



Address reply to  
Navy Cost Inspector  
and refer to:  
NObs-779/S92

NAVY DEPARTMENT  
BUREAU OF SUPPLIES AND ACCOUNTS

OFFICE OF  
THE COST INSPECTOR, U. S. NAVY

At Seattle-Tacoma Shipbuilding Corporation  
Tacoma, Washington

27 November 1943

To: Chief of the Bureau of Ships, Navy Department, Washington, D. C.  
Via: Supervisory Cost Inspector, Thirteenth Naval District, Seattle, Washington  
Subj: Contract NObs-779 - Interim Cards (S&A Form 269) for Machinery and Equipment.  
Ref: (a) Rev. CI Manual, Other Reports Section, Page 7.  
Encl: (A) List of Interim Property Record for Machinery and Equipment cards forwarded.

1. In compliance with ref. (a), 4d Interim cards covering purchase of machinery and equipment for inception of Contract NObs-779 to date are being forwarded under separate cover.
2. Encl. (A) is a listing of cards forwarded.

*F. H. Fay*  
F. H. FAY  
Navy Cost Inspector

*977/Seattle Tacoma-SB 247*  
*764*  
EN9-70  
NOV 29 1943  
F

EN9-136(T 1293 Es)

29 November 1943

Enc-1 on NOI-STS(T) ltr.,  
NObs-779/S92, dated  
27 November 1943

To: Chief of the Bureau of Ships, Navy Department, Washington, D. C.

1. Forwarded.

*L. C. Peppell*  
L. C. PEPELL  
Supervisory Cost Inspector  
Thirteenth Naval District

12060183

Enclosures Received In 248

NAVY COST INSPECTION OFFICE  
SEATTLE-TACOMA SHIPBUILDING CORPORATION (TACOMA DIVISION)

INTERIM PROPERTY RECORD CARDS  
CONTRACT NOs-779 (SHIPBUILDING FACILITIES)

<u>Tag No.</u>	<u>Units</u>	<u>Description</u>
<u>Item 44 - Machine Tools</u>		
	670	Wood Gratings
17 ✓	1	Shaper
18 ✓	1	Shaper
19	1	Shaper
31	1	Lathe
32	1	Lathe
43-45, incl.	3	Lathes
47	1	Grinding Machine (fixed)
50	1	Lathe
51	1	Lathe
52	1	Lathe
60	1	Vacuum Pump
61-62 ✓	2	Vacuum Indicator
67	1	Furnace
68	1	Furnace
84	1	Valve Reseating Outfit
86	1	Elevator
88	1	Code Key Duplicating Machine
<u>Item 45 - Sheet Metal Shop Equipment</u>		
9	1	Rotary Combination Machine - Sheet Metal
24-25	2	Benders
71	1	Fan
<u>Item 46 - Pine and Copper Shop Equipment</u>		
36	1	Band Metal Saw
<u>Item 47 - Electric Shop Equipment</u>		
16-17	2	Wire Reels
20	1	Punch & Shear
21	1	Punch & Shear
27	1	Drill Press
28	1	Compensator
32	1	Hand Cleaner
38-39	2	Welders
40-41	2	Welding Machine
51	1	Metal Band Saw
53-55, incl.	3	Welders Stud
56	1	Deck Stand
57	1	Buff & Polishing Lathe
58	1	Vibrometer
66	1	Shear

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<u>Tag No.</u>	<u>Units</u>	<u>Description</u>
<u>Item 48 - Carpenter Shop Equipment</u>		
5	1	Power Cutoff Saw
6	1	Grinder - saw
20	1	Motor
21	1	Electric Hoist
<u>Item 49 - Joiner Shop Equipment</u>		
3	1	Floor Sander
<u>Item 50 - Rigger Shop Equipment</u>		
3-4	2	Jacks
<u>Item 51 - Paint Shop Equipment</u>		
	350	Unions
	50	Nipples
	300 ft.	Solvent Hose
9	1	Paint Mill
10-11	2	Pressure Kettles
12	1	Motor
14	1	Motor
15	1	Cleaning & Degreasing Tank
18-19	2	Floor Sander
20-25, incl.	6	Pressure Feed Tanks
28-29	2	Pressure Kettles
30	1	Degreasing Tank
31-34, incl.	4	Paint Spraying Outfit
35-36	2	Paint Mixing Machine
50-51	2	Spray Guns
52-63, incl.	12	Trolleys
64-69, incl.	6	Trolleys
70	1	Air Compressor
77-79, incl.	3	Starters
80-82, incl.	3	Stop Stations
<u>Item 52 - Steel Construction Equipment</u>		
33-34	2	Electric Welders
46	1	Gas Cutting Machine
134	1	Anvil
135	1	Anvil
136	1	Anvil
137-138	2	Anvils
139-140	2	Fans
146-148, incl.	3	Fans
149-161-162	3	Fans
157	1	Welding Transformer

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<u>Tag No.</u>	<u>Units</u>	<u>Description</u>
<u>Item 52 - Steel Construction Equipment - cont'd</u>		
166-190, incl.	25	Bending Slabs
191-192	2	Fixed Grinders
195-206, incl.	12	Track - Unionmelt Assemblies
241	1	Shear
<u>Item 53 - Warehouse Handling Equipment</u>		
18	1	Elevator
<u>Item 54 - Yard Rolling Stock</u>		
36-40, incl.	5	Pickup Trucks
41-45, incl.	5	Pickup Trucks
47	1	Wagon Crane
48	1	Wagon Crane
49	1	Wagon Crane
50	1	Wagon Crane
57	1	Pickup Truck
60-62, incl.	3	Tractors
170	1	Sweeper
171-177, incl.	7	Pickup Truck
221-244, incl.	24	Bicycles
245-250, incl.	6	Bicycles
253	1	RR Push Cars
256-263, incl.	8	Bicycles
<u>Item 55 - Gentry Cranes</u>		
1	1	Crane
<u>Item 56 - Overhead Cranes</u>		
5	1	Monorail System
10	1	Bridge Crane
11-12	2	Bridge Cranes
13	1	Boom Crane
21-23, incl.	3	Electric Hoists
36-30, incl.	5	Trolleys
<u>Item 57 - Maintenance Shop Equipment</u>		
6	1	Valve Machine
17	1	Air Alemite Pit Jack
19	1	Valve Machine
<u>Item 58 - Lockers</u>		
310-343, incl.	34	Lockers
344-386, incl.	43	Lockers
387-396, incl.	10	Lockers
397-401, incl.	5	Lockers

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<u>Tag No.</u>	<u>Units</u>	<u>Description</u>
<u>Item 59 - Office Furniture and Equipment</u>		
1-51, incl.	51	Office Tables
52-72, incl.	21	Office Tables
73-96, incl.	24	Office Desks
211	1	Adding Machine
212	1	Adding Machine
232	1	Typewriter
270	1	Typewriter
273	1	Typewriter
333-334	2	Beds
335-336	2	Springs
337-338	2	Mattresses
353	1	Typewriter
358	1	Typewriter
487-488	2	Copy Holders
911-935, incl.	25	Costumers
1087-1089, incl.	3	Desk Lamps
1090	1	Desk Lamp
1877-1900, incl.	24	Stools
2256	1	Blue Print Machine
2345-2349, incl.	5	Drawing Boards
2480	1	Drawing Board
3336	1	Typewriter
3405-3406	2	Wiz Registers
4330	1	Filing Cases
4343-4357, incl.	15	Drafting Table Cabinets
4533	1	Revolving Fan
4534-4542, incl.	9	Chairs
4543	1	Filing Case
4544-4578, incl.	35	Stools
4579-4580, incl. &		
4623-4629, incl.	15	Tables
4614	1	Filing Case
4615-4619, incl.	5	Davenport
4630-4645, incl.	16	Chairs
4648	1	Transit
4649	1	Screen
4713	1	Table
4714	1	Card Index
4717-4720, incl.	4	Card Index Cabinets
4721-4724, incl.	4	Clocks
4725	1	Card Index Cabinet
4727-4728, incl.	2	Record Players
4729	1	Amplifier
4730-4731	2	Radio Kits
4738	1	Chair
4740-4746, incl.	7	Stands
4835-4859, incl.	25	Stools
4860-4868, incl.	9	Filing Cases
4909-4918, incl.	10	Card Index Cabinets

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<u>Tag No.</u>	<u>Units</u>	<u>Description</u>
<u>Item 60 - Electrical Equipment</u>		
878-879	2	Switchboard Generator Panels
911	1	Pressure Fan
912	1	Transformers
915	1	Transformer
916-917	2	Transformers
918-919	2	Transformers
921	1	Transformer
922-927, incl.	6	Transformers
<u>Item 61 - Hospital Equipment</u>		
38	1	Operating Table
43	1	Instrument Cabinet
50-51	2	Oxygen Breathing Apparatus
54-61, incl.	8	Benches
82	1	Wheelchair
83	1	Stethoscope
84	1	Blood Pressure Machine
85-86	2	Adjustable Leg Rests
<u>Item 62 - Fire Fighting Equipment</u>		
	6	Asbestos Mittens
	4	Asbestos Leggings
	4	Asbestos Pants
	4	Asbestos Coats
	6	Asbestos Mittens
321-332, incl.	12	Hand Drawn Fire Trucks
1484	1	Automotive Fire Truck
1485	1	Automotive Fire Truck
1486	1	Automotive Fire Truck
1487-1492, incl.	6	Automotive Fire Trucks
1493	1	Automotive Fire Truck
1978	1	Hose Coupling Expander
1979	1	Hose Clamp
1980-2029, incl.	50	Fire Extinguishers
2030	1	Tap & Die Outfit
2031	1	Tap & Die Outfit
2032	1	Fire Hose Nozzle
2033	1	Fire Hose Nozzle
2049-2058, incl.	10	Fire Hose Nozzles
2059-2072, incl.	14	Fire Hose Connections
2073-2096, incl.	24	Fire Extinguishers
2097	1	Siren
2098-2101, incl.	4	Fire Hose Nozzles
2102-2105, incl.	4	Fire Hose Nozzles
2106-2115, incl.	10	Fire Hose Nozzles
2116	1	Play Pipe Fire Hose

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<u>Tag No.</u>	<u>Units</u>	<u>Description</u>
<u>Item 62 - Fire Fighting Equipment - cont'd</u>		
2117-2122, incl.	6	Fire Hose Nozzles
2123-2132, incl.	10	Fire Hose Nozzle Tips
2133-2135, incl.	3	Rowboats
2136	1	Nozzle
2137-2138	2	Oxygen Breathing Apparatus
2141	1	Flasher Light

Item 63 - Portable Feeding Canteens

1-5, incl. ✓	5	Trailer Cafeterias
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Address reply to  
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and refer to:  
NObS-779/892

NAVY DEPARTMENT  
BUREAU OF SUPPLIES AND ACCOUNTS

OFFICE OF  
THE COST INSPECTOR, U. S. NAVY

~~At Seattle-Tacoma Shipbuilding Corporation~~ 4/4d

Tacoma, Washington

30 December 1943

To: Chief of the Bureau of Ships, Navy Department, Washington, D. C.

Via: Supervisory Cost Inspector, Thirteenth Naval District, Seattle, Washington

Subj: Contract NObS-779 - Interim Cards (S&A Form 269) for Machinery and Equipment.

Ref: (a) Rev. CI Manual, Other Reports Section, Page 7.

Encl: (A) List of Interim Property Record for Machinery and Equipment cards.

(B) Subject cards as listed on Encl. (A).

1. In compliance with ref. (a), 4d Interim cards covering purchase of machinery and equipment for the month of November, 1943, are forwarded herewith.

*W. J. King*

W. J. KING  
Acting Navy Cost Inspector

779-136(7-1461-NM)

1 January 1944

Enc-1 on CI SPB(T) let, NObS-779/892,  
dated 30 December 1943

To: Chief of the Bureau of Ships, Navy Department, Washington, D. C.

