

PLACER TIF APPLICATION HEALTH AND SAFETY ADDENDUM

SAFETY – ACCESS/EMERGENCY EGRESS: The office suites with French door windows facing Jackson Street are fairly low to the ground and should allow an alternate means of egress during an emergency if the atrium of the Mezzanine is blocked.

However a number of the French door windows are totally inoperable and others are only semi-functional.

Swollen and warped door sills, shredded door jams that have been caulked with various materials to keep out drafts, and glass storm door panels that are loose or broken present obstacles to a timely escape from smoke, fire, or debris.

Because the French door windows are made with small square panes, breaking the glass and the panels to create a person-sized opening would be a problem. The French door windows need to open quickly and safely.

Office suites with balconies facing Grand Street (North) or the Walking Mall also have a number of windows that do not open. Rescue ladders could reach these balconies quickly, but responders would have to smash through the storm doors, the French door windows and the frames in order to reach occupants trapped inside.

During normal circumstances, air conditioning units placed on the balconies need to be serviced. If the French door windows are inoperable, service technicians are required to use ladders on slanted and uneven pavement in order to reach the utilities.

From the standpoint both of environmental stewardship and tenants' health, especially during the current pandemic, fresh air is important. Even windows that can be carefully opened by building maintenance personnel are difficult for tenants to open safely. A number of screen (doors) are hanging loosely, screens are torn with sharp edges within reach, and the French door windows themselves are compromised by dry rot and weathering.

HEALTH/ENVIRONMENTAL: Access to fresh air keeps people healthier and lessens the need for air conditioning in the summer. Windows that fit properly, have appropriate weather stripping, and do not suffer dry-rot gaps, voids and holes are far more energy efficient, and keep occupants warmer in winter and cooler in summer with less reliance on energy consuming heating and cooling units. In short, the restoration of the Placer's French Doors will provide *far greater* energy efficiency than the decayed and decomposed doors that presently comprise the Building's façade. When the present energy waste per unit is magnified by 38, the restoration of the French Doors represents a significant — a material — energy conservation investment.

THE DANGERS OF DEFERRED MAINTENANCE: The matter of deferred maintenance with an historic building brings to mind the adage ascribed to Ben Franklin about the want of a nail:

For the want of a nail the shoe was lost,
For the want of a shoe the horse was lost,
For the want of a horse the rider was lost,
For the want of a rider the battle was lost,
For the want of a battle the kingdom was lost,
And all for the want of a horseshoe-nail.

The failure to maintain an historic building is an expensive proposition. And if an historic building is not maintained then, like the want of a nail, the survival of the building is in jeopardy. It cannot exist forever without restoration and rehabilitation. The smallest maintenance issues become magnified with the passage of time. Sooner or later, if deferred maintenance is perpetuated, an historic building's demise is inevitable.

Rehabilitation is an expensive proposition that only increases with each passing year. According to the U.S. Energy Information Administration, nearly half of commercial buildings in the United States were constructed 50 or more years ago. As of 2012, for buildings between 10 and 25 years old, the average cost of deferred maintenance amounts to \$55 per square foot. By contrast, the average cost of deferred maintenance for a building

constructed more than 50 years ago nearly triples to \$160 per square foot.^{1/}

Many sources list the costly dangers of deferred maintenance. Among listed dangers are (1) safety – dysfunctional facilities may cause physical harm or injury to occupants; (2) health risks – irregular cleaning, replacement and/or inspections which lead to poor air quality, mold, mildew and other health risks; and (3) entire system failure. The potential of those factors hang ominously over the Placer's French Doors.

Therefore, it is respectfully submitted that the health and safety of the Placer's occupants, as well as the Placer's neighbors will benefit from the rehabilitation and restoration of the French Doors and concomitantly the Placer's façade.

^{1/} <https://www.eia.gov/consumption/commercial/reports/2012/buildstock>