

Olga Store Feasibility Study & Report

Prepared for: Friends of The Olga Store Building
By Martin Development Services

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Overview

Located on Orcas Island in the San Juan Islands, the Olga Store was originally constructed in the early 1900's, adjacent to the south facing bluff of Buck Bay, near the public and private boat docks. Originally the docks served the public, the mail boat and shipping of local strawberry harvest to the mainland. In 1937, it was relocated approximately 80' to the north, to the other side of Olga Park Lane, after the local dance hall burned. It was outfitted with a gas pumping facility and east facing boardwalk serving its main entrance. The vacant lot area to the north (approx. 85'd x 55'w) was used for customer parking and remains vacant today. It was operated as the U.S. Post Office, general store and service station for roughly 50 years (until 1990's) at which time, the gas service facilities were decommissioned and the store converted into a Café in the front and an apartment in the back with its own side entrance. The building served the local community for many years, however has been essentially vacant, for the past 10 years. Friends of The Olga Store Building are finalizing negotiations to purchase the property from its current Owner.

The hamlet of Olga is located approximately 7.9 miles (17 minutes driving) from the village of Eastsound, which is the main village and services on Orcas Island. Olga is not far from Doe Bay and ¼ mile south of the left turn, onto Pt. Lawrence Rd., which is the only paved access for east island residences beyond.

The hamlet includes two active boat docks (one public and one private), a public park, a post office (now in a separate building across the street) and a grouping of single- family residences. There are 5 commercial buildings in Olga; the Olga Store, the Community Club, the Artworks Bldg. (Coop), the existing USPS small cabin, and the Block House (Self-Storage Facility). The Olga Store and the Community Club are both of the same vintage and the Artworks facility is a registered landmark building. Roads are comprised generally of asphalt; 1.5- 2 car lanes with limited striping and gravel pull-out areas, and minimal designated parking aside from the lot north of the Store and street parking.

The building is currently designated as 'Commercial' Use; thus the proposed renovation to leased space for the USPS - a 'Change-of-Use' will not be required, pending jurisdictional review. The objectives of the Friends of The Olga Store Building are threefold; incorporate USPS services back into its historic context of a multi-purpose "Store"; re-establish space for another business entity (possibly a Bakery/ Café/ Store); and an activated public hub.

CONSIDERATIONS & RECOMMENDATIONS

Site Configuration

The corner lot that the store occupies, is approx. 1/5 acre and slopes down gently from north to south and slightly from west to east (Approx. 5' from N-S over 100' & 2' from W-E over 85'). The main store structure is 32'w x 65'd with the front facing Olga Road, setback about 8' - and the south side approximately 3' off the right-of-way (Olga Park Lane) on the south. The finished floor is fairly level with the grade at the NE corner of the store and about 36" higher than the street grade at the SE corner. The SW corner of the main floor is approximately 1'-4" above the street level. There are three separate access points into the Store; two, single swing doors off the south boardwalk and a set of double doors, off the north side patio. The separation of tenants by planned renovations in either Option 1 or 2, should be well served by the locations of these existing openings. (Doors and hardware will need replacement, however, due to current condition.)

There are blackberry vines in the back and around the shed addition on the north side (see site plan). The parcel to the north is gravel and mowed grass, but mostly open with a small (16' x 8') detached cottage at the west property line and a new 6' tall solid cedar fence along full length of the north property line (w/survey staked corners). See photos and annotated site plan Appendix 'A'. The building is favorably orientated to implement PV arrays or solar hot water panels on its south facing roof.

Utility Services

Water service is fed from Olga Road (location unknown as a water meter was not observed/ located) and is serviced by one 'unit share' of the community system. An overhead power line drop is at mid-building on the north side, also off Olga Rd. There is no public natural gas service available and one (250g?) propane gas tank observed in the back that feeds the existing Café stove. All other primary utility demands are electrically served.

