

Bratenahl Center Executive Summary

Introduction

Assessment Date: 06.15.2020
Assessors: VAA: John Kaminski, Rachel Diehl, Tom Kurtz, Mike Denk, Kirk Puterbaugh
Denk Associates: Mike Denk, Kirk Puterbaugh

Scope of Work

Van Auken Akins Architects LLC (VAA) and Denk Associates (Denk) assessed the building considering such items as: overall general condition, materials, observed construction standards and deferred maintenance. The assessments were visual assessments of the building conditions. Our assessments of the facility were broken into thirteen primary categories: Building Structure, Roofing, Interior Finishes, Handicapped Accessibility, Exterior Finishes, Fire Suppression, Plumbing, HVAC, Lighting, Power, Fire Alarm, Security and Technology Systems.

The condition assessments were based on the professional judgment of the assessment team from VAA and Denk. The assessments included generalized visual assessments and observations of the subject facility. It did not include, and specifically excluded, assessment of inaccessible areas (Attic spaces, Electric Chase room 112A), testing of any nature (either destructive or non-destructive), a detailed structural, electrical or mechanical evaluation of the subject property, unless otherwise discussed herein.

Property Description

The building is constructed with concrete foundations, cement masonry unit walls with a stucco finish and a small number of metal wall panels. The roofing system is constructed of wood trusses with plywood decking. The sloped roof is comprised of asphalt shingles and the flat roof is comprised of bituminous roll roofing. All windows are a storefront type system with glazed aluminum framed doors. The interior walls are painted gypsum board. The flooring is ceramic tile, carpet, VCT and wood. Ceilings are painted gypsum board and acoustical ceiling tiles. The building is handicap accessible with the exception of the counters in the Men's and Women's Restrooms.

The building has a dry-type sprinkler system. Plumbing serves the three Restrooms and a single sink in the Food Service room. Domestic water and sewer is connected to public utilities. Storm water from the roof and the site drains to a creek behind the building.

Heating and air conditioning is provided by 4 roof top style units with natural gas heat. The system is ducted from the units to the conditioned spaces. There is a ductless split system in the MDF room.

Most of the light fixtures use T8 fluorescent tubes and biaxial fluorescent lamps. Outlets are provided throughout the building. The facility is served by a 600 amp 480/277v, 3-phase system.

The building has an addressable fire alarm system. An ADT security system covers door locks and motion sensors. Tele/data wiring is mainly CAT 5e and some 12-stranded fiber. The building has an MDF room with a server rack and telephone demarcation.

Cost Summary

The summary of costs below indicate potential repairs to be made to the building based upon the following priorities:

1. First priority-must be addressed, perhaps immediately.
2. Second priority- lesser concern, can wait to be addressed.
3. Third priority - on the radar, may not need to be addressed for months or years.

All costs indicated are based on 2020 construction costs and hard construction costs only.

Roofing

Material	Cost	Unit	Amount	Total	Priority 1	Priority 2	Priority 3
Asphalt shingle roof leak repairs	\$2,500.00	ls	1	\$2,500.00	\$2,500.00		
Flat roof replacement	\$14.00	sf	2,500	\$35,000.00	\$35,000.00		
Replace insulated glazing	\$80.00	sf	30	\$2,400.00		\$2,400.00	
				\$39,900.00	\$37,500.00	\$2,400.00	\$0.00

Handicap Accessibility

Material	Cost	Unit	Amount	Total	Priority 1	Priority 2	Priority 3
Replace non-code compliant countertops and supports in restrooms	\$200.00	lf	20	\$4,000.00	\$4,000.00		
Replace non-code compliant lavatories and faucets in restrooms	\$1,000.00	ea	5	\$5,000.00	\$5,000.00		
Replace non-code compliant mirrors in restrooms	\$25.00	sf	70	\$1,750.00	\$1,750.00		
				\$10,750.00	\$10,750.00	\$0.00	\$0.00

Interior Finishes

Material	Cost	Unit	Amount	Total	Priority 1	Priority 2	Priority 3
Carpet cleaning	\$0.40	sf	5,800	\$2,320.00	\$2,320.00		
Refinish gypsum ceilings with topping compound	\$2.50	sf	150	\$375.00	\$375.00		
Repaint 9' walls	\$1.25	sf	14,700	\$18,375.00		\$18,375.00	
Repaint 9' ceilings and soffits	\$1.25	sf	3,100	\$3,875.00	\$3,875.00		
Repaint walls in Conference Center and Assembly Room and Lecture Hall	\$1.25	sf	5,000	\$6,250.00		\$6,250.00	
Replace 2x2 acoustical ceiling tile	\$3.50	sf	400	\$1,400.00	\$1,400.00		
Replace rubber base	\$2.00	lf	130	\$260.00		\$260.00	
Replace carpet within 2-3 years	\$4.00	sf	6,700	\$26,800.00		\$26,800.00	
VCT replacement	\$2.50	sf	120	\$300.00		\$300.00	
Repaint doors and frames	\$100.00	ea	22	\$2,200.00		\$2,200.00	
Re-face cabinets and counter in Food Service and Business Center	\$200.00	lf	33	\$6,600.00		\$6,600.00	
Ceramic tile wall replacement	\$13.00	lf	1,140	\$14,820.00			\$14,820.00
Ceramic tile flooring replacement	\$13.00	lf	3,391	\$44,083.00			\$44,083.00
Wood base refinishing	\$2.00	lf	1,500	\$3,000.00			\$3,000.00
				\$130,658.00	\$7,970.00	\$60,785.00	\$61,903.00

