

BUILDING ANALYSIS REPORT

**661 Park Avenue East
Mansfield, OHio 44905**

+

**780 Park Avenue West
Mansfield, OHio 44903**

FOR

**WAYFINDERS OHIO
124 West Third Street
Mansfield, OHio 44903**

September 17, 2024

Revised: October 14, 2024



**WRIGHT
ENGINEERING**

**DAN YARD
STRUCTURAL
ENGINEERING, LLC**



INTENT

The purpose of this report is to establish a baseline for comparing the viability of renovating the subject buildings for Wayfinders Ohio to utilize as their offices and to provide services to people experiencing homelessness. The buildings included in this analysis are:

1. 661 Park Avenue East | Mansfield, OHio 44905
2. 780 Park Avenue West | Mansfield, OHio 44903

This report addresses the preliminary programmatic needs of Wayfinders, the current condition of the buildings, schematic layout of spaces, required renovations to make the buildings useable as a shelter, needed repairs and upgrades, code requirements, and probable costs for renovation of the buildings.

This report does not address furniture, equipment, nor communication needs.

DISCLAIMER

The analysis of the building and site is based on a list of desired outcomes provided by the client. The size of the spaces allocated for individual spaces is approximate and not intended to represent exact sizes or arrangements. As such the diagrams included in this report are not meant to be design concepts. They are simply programmatic studies to see if and how the required spaces could be accommodated by the building. Arrangement of the spaces and required adjacencies would need to be further discussed and implemented before a design concept could be arrived at.

Likewise, the analysis of probable costs associated with the diagrams is not a cost estimate. While it is intended to give a rough idea of what could be expected in expenditures, it should not be taken as a firm budget number. There simply are too many variables at this stage to fully and accurately estimate the cost of construction. The primary function of the analysis of probable costs is to provide a rough order of magnitude for the project. Certain assumptions are made on the part of the design professionals regarding level of finish, variations in program, layout of spaces, reuse of existing structure and systems, among other things in order to arrive at these numbers.

The required occupant load is not always commensurate with the actual number of people that would be in the room. It is, rather, a guideline for designing life safety features of that particular space.

PROJECT NARRATIVE

The need for housing and supportive services that Wayfinders provides to people experiencing homelessness has outpaced their ability to provide those services. The building currently used to provide short term housing and services from is tired, outdated, and frankly too small. There are many ways in which the current building no longer adequately serves its purpose and in some ways hinders Wayfinders ability to provide services. The size of the rooms, lack of natural light, lack of staff and administrative spaces, constant maintenance, lack of accessible features for those with mobility challenges, and density of clients are a few of the ways that the current building falls short. That being said, the proximity to downtown, other service providers, and bus routes are all positive aspects of the current building.

Two buildings have been identified as a potential new home for Wayfinders. Each building is markedly different from the other and from the current building. The need to expand is evident, while staying within a target budget of \$1.5MM.

SUMMARY OF FINDINGS

While there is no silver bullet solution, each building has its merits as well its challenges. Neither of the buildings will fit all the programmatic elements outlined in this report without an addition. However, certain concessions could be made to combine and prioritize spaces so as not require an addition.

The wish list of spaces identified in this report requires approximately 18,000 square feet of space.

661 PAE is most similar to the existing building in that is on two floors. It offers 12,500 square feet of space across those two floors. There is currently no elevator nor sprinkler system.

780 PAW offers 14,800 square feet of space all on a single floor. Many of the existing partitions could remain, but the current condition of the building would require a fair amount of put back work as renovation work was started, but never completed. The building is sprinkled throughout.

It is our opinion that 780 PAW would require more work to bring it up to a useable state again. But proffers the better location.

661 PAE is more move in ready, but would require a sprinkler system be installed and has some evidence of moisture issues that could require a larger remediation effort.

While not as ideal of a site, 661 PAE is organized in such a way to better serve as a shelter.