1. Forwarded.

*W. Johnson*

W. JOHNSON  
Supervisory Cost Inspector

CC: Dusanca(CIS)  
CI & SP(T)

RECEIVED	DATE	BY
RECEIVED	DATE	BY

NAVY COST INSPECTION OFFICE  
SEATTLE-TACOMA SHIPBUILDING CORPORATION (TACOMA DIVISION)

INTERIM PROPERTY RECORD CARDS  
CONTRACT NCBs-779 (SHIPBUILDING FACILITIES)

<u>Tag No.</u>	<u>Units</u>	<u>Description</u>
<u>Item 44 - Machine Tools</u>		
1-3, incl.	3	Facing Machine
53	1	Facing Machine (Gun Foundation)
54-59, incl.	6	Catapult Test Equipment
69	1	Bulkhead Facing Machine
<u>Item 45 - Sheet Metal Shop Equipment</u>		
39-40	2	Sheet Metal Power Rolls
49-52, incl.	4	Spot Welders
<u>Item 46 - Pipe and Conner Shop Equipment</u>		
1	1	Monorail
2	1	Dies
38-39	2	Screen Strainers
44	1	Trolley
48	1	Vacuum Pressure Pump
51	1	Chain Hoist
<u>Item 47 - Electric Shop Equipment</u>		
1	1	Power Absorption Unit
2	1	Resistor Unit
62-65, incl.	4	Transformers
68	1	Buff and Polish Lathe
69	1	Welding Gun
52	1	Saw Jointer Combination
<u>Item 48 - Carpenter Shop Equipment</u>		
11	1	Electric Butt Welder
<u>Item 51 - Paint Shop Equipment</u>		
13	1	Motor
16	1	Hoist
71-76, incl.	6	Pressure Tanks
<u>Item 52 - Steel Construction Equipment</u>		
35	1	Shear plate
43	1	Shear plate
62-64, incl.	3	Blacksmith Forges

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<u>Tag No.</u>	<u>Units</u>	<u>Description</u>
<u>Item 52 - Steel Construction Equipment - cont'd</u>		
158	1	Welding Transformer
165	1	Generator Set
193-194	2	Portable Ventilators
246	1	Motor
275-324, incl.	50	Ventilators
325-332, incl.	8	Ventilators
333-374, incl.	42	Ventilators
<u>Item 54 - Yard Rolling Stock</u>		
264-265	2	Boom Inserts
<u>Item 59 - Office Furniture and Equipment</u>		
97-144, incl.	48	Office Tables
145-168, incl.	24	Office Tables
169-192, incl.	24	Office Tables
193-204, incl.	12	Office Desks
962-964, incl.	3	Card Indexes
1557-1558, incl.	2	Card Index Cabinets
3392	1	Booster Heater for Dish Washer
3483-3502, incl.	20	Desks
3503-3552, incl.	50	Desks
3553-3572, incl.	20	Desks
3573-3576, incl.	4	Tables
3577-3592, incl.	16	Tables
4527-4530, incl.	4	Posting Chairs
4716	1	Card Index
4732	1	Table
4733	1	Clothes Locker
4734	1	Bookcase
4735-4736	2	Chairs
4747-4766, incl.	20	Card Indexes
4885-4896, incl.	12	Drawing Boards
5278-5298, incl.	21	Drawing Boards
5457	1	Time Clock
<u>Item 60 - Electrical Equipment</u>		
880	1	Switchboard Generator Panel
920	1	Voltage Regulator
928	1	Ammeter
929	1	Switch
935-936	2	Transformers
937	1	Voltmeter Switch
None	1	Telephone Plant
<u>Item 61 - Hospital Equipment</u>		
44-46, incl.	3	Sterilizers
<u>Item 62 - Fire Fighting Equipment</u>		
2139-2140	2	Oxygen Cylinders and Valves

765-C 2

NAVY DEPARTMENT  
BUREAU OF SUPPLIES AND ACCOUNTS

OFFICE OF

THE COST INSPECTOR, U. S. NAVY

AT Seattle-Tacoma Shipbuilding Corporation Tacoma, Washington	RECEIVED
28 February 1944	RECEIVED

From: Navy Cost Inspector, Seattle-Tacoma Shipbuilding Corporation  
Tacoma, Washington

To: Chief of the Bureau of Ships, Navy Department, Washington, D. C.

Via: Supervisory Cost Inspector, Thirteenth Naval District

Subj: Contract NObs-779 - Interim Cards (S&A Form 269) for Machinery and equipment.

Ref: (a) Rev. CI Manual, Other Reports Section, Page 7

Encl: (A) List of Interim Property Record for Machinery and Equipment Cards.  
(B) Subject cards as listed on Enclosure (A)

1. In compliance with reference (a), Ad Interim cards covering purchase of machinery and equipment for the month of January 1944 are forwarded herewith.

*F. H. Fay*  
F. H. FAY

-----  
EN9-136(T-1911-Rp) 6 March 1944

End-1 on NCI STSC(T) ltr, dated 28 February 1944

From: Supervisory Cost Inspector, Thirteenth Naval District  
To: Chief of the Bureau of Ships, Navy Department, Washington, D.C.

1. Forwarded.

*A. W. Johnson*  
A. W. JOHNSON

cc: NCI STSC(T)

ENCLOSURES RECEIVED IN 243

NAVY COST INSPECTION OFFICE  
SEATTLE-TACOMA SHIPBUILDING CORPORATION (TACOMA DIVISION)

INTERIM PROPERTY RECORD CARDS  
CONTRACT NOs-779 (SHIPBUILDING FACILITIES)

<u>Tag No.</u>	<u>Units</u>	<u>Description</u>
<u>Item 44 - Machine Tools</u>		
20	1	24" Cincinnati Shaper
30	1	Milling Machine
89	1	Grinder Knife
96	1	Saw, Metal Cutting
98-99	2	Torch Assemblies
100	1	Bookcase
101	1	Cabinet- Precision Tools
102-103	2	Cabinets- Small taps, dies keys, etc.
<u>Item 45 - Sheet Metal Shop Equipment</u>		
37-38	2	Rotary Comb. Machines
70	1	Saw, Metal Cutting
<u>Item 46 - Pipe and Copper Shop Equipment</u>		
52	1	Saw, Metal Cutting
<u>Item 47 - Electric Shop Equipment</u>		
60	1	Peerless Coil Spreader
61	1	Peerless Coil Winder
67	1	Saw, Metal Cutting
70-71	2	Insulation Testers
<u>Item 48 - Carpenter Shop Equipment</u>		
12	1	Saw Stretcher
13	1	C. I. Leveling Block
14	1	2 $\frac{1}{2}$ " Dog Head Hammer
<u>Item 51 - Paint Shop Equipment</u>		
17	1	2000# Capacity Hoist
42	1	Drying Rack, 2' x 14' x 6'
43-44	2	Paint Racks, 10" x 4 $\frac{1}{2}$ " x 6'
45	1	Paint Cabinet 2'7" x 16' x 6' 3/4"
46	1	Revolving Spray Table
47	1	Cement Gun, 5'8" high
85	1	Centerlining Striping Outfit

-2-

<u>Tag No.</u>	<u>Units</u>	<u>Description</u>
<u>Item 52 - Steel Construction Equipment</u>		
242-243	2	Saws, Metal Cutting
244-245	2	Hoists, Electric
387-396, incl.	10	Radiographs
398-399	2	Transformers, Welding
<u>Item 53 - Warehouse Handling Equipment</u>		
21	1	Howe #7541 Scale
22-85, incl.	64	Portable Bins, 2' x 6' x 6'
86	1	Fairbanks Portable Scale
87	1	Carloader
<u>Item 53A - Warehouse Handling Equipment</u> <u>Shipway Elevators</u>		
1	1	Portable Material Hoist
2	1	Portable Material Hoist
<u>Item 58 - Lockers</u>		
402-421, incl.	20	Style C-6 Lockers
422-446, incl.	25	Style C-12 Lockers
447-466, incl.	20	Style D4 Lockers
<u>Item 59 - Office furniture, Fixtures, and</u> <u>Equipment, including Blue Print</u>		
490	1	Royal Copyholder
855-856	2	Steel Typewriter Tables
2479	1	Bookkeeping stand
3442-3444, incl.	3	2 drawer 3x5 Card Files
4716-4732	17	60" oak desks
4733-4736, incl.	4	60" Steno. Desks
4737-4747, incl.	11	60" Oak Tables
4897-4898	2	Calculators
4903-4908, incl.	6	Comptometers
4920-4921, incl.	2	Time Recorders
4922	1	Time Recorder
5138-5237, incl.	100	Filing Cases
5411	1	Vari-Typer
<u>Item 61 - Hospital Equipment</u>		
87	1	Counter

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STUDY OF NAVAL INDUSTRIAL  
RESERVE SHIPYARD at  
TACOMA, WASHINGTON  
With Reference to its Acquisition by the  
Port of Tacoma

**STUDY OF NAVAL INDUSTRIAL RESERVE SHIPYARD**  
**at**  
**TACOMA, WASHINGTON**  
**With Reference to its Acquisition**  
**by the**  
**Port of Tacoma**  
**January 28, 1959**

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12/17/58

## PART I

General Considerations

The Naval Industrial Reserve Shipyard at Tacoma, comprising 182.7 acres, is to be disposed of by the General Services Administration, subject to a 20-year National Security Clause. It was acquired by the Navy about 1947 from Todd Shipyards Corp. for exchange of properties and other considerations. It consists basically of 2 steel fabrication buildings associated with 8 now non-existent shipways and craneways.

NATIONAL SECURITY CLAUSE

Under the National Security Clause the purchaser or lessee would be required to "maintain the facilities in such a manner that they can be placed, within a period of 120 days, in a condition adequate to perform the assigned function of the premises". The assigned function is ship construction, ship repair, and related work.

Existence of 2 competent studies made in 1957 establish the need of multi-million dollar expenditures to bring the Shipyard to a condition adequate to perform its assigned function. The National Security Clause could not operate to put this burden upon a purchaser.

However, maintenance of timber structures would be required for 15 years from date of transfer to a purchaser; and maintenance of machinery and equipment would be required for 10 years.

In the event of repossession by the Government, "fair and reasonable compensation" would be paid for the premises as transferred and for subsequent improvements and additions by the purchaser. The Government could repossess 15 days from date of notice.

OTHER LIMITATIONS:

Pier 4 and 2 T piers extend throughout frontage on Port Industrial Waterway. Pier 4 is restricted to foot traffic and is not being maintained. Cargo cannot be handled at T piers. Thus, the Shipyard cannot make commercial use of the Waterway without a multi-million dollar expenditure for pier construction and construction of transit sheds. Both design and location of Cascade Warehouse (Bldg. 203) preclude its use as a transit shed.

Waterfront use of shipway area is precluded without a multi-million dollar expenditure to reconstruct ship and craneways.

1/14/59

Cargo cannot be handled at finger piers (#1, 2, and portion of #3).

No transit shed exists at wharf portion of Pier 3. Cargo cannot be handled at any other portion of Shipyard.

Newest warehouse, Bldg. #50, is not suitable for use as a transit shed because of its design and location. One of its sides cannot be served by truck.

The Commissioning Pier is to be retained by the Government.

#### AREAS WHICH COULD PRODUCE INCOME:

##### WATERFRONT

Ship repair can be accomplished at finger piers and adjacent buildings after provision of shop facilities.

Ship scrapping has been accomplished at wharf section of Pier 3.

##### AREAS NOT ACCESSIBLE FROM WATERFRONT

Light manufacturing can be suitably housed in machine shop (Bldg. 341) and in Peterman shops (Bldgs. 397 and 391).

Office Space, 72,000 sq. ft., is available.

Warehousing can be done with fair efficiency in Bldg. 50, adjacent to Commissioning Pier (which is to be retained by Government) if truck access to southeast side can be obtained. This access cannot be fully adequate without moving Naval Reserve Training Center Buildings which extend within 52 feet of Bldg. 50 and relocating hydrant and sprinkler controls which lie 45 feet from the building.

Dead Storage, 300,000 sq. ft., is available in Cascade Warehouse (Bldg. 203), which has supports on 20' centers, and various small buildings.

Open Storage is available in area adjacent to Cascade Warehouse and southeast of 11th Street.

1/28/59

## PART II

## AREA A - SHIP CONSTRUCTION

Area A includes that area and equipment which would necessarily be used for ship construction utilizing the entire shipway area. Since piers could be used for purposes other than shipbuilding, it does not include any portion of any pier, although adjacent berthing would be needed for outfitting ships. Essentially this area includes the old shipways and craneways, mold loft Bldg. 544, steel fabricating sheds 407 and 532, and miscellaneous adjacent buildings and facilities. Bldg. 529, located within the Area, is excluded from it. It is assumed this steam plant would be operated by the Port because it serves the entire premises.

The old shipways and craneways, except Craneway 9, are useless. Three engineering studies made for shipbuilding interests contemplate complete rebuilding after clearing away existing remains. Estimates of reconstruction costs for shipways and craneways range from approximately \$1,000,000 for a one-way shipyard to approximately \$7,000,000 for a 7-way yard. With the exception of Craneway 9 no maintenance is planned for shipways and craneways. Further discussion of Craneway 9 will be found elsewhere in this section.

Descriptions of the important items in this area will be found in the discussion which follows, including estimated non-routine maintenance costs. Routine maintenance costs are estimated for the area as a whole and are included in the summary for the area.

In connection with this area, it is understood that the Government holds an agreement dated Feb. 13, 1948, authorizing the Government to maintain, operate, repair and remove certain electrical distribution accessories and that portion of Bldg. 510 encroaching upon the Hooker Company's property; also, a sewer line with necessary manholes and grease trap across a strip of land 15' in width paralleling the northwesterly line of the Hooker Co. property for a distance of not more than 450' from the northwesterly corner of said property; and also that the Government may use in common with the Hooker Co. the company's spur track and switches for connection with the railroad sidings owned by the Government. In the event transfer of title of the Naval Station properties to the Port is effected, it will be necessary to negotiate a similar agreement between the Port and the Hooker Co., or make other arrangements satisfactory to both parties.

1/26/59

AREA A - SHIP CONSTRUCTION

Summary

<u>Item</u>	<u>Plant Acct. Cost</u>	<u>Est. 10-yr. Non-Routine Maint. Cost</u>	<u>Est. 15-yr. Non-Routine Maint. Cost</u>
Craneway 9	\$ 125,000 (Est.)		\$ 90,000
Cranes, Bridge & Whirley	1,012,700	\$ 63,000	
Bldg. 407, Steel Fab.	236,300		51,500
Bldg. 532, Steel Fab.	122,350		35,000
Bldg. 540, Office	56,630		7,000
Bldg. 544, Mold Loft	127,800		19,100
Bldg. 554, Tool Room	9,390		3,425
Bldg. 576, Rigger's Loft	24,972		25,000
Bldg. 510, Restaurant	129,800		10,800
Bldg. 512, Office	94,060		12,700
25 Small Bldgs.	100,431		28,125
	\$ 2,039,433	\$ 63,000	\$ 282,650
	10% Ov'h'd	6,300	28,265
		\$ 69,300	\$ 310,915
Est. Non-Routine Maint. Cost Per Year		\$ 6,930	\$ 20,728
			6,930
<b>Averages:</b>			
Total Est. Non-Routine Maint. Cost per Year, Area A			\$ 27,658
Total Est. Routine Maint. Cost per Year, Area A (20% Ov'h'd incl.)			28,750
Est. Portion of Annual Guard Cost, Area A			4,760
Total Est. Maint. & Security Costs, Area A, per Year			\$ 61,168 *

\*Routine maintenance costs are based on a crew of 10 men and 1 supervisor performing continuous minor maintenance assumed to be in the proportions of 70% on care of preservative treatment of equipment (Class III property) and 30% on improvements (Class II property). An estimated charge of \$5000 per year for material is included as well as 20% overhead. The total is then apportioned to the various areas in the ratio of the plant account cost of improvements and equipment in the areas.