The commercial kitchen grade septic system vault access lids (4) are directly to the north of the building and (2) adjacent to the small cottage. The leach field for the system is off-site, to the west and north by way of an easement. The tank at the SW corner (2 lids) appears to be an initial pumping vault for the

apartment. The tanks for the commercial and residential use may be separated but combined at the back of the north lot as the secondary pump vault (in front of cottage – see photos).

It is recommended that the underground piping and septic system locations be verified prior to any excavation for new foundation systems, utilities, ramps or other site paving designs.

Soils

The soil types have not been determined and obtaining a current soils report by a licensed Geotech is recommended if new footings are part of the improvement scope. Given other nearby observations, it is likely that the subterranean conditions consists of a layer of topsoil, over clay and rock outcroppings. (Also see structural foundation discussion below).

In preparation for design and building permit applications, it will be necessary to obtain a site survey by a licensed surveyor, establishing existing building size(s); locations; proximity to property lines; grades and as-built conditions of underground and overhead utilities.

Environmental

It is understood that a Phase I Environmental Report has not yet been prepared, however for scopes involving removals and other improvements, that an Environmental Consultant prepare this report along with material samplings for presence of potentially hazardous materials. This may pertain to any exterior or interior paint stripping (lead), presence of asbestos at pipe insulation or insulation, or other interior surfaces. Since the interiors are almost entirely wood and the apartment constructed in the mid-1990's and the interior store finishes painted; we believe that the predominant concern will be older lead based paint coatings. See further discussion under "Envelope" for insulation and roofing materials. The flooring in the café kitchen serving area, appears to be linoleum and the adhesive mastic should be checked. Other possible concerns include any older fluorescent light ballasts and the stove pipe above the ceiling (if insulated).

Prior Gas Station

The existing 2 gas pumps, without hoses are in poor condition and sit on an elevated concrete pedestal. See Appendix 'E' for decommissioning and removal report of the tanks and surrounding soils performed in 1991. Since the anticipated renovation does not include excavations or expansion of the existing building footprint; at this time, soil contamination mitigation efforts are unlikely necessary.

Structure(s)

The building (reportedly) sits on a concrete masonry unit (CMU) perimeter footing. There is a 15'w x 18'd uncovered, concrete slab-on-grade "Patio" at the buildings north side, that accesses a pair of doors as entry to the main level. Since the building was moved in 1937, we presume that the perimeter foundation and interior pier footings were constructed under the structure as it was elevated and then lowered down onto the new foundation at that time. We did not access the crawlspace, however the floor is likely wood floor joists (2x8 or 2x10(?) @ 16" o.c.) spanning over beams (running E-W), supported by posts and pier footings. It was reported that the original cedar footings and crawlspace posts were rotted and replaced in 2010 with concrete piers and new wood posts. It is likely that the

existing floor system is designed for storage (store shelving) - ie: greater than normal (40#/s.f. LL (Live Load) . Flooring is 1x4 (fir) T&G over a 1x8 diagonal subfloor (likely). There is a 3'x3' access panel located behind the existing service counter. The entrance boardwalk decking was replaced approximately 5 years ago.

The north half of the back residential apartment is approx. 14-16" higher than the rest of the building floor level, reportedly raised to accommodate the plumbing and waste lines for the apartment bathroom at the north wall added during the 1990's renovation.

The exterior and interior walls appear to be 2x4 framing, with bead board (fir) interior sheathing, 1x exterior sheathing covered with felt paper and 1x3 lap siding. Roof system was not observed (attic access panel not located), but is likely a truss system with 2x6 ceiling joists, 2x4 roof joists and 2x4 diagonal struts; roof pitch appears to be 6:12 and with 1x4 skip sheathing and asphalt shingles that appear to be over 20 yrs aged. No roof leaks were observed or reported, however, neither was the presence of a plywood sheathing installation. It may be that the asphalt shingles were installed over original cedar shingles. We recommend a separate building inspection be conducted by a licensed building inspector to determine the roofing condition. Please confirm all structural systems noted here as part of any remodel and structural design, that involves renovations to those systems.