Exterior Finishes

Material	Cost	Unit	Amount	Total	Priority 1	Priority 2	Priority 3
Soffit, repair loose soffit boards	\$1,500.00	ls	1	\$1,500.00	\$1,500.00		
Soffit, repair and repaint at Main Entrance	\$750.00	lf	1	\$750.00	\$750.00		
Metal panel repair	\$250.00	ls	1	\$250.00	\$250.00		
Replace hollow metal frame at Reception door 102A	\$800.00	ls	1	\$800.00	\$800.00		
Remove metal wall panels, insulate stud wall, and reinstall the panels	\$12.00	sf	174	\$2,088.00	\$2,088.00		
Wood deck board	\$10.00	sf	2,300	\$23,000.00	\$23,000.00		
Wood railing top board replacement	\$5.25	lf	200	\$1,050.00	\$1,050.00		
Dumpster enclosure replace pickets and rails	\$30.00	lf	48	\$1,440.00	\$1,440.00		
Pressure wash walls and soffits	\$3,000.00	ls	1	\$3,000.00		\$3,000.00	
Stucco repair	\$1,500.00	ls	1	\$1,500.00		\$1,500.00	
Soffit: scrape and paint	\$6.00	sf	4,000	\$24,000.00		\$24,000.00	
Soffit, replace 1x4 painted cedar strip with cement board, replace vent strip	\$7.25	lf	1,060	\$7,685.00		\$7,685.00	
Paint 1x10 cedar fascia board	\$1.50	lf	1,060	\$1,590.00		\$1,590.00	
Remove metal wall panels, insulate stud wall, and reinstall the panels	\$12.00	sf	174	\$2,088.00		\$2,088.00	
Paint hm doors, frames and metal wall panels	\$1,800.00	ls	1	\$1,800.00		\$1,800.00	
Replace wood handrail at ADA ramp	\$18.00	lf	25	\$450.00		\$450.00	
Stain deck	\$3.50	sf	2,300	\$8,050.00		\$8,050.00	
Stain railing	\$7.50	lf	200	\$1,500.00		\$1,500.00	
Paint structural steel deck support framing	\$3.50	lf	602	\$2,107.00		\$2,107.00	
Replace storefront window system (minus entrance doors)	\$80.00	sf	2,400	\$192,000.00			\$192,000.00
				\$276,648.00	\$30,878.00	\$53,770.00	\$192,000.00

Fire Suppression

Material	Cost	Unit	Amount	Total	Priority 1	Priority 2	Priority 3
Inspection and Review	\$800.00	ea	1	\$800.00	\$800.00		
				\$800.00	\$800.00	\$0.00	\$0.00

Plumbing

Material	Cost	Unit	Amount	Total	Priority 1	Priority 2	Priority 3
Water Heater Startup	\$200.00		1	\$200.00	\$200.00		
Neutralization Tank	\$500.00		1	\$500.00	\$500.00		
Inspect entire plumbing system, fixtures and backflow preventer.	\$500.00		1	\$500.00	\$500.00		
				\$1,200.00	\$1,200.00	\$0.00	\$0.00

HVAC

Material	Cost	Unit	Amount	Total	Priority 1	Priority 2	Priority 3
HVAC System Assessment	\$1,200.00	ea		\$1,200.00	\$1,200.00		
HVAC Unit Replacement	\$20,000.00	ea		\$80,000.00			\$80,000.00
				\$1,200.00	\$1,200.00	\$0.00	\$80,000.00

Lighting

Material	Cost	Unit	Amount	Total	Priority 1	Priority 2	Priority 3
Interior Lighting Replacement	\$5.00	sf	11,079	\$55,395.00	\$55,395.00		
Lecture Hall Ltg. Replace	\$5.00	sf	3,121	\$15,605.00	\$15,605.00		
Lecture Hall Ltg. Control	\$1,500.00	ea	1	\$1,500.00			\$1,500.00
Emergency Egress Test	\$1,000.00	ea	1	\$1,000.00	\$1,000.00		
Replace Emergency/Egress Ltg.	\$1.00	sf	14,200	\$14,200.00		\$14,200.00	
Exterior Ltg. Replacement	\$1.00	sf	14,200	\$14,200.00		\$14,200.00	
				\$101,900.00	\$72,000.00	\$28,400.00	\$1,500.00

Power

Material	Cost	Unit	Amount	Total	Priority 1	Priority 2	Priority 3
Emergency Generator	\$50,000.00	ea	1	\$50,000.00			\$50,000.00
Replace Devices	\$150.00	ea	100	\$15,000.00	\$15,000.00		
New Circuits	\$250.00	ea	20	\$5,000.00			\$5,000.00
Lightning Protection	\$0.30	sf	14,200	\$4,260.00			\$4,260.00
				\$74,260.00	\$15,000.00	\$0.00	\$59,260.00

Fire Alarm, Security and Technology

Material	Cost	Unit	Amount	Total	Priority 1	Priority 2	Priority 3
Test FA System	\$1,500.00	ea	1	\$1,500.00	\$1,500.00		
Replace FA System	\$1.50	sf	14,200	\$21,300.00		\$21,300.00	
Test Security System	\$1,500.00	ea	1	\$1,500.00	\$1,500.00		
Security System Upgrade	\$1.35	sf	14,200	\$19,170.00			\$19,170.00
Technology Upgrade	\$8.82	sf	14,200	\$125,244.00			\$125,244.00
				\$168,714.00	\$3,000.00	\$21,300.00	\$144,414.00

Total	Priority 1	Priority 2	Priority 3
\$806,030.00	\$180,298.00	\$166,655.00	\$539,077.00

