair hatch 5 Mechanical rooms 6 Other permanent structures 7 Other (Specify)

36. Approximate percentage of glass area on wall that most nearly faces south
(1) Less than 25% 2 25% - 75% 3 Over 75%

37. Is more than half the buildings' roof area or southern wall surface heavily shaded by shrubs, trees buildings or other obstructions for more than four (4) hours a day? *(Circle one)*
1 Yes (2) No

38. Indicate whether open land, such as fields, yards and parking areas are available within the immediate vicinity. *(Circle one)*
(1) Yes 2 No

39. Primary Structural Roof Components *(Describe the structural characteristics of the roof of the building)*
(1) Steel 2 Wood 3 Concrete 4 Other (Specify)

40. Roofing Material *(Describe the materials used to construct the roof of the building)*
1 Shingles 2 Slate or tile (3) Built up materials 4 Metal 5 Other (Specify)

41. Annual Heating Degree Days 7401 days

42. Annual Cooling Degree Days 97 days

43. Average Insolation by Month *(BTUs\sq. ft.\day)* NA

Jan		Feb		Mar		Apr	
May		Jun		Jul		Aug	
Sep		Oct		Nov		Dec	

44. Average Wind Speed by Month *(Miles\hour)* NA

Jan		Feb		Mar		Apr	
May		Jun		Jul		Aug	
Sep		Oct		Nov		Dec	

PANGUITCH CITY

25 South 200 East
PO Box 75
Panguitch UT 84759
Tel: (801) 676-8585
Fax: (801) 676-2758

Mayor: Elaine Baldwin
City Manager: Allen K. Henrie
City Recorder: Shirley Chidester
Council Members
Russell Bulkley
Janet Oldham
Jolene Smith
Rick Swanger
Craig M. Twitchell

The Panguitch Business Incubation Center
B. I. C.
(Old Panguitch High School)

BACKGROUND AND CONCEPT:

Business incubators originated in Europe as redevelopment tools in depressed areas. In many cases incubators utilize abandoned buildings such as the old Panguitch High School. Today there are nearly 1,000 incubators throughout the United States located in both urban and rural areas.

Through decisions made by the Panguitch City Council the Panguitch Business Incubation Center has become a reality and is off to a good start with about 85% of the renovated space under lease to small business owners and the creation of 13 new jobs.

DEVELOPMENT:

When the Garfield County School District gave the old Panguitch High School to the City of Panguitch it was an eyesore ravaged by ten years of neglect and abuse --- roof leaking, hardwood floors buckled, over 1000 window panes broken, walls and ceilings collapsed and peeling. Under these conditions the Panguitch City Council was in a dilemma - to tear the 60 year old building down or try to so something useful with it.

It was under these circumstances that it was decided to develop the building as a business incubation center that would not only provide jobs but also help spruce up highway 89 frontage.

Because of years of neglect, changes in the building codes and the need to make the building accessible to the physically impaired the initial emphasis was to concentrate on upgrading the electrical system, plumbing, heating and access.

FUNDING:

Several funding sources have been used in the renovation of the B. I. C..
These include:

1. Utah Rural Community Assessment & Demonstration Project
   (Funded by the U.S. Department of Housing and Urban Development. HUD) and administered though the Utah Department of Community & Economic Development.

Grant Amount	$69,000	
Cash from City	5,000	
In - Kind Contribution	10,000	
	Total	$84,000

2. U. S. Rural Community Assistance Program Administered by the U. S. Forest Service.

Grant Amount	$20,000	
In - Kind Contribution	4,500	
Volunteers	4,000	
	Total	$28,500

3. Five County Association of Government Revolving Loan Fund

   $25,000

4. U. S. Rural Community Assistance Program Administered by the U. S. Forest Service.

Grant	$11,800	
Panguitch City	5,000	
	Total	$16,500
	Grand Total	$154,000

Note:
In addition to the above there have been over 1500 hours of volunteer labor contributed throughout the project. Our sincere appreciation goes to those people who have helped in this undertaking in any way. Some of the jobs that received volunteer help include:

GYMNASIUM:

- Tear down ceiling tile grid.
- Take out heating network.
- Tear out walls, pull nails, stack lumber.
- Salvage hardwood flooring from Panguitch Stake Center and install in old gym.
- Clean up floor, tear out old flooring and make ready for repair/ replacement.
- Remove old broken glass and replace window panes.
- Clean up.

RESTROOMS:

- Tear out old partitions and fixtures.
- Tear out old shower stalls and floor.
- Replace glass in windows.
- Clean up.

HALLWAYS AND CLASSROOMS:

- Remove some walls.
- Tear up floor covering.
- Prepare walls for plaster.
- Paint.
- Cleanup.

CONTRACTORS:

The following contractors have been used:
- Lynn Elliot, Architect
- A & F Electric
- Dodds & Talbot Construction
- Lamont Savage Construction
- Keith Robinson - Plaster
- Aaron Bybee - Plumbing
- Interwest Medical - Handicapped lift
- Bundy Stucco - Plaster
- A J C Electric
- Ogdens Carpet Outlet
- Pioneer Floor Covering
- Orson Worthen - Roofing

OCCUPANCY:

Approximately 85% of the space in the B. I. C. is currently occupied by the following businesses:

- Paunsagaunt Wildlife Museum
- Gift Shop
- Panguitch Cabinet Shop
- Wooden Toy Shop
- Cherry's Juice Bar & Espresso

Renovation of the upstairs hallway and classrooms has recently been completed. This space is now available for occupancy.

FINANCIAL STATUS:

In addition to the daily cost of operation and maintenance of the common areas (Restrooms and hallways) the only other cash expense to Panguitch City is the annual payment to the Five County Association of Governments Revolving Loan Fund. This loan is at 5.25% interest for seven years. The annual payment amounts to $4,275.50. This is more than covered by rent received from the leased space. The monthly rental rates are currently:

- Museum	$500.00
- Gift Shop	174.00
- Cabinet & Toy Shop	400.00
- Juice Bar	174.00

Adjustments may be made during the winter months when the tourist related businesses are closed.

Separate electric and propane meters have been installed so that each business pays for the electricity and propane that they use.

PROJECT PERSONNEL:

Since the beginning of the B. I. C. Project the following elected and appointed city employees have been involved:

Mayors:

D. Maloy Dodds
John W. Houston
Elaine M. Baldwin

City Council Members:

Elaine Baldwin
Joe Black
Rick Burningham
John Houston
Craig M. Twitchell
Janet Oldham
Jolene Smith
Russell Bulkley
Rick Swanger

B. I. C. Advisory Board:

Ray Barnes
Elanie M. Baldwin
Mack Oetting
Allen Henrie
Merle Prince
Kendall Brinkerhoff
David Harris

City Manager:

Allen K. Henrie

Project Manager:

J. Merle Prince

SUMMARY:

The Panguitch Business Incubation Center (B. I. C.) has been a positive impact on the City in that it has:

- Helped small businesses get a start
- Provided jobs
- Helped to clean up and make Center street more attractive
- Preserved a historic building
- Provided some badly needed evening entertainment for tourist
- Generated more pride in Downtown Panguitch.

THANKS FOR YOUR SUPPORT

Vol. 1 No. 1 June 1996

Project Profiles

Rural Community Assistance Updates



Eldon Miller

New Newsletter Will Keep You Informed

Welcome to the first of four newsletters designed to inform and educate Forest Service grantees and others interested in USFS grant projects in Utah, Nevada, Idaho and Wyoming.

Projects highlighted in this publication are all part of the Rural Community Assistance program. The program, financed under the 1990 farm Bill, provides technical and financial assistance to eligible natural resource-dependent rural communities in or near national forest lands.

The program addresses the long-term health and vitality of rural areas. Its philosophy includes using natural resources to improve rural quality of life and provides matching funds for local projects that seek to improve the economic or social well-being of communities.

Community-based and led programs with an emphasis on cooperation with local, state and federal groups are most likely to get funded. Priority projects provide long-term, sustainable solutions that intend to improve rural quality of life.

"The overarching intent of the Forest service is 'Caring for the land and serving people'. Serving people means listening to you and responding to your diverse needs in making decisions. It means helping you and your community to wisely use the forests to promote rural community development and a quality rural environment. It also means providing work, training, and education to the unemployed, underemployed, elderly, youth and disadvantaged in pursuit of our intentions." - Working Together, *US Forest Service publication PA-1515, August 1993.*

The editors hope that this publication will answer the questions: What works? Who has been successful? Where is it happening? How did it happen? And finally, Who did what?

Each month we will highlight a few successful projects that have received Forest Service Funding. We welcome your comments! Send letters to: Eldon Miller, P.O. Box 603, 652 West Price River Drive, Price Utah, 84501 or call (801) 637-1081.

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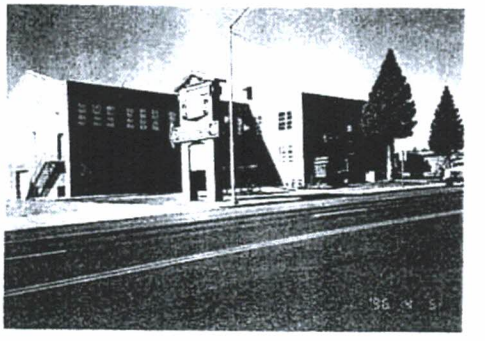
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Carbon County Capitalizes on Rich History 4
Wayne County: Unification and Diversification 5

Panguitch City Uses its Creativity

What would you do with a nostalgic 60-year old eyesore ravaged by ten years of negligence and abuse? Picture your old high school building--roof leaking, floors buckled, over 1000 windows broken and wall plaster ceilings collapsed and peeling. This was the fate of the old Panguitch High School. Many thought the building should be razed.

Merle Prince, retired Forest Service employee and now part-time Panguitch City Economic Development Director had other ideas. "I could see real possibilities for the building in both a historical and an economic sense", said Prince.

Dr. Harold Hiskey of



Old Panguitch High, now a Business Incubator

Southern Utah University (SUU) suggested that Prince use the building as a small business incubation site. After attending a seminar by the National Business Incubation Association, Prince was convinced it would work. He organized a team of local residents enthusiastic about the project and went to work.

The project was funded by grants from the Department of Housing and Urban Development, Panguitch City, the U.S. Forest Service economic diversification program and a loan from the Five County Association of Governments.

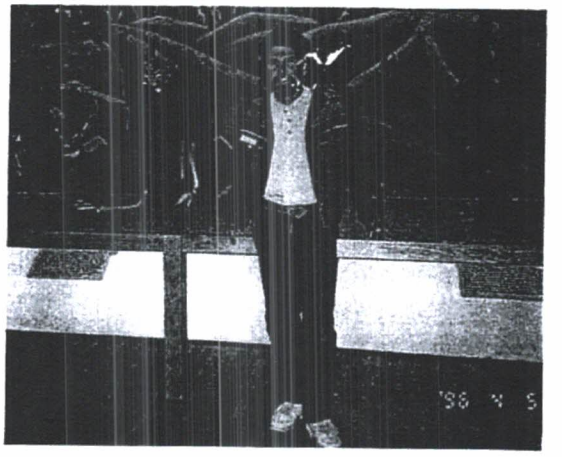
Community support for the incubation center ran high. A market study conducted by SUU and the Small Business Development Center revealed that manufacturing firms and retail outlets would be the most appropriate businesses for the organization to recruit. The Utah Division of Business and Economic Development funded a business plan for the center, and the project was on its way.

The National Business Incubation Association recommends that each incubation center have one stable "anchor business" it can depend on to be a nucleus for the incubator. Panguitch's anchor business is run by Robert Driedonks, a local man with an extensive collection of stuffed and mounted regional wildlife.

You may be wondering what does a man with a passion for stuffed critters have to offer a business incubator? It's simple: he opened the Western Wildlife Museum.

What once was just an entertaining hobby has now become Driedonks' main occupation. He began his collection 31 years ago as a 17-year old boy when he obtained a mounted deer head. Today his collection numbers more than 300 specimens.

When asked just where he *put* these critters over the years, Driedonks explained, "The obvious first step was to find a spot here and there in the house. Two bedrooms were soon filled. Next the dining room became a narrow passageway connecting the kitchen to a small eating area (the coffee table) in the front room. Then the walls of the master bedroom were covered." When he ran out of room in his house, Driedonks filled his mother's house, then his daughter's. First one, then two sporting goods stores displayed his animals. Even his lawyer's office seemed to have more specimens than clients.



Robert Driedonks and friends

For 30 years, Driedonks has dreamed of displaying his collection of southwestern wildlife specimens in a real museum. The new Business Incubation Center (BIC) provided the perfect opportunity to bring his collection together. Panguitch High School students of yesteryear certainly never dreamed that one day their basketball court would be filled with cougars, bears and 300 other wildlife specimens, and little did Driedonks know he could find such a beautiful local place to display his beautiful collection.

The old classrooms, now business incubation sites, house a photography studio, gift shop and wooden toy and cabinet shop. Three more classrooms await occupants. Panguitch City also receives Farm Bill funding for a sewer system feasibility study, a natural gas feasibility study and a main street renovation project. Mayor Elaine Baldwin states that "due in large part to the efforts by the Forest Service Action Team, spirit in the community is high in spite of the potential closure of the Kaibab Saw Mill [the economic backbone of the area]. The community is determined that despite economic hard times it will not only survive, but thrive."

The Business Incubation Center reflects a sentiment often heard in the community: "We're not going to let anything stop us. We can start out and build from here. And that's what we're doing."

For information about these projects, contact Mayor Elaine Baldwin, City Manager Allen Henry or Merle Prince at (801) 676-8585, or write Merle at P.O. Box 75, Panguitch, Utah, 84759.

Escalante--A Community on the Move

Not long ago, Escalante, Utah was designated as one of the nation's ten most endangered communities.



People's Exchange--Escalante

Michael O. Leavitt
Governor
Dianne R. Nielson, Ph.D.
Executive Director
Ursula K. Trueman, P.E.
Director

State of Utah

DEPARTMENT OF ENVIRONMENTAL QUALITY
DIVISION OF AIR QUALITY

150 North 1950 West
P.O. Box 144820
Salt Lake City, Utah 84114-4820
(801) 536-4000 Voice
(801) 536-4099 Fax
(801) 536-4414 T.D.D.

