



**VINCE MEURLOTT P.E.
ENGINEERING AND INSPECTIONS**

596 Arvita Court, Fairbanks, Alaska 99712
907.378.4663, vmeurlott@gmail.com, meurlott.com

Date of Initial Inspection for Elevator Feasibility: April 8, 2022

Date of Initial Inspection for Purchase: April 21, 2022

Job: 330 Barnette FINAL Building Evaluation for Purchase Report May 2022

Seth-De-Ya-Ah Corporation
615 Bidwill Avenue, Suite 405
Fairbanks, AK 99701

Attn David Engles CEO, ceo@sethcorporation.com

Consultants, Contractors, Engineers and Professionals in Attendance:

Lee Gill, Mechanical Technician Holaday Parks lg6659@yahoo.com

Randy Renkert, Mechanical Technician Holaday Parks

Kevin Sylvia, Electrical Technician: A & K Electric AKElectric63@gmail.com

Lucas Bailey Roofing Technician: Interior Alaska Roofing elmer@usacom.org

XC: Selling Licensee: Jamie Napolski, NextHome Arctic Sun

Kirk Maynard, NextHome Arctic Sun

Listing Licensee: Evelyn Arnott, Gold Standard Real Estate Services

Items Reviewed:

Numerous plans stored the basement. Most by Roger Cotting, Architect.
City of Fairbanks Building Department records.

General and Miscellaneous:

This is not intended to be an exhaustive review of all components, simply one to provide you an idea of items that should be addressed right away and others for future consideration. Seth-De-Ya-Ah Corporation requested an initial evaluation of the building for the feasibility of installing an elevator in the building. I performed that on April 8, 2022. Kira Hansen of Pacific Rim (office 907-452-5252) stated that Pacific Rim just completed an extensive renovation at their expense with a lease commitment for that space. The Certificate of Completion for this renovation from the City of Fairbanks Building Department is dated July 2021. It seems that the most prudent move is to reevaluate the installation and placement to be made after their lease expires. **The final summary is that the most convenient location is at the north end of the building now occupied by Pacific Rim Counseling. The east stairwell in the Pacific Rim Counseling seems to be the best space that will require the least impact to the building.**

- The building was constructed in two phases. It appears to be well designed, constructed and maintained.
- There are corridors running the entire width of the building from east to west at both the north and south ends extending from Barnette Street to the parking lot on the grade level for easy access.
- Parking seems to be adequate with exterior receptacles for vehicles, but it may not be sufficient for some types of businesses that have more visitors.
- Stairs are a good width with treads and risers suitable for a commercial occupancy.
- Restrooms may not be sufficient regarding the convenience of location or number of occupants. I noted lawyers from the first floor traversing the main stair outside their unit to the second floor for restroom use.
- Restrooms are not accessible for (the disabled). The City of Fairbanks Building Department does not enforce new accessibility regulations if the occupancy is not changed. It is my understanding that Federal Law requires access per the newer standards, but enforcement seems to be only forced by litigation.
- Suspended ceiling grid and lights are not secured and braced for seismic per newer standards.

Fire Resistive:

No sprinkler or Fire Alarm was mandated at the time of construction. It is our assumption that the building occupancies will remain as office space. You are not required to update the building to newer code provisions if the occupancy remains the same even if the ownership changes. **Ensure there are functioning emergency exit lights at the exits.**

Attic/Roof:

The roof appears to be generally in good condition. **No large repairs are anticipated. See report by Interior Alaska Roofing attached.**

Exterior:

The exterior concrete, metal cladding and painted CMU (concrete masonry unit) appears to be in reasonable condition.

Electrical:

See report Interior A & K electric attached. It lists normal corrections such as need for labeling, covers and maintenance or replacement of emergency lighting. Improvements to grounding are recommended as well but are not code mandated. I noted old fuse type disconnects for some equipment on the roof. Newer circuit breakers are recommended for ease of use. Wires above the suspended ceiling should be supported every 4' or less.

Plumbing:

No notable problems were observed. Most of the materials are copper and cast iron which are durable unless chemicals are dumped down the drains.

Mechanical:

- The heating system is old but in working condition. **Some contractors may recommend replacement of the old controls with new digital type but that is a large undertaking.**
- **Clean filters, heating and cooling coils. See Holaday Parks Report dated April 28, 2022, for the full scope of maintenance recommended and future improvements.**
- **The air conditioning system was not tested or in operation at the time of this inspection.**
- **Solar gain on south facing windows may cause those locations to be uncomfortable. See pictures of my IR scans.**

Egress:

- No large problems noted.
- Some guardrails have plexiglass installed to eliminate the large spaces between the balusters. The plexiglass should be installed on all guardrails to comply with the newer codes that mandate that a 4" ball is not able to pass on guards except a 6" ball at the corner of riser and tread on stairs for safety.
- Windows within 24" of doors are to be safety glazing or tempered per the Building Code. Some were noted in the unoccupied second level South side suite.