Guard costs are based on continuance of the now-existing contract with a detective agency for security of the premises. It is assumed that 2 guards would be continued on duty at all times. Cost per man hour of guard duty is taken as \$1.75 total without any other costs. The total cost is then apportioned to the areas on the basis of plant account costs of improvements in the areas.

Total maintenance and security costs do not include charges for utilities or insurance, which are dealt with in Part III.

1/16/59

SALIENT FEATURES BY AREAS

Area A - Ship Construction

These are recent estimates of costs to put the Shipyard into condition adequate to handle various ship construction schedules.

<u>Date of Study</u>	<u>Estimated By</u>	<u>Completions per Year</u>	<u>Ways</u>	<u>Peak Employment</u>	<u>Estimated cost of Rehabilitation &amp; Add'l Equipment</u>
1957	Todd	4.4 LSDA 2.4 CVNEs	3) 4)	22,000	\$19,403,000
(Use of entire premises contemplated) (\$7,207,000 would cover 7 shipways and associated craneways)					
*1957	Spaulding	2.4-750' Tankers 4.8- " "	1 2	1,560 3,040	\$ 3,475,000 \$ 5,321,000
*(With minor exceptions, contemplates use of Area A)					
1958	Spaulding	4 Vessels	2	1,700	\$ 3,964,900

1/16/59

AREA A - SHIP CONSTRUCTION

Craneway 9

With the exception of a portion of Craneway 9 all shipways and craneways in Area A are useless. The outboard 600' of Craneway 9 was rebuilt in 1951 with creosoted timber at a cost of \$81,980. This was done by the Naval Station to make possible the handling of floating equipment to and from the water by means of the 45-ton traveling whirley crane located on this craneway. It is probable that the craneway will require rebuilding during the 15-year required maintenance period.

Est. Cost of Rebuilding Craneway 9

\$90,000

1/16/59

AREA A - SHIP CONSTRUCTION

Whirley and Bridge Cranes

In Area A there are 16 traveling whirley cranes ranging in maximum capacity from 25 to 50 tons each. Also in the area are 18 major bridge cranes ranging in capacity from 3 to 15 tons each. All bridge cranes are located within buildings while all whirleys are exposed to the weather. Since these are major equipment items, their estimated non-routine maintenance costs are included herein. Non-routine maintenance includes painting whirley cranes twice and bridge cranes once during the required 10-year maintenance period. Routine maintenance costs are estimated for Area A as a whole and are included on the summary sheet for this area.

<u>Item</u>	<u>Plant Acct. Cost</u>	<u>Est. 10-yr. Non-Routine Maint. Cost</u>
16 Whirley Cranes	\$823,000	\$ 57,600
18 Bridge Cranes	<u>189,700</u>	<u>5,400</u>
	\$1,012,700	\$ 63,000

1/16/59

AREA A

Bldg. #407

Plant Acct. Cost

\$236,300

Gen. Info - Known as Steel Shed "B". Built in 1942 as steel fabrication shop for shipyard. Equipped with overhead traveling bridge cranes up to 15-ton capacity supplied with D. C. current from substation No. 2 in Bldg. 411. Paved floor except under raised fabricating and assembly slabs. Fire protection provided by automatic, dry-pipe sprinkler systems. Toilet and washroom facilities adjacent to east end of building in Bldg. 409. No heating service to building. Navy posted floor loading 500 pounds per sq. ft.

Size - 460'x250'. Approx. 115,000 sq. ft. floor area.

Construction- Wood frame on concrete foundation. Corrugated sheet steel siding. Roof, built-up asphalt. North section, bowstring truss roof 53' high at peak. South section flat roof 40' high.

Possible Future Use - Shops

Est. 15-yr. Minimum Non-Routine Maint. Cost

Roof (1 renewal plus occasional repair)	\$29,000
Paint exterior (twice)	12,000
Gutter renewal & repair	3,000
Misc. Repair \$500/yr	7,500
	<u>\$51,500</u>

1/16/59

AREA A

Bldg. 532

Plant Acct. Cost

\$122,350

Gen. Info - Known as Steel Shed "A". Built in 1940 to serve as steel fabricating building for shipyard. Equipped with overhead traveling bridge cranes up to 15-ton capacity supplied with D. C. current from substation No. 1 in Bldg. 556. Paved floor except under raised fabricating and assembly slabs. Fire protection provided by dry-pipe, automatic sprinkler systems. No heating service to building. No toilet facilities in building. Closest large wash room in Bldg. 409 approx. 200' from west end of building. Navy posted floor loading 500 pounds per sq. ft.

Size - North section 352'x80', South section 201'x201'.  
Floor area approx. 66,800 sq. ft.

Construction - Wood frame on concrete foundation. Corrugated sheet steel siding. Roof, built-up asphalt. North section bowstring truss roof 51' high at peak. South section flat roof 36' high.

Possible Future Use - Steel fabrication shop.

Est. 15-yr. minimum non-routine maint. cost:

Roof (renewal plus occasional repair)	\$15,000
Paint exterior (twice)	10,000
Gutter renewal & repair	2,500
Misc. repair \$500/yr	7,500
Total (15-yr.)	<u>\$35,000</u>

1/16/59

AREA A

Bldg. #540

Plant Acct. Cost

\$56,630

Gen. Info

- Originally built in 1917. Used for offices and dispensary during World War II. Recently used for offices and classroom training by U. S. Army Reserve Corps. Has adjacent shed garage, Bldg. 542. Contains washroom facilities. Fire protection furnished by automatic dry-pipe sprinkler systems. Hot water space heating furnished by converter plant in Bldg. 546 which is supplied steam by central boiler plant in Bldg. 529 through an underground main. Navy posted floor loading 100 pounds per sq. ft. both floors.

Size

- 108'x54' plus additions on west end. Main section, two story 27' high. Total floor space 12,500 sq. ft.

Construction

- Foundation, concrete piers. Wood frame, wood siding. Built-up asphalt roof.

Possible Future Use - Offices

Estimated 15-year minimum non-routine maintenance cost:

Roof (1 renewal plus repair)	22,000
Paint exterior (twice)	2,400
Gutter renewal and repair	1,100
Misc. repair \$100/yr	<u>1,500</u>
	\$7,000

1/19/59

AREA A

Bldg. #510

Plant Acct. Cost

\$129,800

Gen. Info.

- Built in 1942 for shipyard cafeteria. Recently used by Navy as galley and mess hall. Serving areas at east and west ends of building. Food processing area in center section of building. Air exhaust and supply fans and ducts are on roof. Much of original restaurant equipment has been removed. All cooking equipment was originally electric type. Some cookers and domestic water tanks, etc., later converted for steam operation; steam being supplied through underground main from central steam plant in Bldg. 529. Fire protection furnished by automatic dry-pipe sprinkler systems. Hot water heating service to building from converter heating plant in Bldg. 512 which receives steam from central plant in Bldg. 529. Navy posted floor loading in pounds per sq. ft. - 500 on concrete section, 100 on wood floor.

Size

- 202'x70'x14' high. Floor area approx, 12,000 sq. ft.

Construction

- Concrete foundation, wood frame, wood siding. Built-up asphalt roof.

Possible Future Use - Offices or Restaurant.

Estimated 15-year minimum non-routine maintenance cost:

Roof (1 renewal plus occasional repair)	\$ 3,200
Paint exterior (twice)	1,800
Gutter renewal and repair	1,300
Misc. \$300/yr	4,500
	<u>\$10,800</u>

1/22/59

AREA A

Bldg. #512

Plant Acct. Cost

\$94,060

Gen. Info.

- Built in 1942. First and second floors on west end originally used as women's facility building. East end used for timekeeping and payroll purposes; the time gates being on the first floor and having access at that time (now boarded up) by easement through the Hooker Chemical Co. property. Building recently occupied by Navy Exchange and Enlisted Men's Club except time gate section. Fire protection by automatic, dry-pipe sprinkler systems. Hot water heating service to building from converter plant within building. Converter plant is supplied steam from central boiler plant in Bldg. 529 through underground main. Navy posted floor loading 100 pounds per sq. ft. both floors.

Size

- 255'x60'x26' high. Two floors. Total floor area approx. 30,600 sq. ft. including time gates.

Construction

- Concrete foundation, wood frame, wood siding. Roof, built-up asphalt.

Possible Future Use - Offices

Estimated 15-year minimum non-routine maintenance cost:

Roof (1 renewal plus occasional repair)	\$ 3,700
Paint exterior (twice)	3,200
Gutter renewal and repair	1,300
Misc. \$300/yr.	4,500
Total (15-yr.)	<u>\$12,700</u>

1/16/59

AREA A

Bldg. 544

Plant Acct. Cost

\$127,800

Gen. Info.

- Built in 1940 as mold loft for shipbuilding purposes. Two floors in building. Bowstring roof truss span upper floor without intermediate support, leaving clear floor area. Lower floor was used for template storage. Lower floor is concrete in excellent condition. Fire protection provided by automatic dry pipe sprinkler systems. Hot water heating service to building from converter heating plant in bldg. 546 which is supplied steam through underground main from boiler plant in Bldg. 529. Navy posted floor loadings in pounds per sq. ft. - main 500, second 100. Exterior access ramp to second floor in poor condition.

Size

- 260'x130'x49' high at peak. Approx. 67,600 sq. ft. floor area.

Construction

- Timber frame and wood siding. Bowstring timber roof truss. Concrete foundation. Lower floor, concrete; second floor, wood.

Possible Future Use - Mold loft and storage

Est. 15-yr. minimum non-routine maint. cost:

Roof (1 renewal plus occasional repair)	\$ 9,000
Paint exterior (twice)	2,800
Gutter renewal & repair	1,300
Misc. repair \$400/yr	6,000
Total (15-yr.)	<u>\$19,100</u>

1/28/59

AREA A

Bldg. 554

Plant Acct. Cost

\$ 9,390

Gen. Info. - Build in 1942 as toolroom for shipyard. Not in use since World War II. Wood floor has been removed due to deterioration. An automatic dry-pipe sprinkler system provides fire protection. Hot water heating service to building from converter heating plant in Bldg. 546 which receives steam through underground main from central boiler plant in Bldg. 529.

Size - 80'x40'x13' high. Floor area 3200 sq. ft.

Construction - Concrete foundation, wood framing, wood siding. Roof built-up asphalt. No floor in building at present. Original wood floor has been removed.

Possible Future Use - Office

Estimated 15-yr. minimum non-routine maintenance cost:

Roof (1 renewal plus occasional repair)	\$1,100
Paint exterior (twice)	800
Gutter renewal and repair	400
Fisc. Repair \$75/yr.	1,125
Total (15yr.)	<u>\$3,425</u>

1/16/59

Bldg. 576

Plant Acct. Cost

24,972

Gen. Info.

- Built in 1940 as loft for riggers and sailmakers. Located in general vicinity of Piers 1, 2 and 3. Presently used by Navy for storage and shop space. Does not have washroom facilities. Building is one-story and nearly triangular in plan view. Fire protection provided by automatic dry-pipe sprinkler systems. Hot water heat supplied from converter heating plant in bldg. 546, which receives steam through underground main from central boiler plant in bldg. 529. The original wood floor has been removed due to deterioration, leaving a rough concrete floor. Navy posted floor loading 300 pounds per sq. ft. Roof in poor condition, numerous leaks.

Size

- 162'x161' (triangular) x 20' high. floor space 15,840 sq. ft.

Construction

- Concrete foundation, wood frame, wood siding. Roof, corrugated, galvanized sheet metal.

Possible Future Use - Rigger's loft and shop.

Estimated 15-year minimum non-routine maintenance cost:

Roof (1 removal plus repair)	20,000
Paint exterior (twice)	2,000
Misc. \$200/yr.	3,000
Total (15-yr.)	<u>25,000</u>

1/28/59

MISCELLANEOUS SMALL BUILDINGS IN AREA A

A number of small buildings used for miscellaneous purposes are included in Area A. For maintenance cost estimates an average of \$75 per year has been allocated to each building.

<u>Idg. No.</u>	<u>Plant Acct. Cost</u>	<u>Sq. Ft. Floor Area</u>	<u>Former Use (Shipbldg.)</u>	<u>Possible Use (Shipbldg.)</u>
317	1,300	455	Time Gate	Same
319	27,366	2,460	Office	"
406	8,822	706	Toilet	"
409	15,450	6,392	Toilet	"
411	5,810	1,462	Substation	"
420	1,850	724	Transformer & Compressor Shed	"
421	3,132	270	Toilet	"
422	3,090	261	Toilet	"
511		88	Service Station	"
520	2,510	512	Office	"
523	3,425	1,363	Office	"
524	3,110	766	Office	"
526	1,400	3,135	Bending Furnace	"
534	1,250	324	Acetylene Gen.	"
538	4,770	1,108	Office	"
542	3,332	1,500	Shed Garage	"
545	4,784	270	Toilet	"
546	2,070	960	Heating Plant	"
552	2,820	1,296	Maintenance Shop	"
568	1,105	466	Grinding Shed	"
513	515	263)	Transformer &	"
514	470	219)	Compressor	"
425	670	228)	Shed	"
426	655	275)		
423	725	347	Tool Room	"
25 Bldgs.	\$100,431	25,850		

Total estimated 15-yr. non-routine maintenance cost 25x75x15 \$28,125

1/28/59

## PART II

### AREA B - SHIP REPAIR

Having ample berthing at piers, crane service and shop space, Area B has been considered suitable for ship repair activity. Essentially this area includes Piers 1, 2, the finger portion of Pier 3, and Bldgs. 580 and 588. Whirley crane service is available on all piers except the concrete extension to Pier 1 which has no tracks. Bldgs. 580 and 588 provide space for both shops and offices. A description of the piers and important buildings is included herein with estimates of probable non-routine maintenance costs for the major items. Smaller buildings are listed in tabular form. Routine maintenance costs have been estimated for the area as a whole and are included in the summary for the area.