ASBESTOS NOTIFICATION REVIEW

DAQH-0589-98

Asbestos Abatement Contractor:
Doug Mathews
Abtech
7705 South 2042 West
West Jordan, Utah 84084

Date Submitted: 4/10/98 Date Received: 4/13/98

Project Location: Old Panguich High School, 252 East Center Street, Panguich, Garfield County, Utah

Project Dates: Approved to begin disturbing RACM 4/23/98 to 4/24

Reviewed By: Ben Dattilo Date Reviewed: 4/23/98

Follow-up / Comments:

1) 250 ft.^{2} of asbestos-containing Boiler Jacket and 70 ft^2 of asbestos-containing Pipe Insulation will be removed.
2) Asbestos waste material will be disposed of at the Utah County Solid Wastes Facility.
3) Abtech will notify the Division of Air Quality if the actual dates of asbestos removal change from those listed above.

Recommendation:
The notification requirements of UAC R307 have been met. This letter does not authorize any variance or deviation from the work practices required by UAC R307-1-8 or by UAC R307-10-1.

Date Approved: 4/23/98

Approved by:

Ursula K. Trueman, Executive Secretary
Utah Air Quality Board

UKT:BFD:bfd

cc: Southwest Utah Public Health Department
Utah OSHA, Bob Dreman

JVIATION®

January 2, 2018

Kim Soper
Panguitch City Mayor
PO Box 75
Panguitch, UT 84759

RE: Recommendation for Old Panguitch High School Building

Mayor:

Jviation in cooperation with Naylor Wentworth Lund Architects is recommending, based on your request, that the old Panguitch High School building be torn down and a new building built in its place. The old High School building was abandoned by Garfield County School District many years ago due to the building's problems and since that time it has continued to deteriorate. The building does not meet seismic, mechanical, electrical, or plumbing codes and would have major renovations to fix the code deficiencies. The cost to bring the building up to code would be more than it would be to tear it down and build a new one in its place.

It is estimated that the cost per square foot to bring the building to code would be around $350. The existing building is approximately 13,000 square feet and the total cost to do so would be approximately $4,550,000. It would cost approximately $100,000 to tear the existing building down and could be rebuilt for $250 per square foot. Using the same square footage as the existing building, the total cost for a new building would be approximately $3,250,000. It would be more cost effective to tear down the old and build a new building.

There are currently several tenants in the building and the new building could be built such that just the shell was completed for those tenants and the cost for the improvements could be burdened by the tenant themselves. This would bring down the initial cost to build the building and reduce the amount of money to be financed. It is recommended that the city look to the Community Impact Board for funding assistance as they have low interest loans that would be perfect for this type of project.

If you have any questions about the information contained in this letter or need further assistance, feel free to contact me by email at tyler.hoskins@jviation.com.

Respectfully,

Tyler Hoskins

Tyler Hoskins, P.E.
Project Manager

Terance White, AIA
Principal
Naylor Wentworth Lund Architects

Main 435.673.4677
Fax 435.673.8484
35 South 400 West, Suite 200 | St. George, UT 84770
ENGINEERING & PLANNING
JVIATION.COM

State of Utah

SPENCER J. COX
Governor

DEIDRE M. HENDERSON
Lieutenant Governor

Department of Public Safety

JESS L. ANDERSON
Commissioner

Ted Black
State Fire Marshal

Panguitch City
25 S 200 E
PO Box 75
Panguitch, UT 8475

March 4, 2023

Attention: Mayor Kim Soper

Dear Mayor Soper:

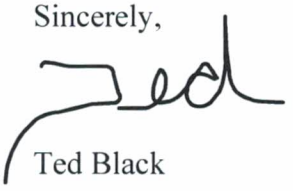
At your request Don Christensen from my office has inspected the old Panguitch High School for fire safety. The building was constructed in the 1930's with no modern fire prevention features. In order to repurpose this building, the building would need to be retrofitted to meet the requirements stipulated by a licensed architect based on the intended use. Use, location, size, and height are all used to determine the construction requirements of a structure.

- Secure the services of a licensed architect, and necessary engineers to determine the requirements to retrofit this building to comply with current codes and structural standards.
- Preform all destructive testing and inspection necessary to determine the existing condition and code compliance of the building.
- Make all corrections outlined by the architect to provide code compliant fire rating of the building.
- There are multiple electrical violations that constitute a fire hazard. Replace all components of the electrical system that do not comply with current code.
- The current HVAC system constitutes a fire hazard. Install a new code compliant HVAC system throughout the building.
- Install a NFPA 13 compliant fire sprinkler system.
- Install a NFPA 72 compliant fire alarm system.
- The exiting system needs to be replaced. Depending on the review done by the architect this could include:

- Replacing the stairs entirely
- Widening the stairways
- Enclosing the stairways in a fire rated enclosure
- Installing proper signage
- Installing an elevator

This list should not be considered all inclusive. Once the process starts on a retrofit there are always unforeseen problems. This list also does not include seismic, structural, and other issues that are not covered in the fire code. It is my opinion that these costs will far exceed the value of this building. I hope this helps, please let me know if we can do anything else for you or your city.

Sincerely,



Ted Black

Utah State Fire Marshal

410 West 9800 South Suite 372 Sandy, Utah 84070-3626 Telephone: (801) 256-2390

STOUT ROOFING INC.

Proposal

Utah License: 357752-5501 **Arizona License: ROC200247** **DATE:** 03/01/24

CUSTOMER	**Kim Soper**	**JOB NAME**	**Garfield County Childrens Justice Center**
ADDRESS		**JOB ADDRESS**	**250 Center St Panguitch, UT**
PHONE		**OWNER**	
CELL		**PERMIT #**	
FAX		**SCR #**	
EMAIL		**ALT CON**	

Project Scope of Work:

Flat Roof: Aplies to wood or steel deck only (not concrete decks)

We propose to clean and prepare existing roof surface
Install a layer of 1/2" fan fold insulation over existing upper sloped roof
Install 1/4" per ft tapered insulation system over existing lower roof
Install the 60 mil TPO mech fastened roof system (White or light tan in color)
Install prefinished parapet cap metal and drip edge flashing
Reuse exisiting roof drains (if possible)
2 Yr Stout Roofing Workmanship Warranty
Clean all roof debris

Price $ 89,424.00

Add for 20 Yr 55 MPH Manufacturers Warranty Add price $ 2,915.00

Any wood deck replacement will be charged @ 145.00 per sheet for 7/16" OSB

Any existing roof drains not reusable will need to be replaced by licensed plumber, as a change order
Prevailing wage rates not included

Terms:	Due upon completion

We propose to furnish labor and materials in accordance with the scope of work noted above for the sum of:

_____ **Dollars** _____

Gregg Nuss 435 632-4051
(Stout Roofing, Inc. Authorized Signature)

This proposal is good for 30 days.

ACCEPTANCE OF PROPOSAL

By signature below, the undersigned accepts the proposed scope of work as outlined above, agrees to the terms and conditions as set forth on page two of this proposal document, and freely enters into this contractual agreement with Stout Roofing, Inc.

Owner / Agent _____ **Date** _____

529 N 600 W St. George, UT 84770 (t) (435) 635-4288 (f) (435) 688-0132

Terms and Conditions

Materials -- All materials shall be as specified in this Proposal.

Services -- All work will be completed in a workmanlike manner according to standard practices. The services contemplated in this Contract are expressly limited to those items contained in this Proposal. If Stout Roofing, Inc. ("Stout") is required to return to perform modifications or repairs to the roof due to the work of or damages caused by the owner of the property where work was performed, ("Owner") or an agent of the Owner ("Agent"), original contractor, another subcontractor, or anyone else not an agent of Stout or due to changes made by the Owner/Agent or anyone else, the work will become an extra charge over and above this Proposal and the undersigned will be responsible for payment for the extra work over and above this Proposal, whether or not the extra work is evidenced by a change order.

Structure -- Stout is not responsible for the structural engineering or soundness of the structure. Any extra cost to perform the services contained in this Proposal due to the building's structural irregularity shall be paid by the undersigned over and above this Proposal. Stout shall inform Owner/Agent in writing of the extra costs associated with any irregularity within a reasonable time from Stout's discovery of the irregularity. Owner/Agent shall have 24 hours to accept or reject the extra costs. If accepted, the extra cost shall be considered an authorized extra and will become an extra charge over and above this Proposal. If rejected, Owner/Agent shall notify Stout immediately that the services are terminated and shall pay Stout in full for all services and materials rendered up to that point and Stout shall have no further obligations therewith.

Modifications -- Any changes or modifications in this Agreement shall be binding upon Owner/Agent when performed by Stout. All costs associated with any change, modification or any extra work performed by Stout is over and above this Proposal and shall be paid in full by Owner/Agent whether or not the work is evidenced by a change order.

Other Subcontractor Work -- Stout is not responsible for problems or damages created by the Owner/Agent, other subcontractors or anyone else who is not an agent of Stout. If, after Stout has completed the services contained in this Proposal, Stout is required to return to the structure to perform services necessitated by the actions of someone who is not an agent of Stout or which are necessitated by forces beyond the reasonable control of Stout, Stout shall be compensated for the additional services and they will become an extra charge over and above this Proposal whether or not the work is evidenced by a change order.

Roofing Material Weight -- Stout provides no advice concerning, and does not warrant, the structure's ability to tolerate the weight of the roofing material selected for the structure.

Liability -- Stout is not liable for damages resulting from delay in the installation of the roof which is caused by the Owner/Agent, another subcontractor, anyone else that is not an agent of Stout, or caused by elements not in the reasonable control of Stout. Stout is not liable for any damage to the roof occasioned by the actions of the Owner/Agent, another subcontractor, or anyone else that is not an agent of Stout. Stout is not responsible for acts of God if the roof is installed pursuant to manufacturer, industry or government specifications.

Acknowledgment -- Owner/Agent acknowledges that in the case of new construction the services contained in this Proposal cannot be completed until certain work is completed by other subcontractors including, but not limited to, framing, sheeting, rough plumbing and rough electrical.

Contingency -- Stout has no duty to perform the services contained in this Proposal in the event of a strike, accident or delay beyond the reasonable control of Stout.

Owner/Agent Insurance -- Owner/Agent is required to carry fire, tornado and any other insurance necessary for the project..

Workman's Compensation Insurance -- All Stout workers are fully covered by Workers Compensation Insurance. Certificates of Workers Compensation insurance are available upon request.

General Liability Insurance -- Stout is covered by General Liability Insurance. Certificates of General Liability insurance are available upon request.

Timely Payment -- Unless otherwise specified in the terms section of this Agreement, payments are due within _____ days of the date of the Invoice and are not conditioned upon any modification or repair. If payment is not received within the stated period, the balance due on the Invoice will begin to accrue interest at the rate of 1.5% per month until fully paid. Failure to pay an Invoice within the stated period constitutes a material breach of this Agreement and Stout may suspend performance until the Invoice plus interest, costs and fees are fully paid.

Collection Fees -- In the event any lien or other collection procedure is brought for the enforcement of this Agreement, Stout shall be entitled to recovery of all collection costs and attorney's fees associated with the procedure.

Mediation -- Any and all disputes arising out of or related to this Agreement or either parties' performance, or failure to perform, hereunder shall be submitted to mediation before a mutually-accepted mediator prior to initiation of arbitration, litigation or any other binding or adjudicative dispute resolution process. The parties shall share mediator, venue, and related costs equally. Venue of the mediation shall be the State of Utah in Washington County. In the event the parties are unable to agree upon a mediator, the Fifth Judicial District Court, in and for Washington County, Utah, shall appoint the mediator. This mediation provision shall be specifically enforceable according to its terms, including but not limited to an action to enforce in whole or in part this Agreement.

Attorney Fees -- If any legal action or other proceeding is brought for the enforcement of this Agreement, or because of an alleged dispute, breach, default, or misrepresentation in connection with any of the provisions of this Agreement, the successful or prevailing party or parties shall be entitled to recover reasonable attorney's fees and other costs incurred in that action or proceeding, in addition to any other relief to which it or they may be entitled.

Governing Law -- This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

Binding Effect -- This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors, executors, administrators, and assigns.

Stout Roofing's Warranty -- This Warranty is made subject to the following terms and conditions: Specifically excluded from this Warranty are damages to work and other parts of the building, and to building contents caused by: lightning; peak gust wind speed exceeding 70 mph; fire; failure of roofing system substrate, including cracking settlement, excessive deflection, deterioration, and decomposition; faulty construction of parapet walls, copings, chimneys, skylights, vents, equipment supports, and other edge conditions and penetrations of the work; vapor condensation on bottom of roofing; and activity on roofing by others, including construction contractors, maintenance personnel, other persons, and animals, whether authorized or unauthorized by Owner.

When work has been damaged by any of the foregoing causes, Warranty shall be null and void until such damage has been repaired by Stout Roofing and until cost and expense thereof have been paid by Owner or by another responsible party so designated.

Stout Roofing is responsible for damage to work covered by this Warranty but is not liable for consequential damages to building or building contents resulting from leaks or faults or defects of work

During Warranty period, if Owner allows alteration of work by anyone other than Stout Roofing, including cutting, patching, and maintenance in connection with penetrations, attachment of other work, and positioning of anything on roof, this Warranty shall become null and void on date of said alterations, but only to the extent said alterations affect work covered by this Warranty. If Owner engages Stout Roofing to perform said alterations, Warranty shall not become null and void unless Stout Roofing, before starting said work, shall have notified Owner in writing, showing reasonable cause for claim, that said alterations would likely damage or deteriorate work, thereby reasonably justifying a limitation or termination of this Warranty.

During Warranty Period, if original use of roof is changed and it becomes used for, but was not originally specified for, a promenade, work deck, spray-cooled surface, flooded basin, or other use or service more severe than originally specified, this warranty shall become null and void on date of said change, but only to the extent said change affects work covered by this Warranty.