Foundation:

No problems noted.

Structural:

No problems noted.

Additional information and/or suggestions for future reference follow:

Restrooms in basement are not functional.

The inspection was limited to the portions of the building readily accessible. The comments are based on what could be observed at the time of inspection. This report may not address every concern that you or another engineer deem applicable. It does not typically address, mildew, mold, radon, fuel tanks, leaked fuel, soils, environmental hazards (such as lead in paint or piping, asbestos) or right of way/zoning violations. Leaks or condensation may not be identified if not readily visible. I encourage the client to retain other professionals such as mechanical technicians or environmental testing specialists to evaluate concerns or areas not addressed by an engineering report. **You may want an architect to review and evaluate the building plans in the basement for your future consideration.** Please notify me immediately if you believe that I did not address your concerns.



May 8, 2022 is the date for this stamp.

Thanks for the opportunity to serve you.

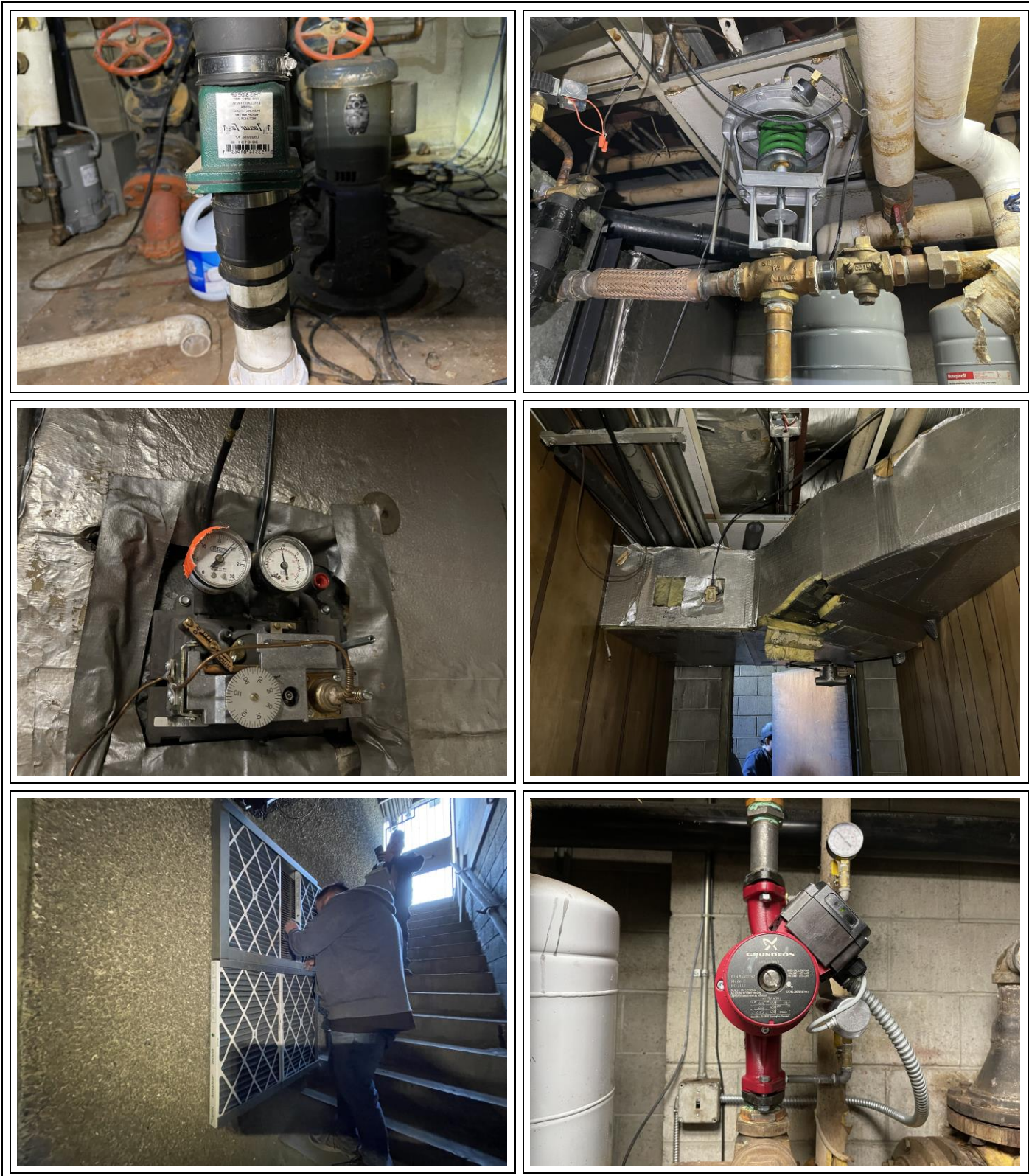
Please email vmeurlott@gmail.com,

or call me at (907) 378-4663 if you need clarification or require reinspection.

