



1370 N. US Hwy 1, Suite 206
Ormond Beach, FL 32174

December 20, 2010

TO: Ray Barshay

We have compiled the following report based on the Flagler County Assessment and the engineering report by Noble Structural Group Inc., including our own inspection and findings. Bids were obtained from local subcontractors and all prices were based on what could be seen and all known conditions.

During renovation work there may exist unforeseen conditions, which will need to be addressed as they are found. When or if this occurs, it will be brought to the attention of all parties and then effective course of action to correct the condition or conditions, including the cost to do so will be mutually agreed upon.

Upson Enterprises Inc.



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CBC 031990

DATE: 12/20/2010

**FLAGLER PIER RESTAURANT
COST ESTIMATE FOR REPAIRS**

Prepared for Ray Barshay

While reviewing the attached copy of the Pier Restaurant assessment provided by the Flagler building department, dated November 9, 2010, we discovered after further investigation other defects, which also need immediate repair. We had several local subcontractors review and bid on the repairs necessary to comply with the Flagler County assessment and additional items discovered (pictures included).

The following is a list of the estimates needed to complete the necessary work:

1. Electrical.....\$ 6,925.00

1. Support conduit under building.
2. Remove and replace ground rods and clamps, ground wire in workable condition although copper has heavy oxidation.
3. Cover open J-boxes on roof.
4. Remove unused disconnects from roof.
5. Re-secure spot lights on roof.
6. Remove extension cord and replace with conduit.
7. Label disconnects and ensure correct grouping (does not include relocation if required).
8. Panel clearance does not meet current code in kitchen. Three (3) panels and/or disconnects need to be relocated or the cooler moved. Price includes relocated panels in kitchen. Panel @ server station not included.

2. Plumbing.....\$ 5,500.00

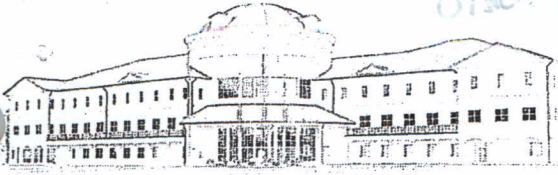
After our inspection of all water sanitary lines underneath restaurant we found multiple leaks on water and sanitary.
We also found raw sewage coming from three different locations onto beach.

Work to be completed:

1. Replace 400 ft. of sanitary sewer lines.
 2. Replace water main and water lines underneath restaurant.
 3. Provide rust resistant strapping on all water and sanitary.
 4. Replace approximately 400 ft. of water lines
-
3. Gas.....\$1,500.00
 1. Replace corroded gas valves, lines and chases, as needed.
 4. Roofing.....\$3,225.00
 1. Remove gravel in low spot approximately a 10X12 ft. area on roof.
 2. Pour hot asphalt to build up low spot area.
 3. Re-embed gravel in hot asphalt.
 4. Spud area by gravel stop approximately 18 ft. back
 5. Face nail existing gravel stop.
 6. Fabricate out of .040 aluminum gravel stop.
 7. Install newly fabricated gravel stop using existing gravel stop as clip.
 8. Strip in new gravel stop with two (2) plies of fiber glass felt.
 9. Re-embed gravel on top of fiber glass felt.
 5. Soffit: Replace soffit for entire building, labor and material.....\$4,267.00
 6. Mansard: Repair labor and material northside and Oceanside.....\$ 3,070.00
 7. Re-enforce trusses: Northeast corner where sagging.....\$ 1,000.00
 8. Replace interior floor where deteriorated in dining room, labor and material\$ 2,200.00
 9. Hardy Board Siding: Replace siding on dumpster storage and the northeast corner and east wall of dining room, labor and material.....\$ 2,715.00
 10. Deteriorated Connections: Hurricane clips and straps, labor & material..\$ 1,350.00
 11. Painting all exterior siding and doors, labor and material.....\$ 6,800.00
 12. Grease trap allowance to upgrade system to current health code..\$ 2,500.00
-
- Total.....\$ 41,052.00**

General contracting and construction management including all discovery and work to date will be billed at a fixed fee of 18% of actual job cost. Draw schedule to be submitted with final agreement.

