CAMPBELL SPELLICY
ENGINEERING

1489 SW 74th Drive, Gainesville, FL 32607
8875 Hidden River Pkwy, Suite 300, Tampa, FL 33637
352-372-6967
www.campbellspellicy.com

July 2, 2024

Mr. Mick Richmond
President
Brame Heck Architects
m.richmond@brameheck.com

RE: Sunrise Residence Inn Due Diligence Report
CSEI Project No. 24038

Dear Mr. Richmond,

Campbell Spellicy Engineering, Inc. (CSEI) was commissioned to perform a due diligence investigation, survey, and report of the Sunrise Residence Inn property located at 2105 SW 14th St. Gainesville, FL. The objective of this assessment was to evaluate the current condition of the buildings, with a focus on identifying existing Code deficiencies and providing recommendations based on safety and best practices to provide Alachua County with guidance as they look to purchase this property for conversion for use as transient housing.

On June 6 and June 7, 2024, a thorough site visit was conducted by Jose Alzate and Hunter Kastensmidt of CSEI. The inspection included nearly all accessible spaces, with particular attention paid to identifying any issues or deficiencies that could impact the property's functionality and compliance with relevant standards. Due to the lack of as-built documentation, this report is based solely on the observations made during the site visit. The property consists of two individual structures located across SW 14th St from each other.

The interior lighting of the units was found to be adequate. The units had standard construction ceiling-mounted residential fixtures, all of which were functioning properly, with no missing or faulty covers. No additional lighting was required for any interior rooms. However, the exterior lighting presented several concerns. The existing bulb-style fixtures appeared outdated and were not vandal-resistant. Due to the daylight conditions during the survey, a full evaluation of exterior lighting functionality was not possible. However, it was evident that there were no parking lot pole lights, and the lighting in the parking lot and exterior stairways was insufficient for safety and security.

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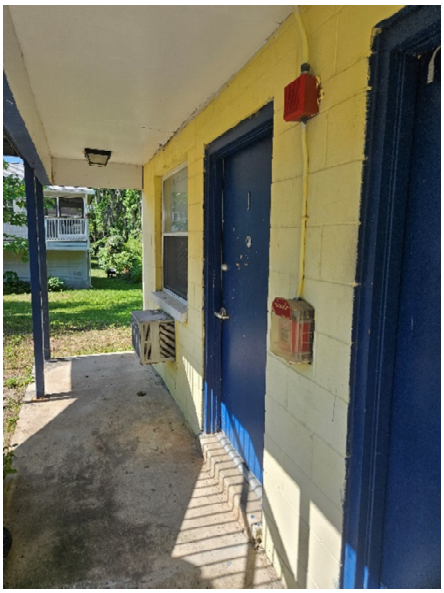

Figure 1: Typical exterior lighting fixture and fire alarm peripheral devices.

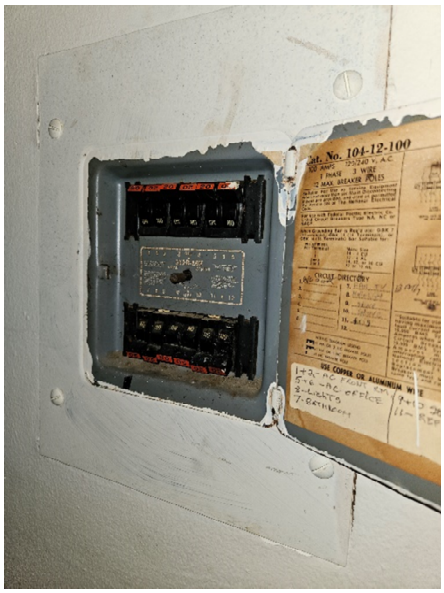

Figure 2: Typical unit electrical panel.

The electrical system for both buildings is identified as 120/240V single phase. Two parallel overhead conductors feed into the exterior of each building through two safety disconnects. Each building has a newer type of electrical meter, but there are no individual meters for tenants. The main distribution panels showed no signs of corrosion, overheating, or poor connections. Each typical unit has a 100A, 120/240V electrical panel located in the kitchenette area. These panels do not have main circuit breakers, indicating that main overcurrent protection is provided upstream at the main panel. The interior panels are equipped with outdated breakers, raising concerns due to the unavailability of replacement parts. Some panels were missing covers, although no exposed wiring was observed. It is important to note that old circuit breakers have a significantly higher failure rate, with some failing to trip between 25% to 65% of the time under fault conditions, posing a considerable fire hazard. We strongly recommend replacing all interior electrical panels.