Sincerely, Vince Meurlott, P.E.



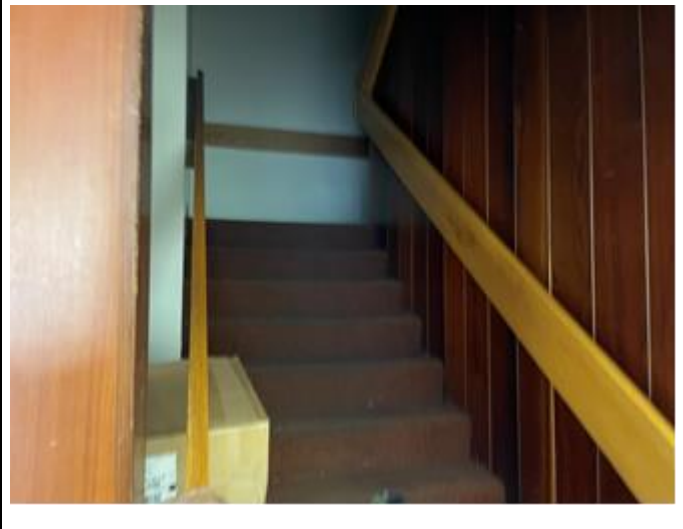
Exterior surfaces are in good condition.



Most equipment is old but functional. Filters need changing. There are a few new pumps



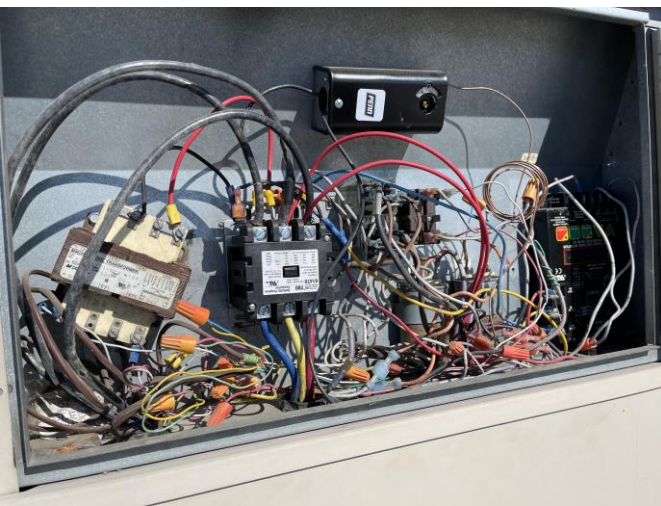
Insulation on pipes appears to be only fiberglass not asbestos.

