



Wikman Building Renovation

October 2, 2012

PREPARED FOR:

ROSE COMMUNITY DEVELOPMENT CORPORATION

AND

PORTLAND DEVELOPMENT COMMISSION

THA ARCHITECTURE
INC



The Wikman Building, formerly the Arleta Neighborhood Library.

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Context Map: 4420 SE 64th Ave. (corner of 64th and Holgate)

Executive Summary

In 2012 Rose Community Development Corporation (Rose), under the Portland Development Commission's (PDC) Development Opportunity Study (DOS) program, commissioned THA Architecture to develop a feasibility study for renovating the Wikman Building, formerly the Arleta Branch Library, as a neighborhood community center.

Rose Community Development has a 20-year history of helping families and neighborhoods in southeast Portland. Together with a coalition of local groups including the Foster Area Business Association, Foster Powell Neighborhood Association, Mt. Scott/Arleta Neighborhood Association and Southeast Uplift, Rose envisions the building as a center for community building and economic development.

Community:

The Arleta Branch Library, now the Wikman building, has special meaning for the neighborhood. Its existence is due to the fundraising efforts of the neighborhood to purchase the property on which the building now stands. This initial grassroots effort and the role the Library played in the years following its completion make it an important physical and cultural landmark. It was more than just a place to read books; it served the community through regular health clinics and readings.

The coalition held public forums to gather feedback from the community on the best and highest use of the building. Rose has responded by making the commitment to this study to investigate the viability of a community use in the building. It will once again serve the neighborhood in which it sits.

Process:

The team undertook an investigation of the existing conditions and through these assessments created two design options with Rose and members of the coalition. One of those was deemed the most suitable and carried forward in meetings with the City. Through code meetings and a market analysis the design was refined resulting in a combination of offices as business incubator and community meeting space. The study shows that the location and history of the building make it a good candidate for re-use as proposed.

Recommendations:

Light renovation is required for the business incubator in the office area. More extensive changes are required to enable the Reading Room to be used as a community meeting space. The occupancy type and load of this room requires updates to egress and life safety systems as well as additional toilet facilities. Accessibility will be voluntarily upgraded to provide universal access to both proposed uses of the building. More detailed recommendations are included in this report as well as a cost estimate and schedule for the outlined scope of work.



Library c. 1940

Team

This Development Opportunity Study was performed by THA Architecture from May 2012 through August 2012. The principal contributors include the following:

Architectural Design: THA Architecture

Mechanical, Electrical, Plumbing, Energy and Envelope: Glumac

Electrical: Three Phase Electric

Exterior Envelope: Forensic Building Consultants

General Building Inspection: Walker Inspection Service

Cost Estimate: Jim Kitchin, InterWorks, LLC



More Than 100 Oregon Towns
Raised More Than Maximum
Quotas and Have Been Placed
on Roll of Honor.

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Last Day Is One of Soul-Stirring
Episodes, With Every Hour Tense
in Patriotic Effort to Have
Oregon in Honor Column.

(Continued From First Page.)

bonds in two hours? He was probably Bank. That is all liberty bond head-connected with the Central Point State quarters knows.

Then there is Marshfield and La Grande. A. K. Peck, of the sea town, and Fred J. Holmes, of the Union County metropolis, thought there was something "off" the story. They said that was not quite right. They were

Two Machines Hit by Mount Scott
Cars and One Carried Long Way,
but Occupants Escape—Two
Other Motors in Collision.

Helen Luciana, 10, of 471 Patton road probably sustained a fractured skull last night when she was struck by an automobile driven by A. F. Fisher near Kendall station. Just outside the city.

Be Watchful of
Quality in War
Times.
Tree Tea
is Today as Always,
The Best Quality
and for the Least Money

Proposed Library Will Be Located In
Center of Mount Scott District
and Will Serve More
Than 2500 Families.

The Carnegie Library fund having raised \$10,000 for the modern library building, the residents of the Mount Pleasant district, embracing a large area of the city, have started a campaign to raise the necessary \$10,000 with which to erect a new library building at the corner of the Arctia Branch railway siding, 4252 Sixty-seventh avenue west. The campaign for the \$10,000 will be carried.