Owner / Agent _____ **Date** _____

LAB ANALYSIS REPORT

MY MOLD DETECTIVE

WWW.MYMOLDDETECTIVE.COM



LAB ANALYSIS REPORT

CONFIRMATION #:	49186
DATE COLLECTED:	MAR 04, 2024 01:10AM ET
DATE RECEIVED:	MAR 06, 2024 03:15PM ET
DATE ANALYZED:	MAR 08, 2024 12:54PM ET
LAB ANALYSIS BY:	OUTSIDE LAB

CUSTOMER INFORMATION

NAME:	BRIAN STOWE	PROPERTY NAME:	PANGUITCH OLD HIGH SCHOOL
PHONE:	4356162745	PROPERTY ADDRESS:	250 E CENTER ST , PANGUITCH, UT, 84759
EMAIL:	BRIAN1071@GMAIL.COM	PROPERTY TYPE:	COMMERCIAL
DATE REPORTED:	MAR 04, 2024 01:10AM ET	RELATION:	BUSINESS OWNER
PROPERTY CONDITIONS:		OCCUPANTS:	OCCUPANT COMPLAINTS

SUMMARY

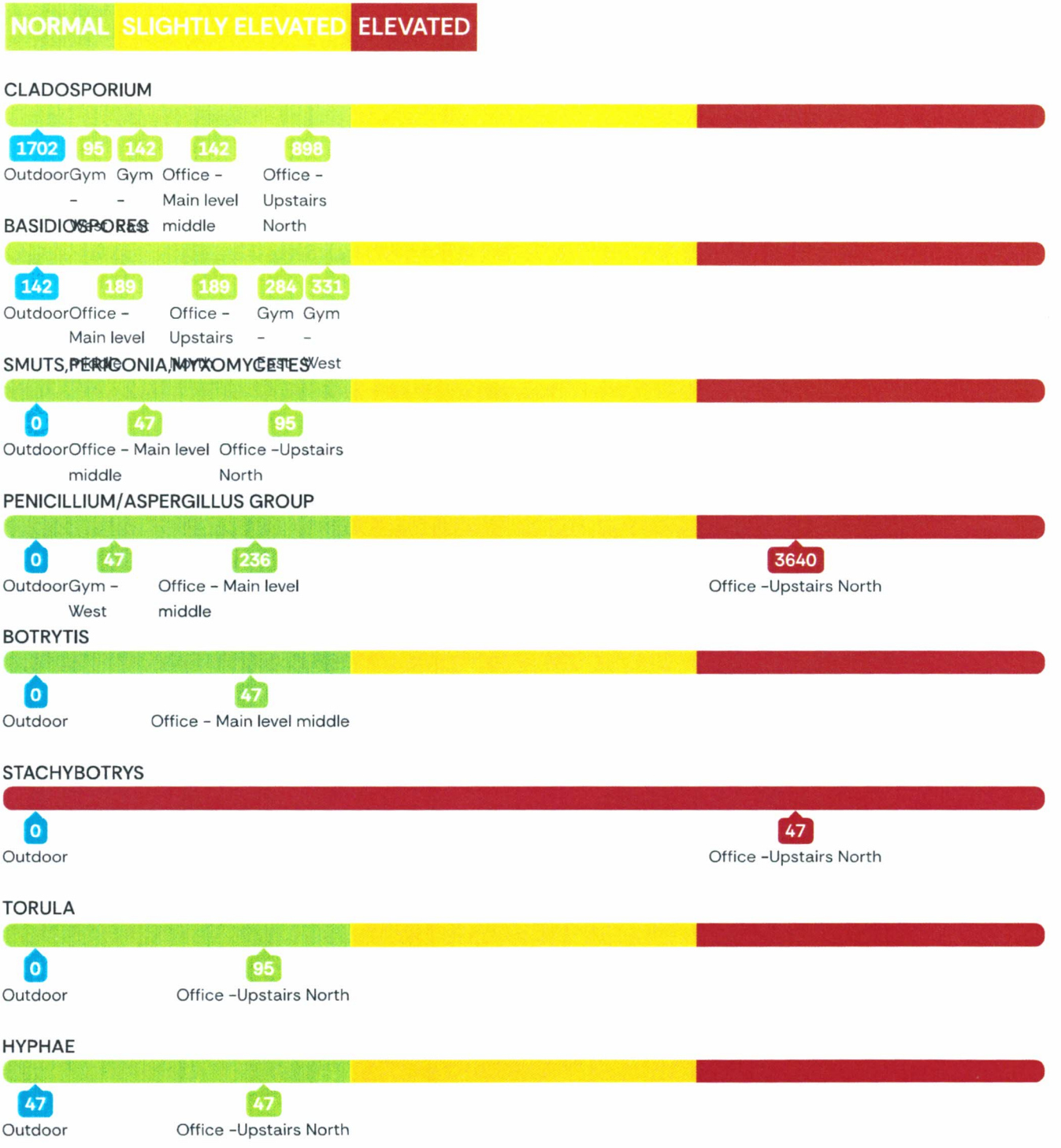
AIR SAMPLES

- **OUTDOOR** — SPORE COUNTS APPEAR NORMAL.
- **GYM - WEST** — SPORE COUNTS APPEAR NORMAL.
- **GYM - EAST** — SPORE COUNTS APPEAR NORMAL.
- **OFFICE - MAIN LEVEL MIDDL** — SPORE COUNTS APPEAR NORMAL.
- **OFFICE -UPSTAIRS NORTH** — SPORE COUNTS ARE ELEVATED

SURFACE SAMPLES

- **OFFICE - UPSTAIRS NORTH** — SPORE COUNTS ARE ELEVATED

OUTDOOR VS. INDOOR MOLD CONCENTRATIONS



MMD's CONCLUSIONS

WE ARE HERE TO HELP! YOUR LAB RESULTS HAVE BEEN REVIEWED BY MYMOLDDETECTIVE'S™ IN-HOUSE INDOOR AIR QUALITY (IAQ) DEPARTMENT AND WE WANT TO BRING A FEW ITEMS TO YOUR ATTENTION:

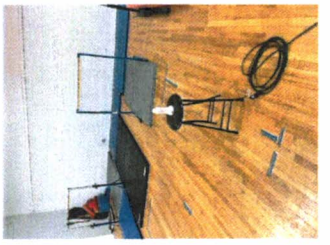
MMD'S™ MOLD TESTING CONCLUSION: ELEVATED - ACTION RECOMMENDED

The laboratory data from the non-viable air samples indicates that the types (species) of aerosolized fungal spores presented in the indoor sampling results are Consistent or Typical with the dominant types found in the outdoor reference comparison sample. Simply this means, an occupant's exposure to a variety of airborne fungal spores would have been greater in the outdoor environment than the indoor environment at the time of testing. The samples collected were submitted to an AIHA Accredited and EMLAP certified independent laboratory for microscopic evaluation.

Onsite Evaluation:

We have a network of pre-screened, qualified and insured professionals that we will connect you with to help give you a more comprehensive view of your indoor air quality. If you would like MyMoldDetective™ to refer a local professional in your area or have any questions about your Mold Analysis lab report, please do not hesitate to contact us.

MOLD LAB ANALYSIS

SAMPLE LOCATION	GYM - WEST				RESULT	OUTDOOR			
CLIENT SAMPLE NUMBER	283682					285107			
Result	NORMAL					CONTROL			
Spore Identification	Raw Count	Spores / m3	Percent of Total	In / Out		Raw Count	Spores / m3	Percent of Total	In / Out
Alternaria	-	-	0	-	NORMAL	1	47	2	-
Basidiospores	7	331	70	2.33:1	NORMAL	3	142	7	-
Cladosporium	2	95	20	0.06:1	NORMAL	36	1,702	88	-
Hyphae	-	-	0	-	NORMAL	1	47	2	-
Penicillium/Aspergillus group	1	47	10	47.26:1	NORMAL	-	0	0	-
Total	10	473	100%	-		41	1,938	99.9%	-
Debris Rating	2*					2*			
Analytical Sensitivity	13					13			
Sample Volume	75					75			
Lab Sample Number	283682					285107			
Sample Location	Gym - West					Outdoor			
Image									

SAMPLE LOCATION	GYM - EAST				RESULT	OUTDOOR			
CLIENT SAMPLE NUMBER	283726					285107			
Result	NORMAL					CONTROL			
Spore Identification	Raw Count	Spores / m3	Percent of Total	In / Out		Raw Count	Spores / m3	Percent of Total	In / Out
Alternaria	-	-	0	-	NORMAL	1	47	2	-
Basidiospores	6	284	67	2:1	NORMAL	3	142	7	-
Cladosporium	3	142	33	0.08:1	NORMAL	36	1,702	88	-
Hyphae	-	-	0	-	NORMAL	1	47	2	-
Total	9	425	100%	-		41	1,938	99.9%	-
Debris Rating	2*					2*			
Analytical Sensitivity	13					13			
Sample Volume	75					75			
Lab Sample Number	283726					285107			
Sample Location	Gym - East					Outdoor			
Image									

SAMPLE LOCATION	OFFICE - MAIN LEVEL MIDDLE				RESULT	OUTDOOR			
CLIENT SAMPLE NUMBER	283624					285107			
Result	NORMAL					CONTROL			
Spore Identification	Raw Count	Spores / m3	Percent of Total	In / Out		Raw Count	Spores / m3	Percent of Total	In / Out
Alternaria	-	-	0	-	NORMAL	1	47	2	-
Basidiospores	4	189	29	1.33:1	NORMAL	3	142	7	-
Botrytis	1	47	7	47.26:1	NORMAL	-	0	0	-
Cladosporium	3	142	21	0.08:1	NORMAL	36	1,702	88	-
Hyphae	-	-	0	-	NORMAL	1	47	2	-
Penicillium/Aspergillus group	5	236	36	236.38:1	NORMAL	-	0	0	-
Smuts,Periconia,myxomycetes	1	47	7	47.26:1	NORMAL	-	0	0	-
Total	14	662	100%	-		41	1,938	99.9%	-
Debris Rating	3*					2*			
Analytical Sensitivity	13					13			
Sample Volume	75					75			
Lab Sample Number	283624					285107			
Sample Location	Office - Main level middle					Outdoor			
Image									

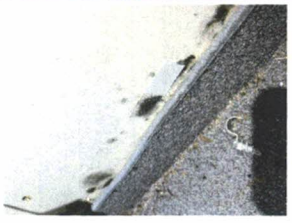
SAMPLE LOCATION	OFFICE -UPSTAIRS NORTH				RESULT	OUTDOOR			
CLIENT SAMPLE NUMBER	283613					285107			
Result	ELEVATED					CONTROL			
Spore Identification	Raw Count	Spores / m3	Percent of Total	In / Out		Raw Count	Spores / m3	Percent of Total	In / Out
Alternaria	-	-	0	-	NORMAL	1	47	2	-
Basidiospores	4	189	4	1.33:1	NORMAL	3	142	7	-
Cladosporium	19	898	18	0.53:1	NORMAL	36	1,702	88	-
Hyphae	1	47	1	1:1	NORMAL	1	47	2	-
Penicillium/Aspergillus group	77	3,640	73	3640.01:1	ELEVATED	-	0	0	-
Smuts,Periconia,myxomycetes	2	95	2	94.56:1	NORMAL	-	0	0	-
Stachybotrys	1	47	1	47.26:1	ELEVATED	-	0	0	-
Torula	2	95	2	94.56:1	NORMAL	-	0	0	-
Total	106	5,011	100%	-		41	1,938	99.9%	-
Debris Rating	2*					2*			
Analytical Sensitivity	13					13			
Sample Volume	75					75			
Lab Sample Number	283613					285107			
Sample Location	Office -Upstairs North					Outdoor			
Image									

SAMPLE LOCATION	OFFICE - UPSTAIRS NORTH				RESULT	OUTDOOR			
CLIENT SAMPLE NUMBER	1830880					285107			
Result	ELEVATED					CONTROL			
Spore Identification	Raw Count	Spores / m3	Percent of Total	In / Out		Raw Count	Spores / m3	Percent of Total	In / Out
Alternaria	-	-	0	-	NORMAL	1	47	2	-
Basidiospores	-	-	0	-	NORMAL	3	142	7	-
Cladosporium	-	-	0	-	NORMAL	36	1,702	88	-
Hyphae	-	-	0	-	NORMAL	1	47	2	-
Total	**0**	**0**	**0%**	**-**		**41**	**1,938**	**99.9%**	**-**
Debris Rating	0*					2*			
Analytical Sensitivity	0					13			
Sample Volume	75					75			
Lab Sample Number	1830880					285107			
Sample Location	Office - Upstairs North					Outdoor			
Image									

SURFACE ANALYSIS

SAMPLE LOCATION	OFFICE - UPSTAIRS NORTH
SERIAL NUMBER	1830880
RESULT	ELEVATED

SPORE IDENTIFICATION	EXAM RATING
NUMEROUS ALTERNARIA SPECIES	FUNGI SPORES COVER > 50% OF AREA ANALYZED



FOOTNOTES & ADDITIONAL REPORT INFORMATION

1. The results in this analysis pertain only to this sample location(s), collected on the stated date and should not be used in the interpretation of any other sample location(s). This report my not be duplicated, except in full, without the written consent of My Mold Detective, LLC. (MMD)
2. MMD will not be held responsible for overloading of samples.
3. Neither the laboratory nor MMD bear any responsibility for sample collection activities, analytical method limitations, or your use of the test results. Interpretation and use of test results are your (consumer's) responsibility. Any reference to health effects or interpretation of mold levels is strictly the opinion of MMD. In no event, shall MMD or any of its employees be liable for lost profits or any special, incidental or consequential damages arising out of your use of the test results.
4. My Mold Detective (MMD) should not be used to verify if remediation activities are successful. Industry standards and some state legislation requires a qualified third-party Indoor Environmental Professional (IEP) to verify if a work area is successfully remediated. Third-party Post Remediation Verification Testing (PRVT) and assessments should always include: 1) onsite visual assessment 2) moisture readings (Rh & moisture content) 3) observations of active moisture intrusions 4) evaluation of remediation contractor's containments 5) analysis of potential cross contamination from work areas to adjacent non-remediated work areas 6) mold sampling as deemed applicable by qualified IEP.
5. There are no federal or national standards for the numbers of fungal spores that may be present in the indoor environment. As a general rule and guideline that is widely accepted in the indoor air quality field, the numbers and types of spores that are present in the indoor environment should be comparable to those that are present outdoors at any given time. There will always be some mold spores present in "Normal" indoor environments. The purpose of sampling and counting spore sis to help determine whether an abnormal condition exists within the indoor environment and if it does, to help pinpoint the area of contamination. Spore count should not be used as the sole determining factor of mold contamination. There are many factors that can cause anomalies in the comparison of indoor and outdoor samples due to the dynamic nature of both of those environments.