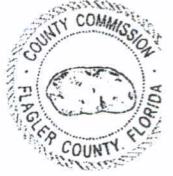
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GARY BOICE



Flagler County

Board of County Commissioners

Building Department



1769 East Moody Boulevard, Suite 106 ♦ Bunnell, Florida 32110 ♦ (386) 313-4002 ♦ fax: (386) 313-4102 ♦ www.FlaglerCounty.org

November 9, 2010

Pier Restaurant Assessment:

County staff present: Gary Hiatt, CBO; Mark Boice Flagler County Chief Inspector; Frank Davidge Mechanical, Gas and Plumbing Inspector; Robert Snowden, Electrical Inspector

Flagler Beach staff present: Caryn Miller, Interim City Manager; Robert Smith City Engineer

Upon the request of the City of Flagler Beach, Building Inspection personnel conducted an assessment of the conditions at the Pier Restaurant. The assessment could not be completed as an in depth study due to the site conditions present including but not limited to the inability to access all areas due to the fact that the establishment was open for business and food preparation was ongoing. Further the Building Code currently in place at this point and time was not the governing code when much of the work appears to have been done.

Findings:

The plumbing, gas and electrical systems visible particularly underneath the structure have lacked proper maintenance and completion of proper repairs as issues have come forth.

Plumbing:

The deterioration and lack of proper strapping has led to plumbing to have backfall in some areas that is not conducive to the proper flow through the sanitary lines.

There appears to be abandoned plumbing that needs to be removed if it is not part of the systems for water and sewage disposal.

Water leaks and drips are present in a minimum of three areas underneath the structure. It is unknown as the source but may be from ice machines in two areas. Proper containment and disposal of the water is necessary to eliminate the condition currently present where the water is causing deterioration of the wood structure and in some areas the connectors in place for the structural members.

Trap primer underneath the building is not properly installed.

No air gap present on the food prep sink.

Gas:

There are badly corroded piping and regulators for the gas lines visible. Abandoned piping appears to be in place and needs to be removed if not part of the operational system.

A strong gas odor was present in and around the water heater which led to a call to the Flagler Beach Fire Department. While the odor was strongest at that location it may or may not be the only area where gas leaks are occurring. This condition as well as the accumulation of boxes in this area led to an incomplete assessment of this area due to safety concerns of the staff present.

Electric:

Unsupported piping for the electric was noted all over the underside of the Pier Restaurant. The lack of and unmaintained piping straps is the norm and should be corrected.

Abandoned lines and ground rods should be removed in order to establish the portions of the electrical system that are part of the working system. The deterioration of the ground rods leads to concerns whether or not proper grounding and bonding are in place for all the systems.

Open junction boxes were noted on the roof and need to be properly completed.

Remove old used disconnect from roof.

Spot light mounting on the roof in the front of the building do not appear to be properly mounted.

Extension chord on the roof next to the satellite stand needs to be removed. If this is part of an operational system, then proper wiring needs to be installed.

Label all disconnects and check for the grouping of disconnect requirements. Staff was unable to access all areas to be able to identify compliance with the grouping of disconnects.

Panel clearance is not provided at the kitchen and dining room in compliance with the current code. This may or may not be one of those items that was in compliance at the time of installation or may have evolved to the current condition over time.

Structural:

One piling underneath the Pier Restaurant appears to be in very bad condition. Some of the connectors are deteriorated and need to be replaced. When City staff was asked about the structural assessments previously completed it was indicated that the Engineer had in fact assessed the entire structure and not just the areas underneath the pier walk way itself. We would defer to those findings and the required repairs mandated by the engineer's report.

There are areas of the subfloor that appear to be in a state of decay and may need to be replaced.

Accessibility:

Since the building was constructed prior to the Florida Accessibility Code, the jurisdiction of this issue lies with the Department of Justice. Complaints received would be forwarded to them to address. If upgrades are completed for accessibility purposes or required due to the overall construction being completed (See Florida Accessibility Code) then they are required to be completed to the standards in place at the time of construction.

Hood System:

It appears the hood system has been altered by cutting holes in the face with regard to the exhaust air. Certification for the hood system should be obtained from a licensed hood installer.

Recommendations:

State of Florida Licensed Contractors and/or Design Professionals should be solicited to evaluate the electrical, gas, and plumbing systems to determine what needs to be removed, added, repaired in order to have properly functioning systems and for the over all safety of the occupants.

Pictures have been attached with notations identifying the areas noted in this report.

