REMEDIAL ASSESSMENT STUDY

March 7, 2016

Former Suttman's Building
Miamisburg, Ohio

Project No. 16104.00

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REMEDIAL ASSESSMENT STUDY
FORMER SUTTMAN'S BUILDING
MIAMISBURG, OHIO

EXECUTIVE SUMMARY

The existing building at 24-32 South Main Street, Miamisburg, Ohio is the former home of Suttman's Retail Store. The original and oldest portion of the building was built in 1900 by Silberman. From our understanding, the building has been vacant for the last 3 – 4 years.

The building serves an important role in forming the downtown fabric of the south end of Main Street and as a buffer and frontage to the future waterfront development. The building is part of the City of Miamisburg Market Square Historical District. The Main Street block is listed on the National Historic Register. From on-site observation and surveying the condition of the structure, we are able to determine recommendations that should stabilize and protect the structure from further degradation and remedial improvements that will prepare the building for future development. The remedial improvements should produce a structure capable of returning to viable and usable space.

The best-suited uses for the renovated structure appear to be retail or business/office for the first floor, and residential for the second and third floors.

GOALS AND PURPOSE

The purpose of the study is to provide the City of Miamisburg with an evaluation and assessment of the existing conditions of the building, structure, and major systems. The structure will be evaluated for suitability and feasibility for its possible use as a retail and residential building.

The approach employed in this study is as follows:

- Perform on-site observation to ascertain existing building conditions
- Evaluate code and ADA considerations and implications
- Verify utility sizes and capacities
- Observe and evaluate mechanical, electrical, plumbing, and fire protection systems
- Field measure and use data to construct record drawings of the buildings
- Photo document key elements in support of the study
- Develop project budgets for recommended work
- Prepare a written report documenting the findings of the study

Our goal is to take the information collected, assimilate the data as detailed above, and use it to the best of our ability to make sound recommendations.

ASSESSMENT AND RECOMMENDATIONS - ARCHITECTURAL

The building is made up of several portions and additions of varying age and number of stories. Portions of the building are in good condition, while other portions are in deteriorated condition. Moreover, as a result of deferred maintenance, the condition of the several systems within the building are in poor condition, which will require a complete replacement. However, in general, the building is in fairly good condition considering its age. Most of the major building systems are beyond their useful life, however the shell of the building, including the structure, is in good condition. Remedial work to the building exterior will help prevent future degradation and provide a sound enclosure for interior renovations. Upgrades and remedial work to the major building systems will provide utilities and services where they are needed for the function desired with code compliant and modern life safety features.

Code

Based on information obtained from the Montgomery County Auditor's website, the building currently has a certificate of occupancy for M – Mercantile. The upper floors are used as R-2 Residential Apartments and B - Business

The Construction Type, per the Ohio Building Code (OBC) for this structure generally conforms to Type 3B construction (exterior walls – non-combustible / interior building elements – combustible). The building consists of 3 stories above grade and a basement.

Actual Area:

Basement:
3,100 sf (Bldg 1) + 1,000 sf (Bldg 2) + 2,400 sf (Bldg 3) = 6,500 sf total

First Floor:
4,900 sf (Bldg 1) + 1,800 sf (Bldg 2) + 2,400 sf (Bldg 3) = 9,100 sf total

Second Floor:
3,100 sf (Bldg 1) + 650 sf (Bldg 2) + 550 sf (Bldg 3) = 4,300 sf total

Third Floor:
3,100 sf (Bldg 1) = 3,100 sf total

The total building height above grade is approximately 40'.

From a basic evaluation of the allowable area and height for this structure, based on the use group (M + R-2, Mixed Use/Non-Separated) and construction type (3B), the allowable area per floor is 12,500 gross square feet and the number of stories is limited to 2. The area is within the limits prescribed by code. However, the number of stories exceeds the limits permitted by the OBC. To address this, a 2-Hour separation must be constructed between the first floor, and the upper floors.

Chapter 34 of the Ohio Building Code contains provisions for the alteration, repair, addition and change of occupancy of existing buildings and structures. There are 18 safety parameters of every existing building that must be evaluated, including: building height; building area; compartmentation; tenant and dwelling unit separations; corridor walls; vertical openings; heating, ventilating and air conditioning systems; automatic fire detection; fire alarm systems; smoke control; means of egress capacity and number; dead-end pockets and corridors; maximum travel distance to an exit; elevator controls; means of egress emergency lighting; mixed occupancies; sprinklers and incidental use areas.

The procedure for evaluating the 18 safety parameters is a qualitative and quantitative matrix. We recommend scheduling a meeting with the City and performing an analysis of the future building improvements with respect to Chapter 34 of the Ohio Building Code during conceptual design to evaluate what safety parameters are being met and where further improvement is needed. Given the recommended remedial actions described in this assessment, and the requirement that those actions comply with Chapter 34 of the Ohio Building Code, this should have little to no effect on building remediation.

Building Demolition

Assessment
The condition of portions of the building varies, as indicated earlier. In general, the cost to demolish the entire building will be considerably lower than to rehabilitate/renovate the entire building. Assuming the desire is to maintain portions of the building, especially the older, historically-significant portions, a blended approach may be more realistic and reasonable.

A condition which exists at the current time throughout the basement and first floor, (as well as the other floors to some extent), is the presence of mold due to the high relative humidity inside. This is due to the numerous roof leaks over the first floor areas. At the current time, the Owner/Custodian of the structure is periodically killing the active mold spores to allow safe visits inside the building.

Other hazards include animal and bird feces and carcasses in the building due to openings in the walls, windows and roof. In addition, Asbestos is likely present in the floor tile and linoleum. There does not appear to be any asbestos insulation, as this may have been abated when the mechanical systems were modernized in the past.

Building 1
The condition of the oldest portion of Building 1 is in fairly good condition, whereas the two single-story, slab-on-grade additions for this building are deteriorated to a far greater extent. The roof leaks are primarily over the single-story, slab-on-grade portions of Building 1. The main façade is associated with Building 1, which is the most historically-significant portion of the group of buildings. There is an open stair from the main sales area to the basement. There is also a secondary un-enclosed stair from the first floor sales area to the basement, and an open stair leading from the front vestibule to the 2nd and 3rd floors. Likewise, there is an enclosed stair leading from the 2nd floor to the exterior on the east side of the building.

