

FACILITIES ANALYSIS OF A&E REPORT AND BUDGET FOR POTENTIAL REPAIRS

1. GSE has conducted a Phase I Environmental Site Assessment (ESA) for the Burkhardt property. The assessment found no evidence of recognized environmental conditions associated with the property that would necessitate further investigation. Chris Gilbert, the County's Hazardous Materials Program Manager reviewed the report and agreed with GSE's conclusion that there is no evidence of recognized environmental conditions in connection with the property.
2. The admin area lower roof, which has a single-ply EPDM membrane, shows concerns with previous patching and breakdown from UV exposure. In addition to the membrane, the roof curb flashing corners are deteriorating as well. There are also large vapor bladders noted under the EPDM roof membrane, especially on the original warehouse roof constructed in 2000 (24 years old). If patching occurs, we could get some more time out of the existing roof, if not, the roof will need to be replaced within five (5) years.
3. Two of the rooftop A/C units in the lower admin roof area appear to be in good shape and were replaced in 2020. These units have a lot of life left in them. There are two other units, an 8.5-ton and a 12-ton that will need to be replaced sooner rather than later. These units look to be original to the construction of the building. They have reached their useful lifespan.
4. Maintenance is required for heavy-duty truck paving and parking areas. The asphalt paving around the 2000 warehouse, particularly in the drive-thru bay and southeast area, needs repair due to deterioration caused by heavy semi-truck traffic. Repaving will be necessary at some point, but not an immediate need.
5. The building already has an existing fire sprinkler system that appears to have been kept well. The latest inspection indicates that it was done in February 2024.
6. The roof gutters and downspouts on the east elevation of the 2000 warehouse are deteriorating and need attention. While this isn't a major issue now, repairs will be necessary in the future. In line with the drainage issue above, the south end of the lower admin roof also has issues with roof drains and emergency overflow systems, which will also need to be addressed eventually.
7. The joists and metal deck roof structures show some signs of wear, and some utility penetrations need proper sealing to maintain the integrity of the building envelope, but nothing that seems overly concerning and still in good shape.

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8. The interior spaces, including offices, open work areas, and conference rooms, are well-maintained and in good condition.
9. Based on the report provided by Paul Stresing, it appears that there are three key items to consider that need attention sooner rather than later, and those are listed below. The building was maintained well and was in what appears to be really good condition for 24 years old.
 - a. (2) RTU's that exceed their useful lifespan.
 - b. EPDM single-ply roof membrane replacement on the building constructed in 2000.
 - c. Repair of the asphalt where heavy duty tractor trailers operated all the years it was a distribution plant.

Burkhardt Warehouse Budget Items

Facilities Management Department

MAIN BUILDING SQUARE FOOTAGE	50,185
ADMINISTRATION SQUARE FOOTAGE	12,063
ADDITION SQUARE FOOTAGE	23,698

DATE	PROJECT NAME
Wednesday, August 7, 2024	Warehouse Acquisition

DATE	PREPARED BY
Wednesday, August 7, 2024	Travis Parker

DATE	PREPARED FOR
Wednesday, August 7, 2024	C Perry Peeples

SUBTOTAL		\$	1,623,000.00
GEN. CONDITIONS	5.00%	\$	81,150.00
INSURANCE	1.50%	\$	24,345.00
PERMITTING FEES	2.00%	\$	32,460.00
A&E	3.50%	\$	56,805.00
CONTINGENCY	5.00%	\$	81,150.00
ESTIMATE TOTAL		\$	1,898,910.00

WITHIN 3 YEARS	NOTES	EST COST	MISC	TOTAL COST	COST/SQFT/UNIT
(2) Rooftop AC units	Replacement of two RTU's on the lower admin roof (8.5/12.5 Ton units)	\$ 80,000.00	\$ -	\$ 80,000.00	\$40,000.00
Single Ply Roof Membrane	Replacement of the single ply roof that was installed in 2000 with a two-ply modified bitumen roof system.	\$ 170,000.00	\$ -	\$ 170,000.00	\$14.09
Heavy Duty Asphalt	Surface repair of heavy duty traffic areas (around warehouse).	\$ 460,000.00	\$ -	\$ 460,000.00	\$4.00
		\$ -	\$ -	\$ -	\$0.00
TOTAL WITHIN 3 YEARS		\$ 710,000.00	\$ -	\$ 710,000.00	

WITHIN 10 YEARS	NOTES	EST COST	MISC	TOTAL COST	COST/SQFT/UNIT
TPO Roof Membrane	Replacement of single-ply TPO on the Upper Roof and Warehouse areas that don't have RTU's or mechanical.	\$ 600,000.00	\$ -	\$ 600,000.00	\$11.96

Light Duty Asphalt	Surface repair of light duty traffic areas (main parking lot).	\$ 153,000.00	\$ -	\$ 153,000.00	\$4.01
		\$ -	\$ -	\$ -	\$0.00
TOTAL WITHIN 10 YEARS		\$ 753,000.00	\$ -	\$ 753,000.00	