Gary Hiatt, CBO
Flagler County



**FLAGLER BEACH PIER RESTAURANT COMPLEX
STRUCTURAL INVESTIGATION FEBRUARY 2010**

Prepared for
The City of Flagler Beach

By



[Handwritten signature]
2/9/10

NOBLE STRUCTURAL GROUP, INC.

CONSULTING ENGINEERS

SECTION 1: INTRODUCTION

On February 2, 2010, Noble Structural Group, Inc. (NSG) was commissioned by the City of Flagler Beach to undertake a structural investigation of the Flagler Beach Pier Restaurant Complex with the purpose of assessing its structural condition and need for repair. The Complex includes the Dining Area, the Bait and Tackle Store, the Public Restroom and the connecting walkway.

A. The Building

1. Dining Area

An approximately 4,000 SF wood framed building on pilings constructed in approximately 1962 and has had several modifications and repairs, the most recent in 2000 where interior walls were modified and deteriorated floor beams and hardware were replaced.

2. Bait and Tackle Store/Public Restroom

An approximately 1,200 SF wood framed building on pilings constructed in approximately 1998.

3. Covered Walkway (A-Frame)

An approximately 1,200 SF covered walkway that connects the Dining Area and the Bait and Tackle/Public Restroom. This area was framed with site-built heavy timber trusses. No drawings were available and the date of construction is unknown

B. Methodology

A comprehensive survey was undertaken of all the principal structural members to facilitate member identification and inspection. Following this, Noble Structural Group inspected and assessed each individual building. Following the site work the site data was processed and summarized on a series of plans. Structural analysis was undertaken; the need for repairs was identified and costs were investigated.

C. The Report

This report summarizes the work. Section 1 provides an introduction and overview to the terminology used to refer to the Pier Restaurant Complex and a brief history. The Structural Appraisal in Section 2 is divided into individual structural components; Roof Deck, Roof Trusses, Floor Deck, Floor Joists, Floor Girders, Floor Bracing and Timber Piles. These stages are the condition survey, a discussion of the form and the damage criteria used and the assumptions that were made. Section 3 discusses the recommendations based on our survey and analysis. The main report is supplemented by a number of appendices.

300
3794.00

Subtotal =
10% Contingency =
Total =

Description	QTY	UNIT
Elastek Pavelet	7	LS
Asphalt/Gravel	7	
USP RT&A	5	
USP RT 8A	5	
Cold galvanize	6	
Roof Ponding Repairs		
Bare Roof Repairs		
Roof Connectors		
Floor Connectors		
Concrete Wall/Water Connectors		

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The Report contains only an assessment of the current conditions and makes recommendations regarding any components in need of repair, replacement or future monitoring.

SECTION 2: STRUCTURAL APPRAISAL OF COMPONENTS

Refer to Exhibit 2 in Appendix A for a typical pile bent section

A. Dining Area

1. Roof Deck

- a. Some areas of the dining area of the roof deck were not level and had ponding issues (Refer to Exhibits 1 and 2)) following recent rain. Over time, water standing on a roof surface will damage roof coatings and roofing materials. Standing water eventually leads to roof leaks, damage to roof and deck materials, and damage inside the structure. No visible leaks were noted during our visit but proactive measures should be taken to repair ponding at low areas to avoid future damage.
- b. Several bare spots were noted and should be repaired. (Refer to Exhibits 3 and 4)

2. Roof Trusses

- a. No exceptions were noted

3. Floor Deck

- a. The plywood deck above the 2nd pile from the south in the row of (7) piles below the Dining Area has minor upward bowing (Refer to Exhibit 5). Inspection of the underside of the deck revealed several water pipes attached to the underside of the framing which had imparted moisture to the deck above. In our opinion, this is the cause of warping in the deck. Repairs to this area will require significant cost, utility relocation and temporary closure to portions of the restaurant. We don't believe this is an imminent structural concern that warrants such an action.
- b. The plywood deck above the 5th pile from the south in the row of (7) piles below the Dining Area also has minor upward bowing (Refer to Exhibit 6). Inspection of the underside of the deck revealed several water pipes attached to the underside of the framing which had imparted moisture to the deck above. In our opinion, this is the cause of warping in the deck. Repairs to this area will require significant cost, utility relocation and temporary closure to portions of the restaurant. We don't believe this is an imminent structural concern that warrants such an action.