Building 2
This building is in the most deteriorated shape of the three buildings. The basement and floor structure is in fair to good condition. However, the first and second floor is in poor shape as a result of water leaks in the roof. The west half of the first floor was used for retail space, and is in poor to fair condition. The east half of the first floor is slab-on-grade, and was used for storage and a work shop. The second floor may have been used for residential purposes originally, but the last use was storage/attic space. The only stair for this space is an interior stair leading from the basement to the east half of the first floor.

Building 3

This portion is the newest of the buildings, and is in the best general condition of the three buildings. The basement and first floor structure are in good condition. The first floor and second floor are in fair to good condition. The major concern with this portion of the building is the roof leak over the first floor area. There is an un-enclosed stair leading from the basement to the first floor on the east end of the building. There is also a non-rated, unenclosed stair connecting all three levels at the west end of the building.

Recommendation

1. Salvage the original 3,100 square foot portion of Building 1, all levels. The slab-on-grade portions of Building 1 should be demolished/razed.
2. Salvage the 1,000 square foot basement for Building 2. The 1,800 sf first and 650 sf second floor for Building 2 should be demolished and razed. It is also recommended that a new 3-story, 350 sf/floor structure be built over the existing salvaged basement to serve as the egress stair for the 2nd and 3rd floors of Building 1. Since this is a narrow structure, infilled between two other buildings, the amount of effort to infill this area is relatively lower than a conventional addition. Another advantage is maintain a structure/façade along Main Street, as opposed to an open area or "missing" building.
3. Salvage the 2,400 sf basement and 2,400 sf of first floor area for Building 3. The roof over the first floor and the 550 sf second floor should be demolished to allow the roof to be reconfigured.
4. By demolishing portions of Building 1, the site could accommodate as many as 8 on-site parking spaces. These would be available for the residential and commercial tenants.

Cost

1. Raze and demo the two portions for Building 1 is $18,000 to $25,000. Abate ACM from all areas is $12,000 to $18,000. Construct 3-story egress stair is $90,000 to $100,000.
2. Raze and demo portions of Building 2 is $10,000 to $12,000. Abate ACM from all areas is $4,000 to $8,000
3. Raze and demo portions of Building 3 is $12,000 to $15,000. Abate ACM from all areas is $4,000 to $8,000. Reconstruct roof for Building 3 is $150,000 to $170,000

Roof

Assessment

The roof appears to be a mix of areas of built-up roofing system and single-ply roofing systems. The existing original parapet walls for Building 1 are capped with terra cotta saddle tiles, many of which have broken over time.

Recommendation

We recommend complete roof tear-off, including removal of the parapet saddle tile, and all unnecessary piping and flues. We recommend installing a new roof membrane, roof penetration flashing, and parapet caps. Detailing should be carefully considered so as not to allow water to migrate through the top of the wall and through the exterior masonry wall.

Cost

We estimate the cost of the roof remediation described above to be approximately $40,000 to $50,000 for Building 1

Masonry Exterior

Assessment
The existing west façade masonry exterior wall for Building 1 is in fair condition. The mortar joints are in fair to good condition, given the age of the building, and very few damaged or missing bricks were noted. The plaster walls are damaged to some extent as a result of water leaks over the years, but overall the plaster is in fair condition.
Building 2: The majority of the existing west wall is covered with metal siding, and is assumed to be deteriorated. The east wall is concrete masonry in fair condition for the first floor and wood sided in poor condition for the second floor.

Recommendation
Building 1: Repair any and all deteriorated mortar, cleaning the exterior masonry on Building 1. We further recommend replacing all damaged or deteriorated brick, and repair and/or replacement of any deteriorated or missing decorative metal cornice work. All new and existing metal work should be painted. Repair and re-coat all exposed concrete stucco exterior walls.

Building 2: No existing to remain. See other work.

Building 3: Repair any and all deteriorated mortar, cleaning the exterior masonry on Building 1. We further recommend replacing all damaged or deteriorated concrete block and closing any openings as a result of the demolition. If the funds permit, the west façade should be reconstructed to ideally match the fabric and style for the other historic facades along Main Street. If this façade remains, very little work on this exterior is required.

Cost
Building 1: We estimate the cost of the masonry and plaster remediation described above to be approximately $25,000 to $30,000.
Building 2: No Cost
Building 3: We estimate the cost of the masonry remediation described above to be approximately $5,000 to $15,000. If the west façade is replaced, the anticipated costs would be in the range of $18,000 to $30,000

Exterior Windows
Assessment
The existing windows appear to be original to the building. The windows, being single-pane single-hung without weatherstripping, provide little in the way of energy performance.

The storefront for Building 1 is single-pane, aluminum framing, with metal siding above. This area is not original, and was updated at some point in time in the past. The storefront is not historical, and is not energy efficient.

Recommendation
We recommend replacement of all exterior windows with new, inert gas-filled high energy performance windows. New flashing should be installed to prevent water infiltration. Depending on their condition, lintel remediation may be necessary.

Cost
We estimate the cost of the window remediation described above to be approximately
$22,000 to $25,000 for Building 1 windows, and $28,000 to $32,000 for Building 1 storefront
$0 for Building 2
$0 for Building 3

Interior Partitions / Finishes
Assessment
Very few interior partitions presently exist in the building. The interior surfaces of the exterior walls on the first floor appear to be lath and plaster covered by miscellaneous framing, paneling and shelving for Buildings 1 and 3. These surfaces appear to be in poor condition given the fact that mold is present throughout the building. The walls on the upper two floors for Building 1 are lath and plaster in fair to good condition, but may have mold undetected in concealed locations. Suspended ceilings presently cover many of the original ceiling surfaces on the first floor.

Recommendation
We recommend demolition of all existing interior walls, and ceilings and installation of new walls where required for the new use. This will serve to open the space for office build-out. We recommend the complete removal of all ceiling and wall lath and plaster, and all suspended ceilings. Selective demolition of interior partitions and finishes will prepare the building to receive new electrical power, technology, and lighting service and HVAC distribution.