Spicer, chairman of the Mount Pleasant library committee, will preside at the meeting of the executive committee are John H. Leach, secretary and treasurer, William Woodham, chairman of the finance committee, and J. C. Macdonald, secretary.

The \$10,000 proffered by the Carnegie Corporation will be withdrawn by December 31 if the local community has failed to raise the necessary sum. The committee hopes to get the campaign under way late next week and report the \$10,000 available within six weeks.

Site Is Selected.

The library will be located on a lot between the Arctia branch siding and the southeast, in what is the geographical center of the district. There are about 70 houses here between 1950 and 1900 families live in the district. It is one of the poorest library districts in the city.

The library committee in urging the residents to attend the meeting tonight has issued circulars calling attention to the fact that the progress of a community is told in its schools, churches and library and that Mount Scott has all of these except the modern library.

...we bought. It is known there
...the ...
...more, and the committee feels cer-
...the ... will be raised easily ...
...of the district ...
...need of acting on it.

EXHIBIT CLOSING TONIGHT

Collection of Privately Owned Cur-
...
...rises and Heirlooms Notable.

A collection of privately owned cur-
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...heirlooms has been arranged by
...the ...
...church and is on display at the Charlie
...
...at their residence, 1023 Woodward ave.
...
...Friday and continued Saturday, will be
...
...open throughout this afternoon and

A few of these fine old heirlooms are
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...from India 515 years ago
...
...silver nearly 400 years old; rich
...
...Chinese embroidery; Turkish rug
...
...from Italy; ancient documents
...
...from the 17th P.

On Friday evening Miss Augusta De-
...
...the ...
...Miss Katherine DeWitt were the
...
...the ... were the great-grand-

ST. JOHN'S BRANCH LIBRARY, AFTER WHICH MOUNT SCOTT BUILDING WILL BE MODELED.

[illegible]

the second liberty loan is \$607,708. This is approximately \$156,800 above the minimum quota and \$188,096 below the maximum quota.

Phone your want ads to The Oregonian, Main 1970. A 4605.

15th Avenue and 14th Street, southeast, in what is the geographical center of the Mount Scott district there are between 2500 and 3000 families in the district who would be served

the present library in the district is inadequate for the needs of the greater

On Friday evening Miss Augusta De Witt appeared in her mother's wedding dress. Miss Katherine DeWitt wore the wedding gown of her grandmother and

11. Gertrude wore her great-grand
mother's dress.

The property
purchased by

to the Portl...

the neighborhood

ne Neighborhood
nd Library A

Library with
good and deeds

association. The

Existing Conditions

Background and History

The Wikman Building is a Carnegie library built for the southeast neighborhoods of Mt. Scott/Arleta in 1918. Though it was not included in the initial grant of Carnegie libraries in Portland, it was added to the grant when the residents of Arleta raised \$1,800 to purchase property for the library to be built on. The deed was presented to the Library Association of Portland on December 20, 1917. Work was delayed due to wartime shortages of material and labor, but the Library was able to open in September of 1918. It cost \$20,000 to build.



Story Hour

The capacity of the Library exceeded that of the library in Lents at the time and had the space to support both adult and children's programs. Designed by Architect Folger Johnson and built by McHolland Brothers, a February 10, 1918 article in the Sunday Oregonian stated the building is to be of "Virginian colonial type of architecture."

The Library immediately saw growth in its circulation and was praised for this in 1921. As the City recovered from the Depression the Library increasingly provided community service programs; featuring regular well-baby clinics, vaccination campaigns, and nurses visiting regularly to tend to preschoolers.



Reading Room

In 1948 the Library upgraded to an oil furnace, replacing the wood burning furnace.

The Library was successful through the 1950's. However, as the use of cars increased, there was more demand for larger, more centrally-located libraries with larger collections. The Arleta Library was closed in 1973, two years after the opening of the larger Holgate Branch Library.

In 1973 the Library Association of Portland transferred the property to Multnomah County for \$0.

The building served as the headquarters for the Multnomah County Community Action Agency (MCCAA), an anti-poverty program run by the County from 1973 to 1988. A remodel in 1973 included the addition of a mezzanine in the north part of the Reading Room.

When Lea Wikman (the head of the agency at the time) passed away unexpectedly, the Board moved to name the building after her in 1982.