DEBRIS RATING TABLE

1. Minimal (less than 5%) particulate present	Reported values are minimally affected by particulate load.
2. 5% to 25% of the trace occluded with particulate	
3. 26% to 75% of the trace occluded with particulate	Negative bias is expected. The degree of bias increases directly with the percent of the trace that is occluded.
4. 76% to 90% of the trace occluded with particulate	
5. Greater than 90% of the trace occluded with particulate	Quantification not possible due to large negative bias. New samples should be collected at shorter time interval, or other measures taken to reduce the particulate load.

LEARN ABOUT MOLD

Particulate	Definition
CLADOSPORIUM (Mold)	Distinctive, with wide variation in size and shape. Spores with dark attachment scars and some olive to brown pigmentation are identified as Cladosporium. Widespread, on many substrates, including textiles, wood, moist window sills. Grows at 0°C, and so is associated with refrigerated foods.

	Allergenic Potential: Type I allergies (hay fever, asthma). Type III hypersensitivity pneumonitis: Hot tub lung, Moldy wall hypersensitivity. **Potential Toxins Produced:** Cladosporin, Emodin
ALTERNARIA (Mold)	Alternaria spores are one of the most common and potent indoor and outdoor airborne allergens. Additionally, Alternaria sensitization has been determined to be one of the most important factors in the onset of childhood asthma. Synergy with Cladosporium or Ulocladium may increase the severity of symptoms. **Allergenic Potential:** Type I allergies (hay fever, asthma) & Type III (hypersensitivity pneumonitis) **Potential Toxins Produced:** Alternariol, Alternariol monomethylether, Tenuazonic acid, Altenuene, Altertoxins
BASIDIOSPORES (Mold)	Basidiospores are the result of sexual reproduction and formed on a structure called the basidium. Basidiospores belong to the members of the Phylum Basidiomycota, which includes mushrooms, shelf fungi, rusts, and smuts. **Allergenic Potential:** Type I allergies (hay fever, asthma) & Type III (hypersensitivity pneumonitis) **Potential Toxins Produced:** Amanitins, monomethyl-hydrazine, muscarine, ibotenic acid, psilocybin.
SMUTS,PERICONIA,MYXOMYCETES (Mold)	Smut fungi belong to the order Ustilaginales and there are about 4000 known species. The myxomycetes have an interesting life cycle which includes a wet spore phase and a dry spore phase. When conditions are favorable, they move about like amoebae, resembling primitive animals. When conditons are not favorable they form a resting body (sclerotium) with dry, airborne spores. The myxomycetes are not considered to be true fungi. Periconia colonial morphology is similar to Cladosporium and is infrequently isolated in culture. Smut teliospores cannot easily be distinguished from the myxomycetes and certain species of Periconia. They are reported in the "round, brown" spore category: "Smuts, Periconia, myxomycetes." **Allergenic Potential:** Type I allergies (hay fever, asthma). **Potential Toxins Produced:** None currently known.
PENICILLIUM/ASPERGILLUS GROUP (Mold)	Aspergillus is the second most common opportunistic pathogen following Candida. Penicillium is one of the most common genera of fungi. Free spores of Penicillium are indistinguishable from Aspergillus and other genera with small round to oval colorless or slightly pigmented spores. Widespread. Commonly found in house dust. Grows in water damaged buildings on wallpaper, wallpaper glue, decaying fabrics, moist chipboards, and behind paint. Colonies are usually shades of blue, green, and white. **Allergenic Potential:** Allergic bronchopulmonary aspergillosis (ABPA) which is common in asthmatic and cystic fibrosis patients, Aspergillus sinusitis, Invasive aspergillosis in immunocompromised patients Type I (hay fever, asthma), Type III (hypersensitivity) **Potential Toxins Produced:** Aspergillus: 3-Nitropropionic acid, 5-metoxystermatocystin, Aflatoxin B1, B2, Aflatoxin G1, G2, Aflatoxin M1, M2, Aflatoxin P1, Aflatoxin Q1, Aflatoxins, Aflatrem (alkaloid), Aflatrem (indole alkaloid), Aflavinin,

Ascalidol, Aspergillic acid, Aspergillomarasmin, Aspertoxin, Asteltoxin, Austamid, Austdiol, Austins, Austocystins, Avenaciolide, Brevianamide A, Candidulin, Citreoviridin,, Citrinin, Clavatol, Cyclopiazonic acid, Cyclopiazonic acid, Cytochalasin E, Emodin, Fumagillin, Fumigaclavine A, Fumigatin, Fumitremorgens, Fumitremorgin A, Gliotoxin, Griseofulvin, Helvolic acid, Kojic acid, Kotanin, Malformins, Naphtopyrones, Neoaspergillic acid, Nidulin, Nidulotoxin, Nigragillin, Ochratoxin A, Ochratoxin B, Ochratoxin C, Ochratoxins ß, Ochratoxins a, Ochratoxins (A,B,C.a, ß.), Orlandin, Oryzacidin, Paspaline, Patulin, Penicillic acid, Phthioic acid, Secalonic acid A, B, D and F, Sphingofungins, Spinulosin, Sterigmatocystin, Terphenyllin, Terredional, Terreic acid, Terrein, Terretonin, Terretonin, Territrem A, Tryptoquivalines, Verruculogen, Versicolorin A, Viomellein, Viriditoxin, Xanthocillin, Xanthomegnin, ß-nitropropionic acid

Penicillium: Citrinin, Citreoviridin, Cyclopiazonic acid, Fumitremorgen B, Grisiofulvin, Janthitrems, Mycophenolic acid, Paxilline, Penitrem A, Penicillic acid, Ochratoxins, Roquefortine C, Secalonic acid D, Verruculogen, Verrucosidin, Viomellein, Viridicatumtoxin, Xanthomegnin,

BOTRYTIS (Mold)

Botrytis is a fungus called a mold, and occurs worldwide. It grows on many plant substrates, living and dead; causing leaf rot of grapes, cabbage, strawberries, lettuce, onions, and gray mold of fruits and dead or dying flowers, on some of which it may also occur indoors. Its tiny, unicellular, dry spores are common in the air, since they are produced in clusters on many swollen cells at the ends of branched structures, and are easily dislodged. Its spores may sometimes trigger asthma, hay fever, and hypersensitivity pneumonitis. It does not produce toxins (and is in fact involved in the production of Sauternes and other 'Botrytis' wines).

STACHYBOTRYS (Mold)

Commonly known as "Black Mold" and found indoors on wet materials containing cellulose, such as wallboard, jute, wicker, straw baskets, and other paper materials. Stachybotrys is slow growing as compared to Penicillium and other common mold genera, and may not compete well in the presence of other fungi. However, when water availability is high for prolonged periods on environmental material, Stachybotrys may gradually become the predominating mold, especially on cellulose containing materials.

Allergenic Potential: Type I allergies (hay fever, asthma). Type III hypersensitivity pneumonitis: Hot tub lung, Moldy wall hypersensitivity.

Potential Toxins Produced: Macrocyclic trichothecenes: verrucarin J, roridin E, satratoxin F, G & H, sporidesmin G, trichoverrol; cyclosporins, stachybotryolactone.

Stachybotrys mycotoxicosis is currently the subject of toxin research.

Stachybotrys mycotoxicosis: human toxicosis has been described; may be characterized by dermatitis, cough, rhinitis, itching or burning sensation in mouth, throat, nasal passages and eyes. The best described toxicoses are from domestic animals that have eaten contaminated hay and straw or inhaled infected material from contaminated bedding.

Stachybotrys may play a role in the development of sick building syndrome. The presence of this fungus can be significant due to its ability to produce mycotoxins. Exposure to the toxins can occur through inhalation, ingestion, or skin exposure

TORULA (Mold)	Distinctive, with wide variation in size and shape. Spores with dark attachment scars and some olive to brown pigmentation are identified as Cladosporium. Widespread, on many substrates, including textiles, wood, moist window sills. Grows at 0°C, and so is associated with refrigerated foods. **Allergenic Potential:** Not currently known. **Potential Toxins Produced:** Torula herbarum was cytotoxic in screening tests performed by our laboratory. The nature of the toxin(s) is unknown.
HYPHAE (Mold)	NULL

ADDITIONAL FOOTNOTES & DISCLAIMER

1. Dash (-) in this report, under the raw count column of the Air Sample Results table means 'not detected' (ND): otherwise 'not applicable' (NA).
2. The positive-hole correction factor is a statistical tool which calculates a probable count from the raw count, taking into consideration that multiple particles can impact on the same hole; for this reason the sum of calculated counts may be less than the positive hole corrected total.
3. Due to rounding totals may not equal 100%.
4. Minimum Reporting Limits (MRL) for BULKS, DUSTS, SWABS, and WATER samples are a calculation based on the sample size and the dilution plate on which the organism was counted. Results are a compilation of counts taken from multiple dilutions and multiple medias. This means that every genus of fungi or bacteria recovered can be counted on the plate on which it is best represented.
5. If the final quantitative result is corrected for contamination based on the blank correction is stated in the sample comments section of the report.
6. Analysis conducted on non-viable spore traps is completed in the Indoor Environmental Standards Organization Standard 2210.
7. The results in this report are related to this project and these samples only.

Disclaimer

DISCLAIMER This document was designed to follow currently known industry guidelines for the interpretation of microbial sampling and analysis. Since interpretation of mold analysis reports is a scientific work in progress, it may as such be changed at any time without notice. The client is solely responsible for the use or interpretation. My Mold Detective, LLC makes no express or implied warranties as to health of a property from only the samples sent to their laboratory for analysis. The client is hereby notified that due to the subjective nature or fungal analysis and the mold growth process, laboratory samples can and do change over time relative to the originally sampled material. My Mold Detective, LLC reserves the right to properly dispose of all samples after the testing of such samples is sufficiently completed or after a 7 day period, whichever is greater.



Home Inspection Report

250 Center Street
Panguitch, UT 84759

Inspected By: Brian G Stowe

Prepared For: Mat Houston
Inspected On Fri, Mar 1, 2024 at 11:46 AM

Sunset Home Inspections, llc
(435) 616-2745
www.Sunset-Home-Inspections.com

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Report Summary 57

Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended

Further Evaluation Required: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

General

Property Type

Commercial - Business Complex

Stories

Two

Approximate Age

1937

Age Based On

Google Search

Restrooms

2

Door Faces

North

Furnished

Partially

Occupied

Partially

Weather

Sunny, Windy

Temperature

Cool

Soil Condition

Dry

Utilities On During Inspection

Electric Service, Gas Service, Water Service

People Present

Client

General Comments

Comment 1
Information

Mixed emotions go into big decisions with a building like this. They are magnificent in the sense of history. But in 1937, this building has stood the test of time. Has served its purpose as a High School, and now as a Business Center. The structure of this building is still in good condition with no major issues found, however, the building itself has deteriorated because of lack of maintenance and repairs for many years to the point a decision needs to be made whether or not it is worth the money to renovate or demolish it and rebuild. I stand on neutral ground when offering my professional opinion. A building this size in its current condition has many issues. The cost of renovation could come close to the cost of building a new building. Long ongoing water leak has greatly compounded the renovation costs by introducing water to the interior structure. Now with mold present, way have health concerns inside two office units but with water damage found in almost every room of this building. This structure has served its purpose and has deteriorated to this point. Because of the water leaks and everything outdated, once you pull a building permit this building would need to nearly gutted and built back new around the structure. Cost to this usually out runs the cost of demolition and rebuilding. Regardless of tearing it down or renovating it, an environmental agency needs to be involved because the risk of dangerous materials possibly used in building this structure, like Asbestos. Asbestos is only dangerous if breathing it in. Precautions need to be put in place when disturbing this material.

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading

Mostly Level

Condition: Satisfactory

Landscape

Generally Maintained

Condition: Satisfactory

Parking Lot

Asphalt

Condition: Satisfactory

Walkways

Concrete

Condition: Satisfactory

Site Comments

Comment 2
Information

Back Parking Lot



Lawn Sprinkler

Water Supply

Municipal

Valves

Mechanical

Timer

Electric Clock

Electrical Connections

Buried

Condition: Satisfactory

Lawn Sprinkler Comments

Comment 3
Information

System winterized, not tested.



Parking Garage

Garage Type

Attached

Condition: Marginal

Garage Size

Multiple

Door Opener

Manual Opening

Condition: Satisfactory

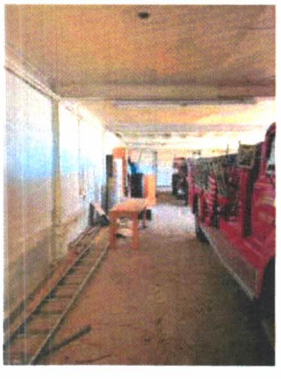


Parking Garage Comments

Comment 4
Information

Interior pictures of garage.



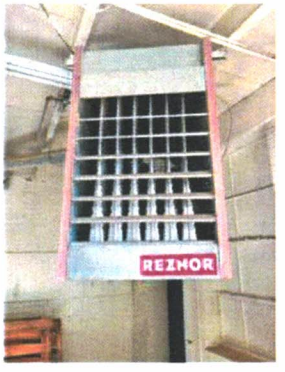






Comment 5
Deficiency

Sounds like it's running but it's not. Repair needed.





Comment 6
Deficiency

Recommend replacing drafty single pane windows to double pane windows.



Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering

Brick

Condition: Marginal

Comment 7
Deficiency

There is a good size crack at the Northwest corner towards the top that needs repair.



Comment 8
Deficiency

Several locations around the exterior need some brick repair and/or repointing grout.








Exterior Trim Material

Brick

Condition: Satisfactory

Windows

Metal

Condition: Replace

Entry Doors

Steel

Condition: Satisfactory

Railings

Metal

Condition: Repair

Comment 9
Deficiency

Deck railing needs repair. When deck is above 30" all spacing between spindles, under bottom rails, and between posts are required to be a minimum of 4" for child safety.





