Klickitat County Port District No. 1
RESOLUTION NO. 11-2013

A Resolution of the Port of Klickitat Commission
Declaring the Building at 101 Parallel Avenue as Surplus

WHEREAS, the Port owns a building located at the corner of Dock Road and Parallel Avenue completed in April 1972 at a cost of $243,390 and known as the 101 Parallel Building; and

WHEREAS, the Port engaged the services of an architect (Randy Salisbury of DSP Architecture) and a structural engineer (Dave Goff of Kramer-Gehlen & Associates) to review the condition of the building and estimate the costs of improvements; and

WHEREAS, the structural engineer found "a lot" of cracking in the concrete wall panels due to "restraint of the panels" and noted that this is likely due to the use of fixed (non-sliding) connections at the ends of each panel preventing them from moving relative to each other when shrinkage occurs; and

WHEREAS, the these cracks, combined with the failure to paint or seal the building after construction, have provided an opportunity for moisture to come in contact the rebar in the panels, potentially leading to additional and more substantial cracking due to rusting action of the rebar; and

WHEREAS, the structural engineer found large cracks in the panel ends, especially at the northwest corner of the building and noted they are likely due to the infiltration of a substantial quantity of water through the roof over a previous period of time that left the concrete hollow-sounding at the adjacent cracks and with a softened surface; and

WHEREAS, the structural engineer found deficiencies in the building's ability to perform in an earthquake and recommended that a seismic analysis be performed and any recommended modifications be completed; and

WHEREAS, the architect estimated that addressing those structural problems noted above that can be corrected and installing insulation in the interior to meet current code requirements, combined, would cost nearly $750,000; and

WHEREAS, the Port and architect estimated constructing a new clear-span shell (only) would cost $2.55 million and constructing a new flex-space industrial building of equivalent size and consistent with the design of recent Port industrial facilities would cost $4.3 million; and

WHEREAS, the Port and architect estimate the value of the existing building at approximately $1.15 million (less any additional costs resulting from a seismic analysis) and modifying the existing building so as to mimic the design of recent Port industrial facilities (without clear-span features) would cost in excess of $2.6 million; and

WHEREAS, the architect found that the installation of additional man and overhead doors on the north side and windows in the north, east, and west sides to accommodate demising the building would require steel reinforcement of the panels where these elements would be installed at additional cost; and

WHEREAS, the Port has not received inquiries regarding leasing the entire space (without demising) from desirable companies with reasonable employment opportunities; and
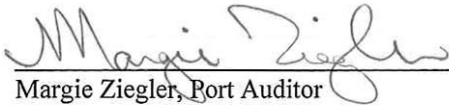
WHEREAS, the Port has found it difficult to secure outside grant funding for large, single-tenant buildings;

WHEREAS, the lessee located immediately north of the location of this building desires to expand its facilities onto this property and has stated that the existing building and rail spur are not suitable for their use;

NOW, THEREFORE, BE IT RESOLVED that the Port Commission does hereby declare as surplus the 30,000 sq. ft. concrete building located at 101 Parallel Avenue in the Port's Dallesport Industrial Park and the approximately 500 lineal feet of rail siding, said building and siding to be demolished in accordance with all applicable state laws by the Port or by any future lessee of the property on which they are located.

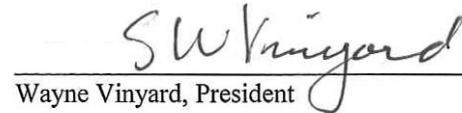**ADOPTED IN OPEN SESSION** this 17th day of December, 2013.

ATTEST:

PORT OF KLICKITAT COMMISSION

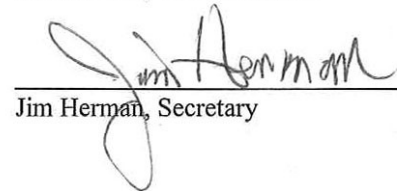_____
Margie Ziegler, Port Auditor

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Wayne Vinyard, President

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Bill Schmitt, Vice-President

PORT SEAL

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Jim Herman, Secretary