For access to the railroad sidings in this area, it is understood that the Government holds an agreement, dated Feb. 13, 1948, with the Hooker Electro-Chemical Co. authorizing the Government to use in common with the Hooker Co. the company's spur track and switches. Should transfer of title of the Naval Station property to the Port be effected, it will be necessary to negotiate a similar agreement between the Port and the Hooker Co., or make other arrangements satisfactory to both parties if these sidings are to be used.

1/27/59

AREA B - SHIP REPAIR

Summary

<u>Item</u>	<u>Plant Acct. Cost</u>	<u>Est. 10-yr. Non-Routine Maint. Cost</u>	<u>Est. 15-yr. Non-Routine Maint. Cost</u>	<u>Est. 20-yr. Non-Routine Maint. Cost</u>
Pier 1 )	\$ 750,200		\$210,000	
Pier 1 Extension)				\$ 30,000
Pier 2	313,570		210,000	
Pier 3 (Finger Section)	284,500 Est.		210,000	
Bldg. 580, Office & Shops	64,130		9,000	
Bldg. 588, Office & Shops	112,430		23,800	
10 Small Bldgs.	48,399		11,250	
3 Whirley Cranes	157,450	\$ 10,800		
	<u>\$1,730,679</u>	<u>10,800</u>	<u>\$674,050</u>	<u>\$ 30,000</u>
	10% Ov'h'd	1,080	67,405	3,000
		<u>\$ 11,880</u>	<u>\$741,455</u>	<u>\$ 33,000</u>
Est. Non-Routine Maint. Cost per Yr.		\$ 1,188	\$ 49,430	\$ 1,650
				49,430
Averages:				<u>1,188</u>
Total Est. Non-Routine Maint. Cost per yr., Area B				\$ 52,268
Total Est. Routine Maint. Cost per yr. incl. 20% ov'h'd, Area B				7,690
Est. Portion of Annual Guard Cost, Area B				4,860
Total Est. Maint. & Security Costs, Area B, per Year				\$ 64,818*

\*Routine maintenance costs are based on a crew of 10 men and 1 supervisor performing continuous minor maintenance assumed to be in the ratio of 70% on care of preservative treatment of equipment (Class III property) and 30% on improvements (Class II property). An estimated charge of \$5000 per year for material is included as well as 20% overhead. The total is then apportioned to the various areas in the ratio of the plant account costs of improvements and equipment in the area.

Guard costs are based on the continuance of the now-existing contract with a detective agency for security of the premises. It is assumed that 2 guards would be continued on duty at all times. Cost per man hour of guard duty is taken as \$1.75 total without any other costs. The total cost is then divided among the areas on the basis of plant account costs of improvements in the areas.

Total maintenance and security costs do not include charges for utilities or insurance which are dealt with in Part III.

1/15/59

**AREA B - SHIP REPAIR**

**Pier No. 3 - Finger Section**

**Plant Acct. Cost - Estimated**

**\$284,500**

**Gen. Info.**

- Originally constructed in '41. Used for outfitting ships by Todd Shipyards, Inc. until '46. On Hylebos Wwy. in Northeast section of Naval Station. Original construction untreated timber superstructure on creosote treated timber piling. Finger pier section is 577' x 56', berthing both sides, parallel to Piers 1 and 2. In '46 concrete mooring islands on creosoted timber piling, supporting bollards and bitts, built into pier for extended berthing of inactive Naval vessels. New utilities services and automatic dry-pipe sprinkler systems also installed at this time. In '54 pier was rebuilt. Untreated caps, stringers and deck replaced with treated timber; creosote for caps and Wolman salts for stringers and deck. A few deteriorated piling replaced with new creosoted piling. Firemain piping and some utilities services also replaced at this time and a steam operated system installed to prevent freezing of underpier firemain. System depends on steam supply from central boiler plant in Bldg. 529. Fire protection normally supplied by automatic, dry-pipe sprinkler systems; however, water service to pier now shut off for winter months to prevent freezing. Crane tracks extend full length of pier. Three 50-ton traveling whirley cranes on pier. It is assumed one crane would be used on finger section in Area B.

**Discussion**

- General appearance of pier now very good. Concensus among people in construction business that structures rebuilt in manner of Pier 3 should last approx. 20 years. Due to the fact that about 4 years have elapsed since reconstruction, the reasonably expected remaining life of the structure without major repair closely approaches the 15-year maintenance requirement for timber structures according to terms of National Security Clause. As additional time elapses without transfer of title, probability of pier remaining in satisfactory condition becomes increasingly doubtful. Cost of reconstruction or extensive repair must therefore be considered.

**Estimated cost for reconstruction of finger section Pier 3 (577' x 56')**

**\$210,000**

(Replace 20% piling and all caps, stringers and deck with treated timber)

1/15/59

**AREA B - SHIP REPAIR**

**Pier No. 2**

**Plant Acct. Cost**

**\$313, 570**

**Gen. Info.**

- Originally constructed in '41, untreated timber superstructure on creosote treated timber piles. Used for outfitting ships by Todd Shipyards, Inc. until '46. Located East of Pier 1. Extends North from shore as finger pier into Commencement Bay. 577' x 56' with berthing both sides. New utilities services and automatic dry pipe sprinkler systems installed '46. Rebuilt about '54. Untreated caps, stringers and deck replaced with treated timber, creosote for caps, Wolman salts for stringers and deck. A few deteriorated treated piling replaced where necessary with new creosoted piling. Firemain piping and some utilities services replaced at this time and new steam operated system installed to prevent freezing of firemain. System depends on steam supply from central boiler plant in Bldg. 529. Fire protection normally provided by automatic, dry-pipe sprinkler systems; however, water service now shut off to prevent freezing. 50-ton traveling gentry crane runs full length of pier.

**Discussion**

- General appearance of pier now very good. Service life of 13 years obtained with untreated superstructure. Opinion of construction people that treated superstructure should last approximately 20 years in this area. For creosoted piling life expectancy highly problematical. Possibly can expect in excess of 30 years with less than 20% renewal during this period. Since approximately 4 years have elapsed from time of reconstruction of pier, reasonably expected remaining life of the structure without major repair closely approaches 15-year maintenance requirement for timber structures under terms of National Security Clause. As additional time elapses without transfer of title, probability of the pier remaining in satisfactory condition up to time limit without reconstruction becomes increasingly doubtful. Cost of reconstruction or extensive repair must therefore be considered.

**Estimated cost for reconstruction of Pier 2**

**\$210, 000**

**(Replace 20% piling and all caps, stringers and deck)**

1/15/59

**AREA B - SHIP REPAIR**

**Pier No. 1 (Timber Section)**

**Ant Acct. Cost - Total for Pier 1 and Pier 1 Extension** **\$750,200**

**Gen. Info.**

- Originally constructed in '40 of untreated timber superstructure on creosoted timber piling. Used for outfitting ships by Todd Shipyards, Inc. until '46. Concrete extension to this pier treated separately elsewhere in this study. Pier 1 approximately 577' x 56' located adjacent to site of old shipways and craneways extends North from shore into Commencement Bay as finger pier providing berthing East and West sides. 40-ton traveling whirley crane runs length of timber section (no crane service on concrete extension). In '46 concrete mooring islands on creosoted timber piling supporting bollards and bits installed for extended berthing of inactive Naval vessels. New utilities services and dry-pipe sprinkler system installed at this time. Rebuilt in '53. Untreated caps, stringers and deck replaced with treated timber; creosote for caps and Wolman salts for stringers and decking. Piling replaced where necessary with new creosoted piling (estimated less than 5% replacement required). Firemain piping and some utilities services also replaced. Steam operated system installed to prevent freezing of underpier firemain. System depends on steam supply from central boiler plant in Bldg. 529. Fire protection normally provided by automatic dry-pipe sprinkler system; however, water service now shut off for winter months to prevent freezing.

**Discussion**

- General appearance of pier now very good. Service life of approximately 13 years obtained with untreated superstructure. Opinion of construction people that treated superstructure should last approximately 20 years in this area. Life expectancy for creosoted piling highly problematical. Possibly can expect in excess of 30 years with less than 20% renewal during this period. Since approximately 5 years have elapsed from time of reconstruction, reasonably expected remaining life of structure without major repair closely approaches 15-year maintenance requirement under terms of National Security Clause. As additional time elapses without transfer of title, probability of pier remaining in satisfactory condition up to time limit without reconstruction becomes increasingly doubtful. Cost of reconstruction or extensive repair must therefore be considered.

**Estimated cost of reconstruction of Pier 1** **\$210,000**  
 (Replace 20% piling and all caps, stringers and deck).

1/15/59

**AREA B - SHIP REPAIR**

**Pier No. 1 Extension (Concrete Section)**

**Plant Acct. Cost - See Pier 1 (Timber Section)**

**Gen. Info.** - Built in '46 for berthing inactive Naval vessels. Forms outboard extension, 610' x 56', to timber section of Pier 1. Reinforced concrete throughout including piling except for creosote treated fender piling. No provision for craneway. In '56 10-inch steel firemain under pier was replaced at a cost of approximately \$15,000.

**Discussion** - No major structural maintenance repairs anticipated within 20-year maintenance requirement of terms of National Security Clause for this type structure, if transfer of title occurs within reasonable period. If pier remains inactive no need for fender piling or firemain is foreseen and no upkeep is considered necessary since these items can readily be replaced in 120 days (National Security Clause requirement)

**Estimated cost for replacing firemain and approx. 20% fender piling** **\$30,000**

1/15/59

AREA B

Bldg. 580

Plant Acct. Cost

\$64,130

Gen. Info.

- Built in 1942 for warehouse and offices. Located near inshore end of Pier 1. Offices on north side, second floor, provided with washroom facilities. Formerly used as Navy Inspection Office. First floor and south section of second floor originally used as warehouse. Ground floor at grade level, no loading platform provided. Second floor recently used by Army Reserve and first floor used by Navy for automotive hobby shop. Fire protection furnished by automatic, dry-pipe sprinkler systems. Hot water heat in offices and warehouse supplied from converter heating plant in Bldg. 546 which receives steam through underground main from central steam plant in Bldg. 529. Navy posted floor loadings in pounds per sq. ft. - main 500, second 100.

Size

- 127' x 100' x 31' high. Two stories. Floor area 25,400 sq. ft.

Construction

- Concrete foundation, first floor paved, wood frame, galvanized steel siding, built-up asphalt roof.

Possible Future Use - Storage and office or shop office.

Estimated 15-year non-routine minimum maintenance cost:

Roof (1 renewal plus repair)	\$3200
Paint exterior (twice)	2200
Gutter renewal & repair	600
Misc. repair \$200/yr.	3000
Total (15 yr.)	<u>\$9000</u>

1/15/59

AREA B

Bldg. 588

Ant Acct. Cost

\$112,430

Gen. Info.

- Built in 1942. Located adjacent to Pier 3. Used at that time mainly as shop building containing ordnance machine shop, electric shop office, pipe shop and copper shop and large lunch room area on the second floor. Building later used by Navy personnel to service equipment for naval vessels. North bay of building extends full height and contains a floor operated bridge crane. Fire protection provided by automatic dry-pipe sprinkler systems. Hot water heating service to building from converter heating plant in Bldg. 546 which receives steam through an underground main from the central boiler plant in Bldg. 529. Navy posted floor loadings in pounds per sq. ft. - main 500, second 100.

Size

- 267' x 130' x 35' high. Main floor area 34,710 sq. ft. Second floor balcony 29,510 sq. ft. Total 64,220 sq. ft.

Construction

- Concrete foundation, wood frame, wood siding. Roof, built-up asphalt.

Possible Future Use- Office, Shops and storage.

Estimated 15-yr. non-routine minimum maintenance cost:

Roof (1 renewal plus occasional repair)	\$ 9,000
Paint exterior (twice)	6,000
Gutter renewal & repair	1,300
Misc. repair \$500/yr.	7,500
	<u>\$23,800</u>

1/15/59

## AREA B - SHIP REPAIR

Whirley Cranes

Three whirley cranes of 40 to 50-ton capacities each are located in this area, one on each of Piers 1 and 2, and the finger section of Pier 3. As they are major items of equipment, non-routine maintenance costs are estimated separately. Non-routine maintenance includes painting twice during the required 10-year maintenance period. Routine maintenance costs are covered in the summary of this area.

<u>Item</u>	<u>Plant Acct. Cost</u>	<u>Est. 10-yr. Non- Routine Maint. Cost</u>
3 Whirley Cranes	\$157,450	\$10,800

1/15/59

MISCELLANEOUS SMALL BUILDINGS IN AREA B

In addition to Bldgs. 580 and 588, for which individual summaries are included herewith, the following small miscellaneous buildings are also located in Area B. For estimating purposes a fixed average non-routine maintenance cost of \$75 per year has been assigned to each building.