Comment 10
Deficiency

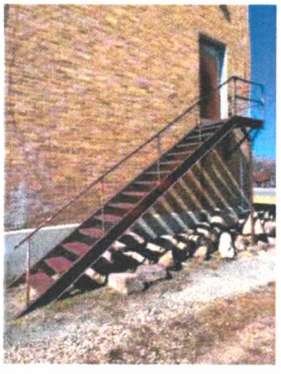
Stairwell railing needs repair. All spacing between spindles, under bottom rails, and between posts are required to be a minimum of 4" for child safety.





Comment 11
Deficiency

Stairway railing needs repair. When railing is above 30" all spacing between spindles, under bottom rails, and between posts are required to be a minimum of 4" for child safety.



Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types

Basement

Foundation Material

Poured Concrete

Condition: Satisfactory

Signs of Water Penetration

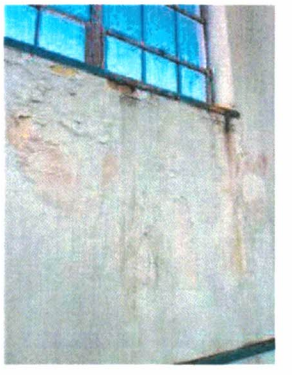
Stains, Efflorescence

Condition: Repair

Comment 12
Deficiency

Moisture coming through structure. Recommend repairing as needed.





Floor Structure

Concrete Slab

Condition: Satisfactory

Subflooring

Steel Beams & Concrete

Condition: Satisfactory

Wall Structure

Full Masonry

Condition: Satisfactory

Structure Comments

Comment 13
Deficiency

Construction Materials

Many construction materials, like roofing and siding, were made with asbestos. The mineral enhanced durability and resistance to weathering, chemical erosion and fire. There are health hazards when asbestos construction materials become damaged or disturbed. Remodeling, renovating or demolishing old buildings and homes may release asbestos fibers into the air. Any renovations done to this building, precautions and PPE(Personal Protective Equipment) must be used.

Asbestos Plaster

From the 1920s to the 1970s, plaster materials were often made with asbestos. Walls and ceilings were often covered in this material. Asbestos was added to the wet plaster to make it more fire-resistant and durable. Asbestos plaster was used in homes, schools, churches and other buildings. It exposed people to asbestos and caused mesothelioma and other asbestos cancers.

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method

Drone

Roof Design

Flat

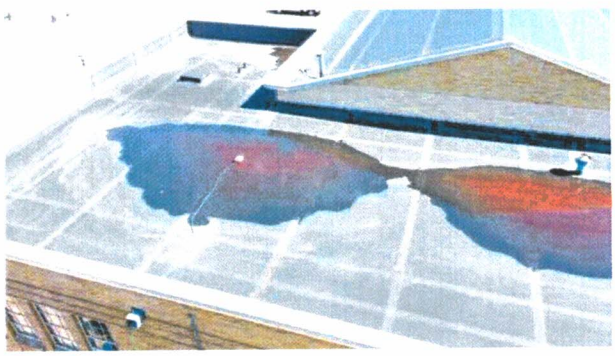
Roof Covering

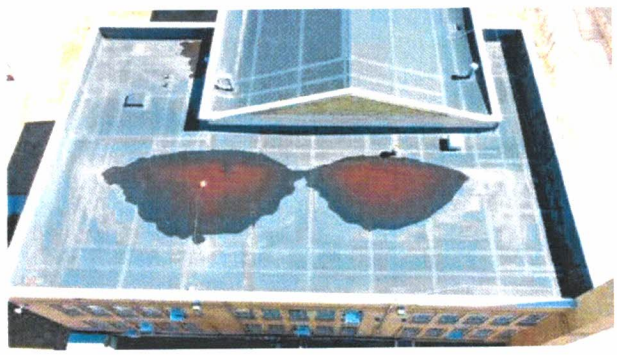
Roll Roofing

Condition: Replace

Comment 14
Deficiency

There are several bad water leaks in the roof. Leaks are causing a lot of interior damage. Recommend removing the roofing material and repair or replace any damage in roof structure.





Approximate Roof Age

Unknown

Vent Stacks

Metal

Condition: Satisfactory

Chimney

Brick

Condition: Satisfactory





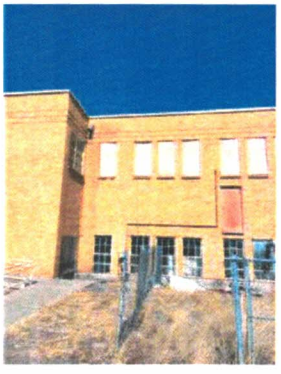
Water Drainage

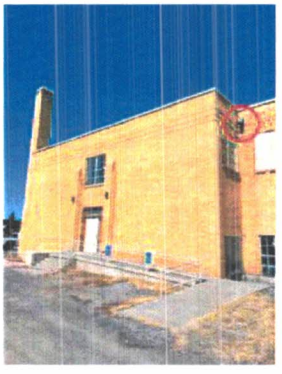
Ports in stem wall

Condition: Repair

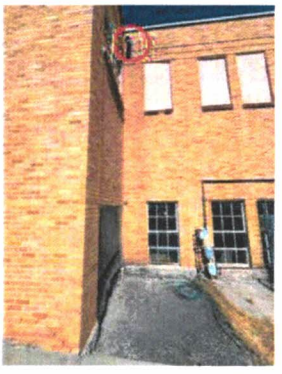
Comment 15
Deficiency

This roof drain needs to be routed away from the window and French Doors right below. Water drainage is causing a lot of water damage.

















Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service

Public

Supply Pipe Material

Unknown

Condition: Satisfactory

Location of Main Water Shutoff

At Meter

Sewer System

Public

Location of Fuel Shutoff

At Meter

Fire Sprinklers

Not Present

Plumbing Comments

> **Comment 16**
> **Information**
>
> Between 1900 and 1950, a majority of cities installed lead water pipes—with some cities even mandating them for their durability. And because lead pipes can last 75 to 100 years.
>
> Recommend having the water tested to verify if there are Lead pipes present or not.

Water Heater

Manufacturer

General Electric

Fuel

Natural Gas

Capacity

40 gal

Approximate Age

Unknown

Temp & Pressure Relief Valve

Present Without Blow Off Leg

Condition: Repair

Comment 17
Deficiency

Pressure relief valve is missing blow off pipe. Recommend running blow off pipe to exterior or to a catch pan.



Fuel Disconnect

Within Sight of Equipment

Seismic Straps Installed

Not Present

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service

Underground

Main Disconnect Location

Basement



Service Panel Location

Basement

Service Line Material

Aluminum

Condition: Satisfactory

Service Voltage

240 volts

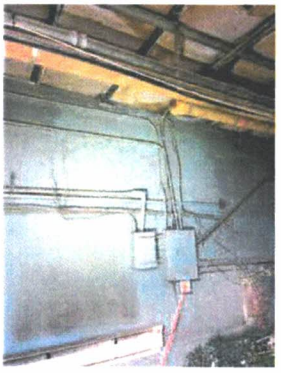
Branch Circuit Wiring

Non-Metallic Shielded Copper

Condition: Marginal

Comment 18
Information

With conduits running all over, updating electrical should be easier with existing conduit in place. If building is going to be renovated, then electrical should be updated to today's standards and completely upgraded. There is new wiring upgraded in some rooms. Mostly needs to be cleaned up, evaluated by a licensed electrician and upgraded and repaired by his recommendation.






Overcurrent Protection

Breakers

Condition: Satisfactory

Smoke Detectors

Not Present

Comment 19
Deficiency

No smoke detection system present.

Electrical Comments

Comment 20
Deficiency

Knock outs missing. Holes need to be covered for safety.





Heating System

Hanging from Ceiling

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location

In each corner of the Gym

Type of Equipment

Forced Air

Condition: Repair

Heating Fuel

Gas

Condition: Satisfactory

Approximate Age

Unknown

Heating Comments

> **Comment 21**
> **Deficiency**
>
> There are 4 Heating units installed in the Gym. 1 of the 4 is operating normally, the other 3 did not function.

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

HVAC System Type

Hanging from the ceiling

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location

Garage

Type of Equipment

Forced Air

Condition: Repair

Heating Fuel

Gas

Condition: Satisfactory

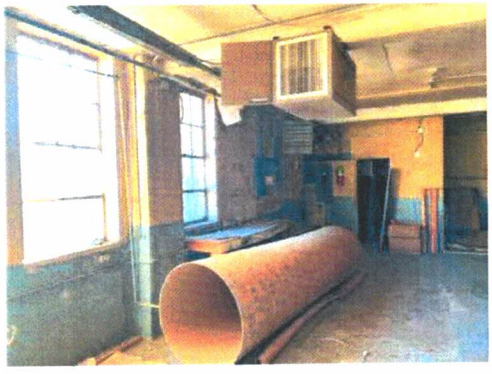
Approximate Age

Unknown

Heating Comments

Comment 22
Deficiency

Unit was making noises like it was running, but it was not. I turned the switch off for safety reasons. Unit needs to be serviced.





Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Bathroom #1

Location

Men's

Sink(s)

Double Vanity

Condition: Satisfactory

Toilet

Standard Tank

Condition: Replace

Comment 23
Deficiency

Tank cover is missing. Toilet is too old to find a new cover. Recommend replacing toilet.





Floor

Vinyl

Condition: Marginal

Comment 24
Deficiency

Floor is heavily worn and stained. Recommend replacing.



Bathroom #2

Location
Women's

Sink(s)
Double Vanity
Condition: Satisfactory

Toilet
Standard Tank
Condition: Replace

Comment 25
Deficiency

Tank cover is cracked. Toilet is too old to find a new cover. Recommend replacing toilet.



Toilet #2

Standard Tank

Condition: Satisfactory

Floor

Vinyl

Condition: Marginal

Comment 26
Deficiency

Floor is stained. Recommend replacing.





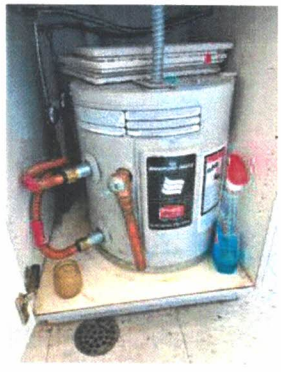
Bathroom #2 Comments

Comment 27
Information

6gal water heater

Bradford White

Satisfactory



Bathroom #1

Location

Abandoned Shower Room

Shower Walls

Tile

Condition: Marginal

Floor

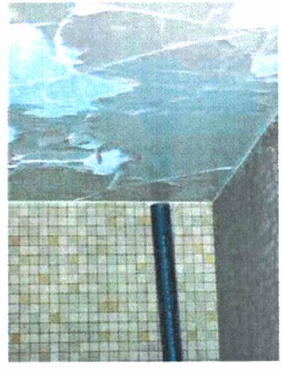
Tile

Condition: Marginal

Bathroom #1 Comments

Comment 28
Deficiency

There is a vent stack open inside. This needs to be routed outside.

Comment 29
Deficiency

This room will need to completely renovated.





The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors

Carpet

Condition: Replace

Comment 30
Deficiency

Carpet is ruined from water damage. Recommend replacing.



Walls

Painted Drywall

Condition: Repair

Comment 31
Deficiency

Water damage down wall from roof leak.





Window Types

Casement

Condition: Replace

Comment 32
Deficiency

Recommend replacing drafty single pane windows to double pane windows.



Window Materials

Metal

Entry Door Types

Hinged

Condition: Satisfactory

Entry Door Materials

Wood

Office Unit - Main Level #1 Comments

Comment 33
Information

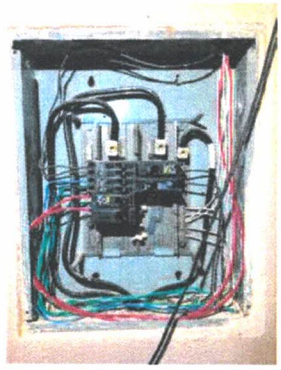
North Unit



Comment 34
Information

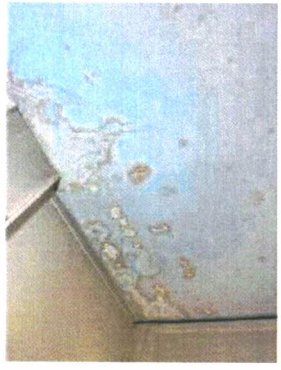
Electrical Panel

Satisfactory




Comment 35
Deficiency

Water leaking through roof is causing water damage in ceiling.




Comment 36
Deficiency

Repair or replace heater.



The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors

Carpet

Condition: Replace

Comment 37
Deficiency

Carpet is ruined from water damage. Recommend replacing.





Walls

Painted Drywall

Condition: Satisfactory

Window Types

Single Hung, Fixed

Condition: Replace

Comment 38
Deficiency

Recommend replacing drafty single pane windows to double pane windows.



Window Materials

Metal

Entry Door Types

Hinged

Condition: Satisfactory

Entry Door Materials

Wood

Office Unit - Main Level #2 Comments

Comment 39
Deficiency

Water leaking through roof is causing water damage in ceiling.





Comment 40
Information

Wall Heater

Satisfactory.



Comment 41
Information

Sink satisfactory.

Under the sink water heater is not working.



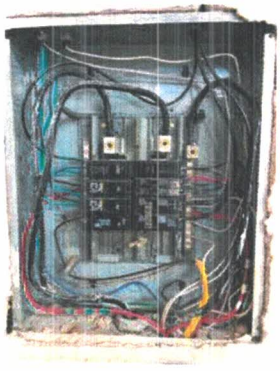


Comment 42
Information

Electrical Panel

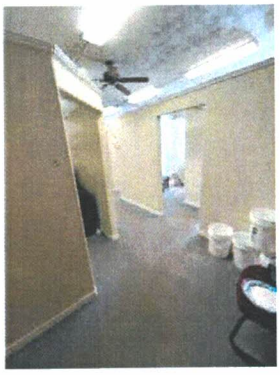
Satisfactory





Comment 43
Information

Middle Unit



Comment 44
Information

Air Quality Mold test done in this room, levels came back in the high normal range. See mold test for details.