Up until recently the County used the building for its Department of Community Justice, concentrating on juvenile justice programs. The staff was moved to the Juvenile Justice Complex when programs shifted from on-site to off-site based services.



Well baby clinic

The building is a significant landmark in the history of Foster-Powell and Mt. Scott/Arleta neighborhoods. It is included in the City of Portland's historic resource inventory list but is not defined as a City Landmark nor does it hold any State or Federal historic status.

Assessments

Conditions assessments were conducted by various parties through site visits that occurred on April 3 and June 22, 2012. Full reports are included in the appendix.

Structural

The scope of the assessment does not include a full structural evaluation as the scope of the work does not propose the removal of any structural elements. The construction of the building is wood frame with brick veneer and is a one-story structure on a concrete foundation. There is a partial basement on the east side of the building dedicated to mechanical and storage use. The west side of the building is unexcavated. The roof system is a hipped roof structure with simple built up 2x wood trusses. The roof structure over the office wing would benefit from the installation of straps to tie the trusses together and tie the trusses to the walls.

Mechanical, Electrical, Plumbing Summary

The infrastructure is made up of residential scale systems designed for moderate loads with minimal flexibility. Systems are 10-12 years old and have been well-maintained. Current systems are adequate for low-density community re-use of the building.

Mechanical

There are three zones in the building: the west, east and northeast areas of the building. The oil furnaces were replaced by gas-fired furnaces.

Electrical

Service consists of a 200 amp residential 3-wire 240-volt Square D main panel located in the southeast corner of the basement. There is a branch service on the main level in the office wing. Electrical wiring was partially updated on the main floor, primarily in the office wing, the old reading room and the north meeting rooms and consists of surface mounted raceway. In the attic, the system is predominantly knob and tube wiring that serves lighting in the main areas. The existing security system is located in the basement. There is a control panel on the main floor.

Fiber optic comes into the building at the southeast corner and serves a main telecom rack on the main floor in the office wing.

There are a few 220 outlets in the main space, the purpose of which is unknown.



South Door X011



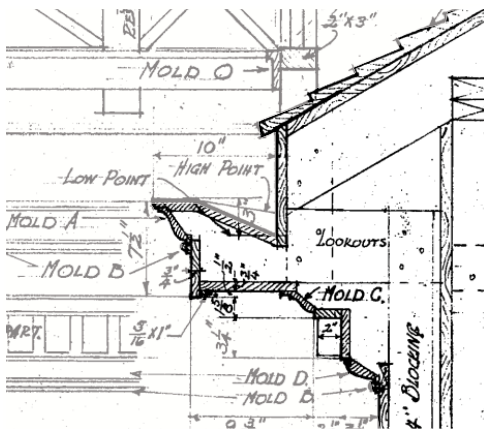
West ramps



Interior of Lantern



Exterior gutter



Original integral gutter detail

Plumbing

There are two existing toilet facilities. The main floor facility was retrofit to the accessibility requirements of 1981 but does not meet current accessibility code ICC/ANSI A117.1. The toilet facility in the basement has a toilet, sink and urinal that are original to the 1918 building.

Energy and Envelope

The exterior wall assembly is mostly unchanged from the original 1918 construction. The wood windows are single-glazed divided lite double hung windows with hoppers. The exterior wall is wood frame with brick veneer and probably not insulated. There is no insulation in the ceiling or roof planes.

Lighting was retrofit to fluorescent T-12 lamping which is now obsolete. Furnaces are code-minimum efficiency.

Fire and Life Safety

The building is not sprinklered. The smoke detectors are tied into a security system panel. Currently emergency lighting is covered with limited use of hard-wired dedicated emergency lighting fixtures. Egress lighting should be updated and LED exit lighting with battery backup installed.

Exterior Conditions

There are several different types of roofing on the building. Asphalt shingles are installed on the sloped roofs and a membrane roof at the low slope portion of the building on the northeast side. Entry roofs are covered in coated sheet metal. The asphalt roof has several more years of life in it if well maintained. The junction of this roof surface with the integral gutter is in questionable condition. The flashing at the edge of the roof appears to be reverse-lapped. The integral gutter has been covered with a seamed sheet metal liner. In many places the seams have pulled apart or are degenerating causing some water leakage and stains on the wood details below. The low slope roofs are also in serviceable condition. Immediate attention is needed at the low point scupper in the northeast corner of this roof. Water leakage in this area has caused damage in the kitchen ceiling and wall finishes below.