Cost
Selective Demolition (Gut Interior Building 1): We estimate the cost of the interior remediation described above to be approximately $7 to $10 p.s.f., or $50,000 to 70,000 for the first floor. The anticipated cost to remove all of the interior finishes, walls and ceilings for the upper two floors would be $45,000 to $60,000.
Selective Demolition (Gut Interior Building 2): We estimate the cost of the interior remediation described above to be approximately $7 to $10 p.s.f., or $15,000 to 20,000 for the first floor.
New Buildout for the First Floor would be approximately $40 to $50 p.s.f., or $180,000 to 225,000.
New Buildout for the 2nd and 3rd Floors would be approximately $40 to $50 p.s.f., or $250,000 to 310,000.

Restroom Facilities
Assessment
A single-hole restroom is located on the first floor in the east end of one of the additions for Building 1 (men's/women's/unisex) and in Building 2 first floor, and are anticipated to be removed in the work described elsewhere. A third toilet room is located in the basement of Building 1. The existing restroom facilities are in poor condition and do not meet the code requirements for accessibility and fixture counts. There is a restroom located in each one of the eight apartments. These would be included in the selective demolition, and reconfigured in the new plan.

Recommendation
We recommend demolition of the existing second and third floor restrooms and construction of new restroom facilities on the first, second, and third floors where conducive to the new layout. If the first floor remains a Mercantile use, the occupant load would be as much as 183 people. This would require a new single-occupant, toilet room for each sex for the public, and one unisex toilet room for the employees.

Cost
We estimate the cost to construct new restrooms for the first floor to be approximately $10,000 to $12,000. The plumbing cost to construct new restrooms for the second and third floor would be included in the buildout cost below.

Stairs
Assessment
Most of the stairs are not of the correct width for egress capacity, do not have adequately sized landings, and/or are not properly rated or enclosed. An existing open stair in the center of Building 1 is in fair condition. Roof access to Building 1 is provided by a wood ladder from the third floor.

Recommendation
We recommend that a new stair serving the second and third floors be constructed over Building 2 location, as described earlier. A new exterior stair would also be constructed on the southeast corner of Building 1 to provide a second means of egress from the third floor. All egress stairs will need to be enclosed or separated with fire-rated construction. The existing open stair may remain in place, pending new floor layout and decisions relating to the addition of an elevator and associated structural requirements. New ladders should be provided for attic and roof access.

Cost
We estimate the cost of a new exterior stair described above to be approximately $8,000 to $10,000.

Elevator
Assessment
No elevator is currently present in the building.

Recommendation
Following a cursory review of the Ohio Building Code and ADA Guidelines, it does not appear that an elevator is required for the building. Although not required, we recommend the installation of an elevator for the improved use of the building and universal design. Should an elevator be desired or further found to be necessary, we recommend the elevator be located with the new stair at Building 2, so that accessibility is provided to both the second and third floors.

Cost
We estimate the cost of the elevator described above to be approximately $80,000 to $90,000.

ASSESSMENT AND RECOMMENDATIONS – STRUCTURAL

Exterior Walls
The condition of the exterior walls appears to be structurally sound. No problems with the foundations were noted.

Cost
None

Floor Framing
First floor framing is 2 x 12 lumber framing at 16" centers at spans of 16' to 18'. This allows for a 70 psf live load and up to 15 psf dead load for the first floor. This does not meet the current code requirements for first floor. For Mercantile, the live load requirement is 100 psf. For Business use, lobbies and first floor corridors are also 100 psf live load, but only 50 psf live load for office areas. For Assembly, the live load requirement is 60 psf for seating areas, but 100 psf for lobbies and other areas.

The floor joist strength for the second and third floors is a 60 psf live load and up to 15 psf dead load. This meets the requirements for a residential use. We were not able to measure the beams for these levels and cannot give you beam capacities.

Cost
Additional beams and columns to help support the first floor – approximately $10,000 to $12,000.

Roof Framing
The roof framing for Building 1 appears to be sufficient and structurally sound. Areas may require repair once the roof is replaced, as noted in the earlier section.

Cost
No cost anticipated

ASSESSMENT AND RECOMMENDATIONS – MECHANICAL / ELECTRICAL / PLUMBING

Mechanical

Description
The existing systems, as noted earlier, are far beyond their useful life, as well as likely contaminated with mold. The mechanical systems are rooftop units with ductwork at the ceilings. Since this is where the source of many of the roof leaks exist, the ductwork and associated parts of the mechanical systems are assumed to be contaminated. These systems are also inefficient and outdated, and are no longer in working order.

Recommendations
The costs to replace the systems completely would be less in terms of both initial costs, as well as life cycle costs. As a result, all new mechanical systems would be required for this building. One or two new rooftop units would serve the first floor areas, and new split systems in each of the apartments would serve the upper floors.

Cost
Typical costs for a retail type building utilizing gas fired units will be in the $7-9/square foot range. Typical costs for an office type building utilizing gas fired units will be in the $12-16/square foot range. Typical costs for a restaurant type building utilizing gas fired units will be in the $35-40/square foot range. Assuming approximately 4,500 square feet of space to be renovated, this comes $30,000 - $40,000 range for the first floor. Typical costs for the residential areas utilizing gas fired split systems will be in the $5-8/square foot range. Assuming approximately 6,200 square feet of space to be renovated, this comes $30,000 -$40,000 range for the second and third floors.

Electrical

Electric Service

Description
The electric services to this building are sufficient. Service is overhead from the ally on the east end of the property. Currently there are two overhead services to the building serving the first floor – a 3-phase, 480 volt service and a single-phase, 240 volt service. There appears to be two additional existing single-phase services for the upper two floors serving the residential use. These services were noted to be 100 amp each, fused down to 70 amps to serve the 4 apartments on each floor.