The property is equipped with an outdated 4004 fire alarm control panel. The functionality of individual devices could not be confirmed, but the system's age and the unavailability of replacement parts warrant concern. The design and layout of fire alarm devices appeared code-compliant, with pull stations, smoke detectors, and notification devices appropriately located. We recommend replacing the outdated fire alarm control panel and devices, potentially reusing existing pathways for the new system. No records of regular maintenance or recent inspections for the fire alarm system were found.

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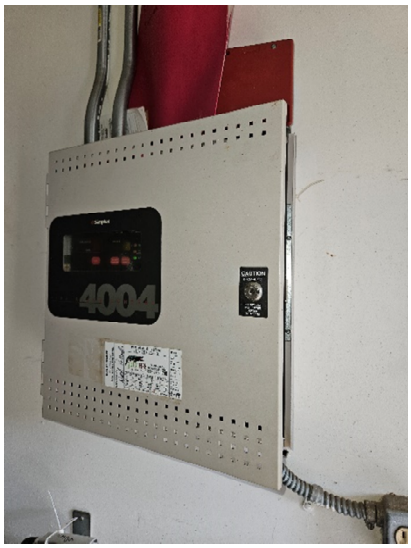

Figure 3: Cover of obsolete Fire Alarm Control Panel.

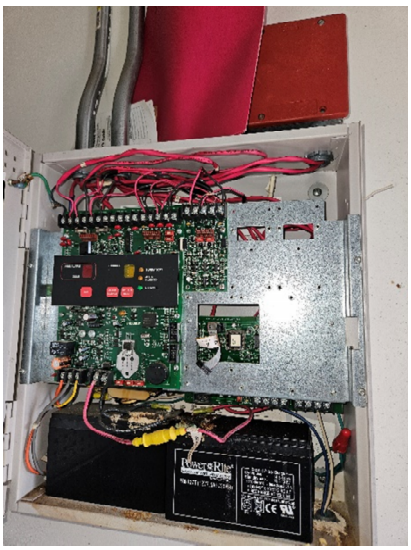

Figure 4: Interior of obsolete Fire Alarm Control Panel.

Each unit is conditioned by a packaged through-the-wall air conditioner (PTAC) located on the front wall near the entry door. During our site survey, we observed that some of the units were damaged and most of them were in poor condition. While the functionality of each unit was not fully tested, these air conditioners were observed to be nearing end-of-life. To reduce future maintenance issues, make provisions for condensate drainage, and improve occupant comfort, we recommend replacing each of the air conditioners with new.