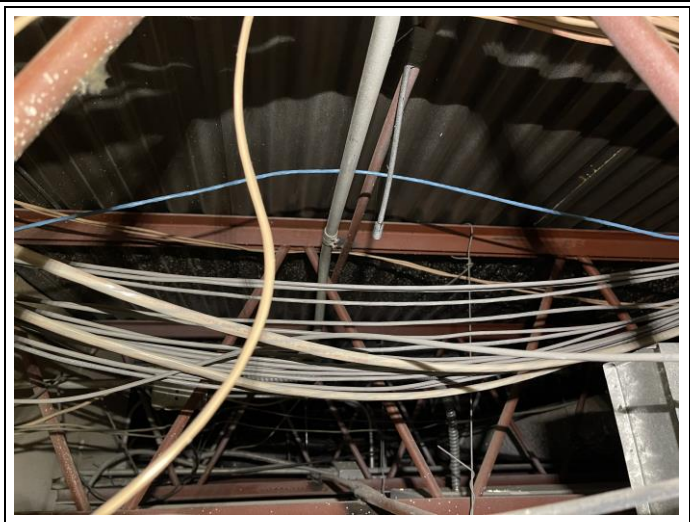


Install plexiglass or similar to reduce gaps



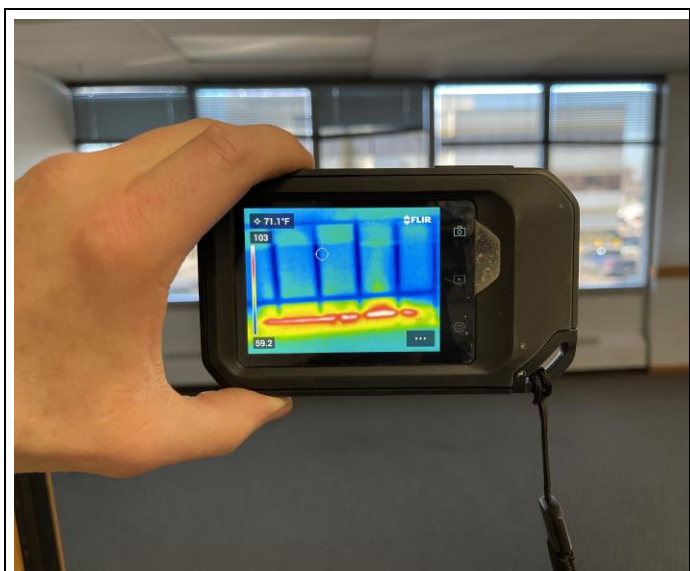
Panels on roof could be cleaned up for neatness. Fuses could be replaced with circuit breakers.





Windows within 24" of doors are to be safety glazing. Potable water temperature good just below 120F

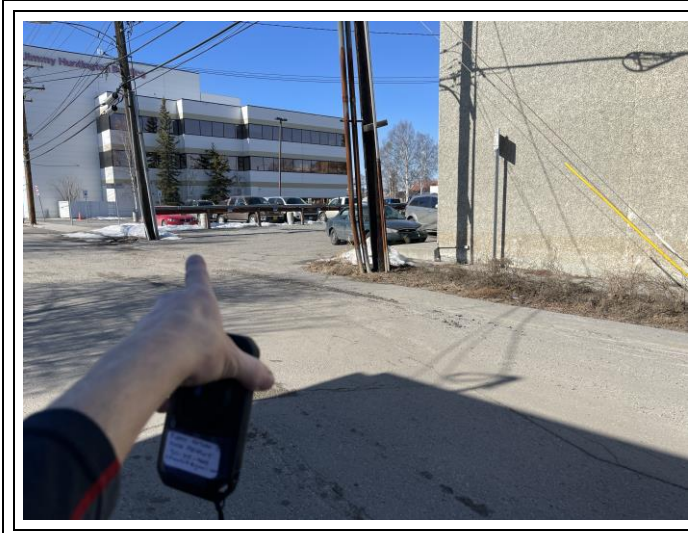
Large solar gain on south facing windows





CMU block outside the exterior walls as a façade (shown above) helps reduce solar gain but other locations (shown to the left) with south face have large solar gain.

Photo below shows location of monitoring well.





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April 12, 2022

Seth-De-Ya-Ah Corporation
615 Bidwill Avenue, Suite 405
Fairbanks, AK 99701

Attn David Engles CEO, ceo@sethcorporation.com

XC: Lee Gill, Holaday Parks Mechanical Technician lg6659@yahoo.com

Re: 330 Barnette Building Evaluation for Purchase May 2022

A brief inspection was completed April 8, 2022, to evaluate the building for installation of an elevator prior to ordering a full evaluation of the building for purchase. I offered you an evaluation regarding the elevator placement or viability through your realtor Jamie Napolski of NextHome Arctic Sun. The options were a verbal report for \$250 or \$500 in writing. You opted for a verbal report which I provided. I decided to put it writing for ease in communication to your staff. It may be difficult to evaluate on a verbal conversation only.

A brief summary follows. The south entry hall appeared to be the preferred location with respect to traffic flow in order not to disturb existing the tenants. The hall extends across the width of the building from Barnette street to the parking lot on the west side of the building. The restroom and janitors closet could be removed and used for the elevator, but they are not big enough to accommodate the elevator. The adjacent space to the east of the restroom and janitors closet would be needed as well for an elevator. Large HVAC ducts are in the in the space to the east of the restroom/janitors closet. Above the suspended ceiling space are structural joist and beams that preclude an installation of an elevator in the south hall area unless you want to move them.

The main hall in north end of the building inside the Pacific Rim Counseling office suite 102 for is well suited for placement of an elevator. However, installation in their office suites does not give access to the other clients. Kira Hansen of Pacific Rim (office 907-452-5252) or (cell 907-590-9600) stated that Pacific Rim just completed an extensive renovation at their expense with a lease commitment for that space. The Certificate of Completion for this renovation from the City of Fairbanks Building Department is dated July 2021.

It seems that you need to know the full extent of that agreement with Pacific Rim for the cost to make changes if you were to use their space for the elevator.