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors

Carpet

Condition: Replace

Comment 45
Deficiency

Carpet is ruined from water damage. Recommend replacing.





Walls

Plaster, Wood Paneling

Condition: Satisfactory

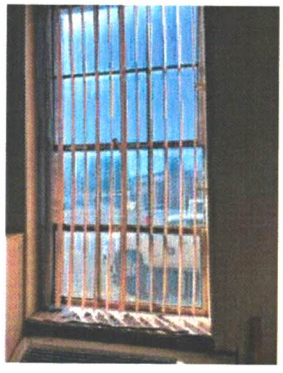
Window Types

Casement

Condition: Replace

Comment 46
Deficiency

Recommend replacing drafty single pane windows to double pane windows.



Window Materials

Metal

Entry Door Types

Hinged

Condition: Satisfactory

Entry Door Materials

Wood

Office Unit - Main Level #3 Comments

Comment 47
Information

South Unit



Comment 48
Information

Heater is unplugged. Not tested.



Comment 49
Information

Hot water is disconnected.



Comment 50
Deficiency

Knock out opening needs to be covered.

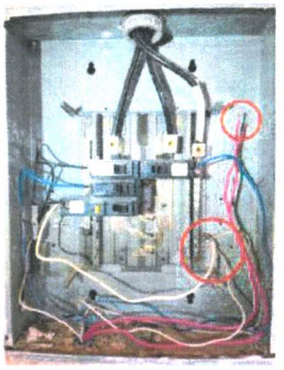


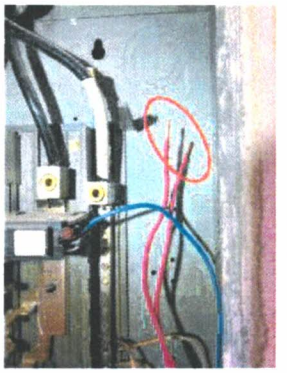
Comment 51
Deficiency

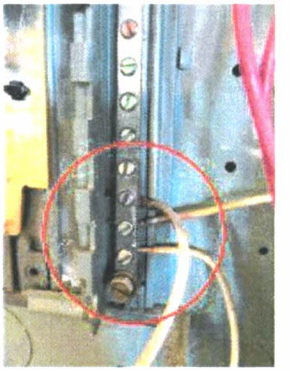
Exposed wires need wire nuts installed on them.

The Neutral wires are burnt. Something overloaded this circuit and burnt the wires.

Recommend have an electrician evaluate.







The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors

Concrete

Condition: Satisfactory

Walls

Painted Drywall, Plaster

Condition: Satisfactory

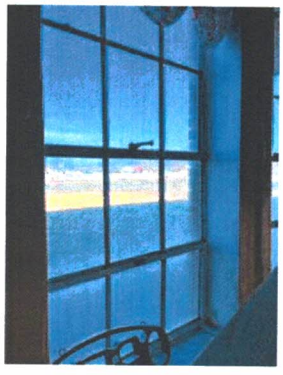
Window Types

Casement

Condition: Replace

Comment 52
Deficiency

Recommend replacing drafty single pane windows to double pane windows.



Window Materials

Metal

Entry Door Types

Hinged

Condition: Satisfactory

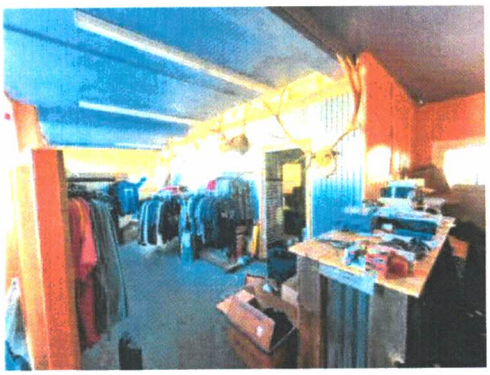
Entry Door Materials

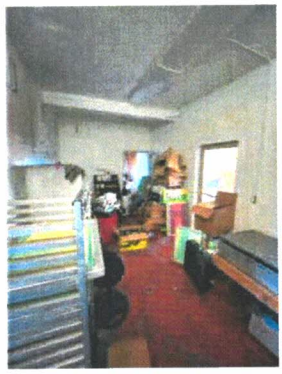
Wood

Office Unit - Main Level #4 Comments

Comment 53
Information

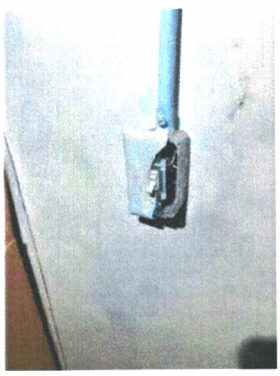
Shed, inc. store





Comment 54
Deficiency

Replace faceplate.



Gymnasium

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors

Wood

Condition: Satisfactory

Walls

Painted Brick

Condition: Satisfactory

Window Types

Casement, Covered

Condition: Replace

Comment 55
Deficiency

Recommend replacing drafty single pane windows to double pane windows. They are covered up on the inside of Gymnasium.





Window Materials

Metal

Entry Door Types

Hinged

Condition: Satisfactory

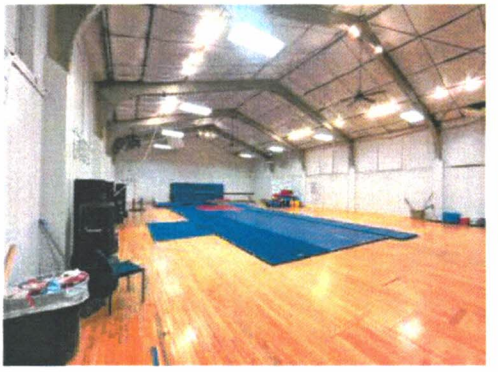
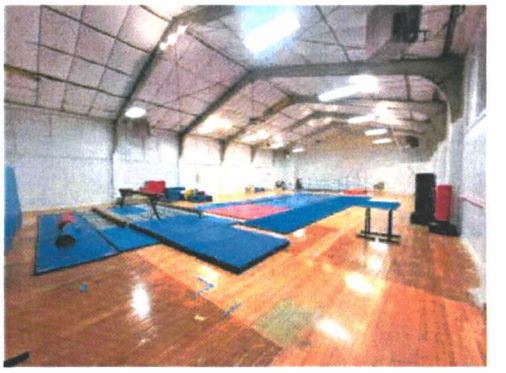
Entry Door Materials

Steel

Gymnasium Comments

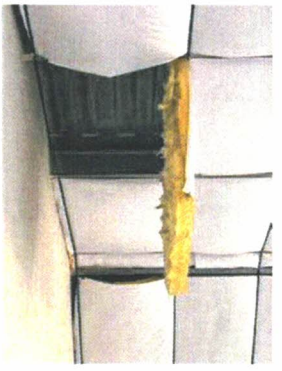
Comment 56
Information

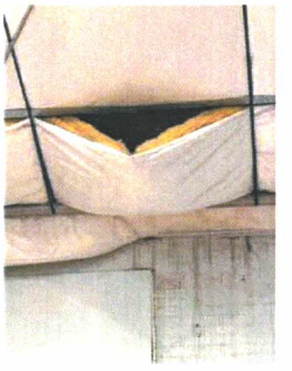
Gymnasium

Comment 57
Deficiency

Insulation in a few areas is falling down. Recommend having it secured back in place.





Comment 58
Deficiency

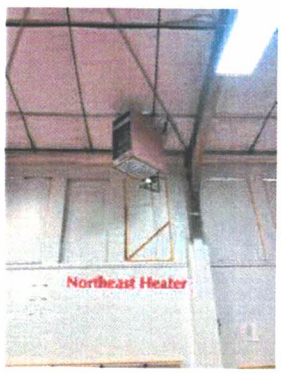
Signs of a roof leak coming down South wall. Once roof is replaced, this problem will go away.





Comment 59
Information

There are 4 heaters located at all four corners. Only the Northeast heater works. The other three won't turn on.



Office Unit - Upstairs #1

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors

Carpet

Condition: Replace

Comment 60
Deficiency

Carpet is ruined from water damage. Recommend replacing.

Walls

Painted Drywall

Condition: Repair

Comment 61
Deficiency

Black mold present. See mold test for details.



Window Types

Casement, Fixed

Condition: Replace

Comment 62
Deficiency

Recommend replacing drafty single pane windows to double pane windows.

Window Materials

Metal

Entry Door Types

Hinged

Condition: Satisfactory

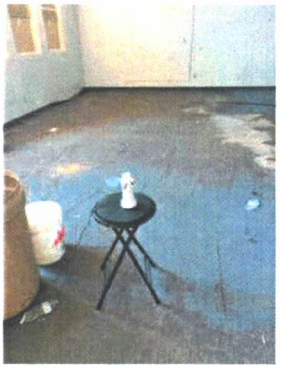
Entry Door Materials

Wood

Office Unit - Upstairs #1 Comments

Comment 63
Deficiency

Major water damage in this room. Mold air Quality Air and Surface Test was performed in this room. See mold tests for details. Results came back with elevated levels of mold. Action needed.



Comment 64
Deficiency

Ceiling will need to be completely removed and repaired as needed.

Office Unit - Upstairs #2

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors

Carpet

Condition: Replace

> **Comment 65**
> **Deficiency**
>
> Carpet is ruined from water damage. Recommend replacing.

Walls

Painted Drywall

Condition: Repair

Window Types

Casement, Fixed

Condition: Replace

> **Comment 66**
> **Deficiency**
>
> Recommend replacing drafty single pane windows to double pane windows.

Window Materials

Metal

Entry Door Types

Hinged

Condition: Satisfactory

Entry Door Materials

Steel

Office Unit - Upstairs #2 Comments

> **Comment 67**
> **Deficiency**
>
> Ceiling will need to be completely removed and repaired as needed.

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors

Carpet

Condition: Marginal

Comment 68
Information

Recommend cleaning carpet. After cleaning, decide if it needs replacing.



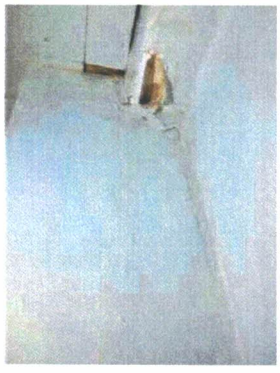
Walls

Painted Drywall

Condition: Repair

Comment 69
Deficiency

Signs of a roof leak coming down North wall. Once roof is replaced, this problem will go away.





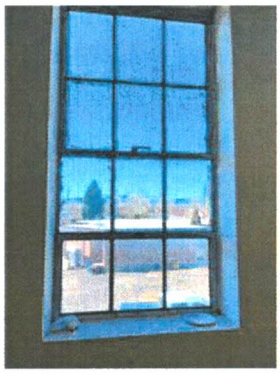
Window Types

Fixed

Condition: Replace

Comment 70
Deficiency

Recommend replacing drafty single pane windows to double pane windows.




Window Materials

Metal

Entry Door Types

Hinged

Condition: Satisfactory

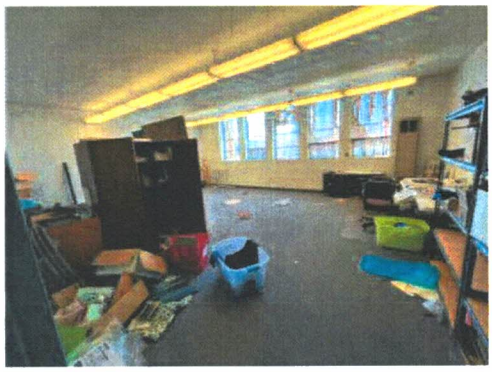
Entry Door Materials

Steel

Office Unit - Upstairs #3 Comments

Comment 71
Information

South Unit



Comment 72
Deficiency

Faceplate missing.



Comment 73
Information

Electrical Panel is Satisfactory.





Interior - Main Level

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors

Carpet

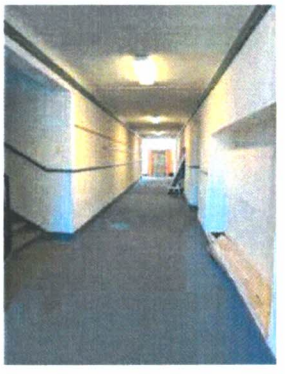
Condition: Marginal



Walls

Plaster

Condition: Satisfactory





Window Types

Fixed

Condition: Replace

Comment 74
Deficiency

Recommend replacing single pane windows to double pane windows.





Window Materials

Wood

Entry Door Types

Hinged

Condition: Satisfactory

Entry Door Materials

Steel

Interior - Main Level Comments

Comment 75
Deficiency

Shelf needs repair.





Interior - Basement

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors

Concrete

Condition: Satisfactory

Walls

Concrete & Brick

Condition: Satisfactory

Interior - Basement Comments

Comment 76
Deficiency

Water is coming through door and ruining steps.





Interior - Level 2

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors

Carpet

Condition: Marginal



Walls

Plaster

Condition: Satisfactory



Window Types

Casement, Fixed

Condition: Replace

Window Materials

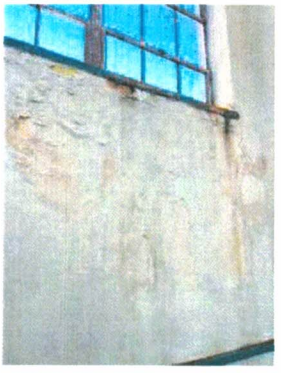
Metal

Interior Door Materials

Wood

Interior - Level 2 Comments

Comment 77
Deficiency



Summary

Deficiency

Parking Garage

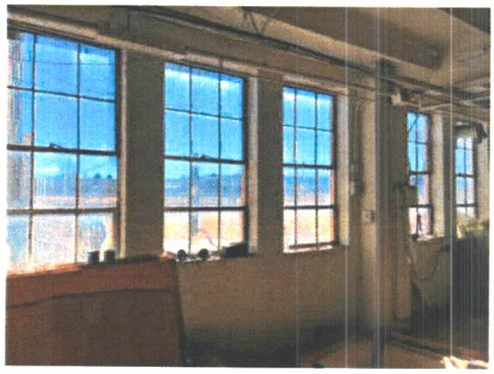
Sounds like it's running but it's not. Repair needed.