Roofing

Material	Cost	Unit	Amount	Total	Priority 1	Priority 2	Priority 3
Asphalt shingle roof leak repairs	\$2,500.00	ls	1	\$2,500.00	\$2,500.00		
Flat roof replacement	\$14.00	sf	2,500	\$35,000.00	\$35,000.00		
Replace insulated glazing	\$80.00	sf	30	\$2,400.00		\$2,400.00	
				\$39,900.00	\$37,500.00	\$2,400.00	\$0.00

Handicap Accessibility

Material	Cost	Unit	Amount	Total	Priority 1	Priority 2	Priority 3
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Replace non-code compliant lavatories and faucets in restrooms	\$1,000.00	ea	5	\$5,000.00	\$5,000.00		
Replace non-code compliant mirrors in restrooms	\$25.00	sf	70	\$1,750.00	\$1,750.00		
				\$10,750.00	\$10,750.00	\$0.00	\$0.00

Interior Finishes

Material	Cost	Unit	Amount	Total	Priority 1	Priority 2	Priority 3
Carpet cleaning	\$0.40	sf	5,800	\$2,320.00	\$2,320.00		
Refinish gypsum ceilings with topping compound	\$2.50	sf	150	\$375.00	\$375.00		
Repaint 9' walls	\$1.25	sf	14,700	\$18,375.00		\$18,375.00	
Repaint 9' ceilings and soffits	\$1.25	sf	3,100	\$3,875.00	\$3,875.00		
Repaint walls in Conference Center and Assembly Room and Lecture Hall	\$1.25	sf	5,000	\$6,250.00		\$6,250.00	
Replace 2x2 acoustical ceiling tile	\$3.50	sf	400	\$1,400.00	\$1,400.00		
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				\$130,658.00	\$7,970.00	\$60,785.00	\$61,903.00

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Soffit, repair and repaint at Main Entrance	\$750.00	lf	1	\$750.00	\$750.00		
Metal panel repair	\$250.00	ls	1	\$250.00	\$250.00		
Replace hollow metal frame at Reception door 102A	\$800.00	ls	1	\$800.00	\$800.00		
Remove metal wall panels, insulate stud wall, and reinstall the panels	\$12.00	sf	174	\$2,088.00	\$2,088.00		
Wood deck board	\$10.00	sf	2,300	\$23,000.00	\$23,000.00		
Wood railing top board replacement	\$5.25	lf	200	\$1,050.00	\$1,050.00		
Dumpster enclosure replace pickets and rails	\$30.00	lf	48	\$1,440.00	\$1,440.00		
Pressure wash walls and soffits	\$3,000.00	ls	1	\$3,000.00		\$3,000.00	
Stucco repair	\$1,500.00	ls	1	\$1,500.00		\$1,500.00	
Soffit: scrape and paint	\$6.00	sf	4,000	\$24,000.00		\$24,000.00	
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Paint hm doors, frames and metal wall panels	\$1,800.00	ls	1	\$1,800.00		\$1,800.00	
Replace wood handrail at ADA ramp	\$18.00	lf	25	\$450.00		\$450.00	
Stain deck	\$3.50	sf	2,300	\$8,050.00		\$8,050.00	
Stain railing	\$7.50	lf	200	\$1,500.00		\$1,500.00	
Paint structural steel deck support framing	\$3.50	lf	602	\$2,107.00		\$2,107.00	
Replace storefront window system (minus entrance doors)	\$80.00	sf	2,400	\$192,000.00			\$192,000.00
				\$276,648.00	\$30,878.00	\$53,770.00	\$192,000.00

Fire Suppression

Material	Cost	Unit	Amount	Total	Priority 1	Priority 2	Priority 3
Inspection and Review	\$800.00	ea	1	\$800.00	\$800.00		
				\$800.00	\$800.00	\$0.00	\$0.00

Plumbing

Material	Cost	Unit	Amount	Total	Priority 1	Priority 2	Priority 3
Water Heater Startup	\$200.00		1	\$200.00	\$200.00		
Neutralization Tank	\$500.00		1	\$500.00	\$500.00		
Inspect entire plumbing system, fixtures and backflow preventer.	\$500.00		1	\$500.00	\$500.00		
				\$1,200.00	\$1,200.00	\$0.00	\$0.00

HVAC

Material	Cost	Unit	Amount	Total	Priority 1	Priority 2	Priority 3
HVAC System Assessment	\$1,200.00	ea		\$1,200.00	\$1,200.00		
HVAC Unit Replacement	\$20,000.00	ea		\$80,000.00			\$80,000.00
				\$1,200.00	\$1,200.00	\$0.00	\$80,000.00

Lighting

Material	Cost	Unit	Amount	Total	Priority 1	Priority 2	Priority 3
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Lecture Hall Ltg. Control	\$1,500.00	ea	1	\$1,500.00			\$1,500.00
Emergency Egress Test	\$1,000.00	ea	1	\$1,000.00	\$1,000.00		
Replace Emergency/Egress Ltg.	\$1.00	sf	14,200	\$14,200.00		\$14,200.00	
Exterior Ltg. Replacement	\$1.00	sf	14,200	\$14,200.00		\$14,200.00	
				\$101,900.00	\$72,000.00	\$28,400.00	\$1,500.00

Power

Material	Cost	Unit	Amount	Total	Priority 1	Priority 2	Priority 3
Emergency Generator	\$50,000.00	ea	1	\$50,000.00			\$50,000.00
Replace Devices	\$150.00	ea	100	\$15,000.00	\$15,000.00		
New Circuits	\$250.00	ea	20	\$5,000.00			\$5,000.00
Lightning Protection	\$0.30	sf	14,200	\$4,260.00			\$4,260.00
				\$74,260.00	\$15,000.00	\$0.00	\$59,260.00