The brick chimney flue is temporarily supported with guy-wire. It should be re-built.

The lantern at the top of the roof is in fair condition. The glazing compound of the lites needs to be repaired. Some of the wood elements need to be repaired or replaced in-kind.

The entry is mostly intact but lacking some original details. The original light fixture was replaced with a contemporary utilitarian fixture and the etched Arleta Library signage painted in white.

Originally there were painted wood railings at the leading edge of the roof and around the lantern. These have been removed, probably prior to 1950.

Interior Conditions

The primary spaces of the library are composed of the main room, the original Reading Room space (west), the Lecture Room (east) and the Kitchen/Librarian Room (northeast).

The basement is unfinished and devoted to mechanical, electrical and storage spaces. The floor and walls are concrete. There is one restroom and a janitor's closet in the basement.

Throughout the building, the original wall and ceiling finish is lathe and plaster with stained wood door and window trim, with the exception of the work done in the 1970s. A few pieces of original casework remain; The atlas podium still stands in the center of the east wall of the Reading Room. The lighting and floor covering of the Reading Room was changed; a small area of original tile flooring at the entry is intact and in good condition. The biggest change to the room is the very noticeable addition of an unenclosed mezzanine constructed in 1973. The floor intersects the windows at about mid-height. The upper operable portion of the window is all that is visible above the floor. The stair and guardrail are covered in wood paneling typical of 70s era interior finishes.

The Lecture Room was filled in with partition walls to create individual offices. A drop acoustic tile ceiling obscures the original ceiling but limited views indicate that the original trim and plaster ceiling are intact. The drop ceiling hides the mechanical ducting that serves the individual offices.

The Librarian's Room is the most complete in terms of original detail and finishes. The bookshelves in the room and in the adjacent closet remain in good condition.

The kitchen still has the original cabinets but the sink was replaced with a contemporary stainless steel sink.

Accessibility

The accessible route to the building consists of ramps flanking the front entry stair on the west side of the building that were added in the early 1980s. The slope of the ramps does not meet current code and only the north ramp has a handrail.

Once inside the building, the main floor is fully accessible, including the restroom. There is no elevator; the basement and mezzanine are only accessed by stair.

The restroom was remodeled to be accessible to 1981 standards and does not meet current code. The kitchen sink will need to be retrofit to be accessible.



Original tile at entry



Scupper northeast corner of kitchen wing.



Water intrusion at dentils, underside of integral gutter

Code Review

Code review consisted of meetings with the City of Portland Bureau of Development Services (BDS) on two occasions: March 9, 2012, and August 14, 2012.

From City of Portland Charter Title 24 Building Regulations; Chapter 24.85.020 Seismic Related Definitions:

Q. Unreinforced Masonry (URM) means adobe, burned clay, concrete or sand-lime brick, hollow clay or concrete block, hollow clay tile, rubble and cut stone and unburned clay masonry that does not satisfy the definition of reinforced masonry as defined herein. Plain unreinforced concrete shall not be considered unreinforced masonry for the purpose of this Chapter.

Permit History

A search of building permits at BDS shows various projects for maintenance. The most invasive change came with the construction of a mezzanine on the north side of the Reading Room.

Permit Dates

- **1918** Building construction
- **1973** Remodel including mezzanine. Occupancy type noted as F-2 (equivalent to B)
- **1981** Barrier removal remodeling. Plumbing permit included. Ramps.
- **1983** New roof
- **1994** ADA improvements: Exterior walkway and handrails
- **1995** New roof

Preliminary Development Services Center Meetings: March 9, 2012

Mike Masat, (ROSE) and Annie Mahoney, (THA) met with various plan reviewers at the Development Services Center. See full notes in appendix.

Changes in use and occupancy would trigger upgrades to the building; both life safety and structural conditions would be affected. Staying within the current occupancy type of the building would avoid any required upgrades to egress, fire protection, structure, plumbing fixtures, trash enclosure and systems development charges.

Uses that would trigger upgrades: large assembly use, commercial kitchen and restaurant (increase in food waste would trigger trash enclosure and dedicated sanitary line), community hall for large numbers of people.

