

Attachment J



5615 W MARGINAL WAY SW
P O BOX 24348
SEATTLE, WA 98124-4348
1-800-950-4265

100 MT ROBERTS ST
JUNEAU, AK 99801
1-907-586-3790
1-800-585-6102

Rate Estimate WT38

Page 1 of 2

Prepared For:	Date:	December 10, 2012
Phone:	Origin:	Seattle
Fax:	Destination:	Yakutat
Email:	Project Name:	
	PO Number:	
Prepared By: Michael Brittenham	Estimated Ship Date:	December 10, 2012
mbritt@lynden.com		
Phone: 800 326-8346		
Fax: 206 214-1294		

Qty	UOM	Freight Description	Dimensions (LxWxH)	Weight	Rate	Charge
2	P40	LUMBER		43.000		
		FREIGHT CHARGE		48.000		
		LOADING			10.84	5,203.20
		FUEL SURCHARGE				388.00
		WHARFAGE CHARGE			22.00 %	1,230.06
		TOTAL CHARGES:				752.50
						7,573.76

per van

NOTES: **Price given is per load** Per Greg, 2 loads expected to ship each at 43,000 lbs.

$\$ 7573 \times 2 \text{ vans} = \$ 15,146$
 $\$ 1798 \times 2 \text{ vans} = \$ 3,596$

Total shipping $\$ 32,742$

Green is good! Do your part in saving the environment by accessing documents electronically. Go to <http://www.lynden.com/ez-signup.html> and sign up for EZ Commerce, making it easier to conduct business at your fingertips. You can request pickups, generate shipping documents, track shipments, receive invoices and make payments electronically. Service is free, sign up today!

This estimate has been prepared based on information provided on this date and is valid for 30 days. Charges may differ from those contained herein due to changes in weight, dimensions, description of goods or requested services. Fuel surcharge is estimated at the level in effect on this date, is subject to change without notice and will be billed at the level in effect in Carrier's published tariff on the date of shipment. All services are subject to the standard terms and conditions of our tariff (available at www.lynden.com/aml/100terms.htm) and the bill of lading published therein. Any bill of lading or other shipping document issued shall not be effective to the extent it conflicts with our terms and conditions. By shipping with Alaska Marine Lines, Inc., you are acknowledging acceptance of our terms and conditions.



5615 W MARGINAL WAY SW
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Rate Estimate WT22

Prepared For:	Date:	December 10, 2012
Phone:	Origin:	Seattle
Fax:	Destination:	Yakutat
Email:	Project Name:	
	PO Number:	
	Estimated Ship Date:	December 10, 2012
Prepared By: Michael Brittenham mbritt@lynden.com		
Phone: 800 326-8346		
Fax: 206 214-1294		

Qty	UOM	Freight Description	Dimensions (LxWxH)	Weight	Rate	Charge
2	D40	CONCRETE		50,000		
		FREIGHT CHARGE		50,000	12.37	6,185.00
		LOADING				310.00
		FUEL SURCHARGE			22.00 %	1,428.90
		WHARFAGE CHARGE				875.00
		TOTAL CHARGES:				8,798.90

per van →

NOTES: **Price given is per load** Per Greg. 2 loads expected to ship each at 50,000 lbs.

8778 x 2 vans = \$17,576

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January 9, 2013

PND 122085

Mr. Greg Indreland
Managing Owner
Yakutat Seafoods
P.O. Box 419
Yakutat, Alaska 99689

Re: Yakutat Seafoods Wash House
Structural Condition Assessment

Dear Mr. Indreland:

Per your request PND has inspected the structural system at the Wash House at the Yakutat Seafood Plant. This letter report includes a description of our inspection, our assessment, recommendations and associated costs.

Inspection and Observations

On January 4, 2013, Mr. Chris Gianotti, P.E. inspected the Wash House including foundation and the plant sewage pump station room. The inspection consisted primarily of visual observations, a limited amount of measurements, digital photographs and probing with a flat tipped screw driver.

The Wash House is a single-story, timber-framed building that is supported on a pile foundation. The framing system consists of creosote timber piles supporting 12x12 creosote-treated, timber-pile caps which support 4x12 creosote-treated, timber floor joists. The joists span approximately 12 feet. The joists support a 1x timber deck.

On the west side of the crawl space is a plywood sheathed foundation wall. The north side of the crawl space has partial height concrete retaining wall over part of its length and a partial timber wall over the remaining part.

The structure above the floor has two parts: a western wing which is 17'-6" x 10'-8" in plan dimension and the eastern wing which is 15'-3" x 19'-9" in plan dimension. In both sections timber-framed stud walls support a roof system that has timber-trusses in the west side of the structure and 4x rafters in the east part of the structures. The structure has a single gable roof the slopes towards the east and west edges.

In the foundation crawl space is a 6' x 6' room that houses the compressor and some controls for the plant sprinkler system. The sprinkler room has plywood sheathed walls and a concrete floor.

The electrical cable and conduit serving the nearby warehouse and dock run through the crawl space.

The sewage pump station room is south of the wash house under the main seafood plant structure. This room has a concrete slab that is supported on timber framing and 8 foot high side walls framed in timber studs and plywood sheathing. Each side wall is approximately 8 feet in length. Timber framed stairs once served to access the room. A fiberglass wet well sits on the slab floor.