<u>Bldg. No.</u>	<u>Plant / Oct. Cost</u>	<u>Floor Area Sq. Ft.</u>	<u>Former Use</u>	<u>Possible Future Use</u>
573	\$ 2,890	255	Toilet	Same
574	940	294	Transformer Shed	"
575	3,010	255	Toilet	"
586	18,500	2997	Substation	"
590	1,897	1741	Compressor Shed	Storage
584	792	310	Compressor Shed	Same
597	7,300	1157		Office & Shop
585	6,030	500	Transformer Shed	Same
582	6,030	500	Transformer Shed	"
<u>583</u>	<u>1,010</u>	<u>280</u>	Compressor Shed	"
10 Bldgs.	\$ 48,399	8269		

Total 15-yr. Maint. Cost (non-routine) 10x75x15 \$11,250

1/28/59

## PART II

### AREA C - SHIP SCRAPPING

This area includes the wharf section of Pier 3 with 2 whirley cranes, Bldgs. 592, 596, several miscellaneous small buildings and land area adjacent to the pier. Because of the availability of pier space with crane service, railroad spur tracks, open and closed storage areas, and shop and office space, Area C has been designated for ship scrapping or similar activity. A description of the pier and important buildings is included herein with estimates of non-routine maintenance costs for the major items. Smaller buildings are listed in tabular form. Routine maintenance costs have been estimated for the area as a whole and are included in the summary for the area.

For access to the railroad sidings in this area, it is understood that the Government holds an agreement, dated Feb. 13, 1948, with the Hooker Electro-Chemical Co. authorizing the Government to use in common with the Hooker Co. the company's spur track and switches. Should transfer of title of the Naval Station property to the Port be effected, it will be necessary to negotiate a similar agreement between the Port and the Hooker Co. or make other arrangements satisfactory to both parties if these sidings are to be used.

1/27/59

AREA C - SHIP SCRAPPING

Summary

	<u>Plant Acct. Cost</u>	<u>Est. 10-yr. Routine Maint. Cost</u>	<u>Est. 15-yr. Routine Maint. Cost</u>	<u>Est. 20-yr. Non-Routine Maint. Cost</u>
Pier 3, Wharf Sec.	\$1,008,500 Est.		\$741,000	
Bldg. 592, Office & Shop	121,496		19,800	
Bldg. 596, Shop	28,280			\$ 4,900
6 Small Bldgs.	23,688		6,750	
Z Whirley Cranes	100,500	\$ 7,200		
	<u>\$1,282,464</u>	<u>\$ 7,200</u>	<u>\$767,550</u>	<u>\$ 4,900</u>
		10% Ov'h'd 720	76,755	490
		<u>\$ 7,920</u>	<u>\$844,305</u>	<u>\$ 5,390</u>
Est. Non-Routine Maint. Cost per Yr.		\$ 792	\$ 56,287	\$ 270
				56,287
Averages:				792
Total Est. Non-Routine Maint. Cost per Yr., Area C				\$ 57,349
Total Est. Routine Maint. Cost per Yr., incl. 20% ov'h'd, Area C				5,150
Est. Portion of Annual Guard Cost, Area C				3,380
Total Est. Maint. & Security Costs, Area C, per Yr.				<u>\$ 65,879 *</u>

\*Routine maintenance costs are based on a crew of 10 men and 1 supervisor performing continuous minor maintenance assumed to be in the ratio of 70% on care of preservative treatment of equipment (Class III property) and 30% on improvements (Class II property). An estimated charge of \$5000 per year for material is included as well as 20% overhead. The total is then apportioned to the various areas in the ratio of the plant account cost of improvements and equipment in the areas.

Guard costs are based on the continuance of the now-existing contract with a detective agency for security of the premises. It is assumed that 2 guards would be continued on duty at all times. Cost per man hour of guard duty is taken as \$1.75 without any other costs. The total cost is then apportioned to the areas on the basis of plant account costs of improvements in the areas.

Total maintenance and security costs do not include charges for utilities or insurance which are dealt with in Part III.

1/12/59

**AREA C - SHIP SCRAPPING**

**Pier No. 3 - Wharf Section**

**Plant Acct. Cost (Total including finger section, Area B) \$1,293,050**

- Gen. Info.** - Originally constructed '41. Used for outfitting ships by Todd Shipyards, Inc. until '46. On Hylebos Wwy. in Northeast section of Naval Station. Original construction untreated timber superstructure on creosoted timber piling except inshore piling which were untreated. Wharf section 1267' x 90' with berths along E edge. In 1946 concrete mooring islands on creosoted timber piling, supporting bollards and bitts built into pier for extended berthing of inactive Naval vessels. New utilities services and automatic dry-pipe sprinkler system also installed at this time. In '54 pier was rebuilt. Untreated caps, stringers and deck replaced with treated timber; creosote for caps and Wolman salts for stringers and deck. A few deteriorated treated piling, where necessary, and all original untreated piling replaced with new creosote treated piling. Firemain piping and some utilities services also replaced at this time and a steam operated system installed to prevent freezing of underpier firemain. System depends on steam supply from central boiler plant in Bldg. 529. Fire protection normally supplied by automatic, dry-pipe sprinkler systems; however, water service to pier now shut off for winter months to prevent freezing. Crane tracks extend full length of pier. Two 45-ton and one 50-ton traveling whirley cranes on pier. It is assumed two cranes would be used on wharf section in Area C.
- Discussion** - General appearance of pier now very good. General opinion of people in construction business that structures rebuilt in manner of Pier 3 should last 20 years without major repair. Since about 4 years have elapsed from time of reconstruction, reasonably expected remaining life without major repair closely approaches 15-year maintenance requirement for timber structures according to terms of National Security Clause. As additional time elapses without transfer of title, probability of pier remaining in satisfactory condition appears increasingly doubtful. Cost of reconstruction or extensive repair must therefore be considered.

**Estimated cost for reconstruction of wharf section Pier 3 (1267' x 90') \$ 741,000**

1/12/59

AREA C - SHIP SCRAPPING

Whirley Cranes

Two whirley cranes of 50-ton maximum capacity each are located on Pier 3 in this area. Being major items of equipment their estimated non-routine maintenance costs are included herein. Non-routine maintenance consists of painting twice during the required 10-year maintenance period. Routine maintenance costs are covered in the summary of this area.

<u>Item</u>	<u>Plant Acct. Cost</u>	<u>Est. 10-yr. Non-Routine Maint. Cost</u>
2 Whirley Cranes	\$100,500	\$7,200

1/12/59

AREA C

Bldg. 592

Plant Acct. Cost

\$ 121,496

Gen. Info.

- Built for office and warehouse space in 1942. Located adjacent to Pier 3. Building has main floor and balcony. First story extends to full building height along west side only. Headroom limited at east section by balcony which contains storage space and offices originally used by the shipyard. This building was recently used by the Army Reserve for offices and training purposes. Washrooms also located on balcony. Fire protection provided by automatic dry-pipe sprinkler systems. Hot water heating service to building from converter heating plant in Bldg. 546 which receives steam through underground main from boiler plant in Bldg. 529. Recorded floor loadings in pounds per sq. ft. - main 500, balcony 100.

Size

- 260' x 150' x 28' high. Main floor 39,000 sq. ft. Balcony floor 18,950 sq. ft. Total, 57,950 sq. ft.

Construction

- Concrete foundation, wood frame, galvanized corrugated steel siding. Built-up asphalt roof. Main floor, concrete. Balcony floor, wood.

Estimated 15-yr. minimum non-routine maintenance cost:

Roof (1 renewal plus occasional repair)	\$ 8,500
Paint exterior (twice)	4,000
Gutter renewal and repair	1,300
Misc. repair \$400/yr.	6,000
Non-routine Maint. Total (15-yr.)	<u>\$19,800</u>

1/12/59

AREA C

Bldg. 596

Plant Acct. Cost

\$ 28,280

Gen. Info.

- Built in '42 for paint shop for shipyard. Also recently used as paint shop by Navy. Located adjacent to Pier 3. Fire protection provided by automatic dry-pipe sprinkler system. Hot water heating service to building from converter heating plant in Bldg. 546 which receives steam through underground main from central boiler plant in Bldg. 529. Recorded floor loading - 500 pounds per sq. ft.

Size

- Sections 112' x 48' and 42' x 10'. Floor area 5796 sq. ft.

Construction

- Concrete foundation, galvanized corrugated steel roof. Walls of west section clay tile; east section galvanized corrugated steel.

Possible Future Use - Shops and storage for ship scrapping activity.

Estimated 20-yr. minimum non-routine maintenance cost:

Roof Renewal	\$ 2800
Paint Exterior	600
Gutter renewal & repair	500
Misc. Repair \$50/yr.	<u>1000</u>
Total Non-routine Maint.	
Total (20-yr.)	\$ 4900

1/12/59

MISCELLANEOUS SMALL BUILDINGS IN AREA C

In addition to Bldgs. 592 and 596 which are described separately herein, there are a number of small buildings in the area used for miscellaneous purposes. For estimating purposes a fixed average non-routine maintenance cost of \$75 per year has been assigned to each building.

<u>Bldg. No.</u>	<u>Plant Acct. Cost</u>	<u>Sq. Ft. Floor Area</u>	<u>Former Use (Shipbldg.)</u>	<u>Possible Use</u>
547	\$ 6,250	515	Transformer Shed	Same
548	3,934	606	Acetylene Gen.	"
549	765	280	Compressor Shed	"
591	3,696	216	Toilet	"
593	7,680	1088	Transformer & Compressor	"
594	<u>1,363</u>	<u>192</u>	Toilet	"
	\$ 23,688	2897		

Est. 15-yr. non-routine maint. cost 6 x 75x 15      \$6750

1/20/59

PART II

AREA D - LIGHT MANUFACTURING

This area contains several buildings particularly adaptable to the light manufacturing industry such as Bldgs. 391, 397 and 341. Bldgs. 391 and 397 were originally constructed for the manufacture of wood products. Bldg. 341 was built as a machine shop and is readily adaptable to manufacturing. Because of the nature of its construction no immediate use for Bldg. 351 is foreseen. Features of the major buildings are described individually in this section. Minor buildings are tabulated together with certain data pertinent to each.

Costs estimated individually throughout this section are non-routine in nature. Routine costs have been estimated for the entire area as a unit and are included in the summary for the area.

1/27/59

**AREA D - LIGHT MANUFACTURING**

Summary

<u>Item</u>	<u>Plant Acct. Cost</u>	<u>Est. 15-yr. Non- Routine Maint. Cost</u>	<u>Est. 20-yr. Non- Routine Maint. Cost</u>
Bldg. 341, Shop	\$ 188,575	\$ 16,400	
Bldg. 351	190,140	14,200	
Bldg. 361, Shop	109,150		\$ 3,400
Bldg. 381, Shop	10,040	6,100	
Bldg. 391, Shop	146,700	26,500	
Bldg. 397, Shop	537,750	82,500	
7 Small Bldgs.	57,405	7,875	
Equipment	<u>1,480,000</u>		
	\$ <u>2,719,760</u>	\$ <u>153,575</u>	\$ <u>3,400</u>
	10% Ov'h'd	<u>15,357</u>	<u>340</u>
		<u>168,932</u>	\$ <u>3,740</u>
Est. Non-Routine Maint. Cost per Yr.		\$ 11,262	\$ 187
Averages:			<u>11,262</u>
Total Est. Non-Routine Maint. Cost per yr., Area D			\$ <u>11,449</u>
Total Est. Routine Maint. Cost per yr. (incl. 20% ov'h'd) Area D			35,900
Est. Portion of Annual Guard Cost, Area D			<u>3,900</u>
Total Est. Maint. & Security Costs, Area D, per yr.			\$ <u>51,249 *</u>

\*Routine maintenance costs are based on a crew of 10 men and 1 supervisor performing continuous minor maintenance assumed to be in the ratio of 70% on care of preservative treatment of equipment (Class III property) and 30% on improvements (Class II property). An estimated charge of \$5000 per year for material is included as well as 20% overhead. The total is then apportioned to the various areas in the ratio of the plant account cost of improvements and equipment in the areas.

Guard costs are based on the continuance of the now-existing contract with a detective agency for security of the premises. It is assumed that 2 guards would be continued on duty at all times. Cost per man hour of guard duty is taken as \$1.75 total without any other costs. The total cost is then apportioned to the areas on the basis of plant account costs of improvements in the areas.

Total maintenance and security costs do not include charges for utilities or insurance which are dealt with in Part III.

1/20/59

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AREA D - LIGHT MANUFACTURING

Equipment

Machine tools, cranes and other types of equipment on the Naval Station for which Class III property record cards exist carries a listed total plant account cost of \$2,852,432. Much of this equipment is located in Bldgs. 391, 397 and 341. It is estimated that the plant account cost of this material amounts to approximately \$1,480,000 in Area D. This equipment cost has been used in estimating routine maintenance costs for the area as shown on the summary sheet in this section.

Other unpriced equipment in this area has not been considered in this part of the study.

1/20/59

AREA D

Bldg. #341

Plant Acct. Cost

\$188,575

Gen. Info.

-Built in 1943 as machine shop for shipbuilding activity. Building now contains machinery and equipment, some permanently installed and the remainder placed there for storage only. Center bay extends full height of building and is equipped with one 25-ton traveling bridge crane. North and south wings of building have offices, washrooms, and tool rooms plus a balcony deck for additional work and storage space. Fire protection provided by automatic, dry-pipe sprinkler systems. Hot water heating service to building from converter heating plant in Bldg. 361, which is supplied steam through underground mains from central boiler plant in Bldg. 529. Navy posted floor loadings in pounds per sq. ft. -main floor 500, balcony 200.

