



RFP 07 - 23

Town of Stratham, New Hampshire

***Fire Tower Exterior Painting***

PUBLIC WORKS DEPARTMENT

## REQUEST FOR PROPOSAL

The Town of Stratham, New Hampshire is seeking a qualified contractor to provide painting and related preparation services for the Fire Tower located in Stratham Hill Park in Stratham, 270 Portsmouth Avenue. This request for proposal instrument is in furtherance of the assessment and recommendations regarding the Fire Tower created by HEB Engineers Inc. dated October 26, 2023 and made part of this RFP.

Proposals are to be received no later than 4:00 p.m. on December 20, 2023 from interested firms, to be eligible for consideration by the Town. Proposals should be submitted electronically to the Town Administrator at [dmoore@strathamnh.gov](mailto:dmoore@strathamnh.gov) with the subject “RFP 07-23: “2023 Fire Tower Painting.”

This RFP is available online at <https://www.strathamnh.gov/town-administration/pages/proposals-proposals>

All proposals received will be considered confidential and not available for public review until after a contract has been awarded.

The Town reserves the right to reject any or all proposals or any part thereof, to waive any formality, informality, information or errors in the proposal, to accept the proposal considered to be in the best interest of the Town.

All proposals are advertised, at the Town's discretion, posted publicly as detailed below:

NAME	ADVERTISING MEDIUM	ADDRESS	PHONE/FAX #	EMAIL AND WEB ADDRESS
Town of Stratham, NH	Posted on Town Website and in Municipal Center Lobby	10 Bunker Hill Ave. Stratham, NH 03885	Phone (603) 772-7391 Fax (603) 775-0517	<a href="mailto:dmoore@strathamnh.gov">dmoore@strathamnh.gov</a> <a href="https://www.strathamnh.gov/town-administration/pages/proposals">https://www.strathamnh.gov/town-administration/pages/proposals</a>

#### SUBMISSION OF PROPOSALS:

Proposals must be submitted as directed in the Request for Proposals and on the forms provided unless otherwise specified.

#### PROPOSAL RESULTS:

All proposals received shall be considered confidential and not available for public review until after a vendor has been selected. All proposals shall be subject to negotiations prior to the award of a contract.

#### LIMITATIONS:

This Request for Proposal (RFP) does not commit the Town to award a contract, to pay any costs incurred in the preparation of a response to this request, or to procure or contract for services, supplies or equipment. The Town reserves the right to accept or reject any or all proposals received as a result of this request, or to cancel in part or in its entirety this RFP, if it is in the best interest of the Town to do so.

#### PROPOSAL EVALUATION:

In an attempt to determine if a proposer is responsible, the Town, at its discretion, may obtain technical support from outside sources. Each Proposer will agree to fully cooperate with the personnel of such organizations.

#### SELECTION CRITERIA:

Any contract entered into by the Town shall be in response to the proposal and subsequent discussions. In order to qualify as responsive and responsible, the successful proposer will be selected based on the following criteria:

- Have adequate financial resources for performance or have the ability to obtain such resources as required during performance;
- Have the necessary experience, organization, technical and professional qualifications, skills and facilities;
- Ability comply with the proposed or required time completion or performance schedule;
- demonstrated satisfactory record of performance;
- Project Understanding as Demonstrated in a Project Approach Narrative
- Acceptability of Cost Proposal; and
- Ability to comply with specifications of this proposal

The contract will be awarded to a responsive and responsible Proposer based on the evaluation criteria above.

## PROPOSAL CONTENTS

All proposals shall contain the following:

1. Firm Description and list of similar past projects and references
2. A narrative of the project approach for the Stratham Fire Town painting and preparations
3. Cost Proposal reflective of Scope of Work requirements.
4. Project Schedule

## SCOPE OF WORK

The Town of Stratham is seeking a qualified firm to complete the refurbishing of the Stratham Hill Park Fire Tower, located at 270 Portsmouth Ave Stratham, NH 03885.

All work to be performed in accordance with the Fire Tower Evaluation Report contained herein.