The following is a summary of probable costs associated with each building renovation. These numbers are based on a durable yet moderate level of finish and do not include purchase price:

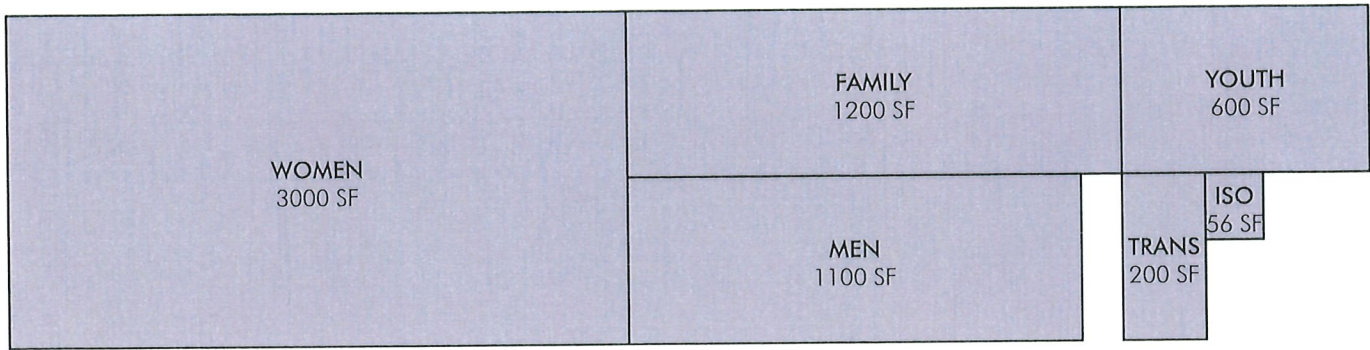
661 Park Avenue East	\$2,094,000	-	\$2,602,000
780 Park Avenue West	\$2,493,000	-	\$3,157,000

PROGRAM REQUIREMENTS

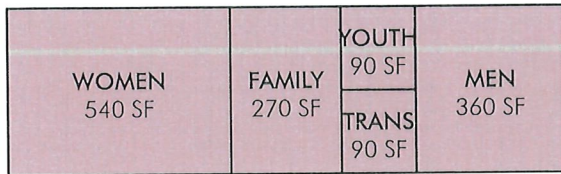
The following is a list of and graphic representations of the program requirements used as a basis for this analysis. For the most part, the size of the spaces were derived from building code requirements based on the desired capacity for each space. In some instances some assumptions were made about the size of the space and the occupant load was determined from the size of the space. The required occupant load is not always commensurate with the actual number of people served. Rather, it provides guidelines for designing life safety features for a particular space and for the building as a whole.

SPACE	OCCUPANT LOAD / # OF ROOMS	FLOOR AREA PER OCCUPANT / ROOM	AREA (SQFT)	USE GROUP	NOTES
CLIENT ROOMS	220 persons		11,285 sqft		
SLEEPING ROOMS WOMEN	60 persons	50 sqft	3,000 sqft	R-1	Currently 4 beds / room.
BATHROOMS WOMEN	6 each	90 sqft	540 sqft	R-1	1 per 10 occupants
SLEEPING ROOMS FAMILIES	12 persons	50 sqft	600 sqft	R-1	3 rooms for up to 4 family members each
BATHROOMS FAMILIES	3 each	90 sqft	270 sqft	R-1	1 per Room
SLEEPING ROOMS YOUTH	6 persons	50 sqft	300 sqft	R-1	Individual Rooms
BATHROOMS YOUTH	1 each	90 sqft	90 sqft	R-1	1 per 10 occupants
SLEEPING ROOMS TRANSGENDER	4 persons	50 sqft	200 sqft	R-1	Individual Rooms
BATHROOMS TRANSGENDER	1 each	90 sqft	90 sqft	R-1	1 per 10 occupants
SLEEPING ROOMS MEN	22 persons	50 sqft	1,100 sqft	R-1	Currently bunked in one room.
BATHROOMS MEN	4 each	90 sqft	360 sqft	R-1	1 per 10 occupants
SLEEPING ROOM ISOLATION	1 persons	50 sqft	50 sqft	R-1	Individual Room
LAUNDRY WOMEN + FAMILIES + YOUTH + TRANSGENDER	4 persons	100 sqft	400 sqft	R-1	4 sets of washers and dryers
LAUNDRY MEN	2 persons	100 sqft	200 sqft	R-1	2 set of washer and dryer
MULTI-PURPOSE + WARMING + COOLING	15 persons	15 sqft	225 sqft	R-1	Small accessory Assembly
PLAY ROOM	10 persons	20 sqft	200 sqft	R-1	
DAY ROOM	20 persons	15 sqft	300 sqft	R-1	
TRAINING ROOM	20 persons	20 sqft	400 sqft	B	
LOCKER ROOM (STORAGE ONLY)	2 persons	300 sqft	600 sqft	S-1	For clients to secure personal effects.
LIBRARY / COMPUTER	10 persons	20 sqft	200 sqft	B	