Size

-180' x 150' x 43' high at peak. Main floor area 27,000 sq. ft. Balcony 18,000 sq. ft. Total 45,000 sq. ft.

Construction

- Wood frame, wood siding recently covered by asbestos shakes. Concrete footings. Roof, built-up asphalt. Main floor paved.

Possible Future Use - Light Manufacturing.

Estimated 15-year non-routine minimum maint. cost:

Roof (1 renewal plus occasional repair)	\$ 7,000
Paint exterior trim (twice)	1,600
Gutter renewal and repair	1,800
Misc. repair \$400/yr.	6,000
Total (15-yr.)	\$ 16,400

1/20/59

AREA D

Bldg. #391

Plant Acct. Cost

\$146,700

Gen. Info.

- Originally built in 1927 for wood products manufacturing plant. One of a group of buildings known as Patorman Mfg. Co. property. Adjoins Bldg. 397, used as electric shop by shipyard. Recently used for Public Works general shops by Naval Station. Presently contains equipment for carpenter, pipe and electric sheet metal and machine shops. Much of the equipment was taken from other buildings throughout the premises. Fire protection provided by automatic, dry-pipe sprinkler systems. Wash-room facilities are located in building. Hot water heating service to building from converter heating plant in Bldg. 361 which receives steam through underground main from central steam plant in Bldg. 529. Two 5-ton floor operated bridge cranes located in west section. Navy posted floor loadings in pounds per sq. ft. - main 300, balcony 100.

Size

- Several sections as follows: 150' x 150', 60' x 10', 390' x 90'. Height approx. 26'. Contains 58,200 sq. ft. floor area.

Construction

- Concrete footing, paved floor, wood siding. Roof, sawtooth, with built-up asphalt.

Possible Future Use - Light manufacturing.

Estimated 15-year minimum non-routine maintenance cost:

Roof (1 renewal plus occasional repair)	\$ 14,000
Paint exterior (twice)	2,000
Misc. Repair \$700/yr.	10,500
Total (15-yr.)	<u>\$ 26,500</u>

1/20/59

AREA D

Bldg. #397

Plant Acct. Cost

\$537,750

Gen. Info.

-Built in 1927 for manufacturing and warehouse purposes by wood products company. One of a group of buildings known as Peterman Manufacturing Co., property. During World War II north end of building was used as pipe shop and south end as sheet metal shop for shipyard. Practically all machinery has been removed from this building. Fire protection provided by automatic, dry-pipe sprinkler systems. Washrooms are located in building. Hot water heating service to building from converter heating plant in Bldg. 361 which receives steam through underground main from central boiler plant in Bldg. 529. Several additions have been made to building, giving some second floor area at southeast corner. Adjoins Bldg. 391. Navy posted floor loadings in pounds per sq. ft. - main 500, balcony 100.

Size

- Approximately 744' x 275' x 26' high. Main floor area 204,600 sq. ft., second floor 33,448 sq. ft. Total 239,000 sq. ft.

Construction

- Concrete foundation, wood frame, wood siding, Roof built-up asphalt on sawtooth.

Possible Future Use - Light manufacturing.

Estimated 15-year minimum non-routine maintenance cost :

Roof (1 renewal plus occasional repair)	\$ 50,000
Paint exterior (twice)	10,000
Misc. Repair \$1500/yr.	22,500
Total (15 yr.)	\$ 82,500

1/28/59

AREA D

Bldg. 361

Plant Acct. Cost

\$ 109,150

Gen. Info.

- Built '29 as boiler plant for wood products company. Used during World War II by Todd Shippards, Inc., as heating plant, pipe treatment shop and rigging loft. Original boiler equipment removed. Recently used by Navy as converter heating plant, paint shop and shop for preservation of ships. Converter heating equipment connected to central boiler plant in Bldg. 529 by steam main running under Pier 4. New roof '58. Fire protection provided by automatic, dry-pipe sprinkler system. Single story except balcony in W. section, Navy posted floor loadings in pounds per sq. ft. - main 500, balcony 100.

Size

- Sections 80' x 67', 48' x 33', 47' x 26'. 50' high. Approx. 8000 sq. ft. floor area.

Construction

- Concrete foundation, concrete walls, concrete roof with built-up asphalt cover.

Possible Future Use - Light manufacturing

Estimated 20-yr. minimum non-routine maintenance cost:

Roof (1 renewal plus repair)	\$ 1,400
Misc. repair \$100/yr.	2,000
Total (20-yr.)	<u>\$ 3,400</u>

1/27/59

AREA D

Bldg. 381

Plant Acct. Cost

\$10,040

Gen. Info.

- Used by Todd Shipyards, Inc. during World War II as steel construction shop. Located adjacent to Bldg. 397 at W. side. Recently used by Navy as rigger's loft. Open shop area contains two 3-ton bridge cranes. Closed section on E. side has shop and office space heated by steam from central boiler plant in Bldg. 529. Fire protection provided by automatic dry-pipe sprinkler system. Navy posted loading 300 pounds per sq. ft.

Size

- Sections 60' x 54', 72' x 60', 46' x 28'. Approx. 8500 sq. ft. floor area.

Construction

- Concrete foundation, wood frame, corrugated steel and wood siding, corrugated steel and built-up asphalt roof.

Possible Future Use - Light Manufacturing.

Estimated 15-year minimum non-routine maintenance cost:

Roof (1 renewal plus repair)	\$ 2200
Paint exterior (twice)	1400
Gutter renewal plus repair	1000
Misc. repair \$100/yr.	1500
Total (15-yr.)	<u>\$ 6100</u>

1/20/59

AREA D

Bldg. #351

Plant Acct. Cost

\$190,140

Gen. Info.

- Originally built '29 as sawmill building on what is generally known as Peterman property. Located adjacent to Pier 4 near center of Naval Station. Used during World War II as a training center for shipyard personnel. Recently used by Navy as gymnasium and dormitory. Fire protection provided by automatic dry-pipe sprinkler systems. Hot water space heating service from converter heating plant in Bldg. 361 which is supplied steam from central boiler plant in Bldg. 529. Building has sawtooth roof. Some sections 2 story and some 3 story. Navy posted floor loadings in pounds per sq. ft. - main 500, second and third 100.

Size

- Sections 62' x 88', 30' x 68', 51' x 68', 8' x 48', 22' x 48, and 22' x 13'. Approx. 30,000 sq. ft. floor area.

Construction

- Concrete foundation, wood frame, wood siding, built-up asphalt roof.

Possible Future Use - None

Estimated 15-yr. minimum non-routine maintenance cost:

Roof (1 renewal plus repair)	\$ 3,200
Paint exterior (twice)	6,000
Gutter and downspouts	500
Misc. repair \$300/yr.	4,500
Total (15-yr.)	\$ 14,200

1/20/59

AREA D - LIGHT MANUFACTURING

Miscellaneous Small Bldgs.

Bldgs. 341, 361, 381, 391 and 397 have been treated individually herein. The following small buildings are also included in this area. In estimating maintenance costs a flat average of \$75 per year per building has been allowed.

<u>Bldg.</u>	<u>Plant Acct. Cost</u>	<u>Floor Area Sq. Ft.</u>	<u>Former Use</u>	<u>Possible Use</u>
363	\$ 7,780	2,350	Storage	Storage or Shop
364	720	284	Plating Shop	Shop
365	32,875	8,000	Storage	Storage or Shop
393	11,140	1,838	Automotive Maintenance	Shop
394	4,350	593	Time Gate	Time Gate
398	2,540	527	Office	Office
399	8,000	2,222	Office	Office

Total 15-yr. Non-routine Maint. Cost  $7 \times 75 \times 15$

\$7875

1/21/59

PART II

AREA E - OFFICES

Several buildings on the Naval Station premises are adaptable to office spaces such as Bldg. 209, 331, 321, 339 and parts of 323. Area E is separated into two divisions; one part containing Bldg. 209 near the intersection of Alexander Ave. and E. 11th Street, the other near the center of the Station at the foot of Alexander Ave. Features of the important buildings are described individually in this section. Minor buildings are tabulated together on one sheet. Estimates for non-routine maintenance costs have been included in the description of each building. Routine maintenance costs have been estimated for the area as a whole and are included in the summary for the area.

Some buckling of wallboard and ceiling panels has been noted particularly in office and similar type buildings. This condition may become aggravated if the buildings remain without heat over a considerable period of time.

1/27/59

AREA E-OFFICES

Summary

<u>Item</u>	<u>Plant Acct. Cost</u>	<u>Est. 15-yr. Non- Routine Maint. Cost</u>
Bldg. 209, Office	\$ 24,754	\$ 4,925
Bldg. 321, Office	185,127	17,450
Bldg. 329, Office	16,970	2,595
Bldg. 323, Office	302,355	15,500
Bldg. 331, Office	152,800	14,050
Bldg. 333, Fire Station	26,950	2,325
Bldg. 335, Substation	15,800	1,650
Bldg. 339, Office	47,300	6,050
6 Small Buildings	26,975	6,750
	\$ 799,031	\$ 71,295
	10% Ov'h'd	7,129
		\$ 78,424

**Averages:**

Tot. est. non-routine maint. cost per yr., Area E	\$ 5,228
Tot. est. routine maint. cost per yr. incl. 20% Ov'h'd, Area E	2,130
Est. Portion of Annual Guard Cost, Area E	2,450
Total est. maint. & security costs per yr., Area E	\$ 9,808 *

\*Routine maintenance costs are based on a crew of 10 men and 1 supervisor performing continuous minor maintenance assumed to be in the ratio of 70% on care of preservative treatment of equipment (Class III property) and 30% on improvements (Class II property). An estimated charge of \$5000 per year for material is included as well as 20% overhead. The total is then apportioned to the various areas in the ratio of the plant account costs of improvements and equipment in the areas.

Guard costs are based on the continuance of the now-existing contract with a detective agency for security of the premises. It is assumed that 2 guards would be continued on duty at all times. Cost per man hour of guard duty is taken as \$1.75 total without any other costs. The total cost is then apportioned to the areas on the basis of plant account costs of improvements in the areas.

Total maintenance and security costs do not include charges for utilities or insurance which are dealt with in Part III.

1/28/59

AREA E

Bldg. 331

Plant Acct. Cost

\$ 152,800

Gen. Info.

- Built in 1943 for shipyard office spaces. Recently used by the Navy for administrative offices. This is a two-story building located adjacent to Bldgs. 321 and 323 and connected to Bldg. 323 at the second floor level by a pedestrian overpass. There are many individual partitioned office spaces throughout the building and ample men's and women's restrooms. Fire protection provided by automatic dry-pipe sprinkler systems. Hot water heating service supplied by converter plant in Bldg. 322 which receives steam through an underground main from the central steam plant in Bldg. 529. Navy posted floor loadings 100 pounds per sq. ft. both floors.

Use

- 345' x 57' x 26' high. Two stories. 39,000 sq. ft. floor space.

Construction

- Concrete foundation, wood frame, wood siding, built-up asphalt roof.

Possible Future Use - Offices

Estimated 15-yr. minimum non-routine maintenance cost:

Roof (1 renewal plus repair)	\$ 4,500
Paint exterior (twice)	4,000
Gutter renewal and repair	1,800
Misc. repair \$250/yr.	3,750
Total (15-yr.)	<u>\$ 14,050</u>

1/21/59

AREA E

Bldg. 323

Plant Acct. Cost

\$ 302, 355

Gen. Info.

- Bldg. 323 was built in 1916. During World War II it was used for administrative and engineering offices. Recently it has been used by the Navy mainly as a barracks building with the east end of the first floor serving also as a dispensary and infirmary for Navy and civilian personnel. An addition on the North side recently used as a theater was used during World War II as a blue print room and office. Ample washroom spaces in the building. Fire protection provided by automatic, dry-pipe sprinkler systems. Hot water space heating service from converter plant in Bldg. 322 which is supplied steam through an underground main from the central boiler plant in Bldg. 529. West end of building joins Bldg. 321. Barracks areas are divided into sections by light plywood partitions. First floor (wood) has been raised approx. 3' above original concrete floor slab. Navy posted floor loadings 100 pounds per sq. ft.

Size

- 283' x 61' (irregular) x 32' high. Two stories. Floor space 34,000 sq. ft.

Construction

- Concrete foundation, wood frame, wood siding. Roof, built-up asphalt and composition.

Possible Future Use - Offices

Estimated 15-yr. minimum non-routine maintenance cost:

Roof (1 renewal plus repair)	\$ 5,000
Paint exterior (twice)	6,000
Misc. repair \$300/yr.	4,500
Total (15-yr.)	<u>\$15,500</u>

1/28/59

AREA E

Bldg. 321

Plant Acct. Cost

\$ 185,127

Gen. Info.

- Originally built in 1925 as a factory building. Used in World War II for warehouse and offices. Recently used by Navy mainly as barracks with some storage on the first floor which is paved. A balcony floor near the southwest corner was used for classroom training purposes. Ample washroom facilities in building. The second floor barracks area is divided into sections by light plywood partitions and contains a ventilation system. This building is adjacent to Pier 4 on the west end and joins Bldg. 323 on the east end. Fire protection provided by automatic dry-pipe sprinkler systems. Hot water heating service from converter plant in Bldg. 322 which receives steam through an underground main from the central boiler plant in Bldg. 529. Navy posted floor loadings in pounds per sq. ft. - 500 on concrete main floor, 100 elsewhere.

Size

- Approx. 254' x 151' (irregular) x 37' high. Two stories. 75,000 sq. ft. floor space.

Construction

Concrete foundation, wood frame, wood siding. Roof, built-up asphalt and composition.