### CONTRACTOR WILL BE PERFORMING THE FOLLOWING:

- » Replace all the anchor bolt nuts and anchor bolts as required.
- » Repair concrete spall at east footing.
- » Prepare steel framing with special emphasis on the gusset connections and apply a new protective coating.
- » During recoating process take note of any loose bolts or members with visible section loss.
- » Annually monitor first level gusset plate connections for cracking, damage to bolts, and noticeable changes in the deformation.

Refer to the assessment included for more details.

### SUMMARY OF REQUIREMENTS

The Contractor shall furnish all labor, materials, tools and equipment necessary to complete the exterior painting of the facilities.

All products used by the Contractor shall comply with any laws, codes or industry standards for the products intended use and shall be used in accordance with manufacturer recommendations.

The Contractor will be responsible for the protection of all items and surfaces not scheduled to be refurbished and these areas must be kept clean throughout the preparation and painting process. The Contractor shall be responsible for repairing, at the Contractor's expense, any damage that results in the Contractors providing inadequate protection from damage.

The Contractor shall prepare all surfaces to be painted in accordance with industry standards/manufactures recommendations, laws, codes, and ordinances. This includes but is not limited to, pressure washing, scraping, sanding, cleaning, calking, priming and repairing cracks, and minor damage.

The Contractor shall apply the paint to a uniform thickness not to exceed the manufacturer recommended application rate. Paint shall be applied in a fashion that does not contain runs, sags, spotting or any other surface imperfections. Any paint that fails to properly adhere to the surface or contains imperfections will be repaired at the Contractor's expense.

Required signage shall not be painted over. The Contractor is responsible for covering the items or

removing and replacing them when the painting is complete.

All work performed, methods and equipment used shall be in conformance with the Prevailing State and Federal Occupational Safety and Health Act. Costs from delays and losses due to operations not in conformance to these acts, specifications, or stoppages by OSHA inspectors or the designated representative because of non-conformance shall be solely borne by the Contractor.

The Contractor shall be solely responsible for the protection and safety of the public and use appropriate means to ensure that the public is safe during times of construction, cleaning, preparation and painting of the building.

The Contractor will be responsible for site cleanup daily after work has been performed, and removal of all debris associated with the project site in accordance with any local, state and federal regulations.

The Contractor shall fully guarantee all work, materials and parts furnished and installed under this contract for one full year after completion. Defects shall be replaced or repaired at the Contractor's expense.

Cleanup must be completed in full daily and upon job completion. All clean up performed shall make sure property is presentable and fully clean before the work is completed. All ladders and stacked tools and equipment stored properly each evening in an acceptable safe location determined.

TOWN CONTACT:

David Moore  
Town Administrator  
10 Bunker Hill Avenue  
Stratham, NH 03885  
603-772-5550  
[dmoore@strathamnh.gov](mailto:dmoore@strathamnh.gov)

## **GENERAL TERMS AND CONDITIONS**

Anticipated contract terms appear below. When samples are required, they must be submitted free of cost and will be returned unless otherwise specified.

### CONTRACT:

Any Contract between the Town and the Vendor shall consist of (1) the Request for Proposal (RFP) and any amendments thereto and (2) the Vendor's proposal in response to the RFP. In the event of a conflict in language between documents (1) and (2) referenced above, the provisions and requirements set forth and referenced in the RFP shall govern. However, the Town reserves the right to clarify any contractual relationship in writing, and such written clarification shall govern in case of conflict. In all other matters, not affected by written clarification, if any, the RFP shall govern. The Proposer is cautioned that this proposal shall be subject to acceptance without further clarification.

