

Pre-Occupancy Work

Introduction

Date: 03.05.2021
Assessment Date: 08.28.2020
Assessors: VAA: John P. Kaminski / Tom Kurtz
Denk Associates: Mike Denk

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.

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) or a detailed structural, electrical or mechanical evaluation of the subject property, unless otherwise discussed herein.

The following recommendations are for work that should be performed prior to occupying the building.

Pre-Occupancy Work Items

Exterior Building Envelope

Replace the leaking flat roof membrane and add insulation board.

Repair shingled roof where leaks have occurred.

Repair and refasten two 6' wide sections of uninsulated metal wall panels on the west side of the Lecture Hall.

Repair and refasten loose soffit boards around the perimeter of the building.

Repair water damaged soffit at the main entrance to the building.

Storefront door 102A is a double door located across from the Food Service area. At some point the original aluminum door frame was replaced with a steel frame. The frame has rusted through and needs to be replaced with an aluminum frame. The aluminum doors can be reinstalled in a new frame. - This work can be completed at a future date.

The wood deck was built using pressure treated 2x6 deck boards. Some of the boards have rotted. One has collapsed and left a hole in the deck. There are others that will likely collapse under foot traffic. Some of the deck boards need to be replaced. The wood railings are in good condition except some of the 2x8 top board that needs to be replaced. - This work can be completed at a future date.

Start up and Servicing Building Systems

The 40-gallon gas water heater should be started and checked for proper operation.

The building is equipped with an underground neutralization tank. This should be opened and cleaned if any contamination is present.

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 pressure regulator, all faucets and all flush valves, and backflow preventer testing.

The HVAC systems should 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.

Test backup function of each emergency exit and egress floor light fixture for functionality and reliability. Change batteries as needed.

The fire alarm system should be tested by a certified Simplex technician for functionality and condition. - will be completed by Bratenahl Service Department per Joe Zalar.

The security system should be tested by a certified ADT technician for functionality and condition. - will be completed by Bratenahl Service Department per Joe Zalar.

The summary of costs below indicate potential repairs to be made to the building prior to occupancy.

| Description | Cost | Unit | Amount | Total |
|---|-------------|------|--------|--------------|
| Flat roof membrane and insulation replacement | \$ 14.00 | sf | 2,500 | \$ 35,000.00 |
| Asphalt shingle roof leak repairs | \$ 2,500.00 | ls | 1 | \$ 2,500.00 |
| Repair and refasten metal wall panels | \$ 200.00 | ls | 1 | \$ 200.00 |
| Soffit, repair loose soffit boards | \$ 1,500.00 | ls | 1 | \$ 1,500.00 |
| Soffit, repair and paint main entrance area | \$ 750.00 | ls | 1 | \$ 750.00 |
| <i>Replace hollow metal frame at Reception door 102A This work can be completed at a future date.</i> | \$ 800.00 | ls | | \$ - |
| <i>Inspect wood deck and wood railing top board and replace only damaged boards as required (this is an allowance that would need to be field-verified). This work can be completed at a future date.</i> | \$ 3,000.00 | ls | | \$ - |
| Water Heater Startup | \$ 200.00 | ls | 1 | \$ 200.00 |
| Clean Neutralization Tank | \$ 500.00 | ls | 1 | \$ 500.00 |
| Inspect entire plumbing system, fixtures and backflow preventer | \$ 500.00 | ls | 1 | \$ 500.00 |
| HVAC System Assessment | \$ 1,200.00 | ls | 1 | \$ 1,200.00 |
| Emergency Egress Test | \$ 1,000.00 | ls | 1 | \$ 1,000.00 |
| <i>Test FA System - will be completed by Bratenahl Service Department per Joe Zalar.</i> | \$ 1,500.00 | ls | | \$ - |
| <i>Test Security System - will be completed by Bratenahl Service Department per Joe Zalar.</i> | \$ 1,500.00 | ls | | \$ - |
| | | | | \$ 43,350.00 |

| Description | Total |
|---|---------------------|
| Construction Cost | \$ 43,350.00 |
| Owner's Contingency - 10% (Bratenahl will need to confirm percentage) | \$ 4,335.00 |
| General Conditions/General Requirements/Fee - 25% | \$ 10,837.50 |
| Permits | \$ 600.00 |
| Total Project Cost | \$ 59,122.50 |