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CONSULTING ARCHITECTURE · DESIGN · PLANNING

Proposed Police Department
220 West 1st Street, Toppenish, Washington

PROJECT PURPOSE	LOCATION	DATE OF SITE VISIT
Building Condition Assessment	220 W. 1st Street	10/17/2024

OVERVIEW

CKJT evaluated this facility to determine current building conditions and suitability as a semi-permanent replacement facility to house the City of Toppenish Police Department. Overall, the facility is in fairly good condition with the roof having been replaced in the last 5 years and some remodeling performed for the prior tenant. Facility deficiencies are identified herein.

The existing layout is largely suitable for the police department with some modification and would meet most basic separation and security needs. A more robust remodel would result in meeting all current staffing needs, replacing the current number of private offices. Both Preliminary programming plan options (sheets A2 & A3) include a reduction in the size of private office spaces and most programmed spaces when compared to the current facility.

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General Building Description

Year Built	1935 – Original Building The original building appears to be a series of four distinct structures that were joined over the years. The two units facing 1st Avenue are of masonry-bearing wall construction, the rear two units appear to be a mixture of masonry wall and wood frame.
Known Remodels	2003 – First Choice Physical Therapy & Rehabilitation A portion of the facility was modified in 2003 to provide design and code compliance for a physical therapy office.
Parcel Size	7,100 Square Feet (Yakima County Assessor)
Type of Structure	Wood Frame, Concrete Masonry Units Additional detail is provided on as-built floor plans (sheet A1)
Occupancy Classification	Business (B) – Current Permitted
Zoning Classification	General Business (B2)
Availability of As-Built Drawings	PDF Files of 2003 Renovation Plans (not to scale)
Hazardous Materials	A Hazardous Material Survey was performed in October of 2024 by Blue Mountain Environmental Consulting Inc.
Occupied / Last Occupied	Currently unoccupied.

Assumptions

1. Building Conditions Evaluations are intended to generally classify the current known condition of the Proposed Police Department facility. The evaluations are based on preliminary building investigations and are not intended to be an exhaustive investigation and evaluation of these facilities.
2. Information provided is based on information provided by the City of Toppenish, disclosures provided by the seller to the buyer, and onsite observations provided by CKJT.
3. This report assumes Hazardous Materials scope by others. Hazardous Materials Surveys to be performed by a licensed testing company prior to any modifications are recommended.
4. The report assumes that if the remodel/renovations exceed 50% of the building area or construction value, this may trigger requirements for partial or full compliance with current International Building Code (IBC), International Existing Building Code (IEBC), and Washington State Energy Code (WSEC).
5. It is assumed the proposed facility is classified and utilized as a business occupancy per IBC/WSEC and shall remain in this occupancy classification. If the occupancy classification changes, additional IBC and WSEC requirements may apply.
6. Americans with Disabilities Act (ADA) Accessibility comments are not an exhaustive list of requirements for compliance but approached from a readily achievable barrier removal perspective. The scope of this report is limited to site observations focused on the public entrance to service counters.
7. As a local government, the City of Toppenish is not required to undertake actions related to the Americans with Disabilities Act that would result in a fundamental alteration to the nature of the service, program, or activity in question. Per the excerpt from the U.S. Department of Justice Civil Rights Division the County should adopt a determination on the provisions of ADA identified within this report and develop a reasonable schedule or triggering activity conditioning the cost-effective replacement or alteration of unsuitable existing conditions.

> *"There is no "grandfather" clause in the ADA. However, the law is flexible. Local governments must comply with Title II of the ADA, and must provide program access for people with disabilities to the whole range of local government services and programs. In providing program access local governments are not required to take any action that would result in a fundamental alteration to the nature of the service, program, or activity in question or that would result in undue financial and administrative burdens. This determination can only be made by the head of the public entity or a designee and must be accompanied by a written statement of the reasons for reaching that conclusion. The determination that undue burden would result must be based on all resources available for use in a program. If an action would result in such an alteration or such burdens, a local government must take any other action that it can to ensure that people with disabilities receive the benefits and services of the program or activity. 28 C.F.R. § 35.150(a)(3)."*[1]

[1] U.S. Department of Justice Civil Rights Division Website, quoted text within frequently asked questions regarding responsibilities of local governments to comply with the ADA https://www.ada.gov/resources/ada-city-governments/, accessed July 1, 2024.