You could install an elevator outside the building. It most likely would be more expensive than one on the inside. You need to obtain an estimate from an experienced general contractor such as Meg Nordale at Ghemm Company 907-452-5191.

With your permission and involvement, I plan to bring a mechanical contractor (Holaday Parks) to give a brief evaluation of ramifications or estimates for moving the duct work.

Cost for me to perform an evaluation of the building follows:

The first item includes: Review of all City of Fairbanks Building Department files, Code Compliance and brief structural evaluation

Item	Cost Dollars
Structural and Architectural Evaluation	1500
Mechanical Evaluation (estimate)	1500
Electrical Evaluation	500
Roofing Evaluation	500
Total	4000

This appears to be a sound, well-constructed building from my brief inspection. I do not know the price of the building, but it seems a worthwhile pursuit.

I have two experienced mechanical technicians (Lee Gill & Randy Renkert) with Holaday Parks ready to perform a brief evaluation of the dry (ductwork) and wet (hydronic) equipment with me next week if you want to proceed. Cost for each technician is \$150/hr. I believe that it would require about 1.5 hours. 3 hour at \$150/hr = \$450. If we retain them, I believe the cost of that evaluation could be taken off the \$1500 estimate in the table above.

I want Seth-De-Ya-Ah to retain Holaday Parks for the initial evaluation. Please contact: Lee Gill of Holaday Parks at 907-750-0800 and let me know if you want to proceed. My suggestion is to plan for that evaluation to be performed at noon 4-21-22 of.

Most building engineers like me do not have mold or asbestos assessment in their scope. Expectations and costs for that vary widely. Evaluations by an environmental firm will be expensive. However, I believe that mold remediation can be fairly inexpensive. We should be able to identify the existence of friable asbestos materials fairly easily.

Do you have an architect lined up? I expect that you would retain one soon to design your office space and new accessible restrooms. I can make suggestions. It would be great to have one at this meeting as well. There are lots of historical plans in the basement for reference but on site reviews are necessary. Please call me directly at (907) 378-4663 for clarification.

Sincerely,



Vince Meurlott, P.E.





South entrance on east side from the parking lot shown directly above.

Lots of plans in the basement for reference.



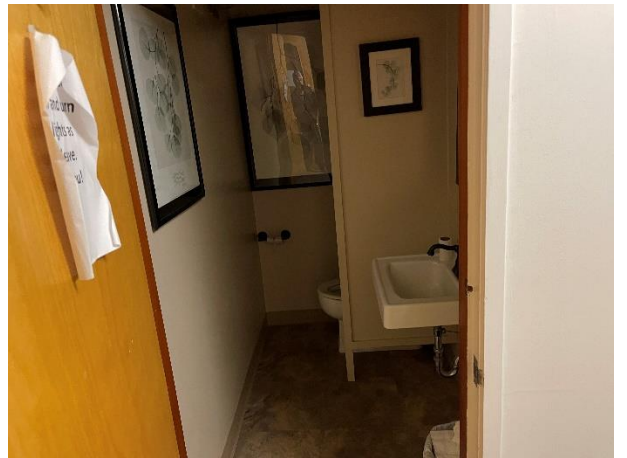
East side of south entry viewint restroom and janitor closet.

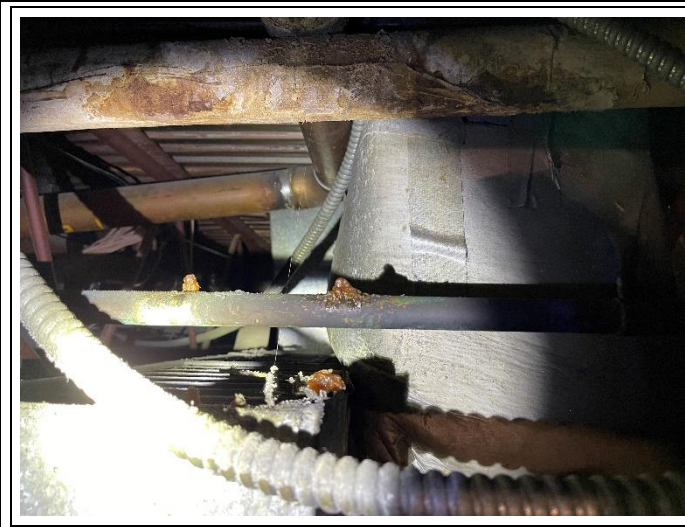


Janitor closet -South end hall.

