



# CITY OF BRISBANE

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## MEMORANDUM

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**To:** Infrastructure, Utilities & Franchise Subcommittee via City Manager  
**From:** Randy Breault, Director of Public Works/City Engineer *RJB*  
**Subject:** Discussion of Teen Center Demolition  
**Date:** Meeting of May 10, 2017

The City Engineer offered the following assessment of the Teen Center on 12/23/14:

The exterior of the building has numerous locations at windows and doors where the trim has pulled away from the door and window penetrations, revealing the absence of any waterproofing/caulking, and ensuing degradation of the interior wood framing due to an apparent extended period of soaking.

The main room on the lower floor (former pool table area) has evidence of an obvious roof leak that has revealed itself midway on the main supporting ceiling beam. This room also shows evidence of ongoing water sheet flow from the rear yard into the building during rain events.

The main room ceiling on the upper floor shows multiple locations of obvious paint "bubbles" indicating where water has entered the ceiling. The carpet is bubbled in multiple locations, showing obvious signs of soaking.

Throughout the building there is interior evidence at the door and window frames that water has regularly entered the space, and is rotting the wood framing.

The entire building reeks of mildew, and based on the extensive wood rot I assume there is mold existent on the interior wood frame.

My recommendation is that this building is not suitable for permanent habitation or temporary uses, and its use should not be permitted.

Any re-use or repurposing of the building should not be anticipated unless the city is willing to put forth a significant effort to remove and reframe all fenestrations, repair any and all damaged wood framing, remove and re-establish a watertight roof, and remove and replace all interior carpeting. Due to the high probability of the existence of mold, an IAQ expert should first be engaged; I expect a major part of associated work will be mold removal/remediation along with the previously listed work, which means that all such work, with the possible exception of the roof, would have to be performed by a licensed mold remediation contractor who will have to establish a negative pressure containment of the building's area of work.

Due to the high costs of completing the above repairs, and due to the multiple suggestions that the current use be discontinued and the site repurposed, staff now requests Council consider directing demolition of the existing buildings. Based on the approximately \$50,000 cost to demolish the former Five Star Restaurant last year, staff estimates the cost of demolition for this site at \$50-\$75k.

If direction is provided to demolish the teen center and detached garage, staff asks Council to provide direction as to whether or not the end of demolition should include placement of a security/privacy fence around the demolished building footprints.