Building Condition Assessment

Site

Generally parking lot paving is in fair to poor condition; with numerous locations of cracking in the asphalt and concrete. Discussion with staff indicated that off-hours storage of police cruisers is not necessary as they are driven home by officers overnight. At this time, no secured parking or storage of emergency vehicles is required. Short and long term secure storage is available at other exterior fenced lots under Police Department control. It appears that satisfactory off-street and on-street parking is available during regular shifts and business hours.

Additional evaluation of the public entrances may be required for accessibility depending on which existing entry is used for public access. The Northwest entry (the former tenant's main public entrance) landing is slightly irregular, and variations in elevation may require leveling to prevent potential trip hazards. There is significant deterioration of the landing outside of the North entry that should be leveled to prevent potential trip hazards.

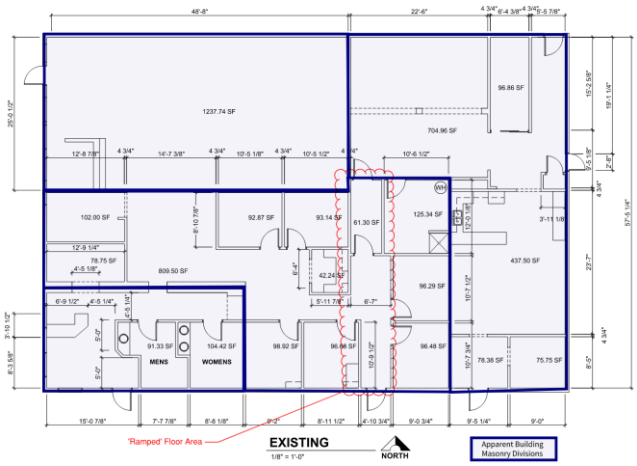
NW Entry Material/Grade Change

Grade Change West Facade

Degradation of North Entry Pavement

Foundations & Crawl Spaces

The facility is slab on grade with most of the site paved in concrete and some asphalt that adjoins directly to visible foundation. As previously stated the building is made up of what appears to be four building units joined over time; there is an elevation change between the two units to the North and the two units to the South. The elevation difference is most obvious where it appears two articulating garage doors were infilled, and a hallway connection was made to the rear units.



Building Units and Ramped Floor

Exterior Walls

Exterior walls are a combination of slip formed concrete, hollow brick, concrete masonry units and a vertical cedar veneer on two sides.

Visible deficiencies include:

- Some window glazing pane seals are showing signs of failure/fogging and should be considered for replacement.
- Existing glazing needs further evaluation for facility security, and replacement with ballistic glass or film may be considered.
- The exterior has numerous wood and plywood infills at former wall openings which need to be replaced and weather sealed for long-term durability.
- There are numerous locations where the stucco exterior finish has worn away exposing the underlying concrete and masonry units.
- Existing wood vertical cedar veneer and 1” x 6” trim is severely dry rotted and requires removal. The underlying surface is a combination of slip form concrete and concrete masonry units on top, which needs to be sealed from the elements.
- Most existing exterior doors and frames are recommended for replacement with new seals and will require new security and ADA-compliant hardware. The alley side exterior steel door may potentially be able to remain with further evaluation that bolting locations can be covered with caps, and the doors rigidity is intact enough to utilize new exterior security hardware.

Roof

The roof consists of wood framing and decking with a newer 60 mil TPO membrane system. No roof insulation is noted in the photos or in the proposal provided for the re-roof quoted by Leslie & Campbell Inc. Other areas of the roof/ceiling are furred out with gypsum board, preventing evaluation of the structure above. The following visible deficiencies were identified:

