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**SUMMARY OF FINDINGS ON 215 W. OLMOS DR.**

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**TO:** CBC EXECUTIVE COMMITTEE

**FROM:** CBC FACILITIES COMMITTEE

**SUBJECT:** SUMMARY OF FINDINGS ON 215 W. OLMOS DR

**DATE:** OCTOBER 16, 2018

The following analysis/inspections were requested and reviewed by the CBC Facility Committee. Findings are being submitted to the Executive Committee.

1. Survey was ordered and delivered to title company and attorneys. No problems were found.
2. Building inspection report ordered, delivered and reviewed by Facility Committee. Issues mentioned were in line with a building of this age. General repairs can be handled by a handyman. Estimated cost of \$27,000. Committee decided to move forward with a structural inspection from an engineer.
3. Structural inspection was ordered and completed. Report stated the building appears to be functioning satisfactorily. Two structural concerns were the gutters and downspouts/drainage around the building and the stairs in the rear need to be replaced. The presence of interior load bearing wall will limit flexibility. The interior load bearing cannot feasibly be moved. The walls would require to be replaced with headers or transfer beams. Estimated cost to fix the gutter work and stairs is \$7,500.
4. Environmental screening was ordered and reviewed. There are no currently documented or known environmental contamination matter from past property operations or from surrounding uses.
5. Asbestos, lead and mold inspection ordered and completed. Asbestos was found in floor tiles on the second floor offices, floor tiles in first floor restrooms, undercoating of sink in first floor coffee sink and all transite located on the exterior. Asbestos must be removed prior to demolition. Cost of removal range from \$21,000 to \$25,000. No mold or lead paint was found.
6. As built drawing was order and received. CBC Staff is meeting of architect on Thursday, October 18<sup>th</sup> to discuss needs for Annex space. After the meeting the architect will provide a schematic drawing on renovations which can be used to price renovation costs.

Cost of survey, inspections and drawings:

- 1) Survey - \$1,285 plus tax. To be paid at closing
- 2) Building inspection - \$1,114
- 3) Structural inspection - \$1,500
- 4) Environmental screening - \$530
- 5) Asbestos, lead and mold inspection - \$1,556
- 6) Drawings and planning - \$2,600

Total cost incurred: approx. \$8,600

Costs for minimum renovations:

1) Handyman	\$27,000
2) Structural cost	\$ 7,500
3) Remediation	<u>\$25,000</u>
Total	\$59,500