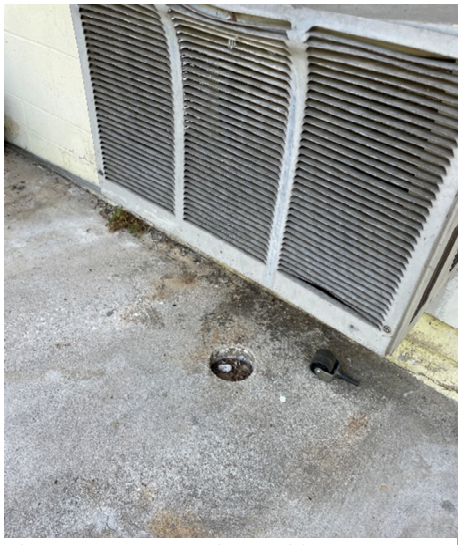

Figure 2: Damaged air conditioner and condensate dry well

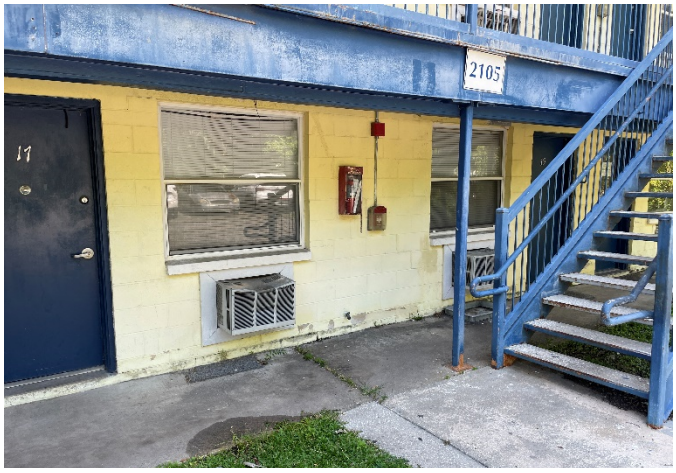

Figure 3: Damaged air conditioner

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When the buildings were first constructed, the wall air conditioners were provided with condensate piping from the drain pan. On the first floor, the piping was routed to a dry well in the concrete walkway. On the second floor, the piping was routed through the balcony, down the balcony supports, and drained to grade. Since then, the piping has been disconnected from each of the air conditioners, allowing the drain pan to overflow onto the concrete walkway. This has led to algae growth on the walkway and could pose a potential slip hazard without correction. The condensate overflow has also caused corrosion on the steel structural components of the second-floor balcony. We recommend providing new condensate piping and restoring the original drainage path for each of the air conditioners.

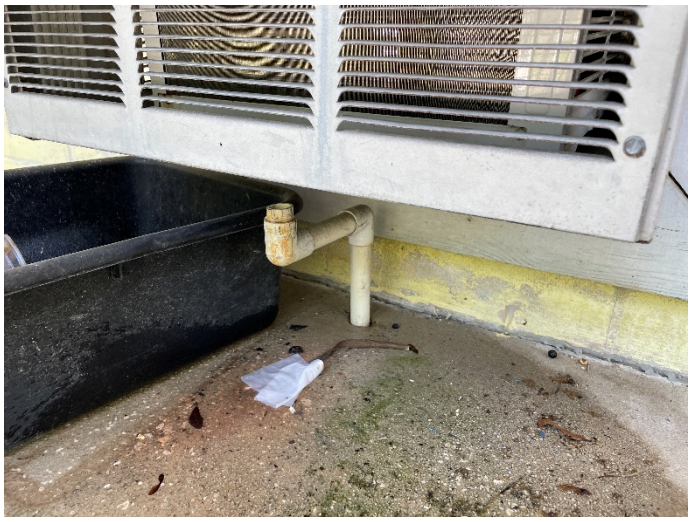

Figure 3: Disconnected condensate drain

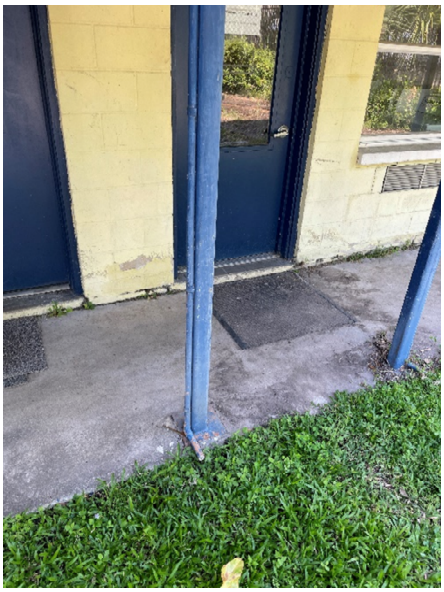

Figure 5: Condensate piping routed down support to grade

The domestic cold-water piping for the east building is surface mounted on the outside of the east exterior wall. The piping is insulated and protected by a metal shroud. In various locations the shroud is damaged, separating from the building, or experiencing corrosion. Where the shroud is pulling away from the building, light is contacting the piping insulation which is causing degradation of the insulation material. To prevent future damage and reduce the amount of exposed piping, we recommend removing the surface mounted piping and shroud back to the main piping at the northeast corner of the building, routing the piping underground along the north side of the building, and rising along the exterior wall to reconnect to each penetration. At a minimum, the damaged shroud and piping insulation should be repaired or replaced.