4. Floor Framing

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- a. No exceptions were noted
- 5. **Timber Piles**
 - a. No exceptions were noted
- B. **Covered Walkway**
 - 1. **Roof Deck**
 - a. No exceptions were noted
 - 2. **Roof Trusses**
 - a. All timber appeared to be in good condition but almost all bolts and washers were badly corroded and will require remedial action. (Refer to Exhibit 7)
 - 3. **Floor Deck**
 - a. No exceptions were noted
 - 4. **Floor Framing**
 - a. No exceptions were noted
 - 5. **Timber Piles**
 - a. No exceptions were noted
- C. **Bait and Tackle/Public Restroom**
 - 1. **Roof Deck**
 - a. No exceptions were noted
 - 2. **Roof Trusses**
 - a. All timber appeared to be in good condition but almost all hurricane straps were badly corroded and will require remedial action.
 - 3. **Floor Deck**
 - a. No exceptions were noted
 - 4. **Floor Framing**
 - a. All timber appeared to be in good condition but almost all hurricane straps were badly corroded and will require remedial action. (Refer to Exhibit 8)
 - 5. **Timber Piles**
 - a. No exceptions were noted

SECTION 3: RECOMMENDATIONS

- A. **Dining Area**
 - 1. **Roof Deck**
 - a. We recommend that low areas where water is shown ponding be repaired with a product such as Elastek #505 Puddle Plaster.
 - b. We recommend that all bare roof areas be cleaned thoroughly, coated with a 1/8" minimum thick layer of asphalt roof cement and covered with roof gravel.

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B. Covered Walkway

1. Roof Trusses

- a. We recommend that all exposed connection hardware be sandblasted clean and coated in the field with cold galvanizing paint. If, during sandblasting, any corroded connectors are damaged such that less than 80% of its intended section is visible, the connector shall be replaced.

C. Bait and Tackle/Public Restroom

1. Roof Trusses

- a. We recommend that USP RT 8A hold downs be added at all roof trusses. All new hold downs must be either stainless steel or hot dip galvanized

2. Floor Trusses

- a. We recommend that USP RT 8A hold downs be added at all floor trusses. All new hold downs must be either stainless steel or hot dip galvanized

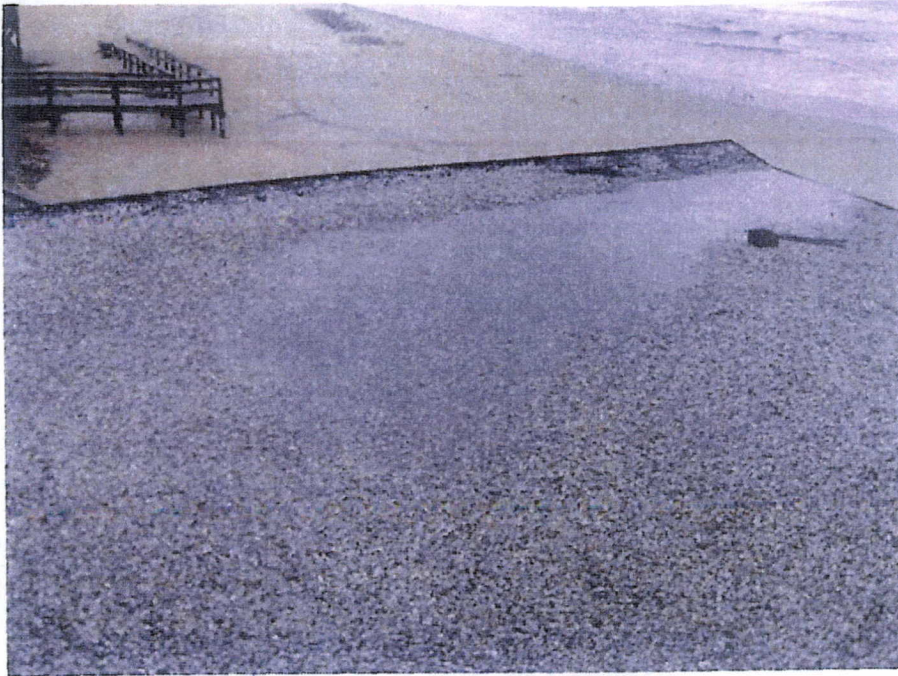
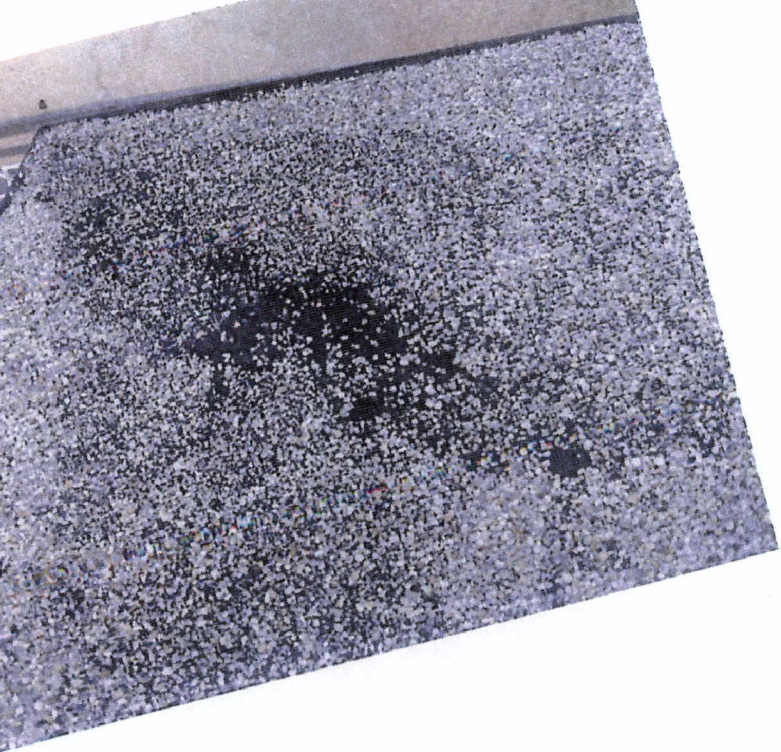