### INSURANCE:

The successful Proposer shall procure and maintain insurance, in the amounts and coverage as set forth in this Request for Proposal, or otherwise required by the Town, at the Proposer's sole expense, with Town approved insurance companies, insuring against any and all public liability, including injuries or death to persons and damage to property, arising out of or related to the goods or proposer's performance hereunder. The Town shall be named as an additional insured, as determined by the Town, in said policy or policies, and the successful Proposer shall furnish to the Town original Certificate(s) of Insurance evidencing the required coverage to be in force on the date of this Agreement and renewal Certificates of Insurance if coverage has an expiration or renewal date occurring during the term of this Agreement. In addition to the certificate(s) of insurance, the successful Proposer shall also provide, as required by the Town, an additional insured endorsement. If the policy includes a blanket additional insured endorsement or contractual additional insured coverage, the requirement for an endorsement may be fulfilled by submitting that document along with a signed declaration page referencing the blanket endorsement or policy form. The successful Proposer shall ensure that all insurance coverage maintained or procured pursuant to this agreement shall be endorsed, as required by the Town, to waive subrogation against the Town, however this waiver of subrogation requirement shall not apply to any policy that includes a condition that specifically prohibits such an endorsement or voids coverage should the successful proposer enter into such an agreement on a pre-loss basis.

All certificates shall provide that the Town be given thirty (30) days written notice prior to any change, substitution, or cancellation before the stated expiration date.

The Town's examination of, or failure to request or demand, any evidence of insurance hereunder, shall not constitute a waiver of any requirement and the existence of any insurance shall not limit the proposer's obligation under any provision hereof.

Except to the extent of comparable insurance acceptable to or express waiver by the Town, the Proposer Shall, or shall cause any carrier engaged by the Proposer, to insure all shipments of goods for full value.

If the contract with the Proposer involves the performance of work by the Proposer's employees at property owned or leased by the Town, the Proposer shall furnish such additional insurance as the Town may request in

respect thereof, but in any event and without such request, workers compensation insurance and unemployment compensation insurance as required by laws of the State of New Hampshire and public and automotive liability and property damage insurance. In no event shall such employees of the proposer be deemed to be the employees of, or under the direction or control of the Town for any purpose whatsoever.

WORKER'S COMPENSATION:

All Proposers and subcontractors at every tier under the Proposer will conform with the requirements of RSA 281 Title XXIII, Section 281-A:2 with close attention to sections VI(a), VI(c) and VII(a) as well as Section 281-A:4.

EXECUTION OF CONTRACT:

The successful Proposer shall sign (execute) the contract documents and shall satisfy all conditions set forth in the contract to enter into the contract and return such signed documents to the Town within ten (10) calendar days from the date mailed or otherwise delivered to the successful Proposer.

APPROVAL OF CONTRACT:

Upon receipt of the contract and any necessary surety bonds that have been fully executed by the successful Proposer the Town shall complete the execution of the contract in accordance with local laws or ordinances and return the fully executed contract to the contractor. Delivery of the fully executed contract, along with a Notice to Proceed to the Contractor shall constitute the Town's approval of the contract with the Contractor.

FAILURE TO EXECUTE CONTRACT:

Failure of the successful Proposer to execute the contract and/or furnish acceptable surety bonds (if required) within ten (10) calendar days from the date mailed or otherwise delivered to the successful Proposer shall be just cause for cancellation of the award.

DISQUALIFICATION:

Awards will not be made to any person, firm and/or corporation that have defaulted upon a contract with the Town, the State of New Hampshire or the Federal Government within the past 5 years. Awards will not be made to any principal owner or officers that have a 10% or greater interest in a firm or corporation that has defaulted upon a contract with the Town, the State of New Hampshire or the Federal Government within the past 5 years. Corporations must currently be in good standing with the Secretary of State Office in the state in which it is incorporated.

DISAGREEMENTS AND DISPUTES:

All disagreements and disputes, if any, arising under the terms of any contract, either by law, in equity, or by arbitration, shall be resolved pursuant to the laws and procedures of the State of New Hampshire, in which state any contract shall be deemed to have been executed. No action at law, or equity, or by arbitration shall be commenced to resolve any disagreements or disputes under the terms of any contract, in any jurisdiction whatsoever other than the State of New Hampshire and Rockingham County.