Possible Future Use - Offices

Estimated 15-yr. minimum non-routine maintenance cost:

Roof (1 renewal plus repair)	\$ 6,000
Paint exterior (twice)	7,000
Cutter renewal and repair	700
Misc. repair \$250/yr.	<u>3,750</u>
Total (15-yr.)	\$ 17,450

1/21/59

AREA E

Bldg. 209

Plant Acct. Cost

\$ 24,754

Gen. Info.

- Built '43 as personnel office for Todd Shipyards, Inc. Faces E. 11th Street near southeast corner Bldg. 203 and within fenced area. Heated by hot water from individual plant in Bldg. 208. Recently used by Bureau of Internal Revenue for storage of records. Does not have automatic sprinkler fire protection. Navy posted floor loading 100 pounds per sq. ft.

Size

- Sections 140' x 37', 37' x 34', 37' x 43'. Single story. 8100 sq. ft. floor area.

Construction

- Concrete foundation, wood frame, wood siding, comp. roll roofing.

Possible Future Use - Office Building

Estimated 15-yr. minimum non-routine maintenance cost:

Roof (1 renewal plus repair)	\$ 1500
Paint exterior (twice)	1300
Gutter renewal and repair	1000
Misc. repair \$75/yr.	1125
Total (15-yr.)	\$ 4925

1/21/59

AREA E

Bldg. 339

Plant Acct. Cost

\$ 47,300

Gen. Info.

Built '43 as women's facility building for Todd Shipyards, Inc. Recently used by Navy as officers' and CPO clubs. Has toilet facilities. Fire protection provided by automatic dry-pipe sprinkler system. Hot water space heating service from converter plant in Bldg. 361 which is supplied steam through underground main from central boiler plant in Bldg. 529. Located south of Bldg. 331. Navy posted floor loadings 100 pounds per sq. ft. both floors.

Size

- 112' x 49' wing 47' x 25'. 26' high. Two stories. Approx. 12,000 sq. ft. floor space.

Construction

- Concrete foundation, wood frame, wood siding, built-up asphalt and composition roll roof.

Possible Future Use - Offices

Estimated 15-yr. minimum non-routine maintenance cost:

Roof (1 renewal plus repair)	\$ 1800
Paint exterior (twice)	2000
Gutter renewal and repair	750
Misc. repair \$100/yr.	1500
Total (15-yr.)	<u>\$ 6050</u>

1/21/59

AREA E

Bldg. 329

Plant Acct. Cost

\$ 16,970

Gen. Info.

- Built '42 as pay office for Todd Shipyards, Inc. Recently used as security office by Naval Station. Located east of Bldg. 331 near foot of Alexander Ave. Building is single story. Divided into offices. Has restroom facilities. Fire protection provided by automatic dry-pipe sprinkler system. Hot water space heating from converter heating plant in Bldg. 322 which receives steam through underground main from Bldg. 529. Also some electric heaters in building. Navy posted floor loading 100 pounds per sq. ft.

Size

- 82' x 32'. 2640 sq. ft. floor space.

Construction

- Concrete foundation, wood frame, wood siding, composition shingle roof.

Possible Future Use - Offices

Estimated 15-year minimum non-routine maintenance cost:

Roof (1 renewal plus repair)	\$ 650
Paint exterior trim twice	500
Cutter renewal & repair	320
Misc. repair \$75/yr.	<u>1125</u>
Total (15 yr.)	\$ 2595

1/21/59

AREA E

Bldg. 333

Plant Acct. Cost

\$ 26,950

Gen. Info.

Built '43 as fire station for Todd Shipyards, Inc. Two story, living quarters above, fire truck garage below. Recently used as fire station by Naval Station. Has rest room facilities. Fire protection provided by automatic dry-pipe sprinkler system. Hot water space heating from converter heating plant in Bldg. 322 which is supplied steam from central boiler plant in Bldg. 529 through underground main. Located west of Bldg. 331. Navy posted floor loadings in pounds per sq. ft. - main 300, second 100.

Size

- 48' x 44'. Floor area 4270 sq. ft.

Construction

- Wood frame, asbestos siding over wood wall, built-up asphalt roof.

Possible Future Use - None

Estimated 15-year minimum non-routine maintenance cost:

Roof (1 renewal plus repair)	\$ 700
Paint trim (twice)	500
Misc. repair \$75/yr.	<u>1,125</u>
Total (15-yr.)	\$ 2,325

1/21/59

AREA E

Bldg. 335

Plant Acct. Cost

\$ 15,800

Gen. Info.

- Built '42 by Todd Shipyards, Inc. for A. C. substation and compressor building. Recently used by Navy for same purpose. Located south of Bldg. 321 adjacent to Pier 4. No automatic sprinkler system in building. Single story. Contains large compressor and electrical switching gear. Transformer yard outside just east of building. Hot water space heating service by converter plant in Bldg. 322 which receives steam from central boiler plant in Bldg. 529 through underground main. Known as Substation #3. Navy posted floor loading 500 pounds per sq. ft.

Size

- 46' x 41'. Approx. 1900 sq. ft. floor area.

Construction

- Concrete foundation, wood frame, asbestos siding over wood wall. Built-up asphalt roof.

Possible Future Use - Substation

Estimated 15-year minimum non-routine maintenance cost:

Roof (1 renewal plus repair)	\$ 500
Paint trim (twice)	400
Misc. repair \$50/yr.	750
Total (15-yr.)	<u>\$ 1650</u>

1/21/59

AREA E

Bldg. #335

Plant Acct. Cost

\$15,800

Gen. Info.

- Built '42 by Todd Shipyards, Inc. for A. C. substation and compressor building. Recently used by Navy for same purpose. Located south of Bldg. 321 adjacent to Pier 4. No automatic sprinkler system in building. Single story. Contains large compressor and electrical switching gear. Transformer yard outside just east of building. Hot water space heating service by converter plant in Bldg. 322 which receives steam from central boiler plant in Bldg. 529 through underground main. Known as Substation #3. Navy posted floor loading 500 pounds per sq. ft.

Size

- 46' x 41'. Approx. 1900 sq. ft. floor area.

Construction

- Concrete foundation, wood frame, asbestos siding over wood wall. Built-up asphalt roof.

Condition

- Good.

Proposed Future Use - Substation

Estimated 15-year minimum non-routine maintenance cost:

Roof (1 renewal plus repair)	\$ 500
Paint trim (twice)	400
Misc. repair \$50/yr.	750
Total (15-yr.)	<u>\$1,650</u>

1/21/59

**AREA E - MISCELLANEOUS SMALL BLDGS.**

Bldgs. 209, 321, 329, 323, 331, 333, 335 and 339 have been described separately in this section. The following small buildings are also located in Area E. For estimating purposes a fixed average maintenance cost of \$75 per year has been assigned to each building.

<u>Bldg. No.</u>	<u>Plant Acct. Cost</u>	<u>Floor Area Sq. Ft.</u>	<u>Former Use</u>	<u>Possible Use</u>
208	\$ 650	233	Heating Plant	Same
318	4,975	416	Guard House	None
322	4,340	1064	Heating Plant	Same
340	6,910	740	Vault	None
343	5,170	599	Acetylene Gen. Hse.	"
<u>344</u>	<u>4,930</u>	<u>1218</u>	Substation 3A	"
<b>6 Buildings</b>	<b>\$ 26,975</b>	<b>4270</b>		

Total est. 15-year non-routine maint. cost  $6 \times 15 \times 75$

\$ 6750

1/22/59

## PART II

### AREA F - WAREHOUSING

This area includes Bldg. 50 and small adjacent gatehouse Bldg. 54. It is located near the Commissioning Pier but has no access to that facility since the pier property is retained by the Navy. This building is basically suitable for warehousing, having railroad spur track service and a floor at loading dock level. The area is enclosed by a chain link fence except for the southeast boundary which is formed by the building wall itself. This condition presents an impediment to efficient material handling.

Bldg. 50 cannot be served by truck on southeast side because Navy retains property up to side of building. If access to Commissioning Pier from U.S.N. & M.C.R. Training Center were through the Apartment area, property line and fence could be brought to a line 3 $\frac{1}{2}$ ' from northwest line of Training Center buildings and 48'6" from Bldg. 50, bringing hydrants and sprinkler controls for Bldg. 50 within the property to be transferred. Hydrants and controls are about 45' from Bldg. 50. Large trucks require 75' clearance for efficient operation, but they could serve the warehouse if docks were cut diagonally into building.

It is recommended that property line be established about 48'6" from southeast side of Bldg. 50. Specifically, the property line should be established to insure that the hydrants, control valves and firemain serving the property are within the boundary of the property.

1/22/59

AREA F - WAREHOUSING

Summary

<u>Item</u>	<u>Plant Acct. Cost</u>	<u>Est. 15-yr. Non- Routine Maint. Cost</u>
Bldg. 50, Warehouse	404,000	\$ 68,500
Bldg. 54, Gatehouse	6,400	1,125
	<u>410,400</u>	\$ 69,625
	10% Ov'h'd	6,962
		<u>\$ 76,587</u>
<b>Averages:</b>		
Total est. non-routine maint. cost per year, Area F		\$ 5,106
Total est. routine maint. cost per yr. incl. 20% ov'h'd, Area F		1,320
Est. portion of annual guard cost, Area F		<u>1,515</u>
		<u>\$ 7,941 *</u>

\*Routine maintenance costs are based on a crew of 10 men and 1 supervisor performing continuous minor maintenance assumed to be in the ratio of 70% on care of preservative treatment of equipment (Class III property) and 30% on improvements (Class II property). An estimated charge of \$5000 per year for material is included as well as 20% overhead. The total is then apportioned to the various areas in the ratio of plant account costs of improvements and equipment in the areas.

Guard costs are based on the continuance of the now-existing contract with a detective agency for security of the premises. It is assumed that 2 guards would be continued on duty at all times. Cost per man hour of guard duty is taken as \$1.75 without any other costs. The total cost is then apportioned to the areas on the basis of plant account costs of improvements in the areas.

Total maintenance and security costs do not include charges for utilities or insurance which are dealt with in Part III.

1/22/59

AREA F

Bldg. #50

Plant Acct. Cost

\$404,000

Gen. Info. - Warehouse, built 1943. Contains office spaces also. Railroad spur runs length of building through center at grade level. Remainder of concrete floor is raised to loading dock level. Ramp cross-overs provide access across building at intervals. Building does not have access to waterfront pier. Truck access presently limited to north side and west end. Building has plumbing facilities. Fire protection is provided by automatic dry-pipe sprinkler systems. Electric heat in office and shop spaces only. Navy posted floor loading 500 pounds per sq. ft.

Size - 792'x288'x39' high at peak. Total area 228,096 sq. ft.

Construction - Wood frame, wood siding. Roof, built-up asphalt. Raised concrete slab floor.

Possible Future Use - Warehouse

Estimated 15-yr. minimum non-routine maintenance cost:

Roof (1 renewal plus occasional repair)	\$50,000
Paint exterior (twice)	8,000
Gutter renewal & repair	3,000
Misc. Repair \$500/yr.	7,500
Total (15-yr.)	<u>\$68,500</u>

1/22/59

MISCELLANEOUS SMALL BLDGS. IN AREA F

In addition to Bldg. 50 one small gatehouse known as Bldg. 54 is located at the entrance to Area F. For maintenance cost estimates an average of \$75 per year has been assigned to this building.

<u>Bldg. No.</u>	<u>Plant Acct. Cost</u>	<u>Sq. Ft. Floor Area</u>	<u>Former Use</u>	<u>Possible Use</u>
54	\$6400	684	Gatehouse	Same

Estimated 15-yr. non-routine maintenance cost 15 x 75

\$1125

1/22/59

PART II

AREA G - DEAD STORAGE

This area includes Bldg. 203 and 5 miscellaneous minor buildings described elsewhere in this section. Bldg. 203 is considered suitable for dead storage rather than warehousing because of the type of structure with limited clearance between columns and the fact that the main floor is at grade level with raised loading dock facilities at only the southeast end. There is a railroad siding along the full length of the east side of the building. Though Bldg. 203 is located adjacent to the Port Industrial Wwy., there are no facilities for handling waterborne cargo.

Non-routine maintenance costs have been estimated for the buildings in the area. Routine costs have been estimated for the area as a whole and are included in the summary for the area.

1/22/59

AREA G - DEAD STORAGE

Summary

<u>Item</u>	<u>Plant Acct. Cost</u>	<u>Est. 15-yr. Non- Routine Maint Cost</u>
Bldg. 203, Storage	\$415,993	\$ 83,000
5 Small Bldgs.	18,400	5,625
	<u>\$434,393</u>	<u>\$ 88,625</u>
	10% Ov'h'd	8,862
		<u>\$ 97,487</u>
<b>Averages:</b>		
Total est. non-routine maint. cost per year, Area G		\$ 6,499
Total est. routine maint. cost per year inc. 20% ov'h'd, Area G		1,415
Est. portion of annual guard cost, Area G		<u>1,620</u>
Total est. maint. & security costs, Area G, per year		<u>\$ 9,534 *</u>

\*Routine maintenance costs are based on a crew of 10 men and 1 supervisor performing continuous minor maintenance assumed to be in the ratio of 70% on care of preservative treatment of equipment (Class III property) and 30% on improvements (Class II property). An estimated charge of \$5000 per year for material is included as well as 20% overhead. The total is then apportioned to the various areas in the ratio of plant account costs of improvements and equipment in the areas.

Guard costs are based on the continuance of the now-existing contract with a detective agency for security of the premises. It is assumed that 2 guards would be continued on duty at all times. Cost per man hour of guard duty is taken as \$1.75 total without any other costs. The total cost is then apportioned to the areas on the basis of plant account costs of improvements in the areas.