Parking Garage

Recommend replacing drafty single pane windows to double pane windows.



Exterior: Exterior Covering

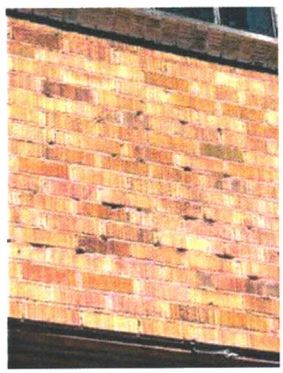
There is a good size crack at the Northwest corner towards the top that needs repair.



Exterior: Exterior Covering

Several locations around the exterior need some brick repair and/or repointing grout.





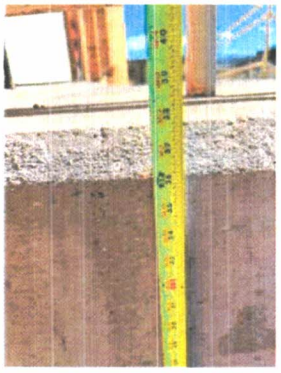






Exterior: Railings

Deck railing needs repair. When deck is above 30" all spacing between spindles, under bottom rails, and between posts are required to be a minimum of 4" for child safety.

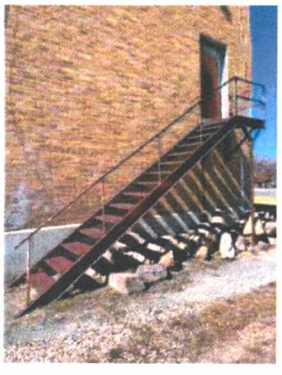
Exterior: Railings

Stairwell railing needs repair. All spacing between spindles, under bottom rails, and between posts are required to be a minimum of 4" for child safety.




Exterior: Railings

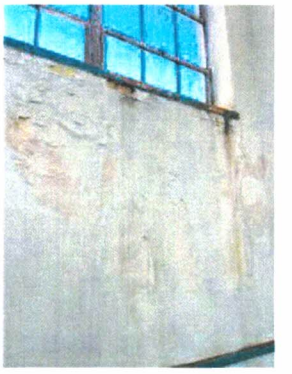
Stairway railing needs repair. When railing is above 30" all spacing between spindles, under bottom rails, and between posts are required to be a minimum of 4" for child safety.



Structure: Signs of Water Penetration

Moisture coming through structure. Recommend repairing as needed.





Structure

Construction Materials

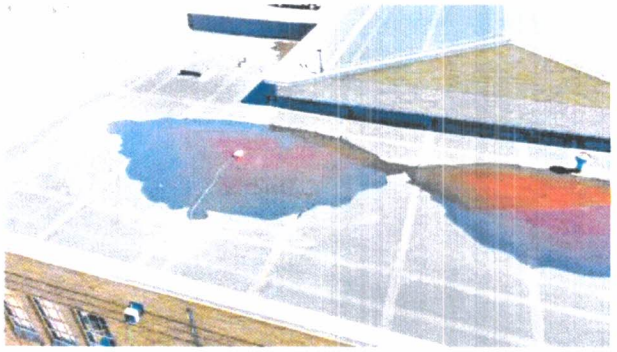
Many construction materials, like roofing and siding, were made with asbestos. The mineral enhanced durability and resistance to weathering, chemical erosion and fire. There are health hazards when asbestos construction materials become damaged or disturbed. Remodeling, renovating or demolishing old buildings and homes may release asbestos fibers into the air. Any renovations done to this building, precautions and PPE(Personal Protective Equipment) must be used.

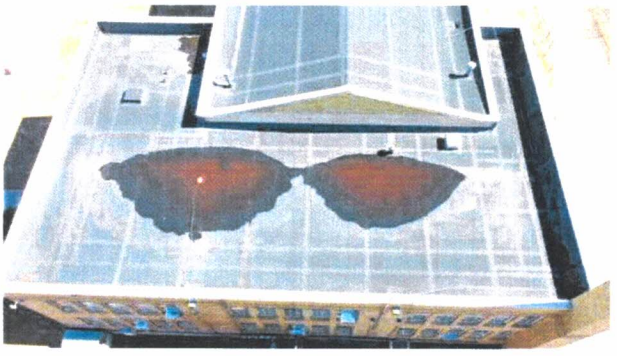
Asbestos Plaster

From the 1920s to the 1970s, plaster materials were often made with asbestos. Walls and ceilings were often covered in this material. Asbestos was added to the wet plaster to make it more fire-resistant and durable. Asbestos plaster was used in homes, schools, churches and other buildings. It exposed people to asbestos and caused mesothelioma and other asbestos cancers.

Roofing: Roof Covering

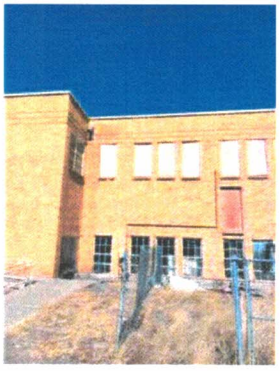
There are several bad water leaks in the roof. Leaks are causing a lot of interior damage. Recommend removing the roofing material and repair or replace any damage in roof structure.





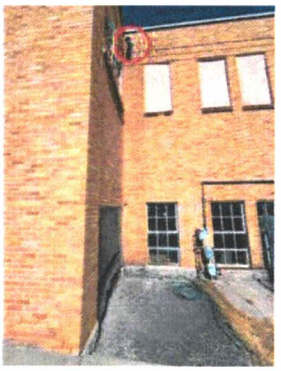
Roofing: Water Drainage

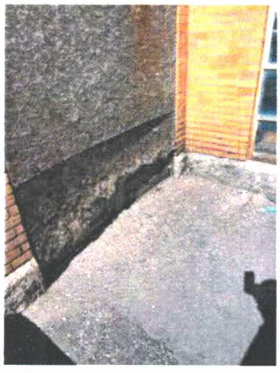
This roof drain needs to be routed away from the window and French Doors right below. Water drainage is causing a lot of water damage.

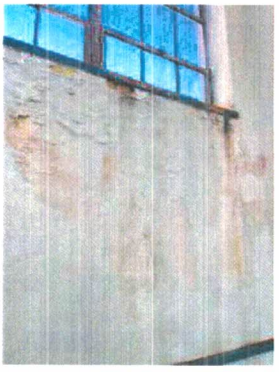
















Plumbing: Water Heater: Temp & Pressure Relief Valve

Pressure relief valve is missing blow off pipe. Recommend running blow off pipe to exterior or to a catch pan.

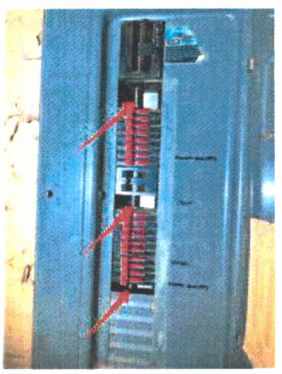


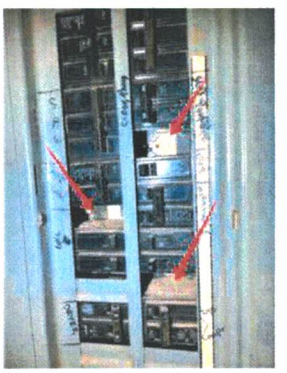
Electrical: Smoke Detectors

No smoke detection system present.

Electrical

Knock outs missing. Holes need to be covered for safety.





HVAC - Gymnasium: Heating

There are 4 Heating units installed in the Gym. 1 of the 4 is operating normally, the other 3 did not function.

HVAC - Garage: Heating

Unit was making noises like it was running, but it was not. I turned the switch off for safety reasons. Unit needs to be serviced.





Restrooms - Main Level: Bathroom #1: Toilet

Tank cover is missing. Toilet is too old to find a new cover. Recommend replacing toilet.





Restrooms - Main Level: Bathroom #1: Floor

Floor is heavily worn and stained. Recommend replacing.



Restrooms - Main Level: Bathroom #2: Toilet

Tank cover is cracked. Toilet is too old to find a new cover. Recommend replacing toilet.



Restrooms - Main Level: Bathroom #2: Floor

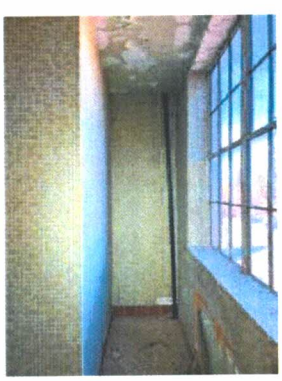
Floor is stained. Recommend replacing.





Restrooms - Level 2: Bathroom #1

There is a vent stack open inside. This needs to be routed outside.





Restrooms - Level 2: Bathroom #1

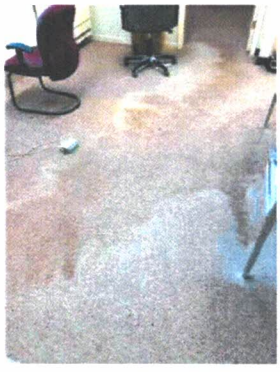
This room will need to completely renovated.





Office Unit - Main Level #1: Floors

Carpet is ruined from water damage. Recommend replacing.



Office Unit - Main Level #1: Walls

Water damage down wall from roof leak.




Office Unit - Main Level #1: Window Types

Recommend replacing drafty single pane windows to double pane windows.



Office Unit - Main Level #1

Water leaking through roof is causing water damage in ceiling.





Office Unit - Main Level #1

Repair or replace heater.



Office Unit - Main Level #2: Floors

Carpet is ruined from water damage. Recommend replacing.





Office Unit - Main Level #2: Window Types

Recommend replacing drafty single pane windows to double pane windows.



Office Unit - Main Level #2

Water leaking through roof is causing water damage in ceiling.





Office Unit - Main Level #3: Floors

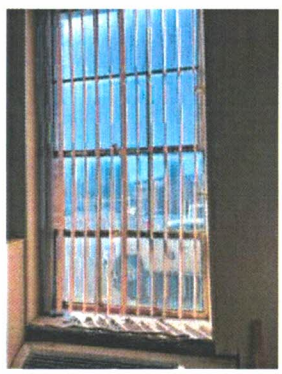
Carpet is ruined from water damage. Recommend replacing.





Office Unit - Main Level #3: Window Types

Recommend replacing drafty single pane windows to double pane windows.



Office Unit - Main Level #3

Knock out opening needs to be covered.

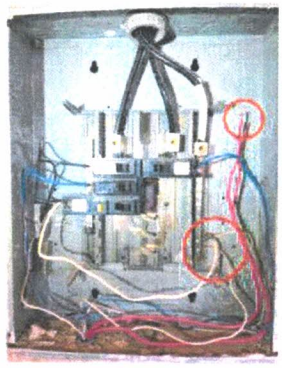
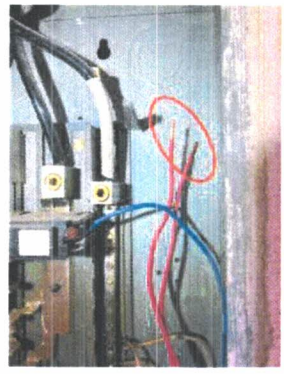
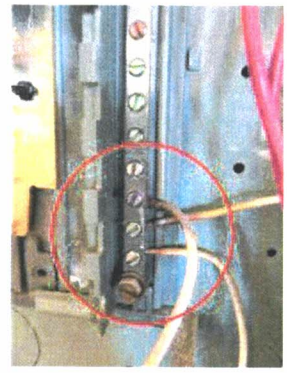


Office Unit - Main Level #3

Exposed wires need wire nuts installed on them.

The Neutral wires are burnt. Something overloaded this circuit and burnt the wires.

Recommend have an electrician evaluate.

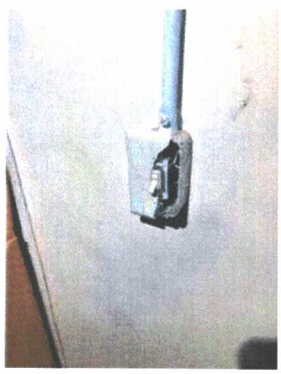
Office Unit - Main Level #4: Window Types

Recommend replacing drafty single pane windows to double pane windows.



Office Unit - Main Level #4

Replace faceplate.



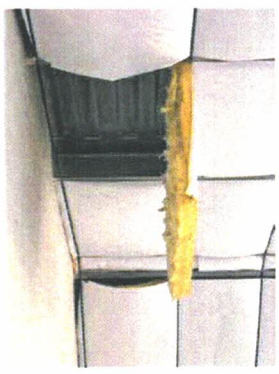
Gymnasium: Window Types

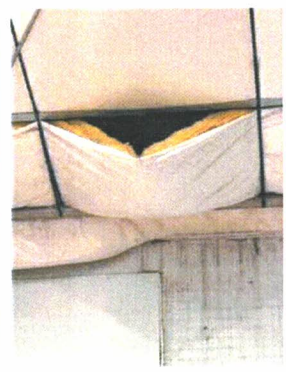
Recommend replacing drafty single pane windows to double pane windows. They are covered up on the inside of Gymnasium.




Gymnasium

Insulation in a few areas is falling down. Recommend having it secured back in place.





Gymnasium

Signs of a roof leak coming down South wall. Once roof is replaced, this problem will go away.




Office Unit - Upstairs #1: Floors

Carpet is ruined from water damage. Recommend replacing.

Office Unit - Upstairs #1: Walls

Black mold present. See mold test for details.

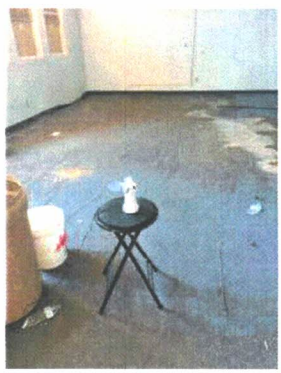


Office Unit - Upstairs #1: Window Types

Recommend replacing drafty single pane windows to double pane windows.