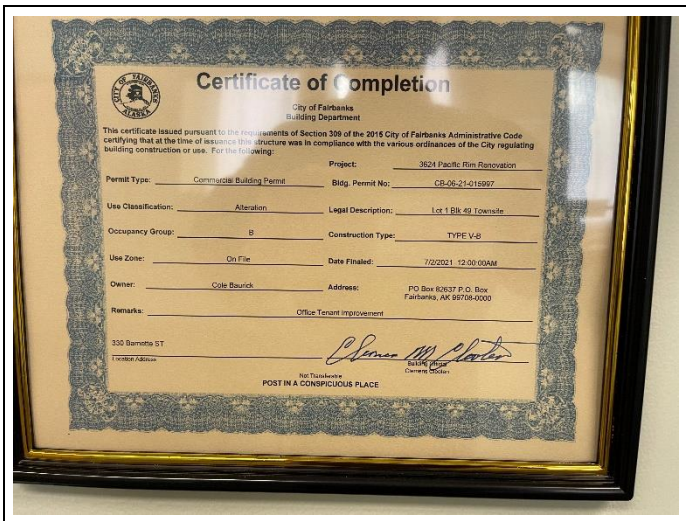
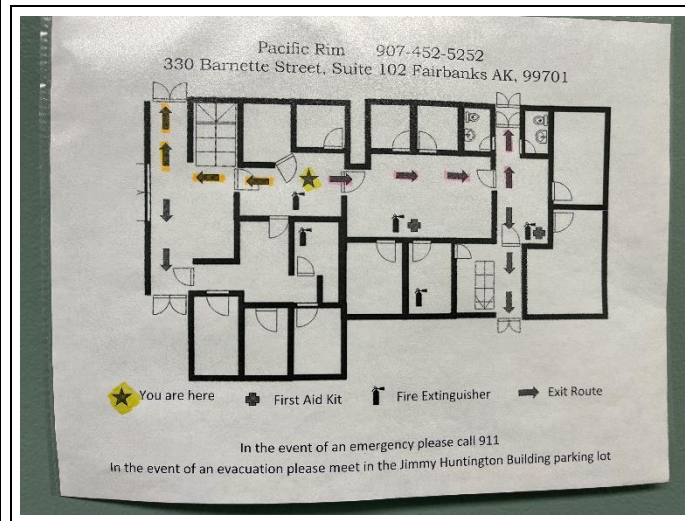


Small restroom. South end.

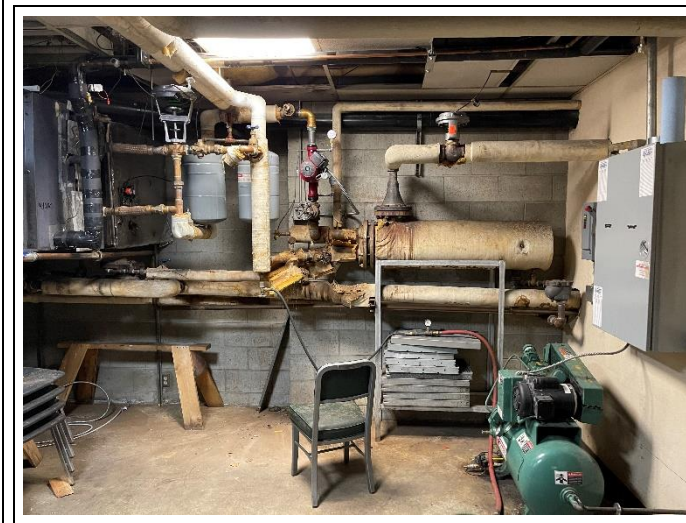




Mechanical and structural items in the way of a elevator installation on the south side hall.



Small plan posted in the Counseling Suite space. CO from the City above right.



Lots of mechanical equipment to evaluate.

April 12, 2022

Seth-De-Ya-Ah Corporation
615 Bidwill Avenue, Suite 405
Fairbanks, AK 99701

Attn David Engles CEO, ceo@sethcorporation.com

Re: 330 Barnette Building Evaluation for Purchase May 2022

Please consider this an invoice for the inspection and report. Payment to be made to:

Meurlott Consulting Inc.

Amount due:\$250.00

Thank you for the opportunity to serve in this transaction.

April 28, 2022

Meurlott Consulting, Inc.
596 Arvita Court
Fairbanks, AK 99712

Reference: 330 Barnette Street Inspection Report

Attn: Vince Meurlott

Following are our findings after inspecting the mechanical systems in this building. The HVAC system was operating when we were on site. It appears to be an older system but has been kept operational.

We summarize the systems below and offer some suggestions for maintenance/repair or improvements that could be made.