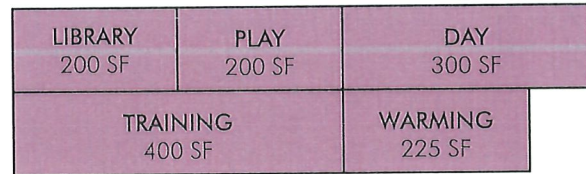
SPACE	OCCUPANT LOAD / # OF ROOMS	FLOOR AREA PER OCCUPANT / ROOM	AREA (SQFT)	USE GROUP	NOTES
KITCHEN	6 persons	200 sqft	1,200 sqft	B	
PANTRY	2 persons	300 sqft	600 sqft	S-1	
DINING ROOM	24 persons	15 sqft	360 sqft	B	
STAFF	40 persons		1,710 sqft		
OFFICE MILES	1 persons	150 sqft	150 sqft	B	
OFFICE ANDREW	1 persons	150 sqft	150 sqft	B	
OFFICE AMBER	1 persons	150 sqft	150 sqft	B	
OFFICE JADE	1 persons	150 sqft	150 sqft	B	
OFFICE DJ	1 persons	150 sqft	150 sqft	B	
OFFICE	1 persons	150 sqft	150 sqft	B	
BREAK ROOM	6 persons	50 sqft	300 sqft	B	
MEETING ROOM	4 persons	15 sqft	60 sqft	B	
CONFERENCE ROOM	12 persons	15 sqft	180 sqft	B	
RECEPTION	2 persons	100 sqft	200 sqft	B	
LOBBY	10 persons	7 sqft	70 sqft	B	
UTILITY	5 persons		1,500 sqft		
ELECTRICAL ROOM	1 persons	300 sqft	300 sqft	B	
MECHANICAL ROOM	1 persons	300 sqft	300 sqft	B	
CUSTODIAL	1 persons	300 sqft	300 sqft	B	
STORAGE SUPPLIES	2 persons	300 sqft	600 sqft	B	
SUBTOTAL:	265 persons		14,495 sqft		
CIRCULATION SPACE:			3,624 sqft		
TOTALS:	265 person		18,119 sqft		
OUTDOOR					
PLAYGROUND			0 sqft	A-5	
BASKETBALL			0 sqft	A-5	
ACTIVITY SPACE			0 sqft	A-5	
STAFF SMOKING			0 sqft	B	
CLIENT SMOKING			0 sqft	B	