An occupancy change can also trigger Systems Development Charges as they relate to water and sewer loads.

A few monetary triggers were identified. If the construction value is over \$140,000, bike parking and trash screening would be required. If the building is unreinforced masonry, a \$40 per sf construction cost would trigger upgrades. The Portland Bureau of Transportation requires work done if the value of the work is 35% of the assessed value.

Twenty-five percent (25%) of the construction cost of the alterations to the primary area of use is required to be spent on removing accessibility barriers (ORS 447.241). In some cases, exclusions apply in determining the value of the work.

Permit History

A search of building permits at the BDS shows various projects for maintenance. The most invasive change came with the construction of a mezzanine on the north side of the reading room. See side bar.

Summary of Preliminary Life Safety Meeting: August 14, 2012

A Preliminary Life Safety meeting took place at BDS with representatives from ROSE, PDC, BDS and THA. See full notes in appendix.

The purpose of the meeting was to vet the proposed renovation with a Life Safety Plans Examiner and a Fire Plans Examiner. The proposed plans presented to the plans examiners consisted of office and community meeting space with the

possibility of a small coffee cart set up in the meeting space or in the librarian's room. The mezzanine would be enclosed to create private office space. A new ramp at the south side of the building is proposed to increase accessibility to the east wing of the building. This also allows this portion of the building to operate independently of the main meeting room. There was a concern that the ramp is too close to the public right-of-way. The Life Safety Plans Examiner consulted with a staff member from the Bureau of Transportation prior to the meeting on the location of the property line. A brief review by staff found that the north edge of the sidewalk is on the property line. All elements of a new ramp or stair would not be allowed in the sidewalk. This condition should be verified with PBOT directly prior to submitting for a building permit.

The primary focus of the meeting was to determine the occupancy type of the main meeting space, the former reading room. Research of historic permits indicates that the occupancy is a B. This would result in a very small occupant load for the space which would severely limit the use of the building as envisioned by RCDC and the coalition.

An alternate approach is to submit a building appeal to designate the main meeting space as an A-3 occupancy type resulting in a 15 sf per occupant versus 100 sf per occupant under a B occupancy. An A-3 would trigger the need for sprinklers as egress path is over open areas (fire area). The appeal would ask to exempt the project from installing a sprinkler system. A successful appeal would show that the space was used for community events historically. Additional conditions that will support the appeal: The smoke detectors are tied in to a monitoring system (security system as currently set up); the exit access meets or exceeds the requirements for assembly occupancy; and the areas above or below the level of exit discharge have limited occupant load (basement is mechanical area and the mezzanine is a low occupant load).

The appeal process will cost \$454 for four appeal items or less plus \$113 for each appeal item over four. The decision is good until there is a change in code. If work is done after a code change the appeal can be re-submitted.

A consequence of an occupancy change to A for the Reading Room is the requirement for toilet facilities. The increase in number of occupants will increase the number of required fixtures. If the building cannot support all of the required fixtures, another appeal might be pursued. There are currently two facilities, one on the main floor which is accessible and one in the basement which is not. The reading room as an A occupancy will increase the required fixture count to three lavatories and three water closets for each gender. Additionally, it was confirmed that the mezzanine is allowed to be enclosed because the square footage is 1/3 of the space it is in. The occupant load must be under 10 if there is only one exit.



1973 mezzanine addition in Reading Room



Original atlas case



Kitchen

Building Appeal: September 26, 2012

A Preliminary Building Appeal was submitted by THA and approved by the Board of Appeals to allow an A-3 occupancy in the Meeting Room without an automatic sprinkler system. This will increase the occupant load to 114 people and allow more flexibility in the use of the space. The change in occupancy from a B to an A-3 will require some additional renovation, including a monitored fire alarm system and new toilet facilities. The added sewer loads will likely trigger systems development charges.