Recommendation
Main Distribution
DP&L will not permit multiple services to a single building. Discussions with DP&L would be required to determine the allowable configuration of the services. One scenario would involve maintaining the 3-phase service for Building 3, and a single-phase service for Buildings 1 & 2. The advantage to maintaining the 3-phase service would be lower heating and cooling costs, as well as lower operating costs for any other major equipment. Furthermore, 3-phase equipment tends to have lower initial costs, and lower life-cycle costs. Scenario 2 would have the primary service remain as the 3-phase service, and provide a main distribution panel with fused disconnects, for the single phase service. This will likely result in higher initial costs. The recommendation is to take advantage of the dual service in Scenario 1, maintain existing service, and extend underground to building.

Panelboards

Condition

The panelboards are in fair to poor condition. The average life expectancy of a panelboard is thirty years.

Recommendation

400 amp, 3 phase service for the first floor, but may change based upon occupant.
400 amp, single phase with individual sub meters for the apartment floors

Cost

The cost for Electrical Service and Distribution for the first floor is anticipated to be in the range of $4-$5/sf, or $18,000 to $23,000
The cost for Electrical Service and Distribution for the upper floors is anticipated to be in the range of $3-$4/sf, or $18,000 to $23,000

Fire Alarm

Description

The building has no fire alarm system. There is no sprinkler system in the building.

Recommendation

1. Provide a duct smoke detector and an audio/visual alarm in the existing heat pump. OBC requires a duct smoke detector in air supply systems with a capacity greater than 2,000 cfm.

Based on a Business or Mercantile use group, a fire alarm system is not required. A new fire alarm system may be required per the OBC. The factors in determining whether a fire alarm system is required are the Use Group, Occupant Load and whether a new sprinkler system is provided during building renovations.

Cost

Add a duct smoke detector and alarm indicator for the single HVAC unit on the top floor.
Cost: $1,500.
If required per the City of Miamisburg or the OBC, add a fire alarm system with manual pullstations and horn/strobes.
Cost: $16,000.

Emergency Power

Description

The building does not have a standby generator providing emergency power. Individual (unitary) battery units provide emergency lighting for egress where required by code. The emergency lighting units are wall mounted. Thermoplastic exit signs with battery backup are installed where required by code. Some of the exit signs have integral emergency lighting. Exit discharge emergency lighting is not installed above exterior doors per code.

Condition

The exit signs are in poor condition. The emergency lighting units are in poor condition.

Recommendation
1. Replace wall mounted emergency lighting units. The level of illuminaition shall be greater than one footcandle at the walking surface per the OBC.

2. Add exterior exit discharge lighting. OBC requires emergency lighting to illuminate the exit discharge path outside the building to a level of illumination greater than one footcandle.

3. Replace the exit signs.

Cost
Replace the emergency lights with wall mounted battery back-up emergency lighting units.
Cost: $7,500 to $9,000

Add exterior exit discharge lighting.
Cost: $1,500.

Replace exit signs.
Cost: $4,000 to $6,000

Lighting

Description
All of the lighting fixtures are beyond their life expectancy. The lighting is inefficient and outdated.
Condition
The lighting is in poor condition

Recommendation
Replace all lighting.

Cost
Replace interior lighting for the first floor is $9 - $12/sf or $35,000 to $50,000
Replace interior lighting for the second and third floor is $6 - $8/sf or $35,000 to $50,000

Telephone, Data and Communications
Description
The existing telephone, data and communications systems for the building are outdated or non-existent. These systems in the form of telephone and cable are available from the alley on the east side, and can easily be extended into the building.

Recommendation
The building needs new telephone, data and communications systems. The costs would be factored into the service as selected by the tenant. The building would be prewired to allow for both systems.

Plumbing
Description
Water service is adequate for the current use. There did not appear to be a backflow preventer on the service. Hot and cold water piping is distributed throughout to the various plumbing fixtures.

Sanitary is TBD. Sanitary and vent piping is connected to all of the fixtures in the building. The basement is dry, and ground water does not appear to be an issue.

Storm drainage from the roof is by gutter and downspouts. Most of the downspouts were disconnected and causing damage to the exterior of the building.

Gas service and meter appears to be undersized to accommodate all gas heating for the existing buildings.

Condition
Fixtures… all fixtures in the building are in poor condition and should be replaced. The restrooms are not ADA compliant will need to be redone to be in compliance. The kitchen should be demolished.

Water… all water piping should be removed and new installed to support the new occupancy. The existing service will need to be evaluated for adequacy but will probably be undersized for the building. A backflow preventer should be installed to meet current code requirements.

Sanitary… TBD and may need to be removed/replaced to support the new requirements in the building.

Storm… gutters and downspouts are in poor condition and should be replaced with new and reconnected to the underground storm line.

Recommendations
1. Remove all existing water and sanitary piping. Route new water and sanitary piping throughout.
2. Extend gas pipe to serve new equipment.
3. Replace storm gutters and downspouts and reconnect to underground storm main.

Cost
Typical costs for new plumbing for a retail store type building runs in the $4 -6/square foot range. Plumbing budget for the first floor should be in the $20,000 -30,000 range. Typical costs for new apartment building runs in the $4 -6/square foot range as well, plus $3,000 to $4,000 per apartment unit. Plumbing budget for the upper two floors should be in the $35,000 -$50,000 range.

Fire Protection

Description
From the visual inspection there are no types of fire suppression systems present in any parts of the building.

Condition
None

Recommendations
Per current code residential sprinkler systems are required for the apartment units. These systems may be served from the domestic water distribution system but from a larger perspective certain other elements of the building may be affected because of being a non-suppressed facility. Owner

should consider the installation of a full wet sprinkler system. This will involve bringing in a new fire line from the water main on the site. No fire pump is required. New line will be brought into the basement with all necessary valves and alarms.

Cost
Per current code and as minimum limited area sprinkler systems should be installed in dwelling or sleeping units. Building area is considered to be around 6,200 square feet.
Cost ……..$20,000 to $25,000

PROJECT BUDGET SUMMARY

In conjunction with the plans for corrective work, we have developed budgetary figures for executing remediation and future development of the project. The work involved for each of the items below is detailed in the "Recommendations" section of this study.