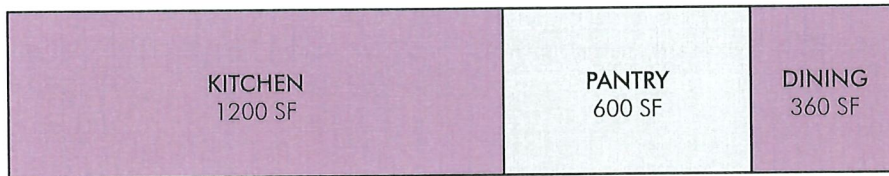
SLEEPING ROOMS



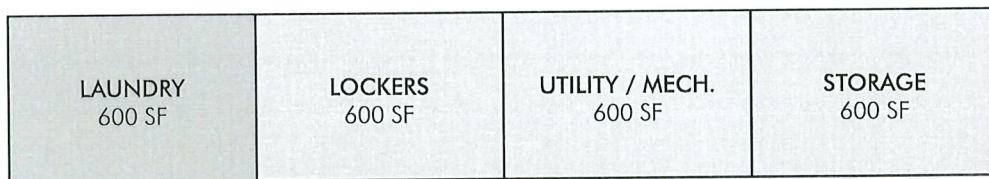
BATHROOMS



COMMON USE SPACES



KITCHEN



UTILITY / STORAGE

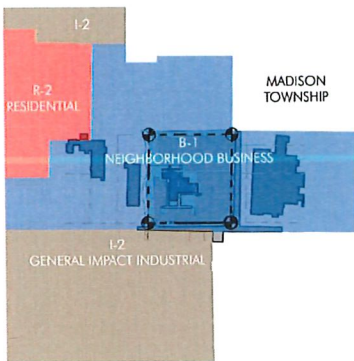


ADMINISTRATIVE

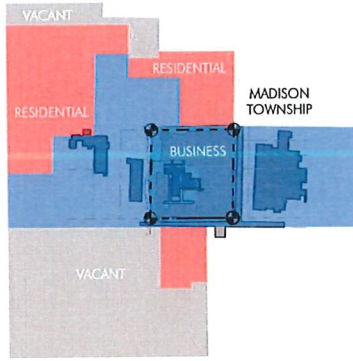
661 PARK AVENUE EAST

ZONING + SITE

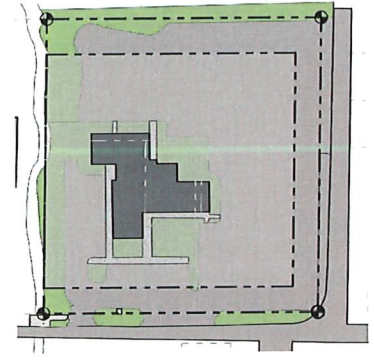
661 Park Avenue East is located in a B-1 Neighborhood Business district and is bordered on three sides by B-1 zoning with I-2 General Impact Industrial zoning district bordering the south property line. Per the Mansfield City Zoning official, a shelter would be considered Multi-Family for zoning purposes. Multi-Family is an allowed use in B-1 districts. The existing building fits neatly within the required setbacks and ample parking is available on site to meet the zoning requirements.



ZONING DISTRICTS

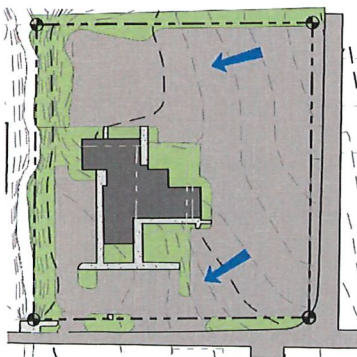


LAND USE

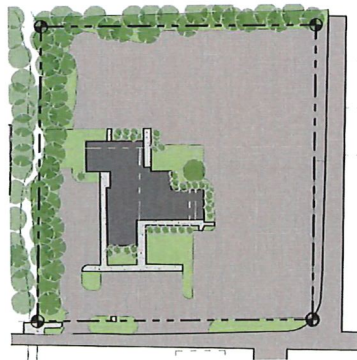


BUILDABLE AREA

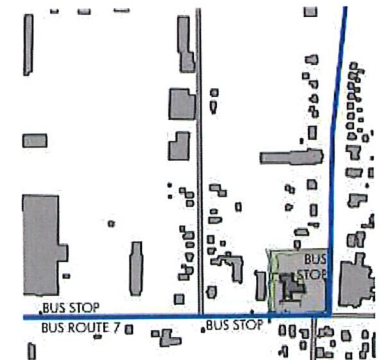
The site is primarily asphalt paving at the level of the second floor. There is a severe grade change across the front and west side of the building with a lower parking lot serving the first floor. There is a little green space, but this is primarily on a slope leaving not much space for outdoor activities. It would be recommended that some of the asphalt be removed in favor of green space and maybe some trees.



TOPOGRAPHY



LANDSCAPING + VEGETATION



BUS ROUTE AND STOPS

Public transit services the site via RCT route number 7 (Wayne Street). There is a signed bus stop located at Catholic Charities that would serve the building. However, the busses can be flagged down between stops as well. The bus runs every hour from 7a til 5p weekdays.

Located on the edge of town, 661 PAE feels remote and removed from the services and amenities that Wayfinder's clients require. Richland County does own the building next door which houses the Sheriff and the Emergency Management Agency. But does not house any services for the clients of Wayfinders. Catholic Charities is down the street and could provide some services and assistance to clients.

ARCHITECTURAL

661 is organized in pods that make it ideal in terms of layout for providing staff respite from client interaction as well as maintaining separation of the various populations served. The building is in generally good condition and could be used with minimal reconfiguration of the rooms. However, there is evidence of mold growth on some of the exterior walls. Whether this is simply from sitting vacant for a few years or indicative of a larger water infiltration problem is not within the scope of this report to determine, but is certainly something to take into consideration. There is signs of roof leaking and damage to interior from said leak. The leak does appear to have been addressed at some point, but the damage not repaired.