Fire Alarm, Security and Technology

Material	Cost	Unit	Amount	Total	Priority 1	Priority 2	Priority 3
Test FA System	\$1,500.00	ea	1	\$1,500.00	\$1,500.00		
Replace FA System	\$1.50	sf	14,200	\$21,300.00		\$21,300.00	
Test Security System	\$1,500.00	ea	1	\$1,500.00	\$1,500.00		
Security System Upgrade	\$1.35	sf	14,200	\$19,170.00			\$19,170.00
Technology Upgrade	\$8.82	sf	14,200	\$125,244.00			\$125,244.00
				\$168,714.00	\$3,000.00	\$21,300.00	\$144,414.00

Total	Priority 1	Priority 2	Priority 3
\$806,030.00	\$180,298.00	\$166,655.00	\$539,077.00

Building Structural Assessment

Assessment

Assessment Date: 06.15.2020
Assessor: Tom Kurtz

Property Description

Building Name: Bratenahl Center
Address: 11404 Lakeshore Drive, Village of Bratenahl, Ohio, 44108

Building Exterior

- Foundations:** **Satisfactory** - The foundations are constructed of reinforced concrete. They are in good condition. There are no indications of settlement.
- Structural Walls:** **Satisfactory** - The exterior walls are constructed of cement masonry units clad with stucco. The walls are in good condition. I-beams support the structure above the window bump outs. Interior bearing walls are constructed of cement masonry units and structural steel. The walls are in good condition.
- Structural Roof:** **Satisfactory** - The roof structure is constructed of plywood decking on wood trusses. The flat roof is leaking in Food Service and the Reception room. The sloped shingle roof is leaking in Seminar 3 and the Science room. There is an area above the Janitor's Closet where the plywood decking flexes more than expected and should be repaired. These costs are covered under the Roof Section. The attic space was not accessible and observations were not made.

Building Roof Assessment

Assessment

Assessment Date: 06.15.2020
Assessor: Tom Kurtz

Property Description

Building Name: Bratenahl Center
Address: 11404 Lakeshore Drive, Village of Bratenaul, Ohio, 44108

Roofing

Asphalt Shingle Roofing: **Priority 1** - The asphalt shingles are in fair condition and have not started to curl and should last for several more years. The plywood decking above the Janitor's closet flexes more than expected. This may be due to water damage. There is leaking that has damaged the ceilings in Seminar 3 and the Science Laboratory. Repairs are needed at the source of the leaks.

Flat Roofing: **Priority 1** - The flat roof was replaced in 2004. It is failing and leaking. There is water damage to the ceilings below. There is ponding next to the skylight, air handling unit and under the eaves. The roofing system and tapered insulation needs to be replaced.

Skylight: **Priority 3** - The skylight was replaced during the 2004 renovation and is in good condition. Two of the insulated glass panels have lost their air seal and have fogging between the panes. There is very little air transfer between the panes and the insulation value will remain high.

Material	Cost	Unit	Amount	Total	Priority 1	Priority 2	Priority 3
Asphalt shingle roof leak repairs	\$2,500.00	ls	1	\$2,500.00	\$2,500.00		
Flat roof replacement	\$14.00	sf	2,500	\$35,000.00	\$35,000.00		
Replace insulated glazing	\$80.00	sf	30	\$2,400.00		\$2,400.00	
				\$39,900.00	\$37,500.00	\$2,400.00	\$0.00

Building Interior Finishes Assessment

Assessment

Assessment Date: 06.15.2020
Assessor: John Kaminski, Rachel Diehl, Tom Kurtz
Interior

Property Description

Building Name: Bratenahl Center
Address: 11404 Lakeshore Drive, Village of Bratenahl, Ohio, 44108

Interior Finishes

Flooring

Flooring throughout the building consists of ceramic tile, carpet, wood, VCT and exposed concrete. Wall base consists of ceramic tile, wood and rubber.

Priority 1 - Carpet in Corridor to the Seminar rooms, Seminar rooms 1, 2, 3 and 4, Manager's Office, Business Center, Library/Teacher Center and the Lecture Hall is in fair condition. It should be cleaned.

Priority 2 - Carpet in Corridor to the Seminar rooms, Seminar rooms 1, 2, 3 and 4, Manager's Office, Business Center, Library/Teacher Center and the Lecture Hall is in fair condition. It is usable for 2 to 3 more years before is worn out. It should be replaced if the building is remodeled. VCT flooring in the Computer Lab is in good condition. VCT in the Electrical room, MDF room and Janitor's Closet is in poor condition and should be replaced. Rubber base in Manager's Office and Business Center should be replaced when the rooms are re-carpeted.

Priority 3 - Ceramic tile and wood flooring is in good condition. VCT flooring in the Computer Lab is in good Condition. Ceramic tile in the Science room should be replaced with carpet and rubber base. Ceramic tile in Reception, Restrooms and Vestibules should be replaced if the building is remodeled. The wood base should be refinished if the building is remodeled.

Walls:

Priority - Walls in the Food Service area should be repainted.

Priority 2 - Walls in the Vestibules are stucco, the Janitor's Closet is CMU and the Men's, Women's and Family Restrooms are ceramic tile. Seminar rooms 1-5 each have one wallpapered accent wall. All other walls in the building are painted gypsum board. The accent walls in the Seminar rooms 1-5 should have the wallpaper removed and the walls painted if the building is remodeled. The Reception, Corridor to the Seminar rooms, Seminar rooms 1-5, Manager's Office, Business Center Library/Teacher Center, Computer Laboratory, Science, Conference Center and Assembly room and the Lecture Hall should be painted if the building is remodeled. The wall tile in the Restrooms should be replaced if the building is remodeled.