EXHIBIT 1 ✓



EXHIBIT 2 ✓



IBIT 3





EXHIBIT 5

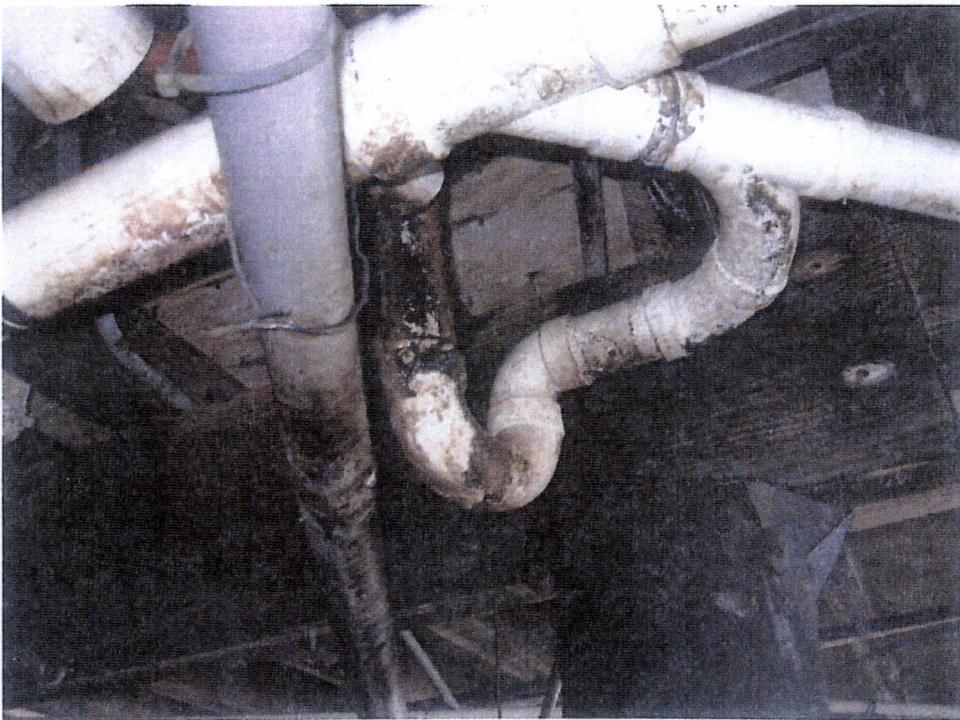


EXHIBIT 6



EXHIBIT 7



EXHIBIT 8

ELECTRICAL

Need To Relocate Piping With Chase & Cover



ELECTRIC FROM MAIN PANELS



PLUMBING & GAS







PLUMBING UNDER RESTROOMS