The use of the building as a shelter would constitute a change of use from the previous use as medical offices. As such the building would need to be brought up to current code requirements including addressing accessibility issues and installing a sprinkler system. While both floors of the building are currently accessible from the site, they are not accessible from each other. Given the site accessibility and the separation of uses, we see no reason that an elevator would be required. The primary accessibility issue would be making sure all the bathrooms and sleeping rooms are configured to be accessible.

Use as a shelter makes would not significantly change the occupant load of the building and the current configuration of exits are adequate for the new use with little to no rework.



STRUCTURAL

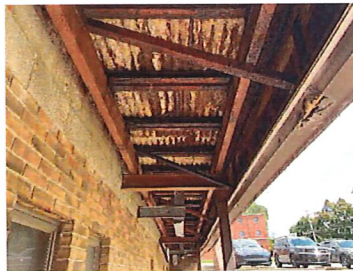
The second floor system consists of steel joists bearing on masonry walls with a concrete slab. The floor system is adequate to carry the live loads of the new use group.

The exterior brick façade was in very good condition with a few cracks visible. These cracks would need to be addressed to prevent further deterioration. Also the exterior brick walls used as handrails for the exterior concrete stairs will need to be rebuilt to repair damage from the weather (i.e. moisture and freeze/thaw cycles).

The elevated walkway along the front of the building was structurally in poor condition. The floor joists had the top cord extensions supporting the exterior concrete deck and guard wall system. The joists extensions were not treated to be in an exterior environment and therefore had deteriorated considerably. Additional steel framing was added to prop up the concrete deck. The steel was also not treated to be in an exterior environment.

It could not be determined how far the deterioration had extended along the top chord of the joists. Masonry would have to be removed to determine if the deterioration of the compromised joists has extended to the bearing required for the floor system.

The present walkway structure should be removed and a new system designed and installed if this access to the building is to be maintained.



PLUMBING SYSTEMS

Summary

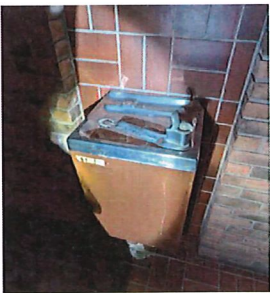
The plumbing systems in the facility are outdated, yet they appear to be operational in most cases. The fixtures on the lower level require thorough testing and cleaning, as they do not appear to have been used during the previous tenant's occupancy. Deficient fixtures should be replaced with equivalent units, while the sinks in the examination rooms may be removed as part of the proposed renovations. The existing domestic water heaters also appear to be in satisfactory condition and could be reused after a thorough review and testing.

The kitchen areas may require additional specialized plumbing equipment, which could include new domestic water heaters, grease waste systems, or upsized natural gas systems, depending on the installed kitchen equipment.

Existing Conditions

The plumbing systems at 661 Park Avenue East consist of the following components:

- I. Fixtures
 - A. Plumbing fixtures have remained unused while the building has been sitting vacant. The fixtures appeared to be in good condition on the upper-level. The lower-level fixtures appear to have been unused for an extended period and will require additional maintenance to restore them to an operational level. Some of the lower-level fixtures may need to be replaced based on our observations.
 1. Toilets are tank type in each restroom.
 2. Lavatories are wall mounted type in each restroom.
 3. Counter-mounted, drop-in stainless steel sinks are installed in each exam room.
 - B. The drinking fountains are outdated, and we recommend replacement.



DRINKING FOUNTAIN



UPPER LEVEL FIXTURES



LOWER-LEVEL FIXTURES

II. Domestic Water

- A. The building is supplied by a 1" water main that enters through the lower-level mechanical room. A new water meter appears to have been installed but never used. This size should be sufficient for the intended use.



WATER ENTRY AND METER

- B. Two domestic water heaters are located in the same mechanical room as the water entry.
1. One 120-gallon gas-fired tank and one 80-gallon electric water heater are connected to the same domestic hot water system. Both appear to be in decent condition and could remain.
 - a. Based on the electric unit's serial number, it appears to be from 2018. There is no visible manufacturer tag on the gas-fired unit.



