



PROFESSIONAL CIVIL ENGINEERING SERVICES
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CITY OF EAST POINT BUILDING(S) INSPECTION REPORT

- CITY HALL
- AUDITORIUM
- LIBRARY



SITES:



EAST POINT

Photo Collage of City Hall, Auditorium & Old Library



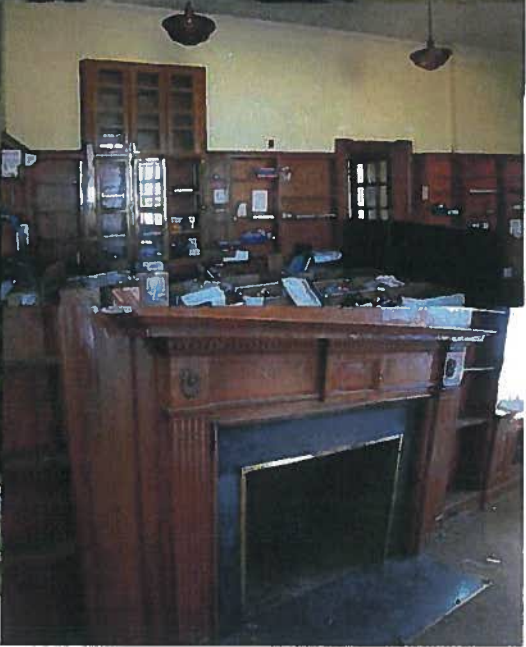
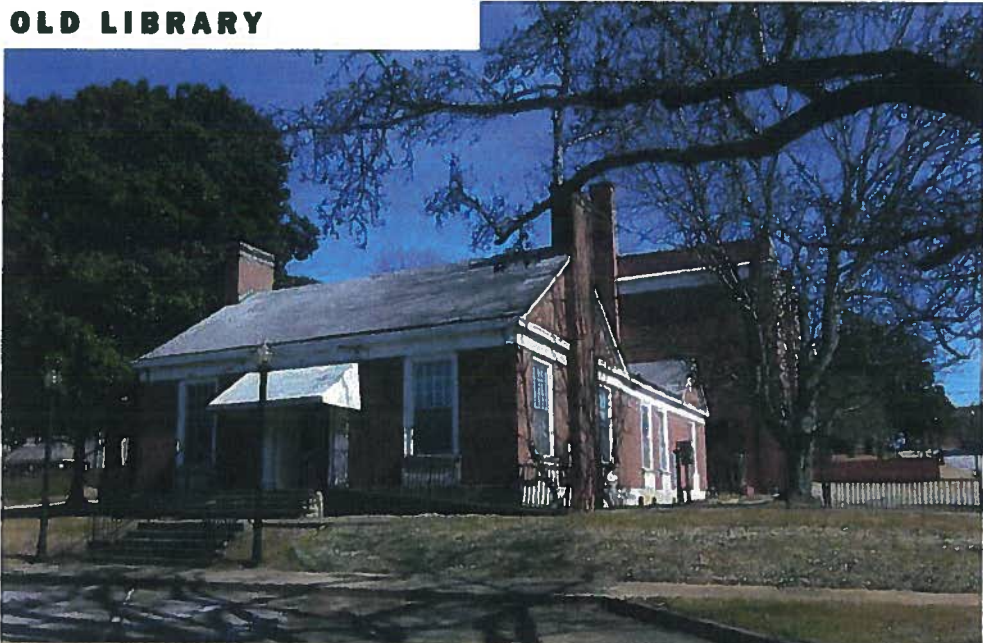
CITY HALL



CITY AUDITORIUM



OLD LIBRARY



VICTORY PARK





EXECUTIVE SUMMARY

A building inspection and environmental assessment was performed on the City of East Point’s City Hall, Auditorium and old Library buildings. From these reviews, the following report has been prepared for your use in analyzing the continued function and use of these structures.

In the initial executive summary pages, for each building we have broken out the elements found; scope of services for the items that need fixing/repair; an estimated cost for the work; and an anticipated timeframe to perform the work.

Our estimates of probable costs and construction timeframes are solely for budgeting for the future work. A general contractor (GC) or certified cost estimator will need to review, measure and possibly perform some destructive testing analysis of systems in order to finalize the exact costs for the work.