The Proposed Project Budget is as follows:

Phase I	
Abate Buildings	$ 20,000 – 34,000
Demo Buildings	40,000 – 52,000
Gut Interior	95,000 – 130,000
Subtotal Phase I	$155,000 – 216,000
Contingency (15%)	$ 23,000 – 32,000
Total	**$ 178,000 – 248,000**
Phase II	
Architectural	
New Roof	$ 40,000 – 50,000
New Egress Stair (Bldg 2)	90,000 – 100,000
New Roof/Façade (Bldg 3)	168,000 – 200,000
Exterior Repairs	30,000 – 45,000
Exterior Windows & Storefront	50,000 – 57,000
New Exterior Stair	8,000 – 10,000
White Box 1st FL. Architectural ($20-25/sf)	100,000 - $115,000
White Box 2nd 3rd FL. Architectural ($20-25/sf)	120,000 - $155,000
New Restrooms 1st FL	10,000 – 12,000
Site Improvements/clean-up	20,000 – 25,000
Structural	
Additional Floor Framing for First Floor	$ 10,000 – 12,000
Mechanical	
New Mechanical System 1st FL	$ 30,000 – 40,000
New Mechanical System 2nd/3rd FL	30,000 – 40,000
Electrical	
Reuse Existing Electric Service	$ 5,000
DP&L Aid to Construction	$10,000
New Panelboards	18,000 – 23,000
New Panelboards	18,000 – 23,000
Installation of Duct Smoke Detector and Alarm Indicator	1,500 – 2,000
Install New Emergency Lights	7,500 – 9,000
Install New Exterior Exit Discharge Lighting	1,500 – 2,000
Install New Exit Signs	4,000 – 6,000
Install New Interior Lighting (Min)	5,000
Plumbing	
New Sanitary and Water Service	$10,000 – 12,000
New Gas Service	$4,000 – 5,000
New Plumbing System (approximately $4-6/SF)	$20,000 – 30,000
New Plumbing System (approximately $4-6/SF)	35,000 – 50,000
New Fire Sprinkler System	20,000 – 25,000

Subtotal Phase II	$ 865,500 - 1,068,000
Contingency (15%)	$ 130,000 - 160,000
Total	**$ 995,500 - 1,228,000**

Phase III

Architectural

Buildout Complete 1st FL. Architectural ($20-25/sf)	100,000 - $115,000
Buildout Complete 2nd 3rd FL. Architectural ($20-25/sf)	120,000 - $155,000

Mechanical

New Mechanical System 1st FL	$ 5,000 – 8,000
New Mechanical Systems 2nd/3rd FL	3,000 – 4,000

Electrical

Install New Interior Lighting 1st FL	35,000 – 50,000
Install New Interior Lighting 2nd /3rd FL	35,000 – 50,000

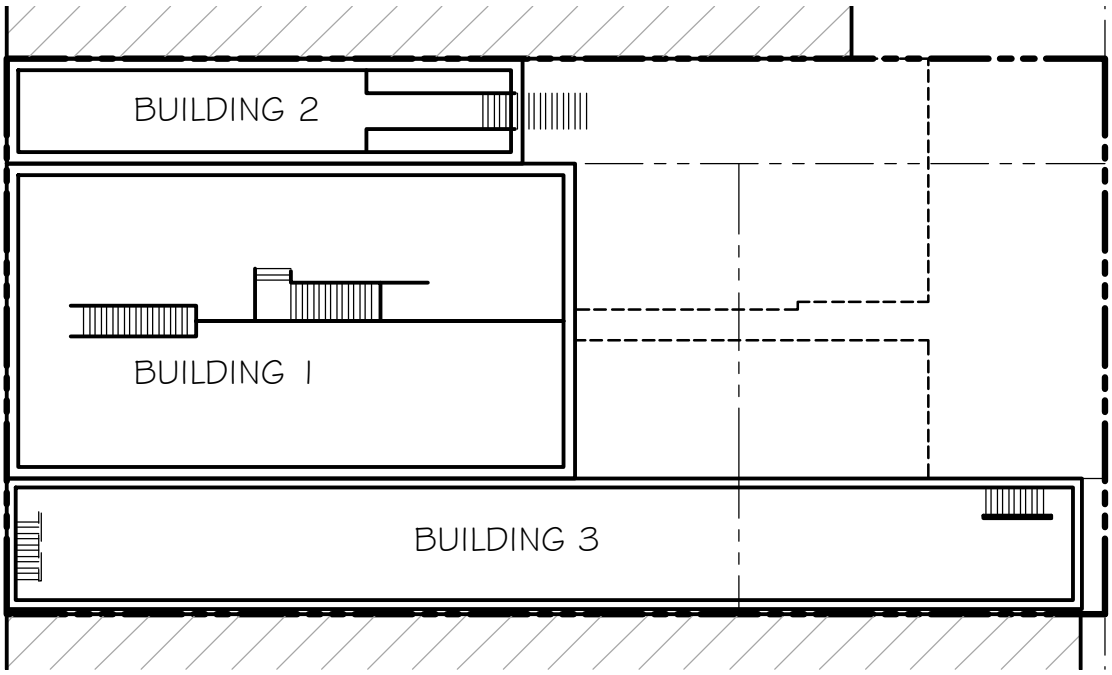
Plumbing

New Plumbing	$5,000 – 8,000
New Plumbing	7,000 – 10,000
Subtotal Phase III	$ 310,000 – 400,000
Contingency (15%)	$ 46,000 – 60,000
Total	**$ 356,000 – 460,000**