The enclosed 18'd x 22'w attached shed is of similar construction, however the shed roof is +/-3:12 pitch, wood plank flooring (over sleepers on grade?) and open wall and roof framing. It is anticipated that this portion of structure may be entirely removed and reconstructed as part of the retrofit for the proposed tenant, along with portions of the existing enclosed spaces.

The detached cottage was not reviewed, but appears to be a part of the subject property, has a east facing deteriorating porch, is unoccupied and in need of repair, if use is considered.

Structurally and aesthetically, the main building appears to be in very good condition, for a relocated building of this vintage. There were no settlement or plumbness issues observed, nor rot evidenced. See envelope discussion.

Envelope, Enclosure & Openings

It is unknown if the building is insulated, except that the apartment walls ceiling and floors are likely so, as well as the attic and floor of the store space, as the result of commercial renovations in the 1990's. See below regarding HVAC considerations. We did not observe any roof vent jacks or other attic ventilation nor crawlspace ventilation, which would be recommended for including with any renovation scope.

The siding appears sound, with no observed rot; the south and west facing exterior paint is cracked and chipping in many locations. A complete exterior paint job is recommended as part of the renovation scope. Sanding and prep work may uncover specific carpentry restoration needs, and mitigation of potential lead dust (if sanding) may be required. Exterior windows and doors may need to be replaced or infilled at locations where interior modifications occur, based on energy or functional requirements, including panic hardware at doors for emergency egress. The main entrance door, and interior hardware

requires replacement with levered hardware as part of the accessibility improvements. It is recommended that exterior door thresholds also be reviewed for wheelchair accessible routes.

The existing wood stairs and railings serving the front boardwalk entry and at the residential Unit (if Option 2) need replacing. Recycled plastic decking material is recommended for low maintenance and environmental considerations (not pressure treated wood). Stair, ramp (future) and walk railing systems requires upgrading to current IBC & FHA (Building Code & Accessibility) standards, without compromising the historic nature of the building façades.

Infrastructure, M.E.P. & Appliances

The heating, cooling and fresh air supplies and needs for the space were not specifically observed, other than some operable windows, ceiling fans and the existing wood stove in the Store/Cafe space. The building has windows with single-pane glass, which predominantly set the stage for ongoing energy use, specifically for heating and cooling. As part of the proposed USPS use and retrofit, historic building guidelines and a component approach for energy analysis may be necessary for sizing the HVAC systems and establishing entitlements (permits). The electrical service will need to be verified based upon the demands and it is likely that a split heat pump system with an exterior condensing unit will be a part of the final design scope. WA State Energy Code may offer alternate solutions for compliance in a historic building renovation through jurisdictional (Building Dept.) review. The apartment utilizes electric baseboard heat, no cooling, and fresh air venting out of the bath and kitchen areas by way of infiltration. If left unaltered, that space would qualify as existing non-conforming through the permit review process.

An electric service drop from a street utility pole, occurs mid-building along the north façade. The panel capacity for the old Store/ Café (from 1990) is presumed to be sufficient for the proposed USPS shell and build-out, due to the existing walk-in cooler and other existing appliances, which currently remain in the Store. The apartment is served by a separate electrical meter and service panel. The building is served by telephone lines. Fiber optic service for Internet is available.

The residential Unit is equipped with all typical appliances including; stove, hood, washer, dryer, water heater and fans. All appliances appear to be functional, albeit dated to the original construction of that interior.

Plumbing wise, the building is served by a septic system of 'commercial kitchen' grade for light food prep and serving, a 3-basin commercial stainless steel sink with floor sink interceptor, check valves at the espresso machine and no commercial stove/grill or hood. A 5'x8' Unisex toilet room is located in the back north side of the store, in proximity to the other plumbing fixtures within the apartment and café kitchen. It is recommended that this toilet remain as (add grabbars) in either renovation option. Water meter size/ location was not determined, but currently the Store/Café and residential Unit have combined services. If the building is served by a single meter (3/4" ?), then a deduct meter will be needed for isolating tenant use, and terms of use and cost sharing defined by lease agreements. With Option 2 of Appendix B; 2 submeters may be necessary with 3 tenant spaces.