Office Unit - Upstairs #1

Major water damage in this room. Mold air Quality Air and Surface Test was performed in this room. See mold tests for details. Results came back with elevated levels of mold. Action needed.



Office Unit - Upstairs #1

Ceiling will need to be completely removed and repaired as needed.

Office Unit - Upstairs #2: Floors

Carpet is ruined from water damage. Recommend replacing.

Office Unit - Upstairs #2: Window Types

Recommend replacing drafty single pane windows to double pane windows.

Office Unit - Upstairs #2

Ceiling will need to be completely removed and repaired as needed.

Office Unit - Upstairs #3: Walls

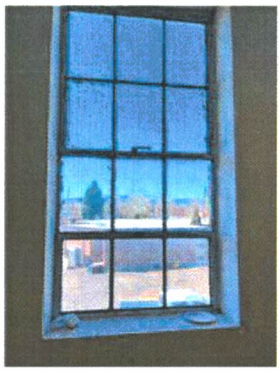
Signs of a roof leak coming down North wall. Once roof is replaced, this problem will go away.





Office Unit - Upstairs #3: Window Types

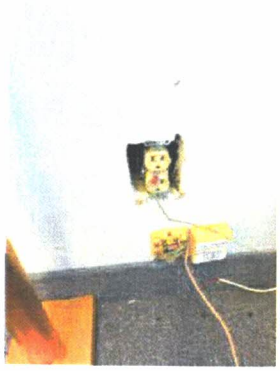
Recommend replacing drafty single pane windows to double pane windows.





Office Unit - Upstairs #3

Faceplate missing.



Interior - Main Level: Window Types

Recommend replacing single pane windows to double pane windows.





Interior - Main Level

Shelf needs repair.





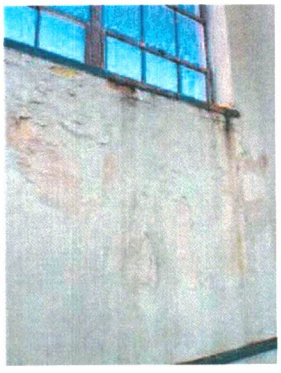
Interior - Basement

Water is coming through door and ruining steps.





Interior - Level 2



At any time you have any questions concerning the contents in this report, contact me at 1-(435)-616-0509

naylor wentworth lund
a r c h i t e c t s

March 8, 2024

Kim Soper, Mayor
Members of Panguitch City Council
Panguitch City
25 South 200 East
Panguitch, Utah 84759

Re: Architect's Recommendation for the Old High School Building

As per your request, I am writing to express my professional opinion regarding the status of the old high school building located immediately to the east of the city office building. My opinion is based on two visits to the building over the last several years. The first of these visits took place back in 2017/2018 in company with Tyler Hoskins from the engineering firm Jviation. That first visit was summarized in a letter from Mr. Hoskins dated January 2, 2018. The most recent visit took place on September 26, 2023 in company with representatives from Sunrise Engineering and Panguitch City.

Based on the observations made during those visits, I have concluded that remodeling the old high school building would be a project fraught with substantial risks and exorbitant costs for the city. I offer the following points to substantiate my opinion.

Structural Integrity
First and foremost, the structural integrity of the old high school is questionable due to its age. Experience has shown that buildings of this age were constructed using unreinforced masonry. This is likely true of this building. It is also probable that important wall-to-foundation and wall-to-roof connections are missing or inadequate to meet current building code requirements. Even though structural retrofitting is possible, it couldn't be done without a complete overhaul that would substantially exceed the cost of constructing a new building altogether.

Seismic Stability
Another concern, which is related to the structure, is the ability of the building to withstand a seismic event which could pose a significant risk to occupants in an earthquake. It is likely that the building has deficiencies including weak connections between structural elements, inadequate lateral bracing, and outdated building materials that are don't meet current code requirements. The tall chimney on the building is a definite problem seismically and would need to be remediated or removed altogether. The number of openings in the exterior walls also contributes to seismic instability. Even though there are option for keeping the windows in the event of a remodel, the required work to do so would be extensive and costly.

Plumbing Challenges
The plumbing system within the building appears to have significant deficiencies that could pose both health hazards and operational inefficiencies. Instances of leakage, corrosion, and outdated piping systems are apparent, which indicate likely water damage, mold growth, and contamination risks. Addressing these issues on an as-needed approach would only serve as temporary fixes, ultimately resulting in recurrent expenditures and prolonged disruptions to essential services. Similar to the structural concerns, the plumbing couldn't be rebuilt without a major overhaul of the entire system and at significant expense.

Outdated Electrical System
Similarly, the electrical infrastructure of old high school building is antiquated and appears to be incompatible with modern safety standards, energy code requirements, and the needs of today's building occupants. The risks associated with outdated wiring, insufficient capacity, and inadequate grounding mechanisms cannot be overstated. Not only do these conditions jeopardize the safety of occupants, but it also increases the likelihood of electrical malfunctions, fire hazards, and operational disruptions.

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architects

Excessive Cost of Remodeling
Lastly, the cumulative effect of addressing structural, plumbing, and electrical deficiencies renders the cost of remodeling this building prohibitive and financially unfeasible. The resources allocated towards such endeavors would be better invested in constructing a new building. As was demonstrated in previously submitted cost estimates, a new building would be of significantly less cost than remodeling the existing structure. I have attached those estimates here for your convenience.

If so desired, verification of the above statements could be obtained by retaining the services of engineering consultants who would do an in-depth and thorough review of the building to ascertain conditions of the various systems. Such a review could run into a cost exceeding six figures depending on the level of review desired. In the end, I believe such and undertaking would only confirm what the preliminary observations have revealed and that the money spent would not be worth the required financial investment.

I wish you the best of luck as you work toward a final decision about this important issue. Should you have any questions regarding the above comments please contact me at 435-656-2883 or terance@nwlarchitects.com. If you think it might be helpful, I would be willing to come in person to a city council meeting to discuss my opinions with you.

Sincerely,



Terance B White, AIA, NCARB
Principal / Director – St. George Office
Naylor Wentworth Lund Architects

Panguitch City B.I.C. Building Estimate of Probable Cost

Demolish Old and Build New Building (Approx. 6,500 Square Feet)

Item	Cost
Division 1 - General	
GC Fee	$171,000.00
General Conditions	$153,000.00
Alternate Bids	$42,000.00
Contingency	$126,000.00
Division 2 - Existing Conditions	
General Demolition	$85,000.00
Division 3 - Concrete	
Cast-in-place Concrete	$217,000.00
Pre-Cast Concrete	$13,000.00
Tilt-Up Concrete	$0.00
Division 4 - Masonry	
Masonry	$169,000.00
Division 5 - Metals	
Structural Steel	$87,000.00
Joists & Deck	$90,000.00
Metal Fabrications	$13,000.00
Decorative Metal Railings	$0.00
Division 6 - Wood, Placstics & Composites	
Carpentry	$94,000.00
Wood Trusses	$0.00
Cabinets	$127,000.00
Solid Polymer Fabrications	$2,000.00
Division 7 - Thermal & Moisture Protection	
Membrane Waterproofing	$7,000.00
Weather Barriers	$22,000.00
Water Repellent/Graffiti Sealer	$8,000.00
Building Insulation	$15,000.00
EIFS	$0.00
Exterior Wall Panels	$0.00
Flexible Sheet Roofing	$114,000.00
Metal Roofing	$0.00
Flashing & Sheet Metal	$18,000.00
Roof Accessories	$2,000.00
Firestopping	$9,000.00
Caulking	$7,000.00
Expansion Joint Cover	$4,000.00

Division 8 - Openings

Hollow Metal Doors & Frames	$41,000.00
Wood Doors	$7,000.00
Access Doors	$1,000.00
Overhead Doors	$0.00
Folding Partitions	$14,000.00
Storefront & Curtainwall	$58,000.00
Skylights	$13,000.00
Door Hardware	$8,000.00
Glass & Glazing	$11,000.00

Division 9 - Finishes

Gypsum Board	$208,000.00
Acoustical Ceilings	$18,000.00
Ceramic Tile	$27,000.00
Resilient Flooring Material	$20,000.00
Resilient Flooring Labor	$2,000.00
Carpet Material	$29,000.00
Carpet Labor	$6,000.00
Hardwood Flooring	$8,000.00
Fluid Applied Flooring	$4,000.00
Access Flooring	$0.00
Wall Coverings	$23,000.00
Painting	$29,000.00

Division 10 - Specialties

Marker & Tack Boards	$5,000.00
Signage	$32,000.00
Toilet Partitions	$10,000.00
Toilet Room Accessories	$2,000.00
Misc. Specialties	$38,000.00

Division 11 - Equipment

Food Service Equipment	$0.00
Misc Equipment	$38,000.00

Division 12 - Furnishings

Window Blinds	$4,000.00
Seating	$0.00
Site Furnishings	$13,000.00

Division 13 - Special Construction

Greenhouse	$0.00
Grandstands	$0.00
DIRTT Walls	$0.00

Division 14 - Conveying Equipment

Elevators	$0.00

Division 21 - Fire Suppression		
	Fire Sprinkling	$61,000.00
Division 22 - Plumbing		
	Plumbing	$163,000.00
Divison 23 - HVAC		
	Mechanical	$214,000.00
Division 26 - Electrical		
	Electrical	$175,000.00
Division 27 - Telecommunications		
	Telecommunications	$113,000.00
Division 28 - Securit;y		
	Electronic Security Systems	$23,000.00
Division 31 - Earthwork		
	Earthwork	$154,000.00
Divisoin 32 - Exterior Improvements		
	Landscaping	$51,000.00
	Site Concrete	$94,000.00
	Asphalt Paving	$59,000.00
	Track & Field Equipment	$0.00
	Chain Link Fencing	$0.00
	Misc. Site Equipment	$9,000.00
Division 33 - Utilities		
	Site Utilities	$57,000.00
Subtotal (Cost of Construction)		$3,437,000.00
Cost per Square Foot		$528.77
A&E Fees		$275,000.00
Permits, Testing and Inspection Fees		$344,000.00
Owner Provided Furnishings		$344,000.00
Grand Total		$4,400,000.00

Panguitch City B.I.C. Building Estimate of Probable Cost

Remodel Exisitng Building (Approx. 13,000 Square Feet)

Item	Cost
Division 1 - General	
GC Fee	$675,000.00
General Conditions	$612,000.00
Alternate Bids	$166,000.00
Contingency	$499,000.00
Division 2 - Existing Conditions	
General Demolition	$333,000.00
Division 3 - Concrete	
Cast-in-place Concrete	$863,000.00
Pre-Cast Concrete	$36,000.00
Tilt-Up Concrete	$0.00
Division 4 - Masonry	
Masonry	$675,000.00
Division 5 - Metals	
Structural Steel	$343,000.00
Joists & Deck	$357,000.00
Metal Fabrications	$49,000.00
Decorative Metal Railings	$0.00
Division 6 - Wood, Placstics & Composites	
Carpentry	$370,000.00
Wood Trusses	$0.00
Cabinets	$505,000.00
Solid Polymer Fabrications	$7,000.00
Division 7 - Thermal & Moisture Protection	
Membrane Waterproofing	$26,000.00
Weather Barriers	$88,000.00
Water Repellent/Graffiti Sealer	$30,000.00
Building Insulation	$57,000.00
EIFS	$104,000.00
Exterior Wall Panels	$206,000.00
Flexible Sheet Roofing	$452,000.00
Metal Roofing	$138,000.00
Flashing & Sheet Metal	$72,000.00
Roof Accessories	$6,000.00
Firestopping	$34,000.00
Caulking	$26,000.00
Expansion Joint Cover	$15,000.00

Division 8 - Openings

Hollow Metal Doors & Frames	$156,000.00
Wood Doors	$27,000.00
Access Doors	$4,000.00
Overhead Doors	$146,000.00
Folding Partitions	$55,000.00
Storefront & Curtainwall	$229,000.00
Skylights	$49,000.00
Door Hardware	$31,000.00
Glass & Glazing	$41,000.00

Division 9 - Finishes

Gypsum Board	$820,000.00
Acoustical Ceilings	$69,000.00
Ceramic Tile	$106,000.00
Resilient Flooring Material	$77,000.00
Resilient Flooring Labor	$8,000.00
Carpet Material	$114,000.00
Carpet Labor	$24,000.00
Hardwood Flooring	$29,000.00
Fluid Applied Flooring	$14,000.00
Access Flooring	$0.00
Wall Coverings	$90,000.00
Painting	$112,000.00

Division 10 - Specialties

Marker & Tack Boards	$19,000.00
Signage	$125,000.00
Toilet Partitions	$39,000.00
Toilet Room Accessories	$5,000.00
Misc. Specialties	$149,000.00

Division 11 - Equipment

Food Service Equipment	$129,000.00
Misc Equipment	$149,000.00

Division 12 - Furnishings

Window Blinds	$13,000.00
Seating	$55,000.00
Site Furnishings	$26,000.00

Division 13 - Special Construction

Greenhouse	$0.00
Grandstands	$0.00
DIRTT Walls	$0.00

Division 14 - Conveying Equipment

Elevators	$650,000.00

Division 21 - Fire Suppression		
	Fire Sprinkling	$238,000.00
Division 22 - Plumbing		
	Plumbing	$650,000.00
Divison 23 - HVAC		
	Mechanical	$832,000.00
Division 26 - Electrical		
	Electrical	$686,000.00
Division 27 - Telecommunications		
	Telecommunications	$452,000.00
Division 28 - Securit;y		
	Electronic Security Systems	$92,000.00
Division 31 - Earthwork		
	Earthwork	$616,000.00
Divisoin 32 - Exterior Improvements		
	Landscaping	$201,000.00
	Site Concrete	$375,000.00
	Asphalt Paving	$235,000.00
	Track & Field Equipment	$0.00
	Chain Link Fencing	$0.00
	Misc. Site Equipment	$34,000.00
Division 33 - Utilities		
	Site Utilities	$227,000.00
Subtotal (Cost of Construction)		$14,942,000.00
Cost per Square Foot		$1,149.38
A&E Fees		$1,794,000.00
Permits, Testing and Inspection Fees		$1,495,000.00
Owner Provided Furnishings		$1,495,000.00
Grand Total		$19,726,000.00