

January 18, 2019

Whitney Point Building Report
330 S Whitney Way
5402 Mineral Point Rd

This report is filed with the demolition permit application dated February 6, 2019

In September of 2018 the owners of the property engaged Tri-North Builders, Steve Harms, AIA to conduct an inspection and written report of the state of the structures. We interviewed the owners who have owned the property for 20 years, and who developed the 340 S Whitney Way building in 2006-7. Our inspection was visual only, with no destructive testing.

330 S Whitney Way

The building was built in 1979 as a single use office building. Currently it is a multi-tenant class C office use. There are 20,145 GSF on three levels including the basement. The building footprint is one of three condominium plats on the site. (all condominiums are owned by the same entities). Construction is wood frame, full basement is concrete foundation, exterior walls are brick veneer and asphalt shingle mansard roof at the 3rd floor.

1. The building is experiencing movement causing cracks in the finished walls. This may be due to temperature fluctuations through the seasons and/or settlement.
2. The roof is comprised of two structural types. The primary roof is a low pitch hip style mansard design covered with asphalt shingles. A "flat" rubber covered roofing section has been built into the west roof section to accommodate two large package heating/cooling units. Both the asphalt and rubber roof materials are more than 20 years old (reportedly) and in need of replacement. In spite of ongoing maintenance, leaks to both roof sections continue to occur on a regular basis both during rain and extreme cold with ice dams. Damage has occurred to insulation and wood frame members and partial replacement is required. Every snow over 2" requires the roof to be shovel off to mitigate leaks.
3. The mansard shingles are past their useful life and need replacement.
4. Re-roofing should also include adding ventilation in the attic per code.
5. The original wood windows are failing both in the insulating glass and the wood frames rotting. All need to be replaced soon. The current window system includes operable windows. The opening/closing mechanisms are failing due to the rotting wood window framing, and as a consequence, many windows do not close completely.
6. The wood trim surrounding the windows is also failing and is need of replacement (would be done at the same time as windows)
7. Heating system was designed for a single occupant having an open floor plan concept. The building was subsequently reconfigured for multi-tenants and the HVAC system is in-adequate. Numerous tenants supplement the forced air heat with electric space heaters which are expensive to operate, inefficient and potentially a fire hazard.
8. Bottom floor windows on the west side of the building are effectively at ground level and allow snow/water to leak into the building. Re-grading is required to allow proper drainage. This would facilitate re-burying the power lines at a substantial charge from MG&E. Windows should be removed from this location to allow grading to be higher along the foundation wall to ensure positive drainage.

10-12

9. ADA – handicap access is available with the elevator added in 2006. However toilet rooms are not accessible and would be required with any tenant remodeling over 25% of the area. This would require moving walls at a greater expense and decreasing tenant areas.
10. The face brick is in need of minor tuckpointing all four sides.
11. The original fluorescent light fixtures are suspected of containing PCB's and need to be removed and replaced. Although there is Focus on Energy funds for new fixtures, the cost of removal and retrofitting is substantial. Payback is estimated beyond 7 years.
12. Mold has been discovered and remediated several on several occasions over the last 10 years due to the leaks and window issues. Currently no known mold exists that we can see without destructive testing.

5402 Mineral Point Rd.

The building was built in 1976 as a single use office building. Currently it is a multi-tenant class C office use. Currently there are 2 tenants, each occupying half the space available. There are 7,878 GSF on 3 levels including a full basement. The building footprint is one of three condominium plats on the site. (all condominiums are owned by the same entities). Construction is wood frame, full basement is concrete foundation, exterior walls are brick veneer and asphalt shingle mansard roof at the 3rd floor.

1. The building is experiencing movement causing cracks in the finished walls and ceilings. This may be due to temperature fluctuations through the seasons and/or settlement.
2. The roof covering is more than 20 years old (reportedly) and is in need of replacement. Like the 330 Building, the entire exterior building skin of the top floor is mansard shingle, meaning the shingle replacement will not only cover the roof area, but the entirety of the top floor as well. Leaks have occurred on a regular basis both during rain and extreme cold with ice dams. Damage has occurred to insulation and wood frame members and partial replacement is required. Heavy snows events require the roof to be shoveled off to mitigate leaks.
3. The mansard shingles are past their useful life and need replacement.
4. Re-roofing should also include adding ventilation in the attic per code.
5. The original wood windows are failing both in the insulating glass and the wood frames rotting. All need to be replaced soon. The current window system includes operable windows. The opening/closing mechanisms are failing due to the rotting wood window framing, and as a consequence, many windows do not close completely.
6. The wood trim surrounding the windows is also failing and is need of replacement (would be done at the same time as windows)
7. Heating system designed as a single tenant now serves multi-tenants and is in-adequate.
8. Windows at the lowest level (basement exposed on 2 levels) are too close to the ground and allow snow/water to leak into the building. Re-grading is required to allow proper drainage. This would also facilitate re-burying the power lines at a substantial charge from MG&E.
9. ADA – handicap access is not available to the first and third floors. The only access to these floors is via staircase. Accessibility would be required with any tenant remodeling over 25% of the area of any floor plate, which are only 2,714 SF. This would require moving walls at a greater expense and decreasing tenant areas.
10. The face brick is in need of minor tuckpointing all four sides.
11. The original fluorescent light fixtures are suspected of containing PCB's and need to be removed and replaced. Although there is Focus on Energy funds for new fixtures, the cost of removal and retrofitting is substantial. Payback is estimated beyond 7 years.



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12. Mold has been discovered and remediated on several occasions over the last 10 years due to the leaks and window issues on the lower levels primarily. Currently no known mold exists that we can see without destructive testing.

Given the modest and dated construction styles, as well as the current physical and functional state of both buildings, it is clear they are approaching, if not at the end of their life expectancies, consistent with wood frame class C commercial structures of this type. The costs associated with the maintenance and upgrades that would be required to continue to provide adequate occupiable space is greater than the cost of a new structure and not prudent for buildings at this point in their age-life cycle. We recommend both these structures be demolished and a new facility or facilities be built to replace them.

Respectfully Submitted,
Steven Harms, AIA
Tri-North Builders, Inc.
Architect – WI Reg No. A-5107

10-12