TERMINATION OF CONTRACT FOR CAUSE:

If the Contractor shall violate any provision of the Contract, the Town shall have the right to terminate the Contract. To terminate the Contract the Town shall provide written notice to the Contractor of such termination. Such written notice shall state the Contract violation(s) and be delivered to the Contractor's address as identified in the Contract Documents. This notice shall provide the Contractor with fifteen (15)

calendar days from the date of delivery, to correct the violation(s) to the Town's satisfaction. Should the Contractor fail to satisfactorily correct all violations within (15) fifteen calendar days, the Town may terminate the contract immediately upon delivery of a Notice of Termination to the Contractor. Such termination shall become effective immediately or as otherwise determined by the Town. Upon termination, all finished or unfinished work, services, plans, data programs and reports prepared by the Contractor under the Contract shall become property of the Town. The Town may also terminate this Contract in accordance with any other applicable Contract provision.

Notwithstanding the above, the Contractor shall not be relieved of liability to the Town for damages sustained by the Town by virtue of any breach of any contract, and the Town may withhold any payments until such time as the exact amount of damages due the Town is determined.

#### TERMINATION FOR THE CONVENIENCE OF THE TOWN:

The Town may terminate any contract at any time by giving written notice to the Contractor of such termination and specifying the effective date thereof, at least fifteen (15) days before the effective date of such termination.

In that event, all finished or unfinished work, services, documents and materials shall become the Town's property. If any Contract is terminated by the Town as provided herein, the Contractor will be paid an amount which bears the same ratio to the total compensation as the services covered by any contract, less payments of compensation previously made.

#### LAWS AND REGULATIONS:

The Contractor shall keep fully informed of all federal and state law and municipal ordinances and regulations in any manner affecting those engaged or employed in the work, or the materials used in the work, or in any way affecting the conduct of the work, and of all such orders and decrees of bodies having any jurisdiction authority over the same. If any discrepancy or inconsistency is discovered in the plans, drawings, specifications or contract for the work in relation to any such laws, specifications or contract for the work in relation to any such laws, ordinances, regulations, orders or decrees, the Contractor shall forthwith report the same to the Town's Project Manager in writing. The Contractor shall at all times observe and comply with such laws, ordinances, regulations, orders and decrees; and shall protect and indemnify the Town and its officers, agents and servants against any claim or liability arising from or based on the violation of any such laws, ordinances, regulations, order or decrees, whether by the Contractor or the Contractor's employees or subcontractors.

#### INVOICING:

Invoices are to be submitted to the user department or division. The invoice must include an itemization of all items, supplies, services, equipment or labor furnished; including unit list price, net price and total amount due (see Progress Payments below). In addition, on projects that will involve partial/progress payments and/or retainage a summary statement in the following format will be provided with each invoice:

Original Contract Amount	\$ _____
Plus/minus Change Orders	\$ _____
Total Adjusted Contract Amount	\$ _____
Work Completed to Date	\$ _____
Less Previous Invoices	\$ _____
Less Retainage (if any)	\$ _____



Balance due this Invoice \$ \_\_\_\_\_

Balance Remaining on Contract \$ \_\_\_\_\_

*All invoices must reference a valid Town of Stratham RFP number and the work outlined within.*

PROGRESS PAYMENTS:

Progress Payments: Any payment from the Town to the Contractor may be negotiated between the Town and the Contractor, but shall be solely determined by the Town. After the Town has determined such payment, the Contractor shall bill the Town for services rendered in accordance with the contract documents within ten (10) calendar days following the end of the month and the Town shall pay the Contractor within thirty (30) days after receipt of the Contractor's invoice.

*Progress Payments are not provided in advance of routine or scheduled maintenance services. All maintenance treatments or services will be reimbursed upon receipt of invoice following completion of service.*

PRICING:

Unless otherwise specified all prices listed are firm for the term of the contract. All prices should include all labor, material and transportation costs, and any discounts offered. No fuel surcharges shall be allowed at any time.

GUARANTEES & WARRANTY:

All materials and labor related to contracts must be guaranteed and include a warranty. If any work is unable to be guaranteed, the contractor must inform the Town, in writing, prior to the delivery of an item or any work being performed. Inspection, testing and final determination of non-warranty work shall be performed at no cost to the Town.