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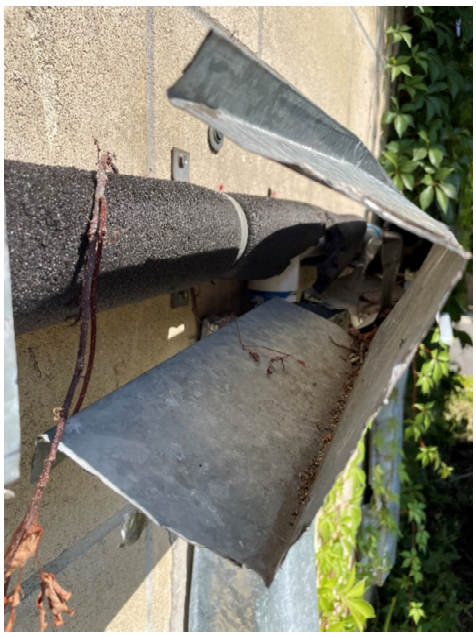

Figure 8: Shroud removed from the building

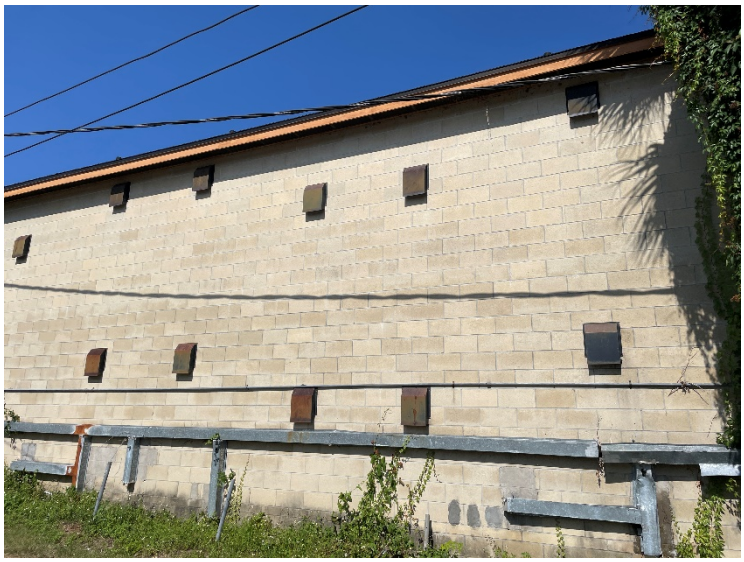

Figure 6: Surface mounted piping on building exterior

The hot water piping from the water heaters is uninsulated within the boiler room. Per FBC Energy Conservation R403.5.3, all hot water piping larger than ¾" or serving more than one dwelling unit must be provided with insulation having a minimum thermal resistance of R-3. Given the proposed change in occupancy, adding this insulation to meet the current Code will be required.

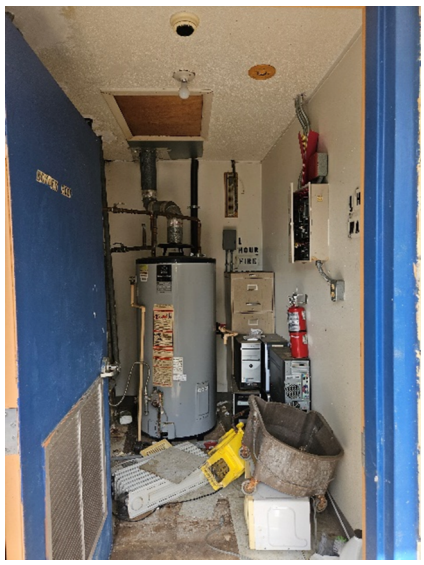

Figure 7: Hot water piping in boiler room

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While the property's primary systems are currently functional, many are past their economic life and will require significant investment for repairs or replacements. The observed issues, particularly with the electrical and fire alarm systems, need to be addressed promptly if the proposed occupancy/usage is pursued to meet Code, to ensure safety and to provide compliance with HUD standards. This due diligence report aims to provide the necessary insights to assist in making an informed decision regarding the potential acquisition of the Sunrise Residence Inn. If further information or clarification is required, please do not hesitate to contact us.

Sincerely,

Jose Alzate, RCDD
VP of Production