Roof Ponding and Clogged Drain

Improper Sealing/Flashing

Detached HVAC Vent Assembly

- There are few overflow downspouts and flashing penetrations, and where present most appear clogged or sealed over.
- Existing sheet metal vents and flashing need reworked to seal properly.
- There is evidence of water stains throughout the facility, however it is not known if they are active since the reroof by Leslie & Campbell Inc; however, none were actively leaking during the site visit and areas above the drop ceiling appeared dry.
- The roof does not appear to have under-deck insulation, and none was noted in the scope of work proposal from Leslie & Campbell Inc. Insulation has been provided by blown-in and fiberglass batts above the drop ceiling in most locations.
- There is ponding occurring on the roof in the Northwest corner and along the elevation change between roof sections. The ponding area on the Northwest corner appears to have a drain; however, the closest drain/outlet at grade is visibly clogged and filled with expanding foam. Immediate further investigation is recommended.
- Roof Membrane shows signs of ponding and sagging. Flashing and roof penetrations will require further investigation for modifications and verification of roof drainage and overflows.
- Existing chimney venting the hot water heater is not securely attached and needs to be reassembled to prevent pushing exhaust back into the buildings habitable spaces.

Interior Floors

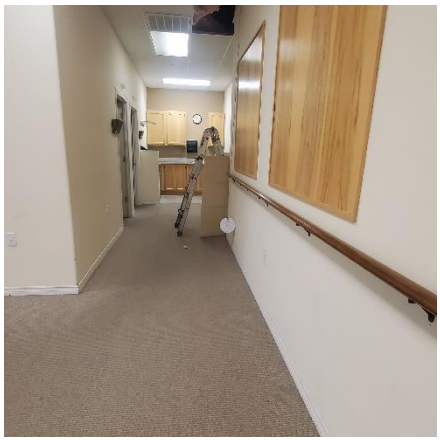
The floors in one of the areas have been recently tiled. It needs to be verified if non-slip was installed in areas as required by code. Other areas consist of worn and heavily stained carpet, along with apparent uneven subfloor surface and damaged vinyl plank flooring in the kitchen area of the South portion of the building.

Interior Walls

Typically, interior walls are 2x4 wood studs and gypsum board on both sides. Plumbing walls are typically 2x4 wood studs with gypsum board on both sides (per original construction drawings). Almost all interior masonry walls are

furred out with a 2x4 wood stud walls on each side of the masonry and the non-masonry face of stud is covered with gypsum board. There are minor visible deficiencies to be corrected, including:

Typical 'Exam Room' w/ Built in Shelving



Corridor b/t Training Area and Offices

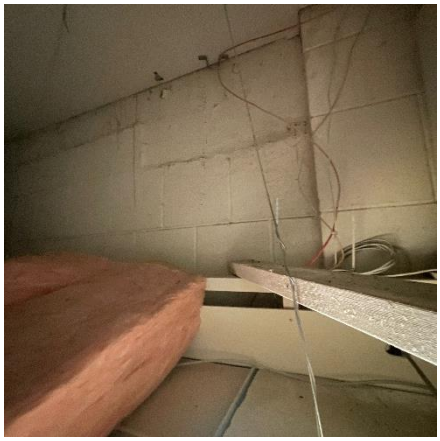
Former Living Area w/ Wood Veneer

- Damaged paint finishes from relocated wall-mounted items throughout the facility.
- Most vertical wall assemblies are constructed with 2x4 stud walls and gypsum board on both sides and terminate just above the acoustical ceiling tile limiting acoustical privacy. While this is typically sufficient for standard office environments, it is inadequate for privileged and highly sensitive investigative/police work. Where applicable it is recommended to arrange new programming to be separated by sensitivity on either side of the vertical masonry walls. After sufficient data and power cabling is added to existing stud wall assemblies backfill with blown-in insulation may be prudent, utilizing existing chases available.
- Minor scrapes, holes, and paint finish deterioration due to items removed from walls or inadvertently bumped into walls through regular use.
- Additional rework of the walls shall be required to accommodate modifications of areas.

Ceilings

A mix of suspended acoustical ceiling tile system and gypsum board on framing are present in the building. Visible deficiencies include:

- Water stains on several ceiling tiles; however, most appear to be from remedied leaks and may have been addressed by the re-roof in 2020 by Leslie & Campbell Inc.
- Suspended acoustical ceiling is below a hard lid gypsum board ceiling in some areas. In other areas the framing is partially exposed or a fully exposed wood structure with a wood framed ceiling and blown in insulation or fiberglass batts.
- Small chunks are missing in the corners or edges of several ceiling tiles due to occasional wear and tear from maintenance and use.
- A lighting evaluation will be required following the determination of each area's use.