Ceilings:

Priority 1 - Ceilings in the Corridor to the Seminar rooms, Seminar rooms 1-5, Manager's Office, Business Center, Library/Teacher Center, Computer Laboratory and Science rooms consist of 2'x 2' acoustical ceiling tile with painted gypsum board perimeter soffits. The Lecture Hall and the Conference Center and Assembly rooms consist of a combination of 2'x 2' acoustical ceiling tile and painted gypsum board soffits. There is damage to the acoustical ceilings in Seminar 3 and the Science Room. Reception, Food Service, Men's Restroom, Women's Restroom Family Restroom, and Vestibules are painted gypsum board. There is water damage to the gypsum board ceilings in Reception and the Food Service rooms. Refinish sections of gypsum ceilings in these rooms with topping compound. Repaint the 9' high gypsum ceilings in Reception, Food Service, Men's Restroom, Women's Restroom, Family Restroom, and Vestibules. Repaint soffits in Seminar rooms 1-5, Manager's Office, Business Center, Library/Teacher Center, Computer Laboratory and Science Remove and salvage ceiling tiles in one of the rooms. Use the salvaged tile to replace damaged tile in other areas of the building, to insure a perfect match. Replace all 2x2 tiles in the room where the tiles were salvaged

Priority 2 - High ceilings in the Lecture Hall and Conference Center/Assembly room are in good condition. Repaint all walls if the building is remodeled.

Doors and Frames: **Priority 2** - The interior Vestibules and the Conference Center and Assembly rooms have glazed aluminum doors in an aluminum storefront system. All other interior doors are painted or stained wood, with hollow metal frames in good condition. Door hardware is in good condition. Repaint all interior wood doors and frames.

Cabinets and Countertops: **Priority 2** - Cabinets and countertops in Food Service and the Business Center are in fair condition and should be refaced if the building is remodeled. Restroom countertops are not ADA compliant, in fair condition, and should be replaced (refer to Handicap Access report section for costs).

Fire Extinguisher Cabinets: **Satisfactory** - Recessed fire extinguisher cabinets are provided in sufficient quantity and in satisfactory condition.

Window Blinds: **Satisfactory** - Window blinds are in good condition.

Material	Cost	Unit	Amount	Total	Priority 1	Priority 2	Priority 3
Carpet cleaning	\$0.40	sf	5,800	\$2,320.00	\$2,320.00		
Refinish gypsum ceilings with topping compound	\$2.50	sf	150	\$375.00	\$375.00		
Repaint 9' walls	\$1.25	sf	14,700	\$18,375.00		\$18,375.00	
Repaint 9' ceilings and soffits	\$1.25	sf	3,100	\$3,875.00	\$3,875.00		
Repaint walls in Conf Center and Assembly Room and Lecture Hall	\$1.25	sf	5,000	\$6,250.00		\$6,250.00	
Replace 2x2 acoustical ceiling tile	\$3.50	sf	400	\$1,400.00	\$1,400.00		
Replace rubber base	\$2.00	lf	130	\$260.00		\$260.00	
Replace carpet within 2-3 years	\$4.00	sf	6,700	\$26,800.00		\$26,800.00	
VCT replacement	\$2.50	sf	120	\$300.00		\$300.00	
Repaint doors and frames.	\$100.00	ea	22	\$2,200.00		\$2,200.00	
Re-face cabinets and counter in Food Service and Business Center	\$200.00	lf	33	\$6,600.00		\$6,600.00	
Ceramic tile wall replacement	\$13.00	lf	1,140	\$14,820.00			\$14,820.00
Ceramic tile flooring	\$13.00	lf	3,391	\$44,083.00			\$44,083.00
Wood base refinish	\$2.00	lf	1,500	\$3,000.00			\$3,000.00
				\$130,658.00	\$7,970.00	\$60,785.00	\$61,903.00

Building Handicapped Access Assessment

Assessment

Assessment Date: 06.15.2020
Assessor: John Kaminski, Rachel Diehl, Tom Kurtz

Property Description

Building Name: Bratenahl Center
Address: 11404 Lakeshore Drive, Village of Bratenahl, Ohio, 44108

Handicapped Access

Means of Egress: **Satisfactory:** Ceiling and door heights exceed minimum code requirements. Accessible means of egress is provided for all areas. The common path of egress travel does not exceed code requirements. All exits are handicapped accessible, adequately provided and located. Dead-end corridors are not present. All flooring transition, elevations and threshold heights meet code.

Interior Doors and Hardware: **Satisfactory** - Doors have lever handles that meet ADA requirements.

Toilet Rooms Condition: **Priority 1** - The Family restroom is ADA compliant. In Men's and Women's rooms, the mirrors and countertops are mounted too high and the drop in lavatories are not an ADA compliant model. Toilet compartments, grab bars and accessories are ADA compliant. Replace the mirrors, countertops and lavatories.

Material	Cost	Unit	Amount	Total	Priority 1	Priority 2	Priority 3
Replace non-code compliant countertops and supports in restrooms	\$200.00	lf	20	\$4,000.00	\$4,000.00		
Replace non-code compliant lavatories and faucets in restrooms	\$1,000.00	ea	5	\$5,000.00	\$5,000.00		
Replace non-code compliant mirrors in restrooms	\$25.00	sf	70	\$1,750.00	\$1,750.00		
				\$10,750.00	\$10,750.00	\$0.00	\$0.00

Building Exterior Assessment

Assessment

Assessment Date: 06.15.2020
Assessor: Tom Kurtz

Property Description

Building Name: Bratenahl Center
Address: 11404 Lakeshore Drive, Village of Bratenaul, Ohio, 44108

Building Exterior

Exterior Wall Cladding: **Priority 2** - Most of the building has stucco over masonry block and is in good condition. There are some areas at the bottom of the walls where the stucco has broken off and needs to be replaced. The walls and soffits should be pressure washed.