Hot water is provided by an existing 50 gal. (?) electric tank. It is presumed that the existing water and sewer service capacities will support the anticipated improvements for toilet facilities, since the proposed use demands are less than the capacities of the existing infrastructure. All hot water supply lines will need to be reconfigured to the renovations and it is recommended that all hot water supply and cold water lines in the crawl space, be insulated where access is afforded.

The building is not equipped with a fire-suppression system (sprinklers) and the residential space is equipped with battery powered smoke detectors. Due to the proposed occupancy and square footage of the facility an integrated fire alarm system is not anticipated as being required, nor is a fire suppression system. Renovations need to review requirements for new fire extinguisher cabinets, smoke and CO2 sensors for audible alarms.

Current / Proposed Uses & Space Programming

The current space is outfitted for a Café with a separate apartment at the back (although both have been vacant for 10+ years). The proposed use is intended for occupancy by the USPS (990 s.f.), taking over the apartment space and a separate business tenant (Bakery/ Café/ Store) with a public internet lounge in the front and south sides. Please refer to Appendix 'B' for Option 1 and Option 2 schematic layouts of existing and proposed Uses. Option 2 would be opted for, only if fundraising efforts and financial objectives, do not coincide with the cost estimates, derived from Option 1. The overall footprint of approx.. 2,450 gsf (including the NW shed and cooler covered spaces) seems adequate to accommodate the programming objectives and public access, pending further architectural design. Option 1 proposes an additional 80 gsf, to serve the USPS as tenant envelope to provide public access and retain the walk-in cooler for the other tenant's use.

Since the property lies within the Shoreline Management jurisdiction, expansion of the existing footprint is not under consideration. To retain the historic value of the building and to accommodate the proposed uses, consideration is being given to improve the rear shed and walk-in cooler footprints, bringing those spaces into compliance with current building code and to be apportioned, tenant use spaces. Rezoning and extensive exterior remodeling are not being considered as viable options for this project, unless deemed necessary to address the USPS requirements.

The driving design issues are to provide the USPS with a 'vanilla shell' space with the following (known) program features:

- 990 s.f, HVAC conditioned, with a 200 Amp (existing) electrical service;
- Separate entrance for employees vs. public (no steps and accessible w/ramps if necessary);
- Off-street parking for approx. 6 cars including 1 ADA Van accessible space w/load zone (hard paved) and signage;
- Place for mail delivery van parking and direct access to separated/ secure entrance;
- Secured public area for 20 l.f. of post boxes, and a service counter, separate from the other Community/ Café space;
- Ramped or 'no steps' access for delivery van to the dedicated employee entrance (for loading/unloading);
- Separate employee toilet facility;
- Secure mailroom/ office area with access to the back of the PO boxes;

- Window infill at west façade; (consider adding skylights for natural lighting in workroom)
- Public lobby space accessible 24/7.
- Installation of flag pole(?)

Community Café/ Lounge space programming, proposed features include:

- Approx. 1,375 s.f.* overall, with open circulation/ multi-purpose;
- Baked goods and espresso service area and counter;
- Seating for 12+ people with 3-4 (2 person) table tops, or bench style main table;
- Unisex single restroom (2 may be required based upon ultimate occupant load);
- Internet access;
- Natural lighting;
- Retain the ambiance of the existing south and southwest area of water views, counter seating, ocean breezes, etc.
- Separate and lockable from USPS postal box area open 24/7.
*May be shared with dedicated 'public' sitting area.

Other Architectural and Design Considerations –

- Site design parameters regarding access and grade changes, possible low retaining walls may be needed;
- Future fencing and gate(s) along the west side;
- Maintaining access and clearances to the septic vault lids;
- FHA/ ANSI Safe Harbor/ ADA Accessibility Issues and notes;
- Historic building context in terms of entitlements and like-kind restoration detailing;
- Interior finishes at new partitions and flooring;
- Deferred maintenance considerations and management;
- Solar orientation – use of PV arrays/ other renewable sources.