WATER HEATERS

III. Natural Gas

- A. A 2" natural gas main is extended to a meter and regulator located on the southwest side of the building. A 1 1/2" line is extended into the building to serve the furnaces and the domestic water heater. Some of the rooms also had gas turrets that appeared to be connected to the natural gas system that will be removed.
- B. The capacity of the gas main will need to be verified after the gas-fired kitchen equipment loads are verified (if applicable).



GAS ENTRY WITH METER
AND REGULATOR



GAS TURRET

IV. Sanitary

- A. The sanitary system has been sitting stagnant for a few years. The sanitary, storm, and roof drain systems throughout the building will need to be thoroughly tested, and any damaged piping or connections will need to be replaced as necessary.

During our evaluation of the existing HVAC systems, we identified the following issues:

I. Plumbing

- A. The fixtures we observed were outdated, yet they appeared to be operational. Lower-level fixtures will need to be cleaned, tested, and inspected, as they appeared to be unused during the previous tenant's occupancy.
- B. The current facility is not equipped with a sprinkler system. The future use and fire protection requirements must be reviewed to determine whether fire protection sprinkler systems need to be installed throughout the facility. It is currently anticipated that fire protection will be required in accordance with the code.
 - 1. If required, a new fire protection water main and the associated sprinkler piping will be installed throughout the facility.
 - a. Coordination with the Authority Having Jurisdiction (AHJ) will be necessary if the existing water main is to be replaced and upsized, or if a separate fire protection main is to be installed solely for fire protection purposes.
 - 2. The ceiling plenum appears to have sufficient space to accommodate the routing of new sprinkler piping for extension throughout the building.

Recommended Improvements

Wright Engineering recommends the following improvements to the plumbing and fire protection systems:

Plumbing and Fire Protection

- I. Review the existing plumbing fixtures and domestic water heaters throughout the building. Replace any deficient fixtures with equivalent units.
- II. New showers (15 total) are to be installed under the proposed plan, the existing domestic hot water system and equipment will most likely need to be upsized. The domestic water system and main service size will also need to be reviewed.
- III. Depending on the usage of kitchen spaces a new domestic water heater and sanitary grease waste systems may be required to accommodate new kitchen equipment and fixtures.
 - A. The existing gas main sizing will need to be reviewed if gas equipment is to be installed.
- IV. For any future fit-out, it is anticipated that a sprinkler system will be necessary for the building in this use case. This will require extending a new water main from the street and installing new sprinkler piping throughout the building.

HVAC

Summary

The current heating, ventilation, and air conditioning (HVAC) system comprises six (6) gas-fired furnaces, each paired with outdoor refrigerant condensing units and cooling coils. These units accommodate six (6) individual tenant areas across two levels. Two (2) of the units, dating back to 1982, are likely original to the building and have exceeded their serviceable life. The other four (4) units have been replaced over time, with most being installed in the mid-2000s, as indicated by the unit tags. It is recommended that the two (2) older units be replaced during any building updates, while the four (4) newer units may remain after a thorough review and testing. The existing ductwork appears to be in good condition and could be reused and modified to meet the new space requirements.

The exhaust fans serving the restrooms should be replaced. While most of them appeared to be functional, they are well beyond their operational life expectancy. The grilles and diffusers throughout the building appeared to be functional and could potentially be reused. However, some fixtures on the lower level were dirty and showed visible signs of corrosion; therefore, we recommend replacing these fixtures to ensure a clean appearance following the renovations.

Existing Conditions

The HVAC systems of the 661 Park Avenue East building consist of the following components:

I. General HVAC

- A. The building is equipped with six gas-fired furnace systems, each accompanied by its own condensing unit. The furnace units range in age, with two (2) original units dating back to 1982 (as indicated by the serial number) and four (4) newer replacements installed in the mid-2000s.
 - 1. The newer units are tied into the existing ductwork that serves the spaces, with only rework within the mechanical room to accommodate the revised unit configuration.
 - 2. Each unit is equipped with an exhaust flue that extends UTR and an 8" outdoor air connection to the return air for ventilation requirements.
 - 3. We recommend replacing the original furnace units as they have exceeded their serviceable life. The newer units, manufactured between 2004 and 2007, have surpassed their serviceable life; however, they appear to be in good condition. These may remain in place for any current renovations but may require replacement within the next five years, depending on their age and condition.