Soffits and Fascia: The soffits are made up of wide cement board panels ranging from 2' to 6' wide, followed by a 2" aluminum vent strip and a 1x4 cedar strip at the outside edge. The fascia is a 1x10 cedar board that needs to be painted.
Priority 1 - There are a few areas where the cement board is loose and needs to be refastened. The soffit at the front entrance sustained water damage and needs to be repaired and painted.
Priority 2 - The cement board panels need to be scraped and painted. The 1x4 cedar strip has insect damage around most of the building. It should be replaced with a cement board strip with a cedar texture. The vent strip should be replaced. There is a 1x10 cedar fascia board needs to be painted.

Metal Panel: There are two 6' wide sections of uninsulated metal wall panels, mounted in hollow metal frames, on the west side of the Lecture Hall. Behind the metal panels there are uninsulated metal stud and gypsum board interior walls.
Priority 1 - Two of the metal wall panels are loose and need to be re-fastened until the insulation work can be done.
Priority 2 - Behind the metal panel there are uninsulated metal stud and gypsum board walls. The panels should be removed to allow the walls to be insulated, then reinstalled and sealed.

Windows: **Priority 3** - The fixed windows are an aluminum framed storefront system with insulated glazing. The operable windows are patio doors that were mounted in the storefront system. The fixed window system is in fair condition. The finish on the operable windows is in poor condition. The storefront framing at the south end of the Lecture Hall has been damaged and the finish is failing. The window system should be replaced in the next 5 years.

Storefront: **Priority 1** - The aluminum framed insulated glass storefront system is original to the building and is in fair condition. Doors are wide style aluminum framed storefront doors. They were replaced during the 2004 renovation and are in good condition. Door 102A was set in a hollow metal frame. The frame is rusting out and needs to be replaced.
Priority 3 - The aluminum storefront system should be replaced in the next 5 years.

Hollow Metal Doors and Frames: **Priority 2** - All doors were found to be in fair condition and functioning properly. There is a small amount of rust at the bottom of the frames. Doors and frames should be painted.

ADA handrail: **Priority 2** - The wall mounted handrail for the ADA ramp is insect damaged and needs to be replaced.

Wood Deck: **Priority 1** - The deck structure is comprised of concrete foundations, steel framing, and wood joists that are in good condition. The 2x6 deck boards are in poor condition. Some of the deck boards were replaced several years ago and there is one that is broken out. All of them need to be replaced. The wood railings are in good condition except for the 2x8 top board. All of them need to be replaced.

Priority 2 - The steel framing should be painted when the deck boards are replaced. The railings and deck boards should be stained after a 6 month drying period.

Dumpster Enclosure:

Priority 1 - The galvanized fence posts and gate frames are in good condition. The wood rails, fence pickets and the gate pickets are in poor condition and need to be replaced. The concrete pad is in good condition.

Pressure Washing:

Priority 2 - Pressure wash the building walls and soffits. Areas that do not receive sunlight and have mold on the walls.

Material	Cost	Unit	Amount	Total	Priority 1	Priority 2	Priority 3
Soffit, repair loose soffit	\$1,500.00	ls	1	\$1,500.00	\$1,500.00		
Soffit, repair and paint main entrance area	\$750.00	lf	1	\$750.00	\$750.00		
Metal panel repair	\$250.00	ls	1	\$250.00	\$250.00		
Replace hollow metal frame at Reception door 102A	\$800.00	ls	1	\$800.00	\$800.00		
insulate stud wall, and reinstall the panels	\$12.00	sf	174	\$2,088.00	\$2,088.00		
Wood deck board	\$10.00	sf	2,300	\$23,000.00	\$23,000.00		
Wood railing top board	\$5.25	lf	200	\$1,050.00	\$1,050.00		
Dumpster enclosure replace pickets and rails	\$30.00	lf	48	\$1,440.00	\$1,440.00		
Pressure walls and soffits	\$3,000.00	ls	1	\$3,000.00		\$3,000.00	
Stucco repair	\$1,500.00	ls	1	\$1,500.00		\$1,500.00	
Soffit: scrape and paint.	\$6.00	sf	4,000	\$24,000.00		\$24,000.00	
Soffit, replace 1x4 painted cedar strip with cement board, replace vent strip	\$7.25	lf	1,060	\$7,685.00		\$7,685.00	
Paint 1x10 cedar fascia	\$1.50	lf	1,060	\$1,590.00		\$1,590.00	
Remove metal wall panels, insulate stud wall, and reinstall the panels	\$12.00	sf	174	\$2,088.00		\$2,088.00	
Paint hm doors, frames and metal wall panels	\$1,800.00	ls	1	\$1,800.00		\$1,800.00	
Replace wood handrail at ADA ramp	\$18.00	lf	25	\$450.00		\$450.00	
Stain deck	\$3.50	sf	2,300	\$8,050.00		\$8,050.00	
Stain railing	\$7.50	lf	200	\$1,500.00		\$1,500.00	
Paint structural steel deck support framing	\$3.50	lf	602	\$2,107.00		\$2,107.00	
Replace storefront window system (minus entrance doors)	\$80.00	sf	2,400	\$192,000.00			\$192,000.00
				\$276,648.00	\$30,878.00	\$53,770.00	\$192,000.00

Building Fire Suppression Assessment

Assessment

Assessment Date: 06.15.2020
Assessor: Michael T. Denk, P.E. / Kirk D. Puterbaugh, P.E.