Exterior Photos



Detail of entry, west side



West side - main entry



Detail of east door into Meeting Room 003



South side - secondary entry



North side looking east



East side



East side looking southwest



Lantern



East side looking West

Interior Photos



Reading Room 001 looking Southeast



Window at Mezzanine



Kitchen 006



Reading Room 001 looking Southwest



Conference Room 003 looking East



Corridor of Offices 008 thru 011



East stair 007



WC on main floor



Librarian's Room/ Office 004 looking into Reading Room



WC in basement

Proposed Improvements



Mezzanine



Damaged concrete slab outside Door X007

Recommendations

Site

- Clean up landscaping.
 - Ensure finish grade slopes away from building.
- Clean up signage.
- Add new sign at south entry.
- Add bike racks with concrete pads.
- Arborist to evaluate two trees one west and one east side of building
 - May necessitate trimming of branches or tree removal.
- Demo
 - Remove casework in Room 011.
 - Remove electric stove top in Kitchen 006.
 - Removal of items required for new work
 - Hazardous Material testing and abatement if needed

Concrete and Masonry

- Remove and repair concrete at east entry
- Revise north ramp at front to be correct slope. As the ramps were constructed under a building permit, it is not required that they be upgraded. However, it is recommended that the main entrance be brought up to current code for accessibility to meet the intent of Universal Access.
- Add new ramp and stair on the south side of the building.
- Clean and re-point exterior brick
- Exterior concrete pads for bike racks

Metals

- Repair/Replace gutter liner.
- Repair leaking scupper at northeast corner.
- Check all downspouts and rain drains for proper operation
- Painted steel bike racks
- Exterior ramp and stair railings

Wood and Plastics

- Replace/repair damaged wood sill at east stair.
- Revise threshold at main floor restroom
- New framing and blocking for new restrooms
- Add Simpson straps at the ridge and at the top plates above office wing.

Thermal and Moisture Protection

- Replace composition shingle roofing
- Replace low-slope roof
- Repair/Replace existing flashing as needed
- Add insulation in attic. R-38 recommended.
 - Add soffit ventilation.
- Clean crawlspace and add vapor barrier
- Add crawlspace ventilation.

- Fix glazing in lantern.
 - Repair flashing at lantern/ roof intersection.

Doors and Windows

- Replace exterior Door X011 with a new steel door with lites and panic hardware. Replace Door X007 with existing Door X011.
- Replace glazing in side lite at Door X007.
- Add weather stripping at east door of Conference Room 003. Adjust hardware.
- Re-key locks and make repairs adjustments to all existing hardware to remain.
- Two new doors and hardware for new restrooms.
- Add tempered interior storm windows at mezzanine
- Flip Door 001B to exit from Reading Room and upgrade door hardware.

Finishes

- Repair miscellaneous plaster as needed.
 - Fix water damaged ceiling in Kitchen 006.
- New gypboard walls and ceiling in new restrooms
 - Prep and paint
- Replace broken or damaged ceiling tiles in east wing Offices.
- Paint walls and ceilings throughout.
- Sand and stain wood stairs 007.
- Prepare and paint exterior wood surfaces for new paint
- Remove existing flooring materials
- Install new Flooring
 - Install new linoleum flooring in Reading Room/Meeting Room, Kitchen, Janitor's Closet, and new restrooms
 - Install new carpet in Offices 009-014, Conference Rooms 002, 003, 004, Office 100, Hall 007.
- Clean basement.
- Revise counter and sink in Kitchen 006 to meet accessibility requirements
- Bring grab bars and toilet accessories up to current code in existing accessible restroom
- New accessible accessories in new restrooms
- New toilet stalls, p-lam or painted steel partitions

Furnishings

- Remove existing curtains and install new roller shades at all windows.

Mechanical/ Plumbing

- Some duct reconfiguration required for new restrooms.
- Add new toilet facilities as required.
- New drinking fountains.
- Clean out floor drains in basement and exterior area drains.
- Refurbish Janitor's Closet sink in-place.

Electrical

- Remove knob and tube wiring in the attic.



East stair and Door X007



Janitor's closet and attic access ladder



Electrical to be removed at base of mezzanine stair



Electrical at door X003

- Remove wiremold and 220 receptacles in Reading Room, primarily on the west wall.
- Remove floor-mounted receptacle at the north end of the room near the stair.
- Remove surface-mounted wiremold where feasible.
- Update lighting in the Reading Room.
- Add LED exit signs with battery back up.
- Extend electrical for new refrigerator in Kitchen 006.
- Relocate electrical panel in Hall 007.
- Replace old light switches with toggle switches.
- Replace receptacles with commercial grade receptacles.
- Tie smoke detectors to security monitoring system.
- Add exit lighting and emergency lighting.
- New electrical exhaust fans, lighting, switching etc for two new restrooms.