GOVERNING LAW:

The Laws of the State of New Hampshire shall govern all contracts entered into by the Town of Stratham. Any disputes shall be resolved within the venue of the State of New Hampshire and Rockingham County.

**STRUCTURAL ASSESSMENT LETTER REPORT**

**STRATHAM HILL FIRE TOWER  
27 PORTSMOUTH AVENUE  
STRATHAM, NEW HAMPSHIRE**

Prepared for:  
**Town of Stratham**

October 26, 2023

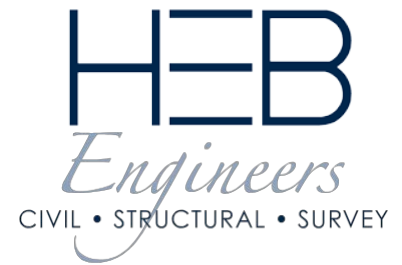


Prepared by:  
**HEB Engineers, Inc.**

Project #2023-080

October 26, 2023

David Moore, Town Administrator  
Town of Stratham  
10 Bunker Hill Avenue  
Stratham, NH 03885



**Re: Stratham Hill Fire Tower, 270 Portsmouth Avenue, Stratham, NH  
Structural Assessment Letter Report  
HEB Project #2023-080**

Dear David,

This Structural Assessment Letter Report has been prepared by HEB Engineers, Inc. (HEB) to address the condition of the fire tower located in Stratham Hill Park in Stratham, NH. Presented in this letter report are field observations, discussion, conclusions, and recommendations. This work was conducted in accordance with our Agreement dated July 21, 2023.

**Background:**

The Stratham Hill Tower was reportedly constructed in 1931 as a fire tower. Over the years, the wood cab topping the steel tower has burned multiple times, and it was ultimately replaced with a steel-framed cab in the late 1990s. The tower was last painted in 2011 and the Town is planning to repaint the structure next summer. The Town would like to perform any structural repairs required during the painting. Jonathan MacDougall, PE, and Torrey Adair, PE, of HEB Engineers, Inc., met with David Moore, Town of Stratham Administrator, and Seth Hickey, Stratham Parks and Recreation, on September 12, 2023, to make observations of the tower.

**Field Observations:**

The tower is located within a field at the top of Stratham Hill, within Stratham Hill Park. The tower is a four-sided steel truss structure with an overall height of approximately 62 feet (see Photo 1 in Appendix A). The face width of the structure is approximately 19 feet 4 inches wide at the base and tapers to 10 feet at the top. The tower has 7 platform levels above the ground and central stairs access the cab at the top level. For the purpose of this report, we will refer to the north, east, south, and west legs, as they approximately align with those directions.

The foundation of the structure consists of square concrete footings (see Photo 2). The sides of the footing measure 18 1/2 inches at the top and taper out as it goes down. The footings rise above grade 4 – 12 inches and we were not able to verify the overall depth or bottom dimensions. The concrete is in generally fair to good condition, with the exception of the east footing which has a 5-inch by 3-inch spall off the top corner (see Photo 3).

6-inch by 4-inch by 3/8-inch horizontal steel angles are bolted to two sides of the tower legs and each angle is anchored to the foundation with a 1-inch threaded rod and an undetermined sized dome headed bolt (see Photos 2 and 4). The angles bear on a 12-inch by 12-inch steel base plate cast into the top of the footing with the anchor rods passing through the plate. The angles and base plate have surface rust but minimal section loss. One of the anchor rod nuts at the north leg has nearly completely rusted away while the second nut has major section loss (see Photo 5). The eastern leg nuts have significant section loss and a large gap between the nut and the anchor plate (see Photo 6). The nuts on the south and west anchor rods all have significant section loss. The anchor rods appear to have minor section loss, though the nuts obscure much of the rod.