Property Description

Building Name: Bratenahl Center
Address: 11404 Lakeshore Drive, Village of Bratenahl, Ohio, 44108

Fire Suppression

General: The facility is equipped with an automated fire suppression system for which the existing water supply provides adequate support. It is tied in to the municipal system. It is a 4" service with a backflow preventer and a pressure regulator. The system is a dry-type system with compressed air in the pipes. This is to protect the piping from freezing in the large attic space above the ceiling.

Priority 1 - The facility's sprinkler system should be inspected, pressure tested and certified by a Certified Sprinkler Contractor. The entire system should be checked for leaks. All functioning elements of the existing system should be tested to ensure proper operation.

Material	Cost	Unit	Amount	Total	Priority 1	Priority 2	Priority 3
Inspection and Review	\$800.00	ea	1	\$800.00	\$800.00		
				\$800.00	\$800.00	\$0.00	\$0.00

Building Plumbing Assessment

Assessment

Assessment Date: 06.15.2020
Assessor: Michael T. Denk, P.E. / Kirk D. Puterbaugh, P.E.

Property Description

Building Name: Bratenahl Center
Address: 11404 Lakeshore Drive, Village of Bratenahl, Ohio, 44108

PLUMBING

General: The domestic water service entrance is equipped with a reduced pressure backflow preventer in fair condition. The domestic water supply piping in the overall facility is copper. The waste piping in the overall facility is cast iron or PVC, was installed in 1974, and is in fair condition. The facility is equipped with a 40-gallon gas water heater in fair condition. The Food Service area fixtures consist of 1 single-compartment sink in fair condition. There are very few exterior wall hydrants.
Priority 1 - The 40-gallon gas water heater should be started and checked for proper operation.

Sanitary Sewer: The sanitary sewer system is tied in to the city system and is in fair condition. No significant system deficiencies are apparent or were noted during the physical assessment. Existing conditions require no renovation or replacement at the present time.
Priority 1 - The building appears to be equipped with an underground neutralization tank. This should be opened and cleaned if any contamination is present.

Storm Sewer: The storm sewer system is very limited in the building. The majority of the roof is pitched and gutters do not exist. There are several catch basins around the building to collect the stormwater after it runs off the roof. No significant system deficiencies are apparent or were noted during the physical assessment. One roof drain does exist on the flat roof portion of the building. The roof is subject to an abundance of debris collecting on the roof from the surrounding trees. The roof drain should be cleared of any debris and the sewer cleaned to verify proper operation. Existing conditions require no renovation or replacement at the present time.

Domestic Water Supply: The domestic water supply system is tied in to the municipal system. It is a 3" service with a backflow preventer and a pressure regulator. This equipment appears to be in fair condition. The facility is equipped with an automated fire suppression system for which the existing water supply provides adequate support.
Priority 1 - The facility's domestic water is currently shut off. This should be turned on and the entire system be checked for leaks. All plumbing fixtures should be turned on and checked for proper operation. This includes the backflow preventer, pressure regulator, all faucets and all flush valves.

Material	Cost	Unit	Amount	Total	Priority 1	Priority 2	Priority 3
Water Heater Startup	\$200.00		1	\$200.00	\$200.00		
Neutralization Tank	\$500.00		1	\$500.00	\$500.00		
Inspect entire plumbing system, fixtures and backflow preventer.	\$500.00		1	\$500.00	\$500.00		
				\$1,200.00	\$1,200.00	\$0.00	\$0.00

Building HVAC Assessment

Assessment

Assessment Date: 06.15.2020
Assessor: Michael T. Denk, P.E. / Kirk D. Puterbaugh, P.E.

Property Description

Building Name: Bratenahl Center
Address: 11404 Lakeshore Drive, Village of Bratenahl, Ohio, 44108

HVAC

Heating:

The existing system includes 4 rooftop units with natural gas heat. The units appear to be in fair condition. An operational test to diagnose any existing problems shall be performed by a certified maintenance technician.

The system does not feature any central energy recovery.

The existing system is ducted from each rooftop unit to all conditioned spaces.

The overall HVAC system appears to be in safe and working order. The units are 16 years old and are approaching the end of their useful life. Replacement will be required in approximately 5-7 years.

Priority 1 - All systems shall be started and operated in all modes. The unit filters shall be replaced and a complete maintenance review shall be conducted. Heat exchangers shall be tested to ensure proper operation and cooling system cycled to verify proper operation. Existing thermostats shall be reviewed and programmed according to the building's new occupancy schedules.

Air Conditioning / Ventilation:

The facility is equipped with central air conditioning. The system consists of 4 rooftop units, and 3 of the 4 units are grade mounted. The 4th is roof mounted.

A ductless split system is installed in the MDF Room.

The ventilation system is provided through the rooftop units serving the space. Outdoor air is drawn through the units and delivers outdoor air when the unit fan is operating. Exterior rooms include operable windows that can be accessed by the occupants to allow fresh air to enter the space. The existing units are provided with economizers that allow free cooling and ventilation when the outdoor air is cooler than the delivered air temperature.

The outdoor air should be balanced to provide the code required outdoor air quantities.

Exhaust systems are installed for Restrooms, Storage Rooms, and Custodial Closets. These are in fair condition.

Material	Cost	Unit	Amount	Total	Priority 1	Priority 2	Priority 3
HVAC System Assessment	\$1,200.00	ea	1,200	\$1,200.00	\$1,200.00		
HVAC Unit Replacement	\$20,000.00	ea	4	\$80,000.00			\$80,000.00
				\$1,200.00	\$1,200.00	\$0.00	\$80,000.00

Building Lighting Assessment

Assessment

Assessment Date: 06.15.2020
Assessor: Michael T. Denk, P.E. / Kirk D. Puterbaugh, P.E.