2x4 Stud Wall Adjacent to CMU Block
Stud Walls Joined Above Drop Ceiling

PVC Pipe Termination Near Restroom
Undetermined Use

Attic Space Above Southern
Portion of Building

Structural Systems

No attempt has been made to verify the structural systems. One unknown condition was observed that we recommend structural evaluation of. (sheet A1)

Mechanical Systems

There are two water heaters, one HVAC unit with indoor furnace and rooftop condenser, and one HVAC package unit.

The HVAC and Plumbing requires a separate comprehensive evaluation to determine heating/cooling loads for general use and should include insulation upgrades to increase the R-value of the envelope. This aspect was not included in this Proposed Police Department facility assessment.

Existing gas lines and venting of the mechanical equipment also need to be evaluated for code compliance and safety. Gas line should be pressure tested prior to connection to new equipment or startup of any existing equipment.

HVAC

Heating and cooling for the southerly portion of the building is provided by a Carrier WeatherMaker 8000 – two-speed induced-draft gas fired furnace with a remote condensing unit on the roof and plenum air handlers. There is no building HVAC management system, and it appears that this unit is operated from a single thermostat adjacent to the indoor furnace closet. The unit was powered off and no testing was performed; however, the age and condition would indicate that it is likely beyond its useful life and in need of replacement.

Heating and cooling for the northerly portion of the building is provided by a roof mounted York commercial outdoor air conditioning and gas fired heating package unit with plenum air handlers. There is no building HVAC management system, and the location of this systems thermostat is unconfirmed. The unit was powered off and no testing was performed.

Plumbing

Plumbing fixtures were found to be functional. Hot water provided by an electric tank water heater and took an acceptable amount of time to reach remote fixtures. Water pressure appeared sufficient throughout the building.

Toilets in the northern portion of the facility appear to be pressurized flush assist models indicating that waste piping may be above the grade of the fixtures and require assistance to properly evacuate waste. The sufficiency of the plumbing should be examined further provided the increased occupancy expected with a full-time use police department.

Electrical Systems

The Electrical power distribution and lighting may require further evaluation of required loads for general use, communication, security, fire alarms and lighting.

Electrical Distribution

The facility has two separately metered 200 amp services located near the alley entrance. The electrical appears to have been updated recently or within the last few years with predominantly new romex.

Lighting

The building is lit throughout with fluorescent tube fixtures installed in the drop ceilings, which appears to be a mixture of newly wired fixtures as well as fixtures drop-wired from abandoned fluorescent fixtures attached to the gypsum board ceiling above. The current fluorescent lamp fixtures are not energy efficient and should be replaced with LED fixtures in remodel/repair areas and the entire facility if possible.

Offices are controlled by single light switches and are either on or off without the ability to vary lighting intensity. There were no occupancy sensors or daylight harvesting photocells.

Abandoned in-place fixtures above the drop ceiling require further evaluation to confirm proper decommissioning of ballasts and electrical wiring.

Egress lighting is installed in most required locations; however, most require a replacement battery backup.

Communications

This building has one obvious coaxial cable internet connection that is draped from the service point on the rear of the building, across the roof, through a roof penetration, and pulled down freely through the drop ceiling into the room behind the existing reception desk with cabinetry on all walls. There does not appear to be any other obvious fiber, satellite or coaxial service connections.

There is a single pre-made 50+ foot ethernet cable draped within the drop ceiling initiating in the room behind the existing reception desk with cabinetry on all walls, which terminates in the corridor between restrooms and exam rooms. No wall plate terminations, distribution patch panels, or other data cabling infrastructure were present in the building or its rooms. The 2x4 stud walls terminate just above the drop ceiling in most locations with a gap accessible that should make extension of data cabling and wall plate terminations relatively easy. Extensive use of half-inch non-metallic electrical flex tubing conduit should assist with future extensions. Once data cabling has been extended to all necessary areas it would be helpful to overall sound deadening to fill the interior stud walls with blown in insulation.