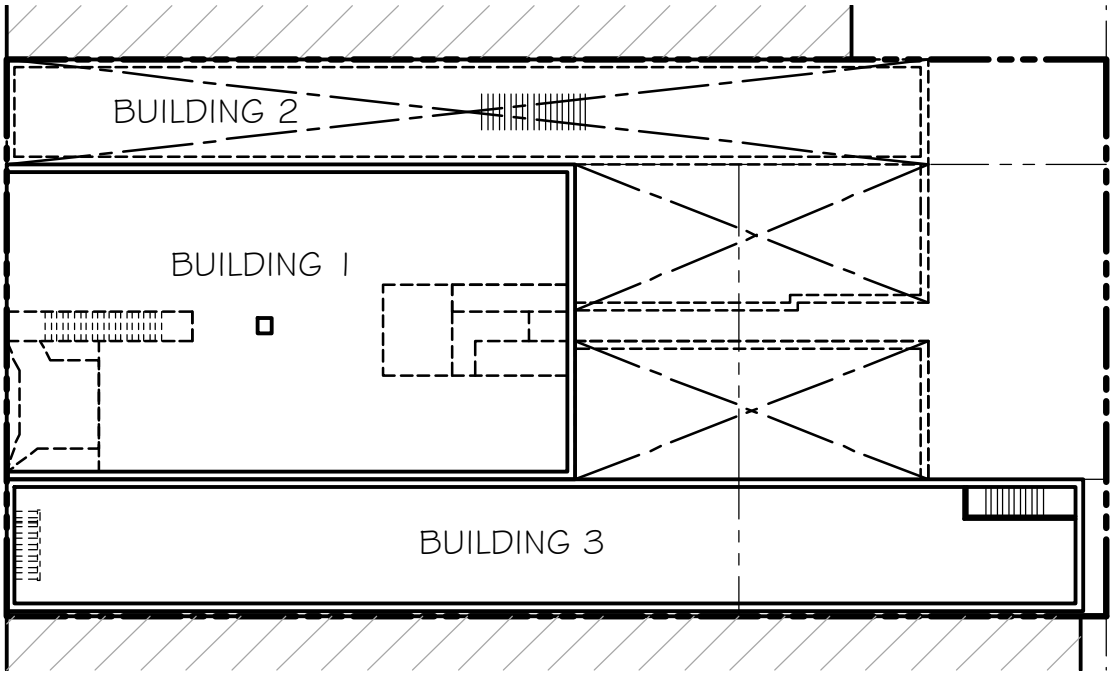
Optional Development Items

Elevator (if desired or needed)	$ 80,000 – 90,000

The combined area of all of the buildings is 11,700 sf., new and existing, but not including any basement areas. The above budget recommendation represents a total investment of approximately $128 – 160 per square foot for building renovation and site improvements, excluding optional development items listed above, initial property acquisition costs, architectural and engineering fees and Owner soft costs (permits, testing, etc.).



1 A1.1 BASEMENT PLAN - DEMO
SCALE: 1" = 25' - 0"



2 A1.1 FIRST FLOOR PLAN - DEMO
SCALE: 1" = 25' - 0"

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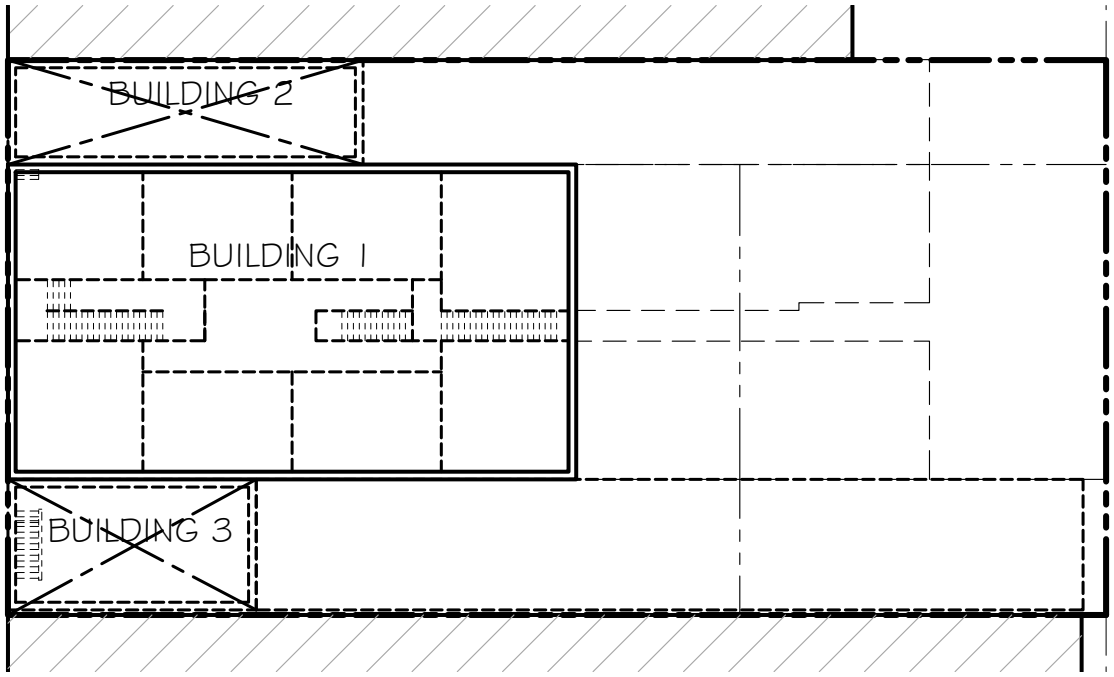
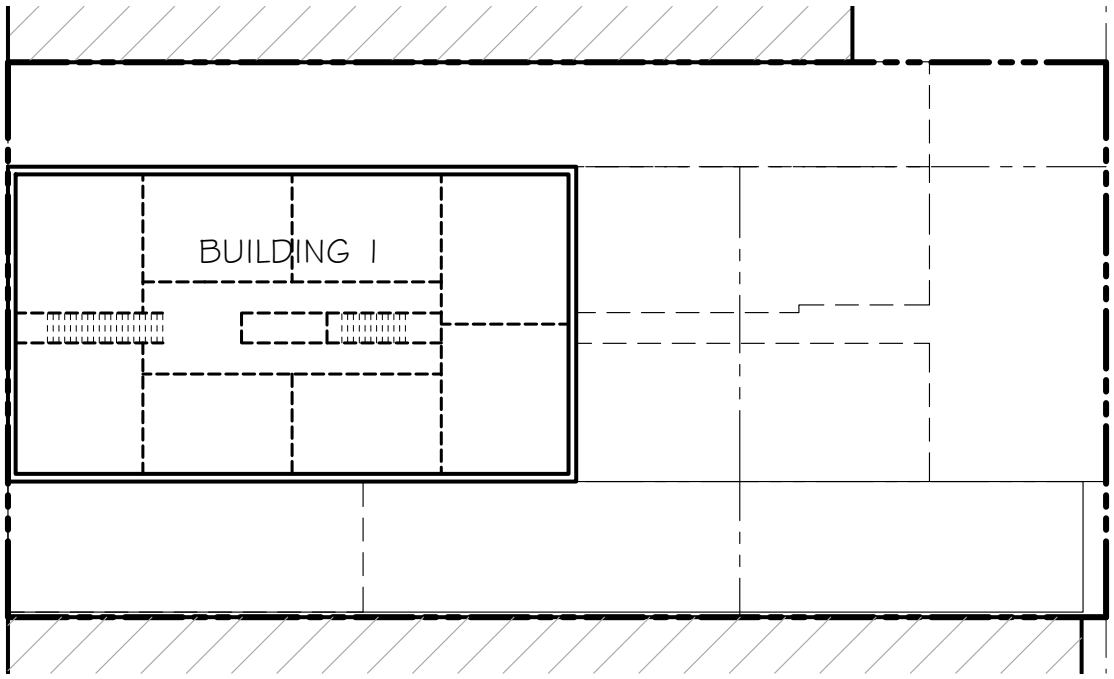