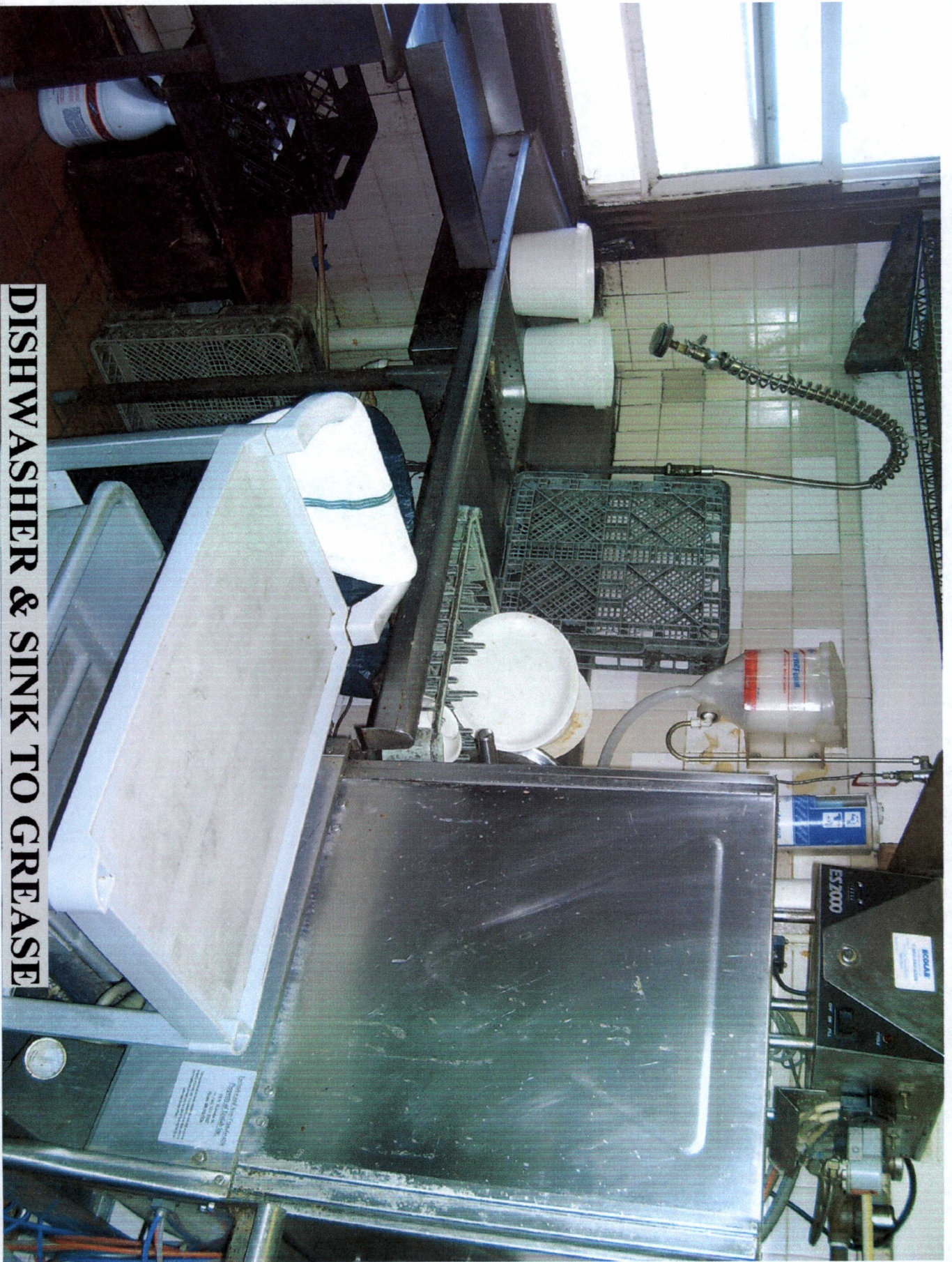


FLOOR DRAIN LEAKING

TRAP NOW ILLEGAL



DISHWASHER & SINK TO GREASE



EXTERIOR PIPES NORTH



STALL





EXTERIOR SIDING



P
PARI
RESTAURANT
LUNCH DINNER



WHITE



On East Side Or Repair Shingles

47





