

# **APPENDIX G**

## **Feasibility Study for Reuse of Existing Building**

**Feasibility study for reuse of an existing building Franklin Blvd in Fort Bragg**

**Property address: 825 S. Franklin Blvd., Fort Bragg California**

**My name is Thomas Jones, former Vice President of Hilbers Inc. I have 34 years of construction experience and have built over twenty Grocery Outlets and many other grocery stores.**

**My findings for the above mentioned building are as follows:**

**I recently evaluated the above named property and have determined that the existing building is extremely energy inefficient and practically inaccessible for those with disabilities. These inadequacies are especially significant in comparison to what a new building at the site could provide.**

**The existing roof structure will not allow any additional mechanical loads or modifications. This includes efficient heating and cooling systems and proper ventilation. The roof is at its maximum loading therefore no additional heating and/or air conditioning could be added which is necessary for energy efficiency and current environmental needs. New equipment on a new supportive building would allow highly efficient heating and cooling systems and expend substantially less greenhouse gases.**

**The existing roof structure bottom of the roof truss is at 12 foot, which will not allow efficient product racking and display or proper product layout. The existing roof structure cannot be modified to accommodate a minimum height of 18 foot which is required by Grocery Outlet.**

**The existing structural columns are unreinforced. There are no attachments from foundation through roof structure. A major seismic upgrade would be needed due to the fact that the existing structure does not meet current codes nor would it allow the loads that are demanded by a Grocery Outlet structure. For example, existing walls would have to be removed and replaced with structural seismic shear panels from below the foundation through the roof structure. Also, the column layouts do not work for the store floor plan.**

**The back of house storage is only 10 foot which will not allow product storage which is needed for back stocking of products. This is due to the fact that this is a remote location and more items will need to be stored for a longer period of time. The existing building will not allow for the proper backstock that would be needed for this location since it is so remote from a distribution center. A new building would be able to accommodate this need.**

**The electrical services to this building are too small and phased incorrectly. The entire electrical system is outdated and is not compatible for the needs of a Grocery Outlet. A new building would use much less electricity and would be much more energy efficient.**

The existing concrete floor is only 4 inches thick and unreinforced which will not allow a heavy loaded forklift to drive on the slab as needed for stocking the store. As mentioned previously, with the remote location, heavy forklift use will be needed more than any other normal location.

The layout of the existing building does not work as an L-shaped. A large amount of the storage is needed which this building does not allow.

There is no way to modify this existing building to accommodate a Grocery Outlet floor plan.

The way the existing building sits on the property will not allow proper parking or proper flow into the building that is required by code and the Americans with Disabilities Act. The way the existing building sits creates significant access issues for those with disabilities. A new building that is built with access issues in mind would be in compliance with the ADA and better serve the entire community.


There is no way to add a loading dock to the existing building which is a must for this remote location do the proximity of the building location. There is no way to modify. Grocery Outlet requires a loading dock for all locations.

The building has asbestos characteristics, including, but not limited to, asbestos in the roofing materials, insulation, drywall, acoustical ceiling, flooring materials and exterior finishes. This limits the ability to modify it. The environmental impact of trying to remedy the asbestos would be costly to the community. The demolition of the existing building and the construction of a new building, however, would result in encapsulating the asbestos and it could be hauled off without any environmental impact.

The current building does not meet current codes (for instance, enlarging window openings for natural light, relocation of ingress and egress from the building, and life safety exits, etc), nor could you make modifications to meet codes that are required for the Grocery Outlet standard building needs.

All existing utilities servicing the building are undersized, outdated, and incomplete therefore existing utilities make the building unfeasible.

In conclusion, in my opinion, this building has no reuse value for a Grocery Outlet due to the findings discussed herein. Not only would it create an environmental hazard to remodel it, but it would likely come at a price to the disabled population and create pollution that would not occur with the construction of a new building in its place. Therefore, my recommendation would be to remove the existing building and site work and construct a new building at the location. This would facilitate access for all in an environmentally friendly manner.

  
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