1 A1.2 SECOND FLOOR PLAN - DEMO

SCALE: 1/32" = 1' - 0"



2 A1.2 THIRD FLOOR PLAN - DEMO

SCALE: 1/32" = 1' - 0"

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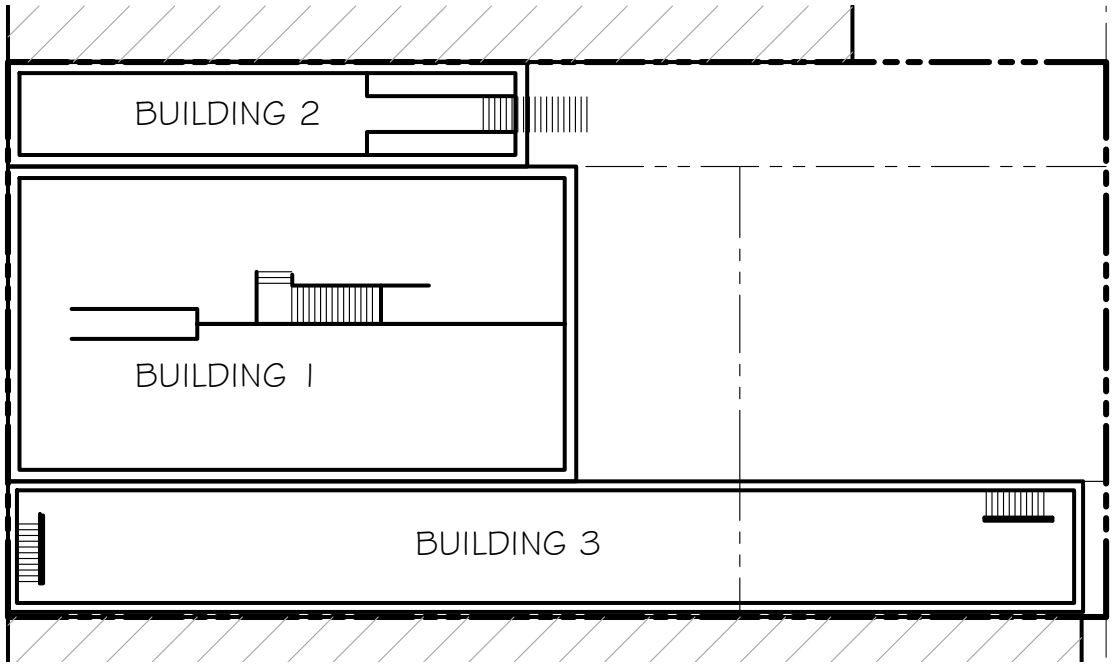
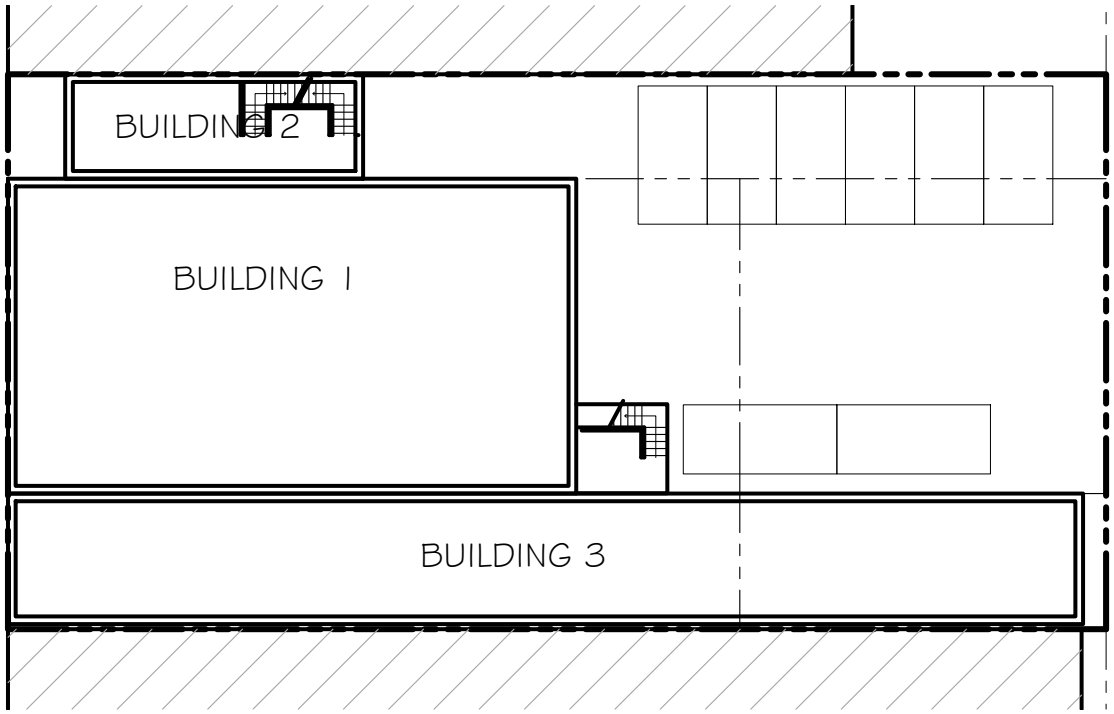