Fire Alarm

The building appears to be fully covered by a wired smoke detection alarm system that has cross-communication between zones to alert all building occupants. The system was not powered on during the walkthrough, and this observation is therefore limited to identifying the obvious cross-connect of the system with standardized wiring in a red insulated jacket between detection units and alarms. Further evaluation is required to verify functionality.

Security

The wired alarm panel near the rearmost attic access indicated a monitored motion and magnetic window/door sensing system is installed throughout the building; however, it was not operational during the walkthrough. Fire department records should be cross-checked for monitoring registration for the system and further testing with a live system by a qualified installer/technician.

The building will require exterior surveillance cameras, card readers, electric strikes, panic buttons, and an access control management system. A few existing doors may be able to be retained and fitted with electric strikes and access controls; however, it is recommended that door access hardware be obtained in tandem with replacing doors throughout the facility.

Code Implications

Codes In-Force at Time of Repairs/Remodels

It appears that the building underwent a change in occupancy sub-type in December 2003, which would result in the building being remodeled to the following code standards.

CODE TYPE	CODE TITLE	EDITION
Building Code	Uniform Building Code	1997
Mechanical Code	Uniform Mechanical Code	1997
Fire Code	Uniform Fire Code	1997
Plumbing Code	Uniform Plumbing Code	2000
Ventilation Code	Ventilation & Indoor Air Quality Code	2000
Energy Code	Washington State Energy Code	2001

2021 International Building Code/International Existing Building Code

Based on the 2021 adoptions of the IBC/IEBC the following code provisions would likely apply:

CODE ANALYSIS	FINDINGS
Zoning Classification	B2 (General Business District) – no changes required.
Occupancy Group	B (Business) Administration/Training Area – within existing occupancy group.
Construction Type	V-B – Non-Sprinklered – no changes required.

GROSS BUILDING AREA	SQUARE FOOTAGE
Allowable Square Footage (Non-Sprinklered)	9,000.00
Total Ground Floor (No second floor or mezzanine)	4,880.00
Administration Area	4,191.00
Training Area	689.00

EXIT EGRESS	FINDINGS

Method of Calculation	IBC + WSBC Table 1004.5
Occupant Load Factor	Business – 150 Gross
Calculation	(Gross Area 4880 SF) / (Occupant Load Factor 150) = 33 Occupants
Number of Exits Required	2 (Two)
Number of Exits Provided	4 (Four)
Maximum Travel Distance	75’
Actual Travel Distance	Less than 75’
RESTROOMS	**FINDINGS**
Water Closets Required	1 per 25 for first 50 and 1 per 50 for remainder exceeding 50 occupants.
Lavatories Requires	1 per 40 for the first 80
Womens Restrooms Provided	2 Water Closets 2 Lavatories
Mens Restrooms Provided	1 Water Closet 1 Urinal 1 Sink
Unisex Restrooms Provided	1 Water Closet 1 Sink 1 Shower
PARKING	**FINDINGS**
Off Street Parking Requirements	Exempt from off-street parking per Toppenish Municipal Code 17.64.020 Minimum requirements generally – Exceptions (B).
Available Off-Street ADA Stalls	(1) along W 1st Avenue entrance, 8’ wide, 8’ access aisle
Available Off-Street Compact Stalls	(4) along W 1st Avenue, 8’ wide
Available Off-Street Standard Stalls	(6) along S Alder Street, 9’ wide

Washington State Energy Code

All repairs will need to be replaced with equal or better rated components/systems. Compliance with the current energy code will be required on remodel items; however, some exceptions may exist based upon intensity of remodel.

ADA Assessment

Americans with Disabilities Act (ADA) assessments are performed under a readily achievable reduction to barrier model and are not an exhaustive approach to complete compliance. No ADA evaluation was completed at the time of this Proposed Police Station Building Assessment.

Main Entrance & Vestibule:

- No ADA push buttons and door operators.
- No ramp at the main entrance existing concrete slab, and deviations in elevation of slabs may require leveling to achieve safe and accessible conditions.
- There are existing handicap signs; however, the area needs to be evaluated for compliance and surface needs to be labeled as per code.

Restroom:

- There are two multi-user female and male restrooms
- Vertical grab bars are in the Men’s and Women’s restrooms, but not in the other restroom.

- A separate comprehensive evaluation needs to be performed to assure the restrooms meet the current ADA requirements.

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