



**ATLANTIC
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May 7, 2015

Mr. Walter Cashwell
Keys Energy Services
1001 James Street
Key West, Florida 33041-6100

Re: Exterior Wall Evaluation
Keys Energy Plant
Geraldine and Fort Street
Key West, Florida

Project: #315-076

Dear Walter:

I am writing, to follow-up on my site visit of March 25, 2015, to review the exterior walls of the abandoned Keys Energy Services, Power Generating Station located at Geraldine and Fort Street in Key West, Florida. Our review consisted of a visual review of the structure. Present at the site were Mr. Bert L. Bender, R.A. and Mr. Mark J. Keister, P.E.

The Keys Energy Services abandoned Power Generating Station located at Geraldine and Fort Street in Key West, Florida is a one-story structure with a wood framed, gable roof supported by perimeter concrete walls on multi-wythe brick masonry walls. The roof structure is in poor condition with portions of the roof sheathing missing and the structure exposed to the weather. The upper perimeter concrete wall has numerous areas of spalling concrete (see Photograph 1) and the lower brick has areas of loose and missing, face brick with extensive sanded mortar (see Photographs 2 and 3). To slow down deterioration of the concrete and masonry, the roof structure needs to be repaired and a new roof installed. The loose concrete spalls need to be removed and the spalled areas repaired with a repair mortar compatible with the historic concrete. The brick needs to be repointed with the loose brick re-mortared and the missing brick replaced. The new brick mortar should be a lime based mortar compatible with the historic mortar. Until the concrete and brick repairs are implemented, the areas of loose concrete and brick should be covered with poultry fencing and attached at the top of the wall, and at the base to prevent falling debris from injuring property and people who get too close to the walls.

Please contact our office if there are any questions regarding this correspondence, or if you need any additional information or assistance.

Very truly yours,
ATLANTIC ENGINEERING SERVICES OF JACKSONVILLE
FLORIDA CERTIFICATE OF AUTHORIZATION #791



Mark J. Keister, P.E.
Principal

MJK/drg



PHOTOGRAPH 1



PHOTOGRAPH 2



PHOTOGRAPH 3