Northeast Corner Siding Repair & Paint

GATE @ DUMPSTER



DUMPSTER ACCESS



BEAMS

REAMS





FLOORING REPAIR





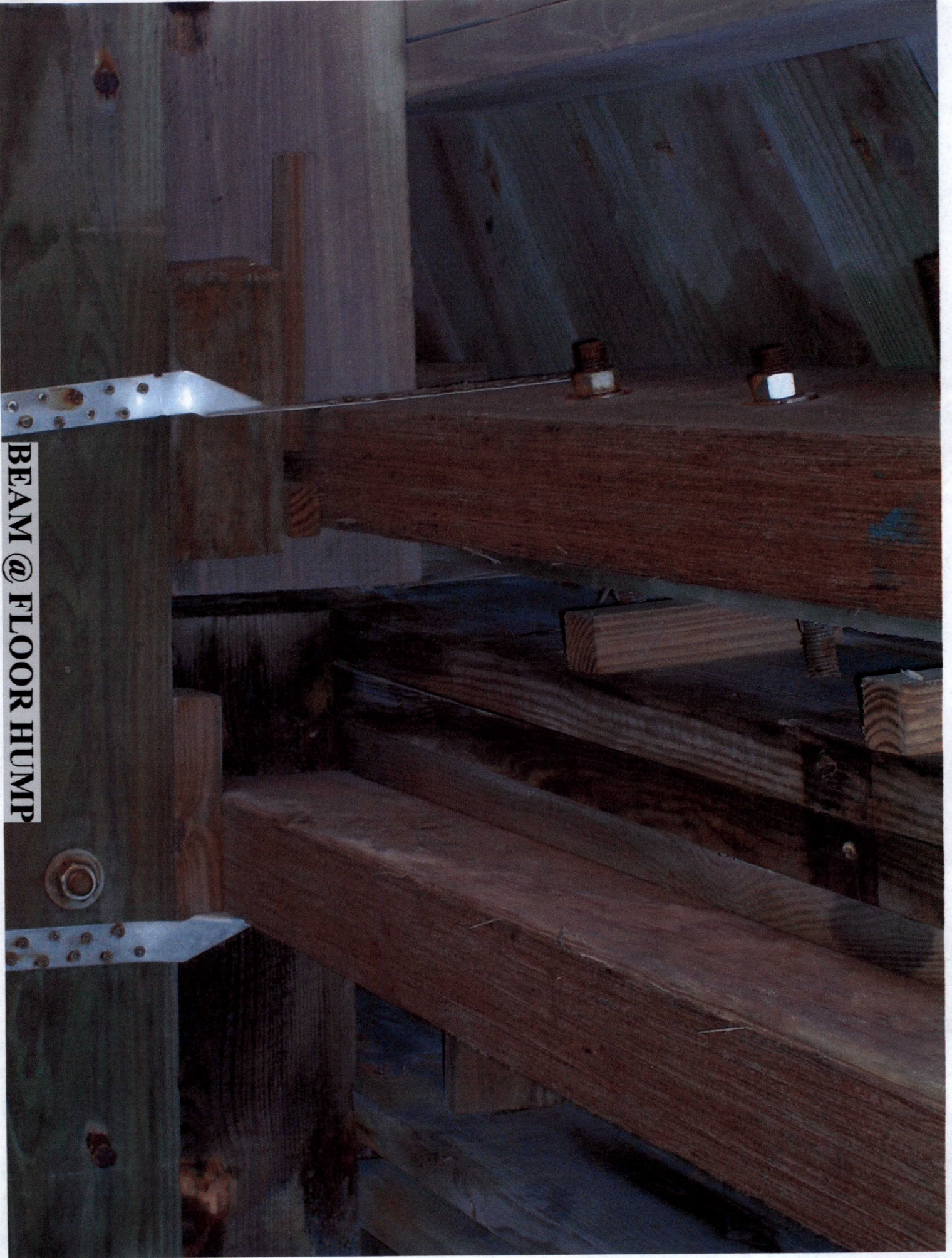


EST TANK





BEAM @ FLOOR HUMPS



MISC.



Add Pier Columns To Fix Cantelever Sagging



EMERGENCY EXIT ELEVATION CHANGE