Cost Estimate and Schedule

RENOVATION & REPAIR ESTIMATE

Project Location:

Wikman Building
4420 SE 64th Ave.
Portland, Or. 97206-3631

Contact: Annie Mahoney, THA Architecture
Phone 503-227-1254
Fax: 503-227-7818

Project:

Building Renovation for Rose
Community Development

Date: 9/12/12

Item:	Cost:	Description:
1. General Requirements	-	Permits: (Note: All general conditions and contractor's fees included in each line item below)
	-	Supervision:
	-	Administrative Expenses:
	-	Site Control, Protection and Final Cleaning:
	-	Temp. Equip.
2. Site Work	-	Demolition:
	99.38	Remove casework in larger office area with south entry door
	112.63	Remove electric stove in kitchen area
	-	Removal and replacement of specific materials included in line items below
	-	Tree Removal:
	3,445.00	Remove (2) trees from west and east landscape planting areas. Grind stump, dispose of debris and plant new tree in front area.
3. Concrete	-	CIP:
	1,325.00	Remove concrete walkway at east entry and replace with new concrete to slope away from building.
	26,500.00	Demolition, excavation and concrete work required for new south and west entry wheel chair ramps and stairs. Includes new work and modifications
4. Masonry	-	Brick Masonry:
	9,275.00	Pressure wash exterior brick and apply sealer. Provide grout joint repairs as needed.
	24,512.50	New masonry for added modification to front wheelchair ramp and south entry stair and new wheelchair ramp.
5. Metals	-	Gutters & Downspouts:
	5,300.00	Provide standard 5" fascia style gutter within existing built in gutter system and connect to existing down spout leader heads.
	1,590.00	Repair leaking downspout leader heads @ \$390/ea.
	-	Bike Rack:
	1,987.50	Provide and install painted steel bike racks near the three entrances
	-	Ramps & Stair Railings
	4,240.00	Fabricate and install new railings for new south entry stairs and wheelchair ramp. Includes modifications to front entry railing required for ramp extension.
6. Wood & Plastics	-	General Carpentry:
	331.25	Remove and replace dryrot and termite damaged wood sill under basement stairs
	165.63	Rework wood threshold at restroom door
	-	New Restrooms:
	7,950.00	Provide demolition, framing and finish carpentry to construct new restrooms and water fountain alcove.
7. Thermal & Moisture Prot.	-	Roofing:
	23,320.00	Replace comp roofing on hip roof w/ 30 year laminated comp roofing.
	5,300.00	Replace flat roof section
	1,590.00	Repair existing roof and flashing sections as needed
	-	Insulation:
	861.25	Clean debris from under-floor crawl space and provide 6-mil vapor barrier
	662.50	Allowance to provide additional screened foundation crawl space ventilation similar to one on north side. Provide (1) total.
8. Doors & Windows	-	Doors:
	1,987.50	Replace front entry door with multi-light commercial grade door with panic hardware and closer
	1,987.50	Replace side entry door with multi-light commercial grade door with panic hardware and closer
	463.75	Provide weather stripping and adjust hardware for tight fit on conf. rm. east door
	1,325.00	Replace east back entry door with solid core commercial grade door with panic hardware and closer
	1,987.50	Allowance to re-key locks and general refurbishment of all existing door hardware
	2,650.00	Provide (2) new restroom doors, frames & hrdwr. for new restrooms.

