

APPENDIX A
Limited Facility Condition Review

Limited Facility Condition Review
McKinley Marina
Milwaukee, WI

As part of our overall site review, we have completed a limited condition review of the seven structures on the site. Our review was limited to visual observations of the building exterior/roof, interior finishes, and HVAC, electrical and plumbing systems. The purpose of this review was to determine the building use, general construction and identify any significant deterioration of building materials and systems.

Our site visit took place on January 18, 2013. At the site we met with Eric Lesch, Marina Manager for the facility. Photographs of typical conditions along with a site plan are attached.

Our observations were as follows.

BUILDING #1: Fish Cleaning Station

Use – Fish cleaning

Building Age – 1986 according to Eric Lesch.

General Construction – Open structure with steel and wood framing. Concrete slab on grade.

General Condition – The structure was in overall satisfactory condition. Roof shingles were in good condition. Steel columns and wood trim are in need of painting. Some minor rust was noted on steel columns.

The Marina Manager reported no deficiencies with this building other than the drain for the fish waste getting plugged frequently and may be too small of drain.

BUILDING #2: Concession Building

Use – Concessions, restrooms, and marina office

Building Age – 1960's according to Eric Lesch. New roof and remodeled restrooms in 2011. Exterior repainted in 2011.

General Construction – One story structure with mechanical mezzanine. The structure is primarily supported by glu-lam wood columns/beams. Exterior doors and windows were for the most part original wood construction. The building is heated only by two gas-fired air handling units in the mezzanine.

General Condition – The building was in overall satisfactory condition. The Marina Manager reported no major issues. We did note that the two air handling units appeared to be original and have exceeded their average useful life. Above average maintenance can be expected until replacement.

BUILDING #3: North Marina Restroom Facility

Use – Restrooms, showers, laundry room and social room.

Building Age – 2005 according to Eric Lesch

General Construction – Two story structure. Wood and steel framed structure. Some exterior stone and wood glu-lam beams. Heat and cooling at lower level. Ventilation only at Level 2 in social room.

General Condition – In good condition with exception of some isolated areas of peeling paint and corrosion at Level 2 steel railing and structural steel beams supporting Level 2 exterior deck area. Exterior glu-lam wood beams were weathered and is in need of re-sealing.

BUILDING #4: Storage Building

Use – Storage of supplies for marina (i.e. batteries, cleaning supplies).

Building Age – Unknown. Based on our experience, building appears to be at least 30 years old.

General Construction – Wood framed with wood siding and cedar shake roof. Wood floor. Building is heated with an electric wall unit heater. Building is supported on concrete blocks.

General Condition – In general satisfactory condition with exception of cedar shake roof which displayed some deterioration and was moss covered. Some deterioration at wood siding and trim.

BUILDING #5: Storage Building

Use – Storage and wood shop

Building Age – Unknown. Based on our experience, building appears to be at least 30 years old.

General Construction – Wood framed with wood siding and wood floor. Asphalt shingle roof. Building is heated with old gas-fired heater.

General Condition – Overall in fair condition. Wood roof structure at wood shop had moisture damage. Exterior siding had significant deterioration. Roof was in satisfactory condition.

Gas-fired heater appeared to be at least 30 years old and past its average useful life.

BUILDING #6: Storage Building

Use – Storage of lawn mowers, oil, gasoline, lubricants, etc.

Building Age – Unknown. Based on our experience appears to be at least 30 years old.

General Construction – Wood framed with wood siding and wood floor. Cedar shake roof.

Milwaukee County
McKinley Marina
January 2013

No heat in building.

General Condition – Overall in satisfactory condition. Minor deterioration of wood siding noted.

BUILDING #7: Water Service Building

Use – Water service and storage. Two water services – one appears abandoned.

Building Age – At least 20 years old according to Eric Lesch.

General Construction – Wood framed with wood siding. Concrete slab on grade floor. Cedar shake roof. No heat in building.

General Condition – Overall in satisfactory condition.

Please contact us with any questions.

Sincerely,

THE SIGMA GROUP

Thomas M.R. Lamb, P.E., LEED® AP
Senior Project Engineer



Photo 1: Building #1—Fish cleaning station



Photo 2: Building #1 Fish cleaning station—
Weathered wood



Photo 3: Building #1—Fish cleaning station
Rusted steel column



Photo 4: Building #2—Concession Building



Photo 5: Building #2—Concession Area



Photo 6: Building #2—Original Air Handling Unit



Photo 7: Building #3—North Marina Restroom Facility



Photo 8: Building #3—Restroom



Photo 9: Building #3—Weathered exterior wood beams



Photo 10: Building #3—Peeling paint and corrosion on exterior steel beams



Photo 11: Building #3—Peeling paint and corrosion on steel railing



Photo 12: Building #3—Social Room



Photo 13: Building #4—Storage Building



Photo 14: Building #4—Deteriorated cedar shake shingles



Photo 15: Building #4—Typical exterior deterioration - Isolated areas



Photo 16: Building #4—Interior



Photo 17: Building #5—Storage Building



Photo 18: Building #5—Typical exterior deterioration



Photo 19: Building #5—Interior



Photo 20: Building #5—Heater



Photo 21: Building #5—Wood Shop



Photo 22: Building #5—Wood Shop roof deterioration



Photo 23: Building #6—Storage Building

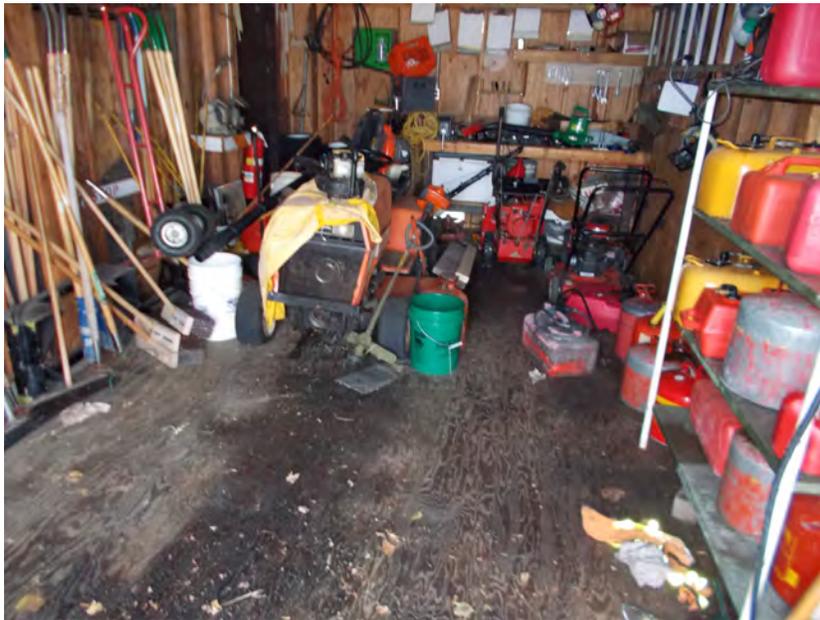


Photo 24: Building #6—Interior



Photo 25: Building #7—Water Service Building



Photo 26: Building #7—Interior