Property Description

Building Name: Bratenahl Center
Address: 11404 Lakeshore Drive, Village of Bratenahl, Ohio, 44108

Lighting

Interior Lighting: Lighting is mostly comprised of fluorescent T8 and fluorescent biaxial lamps and fixtures. Fixtures are largely in good condition with the exception of some 8" diameter recessed downlights the Lecture Hall. Lighting control is adequate. Lighting levels are adequate.
Priority 1 - Repair or replace nonfunctional fixtures in Lecture Hall.
Priority 1 - Retrofit or replace existing fixtures with new energy efficient LEDs.
Priority 3 - Replace lighting control system in Lecture Hall with a more intuitive and functional system.

Emergency / Egress Lighting: Adequate exit signage and egress flood coverage is installed throughout the facility. Fixtures are battery backup type.
Priority 1 - Test backup function of each fixture for functionality and reliability.
Priority 2 - Replace existing fixtures with new energy efficient LEDs as part of overall lighting replacement.

Exterior Lighting: Exterior lighting consists of pole mounted lights along walkway from parking lot, sconces on exterior façade, and recessed lighting at entrances. A digital lighting control system for site lighting is provided.
Priority 2 - Install pole lighting in currently unlit parking lot.
Priority 2 - Replace existing site lighting with energy efficient LEDs.

Material	Cost	Unit	Amount	Total	Priority 1	Priority 2	Priority 3
Interior Lighting Replacement	\$5.00	sf	11,079	\$55,395.00	\$55,395.00		
Lecture Hall Ltg. Replace.	\$5.00	sf	3,121	\$15,605.00	\$15,605.00		
Lecture Hall Ltg. Control	\$1,500.00	ea	1	\$1,500.00			\$1,500.00
Emergency Egress Test	\$1,000.00	ea	1	\$1,000.00	\$1,000.00		
Replace Emergency/Egress Ltg.	\$1.00	sf	14,200	\$14,200.00		\$14,200.00	
Exterior Ltg. Replacement	\$1.00	sf	14,200	\$14,200.00		\$14,200.00	
				\$101,900.00	\$72,000.00	\$28,400.00	\$1,500.00

Building Power Assessment

Assessment

Assessment Date: 06.15.2020
Assessor: Michael T. Denk, P.E. / Kirk D. Puterbaugh, P.E.

Property Description

Building Name: Bratenahl Center
Address: 11404 Lakeshore Drive, Village of Bratenahl, Ohio, 44108

Power

Power Distribution: Electrical service to the facility is 600A, 480/277V, 3Φ, 4W. Electrical equipment is Square D brand and in average condition. Surge protection is installed throughout the facility. No emergency generator is installed. Overall power capacity is adequate and the system will be able to meet the needs of the facility.

Priority 3 - Determine future occupancy and if an emergency generator is required due by codes/standards enforced by AHJ.

Electrical Outlets: Adequate receptacles are provided throughout. Weatherproof receptacles are provided at entrance doors.

Priority 1 - Replace devices and coverplates as part of overall reconditioning of space.

Priority 3 - Extend circuits and install new devices if facility layout changes due to future occupancy.

Lightning Protection: No lightning protection is installed.

Priority 3 - Determine future occupancy and if lightning protection will be required by standards enforced by AHJ.

Material	Cost	Unit	Amount	Total	Priority 1	Priority 2	Priority 3
Emergency Generator	\$50,000.00	ea	1	\$50,000.00			\$50,000.00
Replace Devices	\$150.00	ea	100	\$15,000.00	\$15,000.00		
New Circuits	\$250.00	ea	20	\$5,000.00			\$5,000.00
Lightning Protection	\$0.30	sf	14,200	\$4,260.00			\$4,260.00
				\$74,260.00	\$15,000.00	\$0.00	\$59,260.00

Building Fire Alarm, Security and Technology Systems Assessment

Assessment

Assessment Date: 06.15.2020
Assessor: Michael T. Denk, P.E. / Kirk D. Puterbaugh, P.E.

Property Description

Building Name: Bratenahl Center
Address: 11404 Lakeshore Drive, Village of Bratenahl, Ohio, 44108

Systems

Fire Alarm System: Fire Alarm System is an addressable Simplex system and provides adequate coverage.
Priority 1 - System should be tested by a certified Simplex technician for functionality and condition.
Priority 2 - System is likely obsolete and Fire Alarm Control Panel may require replacement if modifications to the existing facility are made.

Security System: Security system is an ADT system that covers door locks and motion sensors. System may need to be modified or expanded depending on future occupancy. No CCTV or recording system is installed.

Priority 1 - System should be tested by a certified ADT technician for functionality and condition.
Priority 3 - Install CCTV system if required by future occupancy.

Technology: Tele/data is largely CAT5e with some 12-strand fiber. The facility has an MDF room with server rack and telephone demarcation. Phone service is ATT equipment.

Priority 3 - While it is recommended to replace existing CAT5e with new CAT6a, CAT5e will be able to handle the immediate needs of the facility. Install CAT6a in areas where facility may be modified.

Material	Cost	Unit	Amount	Total	Priority 1	Priority 2	Priority 3
Test FA System	\$1,500.00	ea	1	\$1,500.00	\$1,500.00		
Replace FA System	\$1.50	sf	14,200	\$21,300.00		\$21,300.00	
Test Security System	\$1,500.00	ea	1	\$1,500.00	\$1,500.00		
Security System Upgrade	\$1.35	sf	14,200	\$19,170.00			\$19,170.00
Technology Upgrade	\$8.82	sf	14,200	\$125,244.00			\$125,244.00
				\$168,714.00	\$3,000.00	\$21,300.00	\$144,414.00