	-	Windows:
	1,987.50	Provide interior tempered glass storm windows on mezzanine level windows
	629.38	Repair sidelight glazing at back entry
9. Finishes	-	Gypboard / Plaster Repair:
	662.50	Repair allowance for minor plaster repairs as needed
	3,975.00	Provide new gypboard walls & ceiling in new restrooms. Includes repairs to walls & ceiling adjoining new restroom space.
	-	Ceiling Tiles:
	331.25	Replace damaged ceiling tiles in office area
	-	Painting / Finishing:
	7,950.00	Paint all interior walls and ceilings
	1,026.88	Sand, stain and finish wood stairs at back entry
	10,600.00	Prep and paint exterior woodwork and currently painted surfaces.
	1,258.75	Paint all new wall & ceiling work related to new restrooms
	-	Flooring:
	15,900.00	Remove & replace glue-down carpet in all currently carpeted areas.
	2,782.50	Replace resilient flooring in kitchen, janitor's and librarian's closets
	1,325.00	Provide new sheet vinyl flooring and rubber base in new restrooms.
	-	Countertops:
	861.25	Replace sink section of kitchen countertop to ADA compliant height
10. Specialties	-	Restroom Accessories:
	596.25	Provide additional grab bar and ADA compliant mirror and paper towel dispenser
	5,300.00	Provide ADA compliant accessories in new restrooms. Includes p-lam or metal toilet stall partitions.
11. Equipment	-	NA
12. Furnishings	-	Window Treatments:
	9,275.00	Provide roller shades on windows in reading rm., conf. rm. and office area.
13. Special Const.	-	NA
14. Conveying Systems	-	NA
15. Mechanical	-	Plumbing:
	2,385.00	Install ADA compliant sink in kitchen, refurbish janitor's sink and roter clogged drain in basement and area drain at back entry.
	16,562.50	Provide plumbing rough-in, trim-out and fixtures for (2) new restrooms.
16. Electrical	-	Basic Electrical:
	993.75	Extend electrical on kitchen north wall to refrig. location. Remove floor outlet at mezzanine stairs.
	3,577.50	Provide GFI circuit, outlets, lighting, exhaust fan and switching for (2) new restrooms. Includes
	-	Low Voltage:
	1,060.00	Allowance to disconnect security system from county system for stand alone operation.
Total:		213,371.38
Estimators Contingency @ 5%		10,668.57
		\$224,039.94

Alternate Items:

Tenant Improvements	\$87.5K - \$105K	Allowance for future tenant improvements at \$25/SF-\$30/SF of 3,500 SF
Hazmat Abatement	\$3K - \$5K	Allowance for hazardous waste testing and removal

Certified MWSEB Specialty Trade Contractors in consideration for the above work:

All American Concrete	#3329
Milbradt Painting	#4151
Interstate Roofing	#6322
McBride Sheet Metal	#2565
Bay View Bldg. Maintenance	#3181
R&L Classique Floors	#2771

Proposed Design and Construction Schedule			
Phase	Start	End	Duration
Design	March 1, 2013	May 24, 2013	12 weeks
Permit and Bid Period	May 27, 2013	July 15, 2013	8 weeks
Construction	July 16, 2013	November 15, 2013	16 weeks

Historic Considerations

Historic

The Wikman Building does not have official historic status. However work proposed in this report endeavors to retain the integrity of the existing building. It may be desirable for an owner to seek historic status to preserve the building for generations to come and to take advantage of available tax credits. It is recommended that any future work endeavor to maintain the original fabric of the building to the greatest extent possible. Any repairs or replacement of building elements should be in-kind. Exterior additions and alterations should be avoided if possible.

*Bureau of Planning and Sustainability:
Historic Resources and Preservation
<http://www.portlandoregon.gov/bps/39750>
for more information.*

Historic Designation

The building is currently an unranked resource listed on the City of Portland Historic Resources Inventory (HRI). Being included in the list alone, without any higher level designation (local or national), does not provide a “historic” designation. This listing does not provide any incentives, and the only zoning regulation is a required 120-day demolition delay period.

There are two types of historic designation:

- “Local” or “City of Portland” Landmark
 - Individual resources that have historic, cultural, archaeological, or architectural significance. They also play a part in defining Portland’s character. Designation criteria and processes are described in Portland’s Zoning Code chapters 33.445 and 33.846. See full chapters in the Appendix.
- National Register Properties
 - Designation through the National Park Service and administered by Oregon’s State Historic Preservation Office.

Processes

Historic Designation Review allows for the designation of a historic resource as a Historic Landmark, Conservation Landmark, Historic District, or Conservation District. This review is a Type III review which goes before the Historic Landmarks Commission. Portland Zoning Code Section 33.846.060 describes this more fully.

Three of twelve criteria must be met for approval. Evaluation of the resource’s significance is based on its architectural values, physical integrity, contributions to the area’s or City’s character.

If designated, any future work done to a listed property must undergo Historic Design Review. This process ensures new work maintains the integrity of the historic characteristics of the building.