1 A2.1 BASEMENT PLAN - NEW
SCALE: 1" = 25' - 0"



2 A2.1 FIRST FLOOR PLAN - NEW
SCALE: 1" = 25' - 0"

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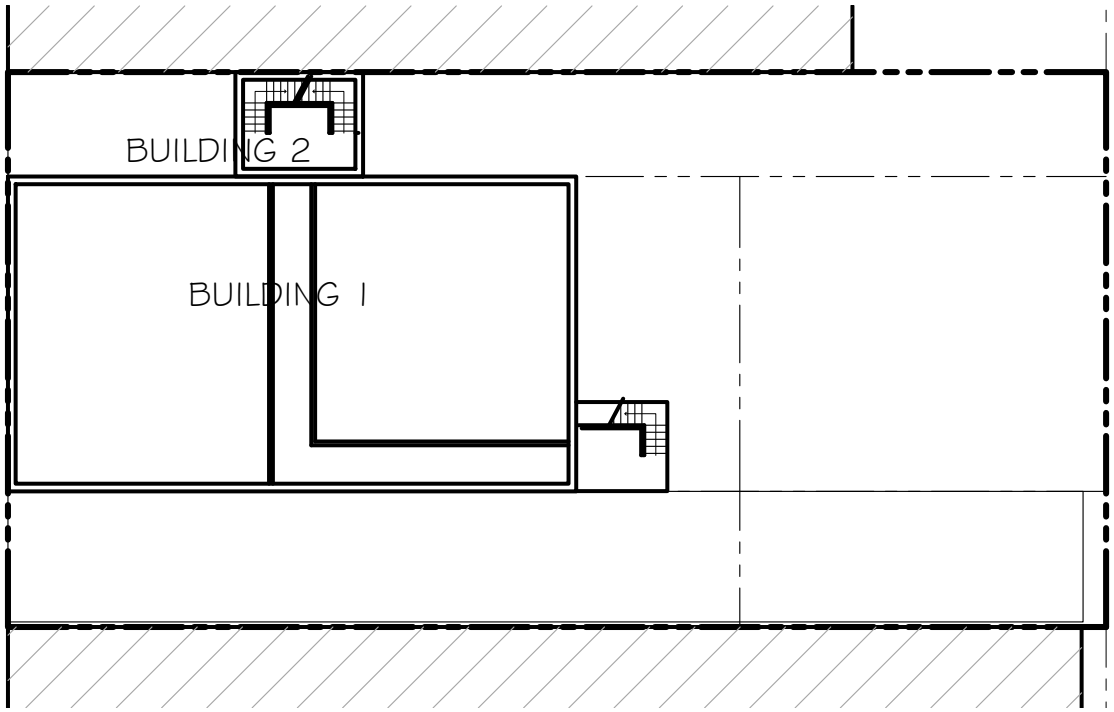
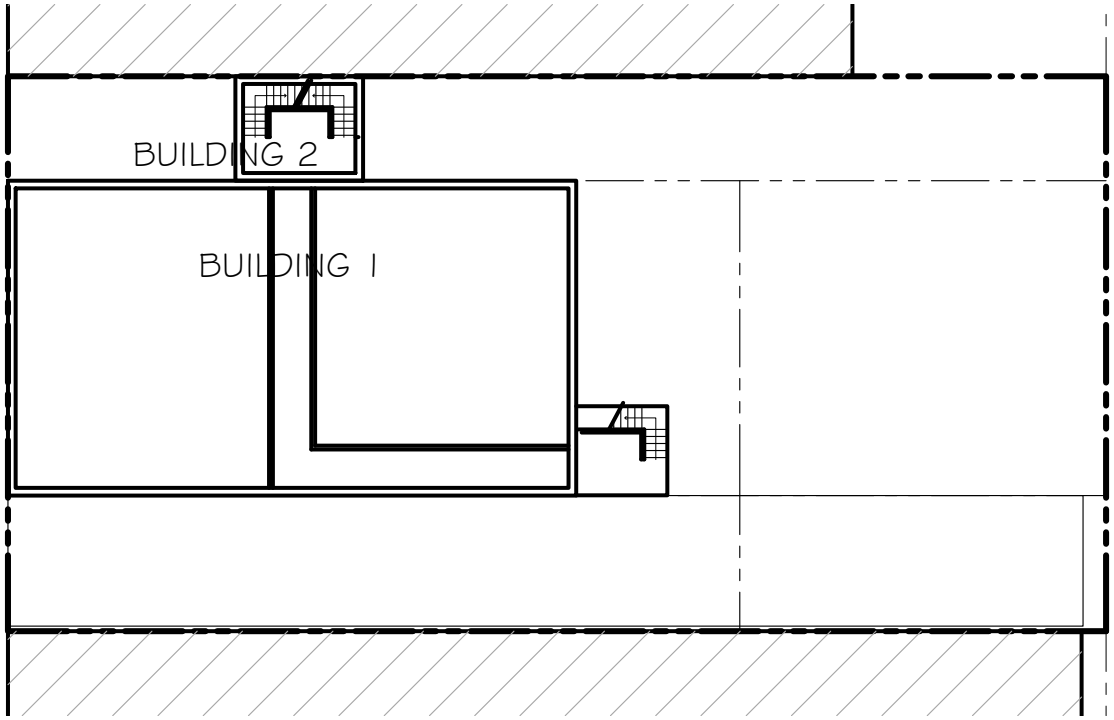


1 A2.2 SECOND FLOOR PLAN - NEW

SCALE: 1/32" = 1' - 0"



2 A2.2 THIRD FLOOR PLAN - NEW

SCALE: 1/32" = 1' - 0"

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