The main tower structure is constructed of 3-inch by 3-inch angle legs and 4-inch by 3-inch horizontal angles at each level, with varying size diagonal angles at each level (see Photos 7 and 8). The thickness of the members also varies by level. A gusset plate connects the diagonal and horizontal member to the legs with bolted or riveted connections (see Photo 9). In general, the steel structure is in good condition. There is isolated surface rust throughout the structure but the members do not have significant section loss. The protective coating on the steel is peeling and cracking throughout the structure. The worst locations of rust are located at the butted sides of the gusset plate connections (see Photos 10 and 11). The gusset plate connections at the first level have pack rust located between the gusset plate and the horizontal angle. The rust is distorting the plate between the bolts and rivet connections (see Photo 12). We did not see any cracking of the plates or damaged bolts/rivets. The section loss of the plate and angle appeared to be minimal but was difficult to accurately measure.

The stairs are constructed of 1/4-inch by 6-inch steel plate stringers and welded angles which are bolted to horizontal platform framing (see Photos 13 and 14). 1-inch steel grate stair treads are welded to 3/16-inch steel plates which are then welded to the stringers. Railings are constructed of angle top rails with intermediate plates welded to angle balusters. The stairs generally appear to be in good condition with widespread, but minor, surface rust.

The platforms are constructed of 1-inch grating bearing on horizontal steel angles and channels (see Photos 15 and 16). The angles and channels are connected to the exterior horizontal members with bolted angles and welded plates. In general, the steel is in good condition with widespread, but minor, surface rust.

The railings at the intermediate platforms are constructed of approximately 1-inch by 1-inch hollow steel balusters welded to the top and bottom rails, which are then welded to the platform framing. In most locations, the railings are in good condition with surface rust and deteriorating coatings (see Photo 17). However, in at least two balusters there is vertical cracking and deformation (see Photo 18). The top-level platform railings have 4-inch by 1-inch hollow steel balusters welded between 4-inch by 1-inch hollow steel top and bottom rails (see Photo 19). 27 of the 64 balusters show some signs of deformation or cracking in addition to sporadic surface rust (see Photo 20). The top and bottom rails are in good condition with minor surface rust and deteriorated coating.

The roof structure is constructed of steel angles with welded connections (see Photo 21). Metal roofing is supported by horizontal purlins, which are supported by rafters at each of the corners. The roof framing appears to be in good condition.

Several antennas are attached to the side of the tower, which we did not assess.

### **Discussion and Conclusions:**

The condition of the concrete footings is generally in good condition with the exception of a single spall at the eastern footing. While the spall provides minimal detriment to the overall structure it is a location that is more susceptible to deterioration. Repair of the concrete in this location will provide the most durable footing. Periodic application of a waterproof sealer to the surface of the concrete can also improve its longevity.

The nuts on the anchor rods have major section loss. The nuts no longer provide a reliable connection and should all be replaced. Reuse of the anchor rods is possible where there is no significant section loss or where removal of the existing nut does not damage the rod. Where section loss or damage has occurred a replacement anchor rod will be required.

The hollow balusters of the structure appear to be filling with water which expands as it freezes and deforms and cracks the steel. The damaged balusters appear to still provide sufficient strength to resist a concentrated 50-pound load, as required by the International Building Code for intermediate rails. Installing drainage holes at the base of the balusters will allow any water to drain from the enclosed area and prevent further freeze damage.

The condition of the steel framing is in generally good condition and does not require immediate repair. However, there are some locations where the rust is becoming an issue and should be addressed during the planned recoating. Preparation of the steel structure is critical to the performance of the new coating, particularly the removal of all loose rust. The rust is most significant at the gusset connections, between the plates and the angles. Mechanically removing as much rust as possible and encapsulating any that remains will slow further expansion and extend the time until replacement of the gussets is required. Some locations at the platform connections are difficult to access and may require media blasting to remove the rust. The worst locations are at the first level where the expansion of the rust has caused the gusset plate to deform. At this point, the deformation does not appear to require replacement but the connections should be periodically inspected for cracks or damaged bolts. Further deformation may necessitate the replacement of the gusset plates.