NEWER FURNACE



ORIGINAL FURNACE

- B. The units are currently configured to serve six (6) separate tenant spaces, with three (3) units located on the upper level and three (3) units situated on the lower level.
 - 1. The associated supply and return ductwork appeared to be in good condition and could potentially be reused, depending on the final architectural layouts.
 - 2. The supply and return grilles appeared dirty, with some instances of corrosion observed on the lower level. These fixtures could be reused; however, we recommend replacing the deficient fixtures with any update to the ceiling grid.
- C. All condensing units are installed at ground level around the building near the mechanical room locations. The building is set into a sloped area, with the entrance and grade on the north side at the upper level, while the entrance and grade on the south side are at the lower level.
 - 1. None of the condensing units (CU) appeared to be original to their corresponding indoor units. It is assumed that the condensate units were replaced when they failed or when the associated indoor unit furnace was replaced.

2. The units appear to be from the mid-2000s, similar to the newer furnace systems. They may remain for the newer systems; however, we recommend replacing the units associated with the older furnaces if they are being replaced.
3. We would anticipate a lifespan of 15 to 20 years for residential condensing units such as these, so most are approaching or have exceeded their expected service life.



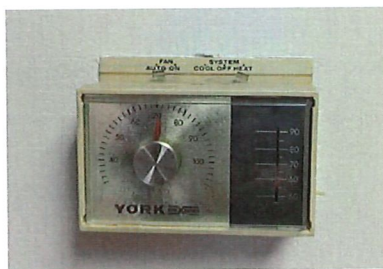
CONDENSING UNITS ON SOUTH SIDE

D. Restroom Exhaust

1. Each restroom is equipped with an individual exhaust fan that is interlocked with the lighting. Most of the exhaust fans appeared to be operational.
 - a. The units appear to have exceeded their serviceable life, and we recommend replacement.

II. Temperature Controls

- A. Each furnace unit appeared to be controlled by a basic wall-mounted thermostat. Some had newer scheduling capabilities, while others appeared to be the original, basic models.



OLD THERMOSTAT



NEW THERMOSTAT

- B. No BAS (Building Automation System) or more advanced HVAC controls appeared to be present in the building.

During our evaluation of the existing HVAC systems, we identified the following issues:

- I. Most of the HVAC equipment has exceeded its serviceable life and should be replaced if the budget permits. Due to the vacant time of the facility, all systems should be tested if any equipment is planned to remain and be reused.
 - A. The two (2) older furnace units are highly recommended for replacement, while the four (4) remaining furnaces and condensing units could remain if deemed operational after testing.
 - B. Exhaust fans in the restrooms have exceeded their serviceable life and, in some cases, are in poor condition.
 - C. Thermostats consisted of a combination of various controllers, both old and newer.

Recommended Improvements

Wright Engineering recommends the following mechanical system improvements:

- I. Much of the HVAC equipment has surpassed its serviceable life, and we recommend replacing any of the original equipment in the building. This includes the following work:
 - A. The replacement of the two (2) furnace units, along with their associated conditioning units, which appear to be original from 1982.
 - B. Replacement of the ceiling-mounted exhaust fans in each restroom.
 - C. Testing of all furnace and condensing units that will be reused to ensure proper operation and to facilitate their reuse following an extended building vacancy.
- II. Existing ductwork systems may remain if the floor plan remains similar; however, it is recommended to install new grilles and diffusers for the supply and return air systems, replacing any dirty or corroded fixtures.
- III. Depending on the requirements of the proposed kitchen spaces, new hoods or exhaust systems will be necessary. If the hood capacity is sufficiently high, new makeup air systems may be necessary to maintain neutral pressure in the areas.
- IV. The proposed locker room areas will also require additional exhaust systems to meet code requirements.

ELECTRICAL

Summary

The existing electrical systems are past useful life and will generally need to be upgraded to modernize the building. Select components may be reused if deemed adequate during design. There are opportunities within the electrical system to increase equipment safety and reliability, building aesthetics, building security, and increase energy efficiency.

