

2022

Building Assessment

2530 Pittsburg Avenue Northwest

Winston Salem, NC 27105

Forsyth County - General Services Department





Parking lot: Severely distressed, recommend milling and repaving. Seal coating and patching would buy a few years of use.



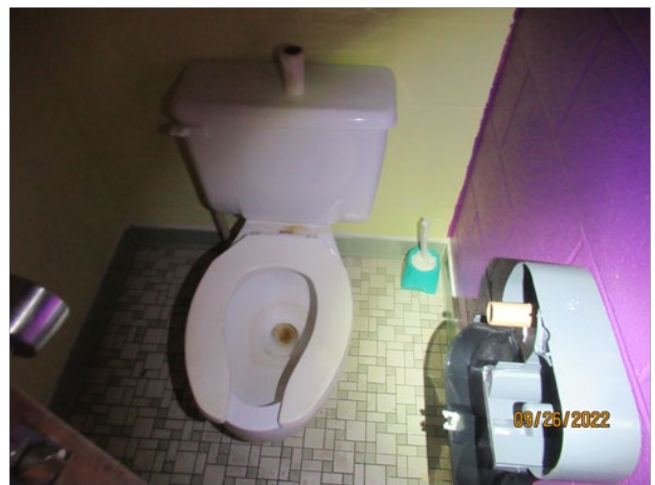
Facade View - Facade needs to be pressure washed / and exterior window are single pane and should be replaced for energy efficiency.



View of interior ceilings - Needs to be replaced due to leaks.



Interior floors are ACM and require abatement.



View of the conditions of the plumbing fixtures not ADA compliant.



Kitchen area. Reuse may require changing the layout of this space.



EPDM roof severely deteriorated and need of replacement. Due to the extremely poor roof condition, tear off to the deck is required to verify roof decking is structurally sound.



Large oak trees adjacent to the structure are blocking up roof drainage and could damage building foundations. Recommendation is to remove trees.

Costs to be considered:

Site: \$71,500

- A. Parking lot striping: \$1500
- B. Asphalt paving: \$20,000
- C. Remove trees adjacent to the building. \$5000
- D. It is recommended to install a perimeter security fence. \$45,000

Exterior Building: \$164,500

- A. Pressure washing. \$1500
- B. New windows. \$10,000
- C. Repair and paint the soffit around building. \$2500
- D. Reroofing (tear off to deck, new polyiso and single-ply KEE membrane) \$150,000 + reasonable contingency for deck repair and unforeseen/hidden conditions.
- E. New gutter drainage system. \$500

Interior building (Not change existing layout): \$22,000 (does not include flooring, painting, walls, etc..)

- A. Replace acoustical ceiling system. \$18,000
- B. Existing VCT – asbestos abatement. \$4,000 (abatement only)
- C. New interior, exterior doors with hardware. TBD by tenant upfit.
- D. Paint all the walls. TBD by tenant upfit
- E. Install new flooring. TBD by tenant upfit.
- F. Patch all existing walls, 2 finish coats of paint to walls and trim. TBD by tenant upfit.

Note: The configuration of the structural elements of the roof are not braced to the CMU interior walls, so a change in the existing layout (daycare) could be possible.

Mechanical (Replacement costs TBD by tenant upfit needs)

- A. 2007 unit is not functioning and requires replacement.
- B. 2010 unit is nearing end of its useful life and should be replaced.

Electrical (Replacement costs TBD by tenant upfit needs)

- A. Replace interior lighting with LED fixtures.
- B. All electrical devices need to be tested for function.

Plumbing (Costs dependent on tenant upfit needs. Costs can vary greatly based on finishes, number of fixtures, etc..)

- A. Bathrooms require updates to be ADA compliant. Currently fixtures are setup for children/daycare use.