See below:

I. CITY HALL

i) ENVIRONMENTAL ASSESSMENT

<u>Asbestos</u> <u>Type</u>	<u>Location</u>	<u>Condition</u>	<u>Immediate</u> <u>Action</u>	<u>Renovation</u>	<u>Demolition</u>
Sheet Vinyl	Main Floor	Good	None	Abate if Impacted	Abate
TSI Insulation	Basement	Good	None	Abate if impacted	Abate
9” & 12” Floor Tile & Mastic	Basement/Upper Flr	Good	None	Abate if impacted	Abate
Fire Doors	Basement	Good	None	Abate if impacted	Abate

ESTIMATED COST OF ASBESTOS ABATEMENT: \$15,000

ESTIMATED TIMEFRAME FOR ASBESTOS ABATEMENT: 1 Week

Lead
Locations: Walls & ceilings, wood wall trim, window casings & door jambs, ceramic & metal window sills & trim, metal window trim, chair rail, crown mold, exterior windows and painted exterior building components

<u>Condition</u>	<u>Immediate</u> <u>Action</u>	<u>Renovation</u>	<u>Demolition</u>
Good	None	Use EPA certified renovators	TCLP for waste stream

ESTIMATED COST OF LEAD ABATEMENT: \$0

ESTIMATED TIMEFRAME FOR LEAD ABATEMENT: None

MOLD
NONE OBSERVED

ESTIMATED COST OF MOLD ABATEMENT: \$0
 ESTIMATED TIMEFRAME FOR MOLD ABATEMENT: None

Note:
Occupants and maintenance personnel should be made aware of the locations of asbestos and lead containing materials and maintenance personnel should adopt policies to minimize its disturbance during normal repair work.

ii) BUILDING/SITE ASSESSMENT

- Replace approximate 5,500SF City Hall roofing system. (Subtotal = \$35,000)
- Replace Acoustical Ceiling (Subtotal = \$15,000)
- Tile Flooring (Subtotal = \$58,000)
- Paint Interior - new primer and finish coats (Subtotal = \$15,000)
- Paint Exterior - new primer and finish coats (Subtotal = \$15,000)
- Install a new HVAC system for City Hall building. (Subtotal = \$220,000)
- Install a new Electrical system for City Hall building. (Subtotal = \$190,000)
- Install new supervised automatic sprinkler system. (Subtotal = \$55,000)
- ADA accessibility adaptation of doors, restrooms, and fixtures for City Hall building. (Subtotal = \$10,000)
- Sitework to build handicap accessible spaces; curb ramps; grading & drainage around City Hall. (Subtotal = \$20,000)

ESTIMATED COST OF BUILDING/SITE RENOVATION: \$633,000
 ESTIMATED TIMEFRAME FOR BUILDING/SITE RENOVATION: 12 Months

ESTIMATED TOTALS FOR CITY HALL: \$648,000 @ 12 Months -1 Week

II. AUDITORIUM

i) ENVIRONMENTAL ASSESSMENT

Asbestos

<u>Type</u>	<u>Location</u>	<u>Condition</u>	<u>Immediate</u>		<u>Demolition</u>
			<u>Action</u>	<u>Renovation</u>	
Window Glazing	Basement	Good	None	Abate if impacted	Abate

ESTIMATED COST OF ASBESTOS ABATEMENT: \$4,000
 ESTIMATED TIMEFRAME FOR ASBESTOS ABATEMENT: 1 Week

Lead
 Locations: Ceilings, walls, door trim & casings, wood walls, ceramic tiles, metal windows, concrete walls, door munton, metal beam support, metal stair tread, exterior concrete curb & parking lines, exterior porch ceiling, exterior door trim& casing

<u>Condition</u>		<u>Renovation</u>	<u>Demolition</u>
Good- Poor (in some areas the paint is chipping and peeling)			
<u>Immediate</u>			
<u>Action</u>		<u>Renovation</u>	<u>Demolition</u>
None		Use EPA certified renovators	TCLP for waste stream
		Stabilize peeling paint and repaint	

ESTIMATED COST OF LEAD ABATEMENT: \$0

ESTIMATED TIMEFRAME FOR LEAD ABATEMENT:

None

MOLD

Significant mold growth from roof leaks

Immediate

Action

Eliminate moisture source

Renovation

Remediate mold

Demolition

None

ESTIMATED COST TO ABATE MOLD:

\$12,500

ESTIMATED TIMEFRAME FOR MOLD ABATEMENT:

1 Week

Note:

Occupants and maintenance personnel should be made aware of the locations of asbestos and lead containing materials and maintenance personnel should adopt policies to minimize its disturbance during normal repair work.

ii) BUILDING/SITE ASSESSMENT

Replace approximate 8,200SF Auditorium roofing system. (Subtotal = \$90,000)

Repair Damaged Ceiling (Subtotal = \$5,000)

Replace Flooring – carpet; epoxy; hardwood & tile area (Subtotal = \$48,000)

Paint Interior - new primer and finish coats (Subtotal = \$45,000)

Paint Exterior - new primer and finish coats (Subtotal = \$6,000)

Interior Tile Design Repair (Subtotal = \$10,000)

Interior Demolition (Subtotal = \$20,000)

Install a new HVAC system for Auditorium building. (Subtotal = \$130,000)

Install a new Electrical system for Auditorium building. (Subtotal = \$115,000)

Install new supervised automatic sprinkler system. (Subtotal = \$33,000)

ADA accessibility adaptation of doors, restrooms, fitting rooms, closets and fixtures for Auditorium. (Subtotal = \$15,000)

Sitework to build handicap accessible spaces; curb ramps; grading & drainage around Auditorium. (Subtotal = \$20,000)

ESTIMATED COST OF BUILDING/SITE RENOVATION:

\$537,000

ESTIMATED TIMEFRAME FOR BUILDING/SITE RENOVATION:

12 Months

ESTIMATED TOTALS FOR AUDITORIUM: \$553,500 @ 12 Months – 2 Weeks

III. LIBRARY

i) ENVIRONMENTAL ASSESSMENT

Asbestos

<u>Type</u>	<u>Location</u>	<u>Condition</u>	<u>Immediate Action</u>	<u>Renovation</u>	<u>Demolition</u>
9" Floor Tile	Basement	Damaged	None	Abate	Abate
TSI insul	Basement	Good	None	Abate if impacted	Abate
Window Caulk	Ext windows	Good	None	Abate if impacted	Abate
Window Glazing	Basement windows	Good	None	Abate if impacted	Abate
Felt Duct Tape	Basement	Good	None	Abate if impacted	Abate

Roof Shingles	Roof	Good	None	Abate if impacted	Abate
ESTIMATED COST OF ASBESTOS ABATEMENT:					\$14,000
ESTIMATED TIMEFRAME FOR ASBESTOS ABATEMENT:					1 Week

Lead

Locations: Doors & windows, plaster walls, interior painted surfaces, exterior painted surfaces

Immediate

<u>Condition</u>	<u>Action</u>	<u>Renovation</u>	<u>Demolition</u>
Good	None	Use EPA certified renovators	TCLP for waste stream

ESTIMATED COST OF LEAD ABATEMENT:	\$0
ESTIMATED TIMEFRAME FOR LEAD ABATEMENT:	None

Mold

None observed

ESTIMATED COST OF MOLD ABATEMENT:	\$0
ESTIMATED TIMEFRAME FOR MOLD ABATEMENT:	None

Note:

Occupants and maintenance personnel should be made aware of the locations of asbestos and lead containing materials and maintenance personnel should adopt policies to minimize its disturbance during normal repair work.

ii) BUILDING/SITE ASSESSMENT

Replace approximate 3,100SF old Library roofing system. (Subtotal = \$30,000)

Replace Acoustical Ceiling (Subtotal = \$6,000)

Tile Flooring (Subtotal = \$36,000)

Paint Interior - new primer and finish coats (Subtotal = \$5,000)

Paint Exterior - new primer and finish coats (Subtotal = \$3,000)

New Facial, Trim and Decking (Subtotal = \$10,000)

New Windows (Subtotal = \$8,000)

New Doors (Subtotal = \$2,000)

Install a new HVAC system for Library building. (Subtotal = \$50,000)

Install a new Electrical system for Library building. (Subtotal = \$43,000)

Install new supervised automatic sprinkler system. (Subtotal = \$13,000)

ADA accessibility adaptation of doors, restrooms, and fixtures for Library building. (Subtotal = \$10,000)

Sitework to build handicap accessible spaces; curb ramps; grading & drainage around City Hall. (Subtotal = \$20,000)

ESTIMATED COST OF BUILDING/SITE RENOVATION:	\$236,000
ESTIMATED TIMEFRAME FOR BUILDING/SITE RENOVATION:	10 Months

ESTIMATED TOTALS FOR LIBRARY: \$250,000 @ 10 Months – 1 Week