Observations made are as follows:

- 1) Timber piles are saturated and have fungus on the surface.
- 2) Timber pile caps have failed in compression and one is cracked vertically. Although the creosote treatment protects the outer surfaces of the timbers the interior are rotten and crumble when probed.
- 3) Floor joists are rotten at supports with significant crushing. Some joists have fungal growths on them.
- 4) Timber floor deck has fungal growth on the underside.
- 5) The ground surface in the crawls space is extremely wet and there is no vapor barrier on it. A foundation drain daylights and empties into the crawl space.
- 6) The east perimeter wall, which is not a retaining wall, is neither weather proof nor draft proof. The crawl space is not heated.
- 7) The retaining wall on the west side of the crawl space is failing. Polyethylene sheeting is containing water and earth that has spilled through the timber wall. The retaining wall on the north side of the crawl space appears to be rotten.
- 8) The compressor in the sprinkler room no longer functions. A small electric heater keeps the space relatively dry.
- 9) The timber supporting the sewage pump room slab is rotten and is failing.
- 10) The sewage pump station room does not appear to be properly vented. Electrical lighting and control systems do not appear to be appropriate for the classified environment.
- 11) The roof framing in the eastern part of the building appears to have significant problems. Locations where stacks or flues penetrated the framing were poorly framed with headers not well connected to rafters. Many rafters have been sistered with 2x material.
- 12) In the western part of the building one truss appears to have been removed and another has been severed so that it is not supported on one end.
- 13) Insulation and vapor barriers at the roof in the western part of the structure appear damaged. It appears the roof has leaked.

- 14) The corrugated metal roofing appears to be beyond its expected life. In places the coatings are depleted and the roofing is corroded. The roofing has been damaged from falling snow and ice off the adjacent building's higher roof.
- 15) Building metal siding is beyond its expected life. It is damaged in many places.
- 16) Grading north and west of the building causes surface water to drain into the crawl space. Maintenance workers have installed a surface drain on the west side of the structure.
- 17) The north edge of the adjacent building abuts the wash house. West of the wash house earth spills into the main building crawl space. This is approximately 6 feet high and 10 feet long.

Assessment and Recommendations

This structure is beyond its useful life. Repairing the many deficiencies will not be cost effective. Total demolition and replacement is recommended. The following recommendations for a replacement building are offered:

- A) Remove all debris from the crawl space.
- B) Install a foundation drain around the new crawl space. The drain should be perforated pipe that is surrounded with drain rock encased in a drainage geotextile. The perforated pipe should be extended to the tidewater east of the Wash House.
- C) Install concrete retaining walls on all sides of the crawl space. The walls should have a waterproofing system (sheets with adhesive applied to the concrete) on the external side.
- D) Install a slab over a relatively thick vapor barrier in the crawl space.
- E) Relocate the sewage pump station room to the north side of the crawl space. Vent the room to the exterior. Replace the relatively small wet well with a larger wet well, sized for the volume of sewage anticipated. Have two pumps with appropriate alarms and level controls.
- F) Install a reinforced concrete floor system consisting of slabs and beams supported on reinforced columns. Install insulation under the slab.
- G) At perimeter walls construct a 3 foot high curb wall to protect the bottom of the wall from snow damage. Snow that falls from the roof accumulates in a pile. Any subsequent snow falling on that pile is diverted toward the building walls. A concrete wall is needed to prevent damage and reduce maintenance costs. The interior of the wall should be furred and insulated. A sealer should be applied to the exterior face of the concrete curb wall.
- H) Construct a timber framed building on the curb wall. The building configuration and dimensions should be appropriate for the intended use. The roof framing should either be very close to the adjacent building roof eave or sized for the impact loads caused by falling snow and ice. If a low roof is planned, protective dunnage should be placed over the roofing. A high roof is preferable. If a high roof option is to be followed a second story space should be considered.
- I) Insulate the walls and have a vapor barrier on the interior face.

Cost Estimate

Demolition costs are estimated to be approximately \$32,000. This includes equipment rental and operation, labor, hauling off site, disposal fees, temporary modification of the water service and relocation of the electrical conduit and cable serving the warehouse.

The direct construction costs for the replacement can be estimated to be approximately \$300 per square foot applied to all floor spaces. A 725 foot print was proposed. Construction of basement, ground floor, and second floor results in a total area of 1,450 square feet with a basement. This is estimated to cost \$435,000. Additional indirect costs including design, permitting, mobilizations should be approximately 25 percent of the direct construction costs. The total budget for the replacement should be approximately \$545,000. This is a rough order magnitude or budget planning estimate. A contingency should be added to it to accommodate uncertainties that may arise during design or construction.

Hopefully, this report suits your needs. If you have questions or need additional information, Please feel free to contact me.

Sincerely,
PND Engineers | Juneau Office



Chris. Gianotti, P.E.
Senior Engineer:

Sincerely,
PND Engineers, Incorporated | Juneau Office



Chris Gianotti, P.E.
Senior Engineer
Enc

Photographs taken during Inspection



Rotten end of floor joist – Note crushing.



Cracked and crushed pile cap



Fungus on pile cap



Crushed joist, fungus on joist and cap



Rotten pile cap penetrated by screwdriver



Exterior of sprinkler riser room



Failed sheathing at sewage pump station room



Sewage pump wet well- note float controls on floor



Foundation drain daylighting into crawl space



Exterior from north side



Exterior from north west



Exterior from north east.



Damaged vapor barrier and insulation



Suspicious roof framing in east portion of roof



Deteriorated siding



Deteriorated roofing east side



Transformer without proper clearance



Electrical boxes



Another view of severed roof truss



Severed roof truss