Construction Costs, Budget & Financing

Please see Appendix 'C' for a preliminary budget of estimated construction costs and the development plan for Option 1 and alternatively Option 2. Note that these preliminary estimates are based on Seattle area, 2019 data and is entirely subject to local market conditions, Contractor availability and capacities, and the overall project timeline. Prolonged design and permitting processes may lead to price escalation or variances. The contingency values listed are based upon a remodel “unknowns” as can be reasonable anticipated, and as opposed to “new construction” conditions. It is recommended that negotiations with a local contractor begin as early as possible to help guide and manage to a practical and feasible budget to aid in fundraising efforts and overall expectations.

Acquisition is planned by way of significant donations committed, some being as a 0% loan, and some as matching funds. Some professional design efforts may be donated. Construction costs will be funded by way of further fund raising, subsidies grants and a construction loan, with the real property being the equity. Appendix 'D' is a simplistic pro-forma, with plugged values for information as known. This may help guide the decision process from the cost and revenue perspectives, sustained over 10+ years, at a minimum, and based upon reasonable timelines to achieve the objectives.

Photos



Fig. 1: East façade and vacant lot to the North



Fig. 2: South façade, entrance to apartment.



Fig. 3: Neighbor sheds to the west of vacant lot. Leach field tank lids, right foreground.



Fig. 4: Dock access from park across the street.



Fig. 5: Pump vault lids adjacent to N. patio slab & side double door, store entrance.



Fig. 6: Historic gas pumps on concrete podium, front boardwalk to main Store entrance.



Fig. 7: Café interior looking west, wood fired stove.



Fig. 8: Looking SE at side seating counter, out to park and water.



Fig. 9: Looking south to entrance and second serving counter.



Fig. 10: Main Café prep & serving area, looking west.



Fig. 11: Apartment interior looking west, stairs up and back to bathroom.



Fig. 12: Apartment kitchen looking north.

Summary

The Olga Store is a historic “hub” structure, that marks a sense of community identity with proximity to the inlet and docks used by locals and visitors. Across all of America’s western small towns are iconic “General Store/Post Office” facilities, signifying traditional landmarks and meeting spots for their communities. This project’s vision and initiative is a unique opportunity for resurrecting one of the few remaining historic buildings in Olga and to reinstate the USPS service operations in the store, because of the need for the Post Office to relocate out of its current location, across the street from the Store. The Store building is of adequate size, but in need of modest retrofit and repairs to achieve re-alignment of the objectives and re-establishing its symbolic context.

To be sustained financially, the Store needs to be shared by at least 2 tenants, since it is too large for the USPS requirements. Retaining the apartment build-out, as it exists, is a fallback option to minimize renovation costs – however the ambiance of the Store frontage and remaining tenant Use space, would be potentially compromised. Project “feasibility” is achieved by aligning the expectations of vested partners, donors and the Community at large for determining success.

END OF REPORT

Respectfully,



Frank S. Martin
Martin Development Services

Appendices

- A. Site plan, existing building plan approx. w/notes
- B. Alternate Schematic space assignments for new USPS use – with or without Apartment
- C. Prelim Budget with estimated soft and hard project costs.
- D. Preliminary pro-forma from a development and funding valuation.
- E. Buried petroleum tank decommissioning information.

To Those it May Concern-

Martin Development Services (MDS) was invited to visit the historic Olga Store on 7/22/19 and meet with some Board Members, other interested parties, potential consultants and community members. This feasibility report is based on that visit and other relevant information that has become available and presented to it. Although being a licensed architect in the State of WA; Frank S. Martin dba MDS is not a licensed Building Inspector, nor does this Report constitute or replace any inspection by a licensed building inspector, ADA consultant; Environmental, Geotechnical, Structural, Electrical or Mechanical engineer; Architect or any other design professional yet to be engaged by Friends of The Olga Store Building, or its assigns. This Report commentary is based entirely on visual and cursory observations only. MDS does not assume any liability whatsoever and is held harmless from any and all, design or cost liability by way of this Report.