

PROPOSED VFW POST 280 IMPROVEMENTS

October 17, 2022

DOORS, LOCKS, SECURITY CAMERAS AND LIGHTING: \$81,500

Staff recommends changing door locks to City of Columbia standards and some doors may need to be replaced to accommodate the new locks. Estimate budget of \$15,000. Exact use of security cameras and locations are to be determined but based on 12 cameras and a recording device staff recommends a budget of \$46,500. Staff recommends a budget of \$20,000 to begin the conversion of existing indoor/outdoor lighting to LED.

FIRE SUPPRESSION AND ALARM: \$25,000

The building fire alarm system appears dated, limited in coverage and displayed a fault on the day staff inspected the building. Staff recommends upgrading the system, new control panel, and include detection for all spaces of the building along with integration of the fixed extinguishing system. Staff estimates \$15,000 for these services.

ROOF: \$175,000

Based on the visual water damage noticed within the building and the condition of the existing roof, staff recommends replacing or coating the roof of the building. The estimated cost to replace the roof is \$175,000 and coating the roof would cost approximately \$75,000. For budget purpose, \$175,000 is identified.

HVAC: \$75,000

The building has twelve outdoor condenser units and, upon visual inspection, four of the units will need to be replaced simply due to age. However, just replacing outside condenser units is probably no longer applicable as they are R-22 refrigerant units that are no longer produced. Staff recommends that instead of spending funds to replace individual units a single larger, high efficiency unit could provide HVAC service to the entire building utilizing a variable air volume system. A new system could cost approximately \$300,000 or the city could replace the four smaller HVAC units at a cost of \$75,000. For budget, staff is recommending \$75,000

BATHROOM/SHOWER RENOVATIONS AND LAUNDRY: \$50,000

Given the number of restrooms in the building, there is an option to convert one set of existing restrooms into showers if the use required it. There are several different ways this could be configured based on number of showers needed, need for one toilet to remain in shower area, etc. Staff estimates \$40,000 to renovate one or more sets of restrooms to create showers available to building users. If the use requires laundry services, staff estimates \$10,000 for the purchase of commercial washer/dryer and required plumbing.

COMMERCIAL KITCHEN HOOD & REFRIGERATOR/FREEZER REPAIRS: \$17,500

The condition of the hood could not be totally verified, though a visual inspection from the ground found it clean and free from any obvious defects. The fixed extinguishing system is inadequate though as there are not enough nozzles to protect the appliances currently under the hood. Staff estimates \$8,000 for these services and updates. The commercial refrigerator and freezers appear to be working except for the large walk-in unit. Staff estimates \$6,000 for repair and/or replacement as needed. Staff recommends \$3,500 for repairs, replacements or additions to the remaining kitchen equipment, plumbing, grease traps and electric system.

MISC WATER HEATER, CLEANING EQUIPMENT, BIKE RACKS, CEILING TILES, SIGNAGE: \$13,500

Commercial cleaning equipment & supplies, bike racks, ceiling tile replacement, and interior/exterior signage are needed.

A&E FEES: \$52,500

Based on a budget of \$437,500 for the above improvements, staff is recommending 12% of the budget be set aside for professional services fees such as architectural and engineering.