- The heat source is steam with a steam/glycol heat exchanger. Hydronic heat runs to heating coils in air handling units and baseboard radiation around the building.
- Ventilation is provided by two air handling units: A Trane Climate Changer and a Pace unit. Ducting distributes the conditioned air throughout the building.
- Air conditioning is provided by roof-top condensing units with cooling coils in the air handling units. Low outdoor temperatures prevented the air conditioning to operate so we were unable to confirm the operation of the air conditioning system.
- The control system is pneumatic. An air compressor provides the air for the pneumatic controls.

Maintenance/Repair/Improvement Suggestions:

- The Trane air handling unit had a vibration due to bushings being worn.
- The Pace air handling unit was operational; however, the manufacturer is out of business so repair parts will be difficult to find.
- Recommend cleaning the heating and cooling coils to improve heat transfer and reduce heating and cooling costs.
- Access panels on either side of the coils in the air handling units would give access for the cleaning and inspection of the heating and cooling coils.
- Ducting has various holes that could be patched and sealed to improve the airflow to the areas. Duct leakage reduces the air available to the designated areas and puts air where it wasn't expected.
- Filters in the stairwell need to be changed.
- Insulation on the steam piping and hydronic heat piping would cut down on the excess heat in the building and reduce cooling costs to overcome the heat from piping.
- Janitor's closets had no exhaust fan or grille.
- Hallway heater thermostats did not appear to be controlling properly

- Roof curbs are only 9” above the roof. Snow cover will exceed this and obstruct the venting and fan operation. Construction standard is 18” to avoid interference by snow cover.
- Recommend cleaning the rooftop condensing unit coils and servicing the units. They appear to be rather old and the wiring is in disarray. The unit operation and controls should be verified once the outdoor temperatures get warmer.
- Roof drain has no strainer allowing debris to enter the rain leader piping. This could create a blockage in the roof drain piping.

Thank you for considering us as your service provider. Please advise if you have any questions or need additional information.

Sincerely,

Dayn Cooper, Service Manager

HOLADAY-PARKS, INC.

(907) 452-7151 phone

(907) 452-3800 fax

daync@holadayparks.com

For service requests e-mail serviceAK@holadayparks.com - For 24/7 service call (907) 452-7151



A&K Electric, LLC

PO Box 84455, Fairbanks, Alaska 99708

907.322.9199 | akelectric63@gmail.com

FROM: Alan E. Gustafson

To: Vince Meurlott, Meurlott Consulting, Inc.

SUBJ: 330 Barnette St. Inspection

This is not an exhaustive inspection of the electrical system, but rather an inspection of major components. These should not be considered the only items that may require attention.

Service Equipment:

1- The service equipment may require revision in the future. It is functional but not to current GVEA requirements. There appear to be two separate services to the building. See pics 1&2. NEC 230.72 requires the service disconnects be grouped together. This is not the case as shown in the aforementioned pictures. The facility is currently non-compliant, as one disconnect is on the roof and the other is in the MDP in the basement. **NEC 230.2(E) requires identification placards noting the location of any other allowable disconnecting means.** Generally the City of Fairbanks and GVEA do not require improvements unless they are quite dangerous so improvement is up to you.

2- The NEC 250.53 (D) (2), requires that a service be grounded and have a secondary grounding electrode. The water system is also required to be bonded (NEC 250.104 (A)). The service electrode conductor going to a ground rod and supplemental grounds could not be verified.

Panels:

3- The panels were inspected and show no heat stress on lugs or conductors that was apparent and appear to be generally code compliant. Panel schedules should be verified for proper circuit identity.

Interior receptacles:

4- A test of interior receptacles verified that receptacles were in good working order, of proper polarity, and free of open grounds.

Exterior outlets

5- The exterior receptacle outlet GFCI protection could not be verified due to snow. Exterior outlet head bolt rails are functional but use fuses for over current protection of tap conductors. While this is code compliant, it may present maintenance issues.

Mechanical Equipment Area:

6- The mechanical equipment area has numerous code violations including but not limited to: missing or inadequate labeling (pic 6 & 8), lack of junction box covers on boxes (pics 3-8), improper strain relief (pic 6), lack of equipment covers, exposing energized parts (pic 6), and lack of proper box and conduit supports (pic 4). All are NEC violations.

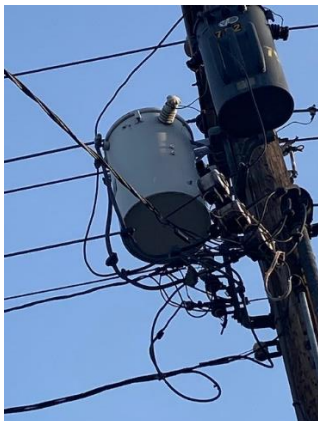
General conditions of safety:

7- Fixture was missing lens and ballast channel (pic 10).