#### **Recommendations:**

We recommend the following:

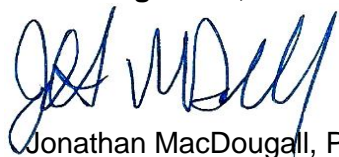
- » Replace all the anchor bolt nuts and anchor bolts as required.
- » Repair concrete spall at east footing.
- » Prepare steel framing with special emphasis on the gusset connections and apply a new protective coating.
- » During recoating process take note of any loose bolts or members with visible section loss.
- » Annually monitor first level gusset plate connections for cracking, damage to bolts, and noticeable changes in the deformation.

#### **Disclaimer:**

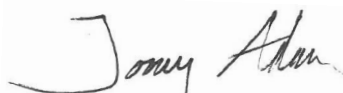
The opinions and recommendations contained in this report are based on information provided by the Owner and on a "walk-through" field investigation performed as part of this work. No calculations were performed as part of this analysis. This report does not address any other part of the structure other than those mentioned, nor does it provide any warranty, either express or implied.

Please let us know if you have any questions or would like to discuss the findings of this report.

Sincerely,  
**HEB Engineers, Inc.**



Jonathan MacDougall, PE  
Senior Structural Engineer



Torrey Adair, PE  
Staff Structural Engineer

Enclosures: Appendix A – Photo Pages

Copy: File

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# **APPENDIX A**

## **Photo Pages**



Stratham Hill Fire Tower  
Stratham, New Hampshire  
Structural Assessment Letter Report  
Page 1 of 11



Photo 1: Southern elevation.



Photo 2: North footing.





Photo 3: Spall at east footing.



Photo 4: West anchor plate.





Photo 5: Section loss at north footing anchor rod.



Photo 6: Anchor bolt at east footing.





Photo 7: Typical upper level framing.



Photo 8: Typical framing at first level.



Photo 9: Corner gusset plate connection.



Photo 10: Surface rust at connection.





Photo 11: Rust at corner gusset connection.



Photo 12: Deformed gusset plate at first level connection.



Photo 13: Stairs and railings.



Photo 14: Stair tread connection.



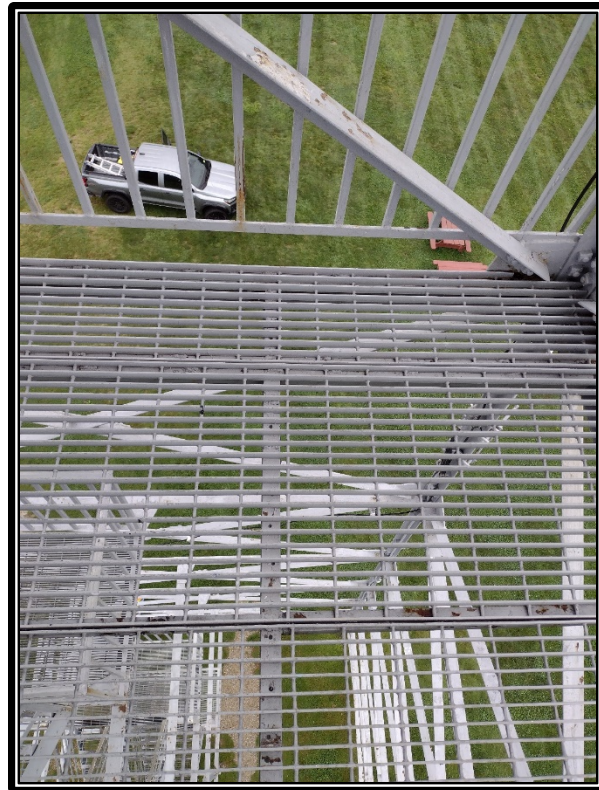


Photo 15: Top of intermediate platform.



Photo 16: Bottom of intermediate platform.



Photo 17: Guardrail at intermediate platform.



Photo 18: Cracked baluster.





Photo 19: Top level guardrail.



Photo 20: Deformed balusters at top level.



Photo 21: Roof framing.