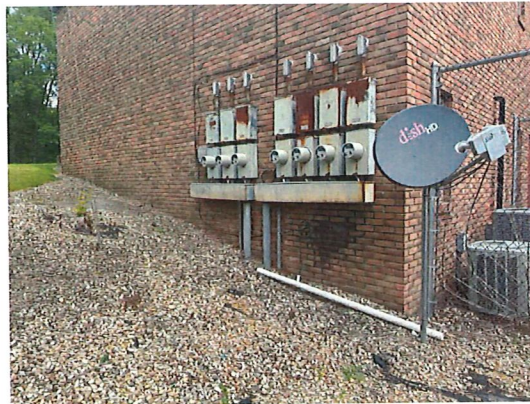
Existing Conditions

Electrical Service and Panels:

The electrical service is currently comprised of a 150KVA, 208/120V, 3Ø 4W pole mounted service transformer located to the West of the facility. The transformer feeds two (2) wireway troughs that serve seven (7) total meters. Each meter serves a separate tenant space and a house panel. The existing wireway and meter arrangement is in poor condition with rusting on several components. The panelboards throughout the facility appear to be in adequate condition. Replacement of individual panelboards may be necessary based on capacity needed at each location and quantity of breakers.



SERVICIE TRANSFORMER



METER CENTER



SAMPLE PANELBOARD

Lighting, Emergency Lighting and Exit Lighting:

The majority of the indoor light fixtures are fluorescent type fixtures and will need to be replaced to comply with current energy codes. Exterior lighting is minimal and does not meet code for egress lighting. The existing exit and emergency egress lighting fixtures should be replaced to comply with current codes.

Lighting Controls System:

The existing lighting controls consist of individual light switches with no automatic means of control to comply with current energy codes.

Fire Alarm System:

An existing Simplex fire alarm system is located on the lower floor. The panel has been mostly disassembled and needs to be replaced.



EXISTING FIRE ALARM SYSTEM

Misc. Electrical Devices:

There are existing receptacles throughout the facility, however many locations are likely not adequate for a revised layout.

Voice/Data System:

Communications equipment throughout the facility is obsolete and would require replacement of equipment.

Recommended Improvements**Electrical Service and Panels:**

We recommend the following improvements to the electrical service:

- I. The existing utility transformer is adequately sized to support the facility. Considering the condition of the service equipment we recommend replacing the main service meter center with a new 600A, 208/120V, 3Ø panelboard. This would also reduce the fixed utility cost associated with having multiple meters.
- II. Branch circuit panelboards shall be replaced as deemed necessary to increase capacity or breaker space availability as deemed necessary. In general the location of the branch circuit panelboards appears to be adequate.

Lighting, Emergency Lighting and Exit Lighting:

We recommend the following lighting improvements:

- I. Install LED type light fixtures throughout all spaces.
- II. Install LED exit and emergency egress light fixtures as required and replace the existing fixtures with new battery back up units with self diagnostic capability.
- III. Install exterior building mounted lighting for security purposes and at all egress doors.

Lighting Controls:

We recommend the following lighting improvements:

- I. Install individual spaces with occupancy sensors and dimming controls.
- II. Installing lighting control panels to control the common space lighting. The lighting can then be controlled via timeclock, pushbuttons, motion sensors, or a combination of the preceding control methods.

Fire Alarm System:

We recommend installing a new addressable fire alarm system to support the facility. Notification and initiation devices would be installed throughout to meet current building and fire codes.

Misc. Electrical Devices:

We recommend receptacles be placed as necessary to accommodate equipment and convenience receptacles throughout.

Voice/Data System:

We recommend creating an MDF closet for the main IT equipment and IDF closets on the other floor for distribution. Voice/data outlets would be installed in the spaces as necessary and cabling routed to the floor IDF closet.

FIRE SUPPRESSION

Summary

Currently, the building lacks a fire protection system, and the water main supplying the facility is inadequately sized to support one in the future. Given the proposed occupancy, a sprinkler system will likely be required. Therefore, a new water main must be installed from the street, appropriately sized to accommodate the fire protection load, along with new sprinkler piping and sprinkler heads installed throughout both levels of the building.

STATEMENT OF PROBABLE COSTS

	TOTALS:	\$2,094,000	\$2,602,000
Architectural		\$652,000	\$1,047,000
Plumbing		\$258,000	\$258,000
HVAC		\$172,000	\$172,000
Electrical		\$512,000	\$512,000
Fire Suppression		\$120,000	\$120,000
Site Work		\$34,000	\$43,000
Soft Costs		\$252,000	\$308,000
Furnishings and Equipment		\$94,000	\$142,000