8- There are emergency lights and exit signs in most of the required locations; however, many of these fixtures were not functioning properly and may need replacement or maintenance (pic 9 [typ]).

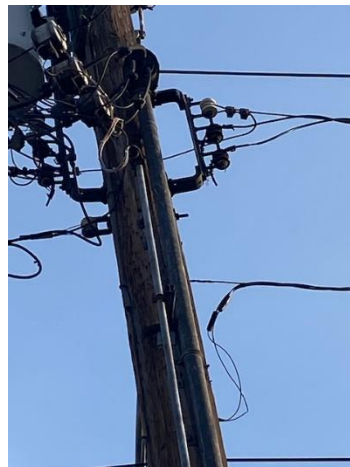
Notes:

A- The current system requires the use of the conduit system for grounding. Adding ground wires to feeders ensure a low-resistance path to earth is recommended as couplings or connectors fail to make a solid connection.



Pic 1

Service-drop to roof disconnect.



Pic 2

Underground service lateral to MDP in basement.



Pic 3



Pic 4



Pic 5



Pic 6



Pic 7



Pic 8



Pic 9



Pic 10

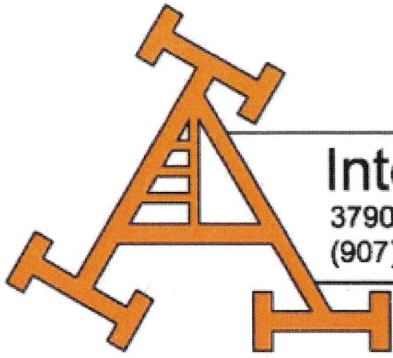
The electrical system in the walls, on the roof, or of some equipment was not thoroughly inspected. A thorough inspection of the receptacles in the building, to include GFCI's, should be conducted to ensure they are grounded and functioning properly. Thermal imaging of panels is recommended to show loose connections and hot spots. Occupancy particulars may require additional work. This report details what was easily accessible and visible at the time of the walk through. It is neither exhaustive nor all inclusive.

Alan E. Gustafson

A&K Electric, LLC

AK EAD1413

ICC Commercial Electrical Inspector



Interior Alaska Roofing, Inc.

3790 Schacht Street • Fairbanks, Alaska 99701
(907) 456-5545 - Phone • (907) 452-2693 - Fax

inakroof@usacom.org • www.interiorakroofing.com

Roofing Inspection Report

Project/Building Name: Meurlott Consulting Inc Work Order #: _____

Property Address: 330 Barnette Str City Fairbanks State Ak Zip 99701

Owner: _____ Phone: _____ email: _____

Onsite Contact: Vince Meurlott Phone: 907-378-4663

Technician(s): Lucas Bailey

Date: 4/21/2022 Start time: 1:00 AM PM End time: 1:45 AM PM

Labor: (Roofers 1 X Hours _____)

Roof Type: (Circle the appropriate descriptors)

Built Up Roof Metal Shingle EPDM PVC/TPO Other _____

Type of Roof Deck:

Metal Wood Concrete Other _____

Primary Drainage:

Gutter Roof Drains Over The Edge Scuppers Other _____

NOTES:

Emergency Smoke Hatches	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Stairway access to roof	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Roof Hatch/Scuttles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
Mechanical Penthouse Room	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Walk Pads around equipment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Expansion joints	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Area Dividers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Ladders	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____

Materials Used For Field Repair:

Sealants:

Polyurethane tube /ea. _____

Mastic Tube/ea. _____

EPDM: Patch-LF _____

Cover Strip-LF _____

PVC: Patch-LF _____

Cover Strip-LF _____

BUR Patch-LF _____

Shingles/ea. _____

Fasteners/ea. _____

Other _____

Has there been Leakage? Yes No Describe Conditions when Leakage is visible? _____

Were any repairs performed previously and by whom? _____

Scope of Analysis:

Both roofs appear to be in good condition. No leaks, cracks or punctures.

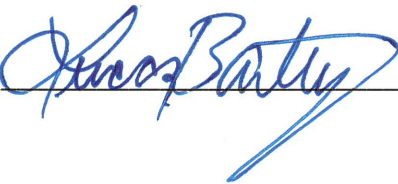
Recommendation of Roof:

Annual inspection to catch any further problems as they arise.

Additional comments:

IF CORE SAMPLES WERE TAKEN, FILL OUT THE ATTACHED CORE SAMPLE FORM AND ROOF DRAWING NOTING EACH WHERE EACH SAMPLE WAS TAKEN

Survey Report Completed By: Lucas Bailey

Signature(s): 

Date 4/21/2022









































