



June 26, 2015
File No.: Building Parcel File,
1C070A130011

Certified Return Receipt Number
7015 0640 0008 0328 4884

Kathleen V. Barrett
16101 60th Ave W.
Edmonds, WA 98026-4615

James M. Barrett
434 Third Street
Juneau, AK 99801

Subject: NOTICE OF CBJ INTENT TO BEGIN DEMOLITION WORK
127 South Franklin Street
Legal Description: LTS 1A, 2A, 3 & 4, BL 13, Juneau Townsite

Dear Ms. Barrett and Mr. Barrett:

Consistent with Section 3 (Failure to Comply) of the recent Demolition Order, this letter serves as notice of the City and Borough of Juneau's (CBJ) intent to start demolition work on the Property no sooner than July 6, 2015.

The subject property was declared a **public nuisance** in November of 2012 and posted as "Unsafe for Human Occupancy" as defined in Section 108 of the International Property Maintenance Code. After more than two years without abating the public nuisance, a subsequent fire, and failures to keep the Property secure, the Building Official issued a demolition order on May 28, 2015.

The demolition order contained reasonable deadlines in Section 2 that you have not complied with and your letter dated June 19, 2015, explicitly stated that you will not comply with the Section 2 deadlines. Namely, you failed to "Apply for demolition and related permits by June 19, 2015" and you failed to "Submit [abatement and mitigation plans] for CBJ review by June 19, 2015." You assert in your June 19 letter and your June 18 statement of appeal that you need more time to locate a qualified and able contractor that can actually complete the demolition despite the more than 960 days that you have had since the November 7, 2012, order to repair or demolish the Property. Moreover, on June 23, 2015, the Building Official sent you an email requesting copies of the demolition solicitations and contractor responses—if any—to verify whether you have even partially complied with

Section 2 of the demolition order. Again, you failed to provide any information to indicate partial, let alone full, compliance with the required Section 2 submittals.

Accordingly, more than 960 days have elapsed since you were ordered to abate the public nuisance and your continued refusal to comply with required submittal deadlines compels the CBJ to start its procurement process and exercise its rights on behalf of the community to initiate demolition of the Property. Any and all costs accrued by the CBJ after July 7, 2015, related to the demolition of the Property will, consistent with the demolition order Section 3, be a basis for the CBJ demanding reimbursement from you for your failure to abate the public nuisance.

At the Assembly meeting on June 29, 2015, at 7 p.m. in Assembly chambers, the Assembly will consider the creation of a \$1.8M Capital Improvement Project (T-971) to fund the demolition of the Gastineau Apartments. The CBJ estimates that preparation of bid documents will cost around \$100,000. The CBJ recently advertised a request for proposals for design services related to the Gastineau Apartment Demolition. RFP E16-015, available at <http://www.juneau.org/engineering ftp/contracts/Contracts.php>.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Charlie Ford". The signature is fluid and cursive, with the first name "Charlie" and the last name "Ford" clearly distinguishable.

Charlie Ford, Building Official
Community Development Department
Tel: (907) 586-0767 Fax: (907) 586-3365
Email: Charlie.Ford@juneau.org
Web Page: www.juneau.org/permits

cc: Kim Kiefer, CBJ Manager
Hal Hart, CDD Director
Amy Mead, CBJ Attorney
Dan Jager, Fire Marshal
Guy Gleason, Chief Building Inspector