

Captain's BBQ at Bing's Landing



Potential Repairs Update
June 17, 2019 5PM

Overview/Summary

- Under the direction of the Board from the June 3, 2019 Regular Meeting, we were tasked with investigating what it would take to bring up noted deficiencies to make the facility usable for the remainder of the lease.
- General Services staff evaluation revealed prominent deficiencies were obvious with the subfloor and flooring, with noticeable soft spots within main dining area, kitchen and bathrooms.

Overview/Summary

- Additional evaluation was done by the County's Chief Building Official to determine the overall structural integrity of the building, which included the following systems: roofing, walls, electrical, HVAC, plumbing, and flooring.
- It was concluded that the overall integrity of the building was good with the only noted deficiencies being the floor system along with minor electrical and exterior siding corrections being needed.

Typical Deficiencies



Typical Deficiencies



Typical Deficiencies



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Typical Deficiencies



Typical Deficiencies



Remedial Repairs

- Flooring (\$46,000)
 - Scope includes removal of existing floor system and restrooms, cleaning and sealing of existing concrete, applying waterproofing material to all pressure treated replacement lumber, installation of new subfloor, sheathing and insulation, reconstruct both ADA restrooms, reset original fixtures and installation of new flooring tile throughout.
- Siding (\$4,800)
 - Scope includes removal of existing OSB siding and installation of new fiber cement siding
- Electrical (\$200)
 - Scope to include the installation of 2 plastic pull bushings, 3 MC Cable Connectors and 1 EMT Connector

Conclusion

- There is approximately 970 sq. ft. of flooring and subflooring in need of replacement, 1200 sq. ft. of siding to be replaced along with a few minor electrical issues (approximately six bushings/connectors missing)
- Staff is estimating that the cost to repair is approximately \$51,000 (labor and material) and allocating an additional \$5,000 for contingencies
- Estimated time to make repairs is four (4) weeks, with the business shutting down during repairs