Total maintenance and security costs do not include charges for utilities or insurance which are dealt with in Part III.

1/22/59

AREA G

BLDG. #203

Plant Acct. Cost

\$415,993

Gen. Info. - Built in 1943. Known as Cascade Warehouse. Close to East 11th Street at south end of building. West side faces Port Industrial Waterway. Storage lot at east side of building. Formerly used as a warehouse for government furnished material and general stores. Recently used for storage purposes by Puget Sound Naval Shipyard. North end of building has high headroom section with 5-ton floor operated bridge crane. Office space in southwest corner. Raised loading platform at southeast end; rest of building has paved floor at grade level. Railroad siding along full length east side of building. Fire protection furnished by automatic, dry-pipe sprinkler systems. Hot water heat in office and washroom spaces only. Heat supplied by boiler in Bldg. 205. Navy posted floor loading 500 pounds per sq. ft.

Size - 1220'x260'x24' high. Floor area 317,200 sq. ft.

Construction - Concrete foundation, paved floor, wood frame, wood siding. Roof, built-up asphalt.

Possible Future Use - Dead Storage

Estimated 15-yr. minimum non-routine maintenance cost:

Roof (1 renewal plus occasional repair)	\$60,000
Paint exterior (twice)	9,000
Gutter renewal & repair	6,500
Misc. repair \$500/yr.	<u>7,500</u>
Total (15-yr.)	\$83,000

1/22/59

MISCELLANEOUS SMALL BLDGS. IN AREA G

<u>Bldg. No.</u>	<u>Plant Acct. Cost</u>	<u>Sq. Ft. Floor Area</u>	<u>Former Use</u>	<u>Possible Use</u>
205	\$ 460	154	Heating Plant	Same
206	3,250	572	Time Gate	None
207	240	112	Gatehouse	Same
210	7,225	7,765	Cable Shed	Storage
<u>211</u>	<u>7,225</u>	<u>7,037</u>	Cable Shed	Storage
5 Bldgs.	\$ 18,400	15,640		

Total estimated 15-year non-routine maint. cost 5 x 15 x 75 \$5625

1/27/59

## AREA H - OPEN STORAGE - 4 PARCELS

Four tracts of the Naval Station property are considered suitable for open storage. At present only two of the areas, H(2) and H(4), are fenced. General description follows:

### AREA H(1)

Rectangular shaped piece of property with 880' frontage on west side of Alexander Ave. and 400' deep. Contains approximately 8.1 acres. The north line of tract is about 120' south of East 11th Street. Land is level. No improvements. R. R. spur passes through southeast corner of property running to adjacent piece of property. No storm or sanitary sewers.

### AREA H(2)

Rectangular tract known as Salvage Yard abutting south boundary of Area H(1). 1040' frontage along Alexander Ave. and 670' deep. Contains approx. 16 acres. Land is level. No storm or sanitary sewers. Has following improvements:

1. Two Quonset warehouses 100' x 45' with concrete floors and electrical service. Condition good.
2. One 36' x 52' frame office building. Has plumbing and wiring. Condition fair.
3. 42-ton traveling gantry crane and approx. 1000' crane rail.
4. Five R. R. siding tracks served by Tacoma Belt Line Rwy.
5. A few frame sheds of no value.
6. Wooden picket fence around property. Fence in poor condition.

### AREA H(3)

Rectangular tract 880' frontage on east side Alexander Ave. directly opposite Area H(1). 400' depth. Approx. 8.1 acres. No improvements. No storm or sanitary sewers.

### AREA H(4)

Rectangular tract located north of East 11th Street and east of Bldg. 203 within fenced area of Naval Station. Approx. 7 acres. Improvements include:

1. Two R. R. sidings served by Tacoma Belt Line Rwy.
2. One 50' x 25' locker room building.
3. One 26' x 12' toilet building.

1/23/59

AREA H - OPEN STORAGE

Summary

<u>Item</u>	<u>Plant Acct. Cost</u>	<u>Est. 10-yr. Non-Routine Maint. Cost</u>	<u>Est. 15-yr. Non-Routine Maint. Cost</u>
Whirley Crane	\$21,250	\$ 3,600	
Fence	5,000 (Est.)		\$ 15,000 *
5 Small Bldgs.	29,453		5,625
	<u>\$55,703</u>	<u>\$ 3,600</u>	<u>\$ 20,625</u>
	10% Ov'h'd	360	2,062
		<u>\$ 3,960</u>	<u>\$ 22,687</u>
Est. non-routine maint. cost per year		\$396	\$ 1,512
Averages:			396
Total est. non-routine maint. cost per year, Area H			<u>\$ 1,908</u>
Total est. routine maint. cost per year inc. 20% ov'h'd, Area H			785
Est. portion of annual guard cost, Area H			370
Total est. maint. & security costs per year, Area H			<u>\$ 3,063 **</u>

\*Recommended for early accomplishment.

\*\*Routine maintenance costs are based on a crew of 10 men and 1 supervisor performing continuous minor maintenance assumed to be in the ratio of 70% on care of preservative treatment of equipment (Class III property) and 30% on improvements (Class II property). An estimated charge of \$5000 per year for material is included as well as 20% overhead. The total is then apportioned to the various areas in the ratio of the plant account costs of improvements and equipment in the areas.

Guard costs are based on the continuance of the now-existing contract with a detective agency for security of the premises. It is assumed that 2 guards would be continued on duty at all times. Cost per man hour of guard duty is taken as \$1.75 total without any other costs. The total cost is then apportioned to the areas on the basis of plant account costs of improvements in the areas.

Total maintenance and security costs do not include charges for utilities or insurance which are dealt with in Part III.

1/28/59

**AREA H - OPEN STORAGE**

One 42-ton whirley crane is located in Area H(2) (Salvage Yard) of this area. Since it is a major item of equipment, its non-routine maintenance costs are estimated separately. Non-routine maintenance includes painting twice during the required 10-year maintenance period. Routine maintenance costs are covered in the summary of this area.

<u>Item</u>	<u>Plant Acct. Cost.</u>	<u>Est. 10-yr. Non Routine Maint. Cost</u>
Whirley Crane	\$21,250	\$ 3,600

1/23/59

AREA H

Fence Around Salvage Yard

In 1957 the U. S. Nav. Sta. submitted to the Navy Dept. the following special project:

Replace fence around Salvage Yard. Estimated Cost \$15,000.00.

The Salvage Yard is a storage area about 1000 feet south of East Eleventh Street fronting on Alexander Avenue. Besides spur tracks this area contains two Quonset warehouses, Bldgs. 124 and 125, office bldg. 119 and a 42-ton whirley crane. A wooden fence with timber posts surrounds this yard which measures 670' x 1040'. The posts are now in poor condition. Previous to disestablishment of the Station a \$15,000 project was submitted for replacement of this fence with an 8-foot chain link fence. No action has been taken on this project.

Since the whirley crane could be held to be an attractive nuisance, access to it must be denied. Cost of dismantling and moving it has been estimated at \$10,000.

Early replacement of fence by a permanent type appears the economical long range course and is recommended.

1/23/59

MISCELLANEOUS SMALL BLDGS. IN AREA II

Several minor buildings used for miscellaneous purposes are included in this area. For estimating non-routine maintenance costs an average of \$75 per year has been assigned to each building.

<u>Bldg. No.</u>	<u>Plant Acct. Cost</u>	<u>Sq. Ft. Floor Areas</u>	<u>Former Use</u>	<u>Possible Use</u>
119	\$ 6,503	1,900	Office & Locker	Same
124	8,400	4,000	Storage	"
125	8,400	4,000	Storage	"
201	2,400	1,269	Tool Storage	Storage
<u>204</u>	<u>3,750</u>	<u>324</u>	Toilet	Same
5 Bldgs.	\$ 29,453	11,493		

Estimated 15-yr. non-routine maintenance cost 5x15x75

\$5625

1/26/59

PART II  
AREA J - APARTMENTS

This area includes 4 apartment buildings, 2 small laundry buildings and the adjacent lawn and recreation grounds. Should the Naval Station property be acquired by the Port, it is assumed that no attempt to further utilize these buildings as housing units would be considered. It is possible that they could be converted to office spaces. However, with ample other more suitable buildings on the premises, it is not probable that such a conversion would be needed, or would be feasible. No use for either the apartment or laundry buildings is now apparent.

Some buckling of wallboard and ceiling panels has been noted in the apartments and other buildings on the premises. In the event these buildings remain without heat over a considerable period, it is possible that this condition will become more serious.

1/26/59

AREA J - APARTMENTS

Summary

<u>Item</u>	<u>Plant Acct. Cost</u>	<u>Est. 15-yr Non- Routine Maint. Cost</u>
Bldg. 3C, apt.	\$130,000	\$ 7,300
Bldg. 3D, apt.	130,000	7,300
Bldg. 3E, apt.	130,000	7,300
Bldg. 3F, apt.	130,000	7,300
Bldg. 16, Laundry	4,300	1,800
Bldg. 18, Laundry	6,000	2,325
	<u>\$530,300</u>	<u>\$ 33,325</u>
	10% Ov'h'd	3,332
		<u>\$ 36,657</u>
<b>Averages:</b>		
Total est. non-routine maint. cost per year, Area J		2,444
Total est. routine maint. cost per yr. inc. 20%		
Ov'h'd, Area J		1,465
Est. portion of annual guard cost, Area J		<u>1,690</u>
Total est. maint. & security cost per yr., Area J		\$ 5,599 *

\*Routine maintenance costs are based on a crew of 10 men and 1 supervisor performing continuous minor maintenance assumed to be in the ratio of 70% on care of preservative treatment of equipment (Class III property) and 30% on improvements (Class II property). An estimated charge of \$5000 per year for material is included as well as 20% overhead. The total is then apportioned to the various areas in the ratio of the plant account costs of improvements and equipment in the areas.

Guard costs are based on the continuance of the now-existing contract with a detective agency for security of the premises. It is assumed that 2 guards would be continued on duty at all times. Cost per man hour of guard duty is taken as \$1.75 total without any other costs. The total cost is then apportioned to the areas on the basis of plant account costs of improvements in the areas.

Total maintenance and security costs do not include charges for utilities or insurance which are dealt with in Part III.

1/26/59

AREA J

Bldgs. 3 C, 3 D, 3 E, 3 F

Plant Acct. Cost

\$130,000 each

Gen. Info. - Originally built as barracks in 1943. Converted to living quarters for Naval personnel about 1950. There are 12 apartments in each building, each complete with kitchen and bath with fixtures but without appliances. Three inside entrances with stairways serve as main entries to each building. Heated by steam radiators connected to steam main from boiler plant in Bldg. 51 which is now operated by Naval Reserve. Service to buildings is presently shut off. Buildings do not have automatic sprinkler protection. Navy posted floor loadings 100 pounds per sq. ft. both floors.

Size - Each building has 2 floors and measures approx. 165'x44'x27' high.

Construction - Wood with asbestos shake siding. Roof is built-up asphalt. Foundation, posts on spread footings.

Possible Future Use - None

Estimated 15-yr. minimum non-routine maintenance cost:

Roof (1 renewal plus occasional repair)	\$ 1,800
Paint outside trim, etc., twice	1,600
Gutter renewal & repair	900
Misc. repair \$200/yr	3,000
Total per Bldg.	<u>\$ 7,300</u>

Total for 4 Bldgs. (15-yr.) \$29,200<sup>4</sup>

1/26/59

AREA J

Bldgs. 16, 18

Plant Acct. Cost

Bldg. 16	\$ 4,300
Bldg. 18	6,000
	<u>\$ 10,300</u>

Gen. Info.

- Portable type buildings originally installed on present site 1943. Used at various times as storage buildings, etc. Bldg. 18 converted to domestic laundry about 1950. Bldg. 16 converted to domestic laundry about 1955. Fitted with electric outlets, drains and hot and cold water supply for home type washing machines only. Heat supplied for drying rooms each building. Building heat and hot water supplied from steam main from Bldg. 50. Service presently shut off. Bldgs. do not have automatic sprinkler protection. Navy posted floor loading each building 100 pounds per sq. ft. Condition poor, especially sub-structure.

Size

- Bldg. 16, 100' x 20' x 14' high. Bldg. 18, 150' x 20' x 14' high.

Construction

Wood frame and siding, on wood sills and blocks. Roof, composition.

Possible Future Use - None

Estimated 15-yr. minimum non-routine maintenance cost:

	<u>Bldg. 16</u>	<u>Bldg. 18</u>
Roof (1 renewal plus occasional repair)	\$ 400	\$ 600
Paint, twice	250	375
Gutter renewal & repair	400	600
Misc. repair \$50/yr.	750	750
Sub Totals	<u>\$ 1800</u>	<u>\$ 2325</u>
Total for both bldgs. (15-yr.)		\$ 4125

1/27/59

AREA K

Pier 4 and T Piers

This area includes a strip of property north of East 11th Street along the Port Industrial Wwy., (approx. 4250') from the bulkhead line out to the pierhead line. Essentially this takes in the north and south T Piers and Pier 4 except for 15' of Pier 4 which encroaches beyond the pierhead boundary line into the waterway (by a 1948 revocable permit, Chief of Army Engineers). Pier 4 is not useable and no maintenance is planned for it. The bulkhead at the inshore edge of the pier is also deteriorated; however, as discussed on page 2-K 5, no immediate extensive maintenance is foreseen. The bulkhead inshore of the T Piers was rebuilt in 1951 of treated timber and appears to be in good condition with only occasional repair expected.

As stated on page 2-K 4, the use of the T Piers is not anticipated for shipbuilding or other purposes and their type of construction is not readily adaptable to maintenance, being solid concrete decking over timber piling.